PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 2 158373

LOCAL GOVERNMENT (COUNCIL)
West Tamar

LEGAL DESCRIPTION
158373/2

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
18,260m² Approx

ORIENTATION
West

FRONTAGE
64.61m Approx

ZONES
Rural Living

OVERLAYS
Bushfire-Prone Areas Code
Natural Assets Code

PropTrack Property Data

HOUSE
4 2 4

PropTrack Sale Events

SALE HISTORY

$450,000	06/10/2015

State Electorates

LEGISLATIVE COUNCIL
Rosevears

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Launceston Christian School (16808 m)
St Anthony's Catholic School (17401 m)
Australian Christian College Tasmania - Launceston Campus (17572 m)

CLOSEST PRIMARY SCHOOLS
Exeter Primary School (2206 m)

CLOSEST SECONDARY SCHOOLS
Exeter High School (2315 m)

Council Information - West Tamar

PHONE
03 6383 6350 (West Tamar Council)

EMAIL
wtc@wtc.tas.gov.au

WEBSITE
http://www.wtc.tas.gov.au

HARRISON AGENTS

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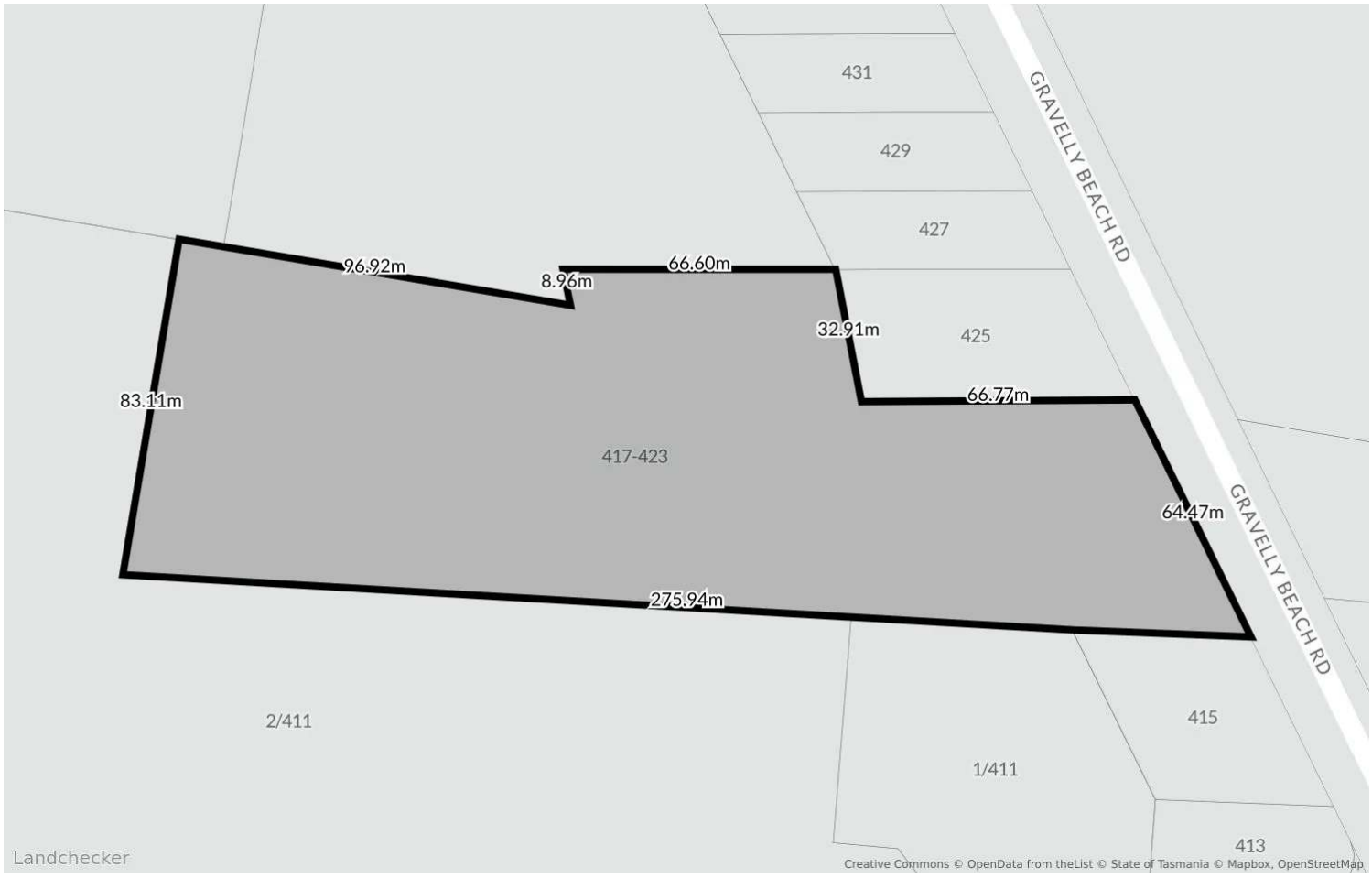
SITE DIMENSIONS





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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
OTHER	AP-WTA-AMD03-24	16/04/2026	The draft amendment proposes to apply the Low Density Residential Zone and Residential Supply and Density Specific Area Plan to land at 11 Upper McEwans Road, Legana.The permit provides for a 3 lot subdivision.Related assessment:AM-WTA-AMD03-24 (substitute amendment)relating to the assessment of the substitute amendment.
OTHER	AM-WTA-AMD03-24 (substitute amendment)	15/04/2026	The draft amendment proposes to apply the Rural Living Zone A to 11 Upper McEwans Road, Legana and remove the WTA-S3.0 Residential Supply and Density Specific Area Plan from part of the site and insert site-specific qualifications WTA-11.2, WTA 11.3 and WTA 11.4.Related assessment:AP-WTA-AMD03-24relating to the initial assessment of the draft amendment.

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PROPOSED PLANNING SCHEME AMENDMENTS

No proposed planning scheme amendments for this property

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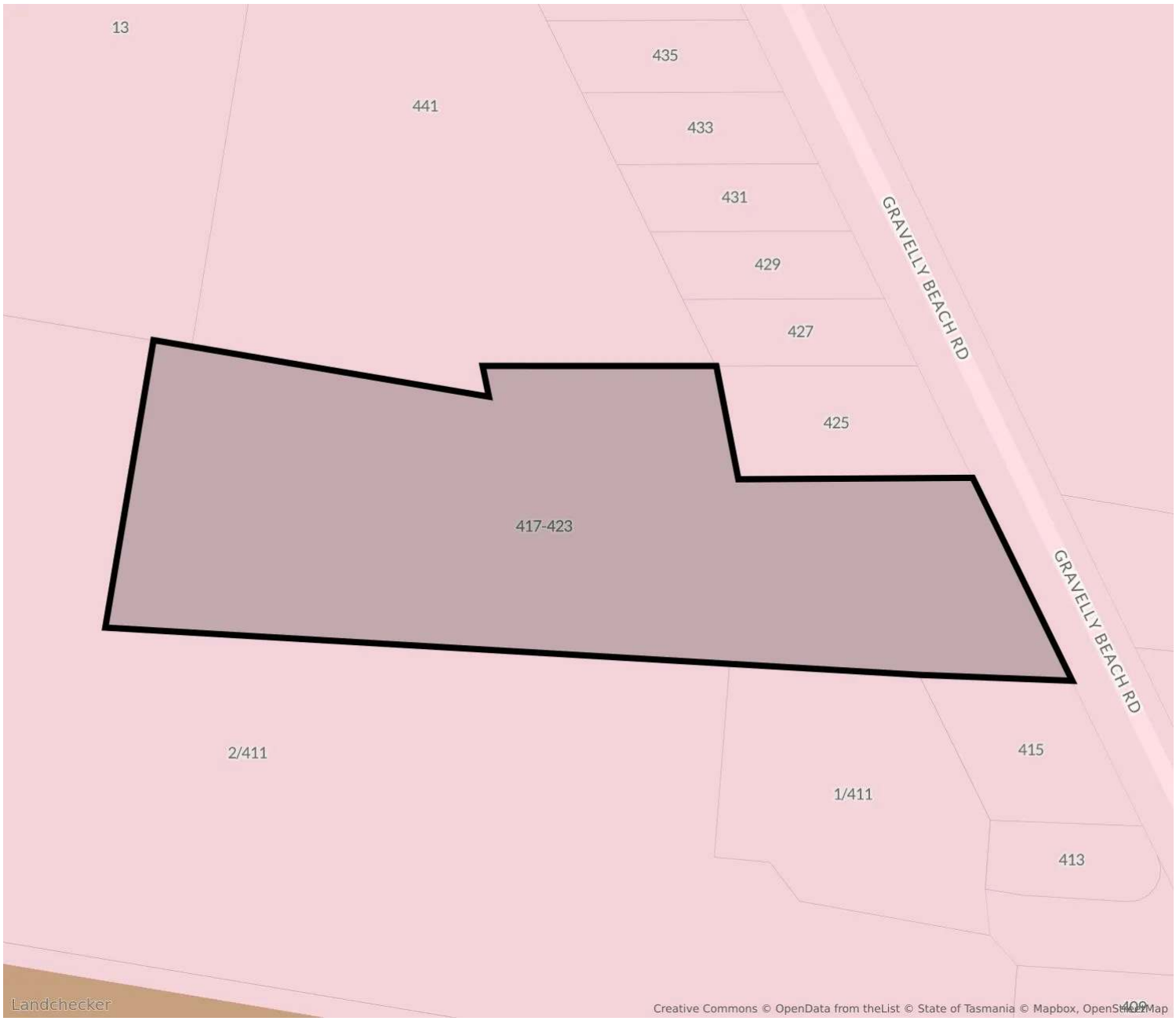
ZONES



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 WEST TAMAR council on 03 6383 6350.

Other nearby planning zones

AGRICULTURE

RURAL LIVING

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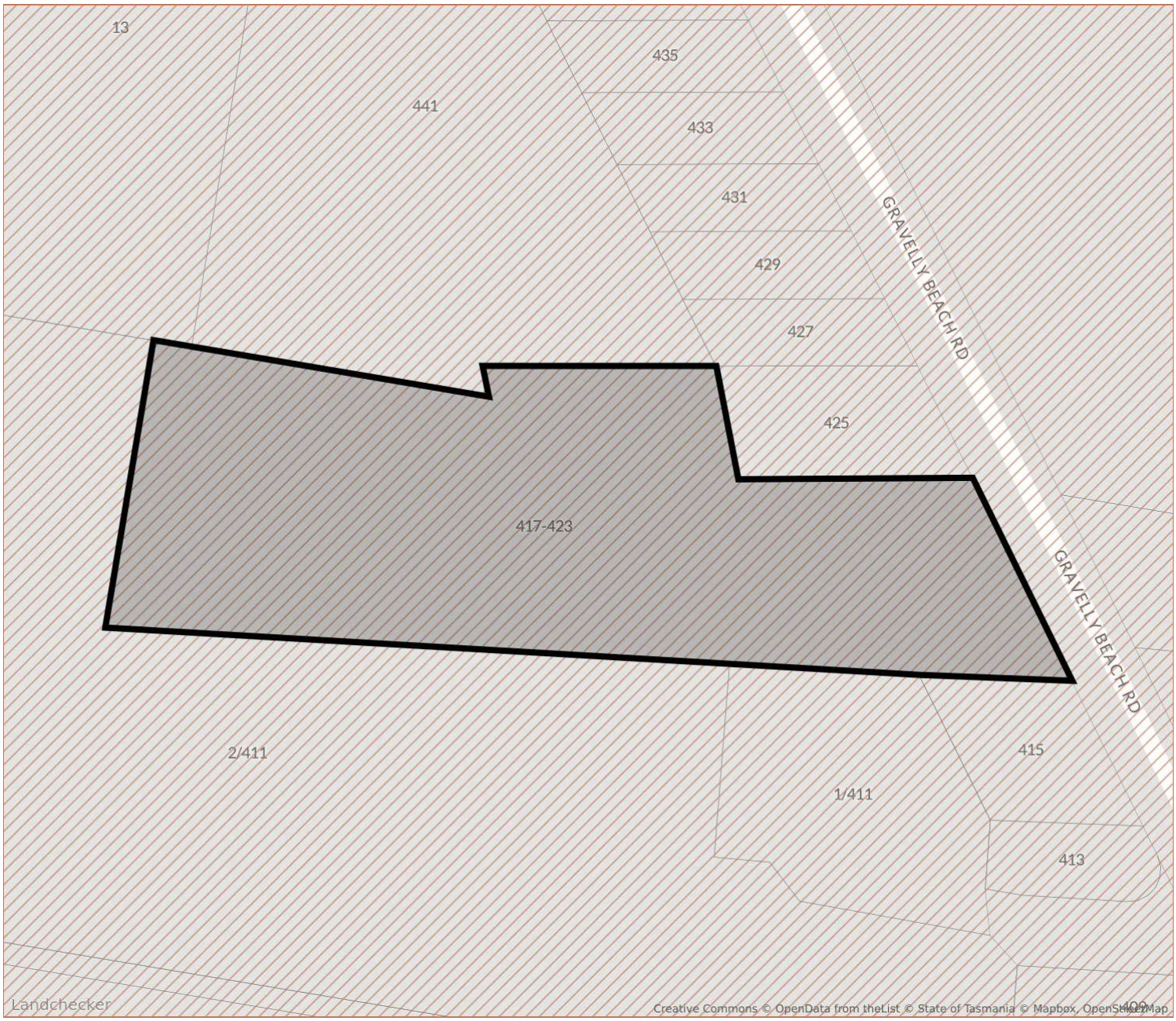
OVERLAYS



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 WEST TAMAR council on 03 6383 6350.

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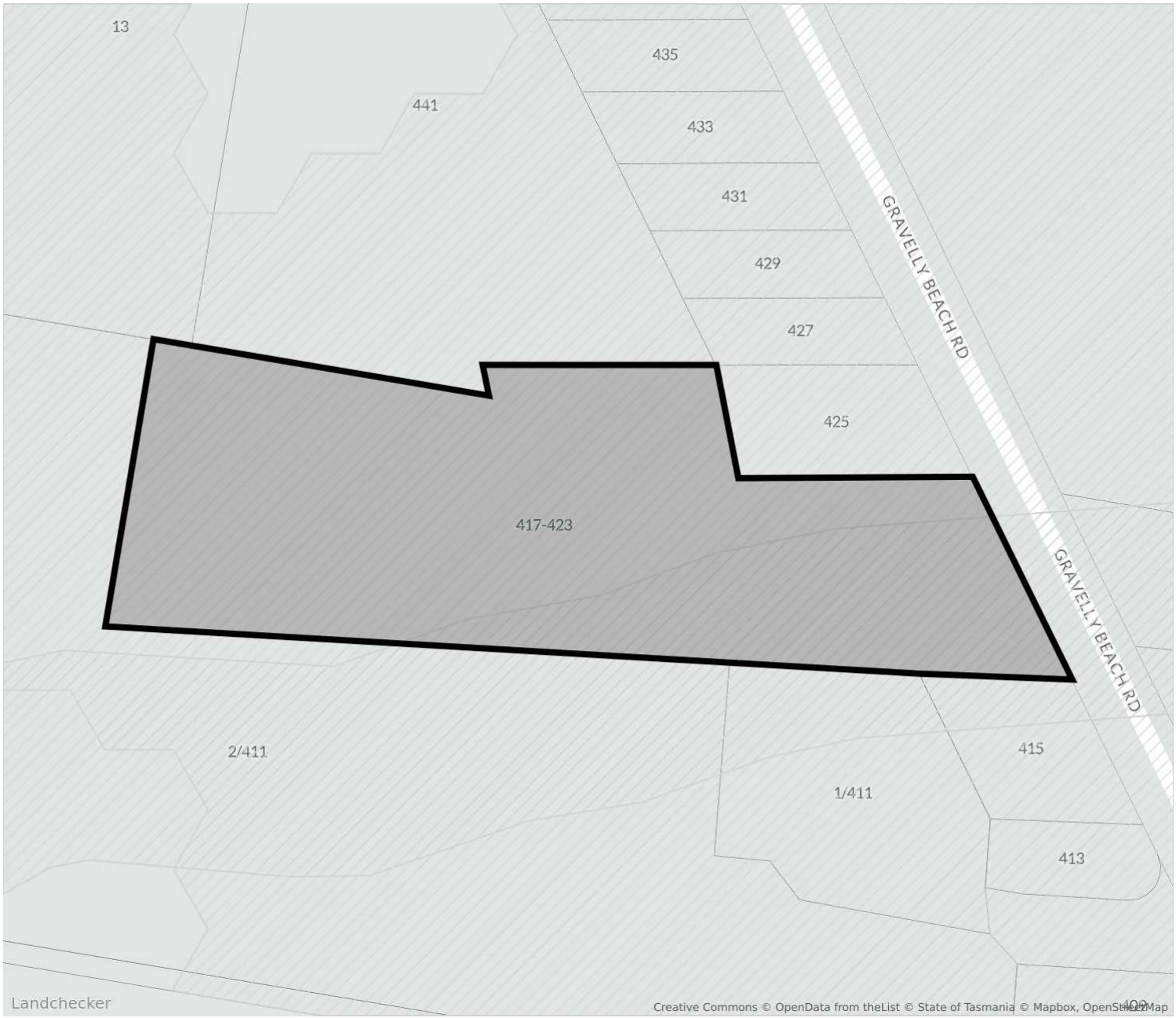
OVERLAYS



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 WEST TAMAR council on 03 6383 6350.

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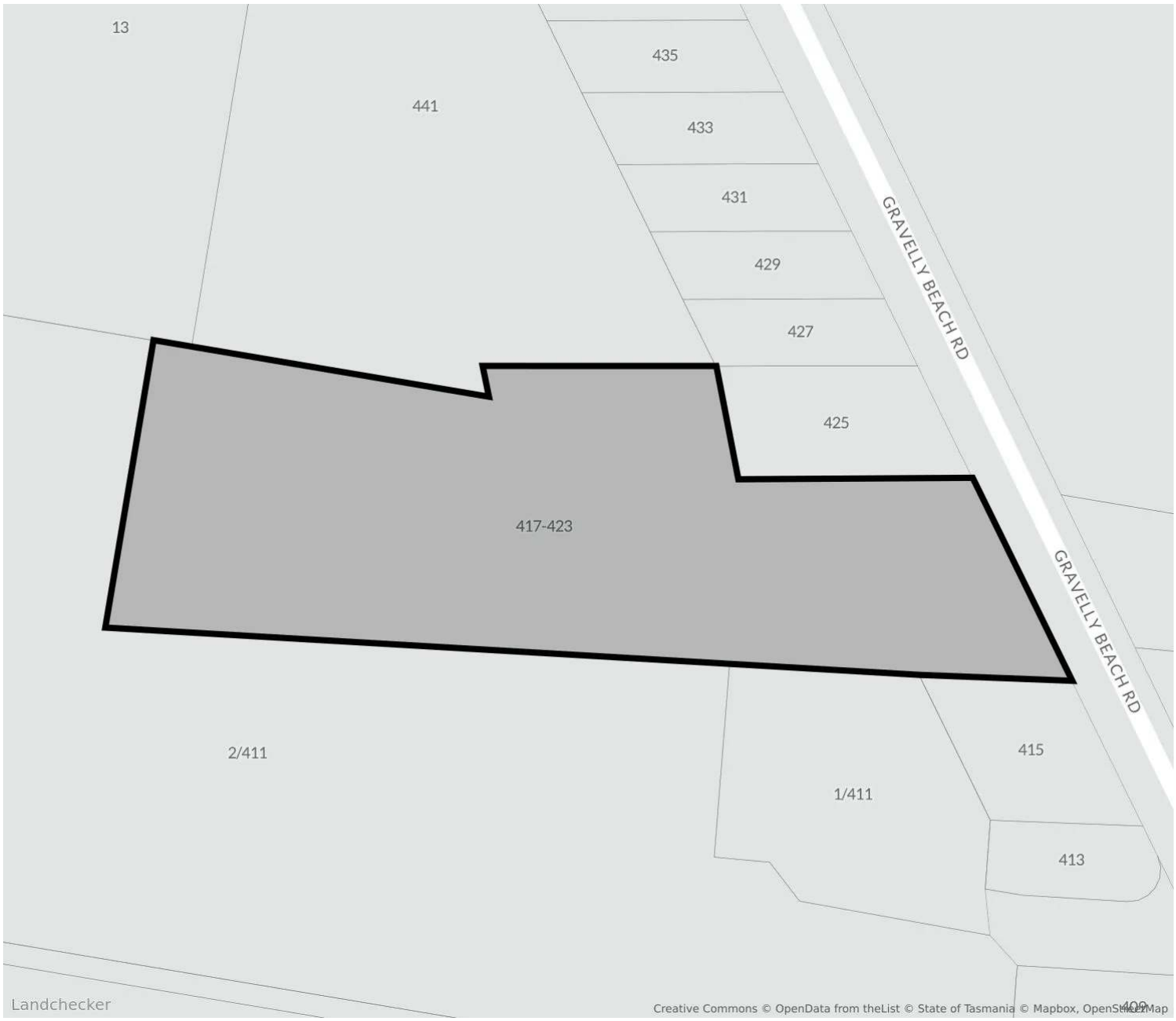
NEARBY OVERLAYS



There are no overlays in the vicinity

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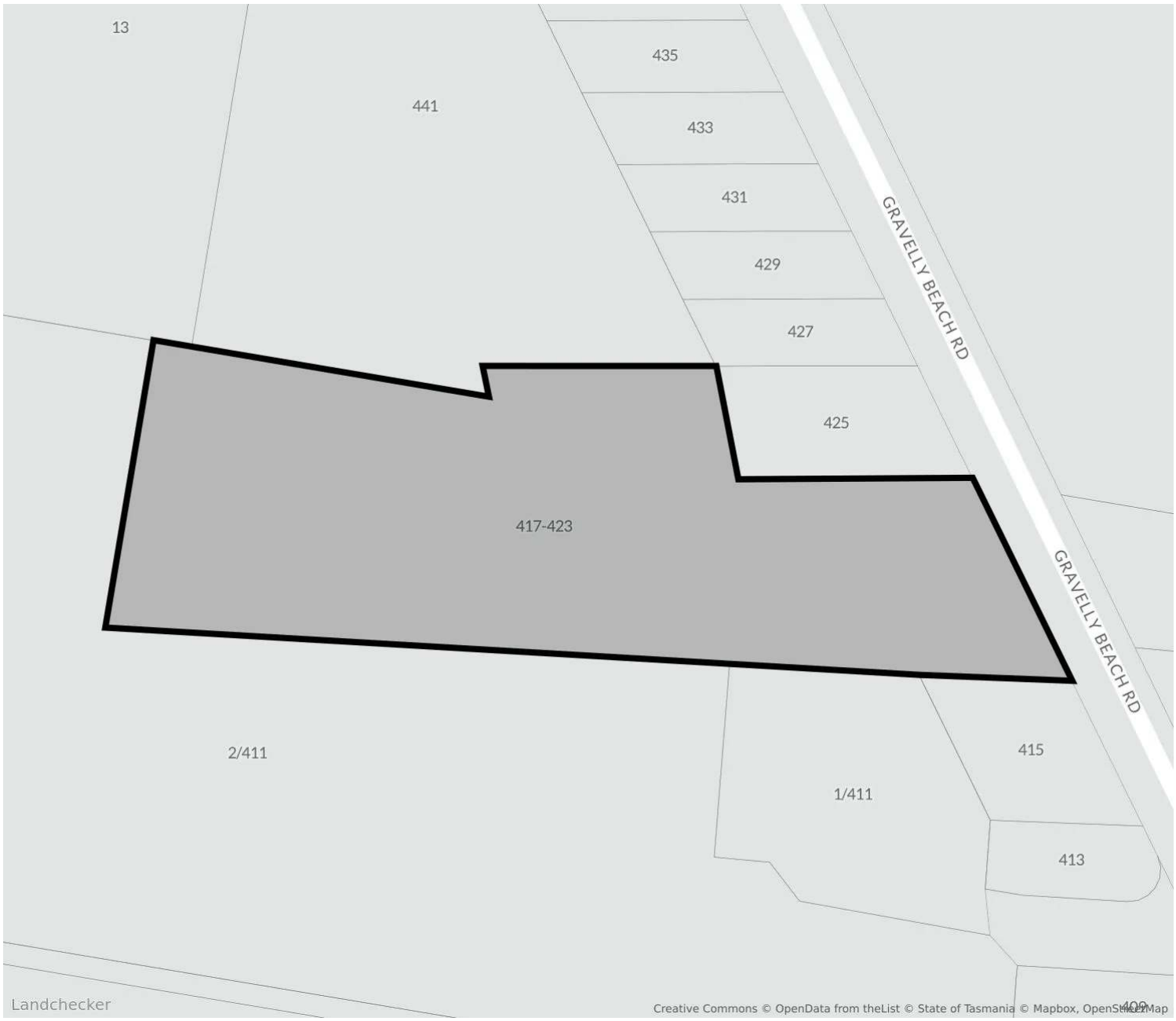
FLOOD



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

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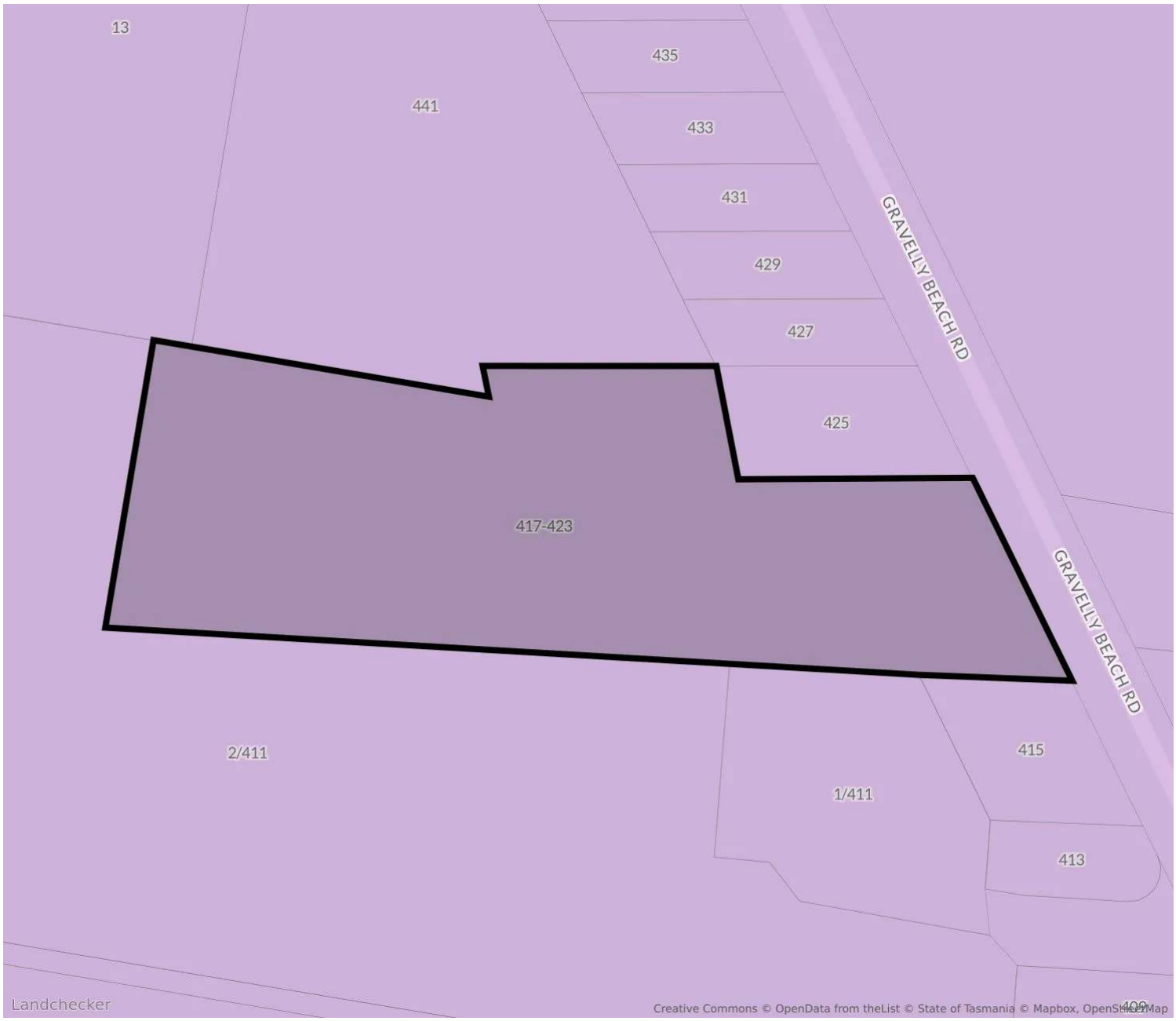
BUSHFIRE PRONE AREA



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 C13.0	Affected	State	29/12/2025
Land Information System Tasmania 120.FRE	Unaffected	State	29/12/2025

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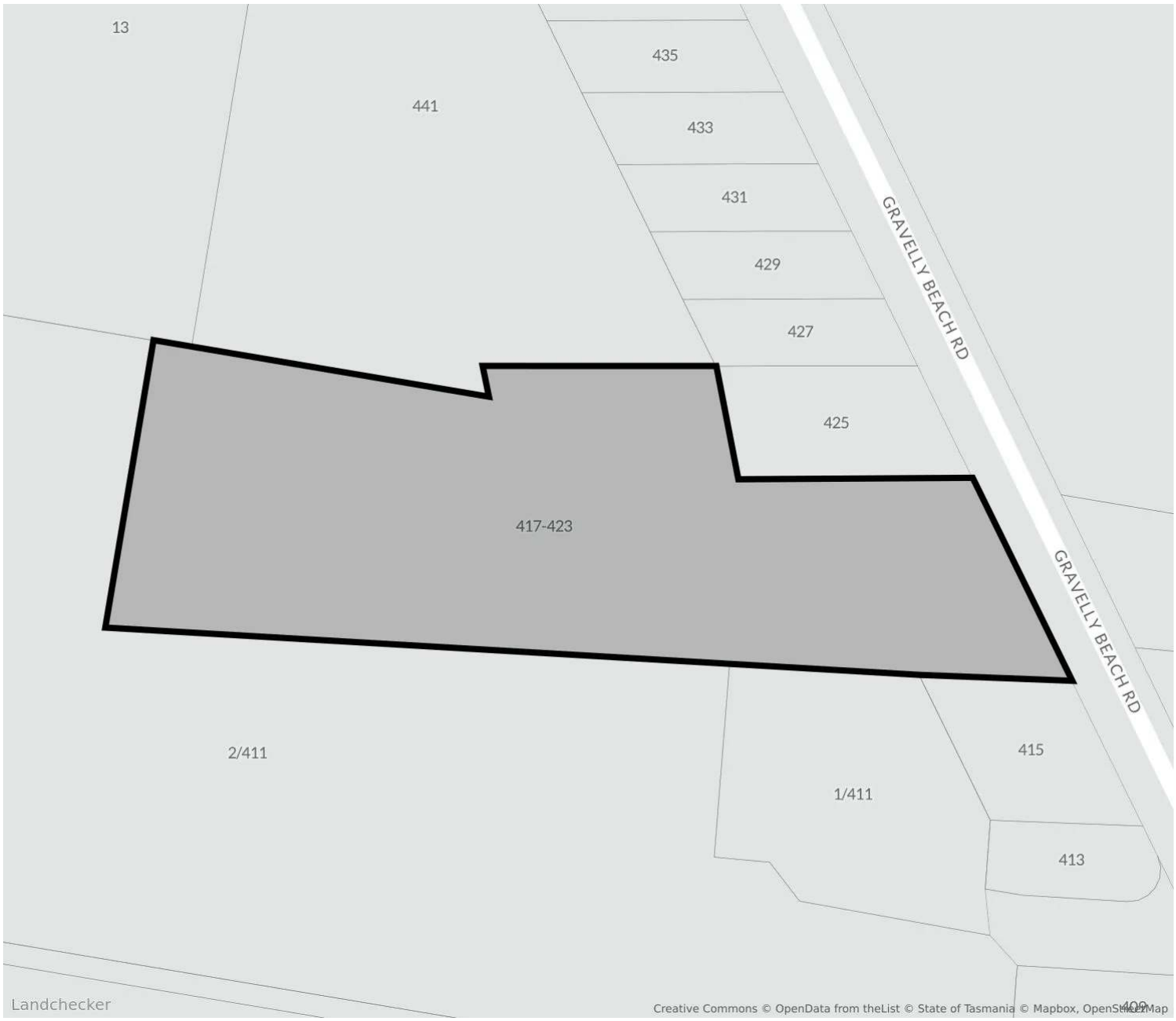
LANDSLIDE



Landslide Prone Area

This property is not 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 120.LDS	Unaffected	State	29/12/2025
Land Information System Tasmania C15.0	Unaffected	State	29/12/2025

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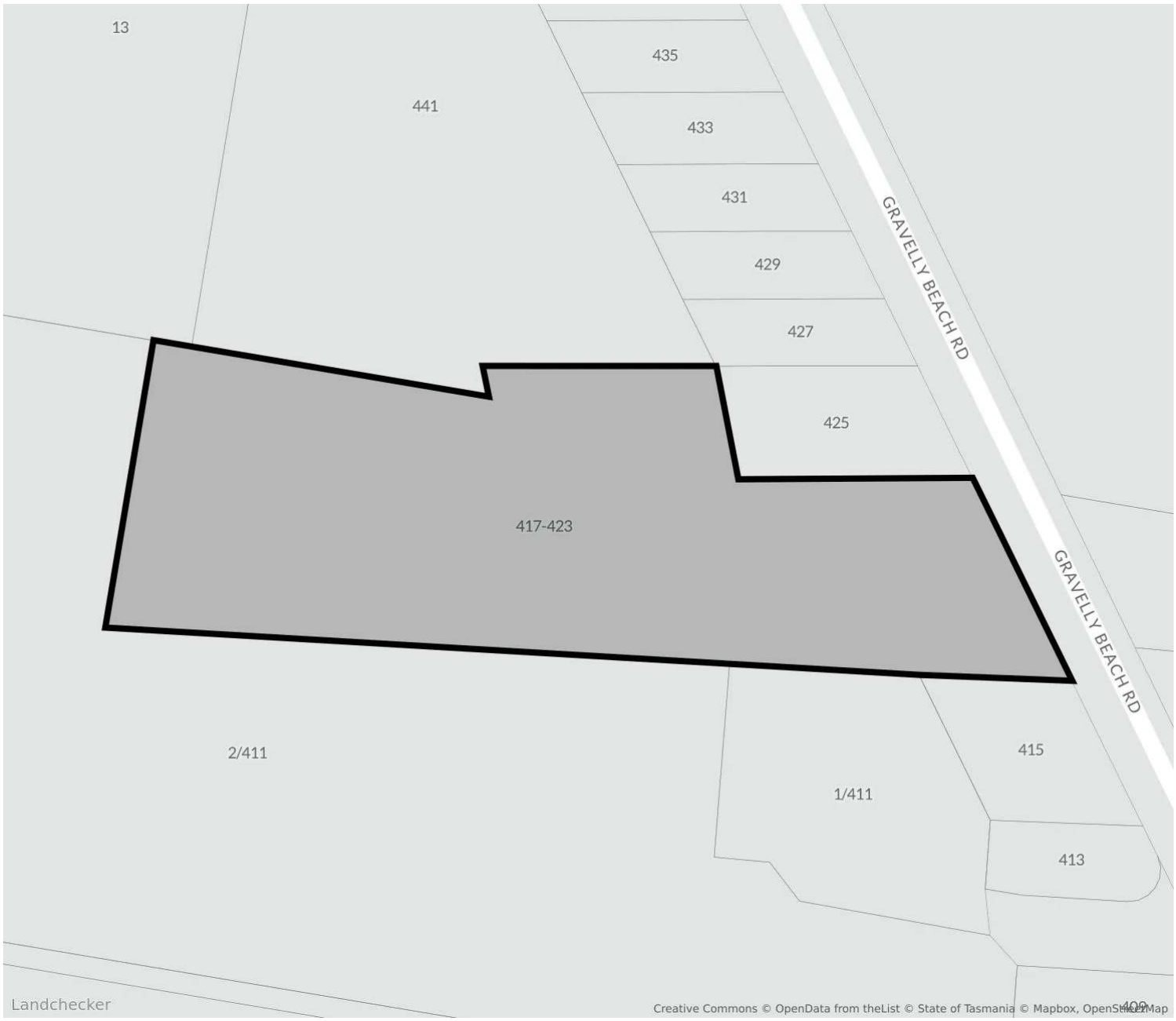
PLANNING PERMIT HISTORY



No planning permit data available for this property.

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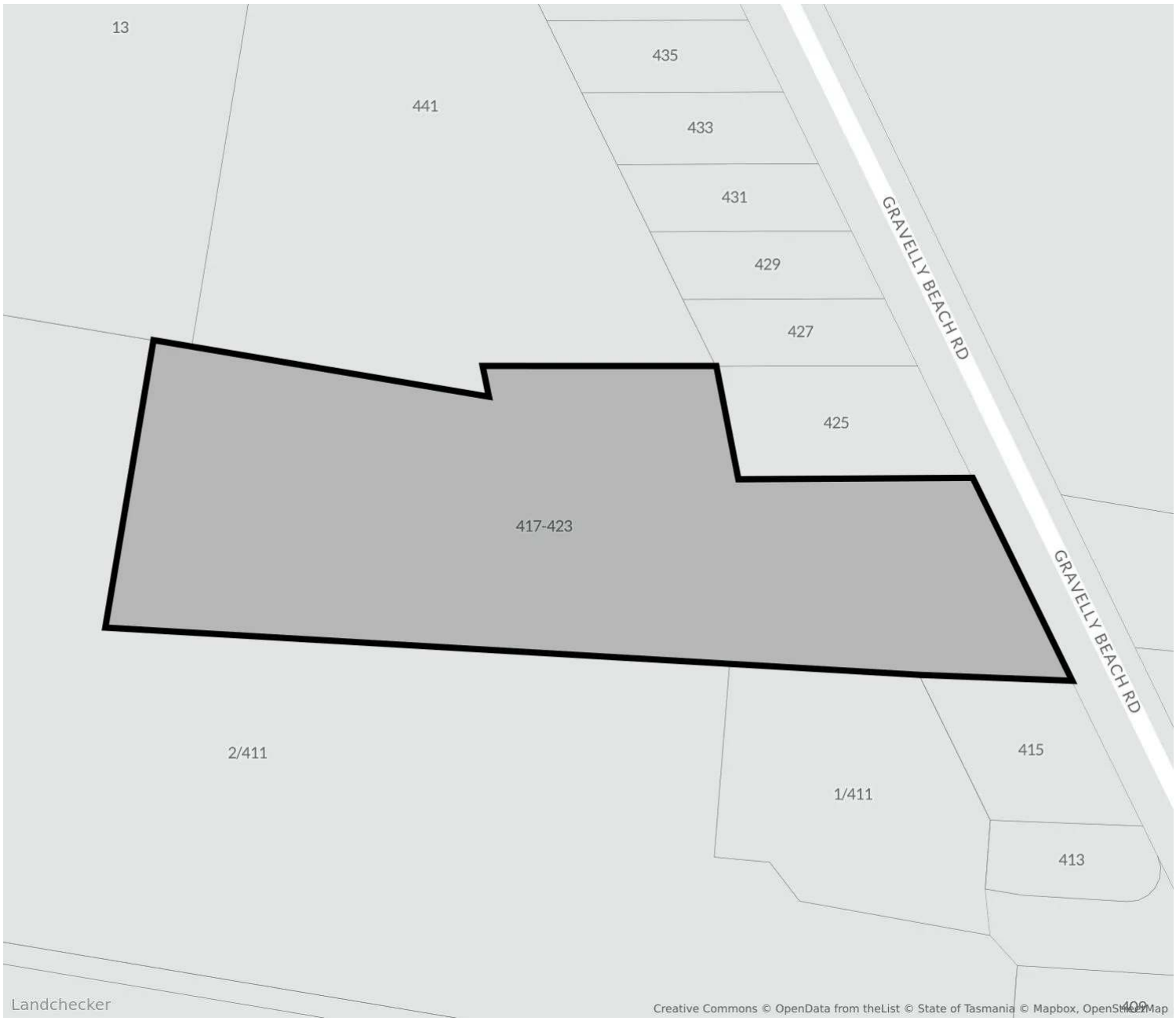
NEARBY PLANNING PERMITS



Status	Code	Date	Address	Description
OTHER	PA2025206	Notice End 01/09/2025	441 Gravelly Beach Road, Gravelly Beach	Residential - dwelling.

For confirmation and detailed advice about this planning permits, please contact WEST TAMAR council on 03 6383 6350.

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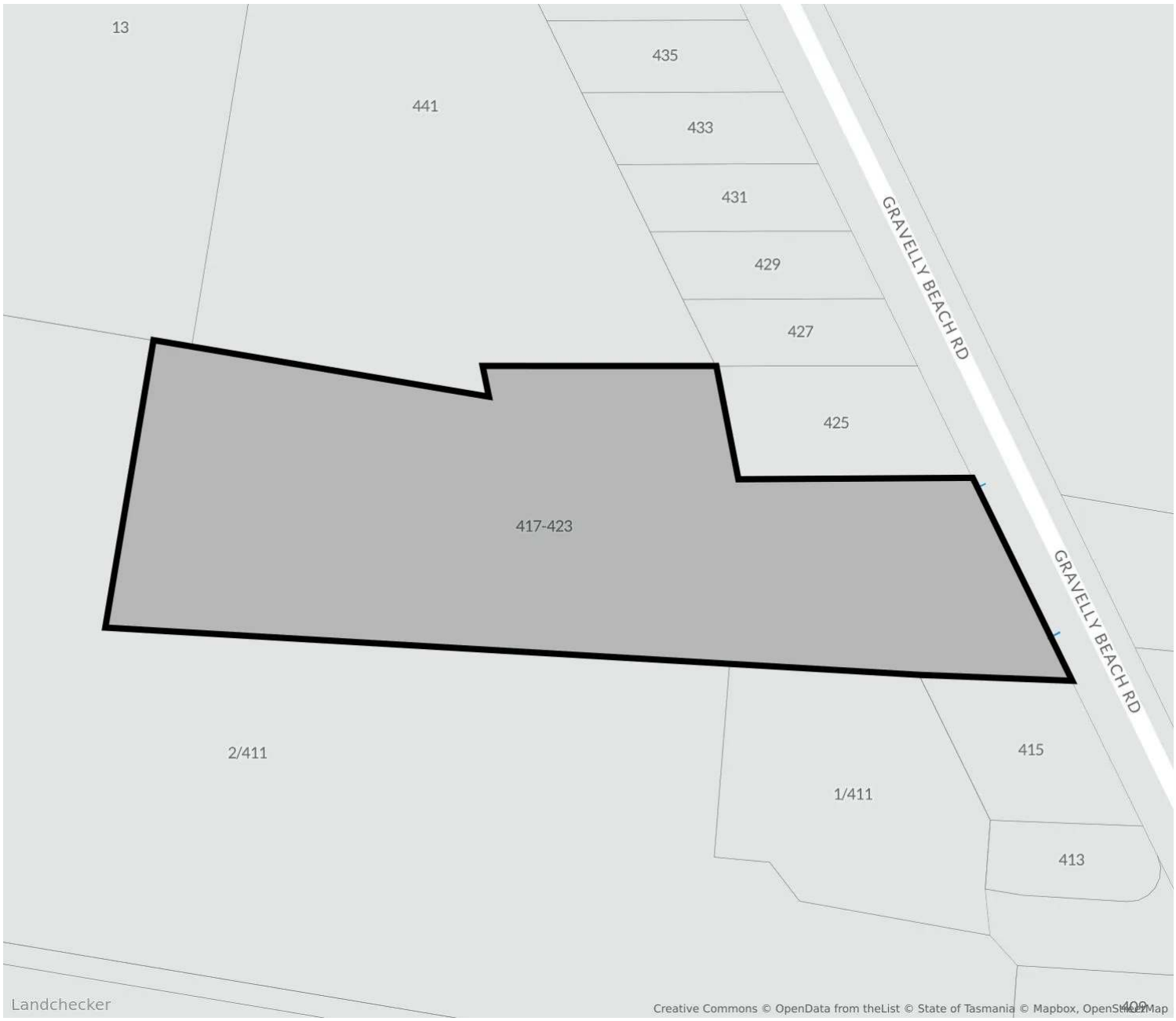
EASEMENTS



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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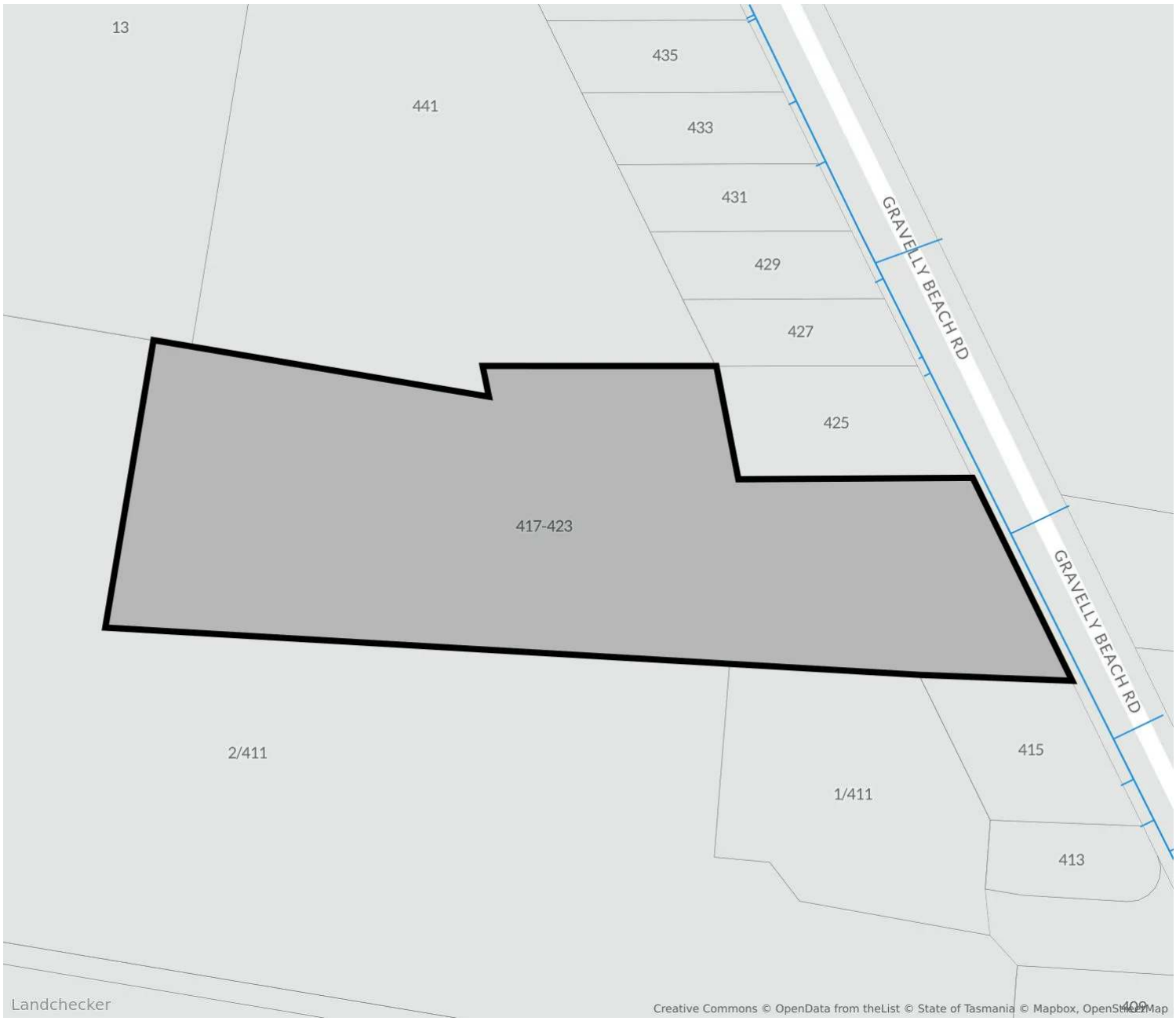
NEARBY EASEMENTS



Water
Tas Water

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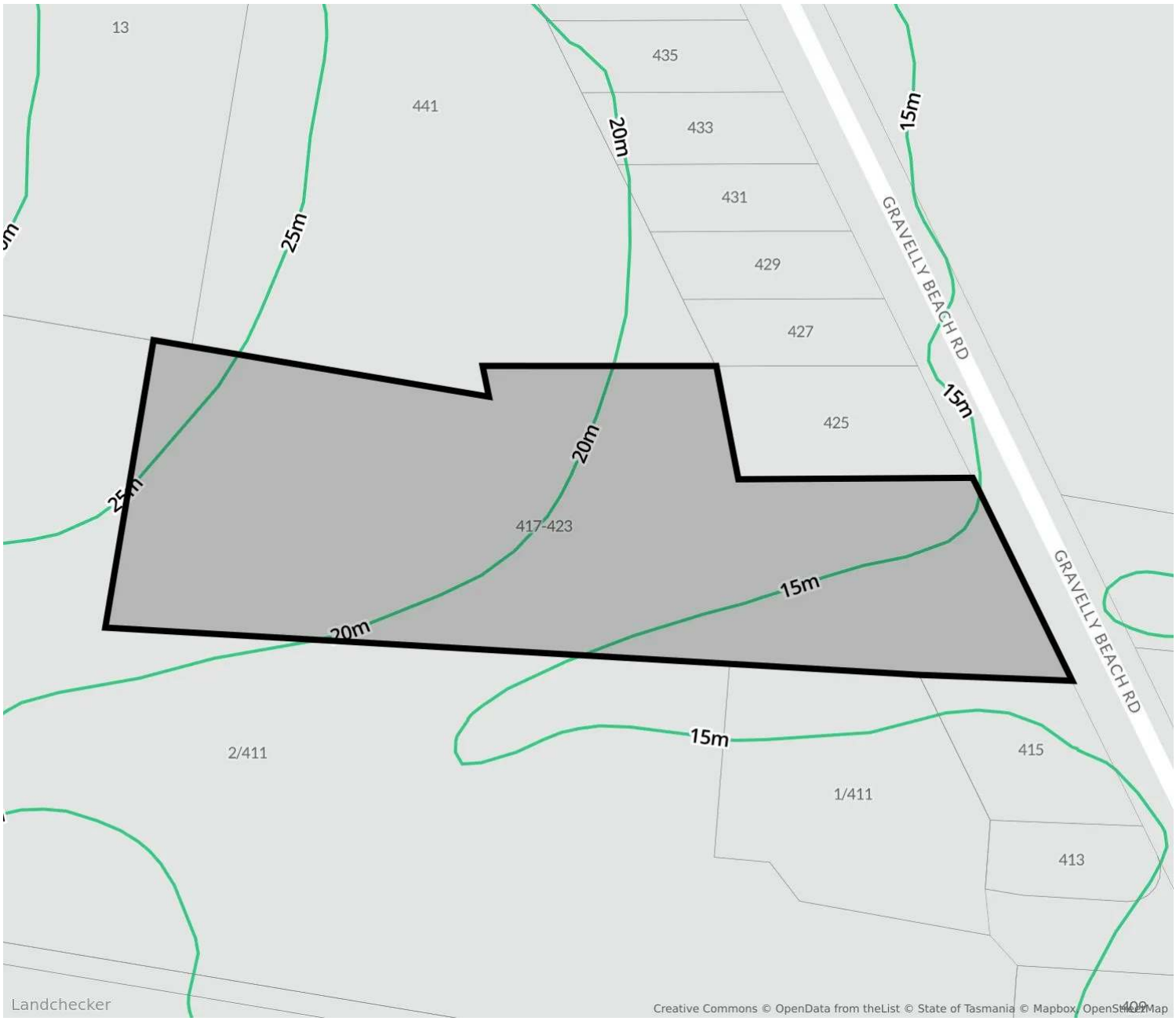
TOPOGRAPHY



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact WEST TAMAR council on 03 6383 6350.

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