

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 2 154948

### ORIENTATION

West

### LOCAL GOVERNMENT (COUNCIL)

Launceston

### FRONTAGE

12.66m Approx

### LEGAL DESCRIPTION

154948/2

### COUNCIL PROPERTY NUMBER

Unavailable

### LAND SIZE

455m<sup>2</sup> Approx

## PropTrack Property Data

### House

 3  2  1

### SALE HISTORY

\$370,000	25/10/2010
\$241,000	17/10/2006
\$210,000	24/04/2004
\$81,500	17/03/1998

## State Electorates

### LEGISLATIVE COUNCIL

Launceston

### LEGISLATIVE ASSEMBLY

Bass

## Schools

### CLOSEST PRIVATE SCHOOLS

Tamar Valley Steiner School (521 m)  
John Calvin School (670 m)  
St Thomas More's Catholic School (627 m)

### CLOSEST PRIMARY SCHOOLS

East Launceston Primary School (198 m)

### CLOSEST SECONDARY SCHOOLS

Newstead College (1444 m)

## Council Information - Launceston

### PHONE

03 6323 3000 (City of Launceston)

### EMAIL

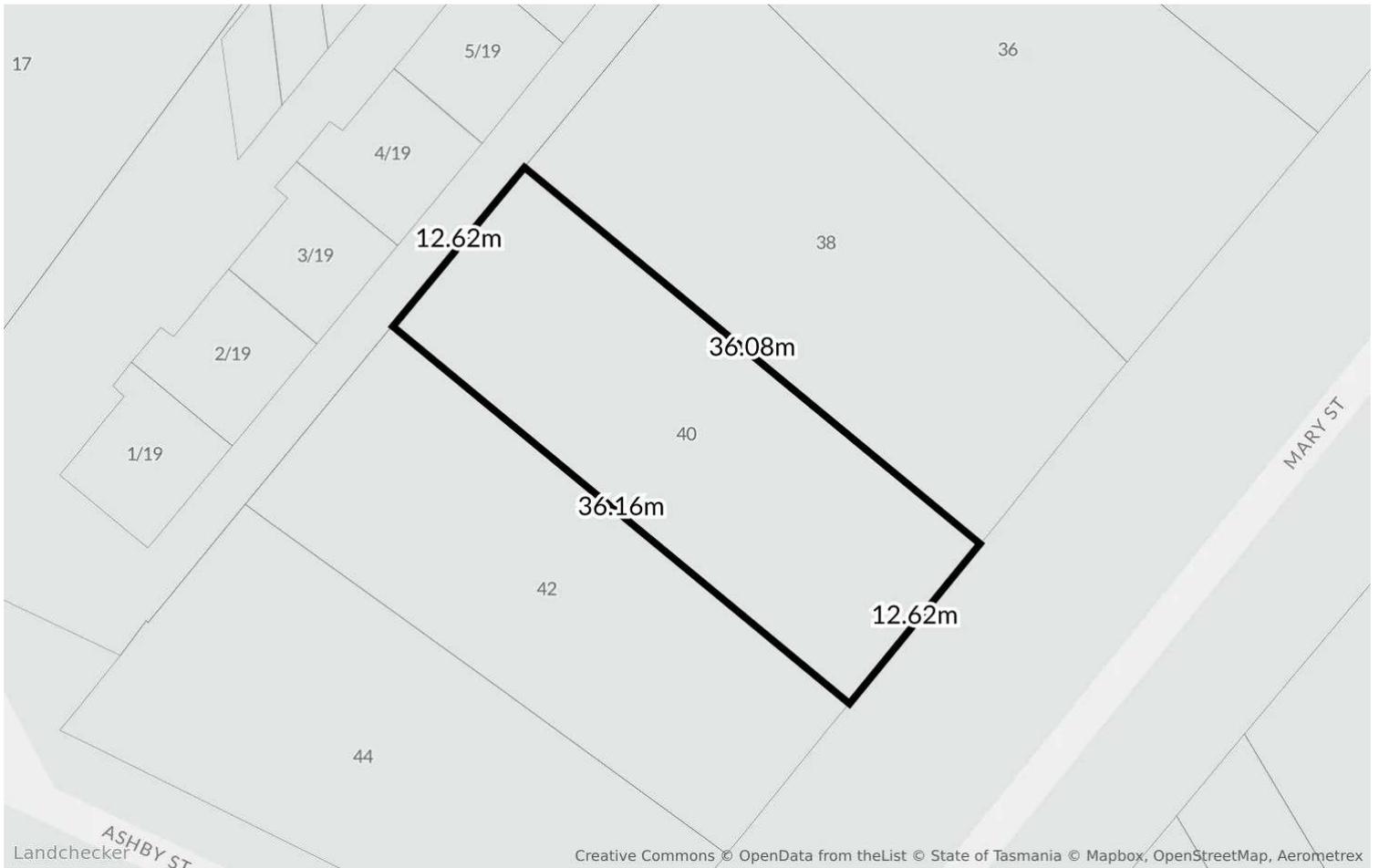
[council@launceston.tas.gov.au](mailto:council@launceston.tas.gov.au)

### WEBSITE

<http://www.launceston.tas.gov.au>

# SITE DIMENSIONS

40 Mary Street, East Launceston Tas 7250



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

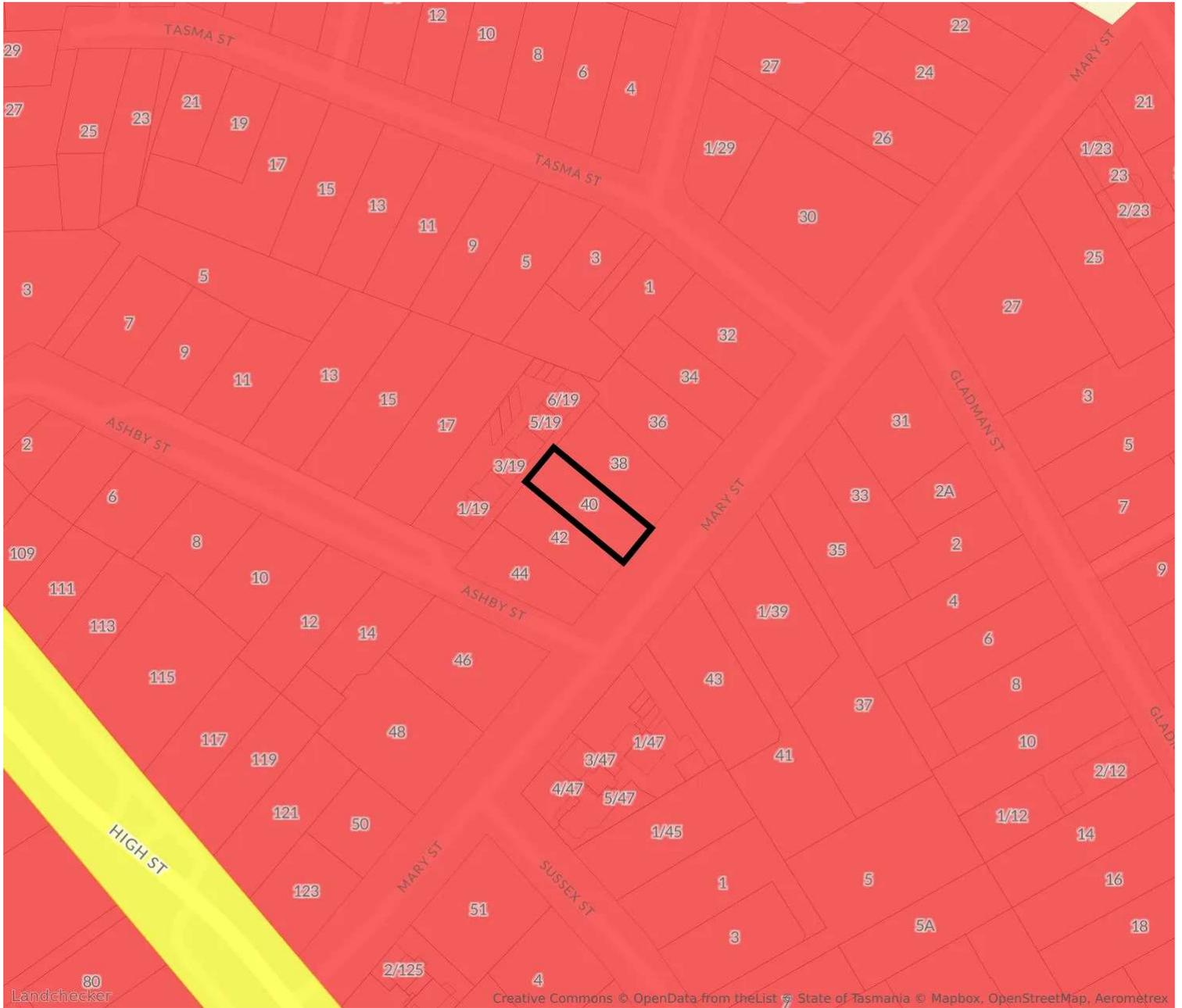
40 Mary Street, East Launceston Tas 7250

Status	Code	Date	Description
OTHER	AM-LAU-PSA- LLPO012	02/07/2025	The draft amendment proposes to:insert 11 property datasheets for existing listings within Appendix A: Local Historic Heritage Code Datasheets;add 38 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places;insert 38 new datasheets within Appendix A: Local Historic Heritage Code Datasheets for 38 new listings; andapply the local heritage listing place overlay to 38 new properties.

# PROPOSED PLANNING SCHEME AMENDMENTS

40 Mary Street, East Launceston Tas 7250

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA- LLPO014	25/07/2025	The draft amendment proposes to apply the Low Density Residential Zone to part of 30 Merino Street, Kings Meadows and apply the Natural Assets Code - priority vegetation overlay to part of the site.



**8.0 - General Residential**

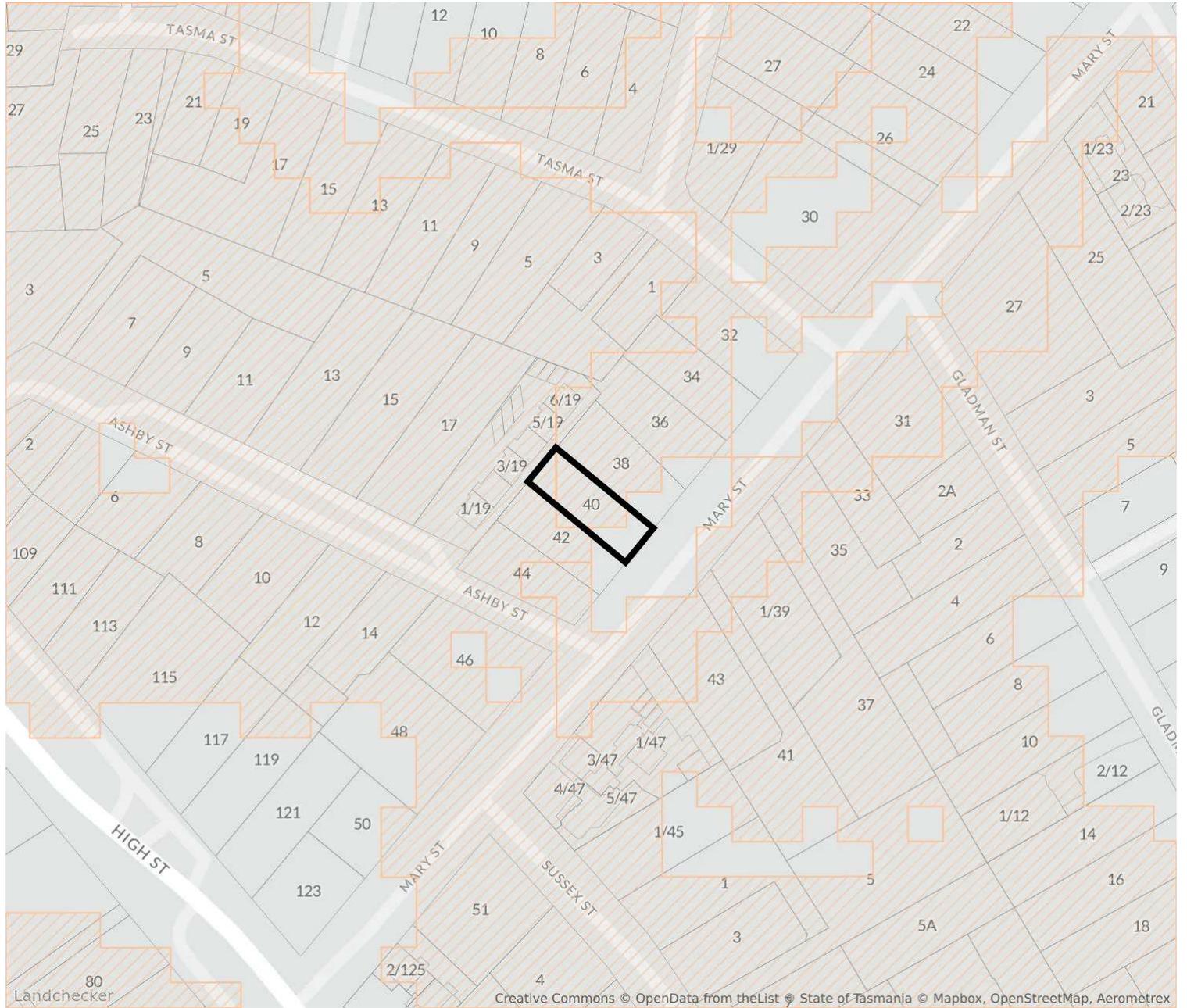
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: (a) primarily serves the local community; and (b) does not cause an unreasonable loss of amenity through scale, intensity, noise, activity outside of business hours, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS General Residential Zone

For confirmation and detailed advice about this planning zone, please contact LAUNCESTON council on 03 6323 3000.

**Other nearby planning zones**

- GENERAL RESIDENTIAL
- UTILITIES

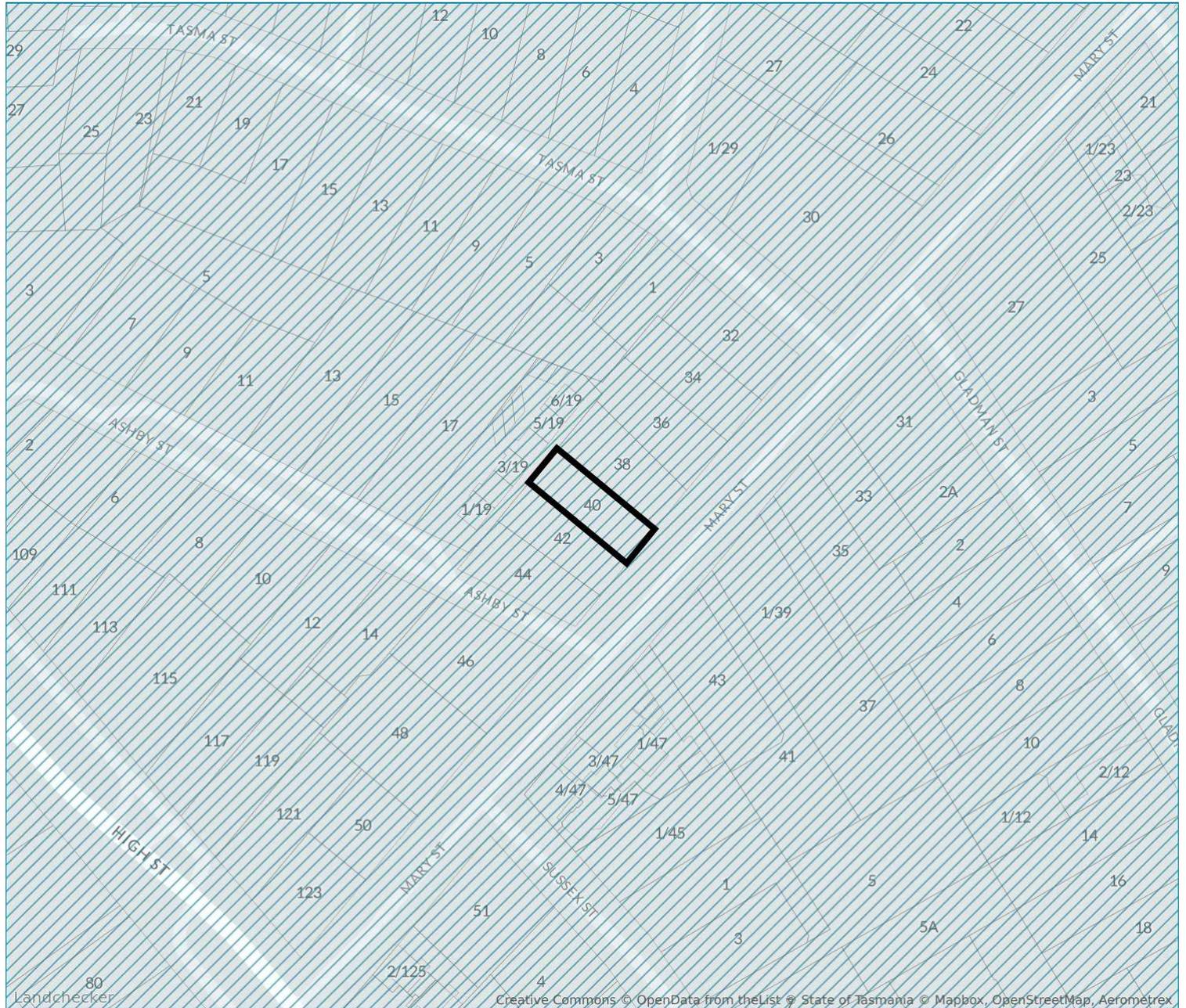


**C15.0 - Landslip Hazard Code**

To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

**TPS Landslip Hazard Code**

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.



## C16.0 - Safeguarding Of Airports Code

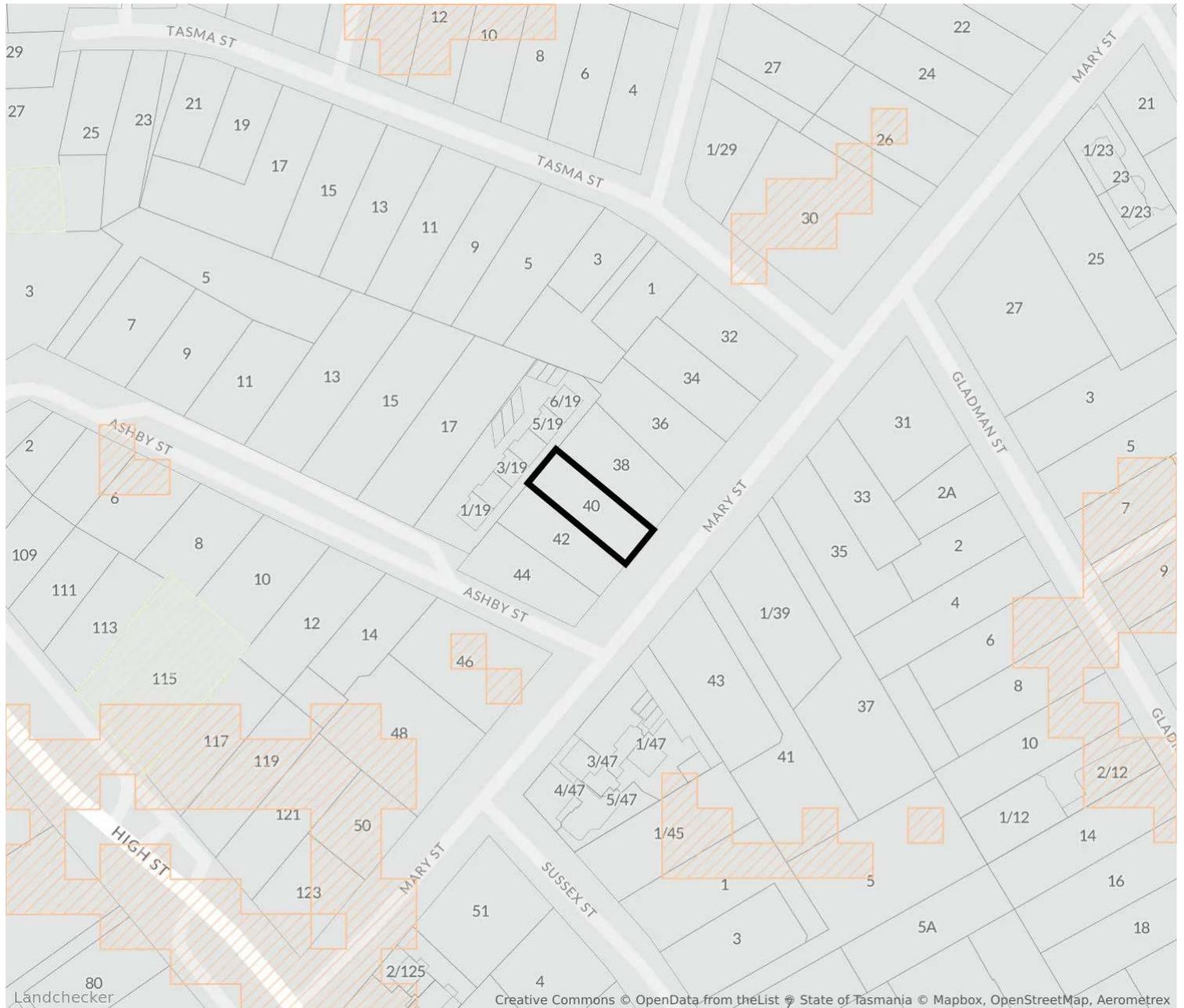
To safeguard the operation of airports from incompatible use or development.  
To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

### TPS Safeguarding Of Airports Code

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.

# NEARBY OVERLAYS

40 Mary Street, East Launceston Tas 7250



 **LANDSLIP HAZARD CODE**

 **LOCAL HISTORICAL HERITAGE CODE**

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.



**Easements**

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact LAUNCESTON council on 03 6323 3000.



No planning permit data available for this property.

# NEARBY PLANNING PERMITS

40 Mary Street, East Launceston Tas 7250



Status	Code	Date	Address	Description
OTHER	DA0474/2024		<a href="#">107 High Street, East Launceston</a>	Residential - construction of alterations and additions to a dwelling.
OTHER	DA0507/2024		<a href="#">3 Ashby Street, East Launceston</a>	Visitor accommodation - change of use to short-term accommodation.
OTHER	DA0532/2024		<a href="#">30 Mary Street, East Launceston</a>	Subdivision - subdivide one lot into two lots.

For confirmation and detailed advice about this planning permits, please contact LAUNCESTON council on 03 6323 3000.

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