# PROPERTY REPORT



## Details

**LOCAL GOVERNMENT (COUNCIL)**
Glamorgan-Spring Bay

**COUNCIL PROPERTY NUMBER**
Unavailable

**LAND SIZE**
20,720m² Approx

**ORIENTATION**
North

**FRONTAGE**
104.57m Approx

**ZONES**
Rural Living

**OVERLAYS**
Bushfire-Prone Areas Code
Landslip Hazard Code
Natural Assets Code

## Parcels

**LOT/PLAN**
Lot 1 135030

**VOLUME/FOLIO**
Volume 135030 Folio 1

## PropTrack Property Data

**HOUSE**
3 1 2

## PropTrack Sale Events

**SALE HISTORY**

| | |
|---|---|
| $770,000 | 27/03/2023 |
| | 19/09/2022 |

## State Electorates

**LEGISLATIVE COUNCIL**
Prosser

**LEGISLATIVE ASSEMBLY**
Lyons

## Schools

**ZONED SCHOOLS**
Primary: Swansea Primary School (2013 m)

**CLOSEST COMBINED SCHOOL**
Triabunna District School (42757 m)

**CLOSEST SPECIALIST SCHOOLS**
Southern Support School (99058 m)

**CLOSEST PRIVATE SCHOOLS**
Scotch Oakburn College - Valley Campus (52469 m)
Indie School - Glenorchy (Sorell Campus) (83007 m)
Marisol Miro Quesada Le Roux - School name yet to be determined (87638 m)

## Council Information - Glamorgan-Spring Bay

**PHONE**
03 6256 4777 (Glamorgan Spring Bay Council)

**EMAIL**
admin@freycinet.tas.gov.au

**WEBSITE**
http://www.gsbc.tas.gov.au

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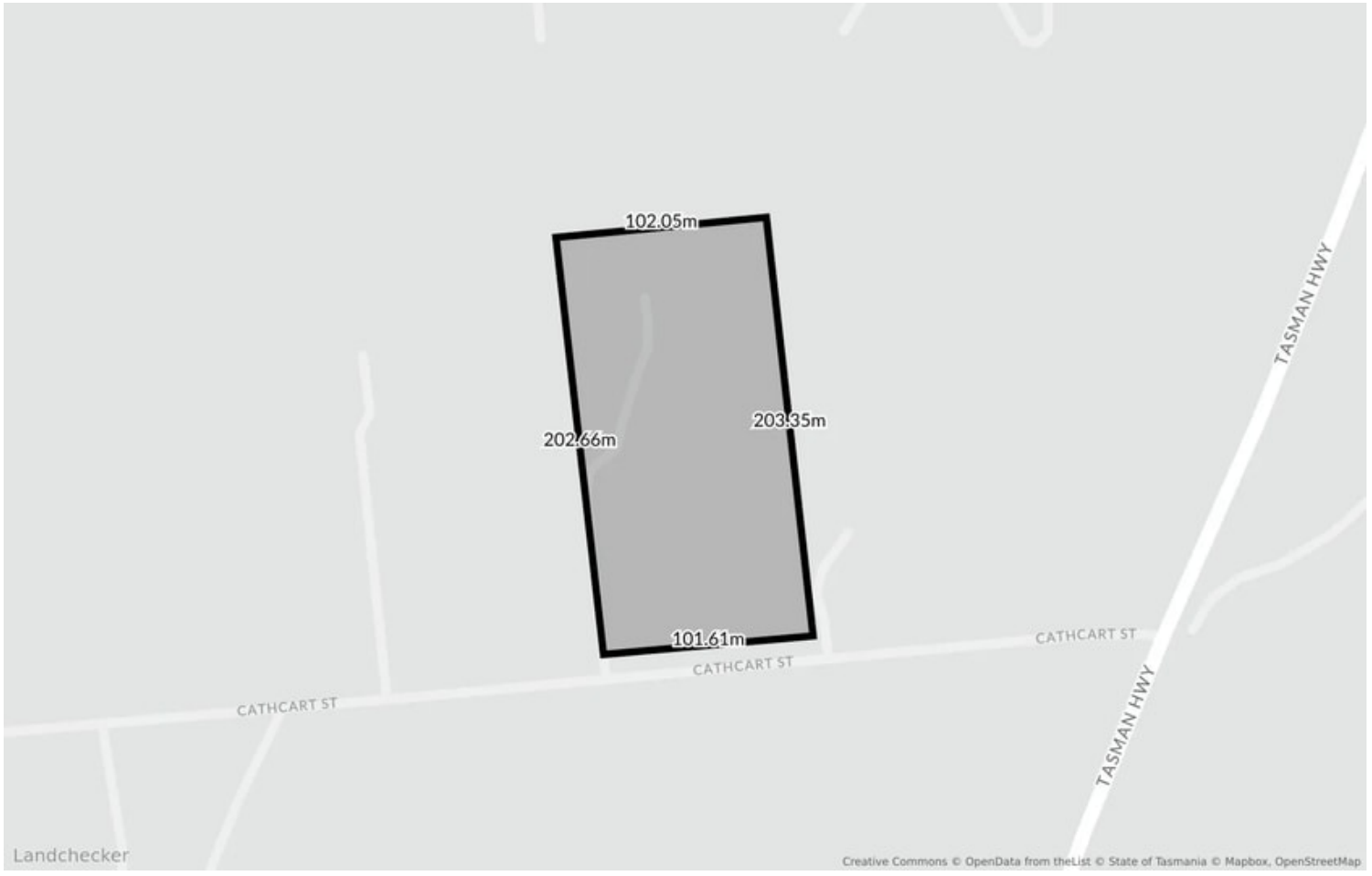
# SITE DIMENSIONS









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# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

No recent planning scheme amendments for this property



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# PROPOSED PLANNING SCHEME AMENDMENTS



No proposed planning scheme amendments for this property



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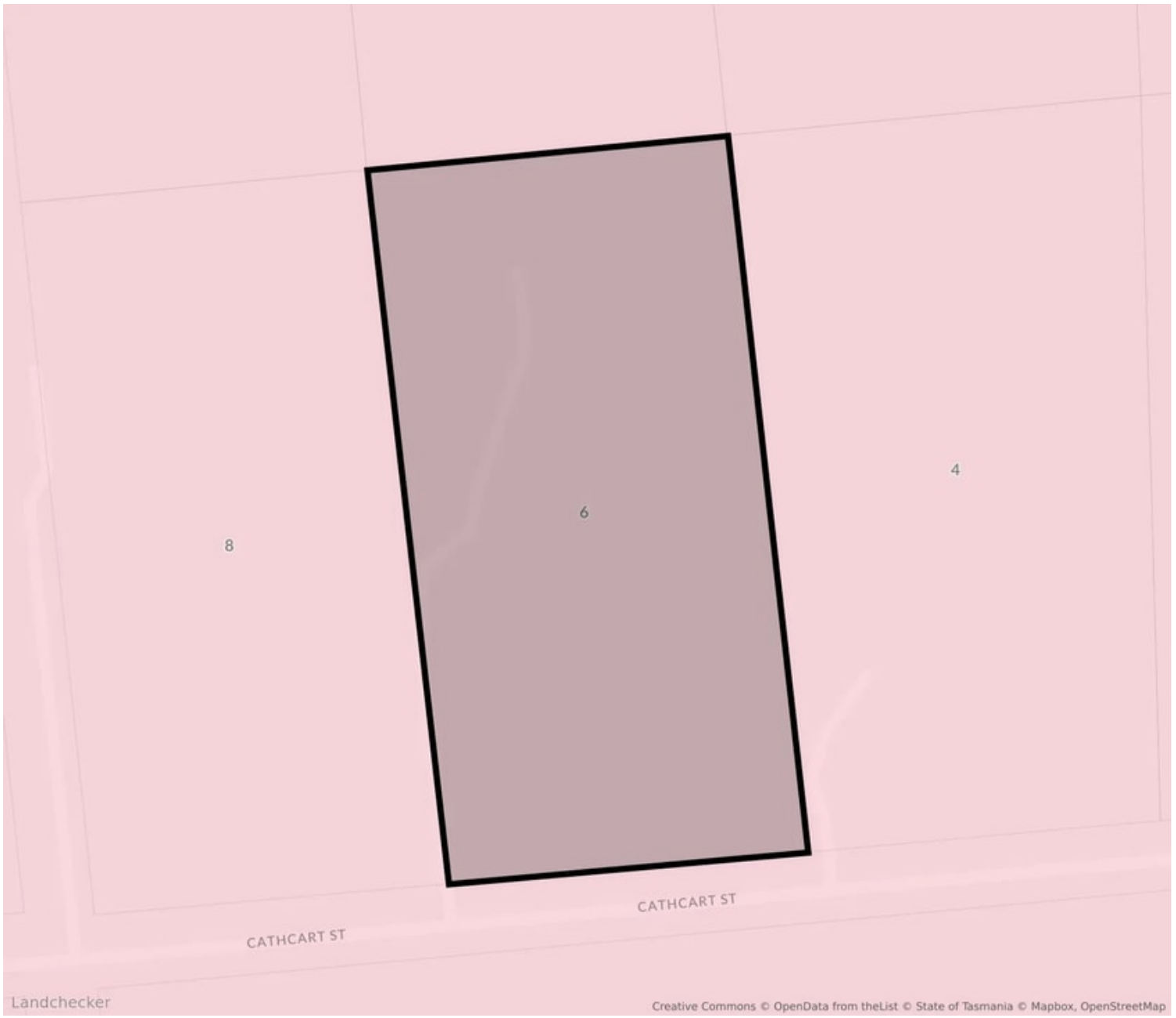
# ZONES




**11.0 - Rural Living**

To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. To provide for compatible agricultural use and development that does not adversely impact on residential amenity. To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS Rural Living Zone

For confirmation and detailed advice about this planning zone, please contact GLAMORGAN-SPRING BAY council on 03 6256 4777.



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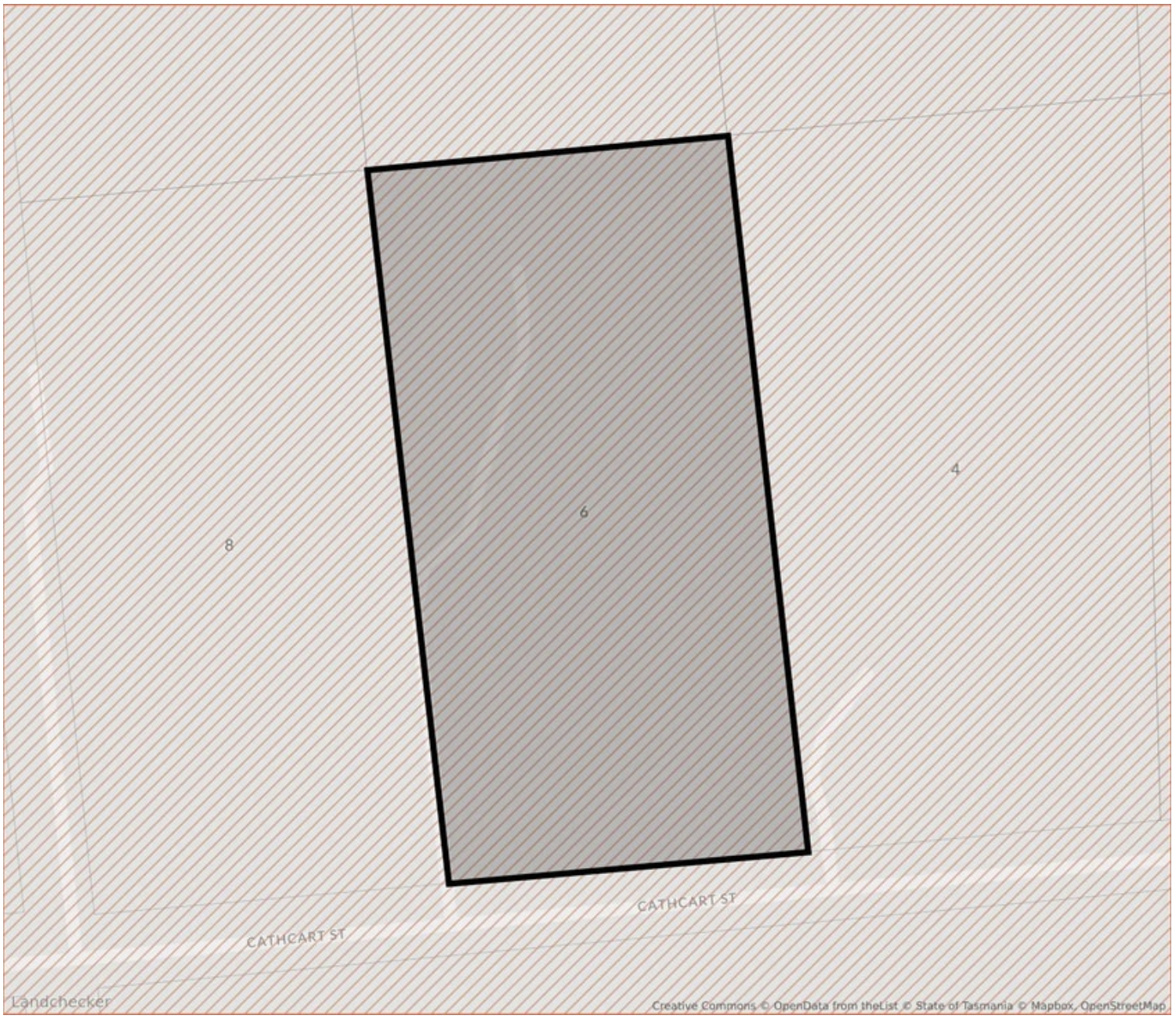
# OVERLAYS




**C13.0 - Bushfire-Prone Areas Code**

To ensure that use and development is appropriately designed, located, serviced, and constructed, to reduce the risk to human life and property, and the cost to the community, caused by bushfires.

TPS Bushfire-Prone Areas Code

For confirmation and detailed advice about this planning overlay, please contact GLAMORGAN-SPRING BAY council on 03 6256 4777.



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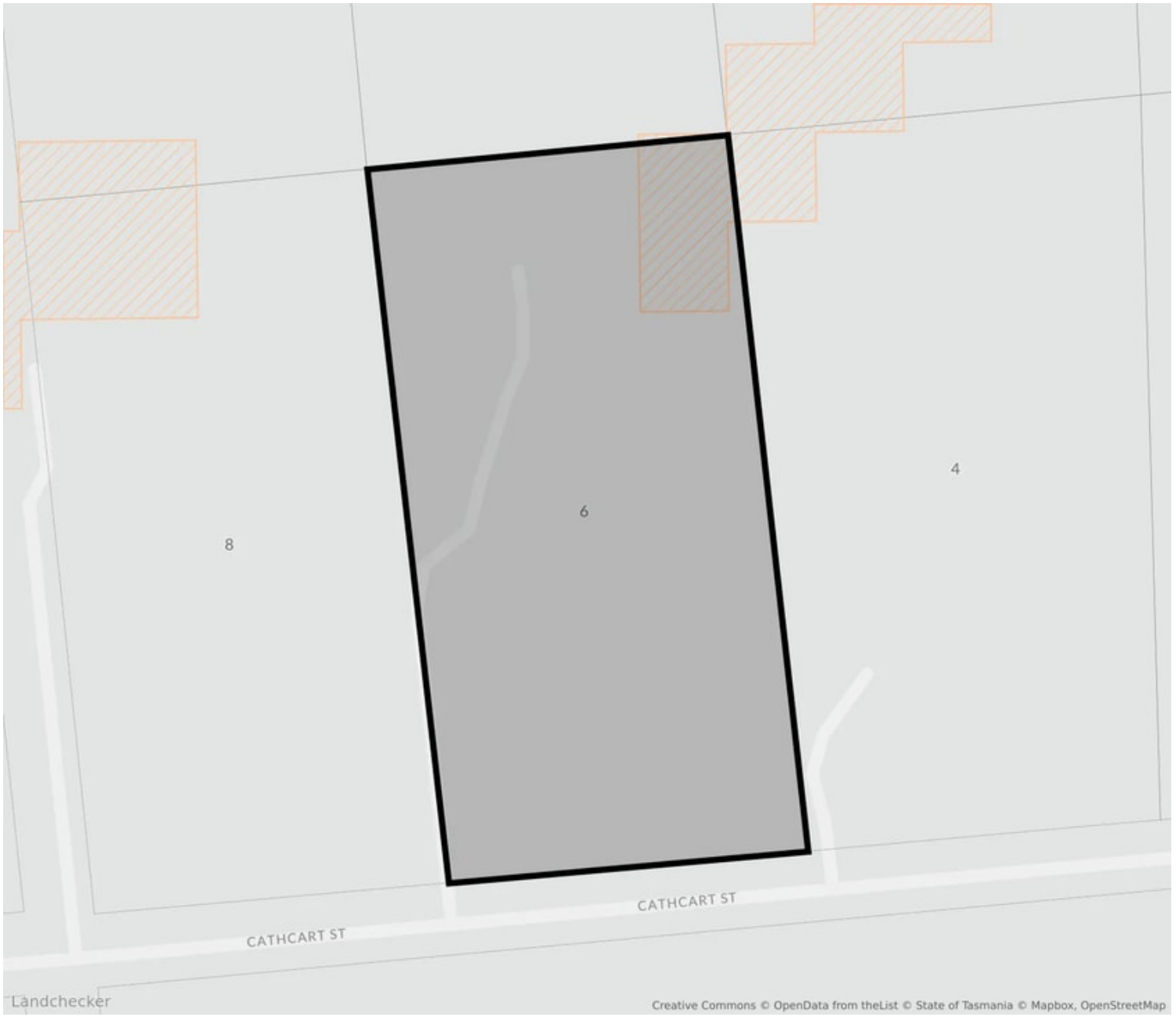
# OVERLAYS




**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 GLAMORGAN-SPRING BAY council on 03 6256 4777.



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# OVERLAYS




**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 GLAMORGAN-SPRING BAY council on 03 6256 4777.



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# NEARBY OVERLAYS




There are no overlays in the vicinity


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# FLOOD




**Flood**

No flooding has been detected on this property 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<br>C12.0 | Not Detected | State | 07/09/2026 |



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# BUSHFIRE PRONE AREA






**Bushfire Prone Area**

This property is 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<br>C13.0 | Detected | State | 07/09/2026 |
| Land Information System Tasmania<br>12O.FRE | Not Detected | State | 07/09/2026 |



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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<br>C15.0 | Detected | State | 07/09/2026 |
| Land Information System Tasmania<br>120.LDS | Not Detected | State | 07/09/2026 |



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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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# EASEMENTS






**Water**
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

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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# TOPOGRAPHY




**1 - 5m Contours**

For confirmation and detailed advice about the elevation of the property, please contact GLAMORGAN-SPRING BAY council on 03 6256 4777.



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