

PROPERTY REPORT

3/23 Bennett Street, South Launceston Tas 7249

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 3 184382

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Launceston

FRONTAGE

Unavailable

LEGAL DESCRIPTION

184382/3

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

381m² Approx

PropTrack Property Data

Unit

 3  2  -

SALE HISTORY

\$670,000

13/12/2022

State Electorates

LEGISLATIVE COUNCIL

Launceston

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Oakwood School - Launceston Campus (722 m)

St Thomas More's Catholic School (1411 m)

Scotch Oakburn College (1306 m)

CLOSEST PRIMARY SCHOOLS

Punchbowl Primary School (808 m)

CLOSEST SECONDARY SCHOOLS

Kings Meadows High School (1768 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

council@launceston.tas.gov.au

WEBSITE

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



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

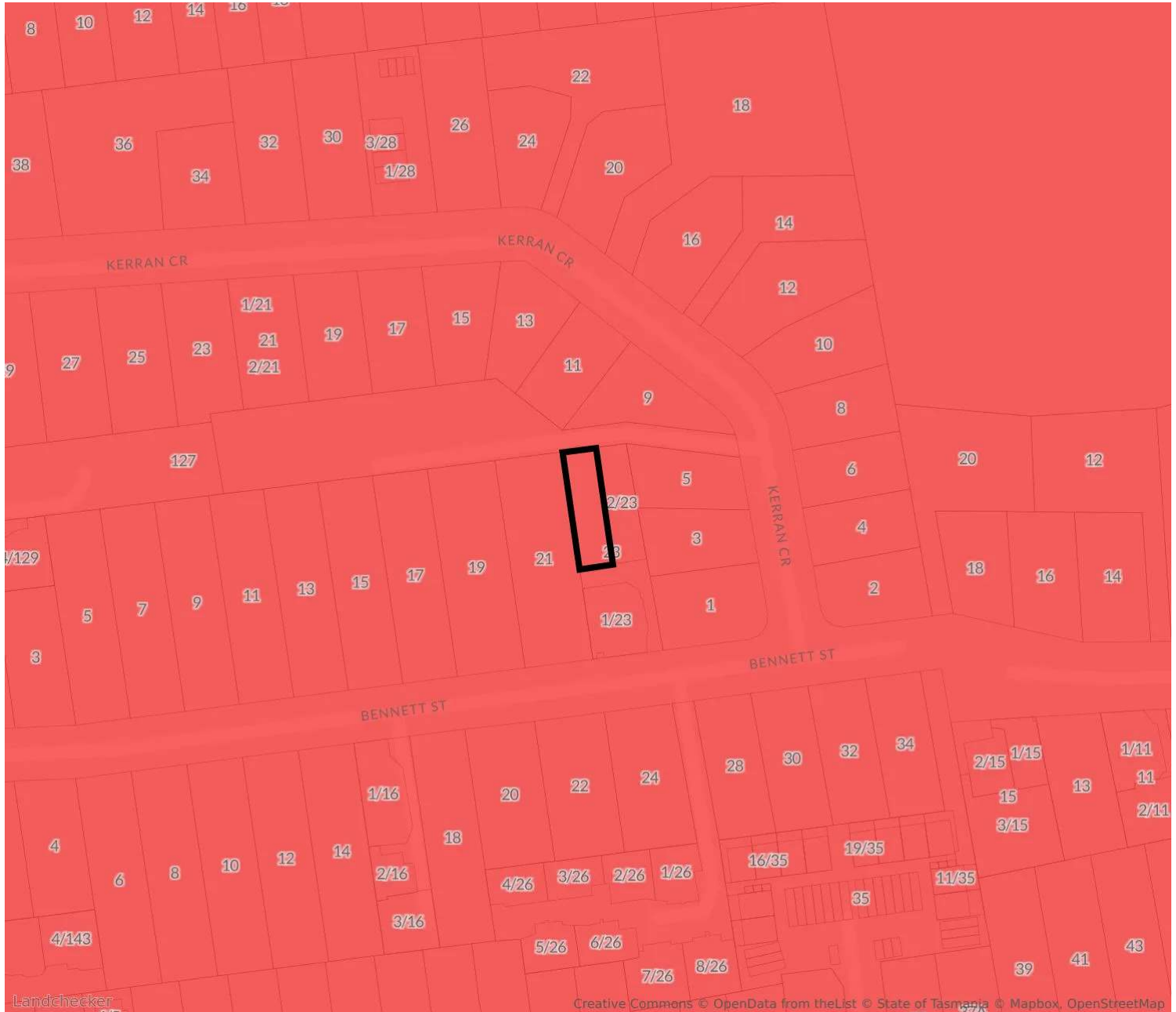
3/23 Bennett Street, South Launceston Tas 7249

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

3/23 Bennett Street, South Launceston Tas 7249

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLPO011	24/09/2025	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-LLPO030	23/09/2025	The draft amendment proposes to apply the Rural Zone to 43 Los Angelos Road, Swan Bay (also known as 729-739 John Lees Drive, Dilston) folio of the register 165889/1.
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.

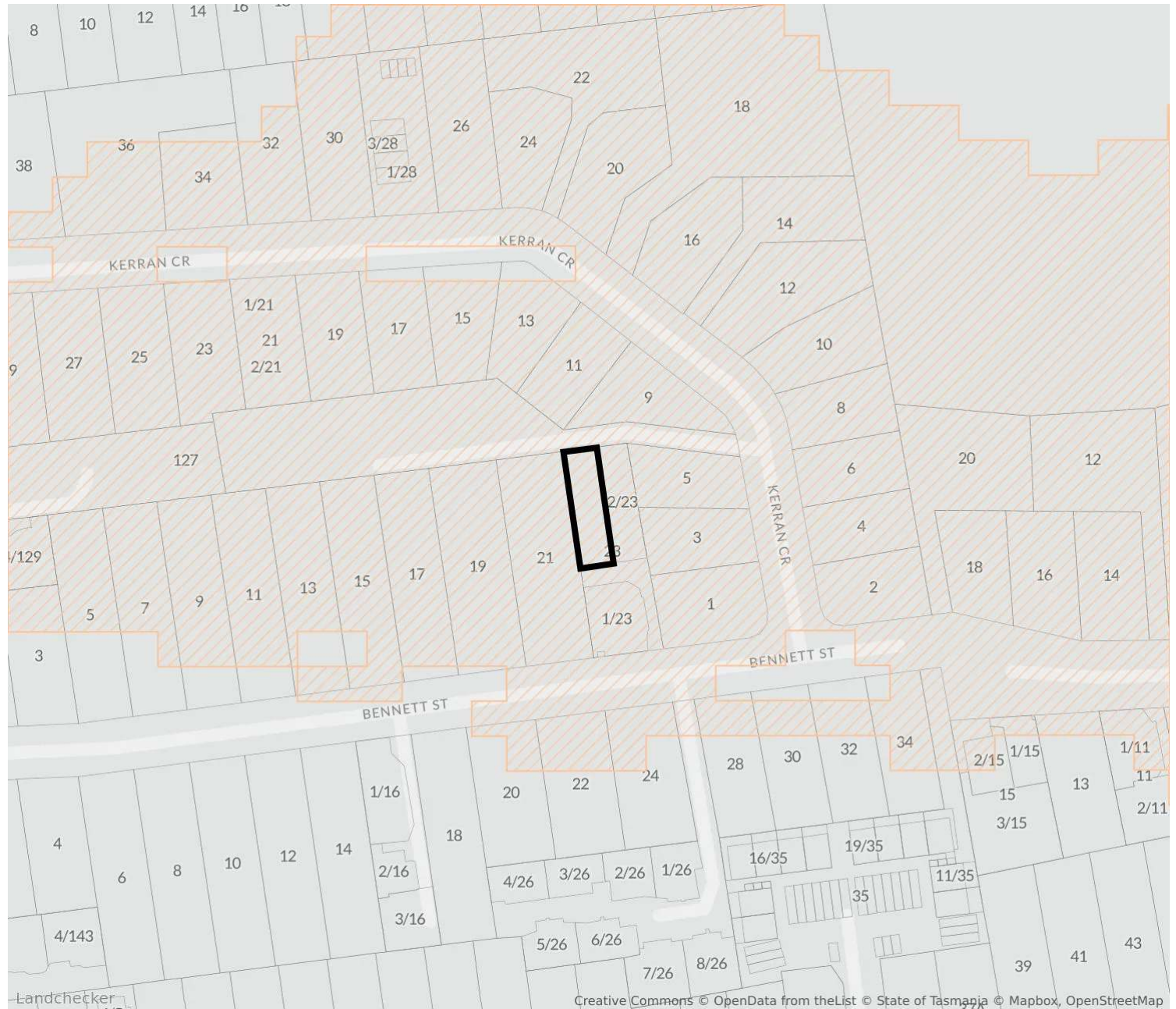


8.0 - General Residential

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.

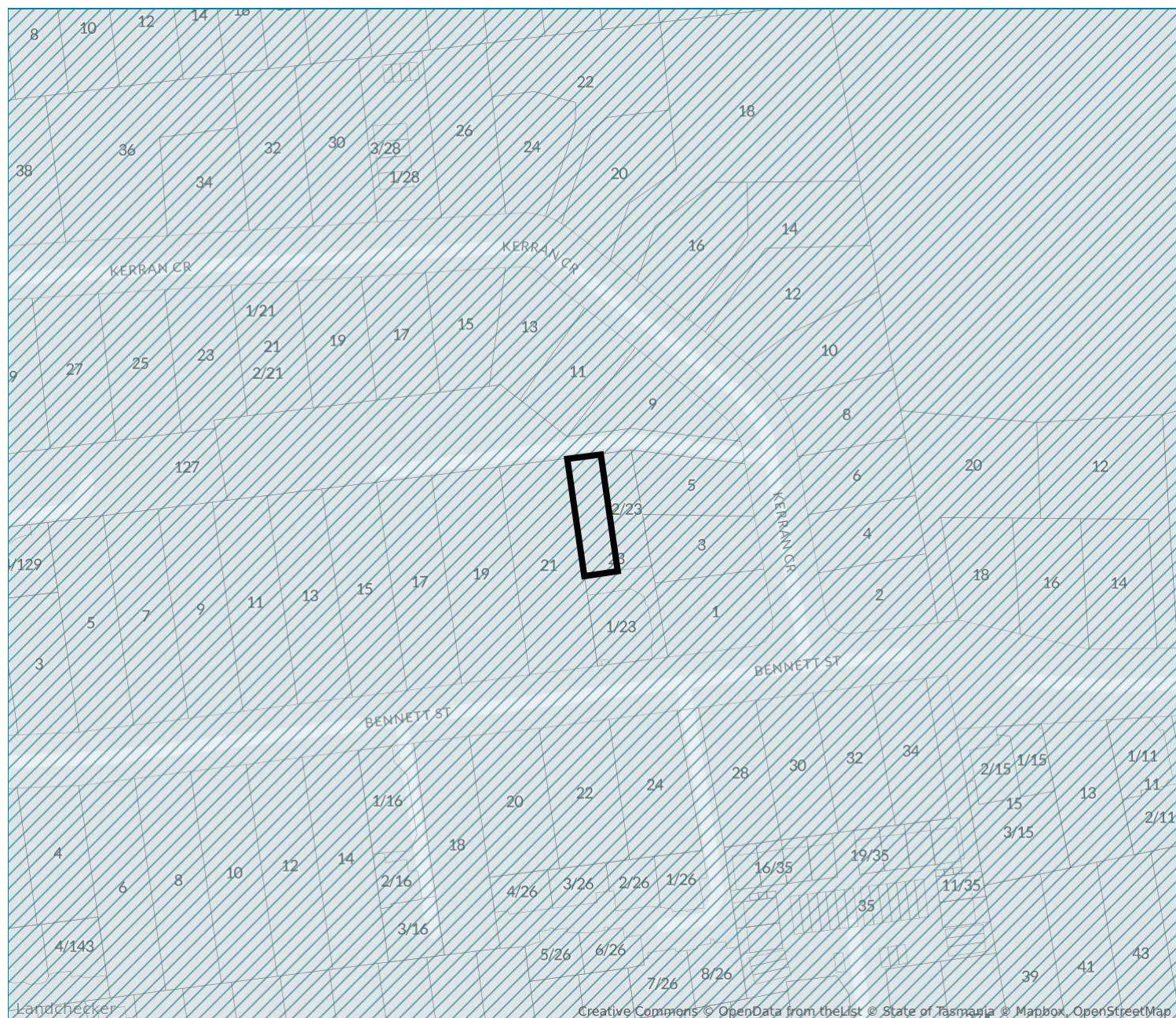


C15.0 - Landslip Hazard Code

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

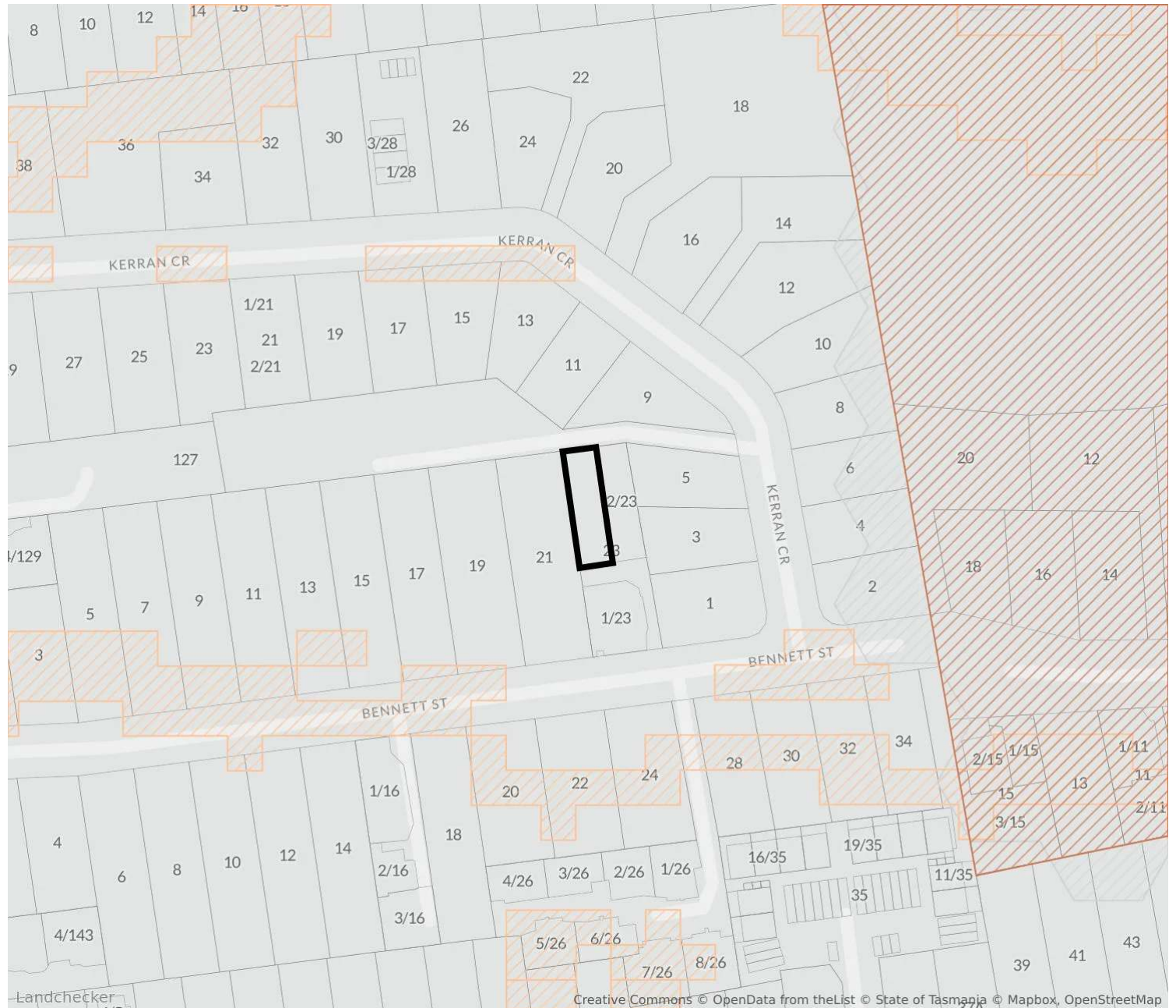
To safeguard the operation of airports from incompatible use or development.
To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing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

3/23 Bennett Street, South Launceston Tas 7249



 **BUSHFIRE-PRONE AREAS CODE**

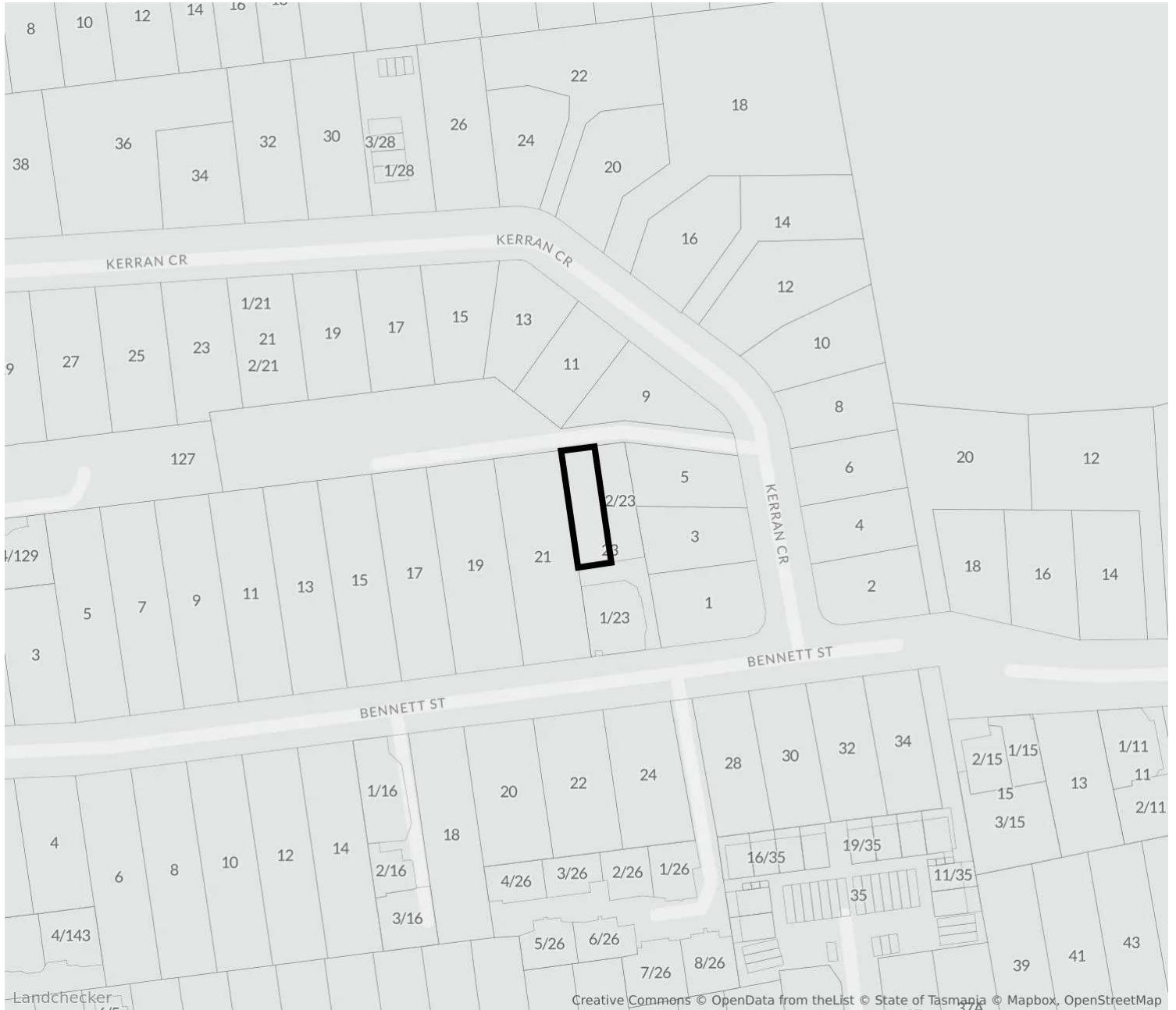
 **LANDSLIP HAZARD CODE**

 **NATURAL ASSETS CODE**

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

EASEMENTS

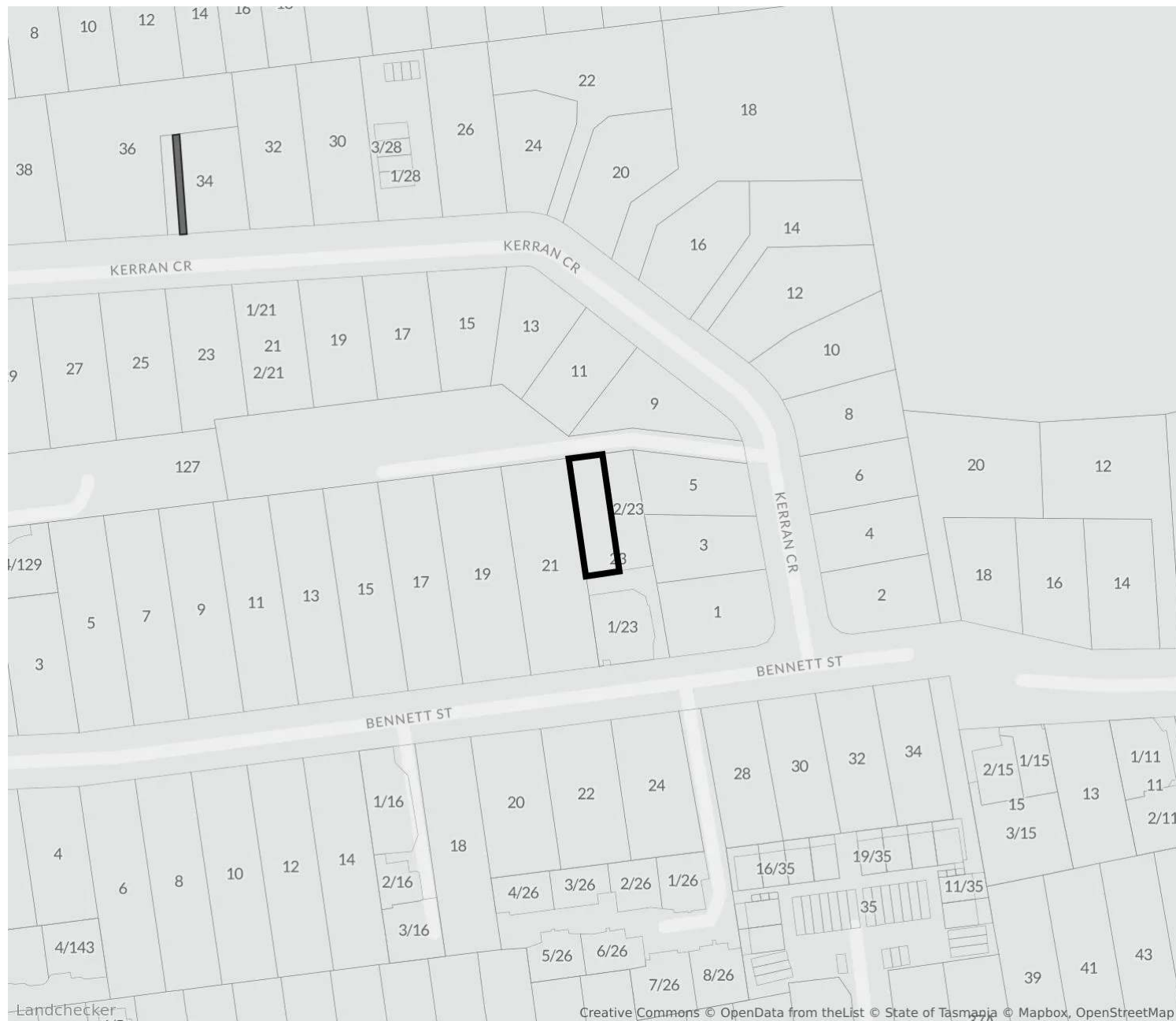
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No easements for this property

NEARBY EASEMENTS

3/23 Bennett Street, South Launceston Tas 7249



Others
Department of Natural Resources and Environment Tasmania

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.

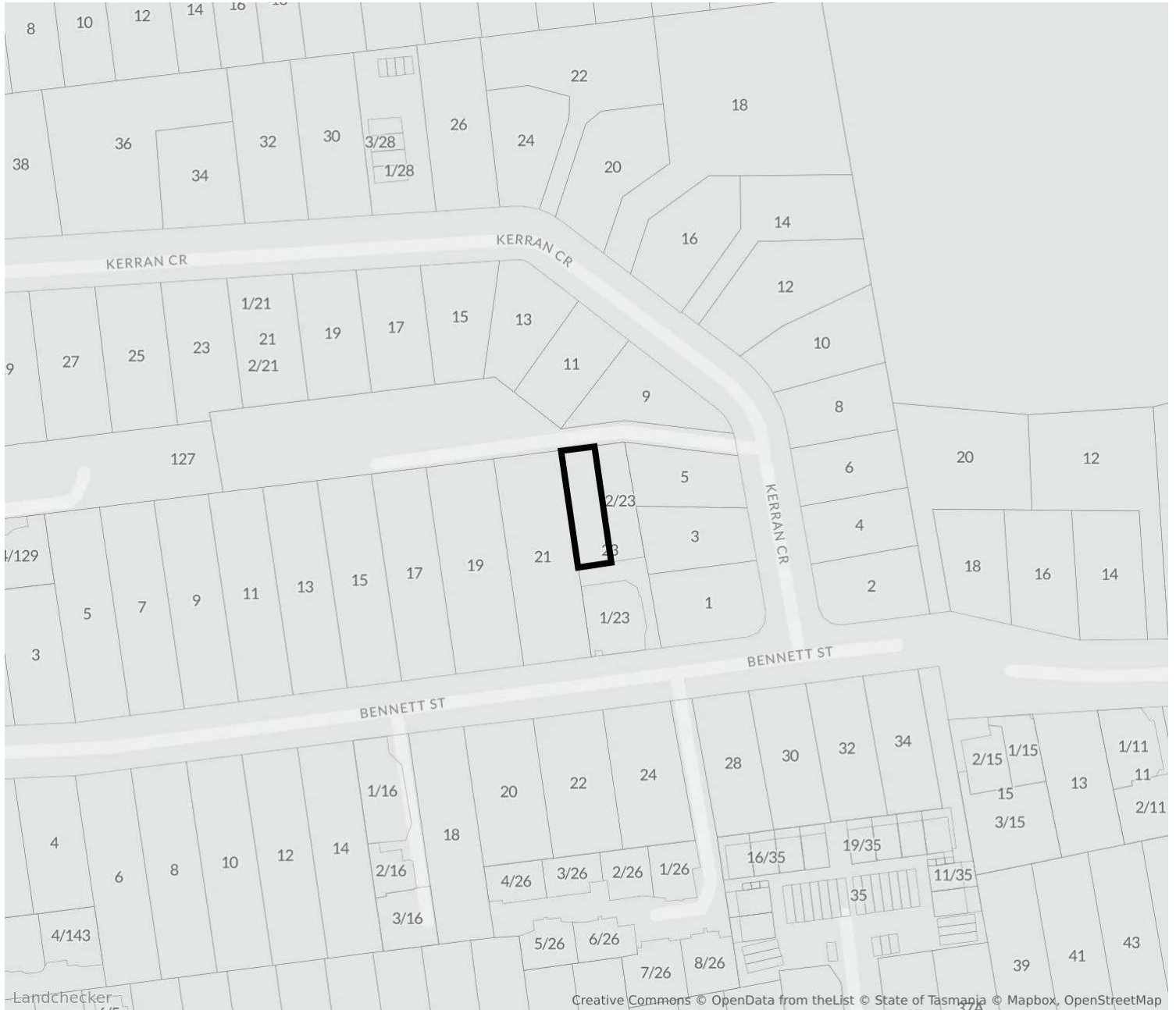
PLANNING PERMIT HISTORY

3/23 Bennett Street, South Launceston Tas 7249

No planning permit data available for this property.

NEARBY PLANNING PERMITS

3/23 Bennett Street, South Launceston Tas 7249



Status	Code	Date	Address	Description
OTHER	DAO289/2025	Received 04/07/2025	<u>11 Bennett Street, South Launceston</u>	Visitor accommodation - change of use to short-term accommodation for three (3) units.
OTHER	DAO514/2024	Received 20/11/2024	<u>11 Bennett Street, South Launceston</u>	Residential - construction of two additional dwellings.

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

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