

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 2 179442

LOCAL GOVERNMENT (COUNCIL)

Launceston

LEGAL DESCRIPTION

179442/2

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

519m² Approx

ORIENTATION

North

FRONTAGE

14.57m Approx

ZONES

General Residential

OVERLAYS

Landslip Hazard Code

Safeguarding Of Airports Code

Natural Assets Code

PropTrack Property Data

HOUSE

 4  2  2

PropTrack Sale Events

SALE HISTORY

\$765,000	04/10/2021
\$160,000	29/07/2019
\$150,000	18/07/2019
	21/12/2017

State Electorates

LEGISLATIVE COUNCIL

Launceston

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Scotch Oakburn College (282 m)
Oakwood School - Launceston Campus (690 m)
St Thomas More's Catholic School (1129 m)

CLOSEST PRIMARY SCHOOLS

Punchbowl Primary School (279 m)

CLOSEST SECONDARY SCHOOLS

Queechy High School (633 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

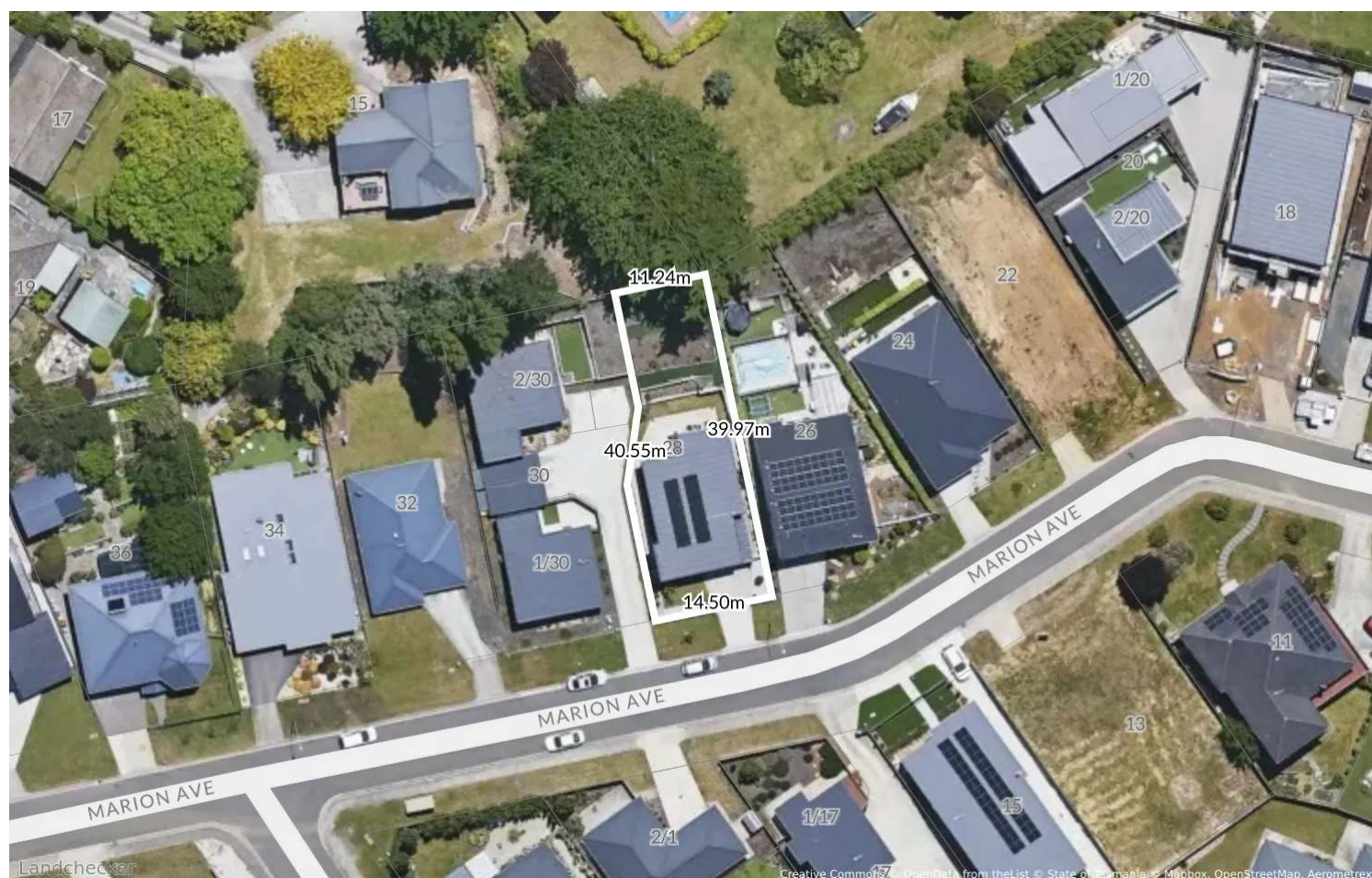
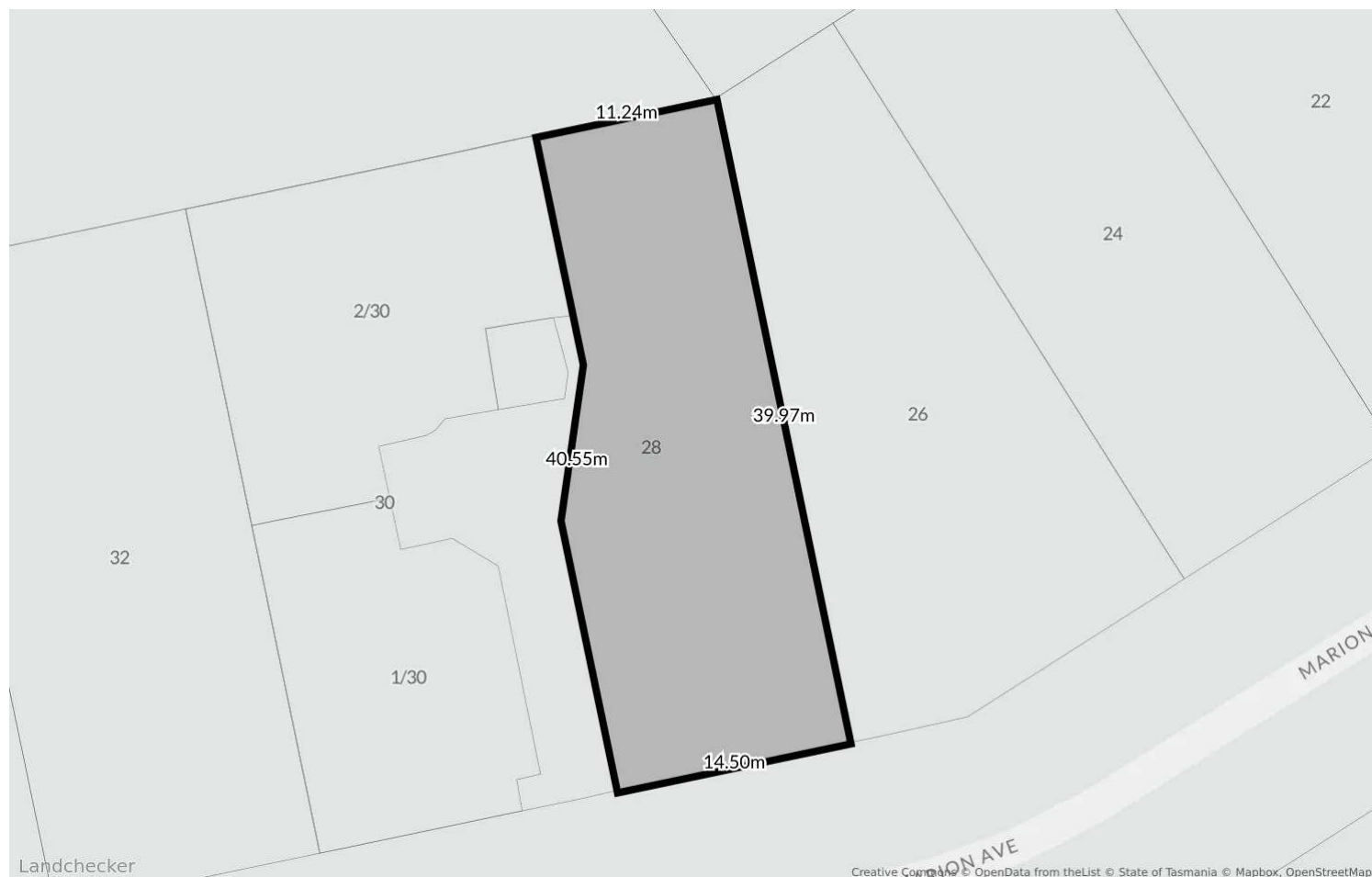
council@launceston.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

28 Marion Avenue, Newstead Tas 7250



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

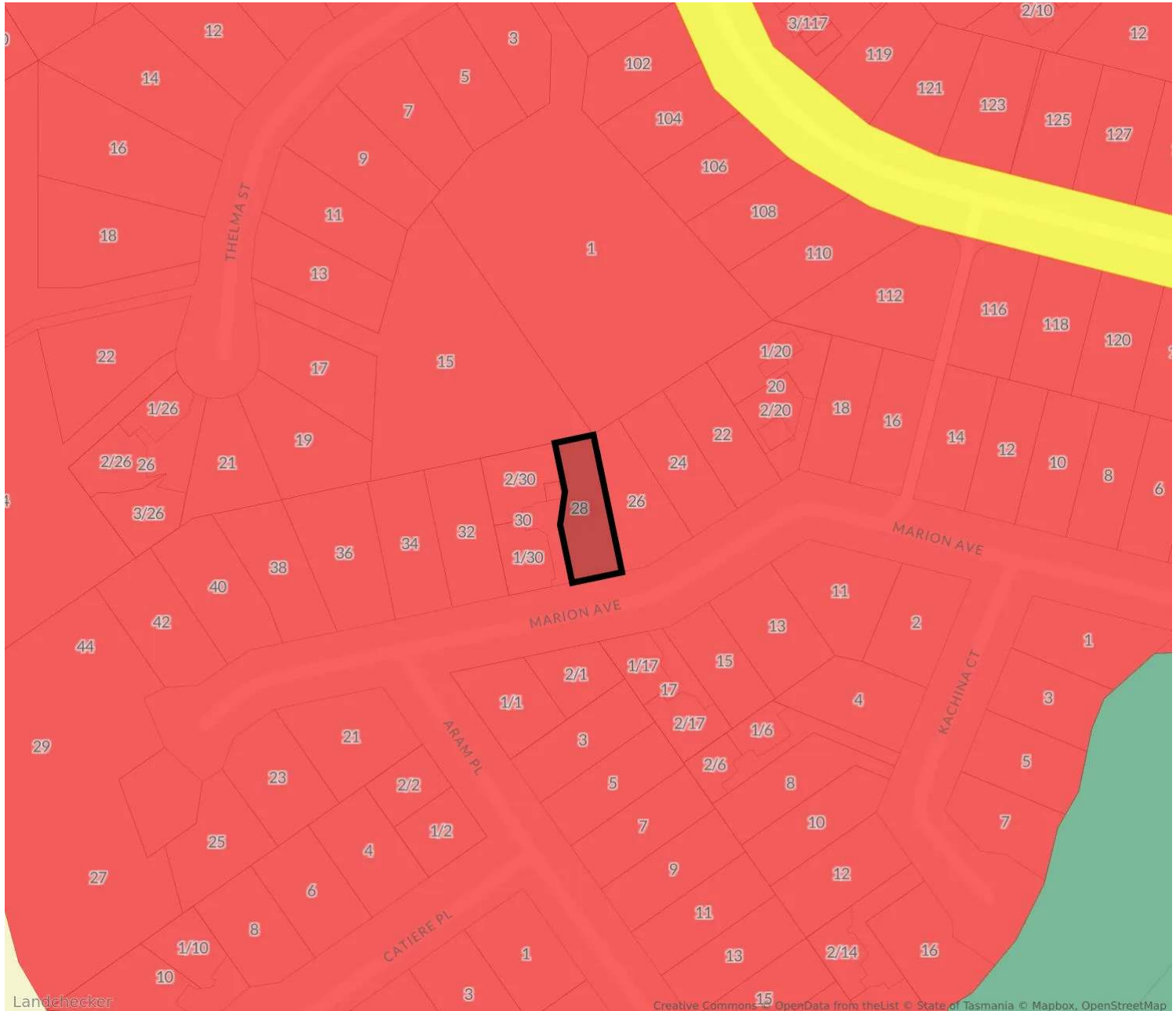
28 Marion Avenue, Newstead Tas 7250

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

28 Marion Avenue, Newstead Tas 7250

Status	Code	Date	Description
PROPOSED	AP-LAU-PSA-LLPO011	12/03/2026	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	AP-LAU-PSA-LLPO021	10/03/2026	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	AM-LAU-PSA-LLPO030	05/03/2026	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.
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.



8.0 - General Residential

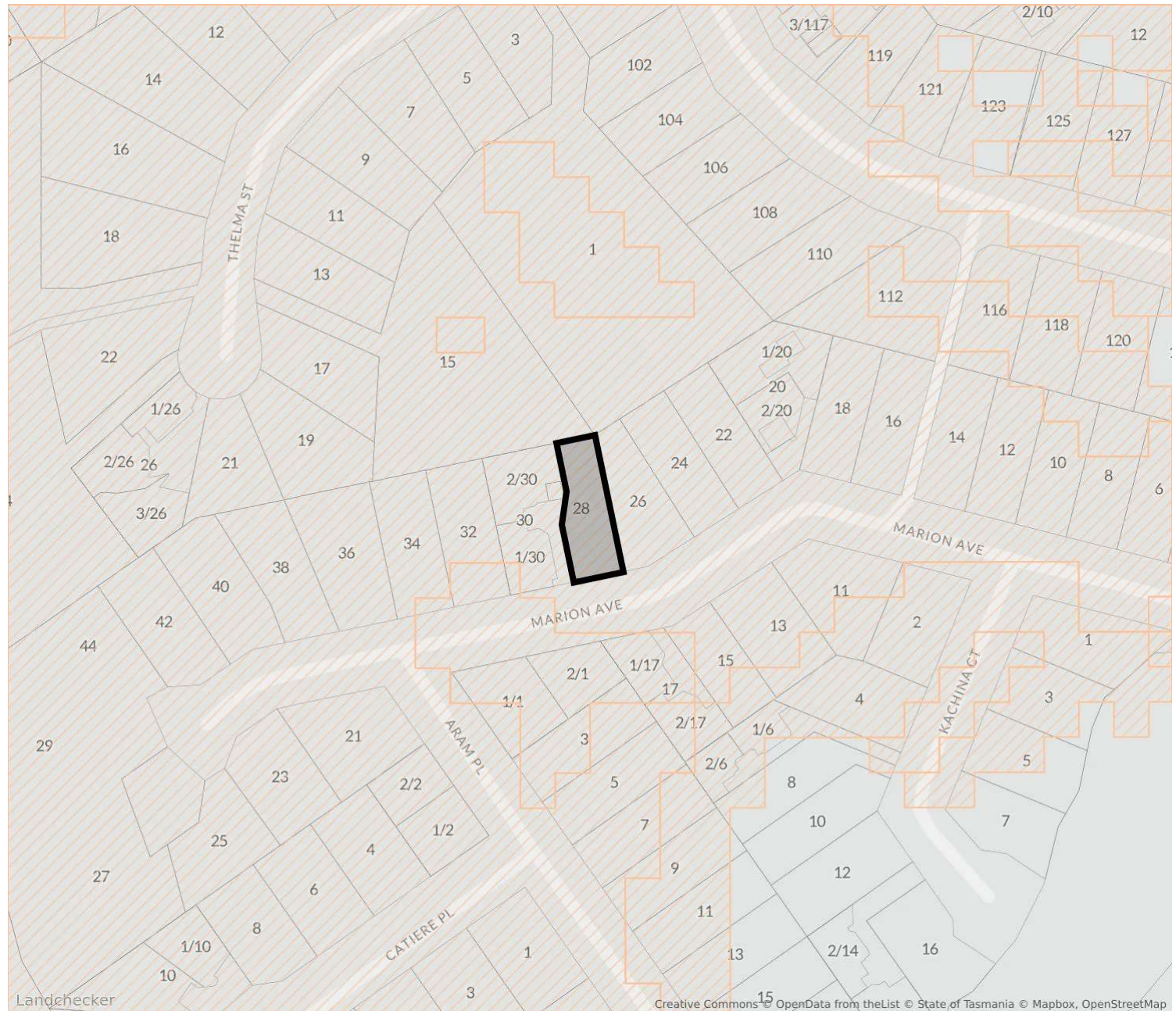
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: (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

- COMMUNITY PURPOSE
- GENERAL RESIDENTIAL
- OPEN SPACE
- UTILITIES

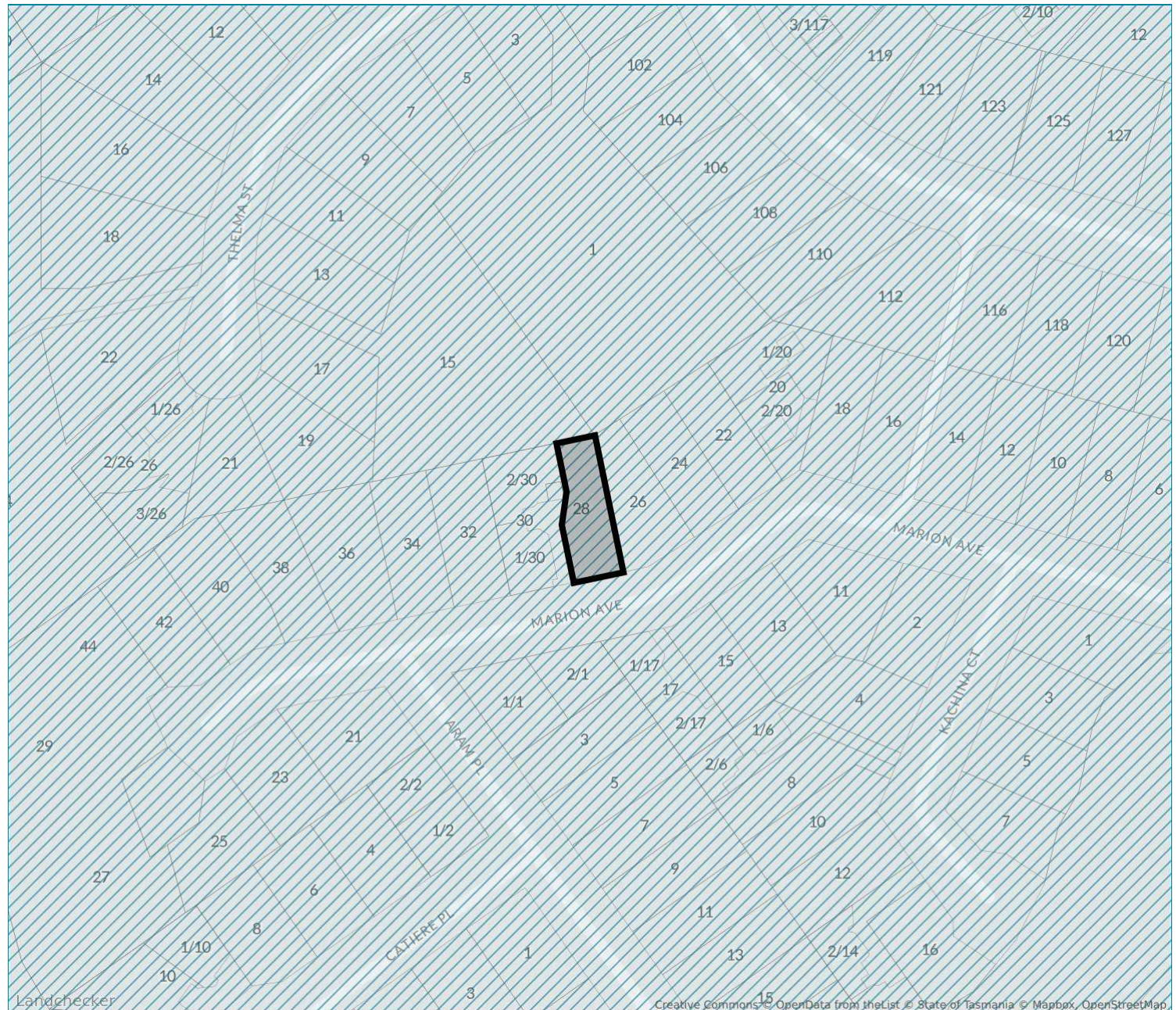


C15.0 - Landslip Hazard Code

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.

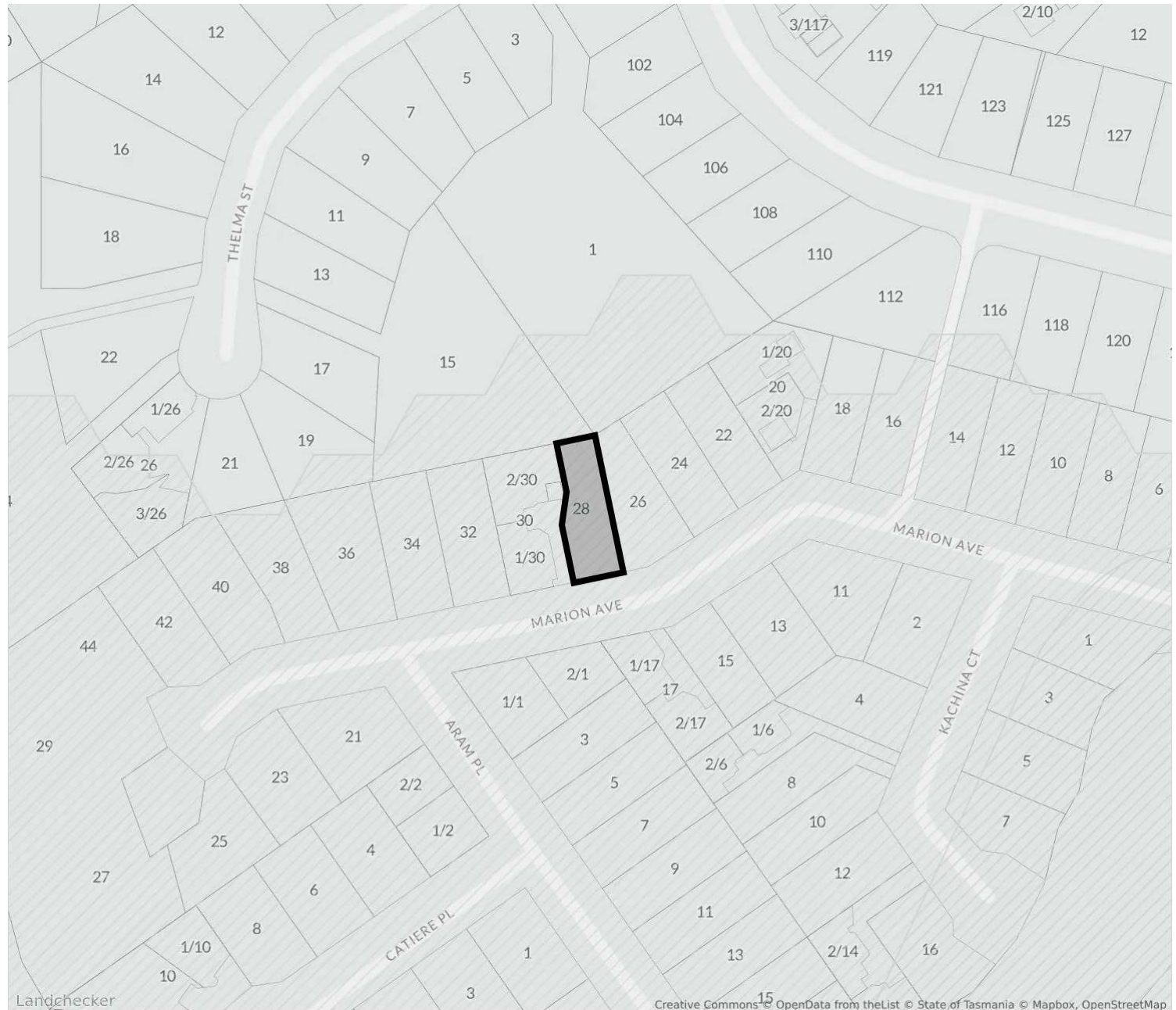


C16.0 - Safeguarding Of Airports Code

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.



C7.0 - Natural Assets Code

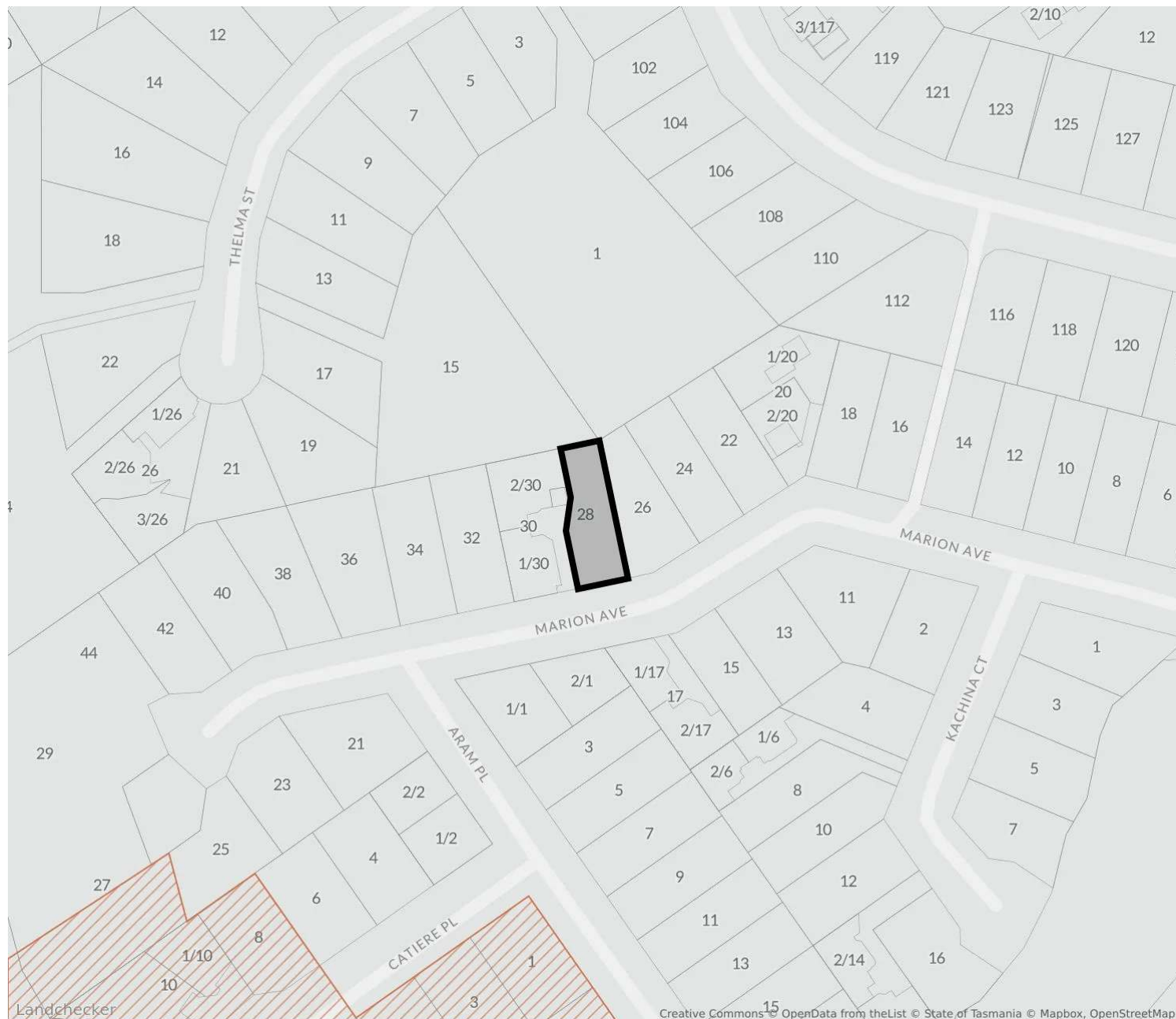
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast. To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise. To minimise impacts on identified priority vegetation. To manage impacts on threatened fauna species by minimising clearance of significant habitat.

TPS Natural Assets Code

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

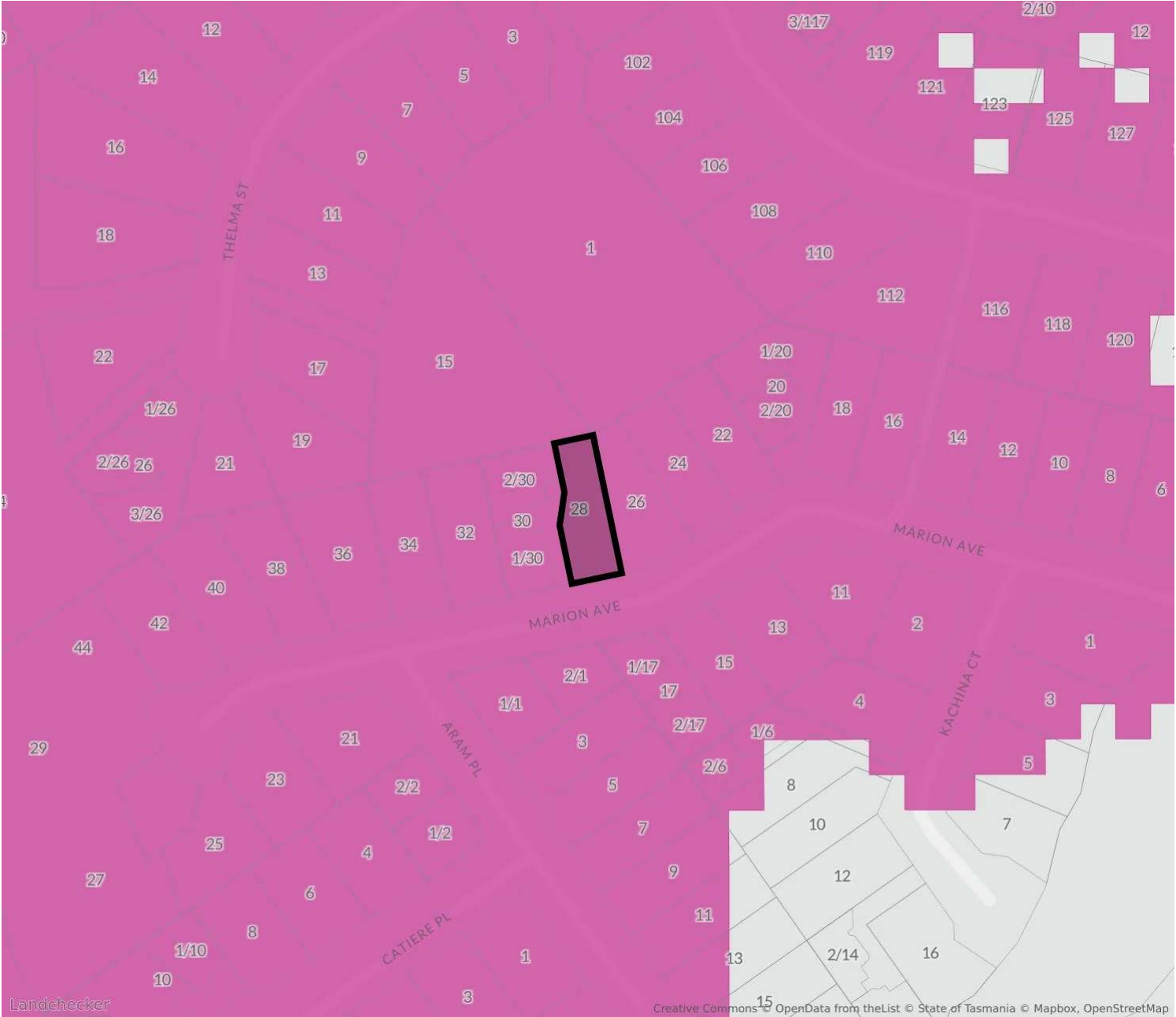
NEARBY OVERLAYS

28 Marion Avenue, Newstead Tas 7250



BUSHFIRE-PRONE AREAS CODE

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



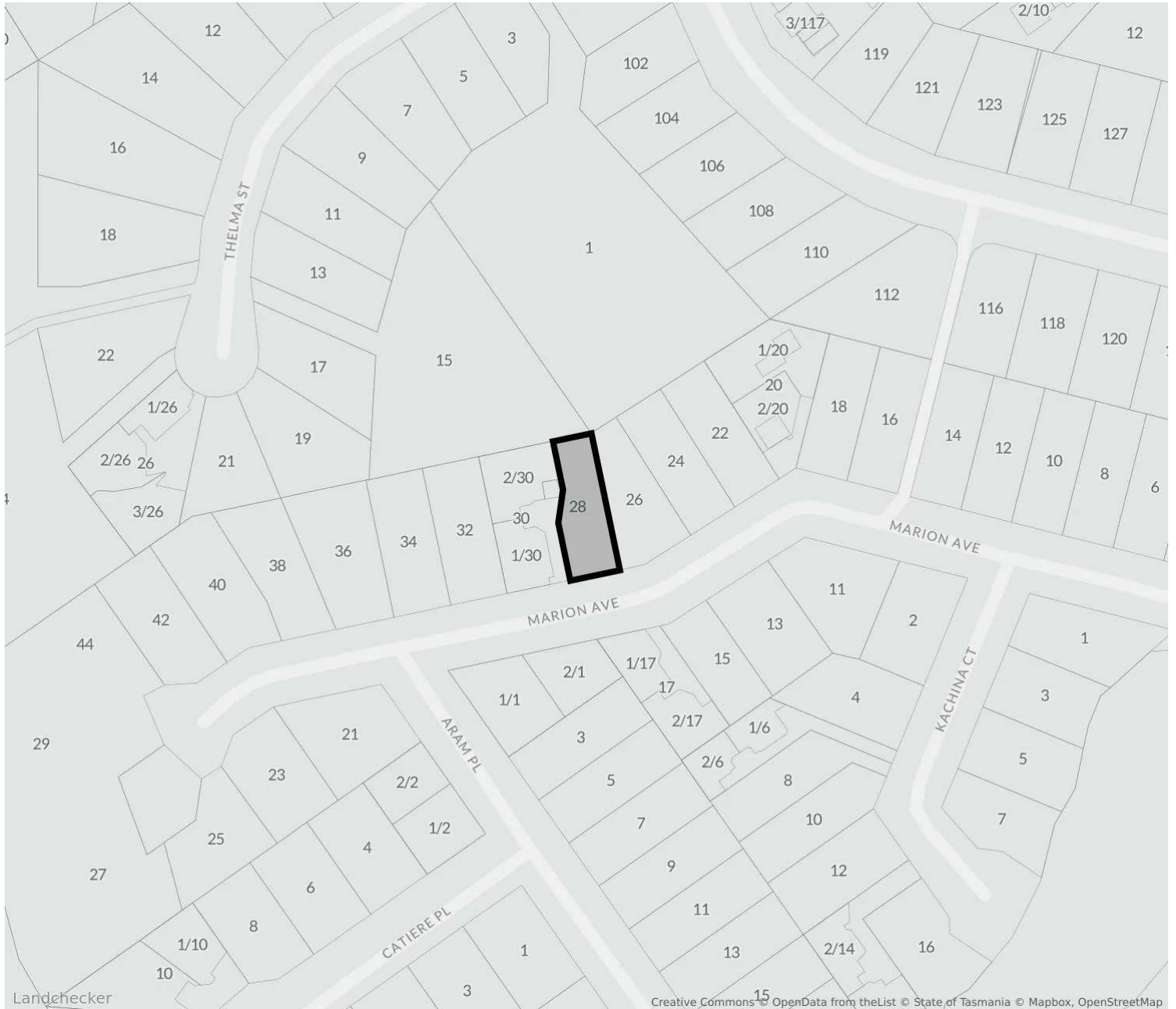
Landslide Prone Area

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

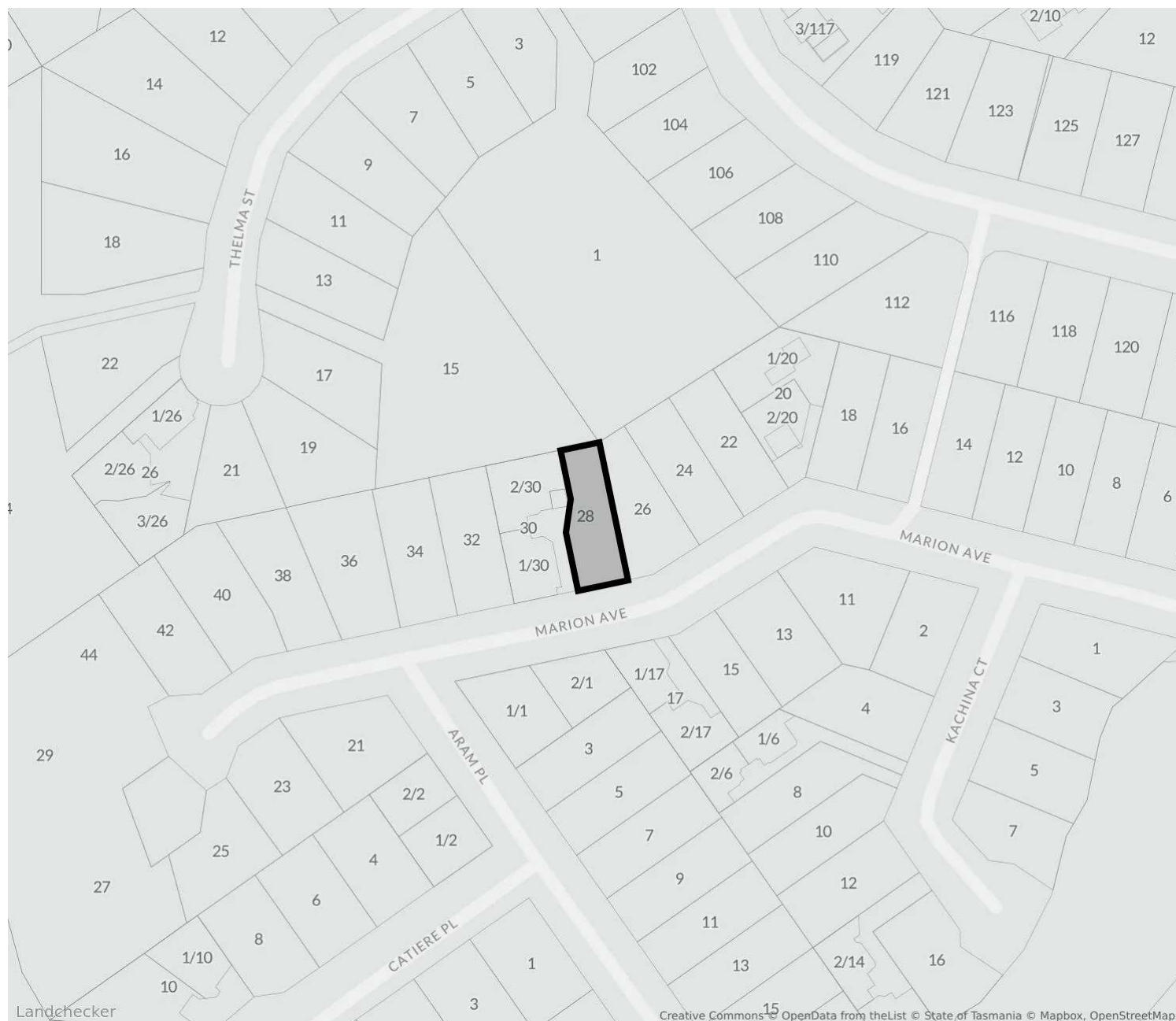
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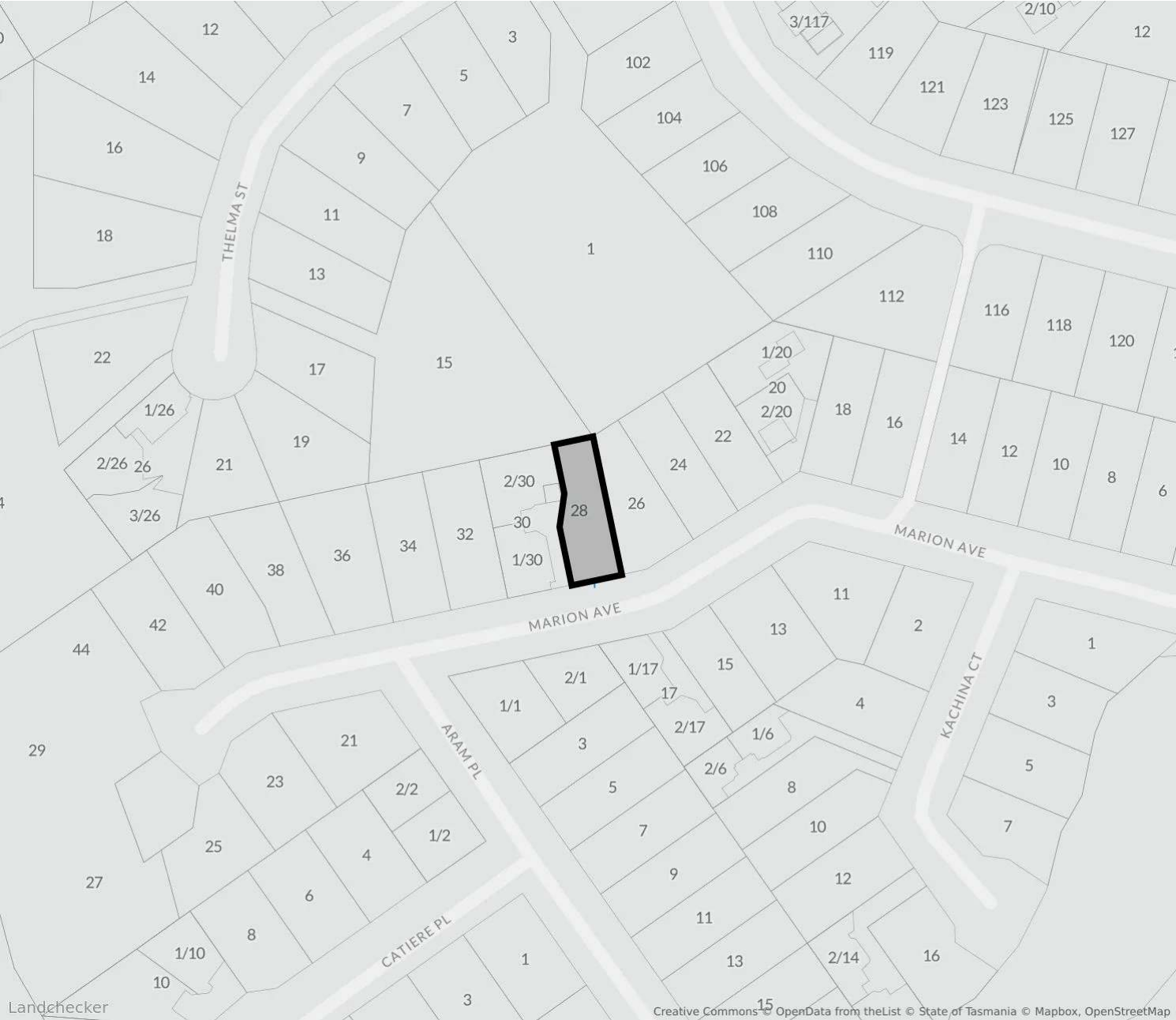
No planning permit data available for this property.

NEARBY PLANNING PERMITS

28 Marion Avenue, Newstead Tas 7250



No planning permit data available for nearby properties.



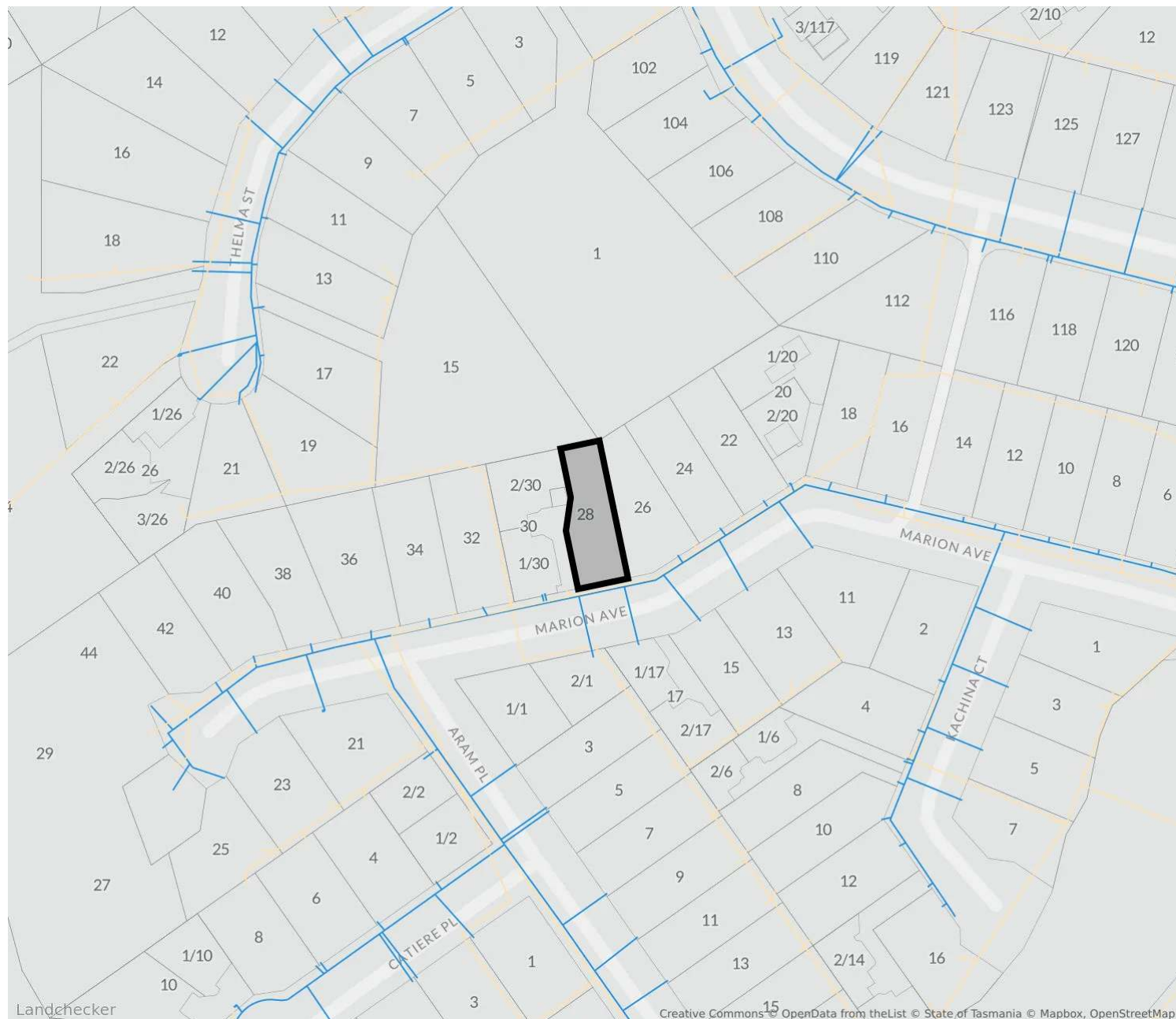
- **Water**
Tas Water
- **Sewer**
Tas Water

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.

NEARBY EASEMENTS

28 Marion Avenue, Newstead Tas 7250



- **Water**
Tas Water
- **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) nearby this property, please contact the relevant source authority.

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