PROPERTY REPORT

Details

LOCAL GOVERNMENT (COUNCIL)
Launceston

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
431m² Approx

ORIENTATION
West

FRONTAGE
10.83m Approx

ZONES
General Residential

OVERLAYS
N/A

Parcels

LOT/PLAN
Lot 2 188099

VOLUME/FOLIO
Volume 188099 Folio 2

PropTrack Property Data

HOUSE
3 1 1

State Electorates

LEGISLATIVE COUNCIL
Windermere

LEGISLATIVE ASSEMBLY
Bass

Schools

ZONED SCHOOLS
Primary: East Launceston Primary School (1184 m)

CLOSEST SECONDARY SCHOOL
Launceston Big Picture School (955 m)

CLOSEST COMBINED SCHOOL
Lilydale District School (20669 m)

CLOSEST SPECIALIST SCHOOLS
Northern Support School (2049 m)

CLOSEST PRIVATE SCHOOLS
Launceston Church Grammar School - Junior Campus (277 m)
Scotch Oakburn College - Elphin Campus (450 m)
The Launceston Preparatory School (966 m)

Council Information - Launceston

PHONE
03 6323 3000 (City of Launceston)

EMAIL
council@launceston.tas.gov.au

WEBSITE
http://www.launceston.tas.gov.au

HARRISON AGENTS

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SITE DIMENSIONS





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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLP0029	08/09/2026	The draft amendment proposes to remove LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan, insert new LAU-S17 Flood Levee Protected Areas Specific Area Plan and modify the Flood-Prone Areas Hazard Code overlay.
OTHER	AP-LAU-PSA-LLP0011	16/07/2026	The draft amendment proposes to insert a new site specific qualification to allow the General Retail and Hire Use Class as Discretionary with the qualification 'a supermarket up to 1,000m² in size' in the Light Industrial Zone at 10 Dolerite Drive, Kings Meadows.The permit provides for a supermarket.
OTHER	AP-LAU-PSA-LLP0021	07/07/2026	The draft amendment proposes to rezone 40768 Tasman Highway, Waverley and the adjoining casement title from Rural to Rural Living.The permit provides for a 23 lot subdivision and new road.
OTHER	AP-LAU-PSA-LLP0033	03/07/2026	The draft amendment proposes to rezone Lot 3, 18-20 Ellison Street, Newstead from Community Purpose to General Residential.The permit provides for 10 multiple dwellings.

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PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0034	01/09/2026	The draft amendment proposes to:insert LAU-C6.2 Newstead Crescent in LAU-Table C6.2 Local Heritage Precinctsapply the Newstead Crescent Heritage Precinct in the Local Heritage Precinct overlayinsert datasheet LAU-C6.2.2 Newstead Crescent Local Heritage Precinct in Appendix A: Local Historic Code Datasheets.
PROPOSED	AM-LAU-PSA-LLP0036	15/07/2026	The draft amendment proposes to apply the Inner Residential Zone and remove the Local Historic Heritage Code on part of 27 Vermont Road, Mowbray

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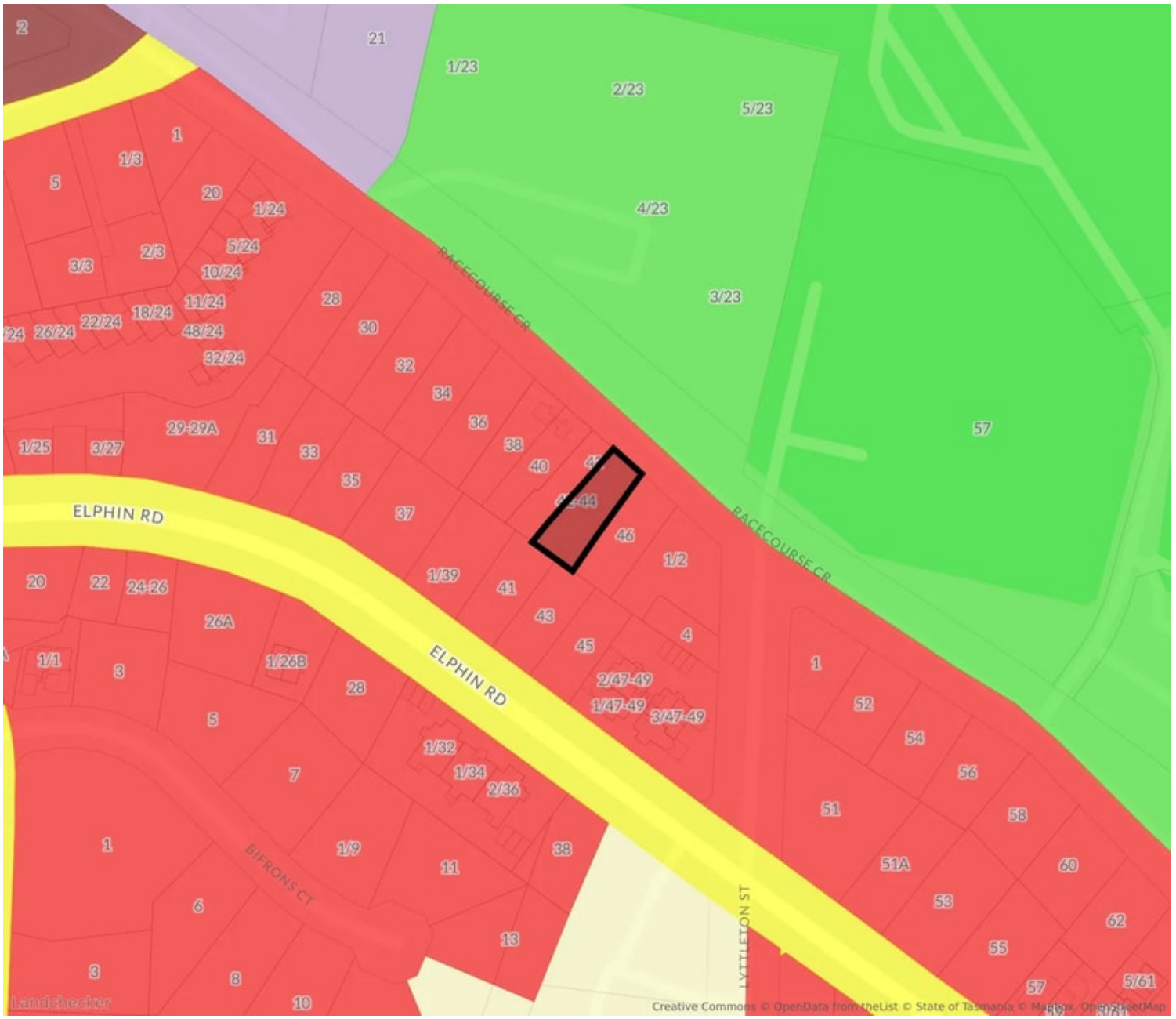
ZONES



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

- COMMERCIAL
- COMMUNITY PURPOSE
- GENERAL RESIDENTIAL
- INNER RESIDENTIAL
- RECREATION
- UTILITIES

HARRISON AGENTS

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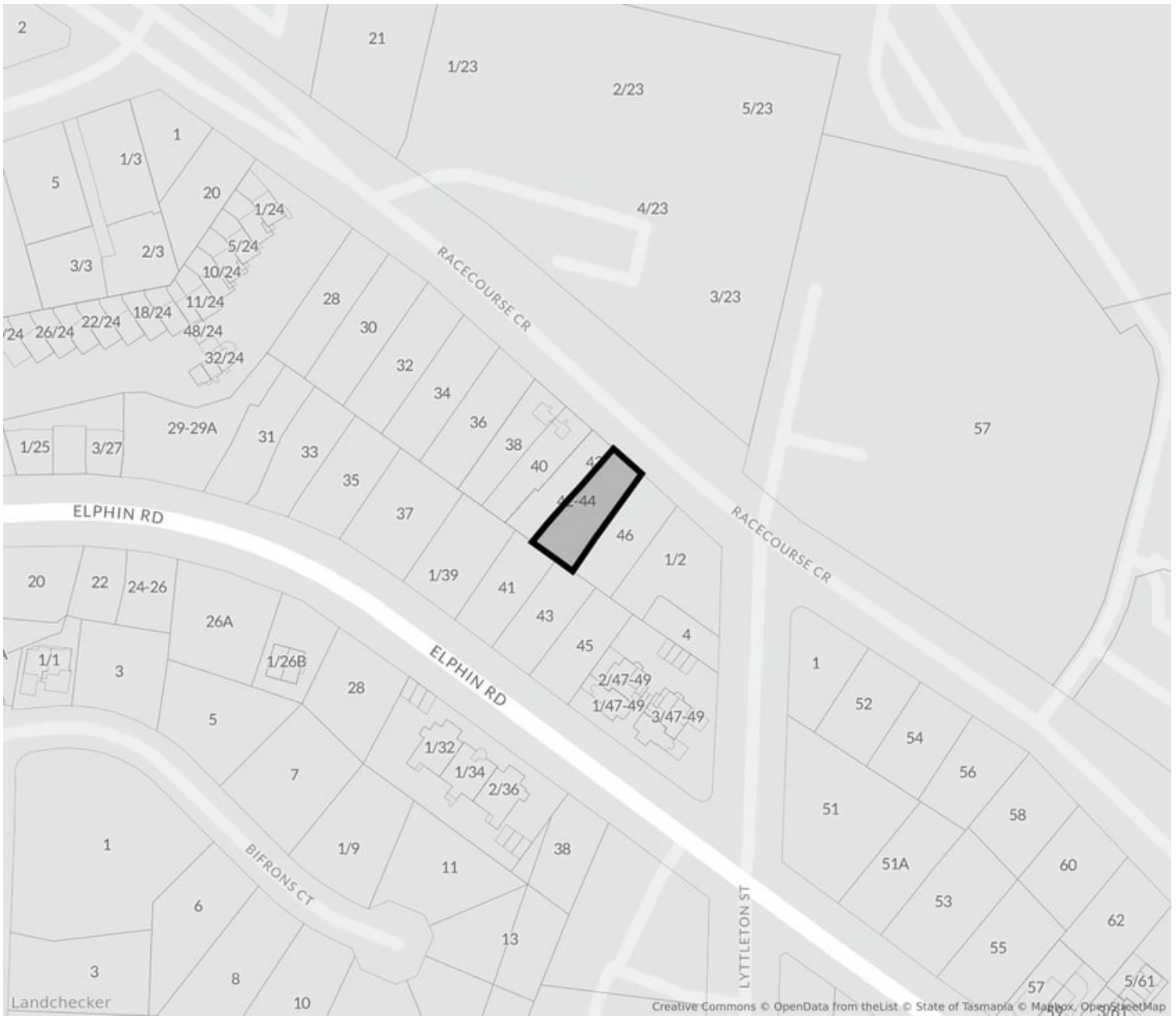
OVERLAYS



There are no overlays for this property

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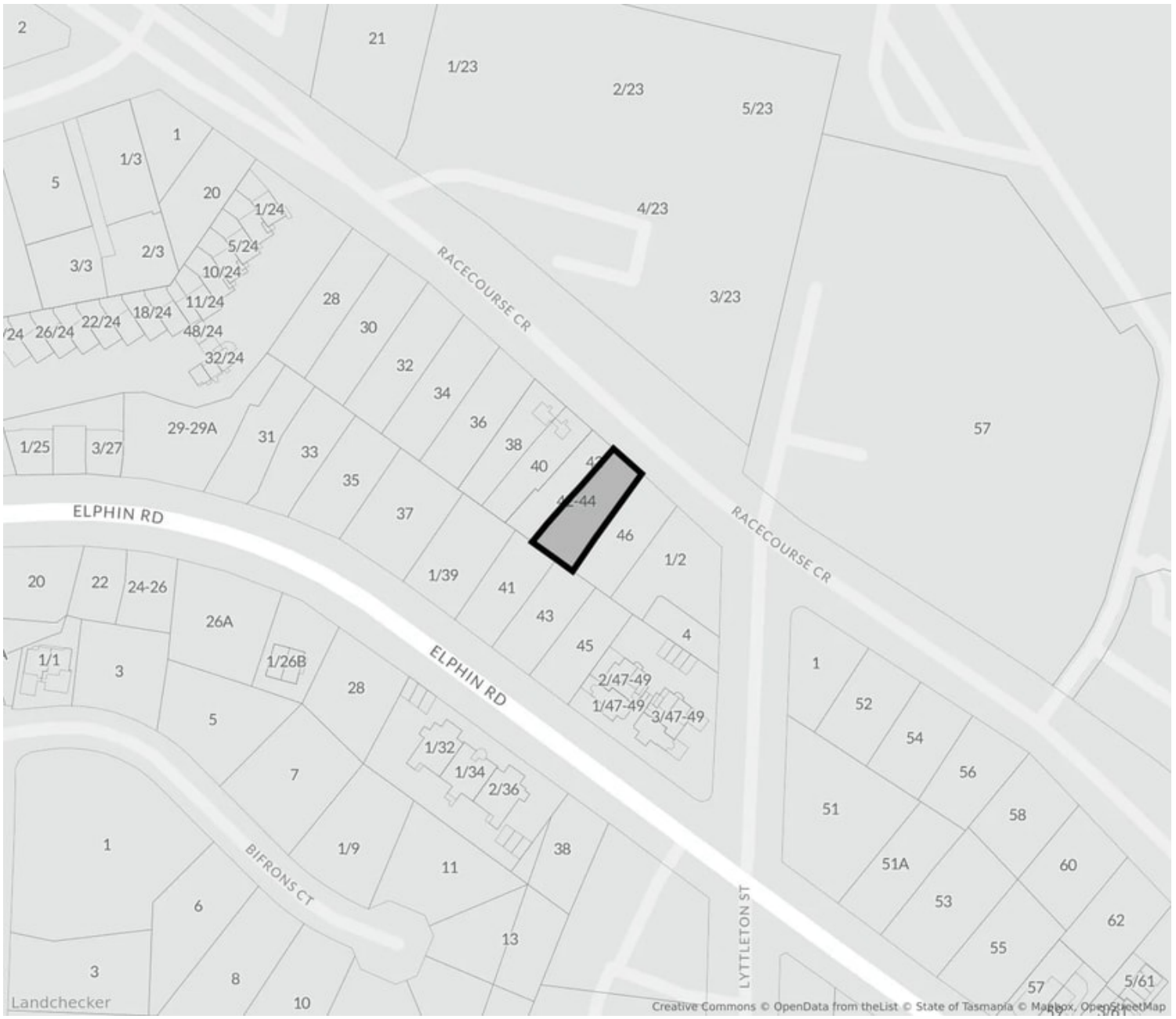
NEARBY OVERLAYS



There are no overlays in the vicinity

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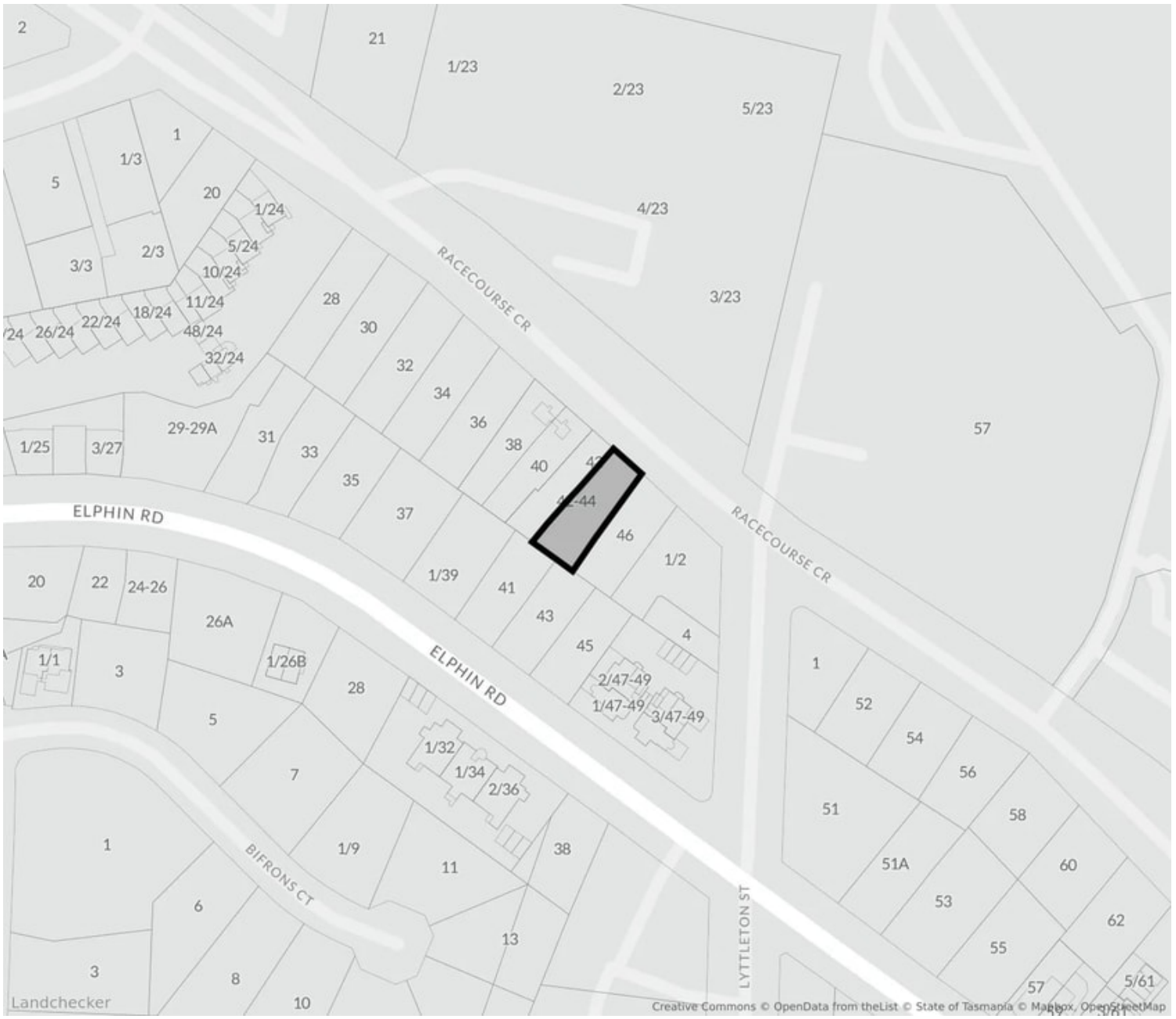
FLOOD



Flood

This property has not been specified as being affected by flooding according to Landchecker flood sources.

For confirmation and detailed advice about this flood area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Land Information System Tasmania C12.0	Unaffected	State	18/05/2026

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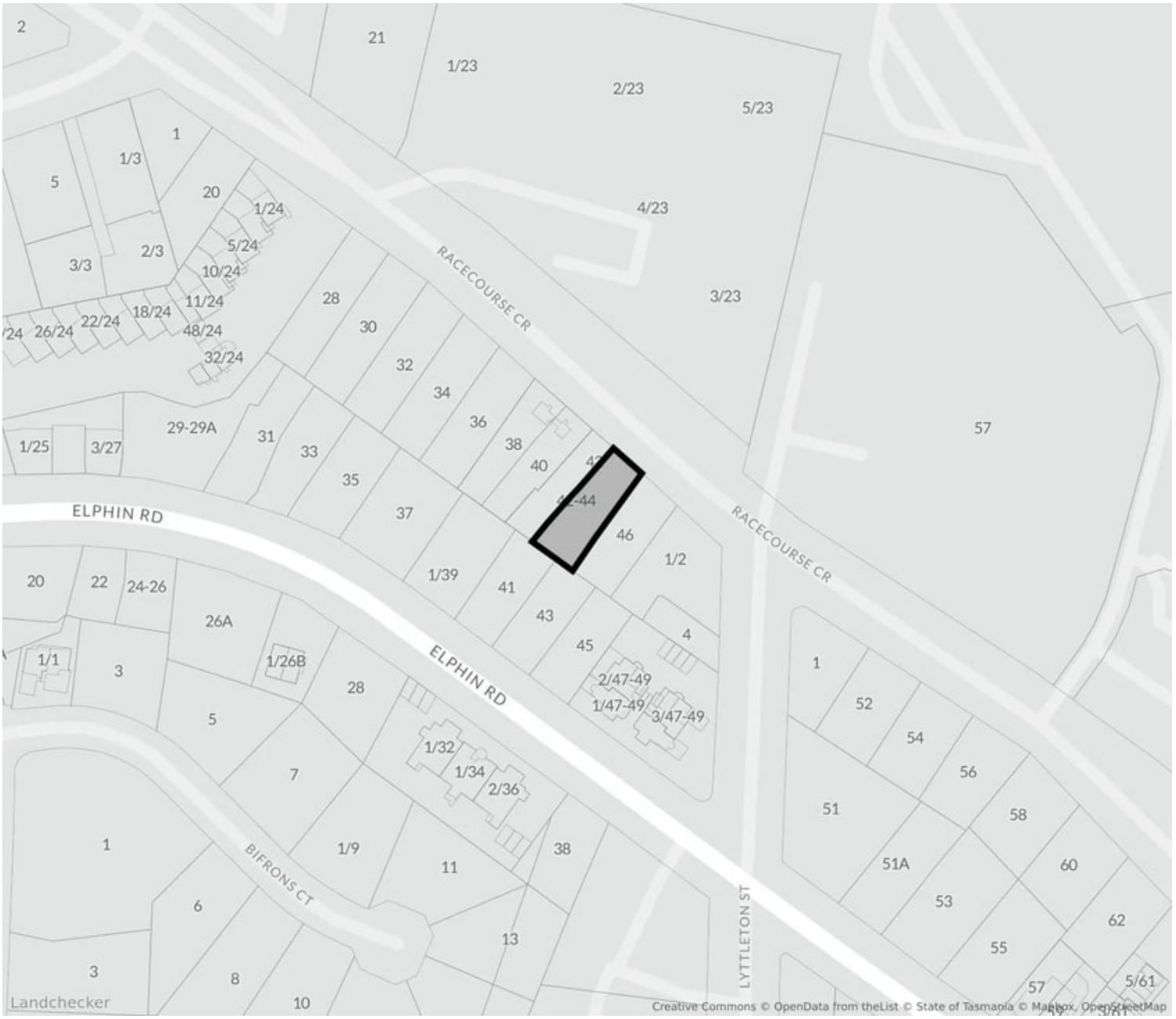
BUSHFIRE PRONE AREA



Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Land Information System Tasmania 120.FRE	Unaffected	State	18/05/2026
Land Information System Tasmania C13.0	Unaffected	State	18/05/2026

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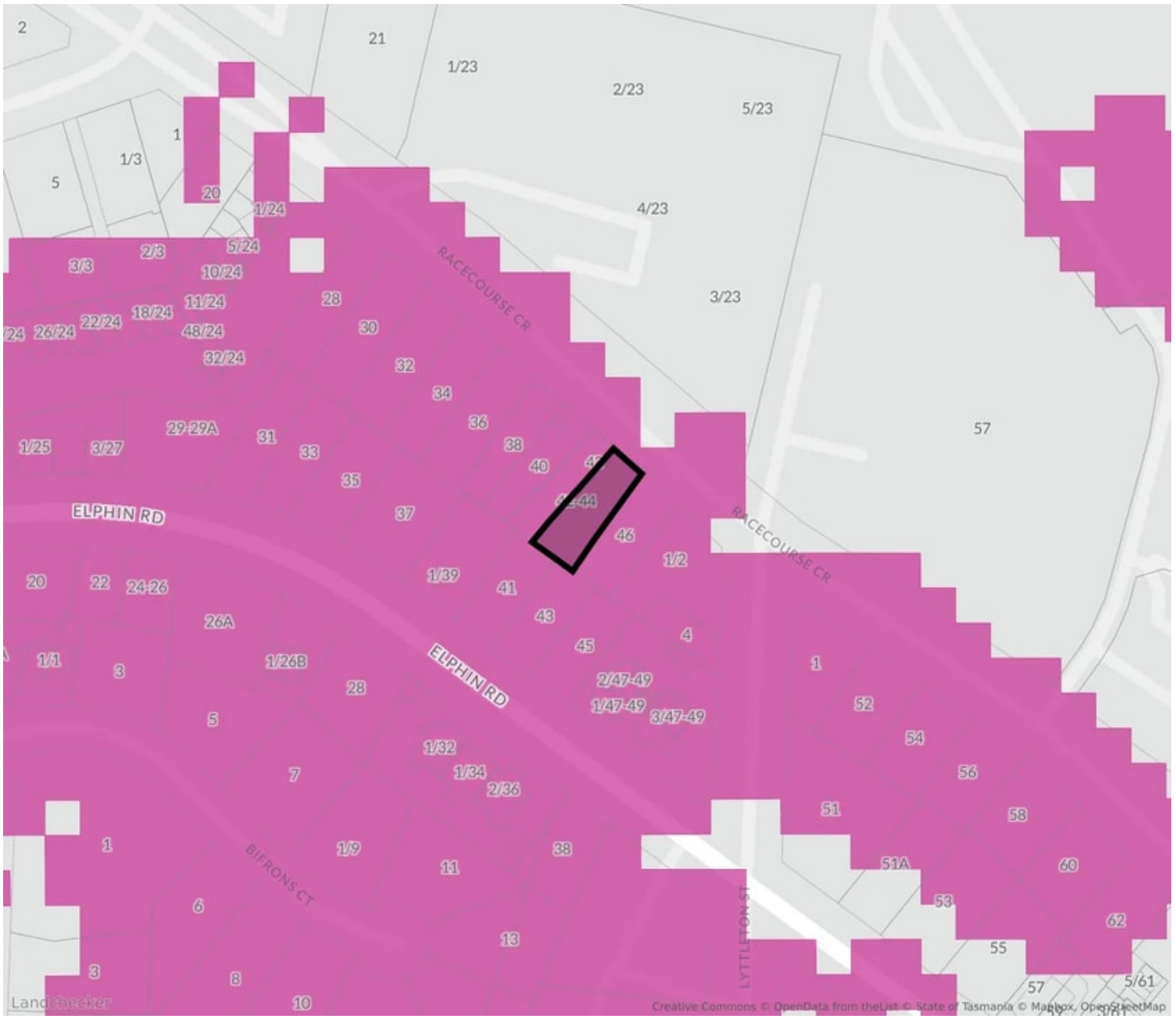
LANDSLIDE



Landslide Prone Area

This property is within a zone classified as a landslide prone area.
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Land Information System Tasmania C15.0	Affected	State	18/05/2026
Land Information System Tasmania 120.LDS	Unaffected	State	18/05/2026

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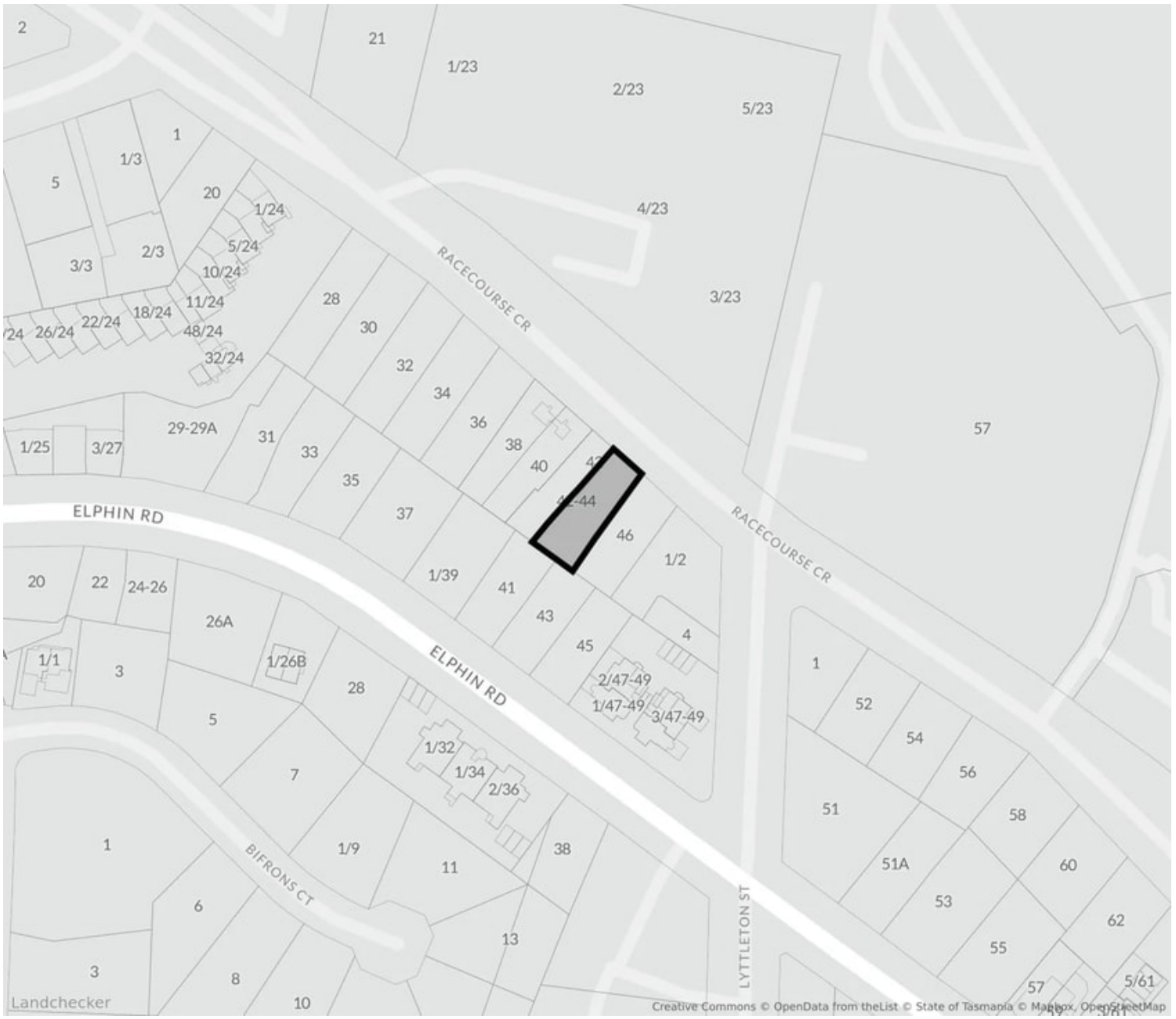
PLANNING PERMIT HISTORY



No planning permit data available for this property.

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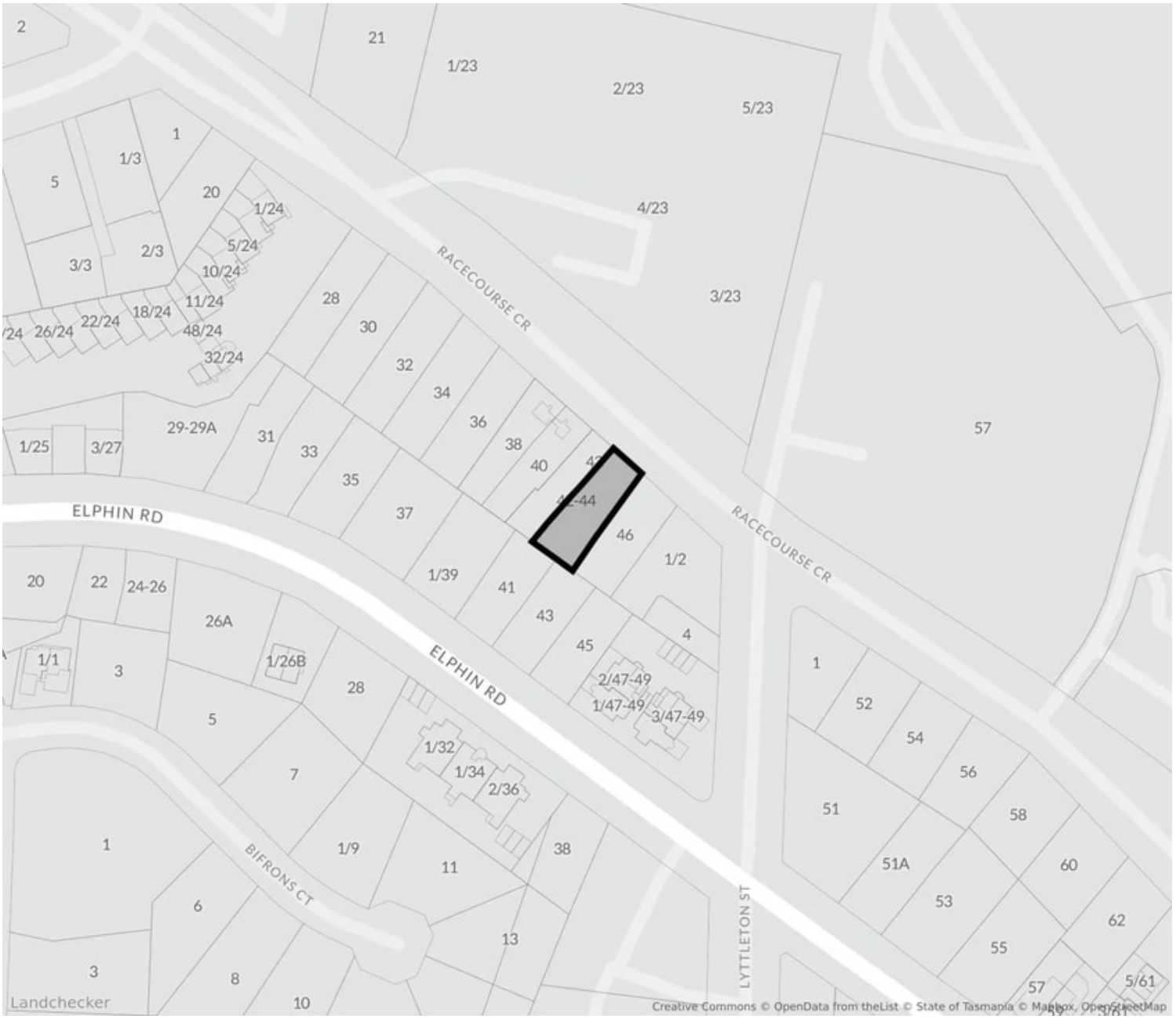
NEARBY PLANNING PERMITS



Status	Code	Address	Description
ON NOTICE 09/09/2025 (received)	DA0393/2025	21 Racecourse Crescent, Launceston	Service industry - construction of a building for motor repairs and installation of signs.
ON NOTICE 28/10/2025 (received)	DA0480/2025	10 Bifrons Court, East Launceston	Residential - construction of a carport.
ON NOTICE 12/08/2024 (received)	DA0355/2024	11 Bifrons Court, East Launceston	Residential - construction of additions and alterations to an existing dwelling.
ON NOTICE 23/04/2025 (received)	DA0174/2025	Kmart 15 Racecourse Crescent, Launceston	General retail and hire - partial demolition and construction of alterations and additions to a shopping centre, including, increased shopping floor area, reduction in parking numbers, changed access arrangement to racecourse crescent and alterations to signage.

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Status	Code	Address	Description
ON NOTICE 02/12/2024 (received)	DA0535/2024	Tennis Centre 57 Racecourse Crescent, Launceston	Signs - installation of signs.

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

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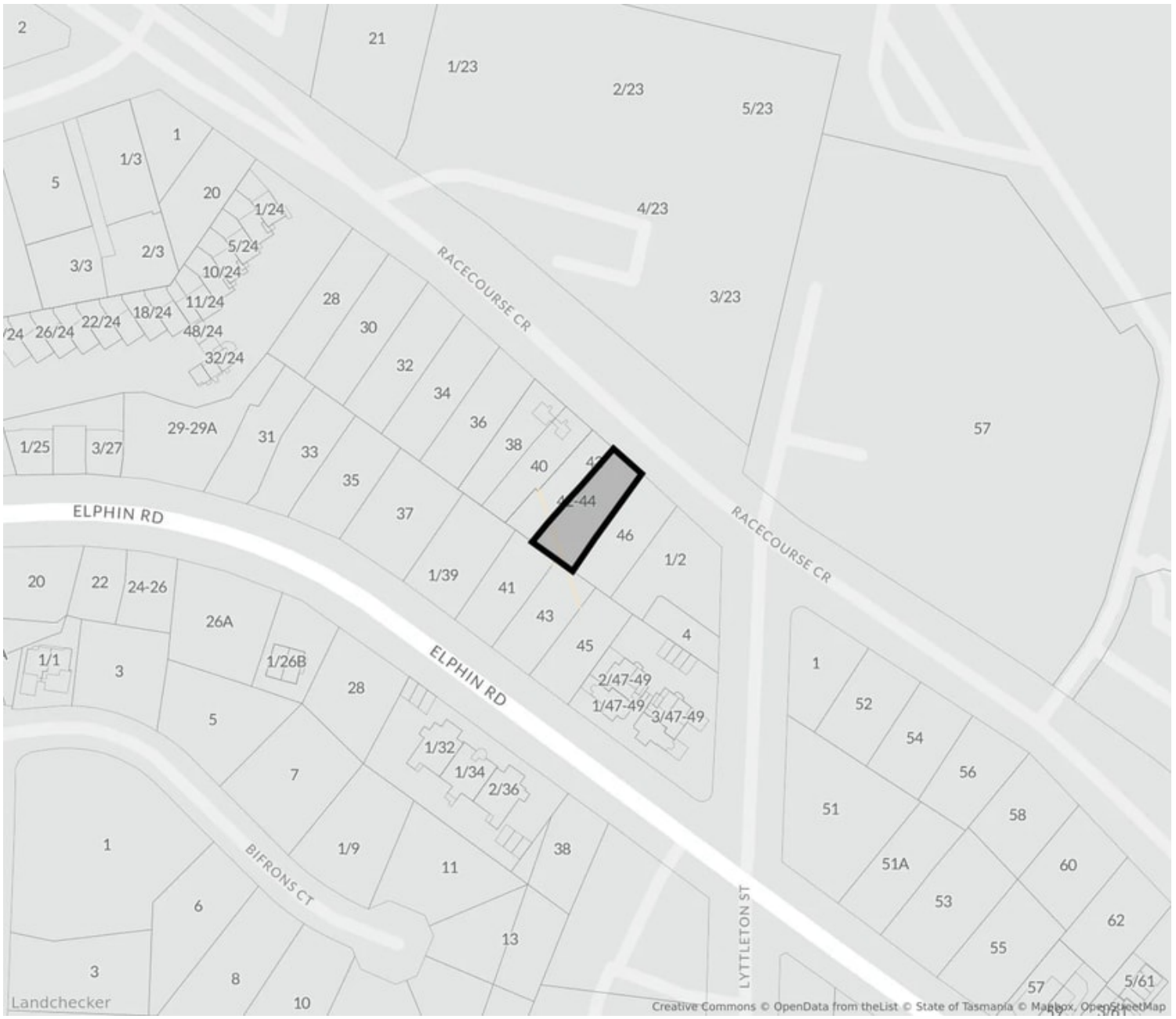
EASEMENTS



Sewer
Tas Water

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

For confirmation and detailed advice about the easement(s) on this property, please contact the relevant source authority.

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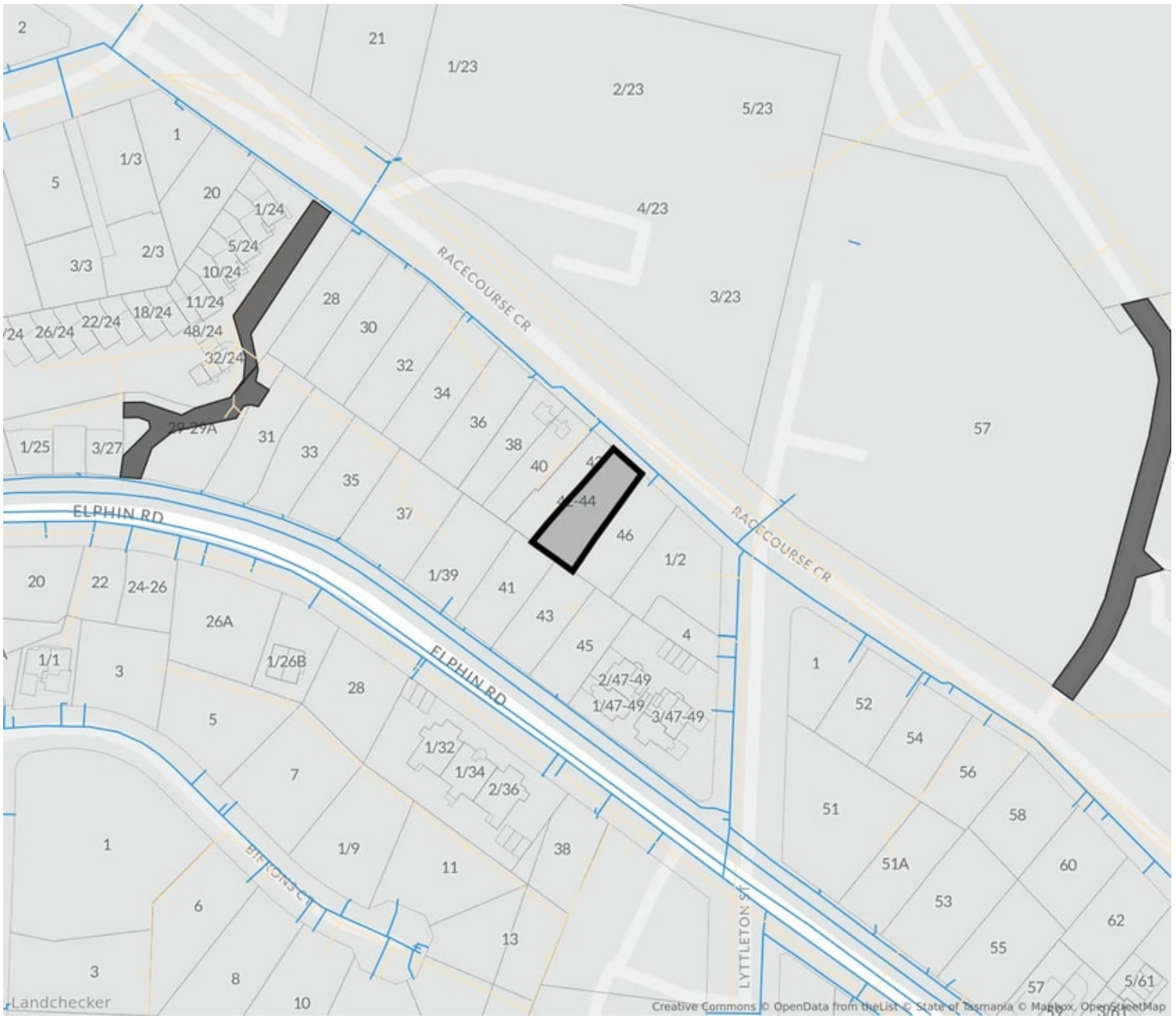
NEARBY EASEMENTS



Water
Tas Water

Sewer
Tas Water

Other
Department of Natural Resources and Environment Tasmania

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For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.

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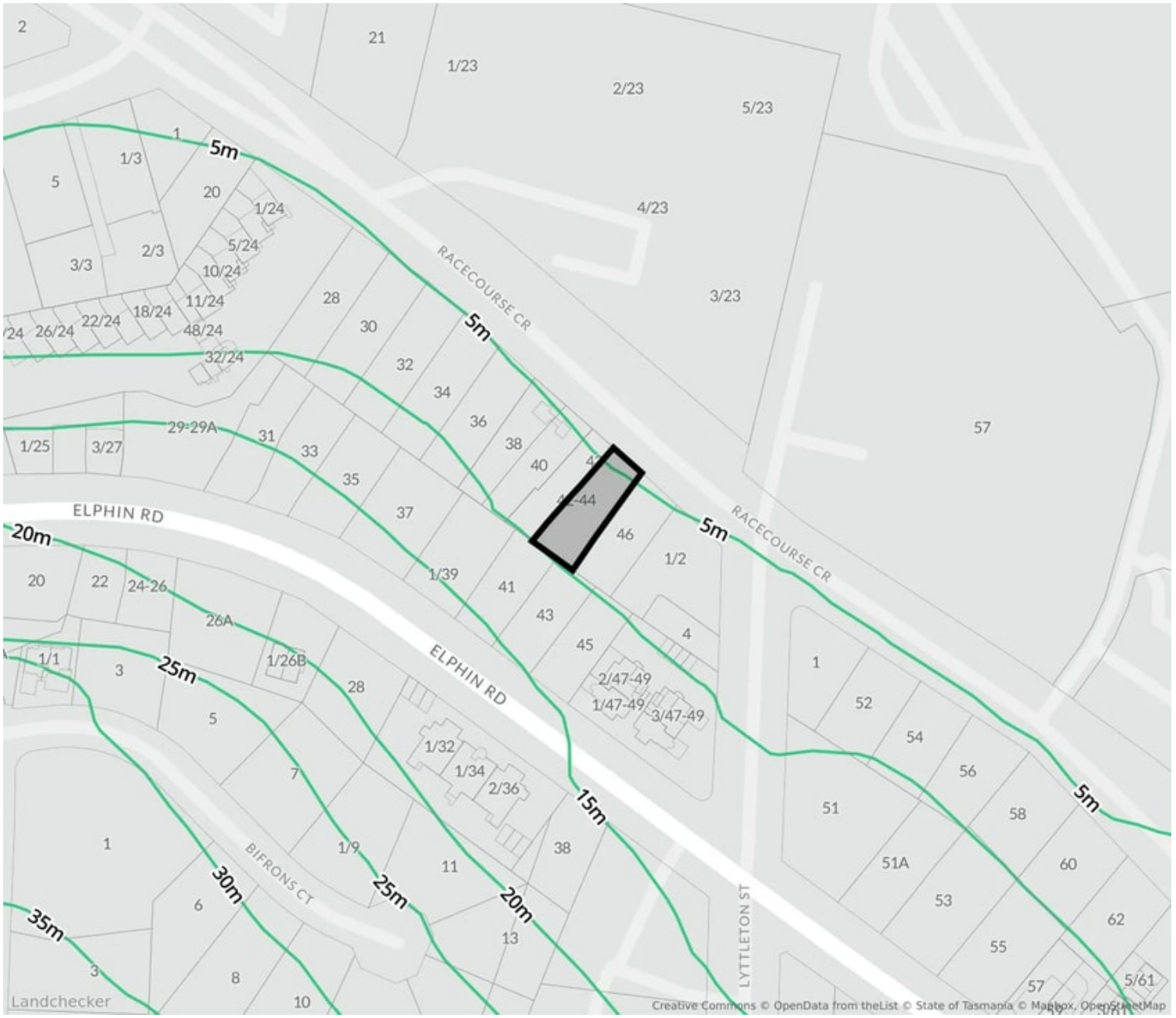
TOPOGRAPHY



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact LAUNCESTON council on 03 6323 3000.

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