

PROPERTY REPORT

7/92a Talbot Road, South Launceston Tas 7249

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 7 58288

LOCAL GOVERNMENT (COUNCIL)

Launceston

LEGAL DESCRIPTION

58288/7

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

240m² Approx

ORIENTATION

East

FRONTAGE

Unavailable

ZONES

General Residential

OVERLAYS

Landslip Hazard Code

Safeguarding Of Airports Code

PropTrack Property Data

UNIT

 1  1  1

PropTrack Sale Events

SALE HISTORY

\$280,000	28/12/2023
\$195,000	01/10/2019
\$138,000	15/08/2011
\$150,000	23/07/2010
\$119,500	15/03/2006
\$119,500	15/03/2006
\$40,000	02/11/2001

State Electorates

LEGISLATIVE COUNCIL

Launceston

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Oakwood School - Launceston Campus (751 m)
St Thomas More's Catholic School (1293 m)
John Calvin School (1179 m)

CLOSEST PRIMARY SCHOOLS

Glen Dhu Primary School (800 m)

CLOSEST SECONDARY SCHOOLS

Kings Meadows High School (2016 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

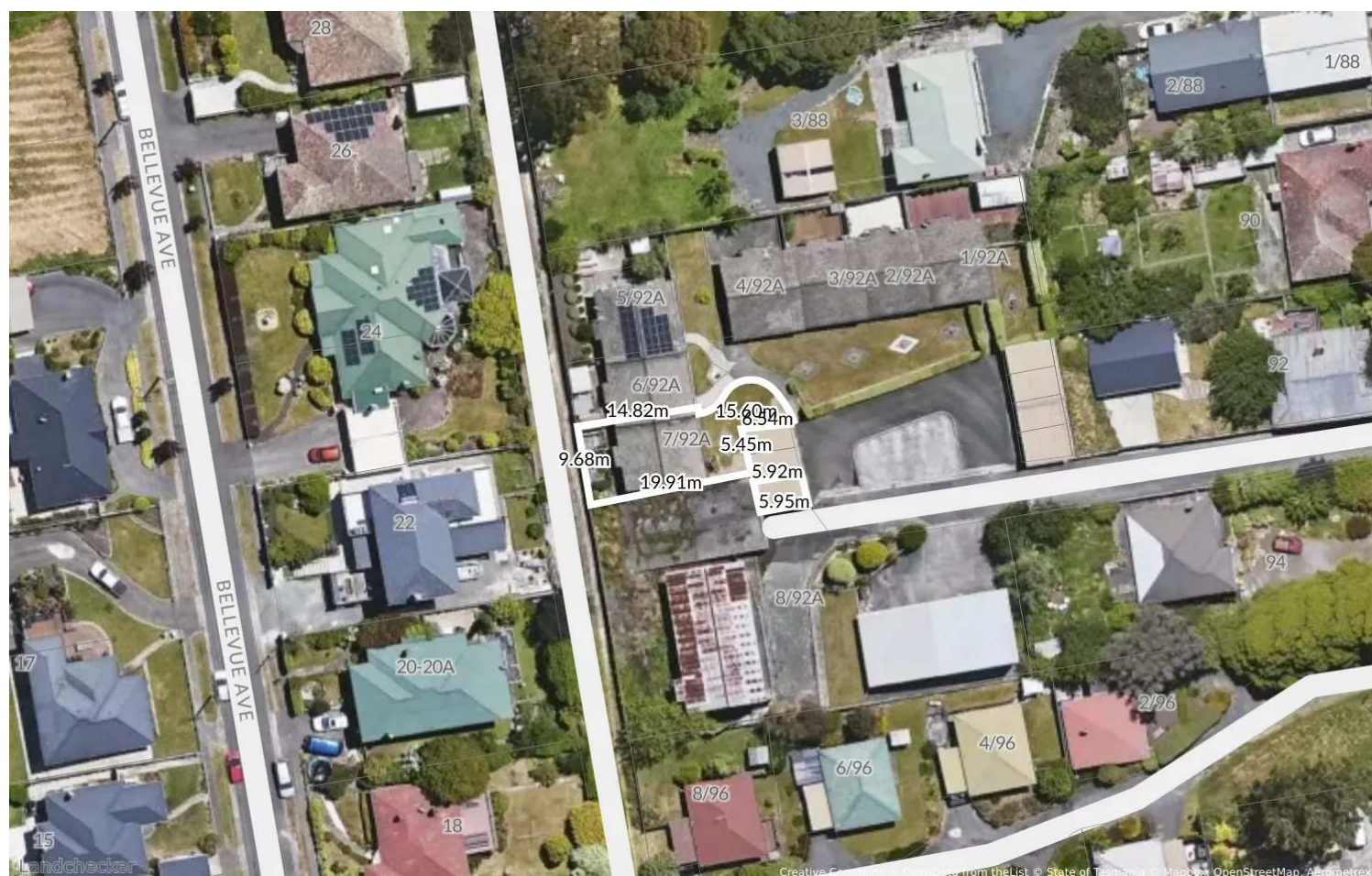
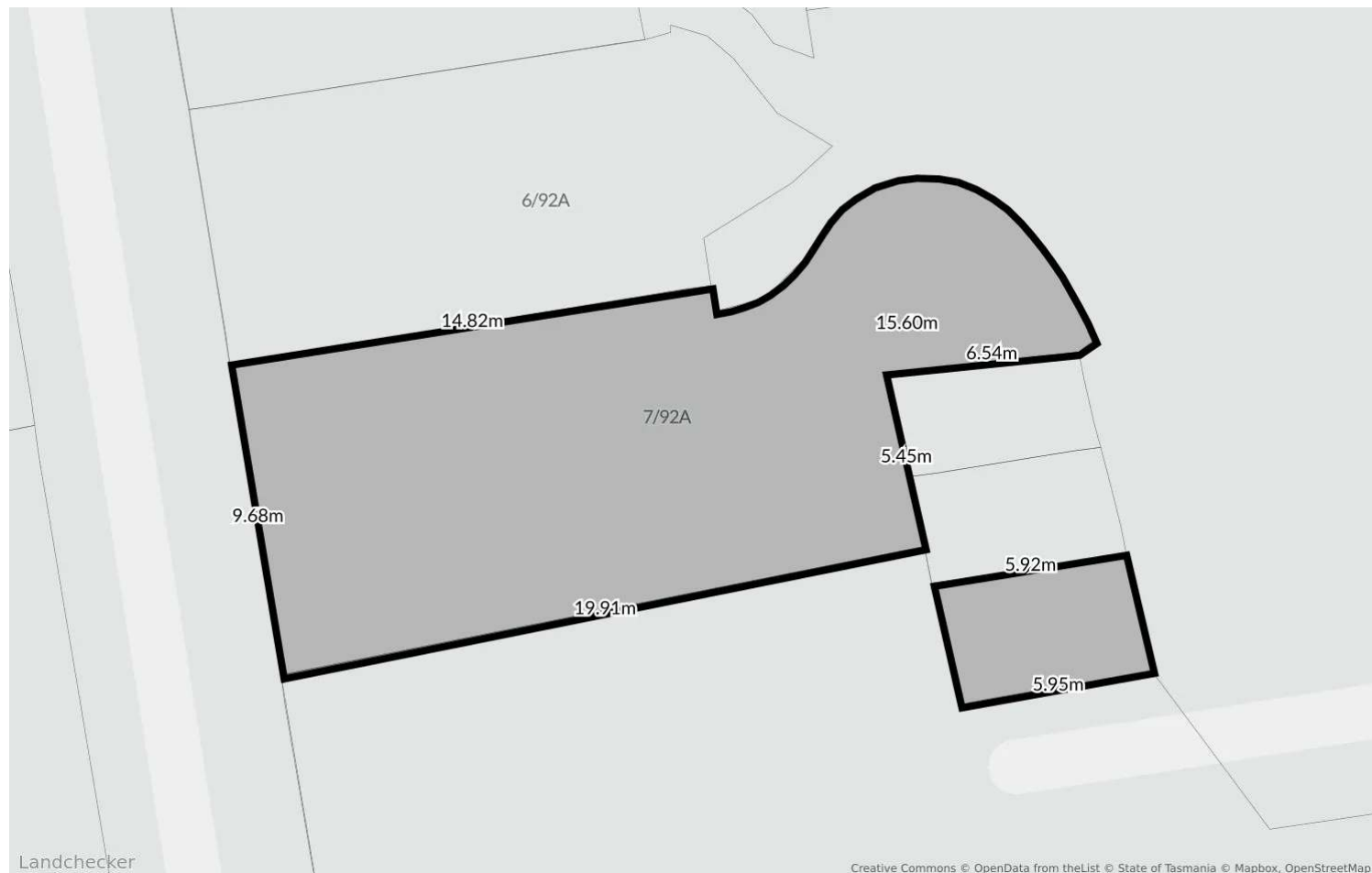
council@launceston.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

7/92a Talbot Road, South Launceston Tas 7249



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

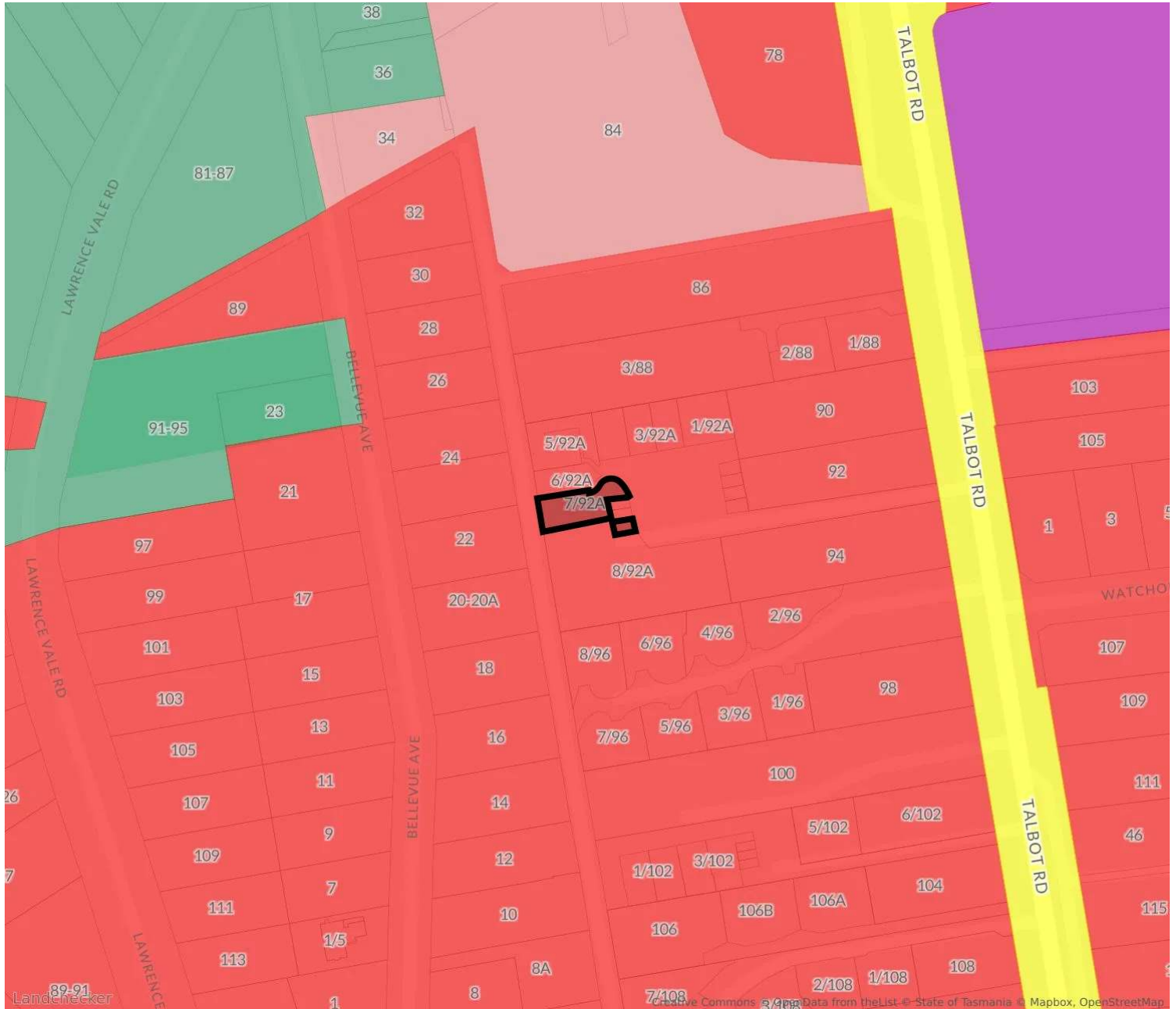
7/92a Talbot Road, South Launceston Tas 7249

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLPO032	06/05/2026	The draft amendment proposes to insert LAU-C6.4.1 200m section of Mountain Road, Lilydale and LAU-C6.4.2 148 Vermont Road, Mowbray as Places or Precincts of Archaeological Potential under the Local Historic Heritage Code.
OTHER	AM-LAU-PSA-LLPO035	06/03/2026	The draft amendment proposes to rezone part of land at 3 - 7 George Street (CT 169239/1) from Particular Purpose Zone - Boags Brewery to the Urban Mixed Use Zone.
OTHER	AM-LAU-PSA-LLPO030	05/03/2026	The draft amendment proposes to apply the Rural Zone to 43 Los Angeles Road, Swan Bay (also known as 729-739 John Lees Drive, Dilston) folio of the register 165889/1.
OTHER	AP-LAU-PSA-LLPO028	04/03/2026	The draft amendment proposes to insert a new site specific qualification to allow for Hospital Services as a discretionary use in the Commercial Zone at 217-229 Wellington Street, Launceston. The permit provides for a private hospital at 213-215 and 217-229 Wellington Street, Launceston.

PROPOSED PLANNING SCHEME AMENDMENTS

7/92a Talbot Road, South Launceston Tas 7249

Status	Code	Date	Description
PROPOSED	AP-LAU-PSA-LLPO021	29/04/2026	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.
PROPOSED	AP-LAU-PSA-LLPO033	28/04/2026	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.
PROPOSED	AP-LAU-PSA-LLPO011	22/04/2026	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 1,000m ² in size' in the Light Industrial Zone at 10 Dolerite Drive, Kings Meadows.The permit provides for a supermarket.
PROPOSED	AM-LAU-PSA-LLPO029	31/03/2026	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.



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.

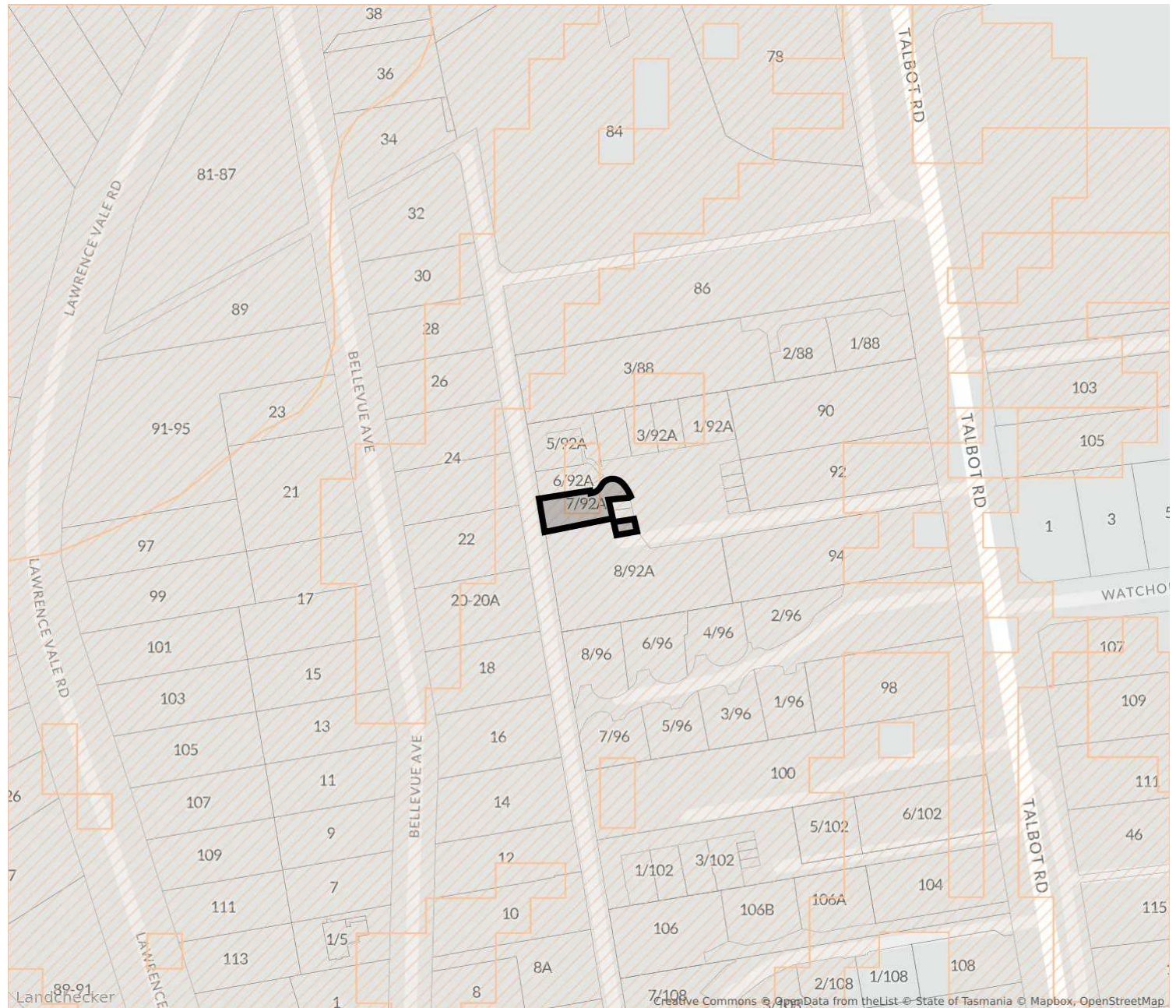
TPS General Residential Zone

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

Other nearby planning zones

- GENERAL RESIDENTIAL
- LIGHT INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- OPEN SPACE

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

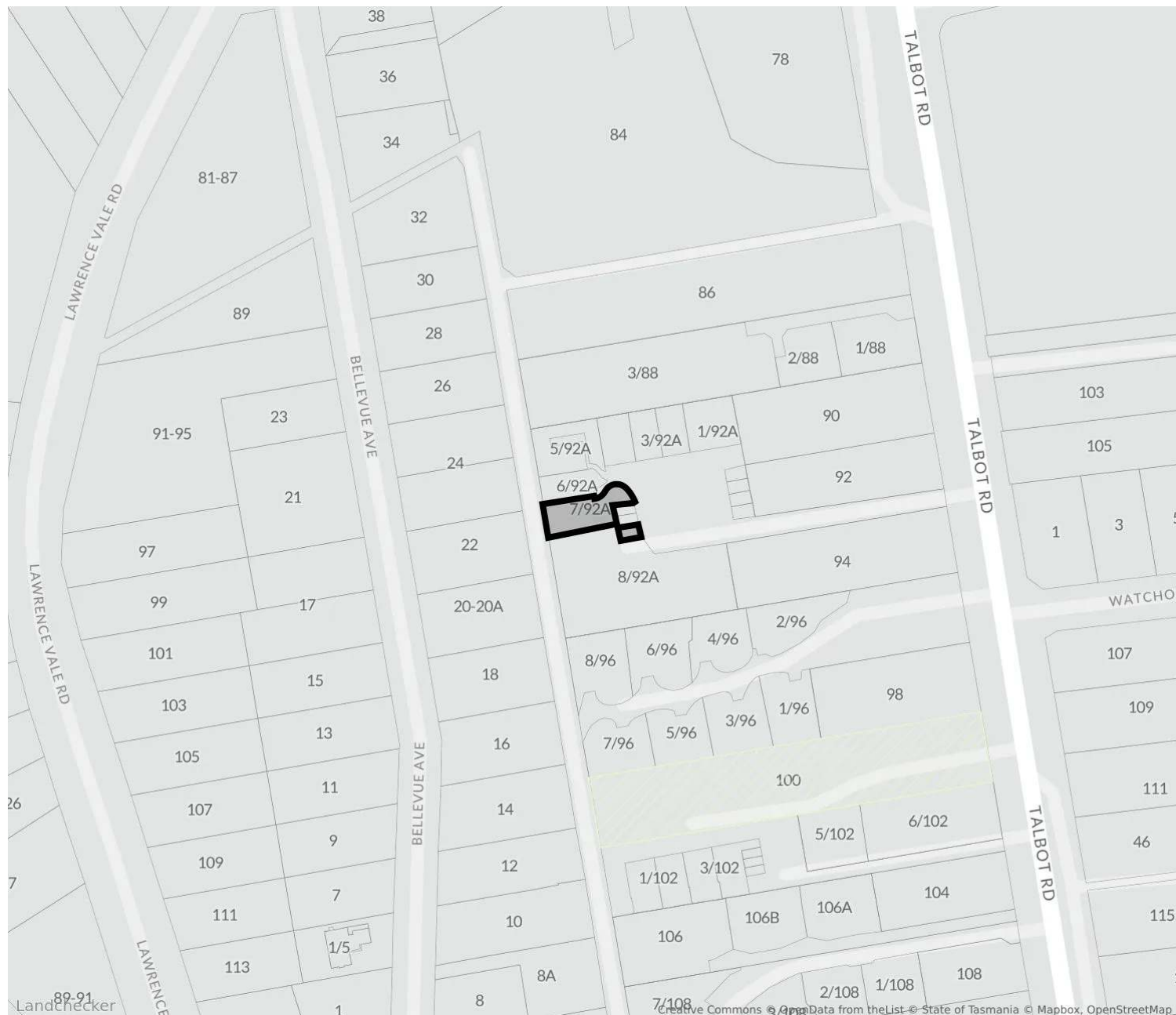
For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.

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.

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

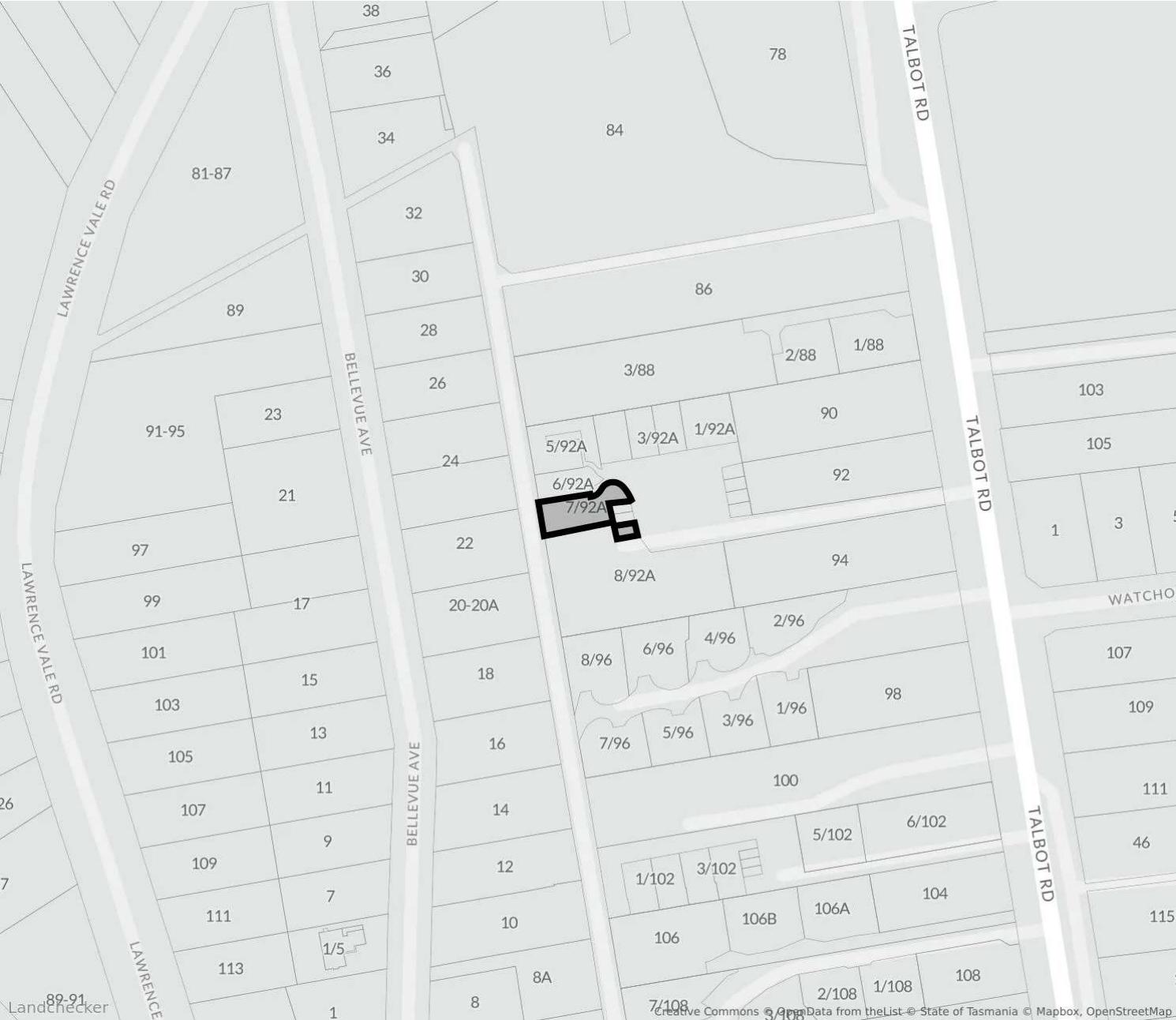
NEARBY OVERLAYS

7/92a Talbot Road, South Launceston Tas 7249

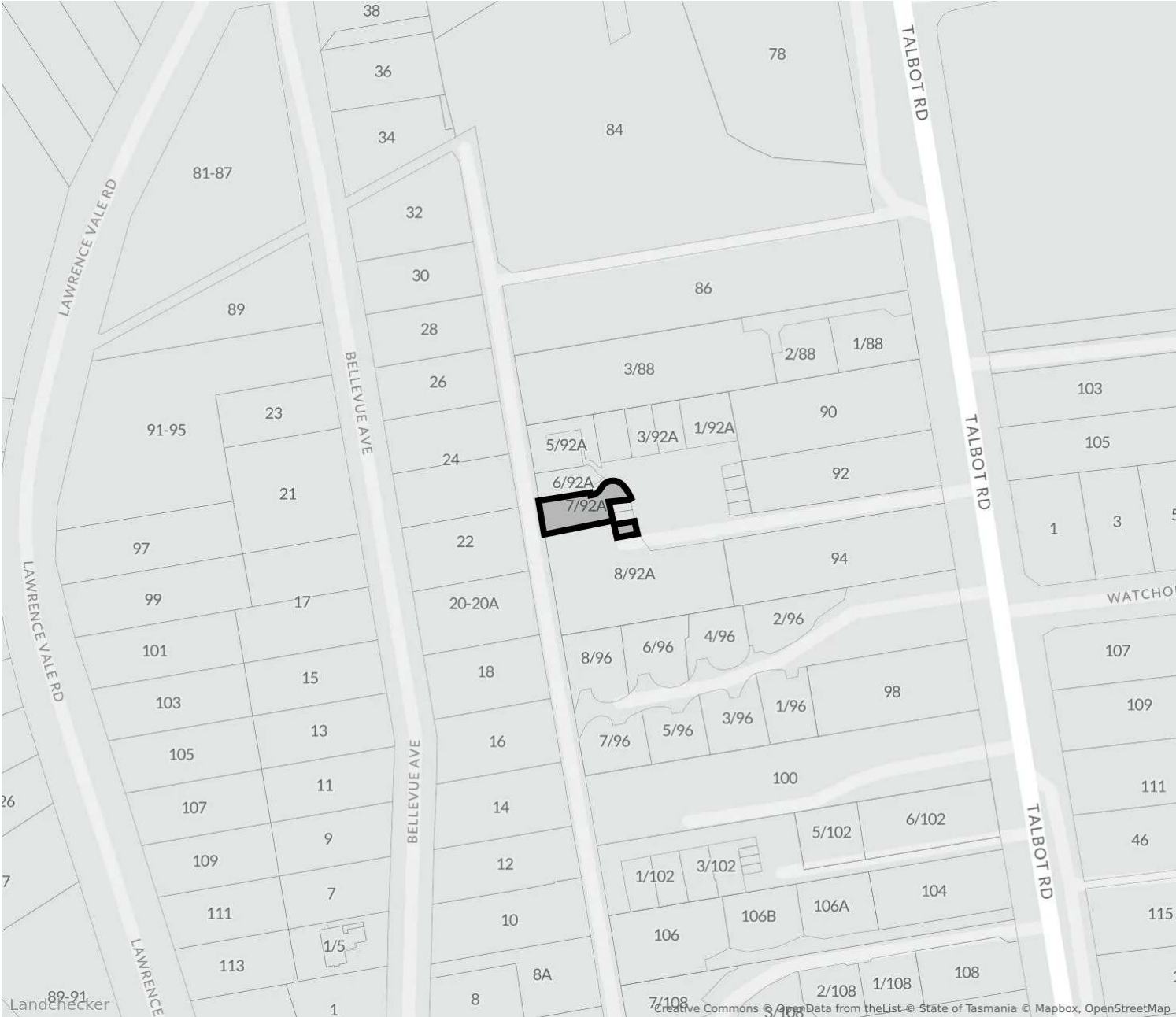


LOCAL HISTORICAL HERITAGE CODE

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



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	09/03/2026



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	29/12/2025
Land Information System Tasmania C13.0	Unaffected	State	29/12/2025



Landslide Prone Area

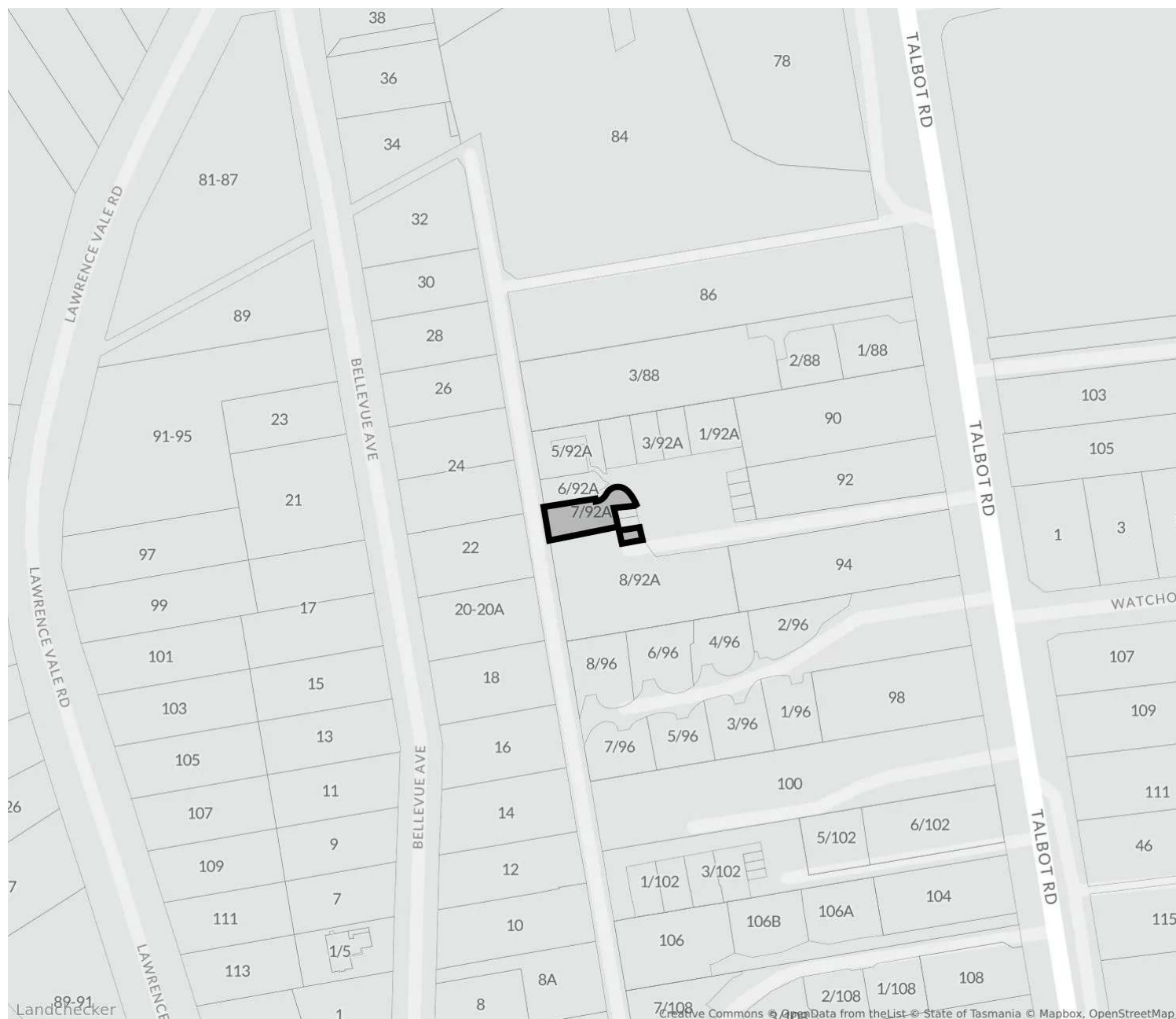
This property is within a zone classified as a landslide prone area.

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.O	Affected	State	29/12/2025
Land Information System Tasmania 120.LDS	Unaffected	State	29/12/2025

PLANNING PERMIT HISTORY

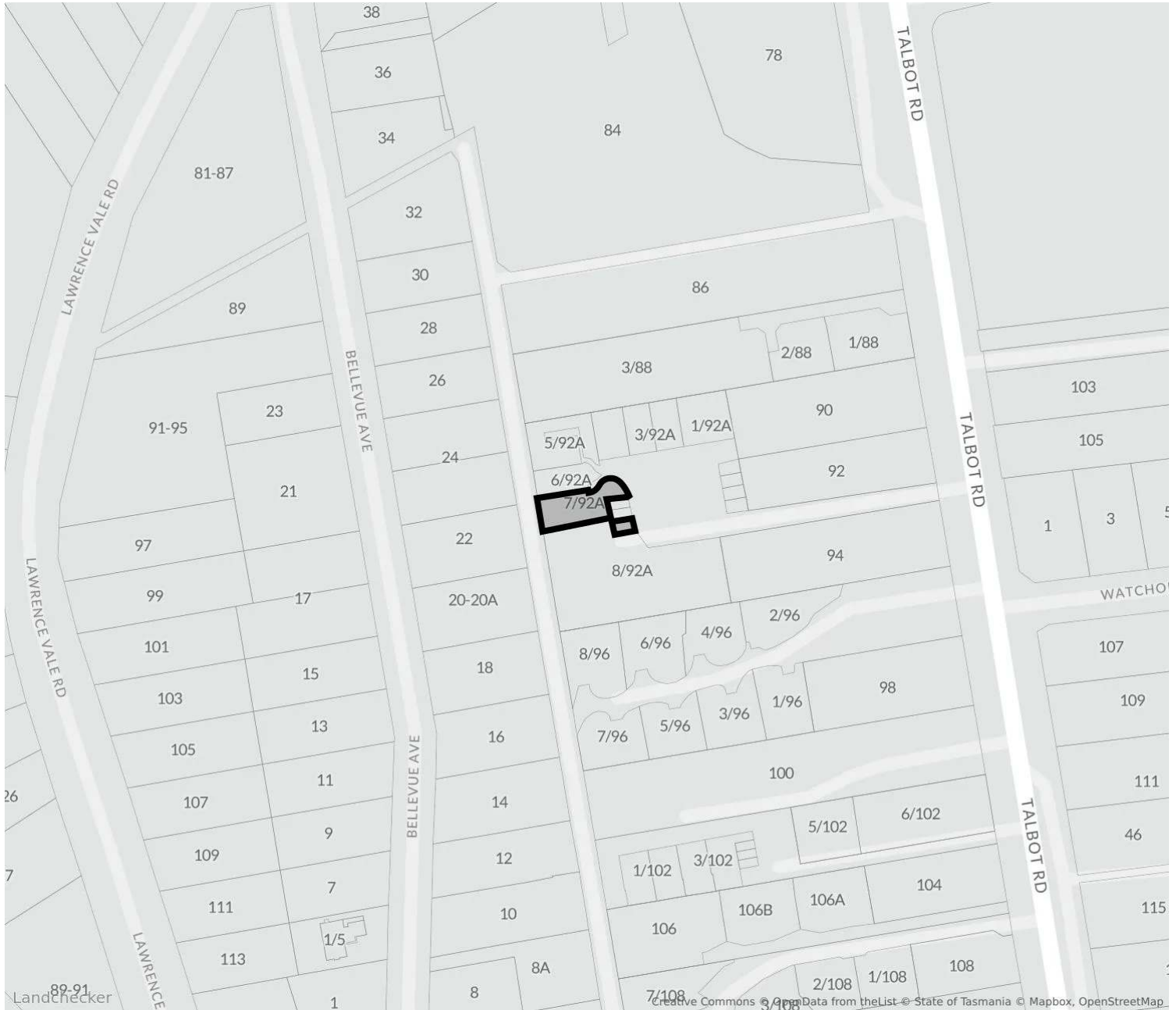
7/92a Talbot Road, South Launceston Tas 7249



No planning permit data available for this property.

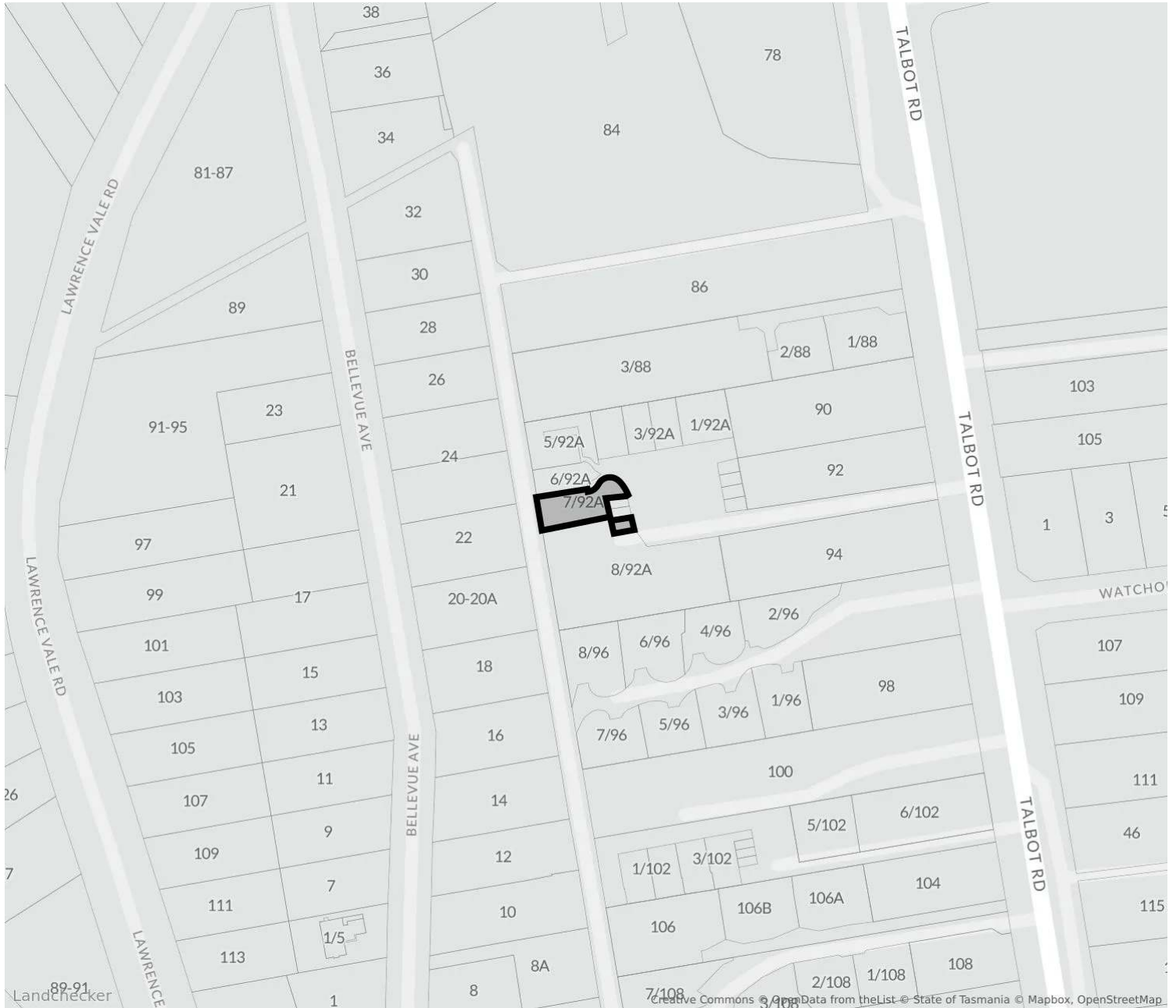
NEARBY PLANNING PERMITS

7/92a Talbot Road, South Launceston Tas 7249



Status	Code	Date	Address	Description
OTHER	DAO065/2026	Received 19/02/2026	<u>Lawrence Vale Landslip Park 91-95</u> <u>Lawrence Vale Road, South</u> <u>Launceston</u>	Demolition - demolition of an outbuilding.

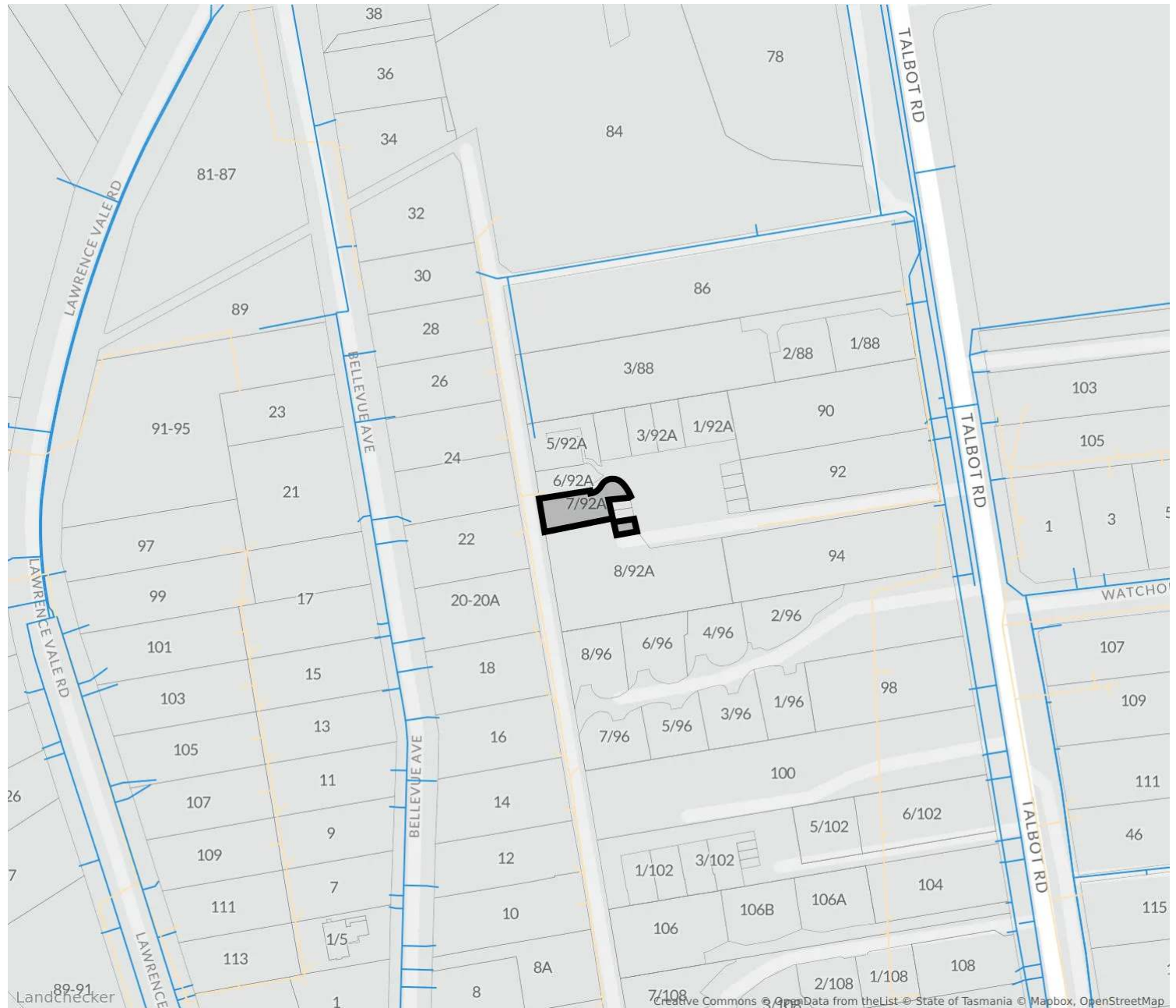
For confirmation and detailed advice about this planning permits, please contact LAUNCESTON council on 03 6323 3000.



No easements for this property

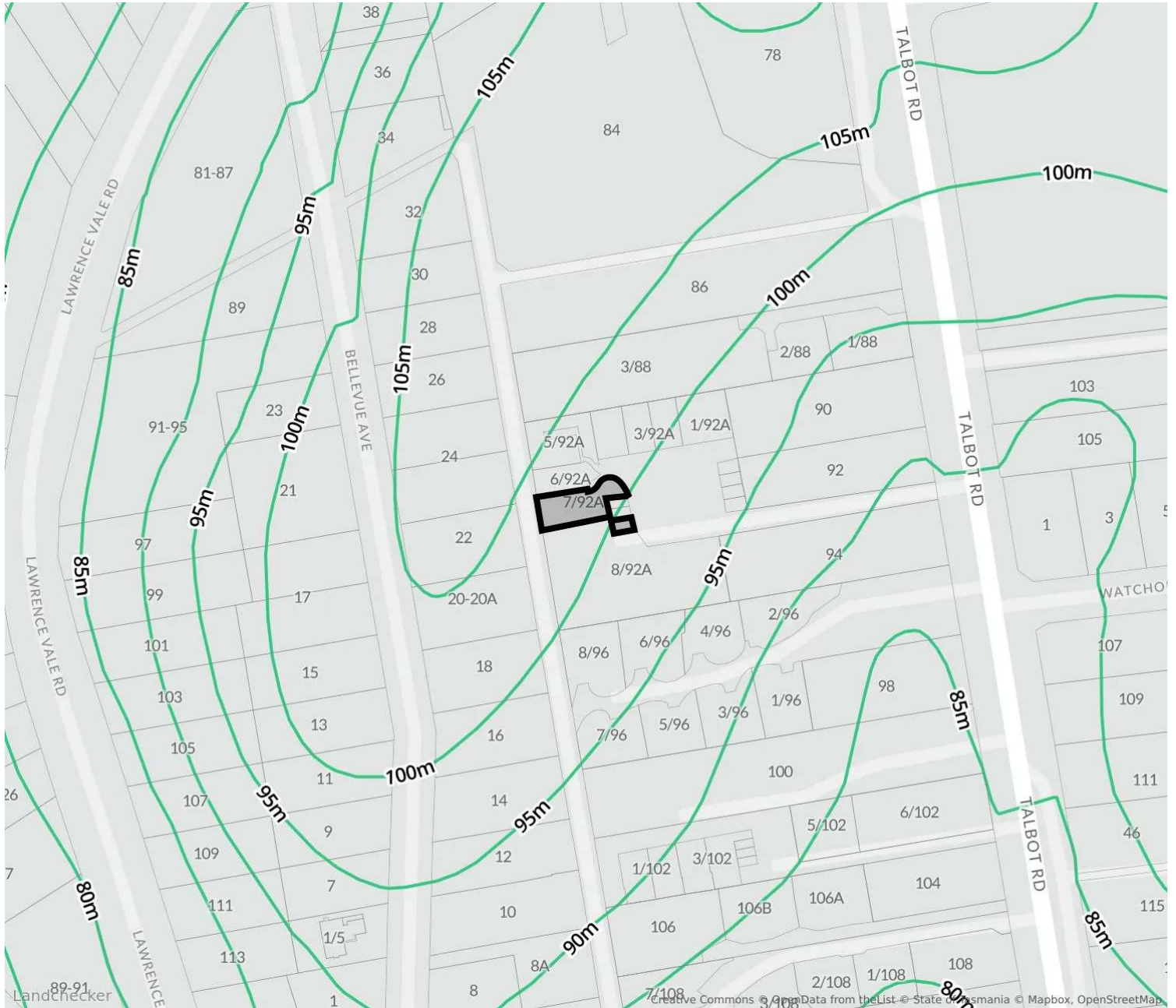
NEARBY EASEMENTS

7/92a Talbot Road, South Launceston Tas 7249



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) nearby this property, please contact the relevant source authority.



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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