

# Town: Toora

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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
- Planning Scheme Zones**
- FZ - Farming Zone
  - IN1Z - Industrial 1 Zone
  - IN3Z - Industrial 3 Zone
  - LDRZ - Low Density Residential Zone
  - PPRZ - Public Park and Recreation
  - RAZ - Rural Activity Zone
  - RDZ1 Road Zone 1 - VicRoads
  - TZ - Township Zone
  - Waterways + 20m buffer

**Explanatory Notes (all maps)**

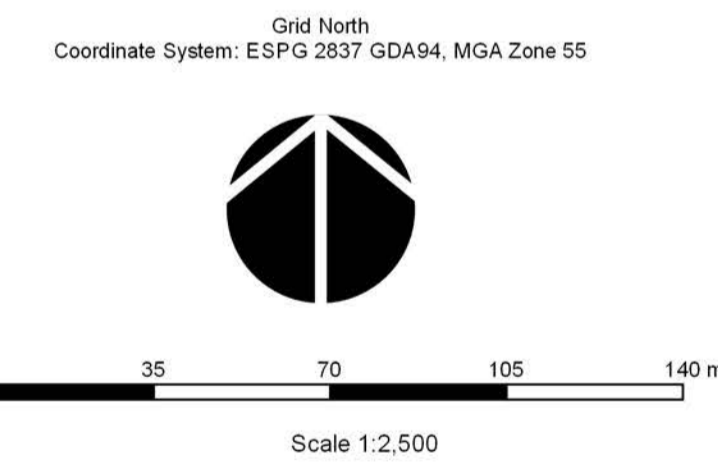
**Residential Lot Yield Calculations**

- 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

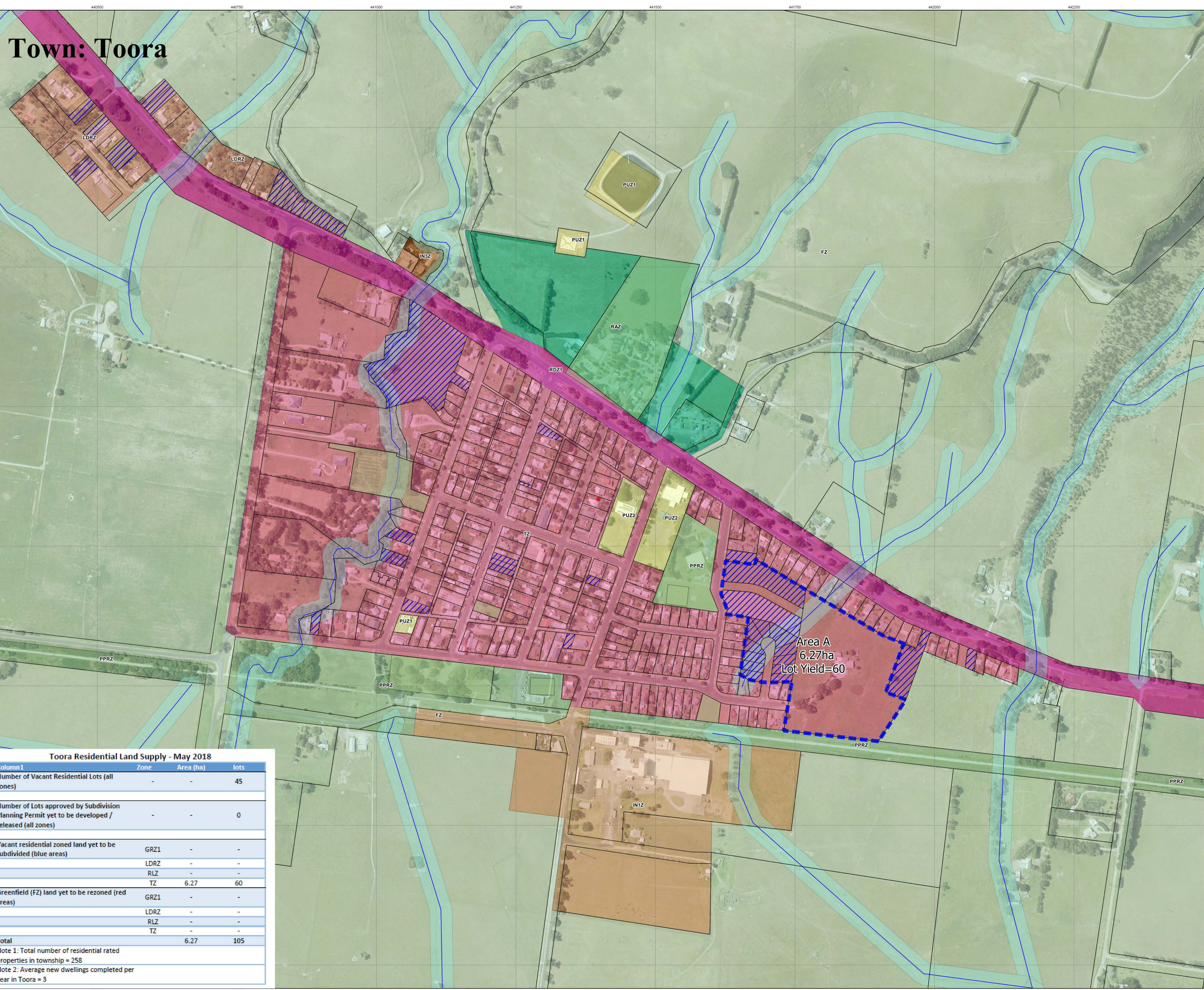
Lots identified as a 'Vacant Residential Lot' may include lots that form part of a larger land ownership (tenement) that may contain a dwelling.



**Toora Residential Land Supply - May 2018**

Column 1	Zone	Area (ha)	lots
Number of Vacant Residential Lots (all zones)	-	-	45
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	6.27	60
Greenfield (FZ) land yet to be rezoned (red areas)	GRZ1	-	-
	LDRZ	-	-
	RLZ	-	-
	TZ	-	-
<b>Total</b>		<b>6.27</b>	<b>105</b>

Note 1: Total number of residential rated properties in township = 258  
Note 2: Average new dwellings completed per year in Toora = 3



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