PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 40 20984

LOCAL GOVERNMENT (COUNCIL)
Launceston

LEGAL DESCRIPTION
20984/40

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
696m² Approx

ORIENTATION
South

FRONTAGE
15.28m Approx

PropTrack Property Data

House
3 2 -

SALE HISTORY

$720,000	03/12/2024
$460,000	17/07/2020
$192,500	25/04/2003

State Electorates

LEGISLATIVE COUNCIL
Windermere

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Newstead Christian School (565 m)
St Thomas More's Catholic School (471 m)
The Launceston Preparatory School (779 m)

CLOSEST PRIMARY SCHOOLS
Punchbowl Primary School (999 m)

CLOSEST SECONDARY SCHOOLS
Newstead College (1139 m)

Council Information - Launceston

PHONE
03 6323 3000 (City of Launceston)

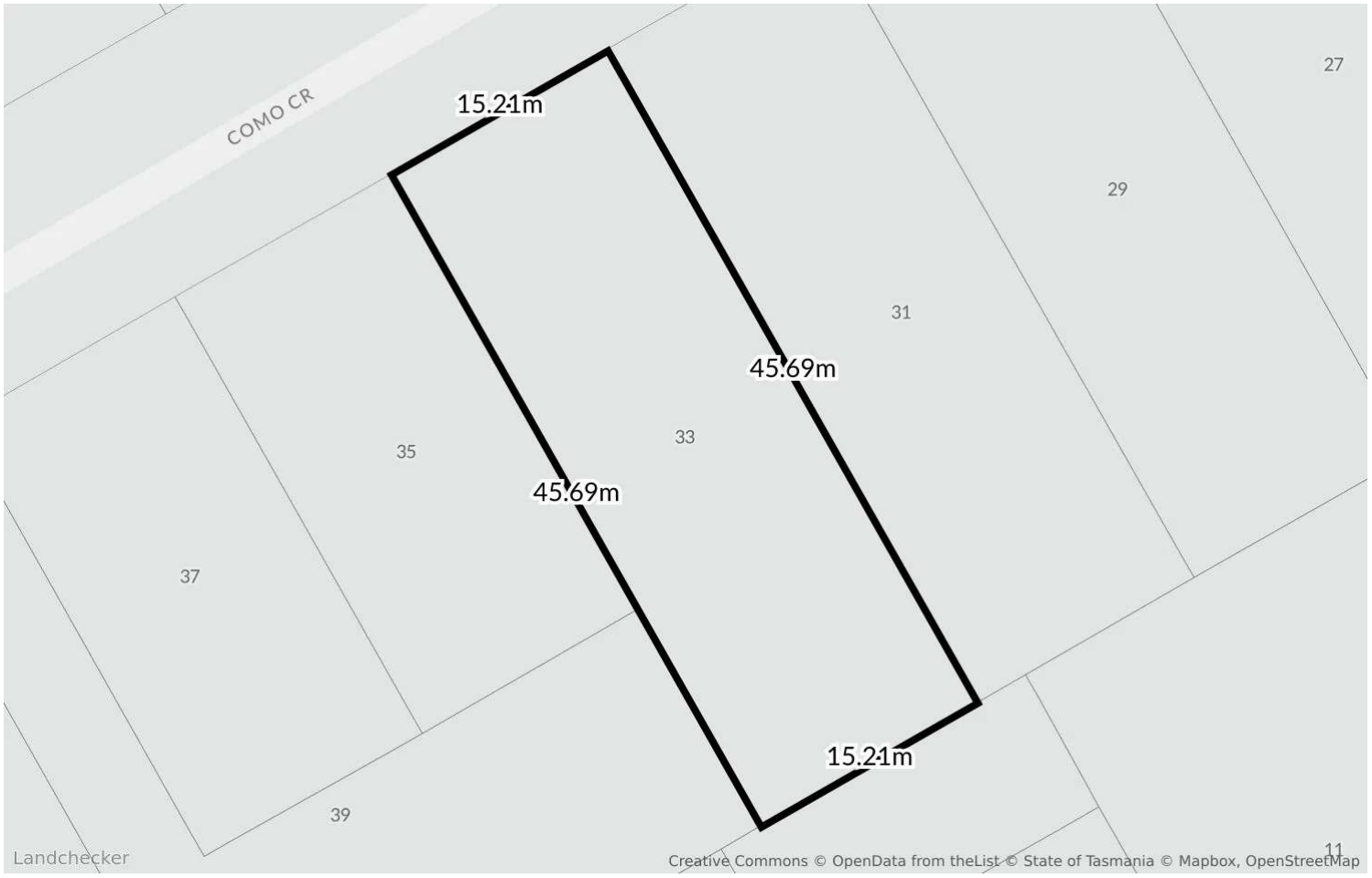
EMAIL
council@launceston.tas.gov.au

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-LLP0012	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.

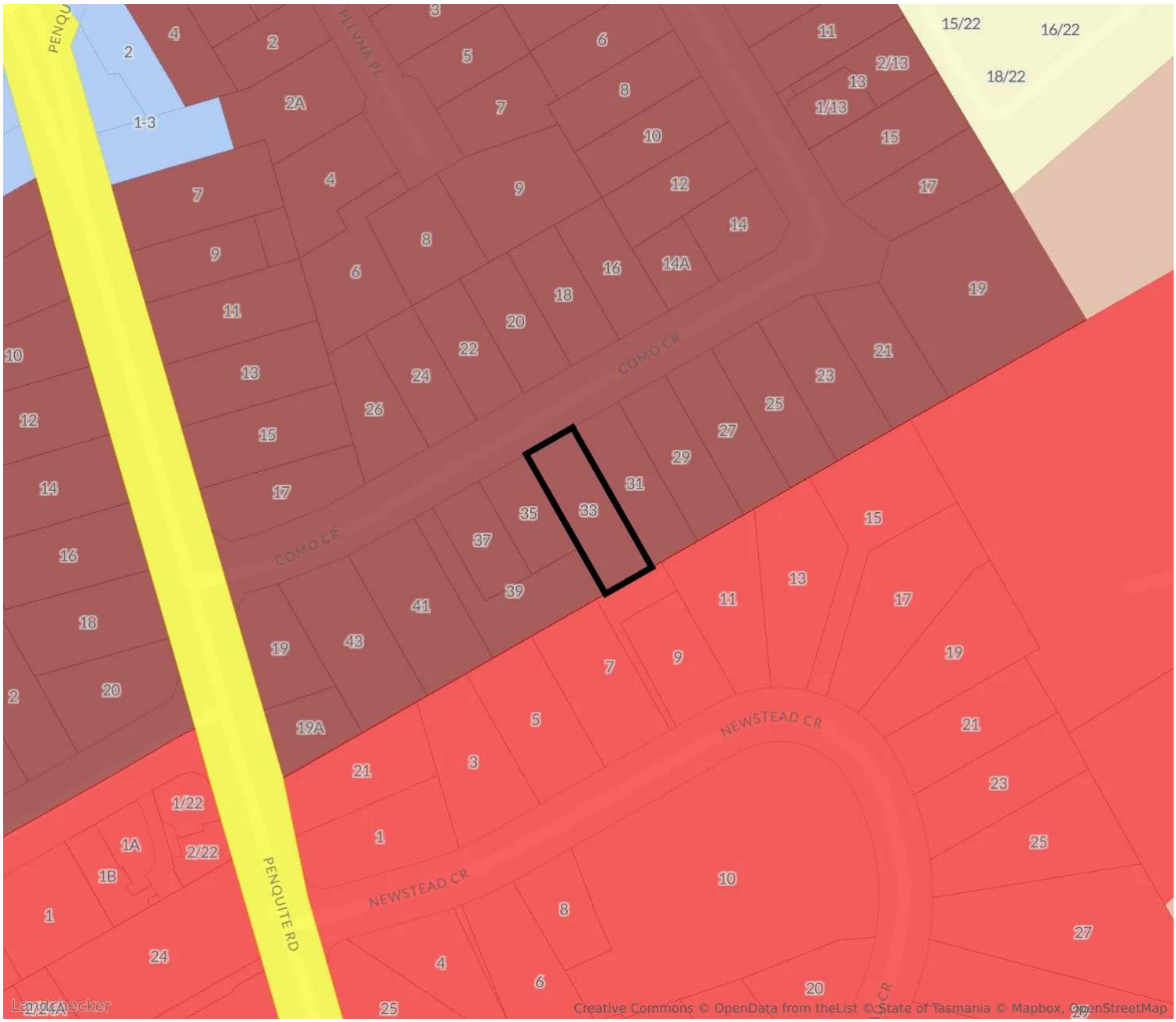
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PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0014	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.

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ZONES



9.0 - Inner Residential

To provide for a variety of residential use or development that accommodates a range of dwelling types at higher densities. 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 Inner Residential Zone

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

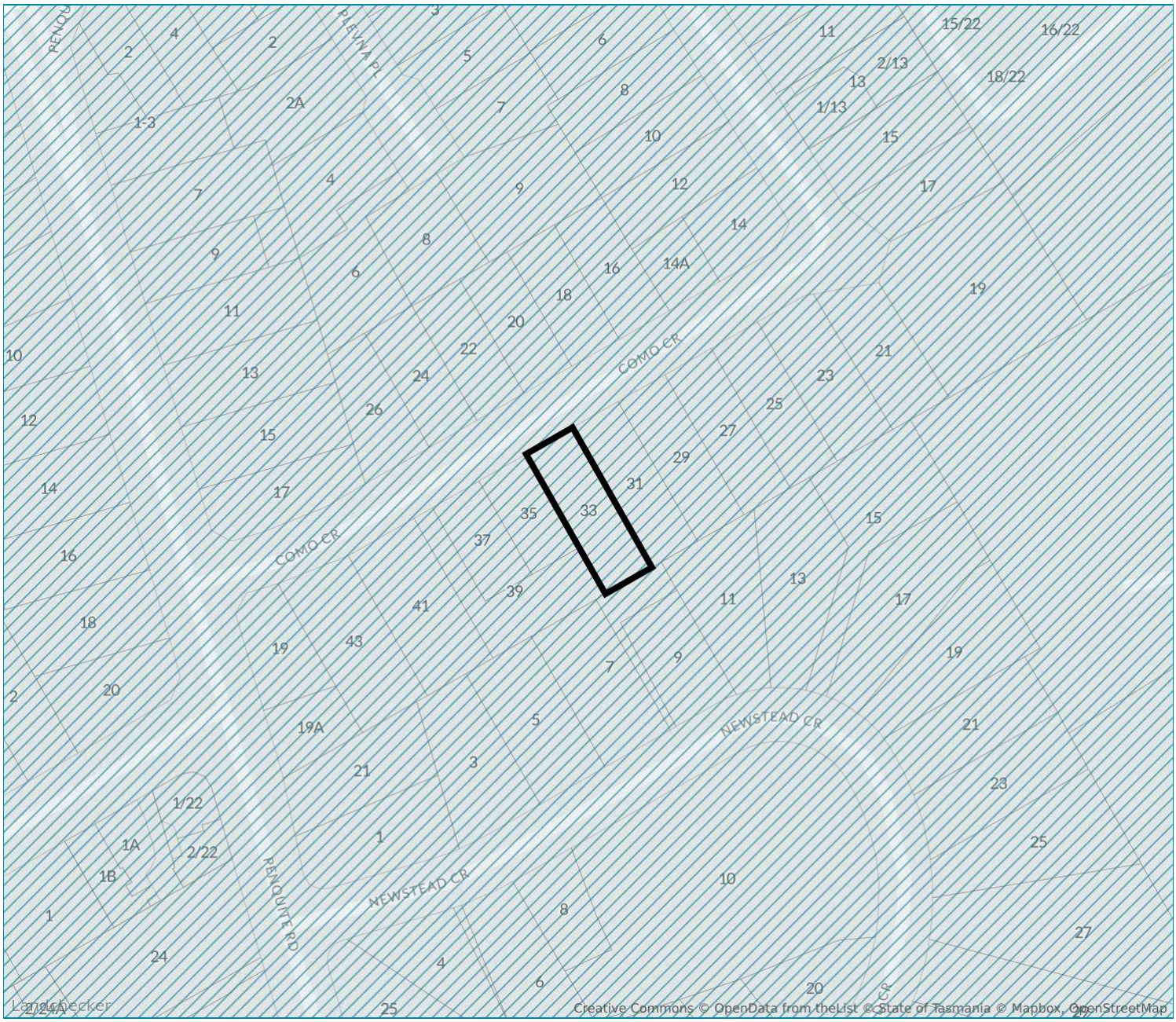
Other nearby planning zones

- GENERAL RESIDENTIAL
- INNER RESIDENTIAL
- LOCAL BUSINESS
- RURAL
- UTILITIES

HARRISON AGENTS

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OVERLAYS



C16.0 - Safeguarding Of Airports Code

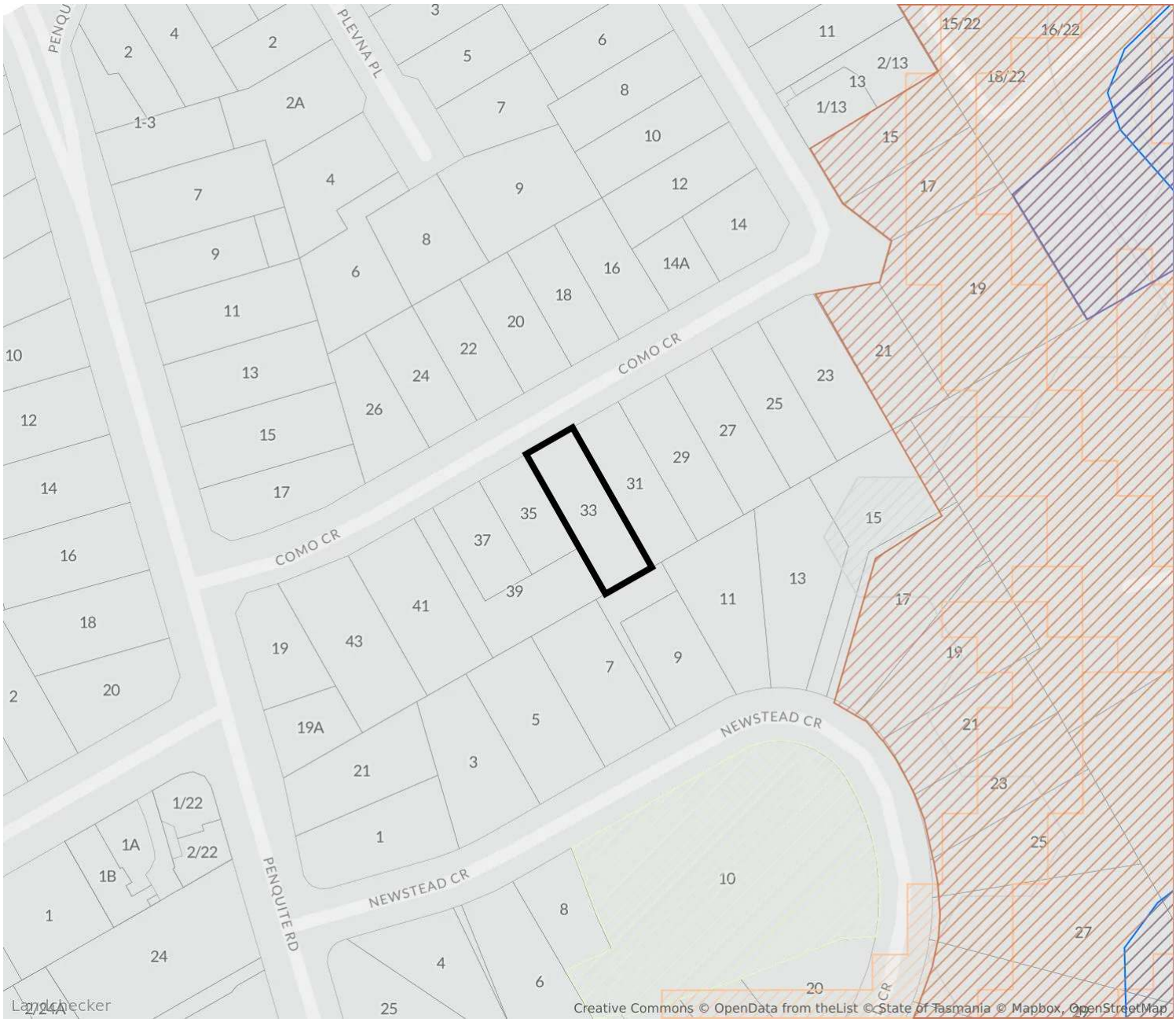
To safeguard the operation of airports from incompatible use or development. To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing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

TPS Safeguarding Of Airports Code

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

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NEARBY OVERLAYS



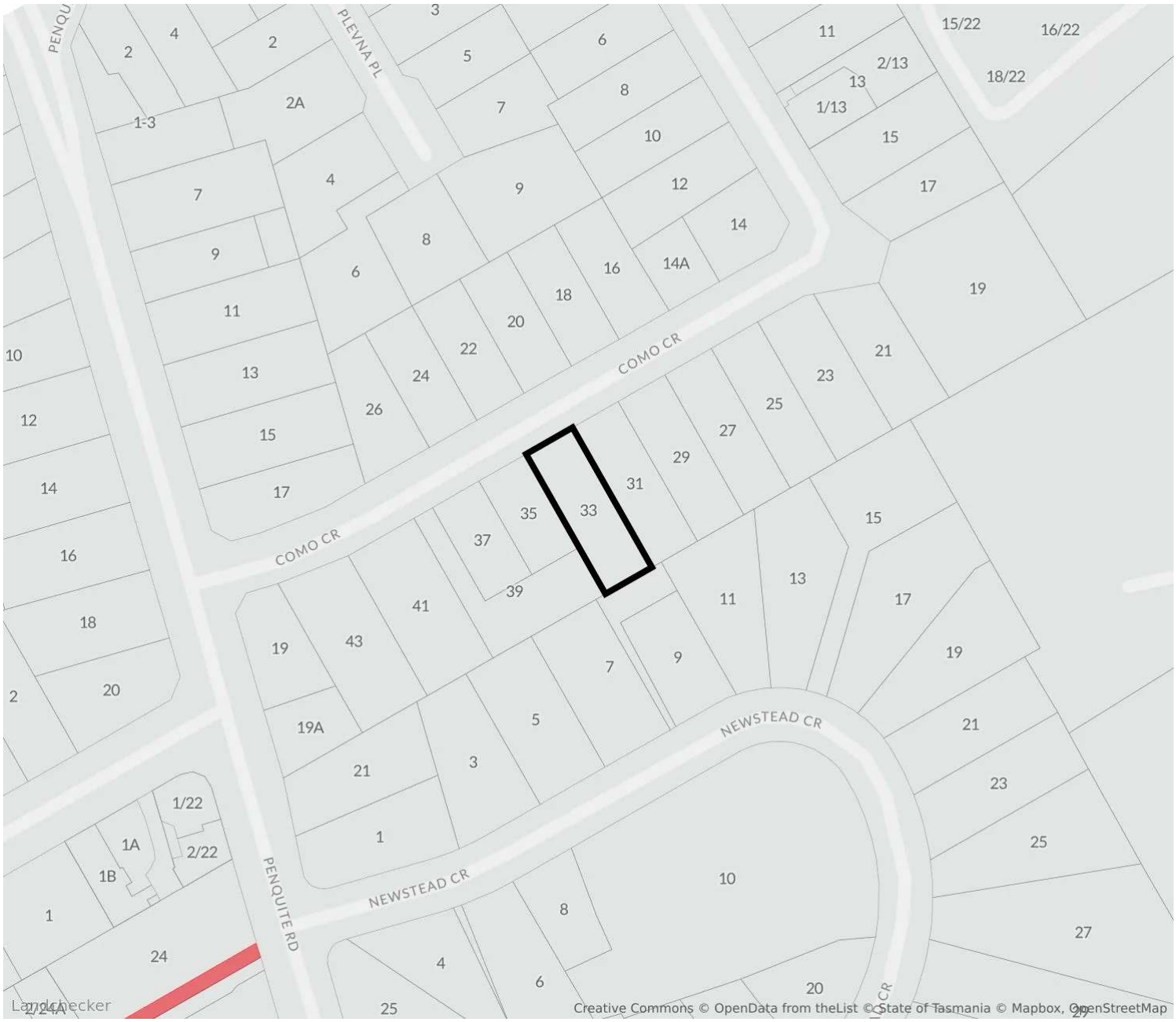
- **BUSHFIRE-PRONE AREAS CODE**
- **COASTAL INUNDATION HAZARD CODE**
- **FLOOD-PRONE HAZARD AREAS CODE**
- **LANDSLIP HAZARD CODE**
- **LOCAL HISTORICAL HERITAGE CODE**
- **NATURAL ASSETS CODE**
- **SCENIC PROTECTION CODE**

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

HARRISON AGENTS

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EASEMENTS



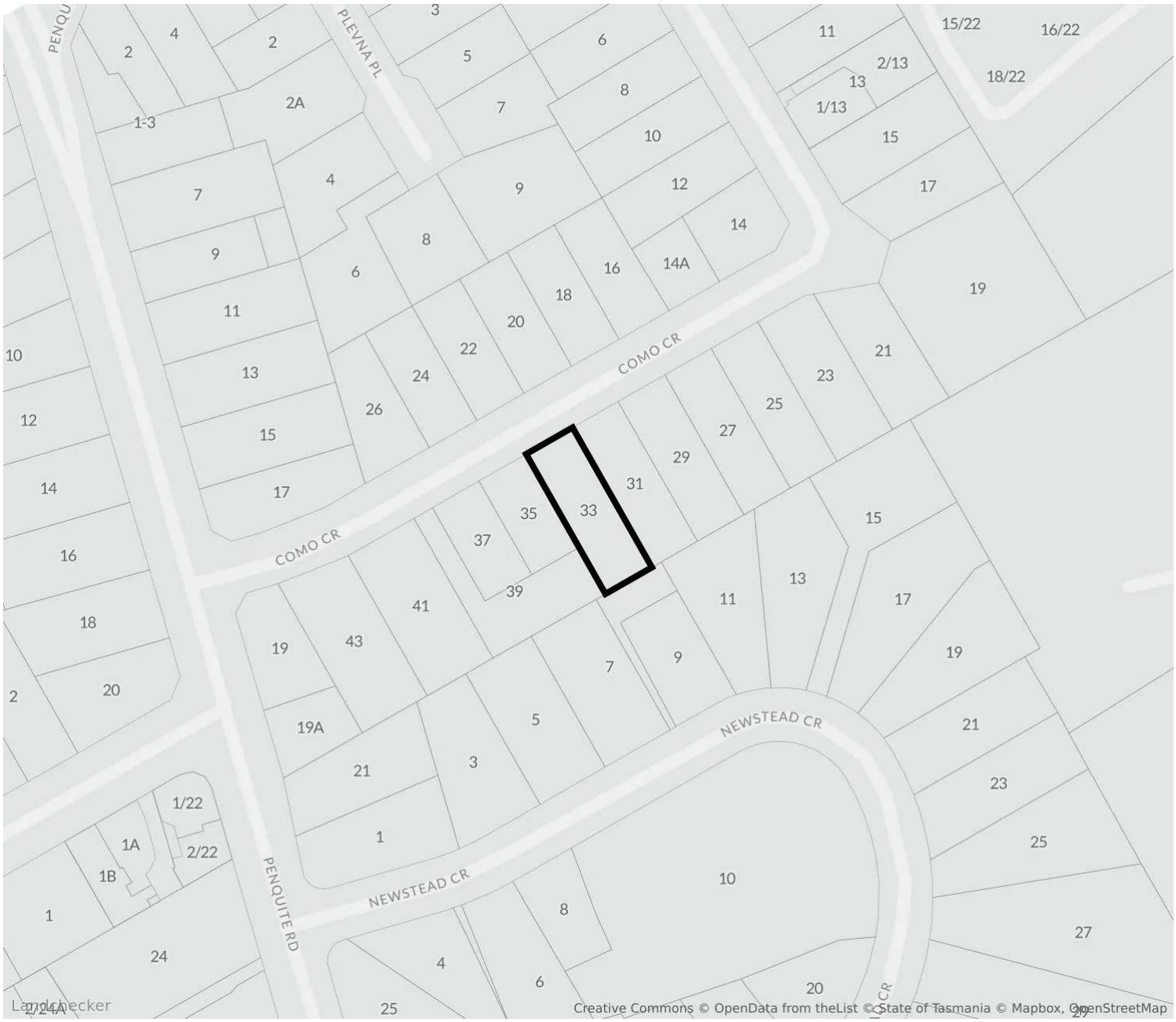
Easements

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.

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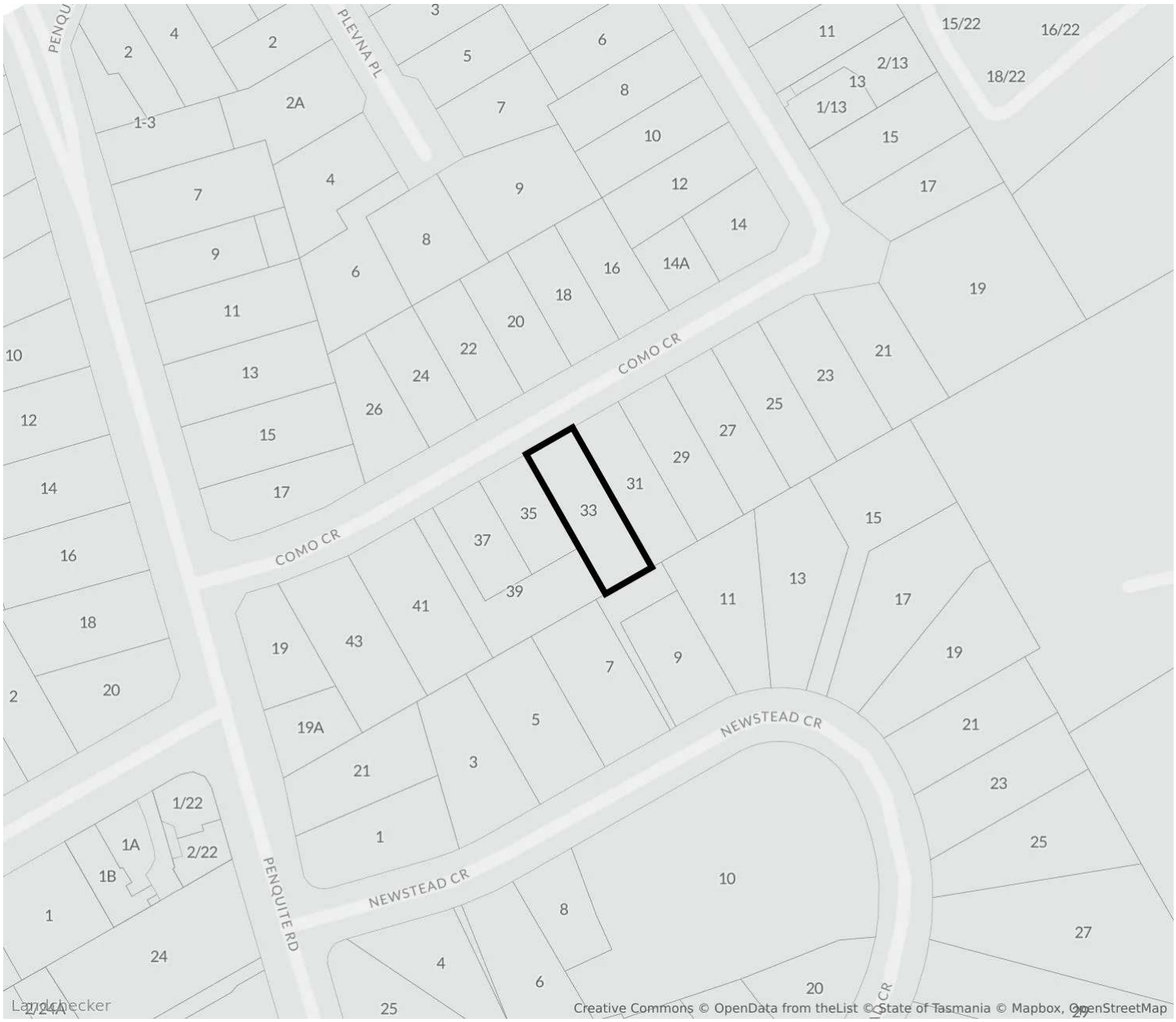
PLANNING PERMIT HISTORY



No planning permit data available for this property.

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NEARBY PLANNING PERMITS



No planning permit data available for nearby properties.

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