

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 33 179398

### ORIENTATION

South

### LOCAL GOVERNMENT (COUNCIL)

West Tamar

### FRONTAGE

20m Approx

### LEGAL DESCRIPTION

179398/33

### COUNCIL PROPERTY NUMBER

Unavailable

### LAND SIZE

812m<sup>2</sup> Approx

## PropTrack Property Data

### House

 3  1  1

### SALE HISTORY

\$175,000

14/08/2020

## State Electorates

### LEGISLATIVE COUNCIL

Rosevears

### LEGISLATIVE ASSEMBLY

Bass

## Schools

### CLOSEST PRIVATE SCHOOLS

Launceston Christian School (6555 m)

St Anthony's Catholic School (7148 m)

Australian Christian College Tasmania - Launceston Campus (7770 m)

### CLOSEST PRIMARY SCHOOLS

Riverside Primary School (8039 m)

### CLOSEST SECONDARY SCHOOLS

Riverside High School (7659 m)

## Council Information - West Tamar

### PHONE

03 6383 6350 (West Tamar Council)

### EMAIL

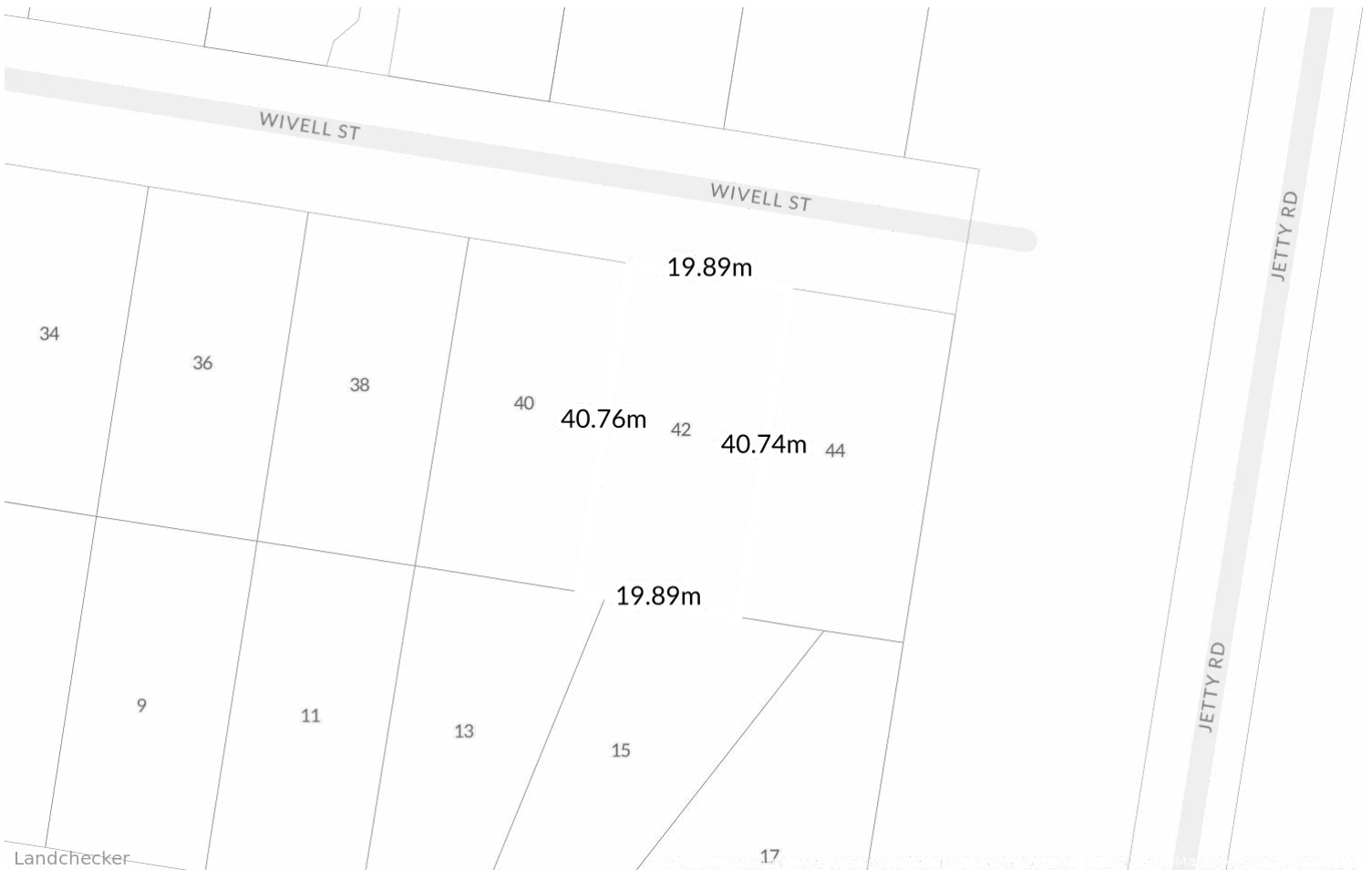
[wtc@wtc.tas.gov.au](mailto:wtc@wtc.tas.gov.au)

### WEBSITE

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

# SITE DIMENSIONS

42 Wivell Street, Legana Tas 7277



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

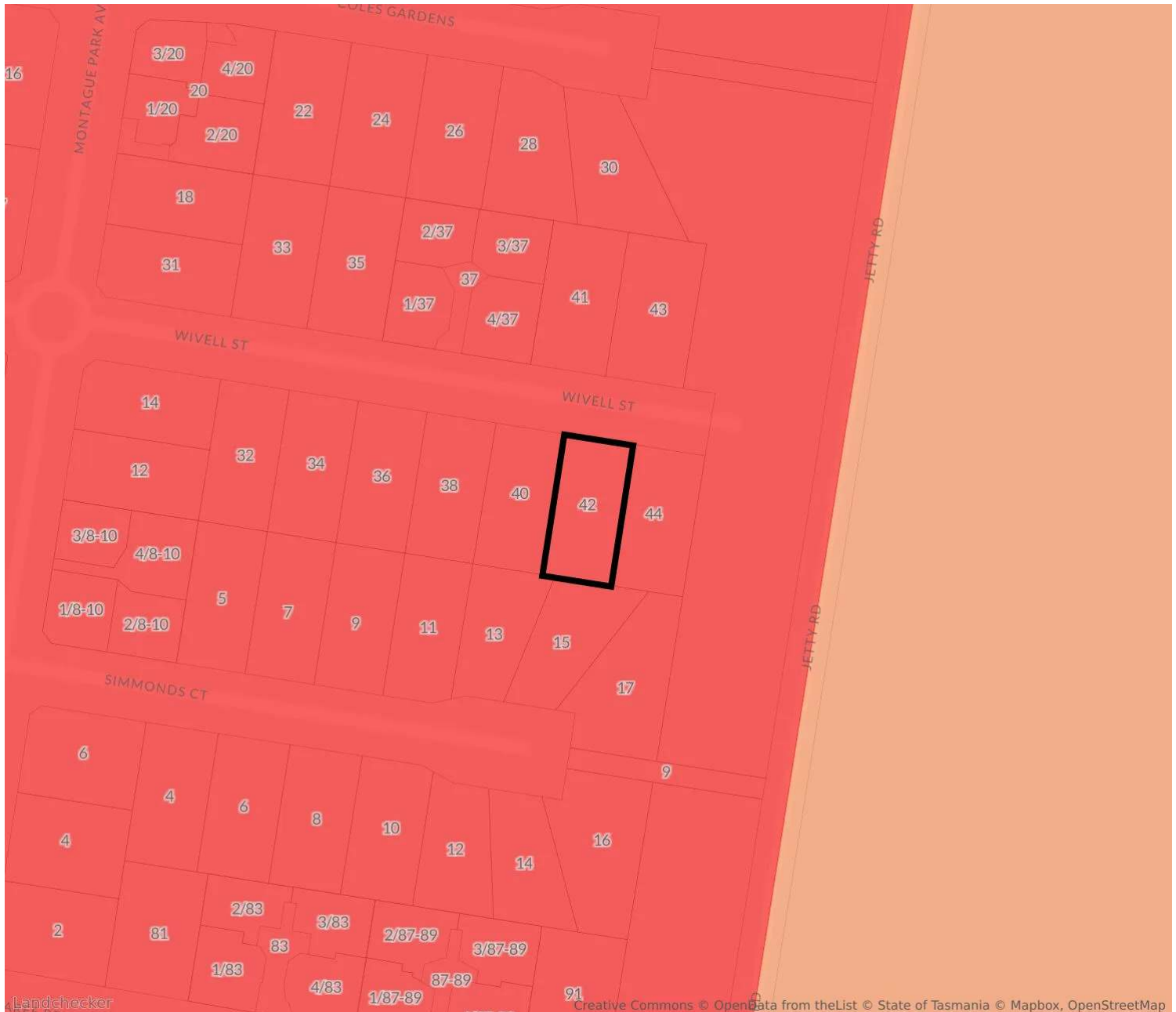
42 Wivell Street, Legana Tas 7277

No recent planning scheme amendments for this property

# PROPOSED PLANNING SCHEME AMENDMENTS

42 Wivell Street, Legana Tas 7277

Status	Code	Date	Description
PROPOSED	AP-WTA-AMDO3- 24	07/07/2025	The draft amendment proposes to apply the Low Density Residential Zone to land at 11 Upper McEwans Road, Legana. The permit provides for a 3 lot subdivision.



## 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 WEST TAMAR council on 03 6383 6350.

### Other nearby planning zones

■ FUTURE URBAN



**C7.0 - Natural Assets Code**

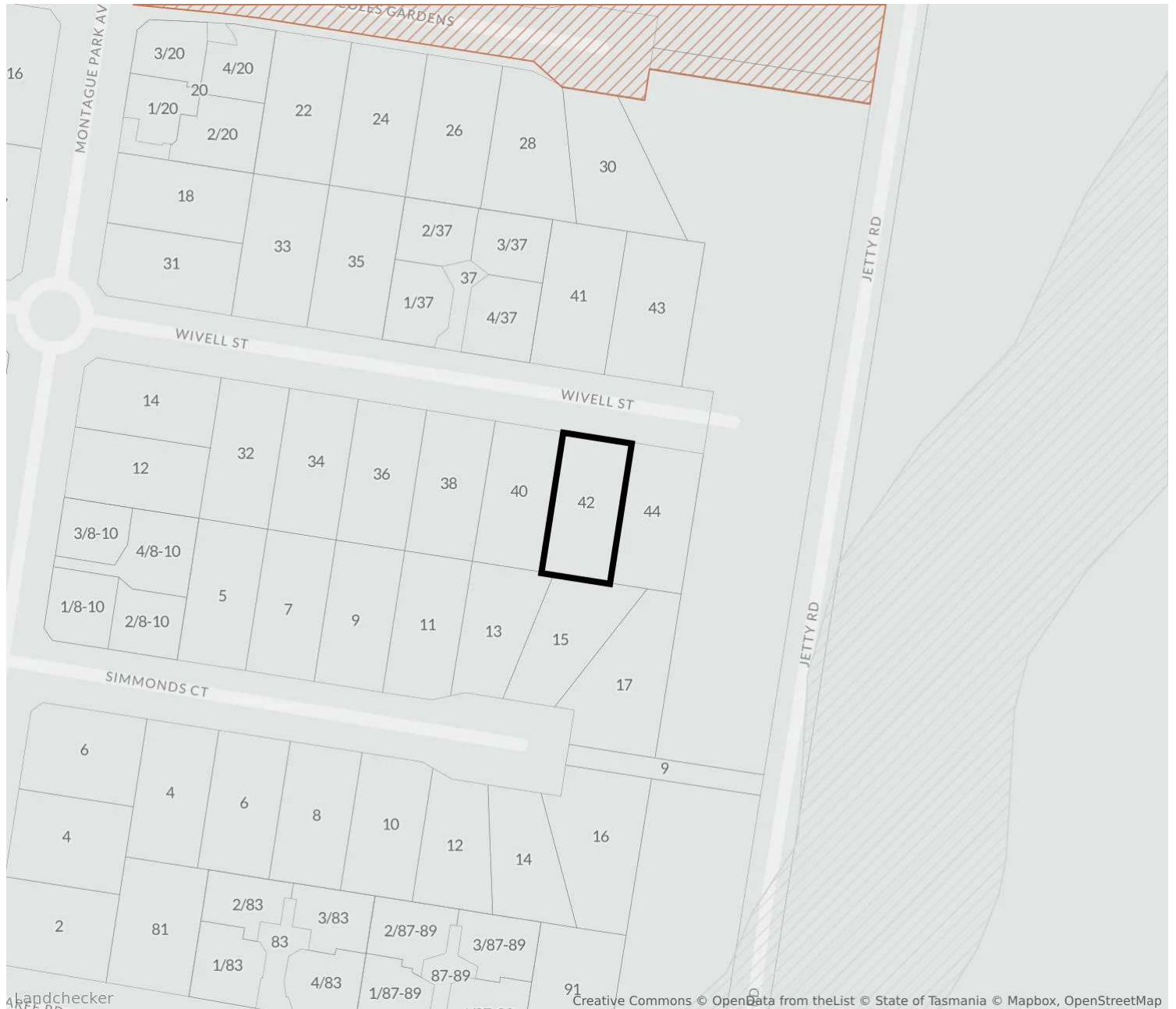
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural 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.

# NEARBY OVERLAYS

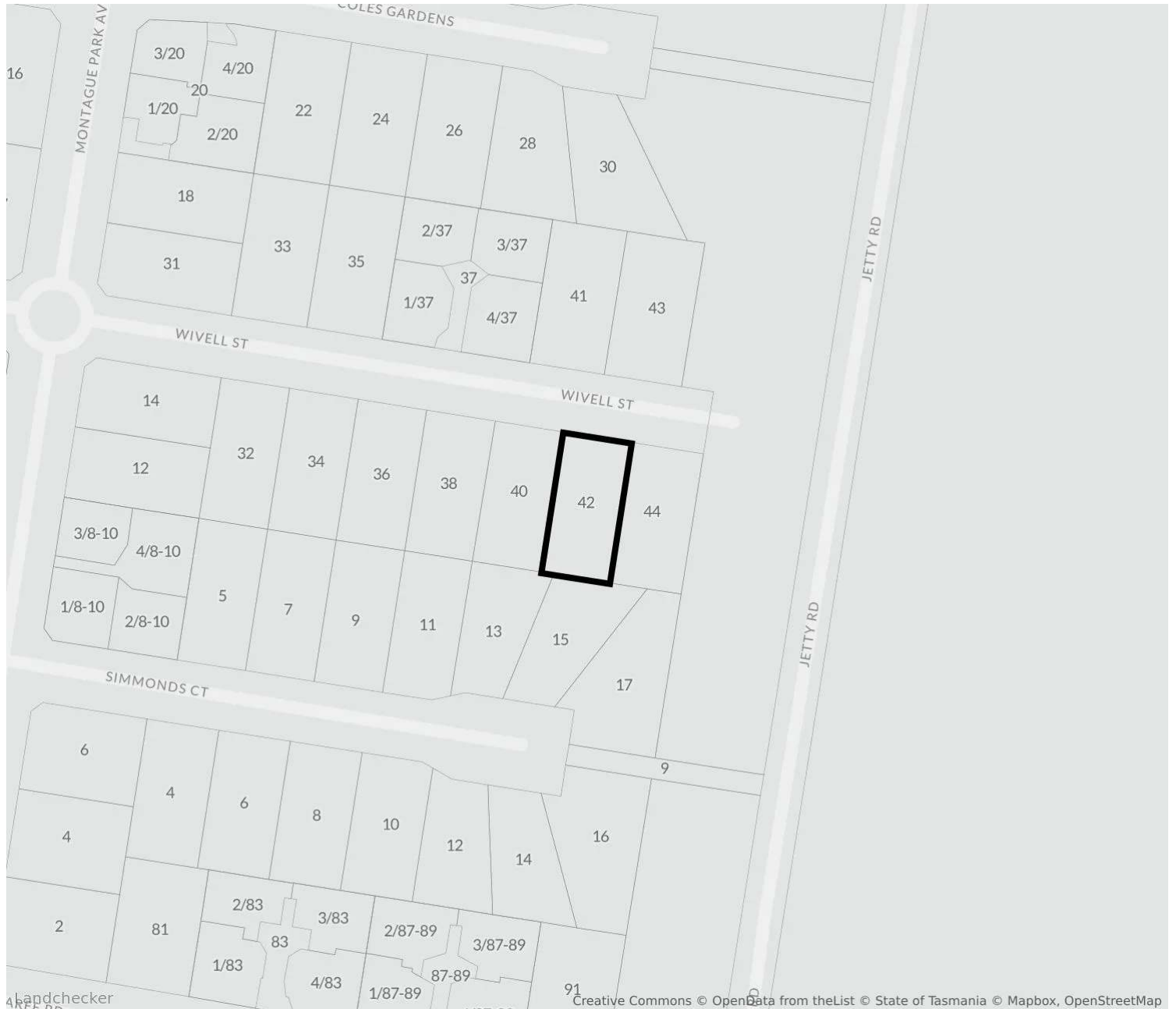
42 Wivell Street, Legana Tas 7277



 **LANDSLIP HAZARD CODE**

 **NATURAL ASSETS CODE**

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



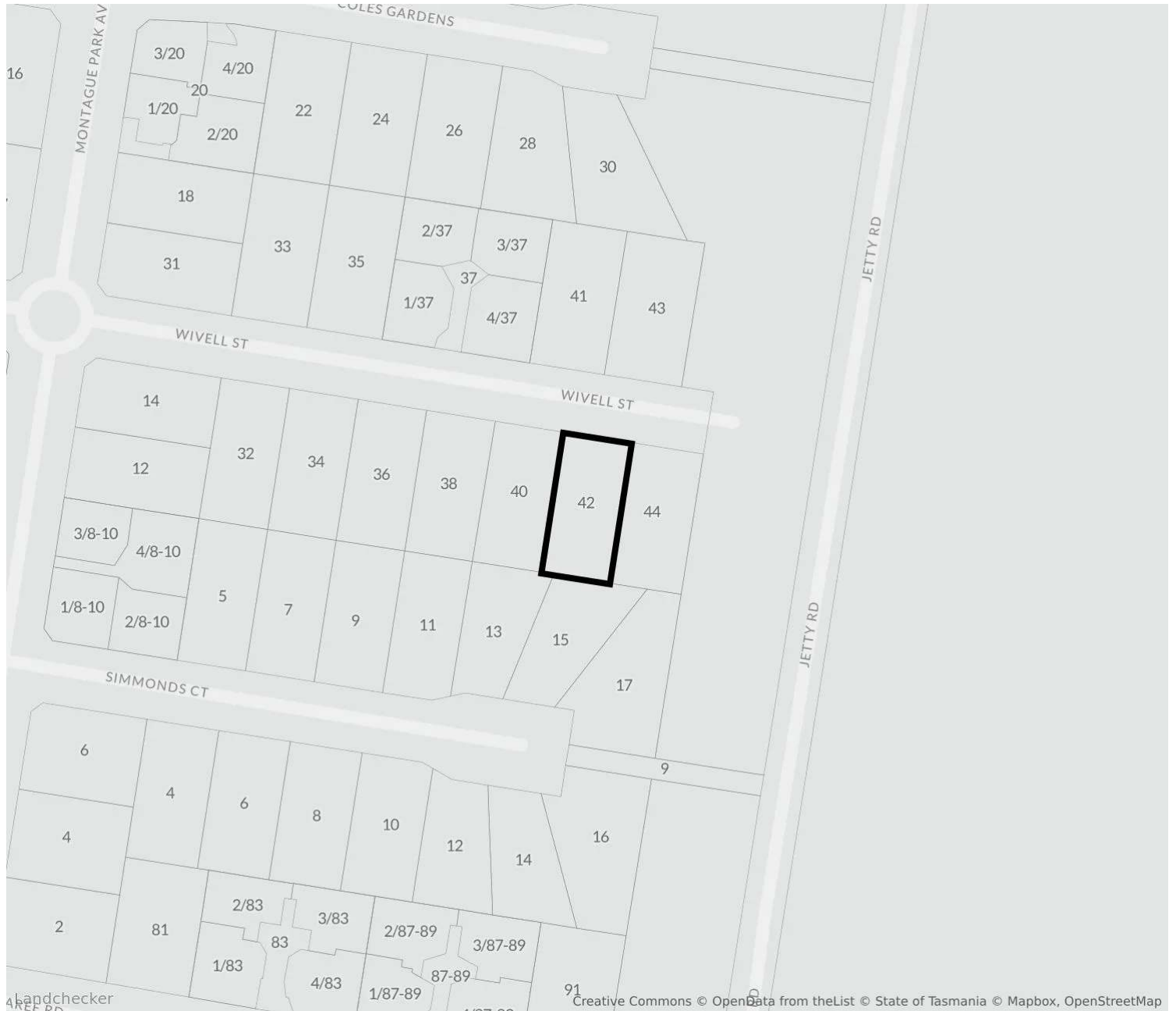
landchecker

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## ■ Easements

The easement displayed is indicative only and may represent a subset of the total easements.

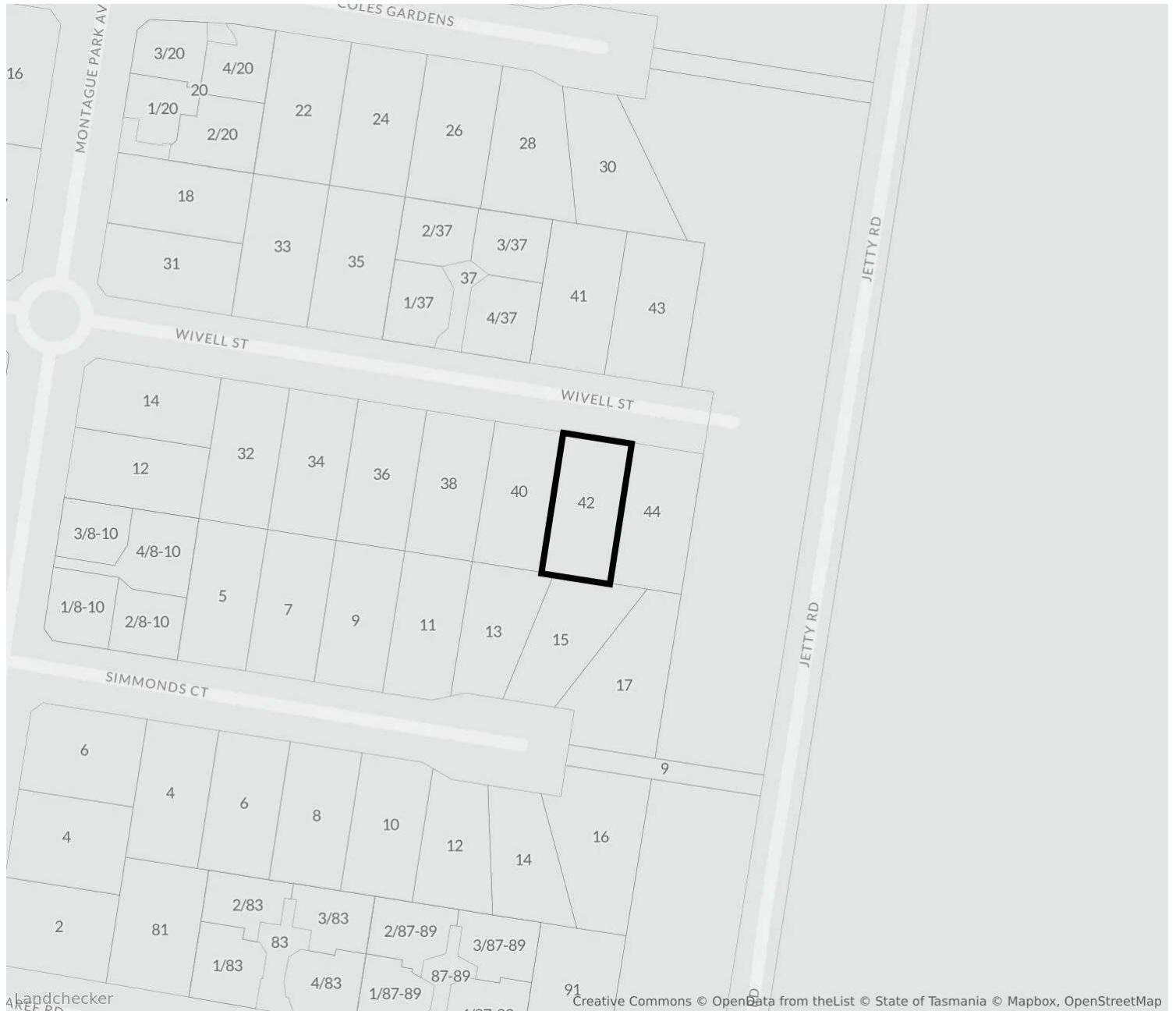
For confirmation and detailed advice about the easement on or nearby this property, please contact WEST TAMAR council on 03 6383 6350.



No planning permit data available for this property.

# NEARBY PLANNING PERMITS

42 Wivell Street, Legana Tas 7277



No planning permit data available for nearby properties.

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