

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 1157531

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Launceston

FRONTAGE

Unavailable

LEGAL DESCRIPTION

157531/1

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

8,522m² Approx

PropTrack Property Data

House

 -  1  -

SALE HISTORY

\$135,000

24/02/2016

\$164,000

10/06/2010

State Electorates

LEGISLATIVE COUNCIL

Windermere

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Launceston Christian School (13890 m)

St Anthony's Catholic School (14464 m)

Australian Christian College Tasmania - Launceston Campus (13677 m)

CLOSEST PRIMARY SCHOOLS

Exeter Primary School (6881 m)

CLOSEST SECONDARY SCHOOLS

Exeter High School (6768 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

1236 Windermere Road, Swan Bay Tas 7252



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

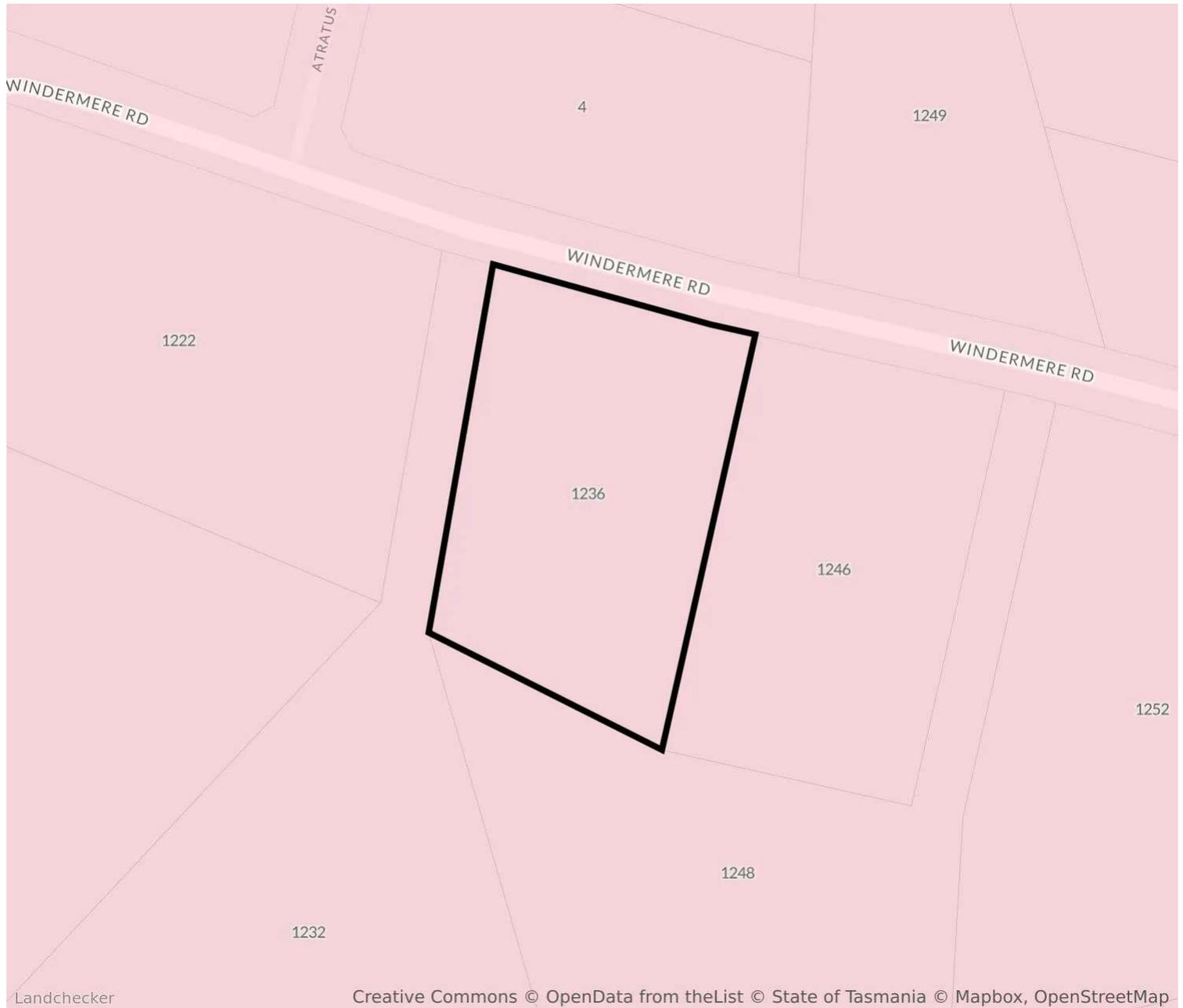
1236 Windermere Road, Swan Bay Tas 7252

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLP0024	12/02/2025	The draft amendment proposes to add 64 Robin Street, Newstead as a local heritage place within LAU-Table C6.1 Local Heritage Places and insert a new property datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets.

PROPOSED PLANNING SCHEME AMENDMENTS

1236 Windermere Road, Swan Bay Tas 7252

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0012	20/02/2025	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.
PROPOSED	AM-LAU-PSA-LLP0014	11/12/2024	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.



11.0 - Rural Living

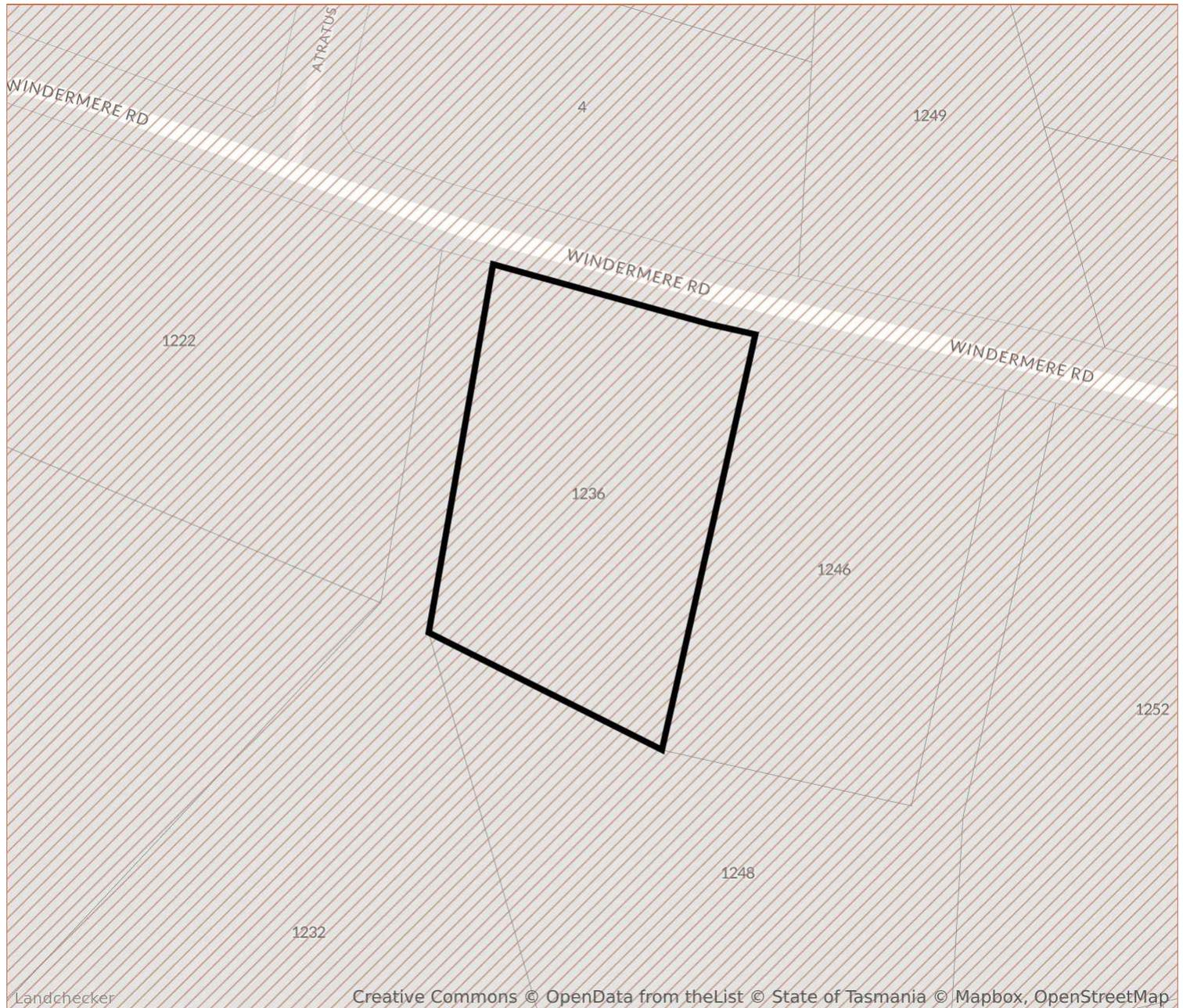
To provide for residential use or development in a rural setting where:
 (a) services are limited; or (b) existing natural and landscape values are to be retained. To provide for compatible agricultural use and development that does not adversely impact on residential amenity. To provide for other use 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 LAUNCESTON council on 03 6323 3000.

Other nearby planning zones

■ UTILITIES

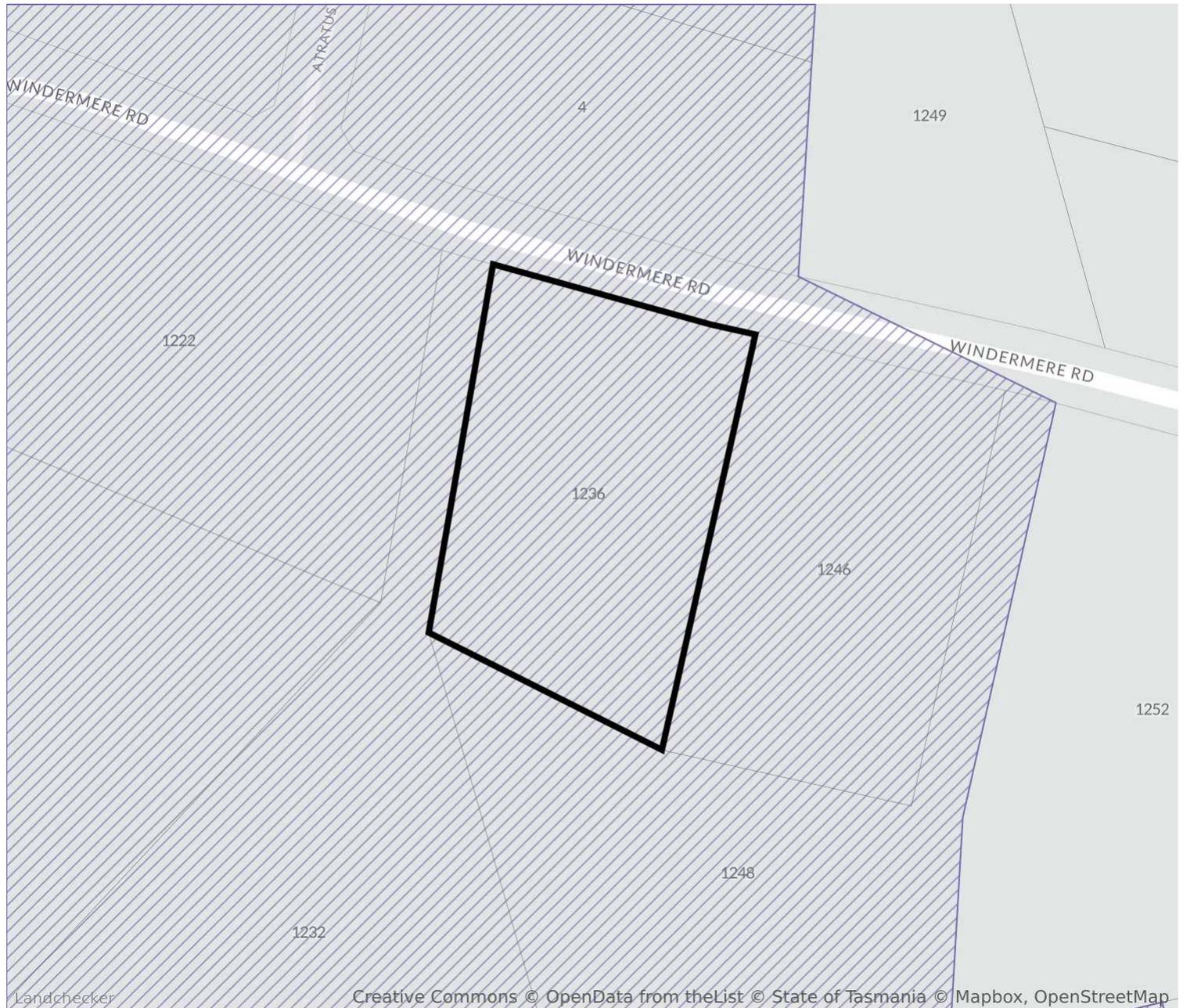


C13.0 – Bushfire-Prone Areas Code

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 LAUNCESTON council on 03 6323 3000.



 **C8.0 - Scenic Protection Code**

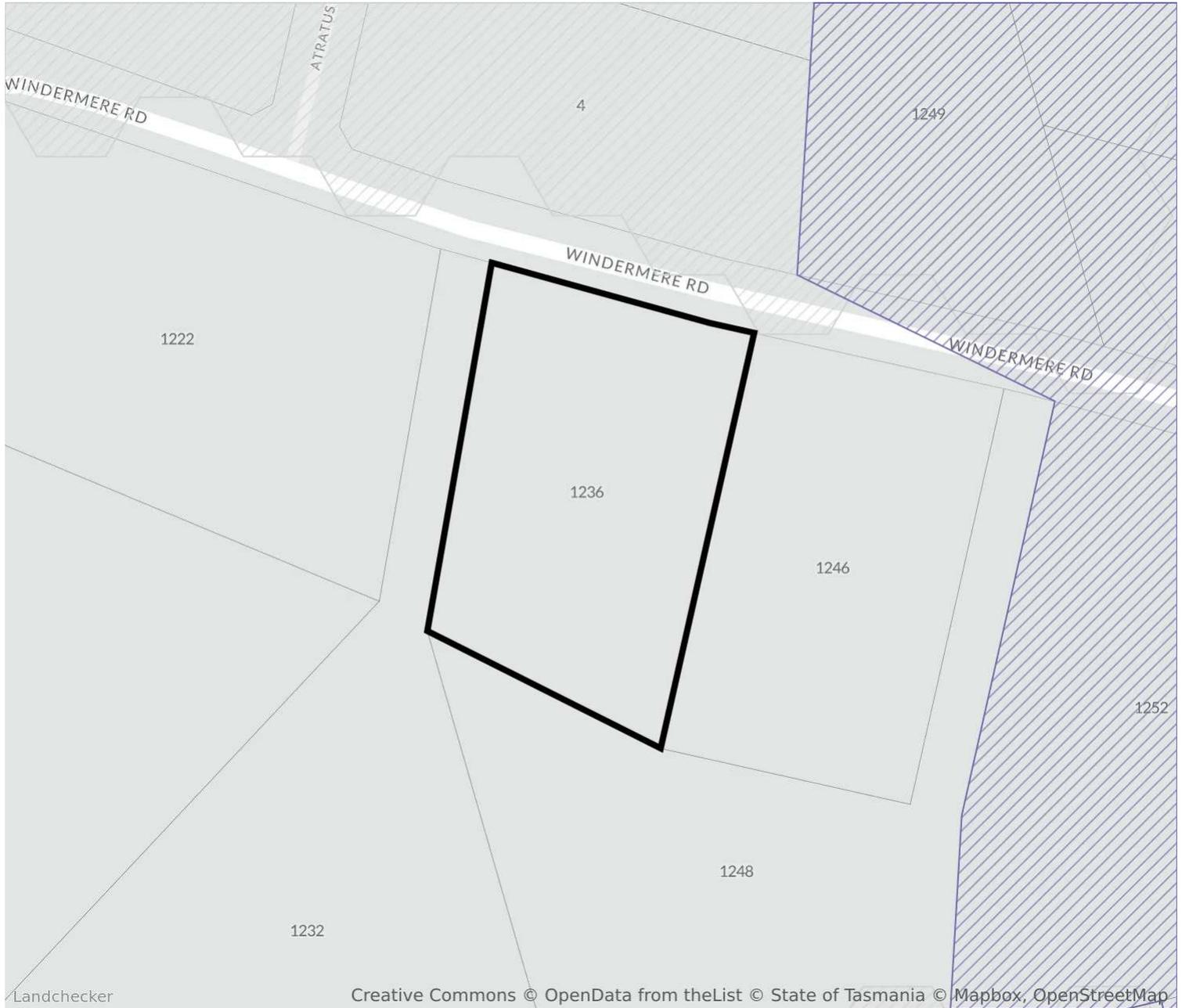
To recognise and protect landscapes that are identified as important for their scenic values.

TPS Scenic Protection Code

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

NEARBY OVERLAYS

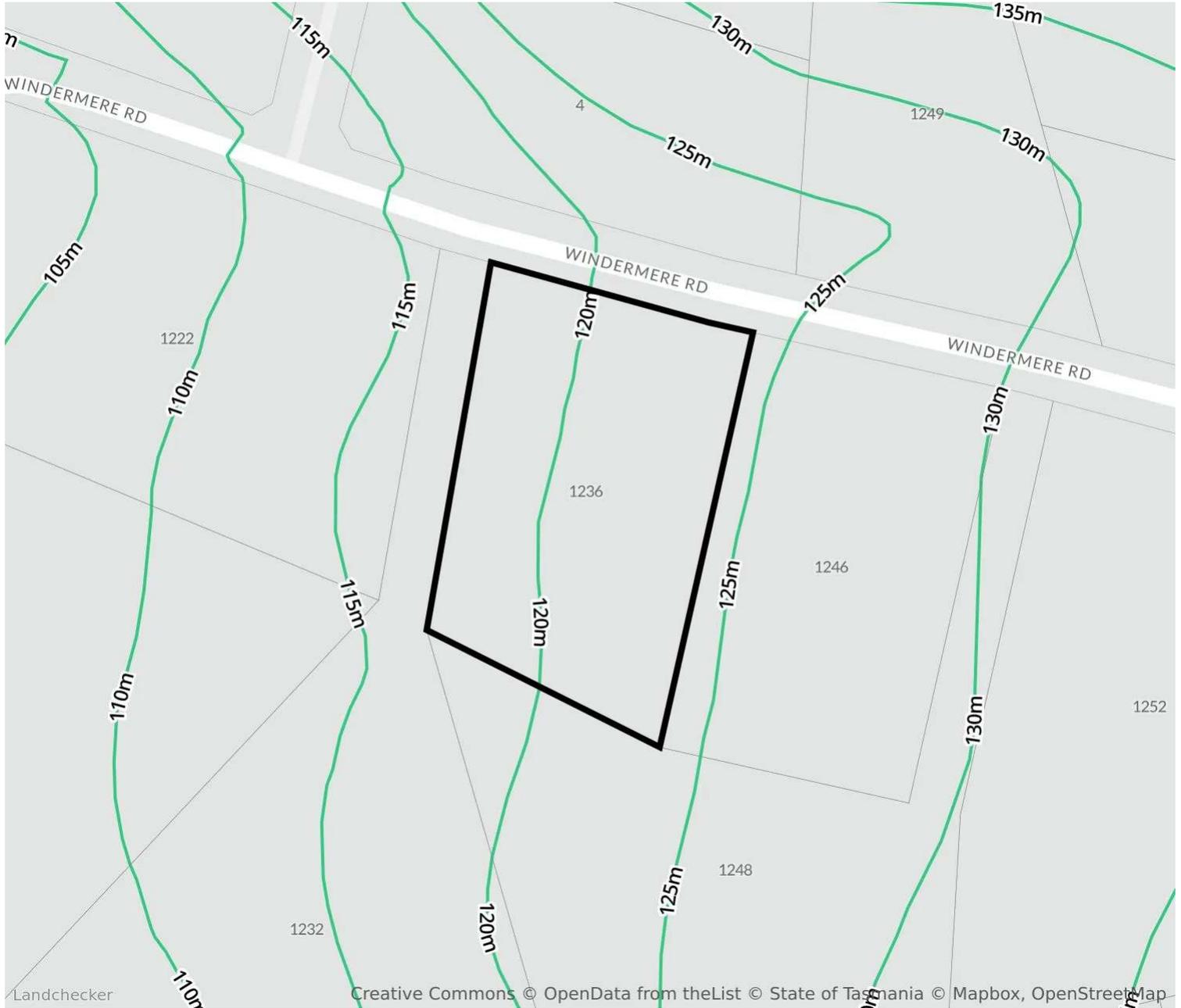
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 **NATURAL ASSETS CODE**

 **SCENIC PROTECTION CODE**

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



For confirmation and detailed advice about the elevation of the property, please contact LAUNCESTON council on 03 6323 3000.



■ 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.



No planning permit data available for this property.

NEARBY PLANNING PERMITS

1236 Windermere Road, Swan Bay Tas 7252



No planning permit data available for nearby properties.

PROPTRACK COMPARABLE SALES

1236 Windermere Road, Swan Bay Tas 7252



1255 WINDERMERE RD SWAN BAY TAS 7252

🛏 4 🏠 1 🚗 4

LAND AREA 4,058m²
TYPE House
LAST SALE \$710,000 (07/03/2025)
ZONE RURAL LIVING



9 ATRATUS RISE SWAN BAY TAS 7252

🛏 3 🏠 2 🚗 2

LAND AREA 12,600m²
TYPE House
LAST SALE \$1,045,000 (29/01/2025)
ZONE RURAL LIVING



38 SOLIS RISE SWAN BAY TAS 7252

🛏 - 🏠 - 🚗 -

LAND AREA 13,700m²
TYPE House
LAST SALE Unavailable
ZONE RURAL LIVING



2066 EAST TAMAR HWY DILSTON TAS 7252

🛏 6 🏠 3 🚗 2

LAND AREA 117,196m²
TYPE House
LAST SALE \$1,020,000 (06/03/2025)
ZONE RURAL



45 SWAN DR SWAN BAY TAS 7252

 3  2  2

LAND AREA 5,592m²
TYPE House
LAST SALE \$780,000 (20/09/2024)
ZONE RURAL LIVING



176 LOS ANGELOS RD SWAN BAY TAS 7252

 5  2  4

LAND AREA 33,000m²
TYPE House
LAST SALE Unavailable
ZONE RURAL LIVING

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