


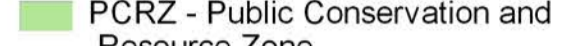


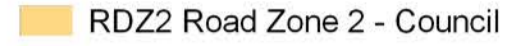




Town: Venus Bay Estate Two

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

- Legend**
-  Vacant Residential Lot
 - Planning Scheme Zones**
 -  C1Z - Commercial 1 Zone
 -  FZ - Farming Zone
 -  PCRZ - Public Conservation and Resource Zone
 -  PPRZ - Public Park and Recreation
 -  RCZ
 -  RDZ2 Road Zone 2 - Council
 -  TZ - Township Zone
 -  Waterways + 20m buffer

Explanatory Notes (all maps)

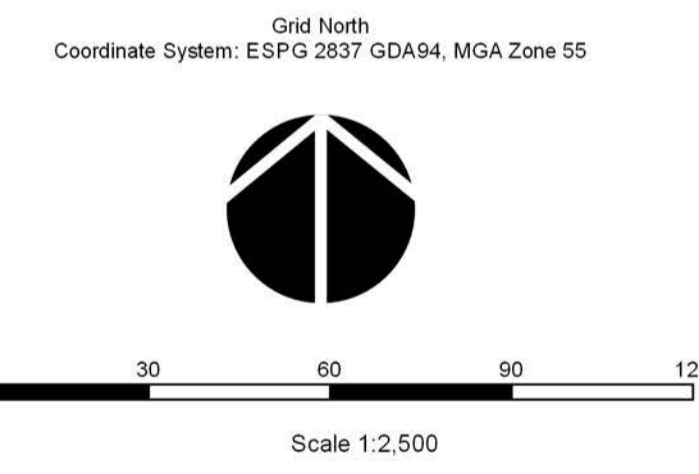
Residential Lot Yield Calculations

- 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.



Venus Bay (all estates) Residential Land Supply - May 2018

Column1	Zone	Area (ha)	lots
Number of Vacant Residential Lots (all zones)	-	-	790
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	3.28	6
	RLZ	-	-
	TZ	0.61	2
Greenfield (FZ) land yet to be rezoned (red areas)	GRZ1	-	-
	LDRZ	12.08ha	35
	RLZ	-	-
	TZ	-	-
Total		15.97	833

Note 1: Total number of residential rated properties in township = 2,304
Note 2: Average new dwellings completed per year in Venus Bay = 28



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