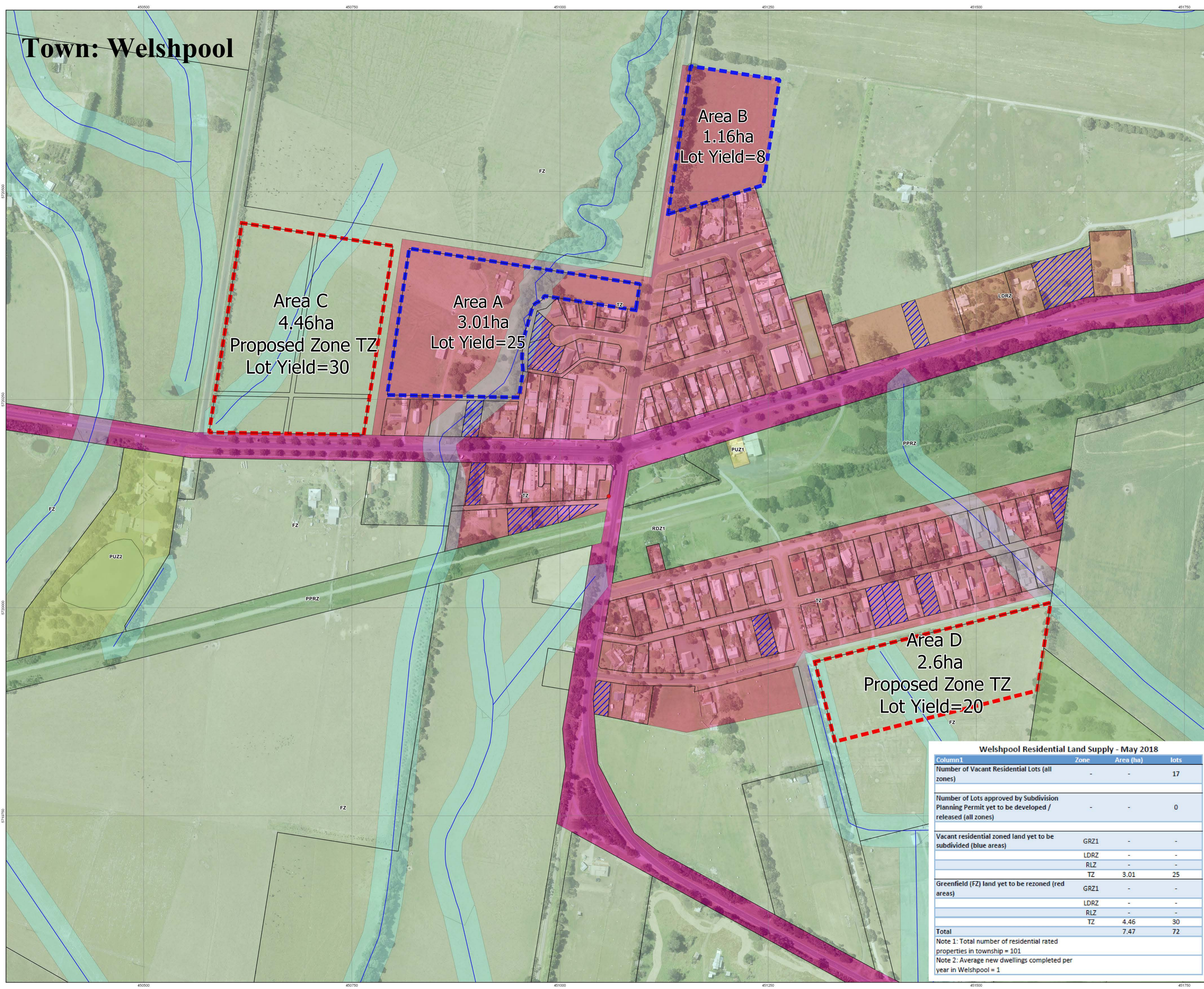


# Town: Welshpool



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Data Source  
Vicmap as at May 2018  
South Gippsland Shire Council May 2018

- Legend**
- Vacant Residential Lot
  - Residential Land Supply - Existing
  - Residential Land Supply - Future (Rezoning Required)
- Planning Scheme Zones**
- FZ - Farming Zone
  - LDRZ - Low Density Residential Zone
  - PPRZ - Public Park and Recreation
  - RDZ1 Road Zone 1 - VicRoads
  - TZ - Township Zone
  - Waterways + 20m buffer

**Explanatory Notes (all maps)**

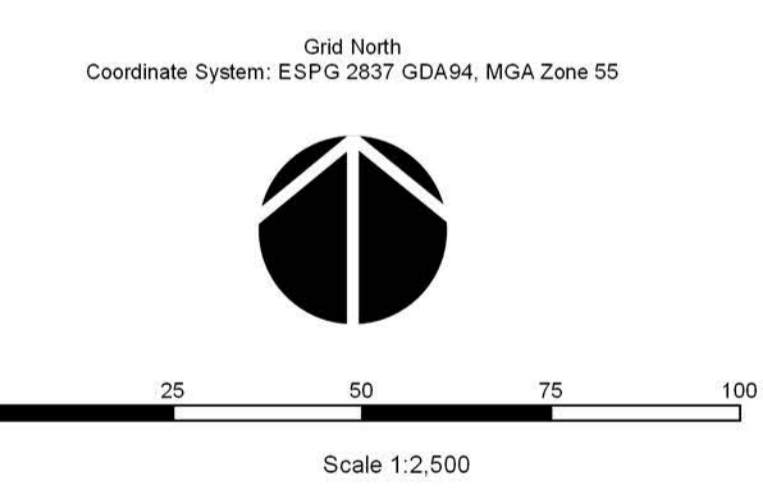
**Residential Lot Yield Calculations**

- General Residential Zone 1 (GRZ1) & Township Zone (TZ) = 10 lots per Ha.
- Low Density Residential Zone (LDRZ) = 4 lots per Ha (sewer) & 2 lots per Ha (no sewer)
- Rural Living Zone = 8 lots per 10ha.

Lot yields are estimates only. Yield estimates have been reduced by the presence of waterways, steep topography, native vegetation and other factors.

The lot yield calculations do not imply that Council will approve a subdivision or the rezoning of land identified in the map

Lots identified as a 'Vacant Residential Lot' may include lots that form part of a larger land ownership (tenement) that may contain a dwelling.



Welshpool Residential Land Supply - May 2018			
Column1	Zone	Area (ha)	lots
Number of Vacant Residential Lots (all zones)	-	-	17
Number of Lots approved by Subdivision Planning Permit yet to be developed / released (all zones)	-	-	0
Vacant residential zoned land yet to be subdivided (blue areas)	GRZ1	-	-
	LDRZ	-	-
	RLZ	-	-
	TZ	3.01	25
Greenfield (FZ) land yet to be rezoned (red areas)	GRZ1	-	-
	LDRZ	-	-
	RLZ	-	-
	TZ	4.46	30
<b>Total</b>		<b>7.47</b>	<b>72</b>

Note 1: Total number of residential rated properties in township = 101  
Note 2: Average new dwellings completed per year in Welshpool = 1

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Prepared By: KG Date: 28/05/2018  
Checked By: PS Date: 28/05/2018  
Approved By: KG Date: 28/05/2018

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Map Number: 23 Revision: A1

**QGIS Project - Land Supply Study 2018**  
**QGIS Project Location - P/2017/EF17/551**  
**QGIS Details of Map Line 1**