

PROPERTY REPORT

Belle Vista, 281 Windermere Road, Windermere Tas 7252

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 10 61549
Lot 11 61549

LOCAL GOVERNMENT (COUNCIL)

Launceston

LEGAL DESCRIPTION

61549/10
61549/11

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

1,590m² Approx

ORIENTATION

South

FRONTAGE

42.6m Approx

ZONES

Rural Living

OVERLAYS

Coastal Erosion Hazard Code
Bushfire-Prone Areas Code
Landslip Hazard Code
Scenic Protection Code

PropTrack Property Data

HOUSE

 5  3  4

PropTrack Sale Events

SALE HISTORY

\$1,250,000

17/10/2024
20/09/2007

State Electorates

LEGISLATIVE COUNCIL

Windermere

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Launceston Christian School (11287 m)
St Anthony's Catholic School (11880 m)
Australian Christian College Tasmania - Launceston Campus (11872 m)

CLOSEST PRIMARY SCHOOLS

Exeter Primary School (5742 m)

CLOSEST SECONDARY SCHOOLS

Exeter High School (5525 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

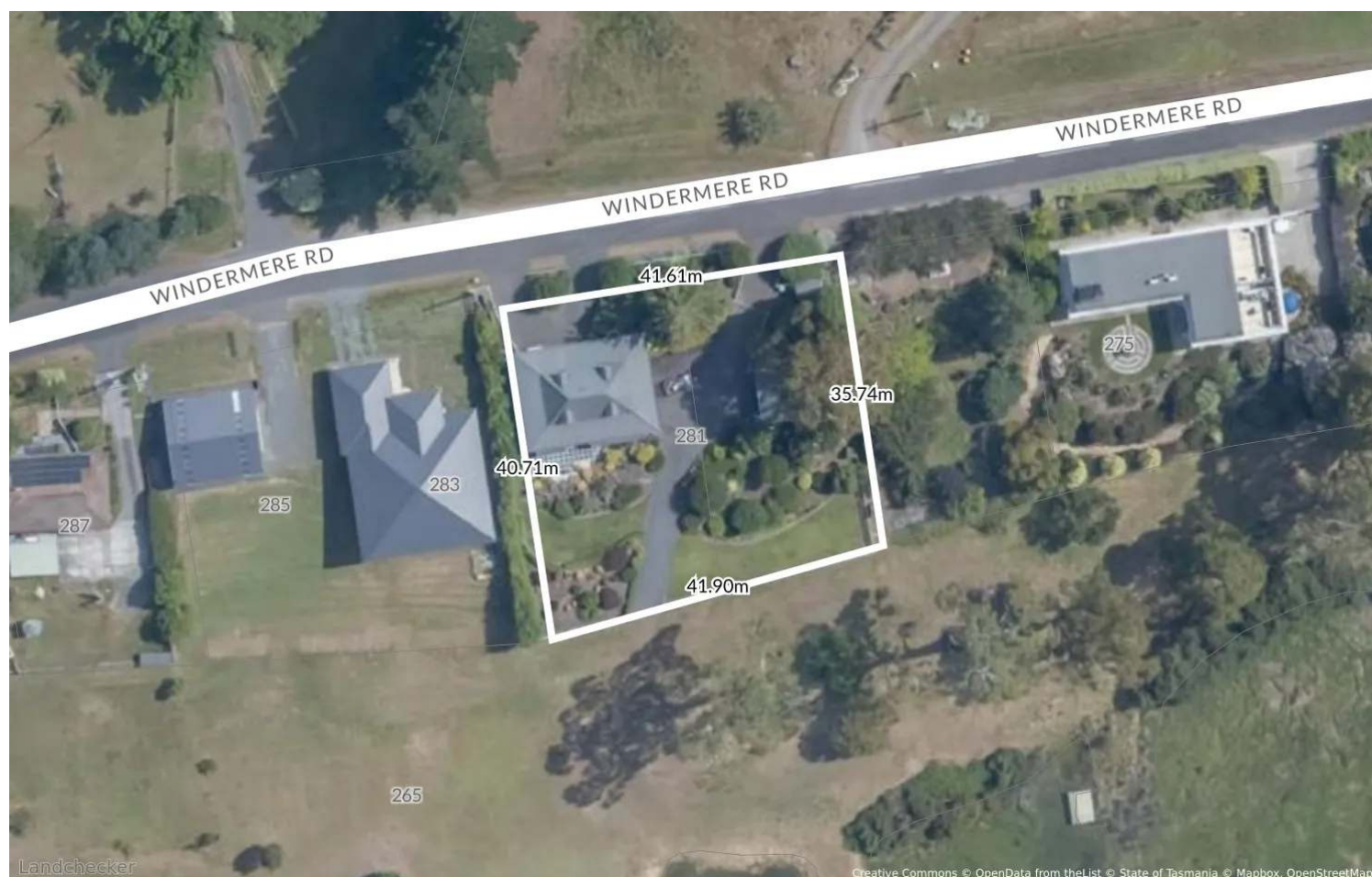
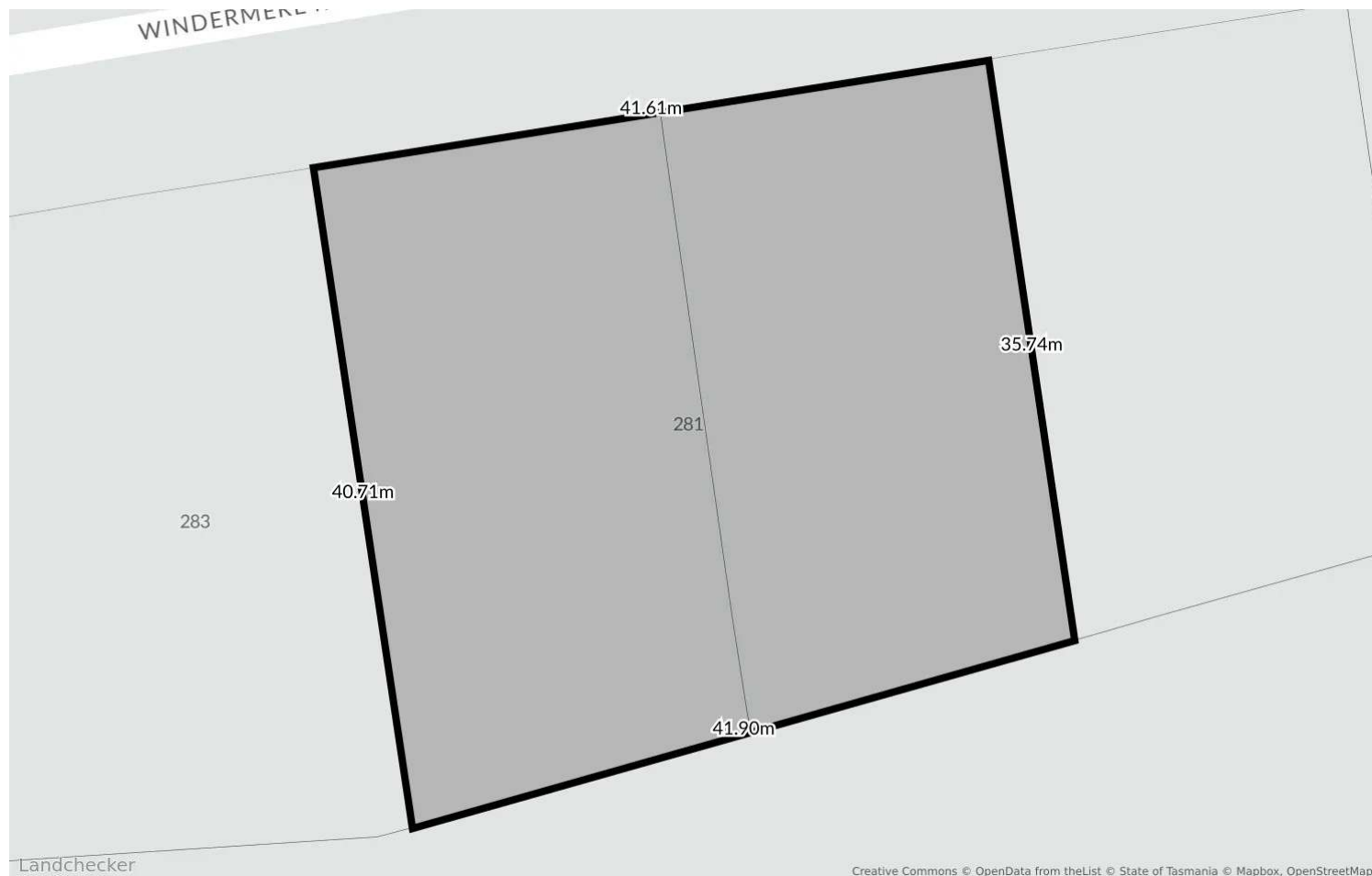
council@launceston.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

Belle Vista, 281 Windermere Road, Windermere Tas 7252



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

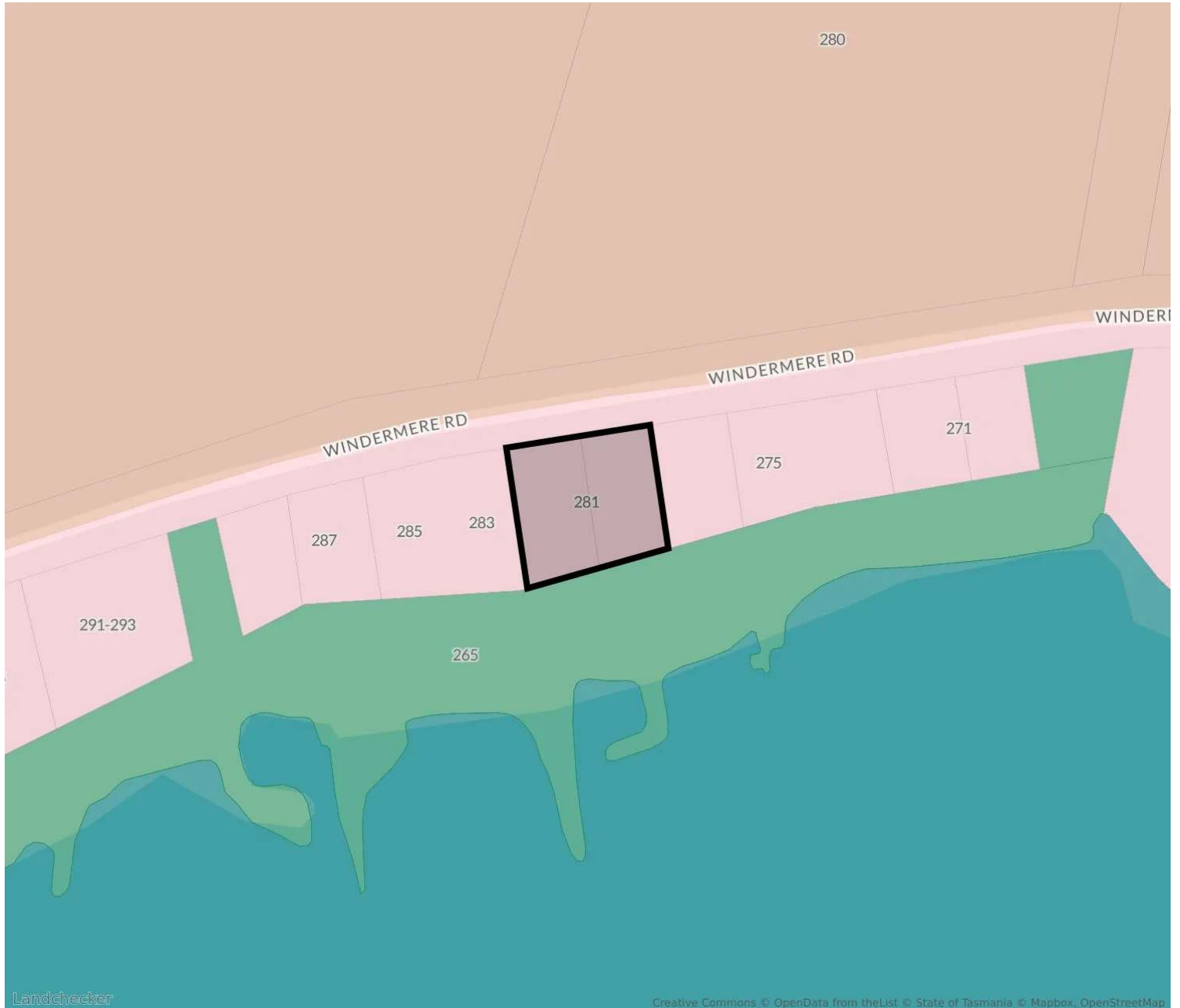
Belle Vista, 281 Windermere Road, Windermere Tas 7252

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLPO035	03/06/2026	The draft amendment proposes to rezone part of land at 3 - 7 George Street (CT 169239/1) from Particular Purpose Zone - Boags Brewery to the Urban Mixed Use Zone.
OTHER	AM-LAU-PSA-LLPO030	29/05/2026	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	28/05/2026	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.
OTHER	AM-LAU-PSA-LLPO032	06/05/2026	The draft amendment proposes to insert LAU-C6.4.1 200m section of Mountain Road, Lilydale and LAU-C6.4.2 148 Vermont Road, Mowbray as Places or Precincts of Archaeological Potential under the Local Historic Heritage Code.

PROPOSED PLANNING SCHEME AMENDMENTS

Belle Vista, 281 Windermere Road, Windermere Tas 7252

Status	Code	Date	Description
PROPOSED	AP-LAU-PSA-LLPO021	10/06/2026	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.
PROPOSED	AP-LAU-PSA-LLPO011	10/06/2026	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-LLPO033	03/06/2026	The draft amendment proposes to rezone Lot 3, 18-20 Ellison Street, Newstead from Community Purpose to General Residential.The permit provides for 10 multiple dwellings.
PROPOSED	AM-LAU-PSA-LLPO029	02/06/2026	The draft amendment proposes to remove LAU-S10.0 Invermay/Inveresk Flood Inundation Specific Area Plan, insert new LAU-S17 Flood Levee Protected Areas Specific Area Plan and modify the Flood-Prone Areas Hazard Code overlay.



11.0 - Rural Living

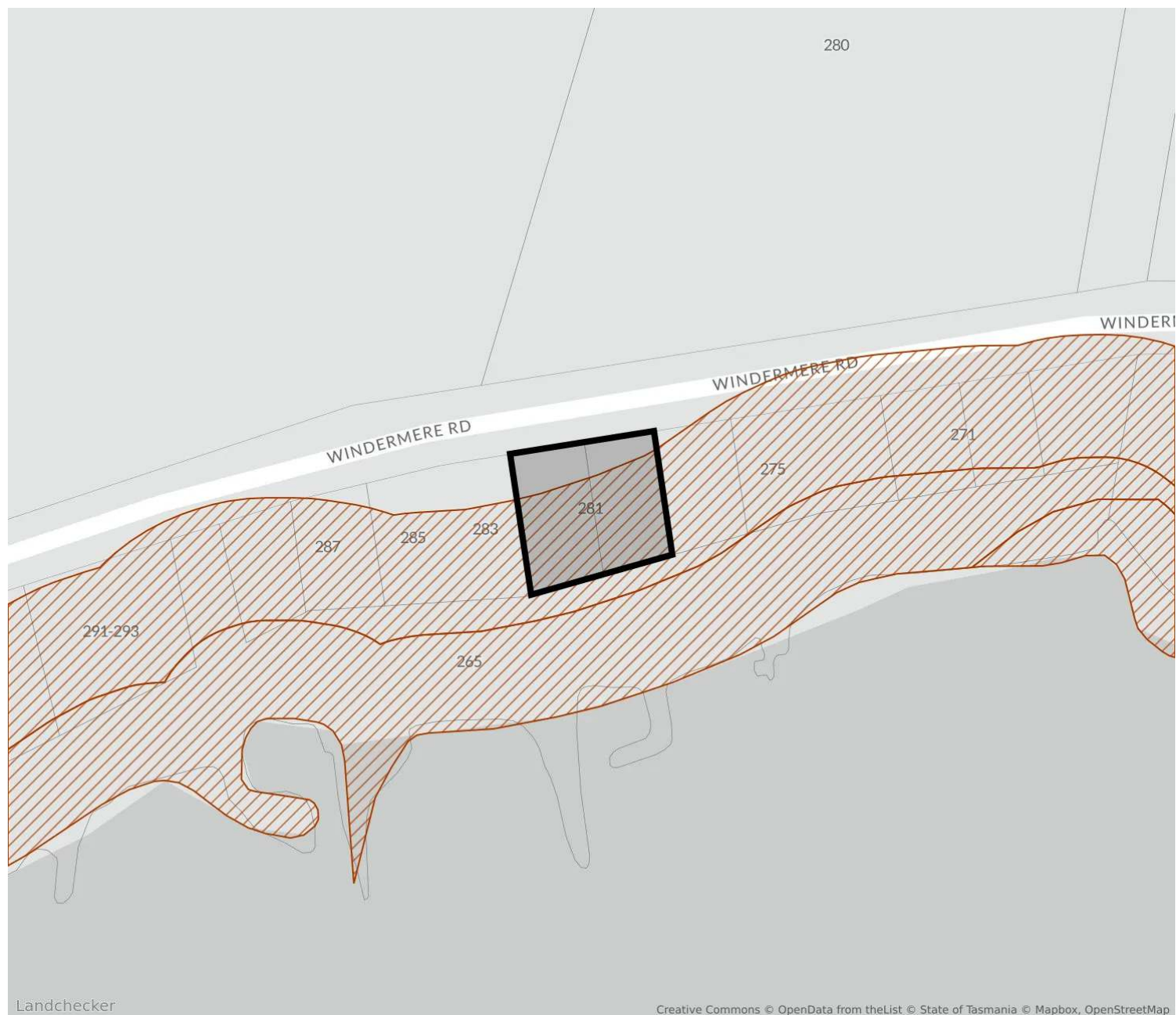
To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. To provide for compatible agricultural use and development that does not adversely impact on residential amenity. To provide for other use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

- ENVIRONMENTAL MANAGEMENT
- OPEN SPACE
- RURAL

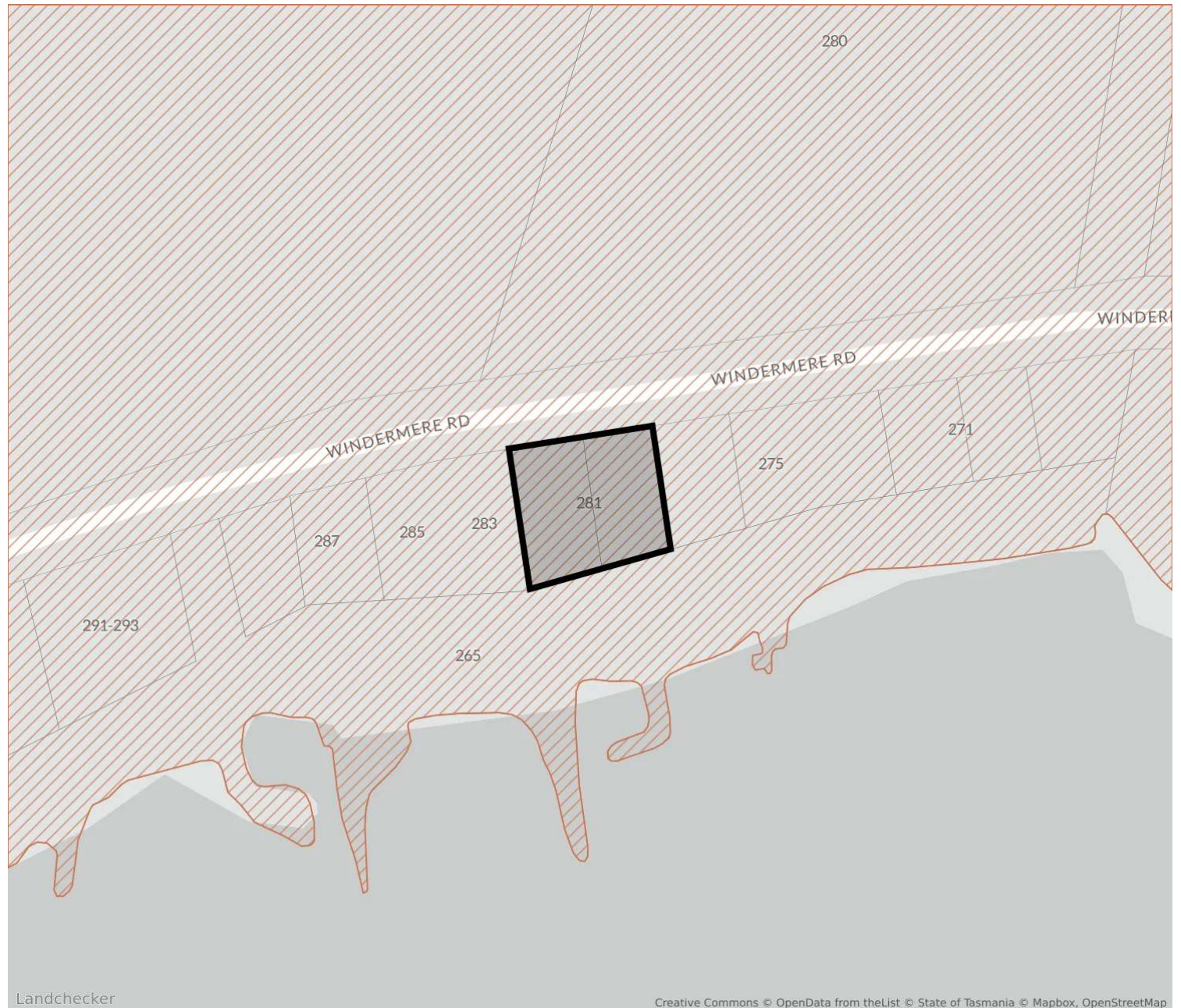


C10.0 - Coastal Erosion Hazard Code

To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that: (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land. To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

TPS Coastal Erosion Hazard Code

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

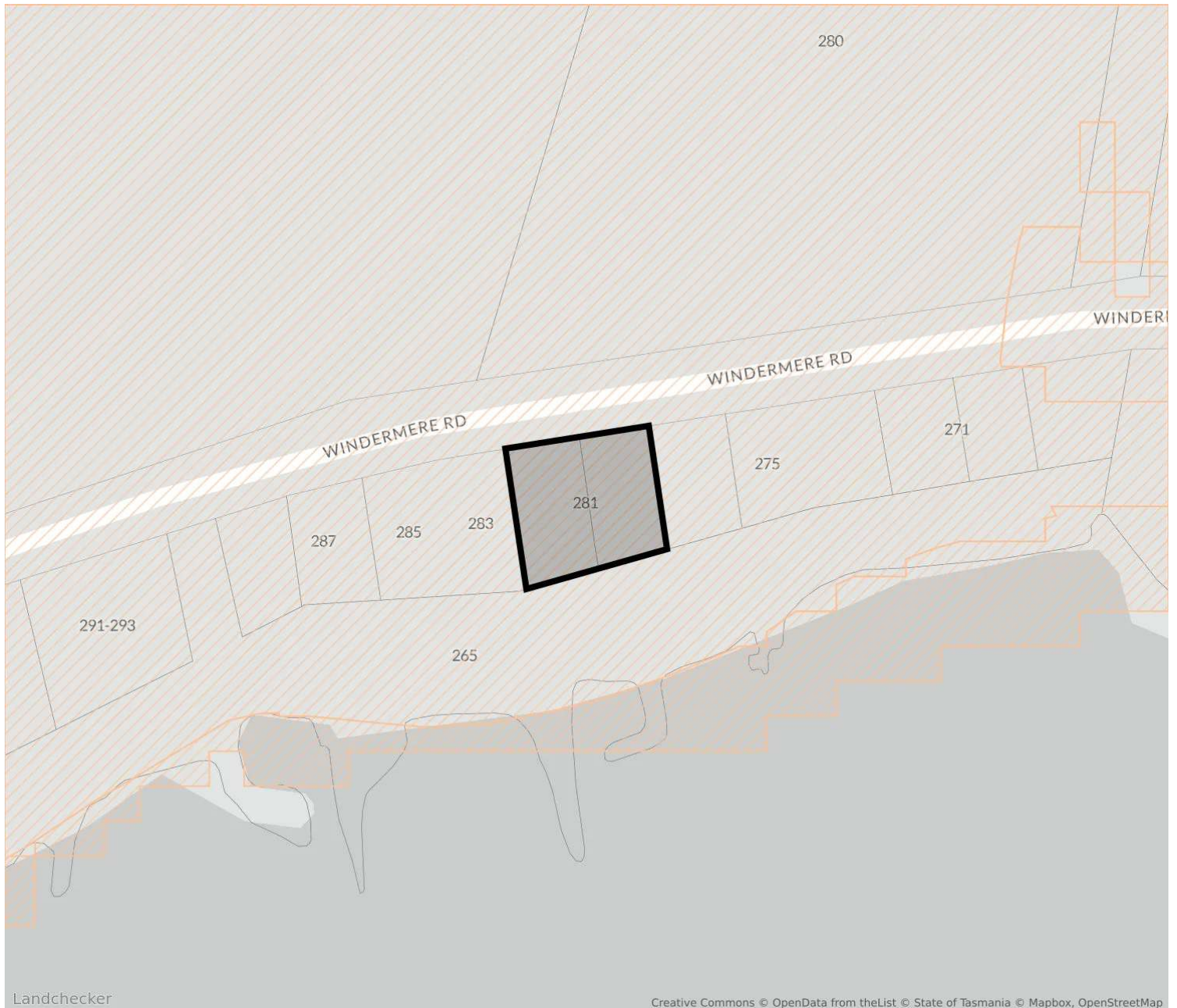


C13.0 - Bushfire-Prone Areas Code

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.

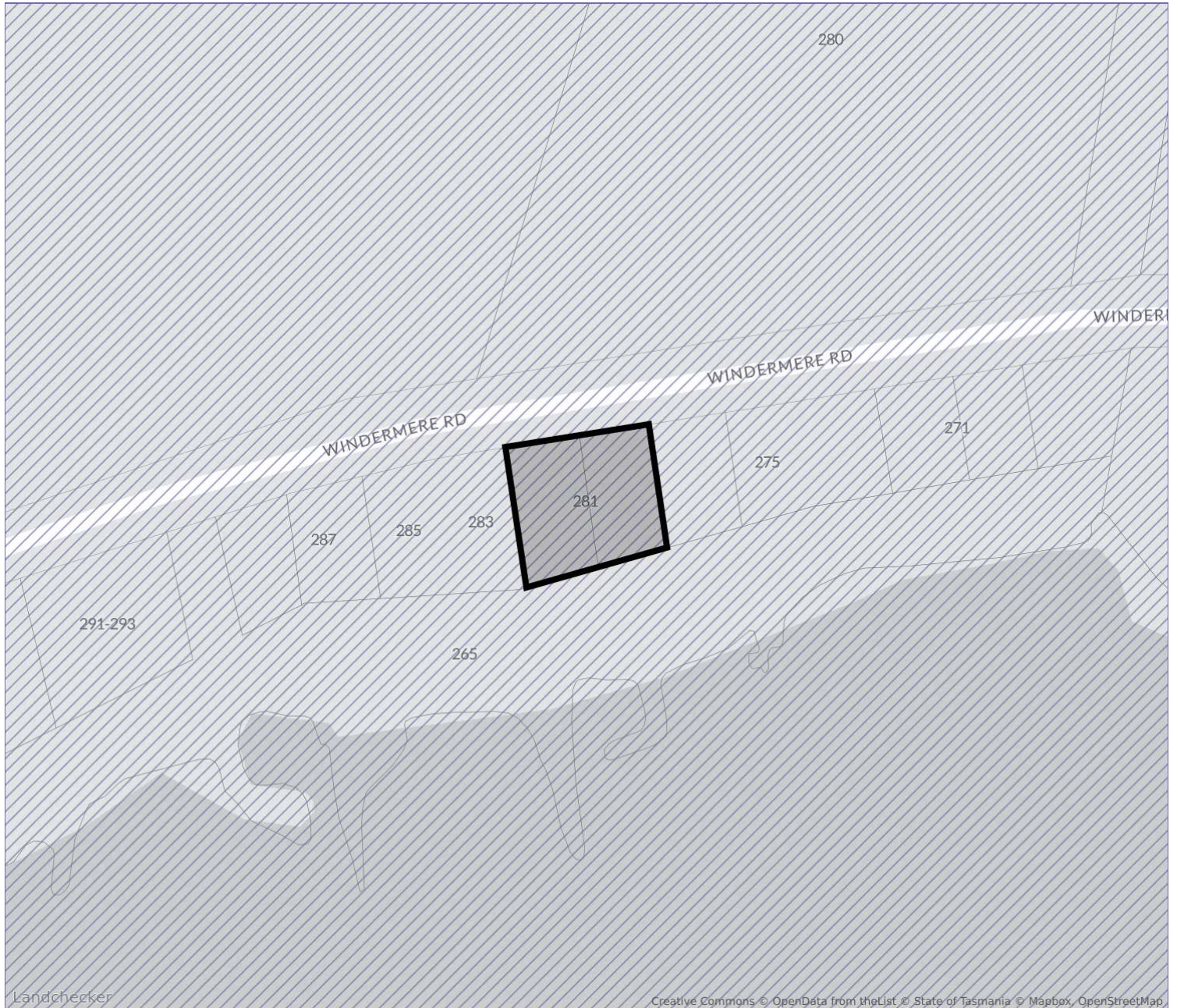


C15.0 - Landslip Hazard Code

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.



C8.0 - Scenic Protection Code

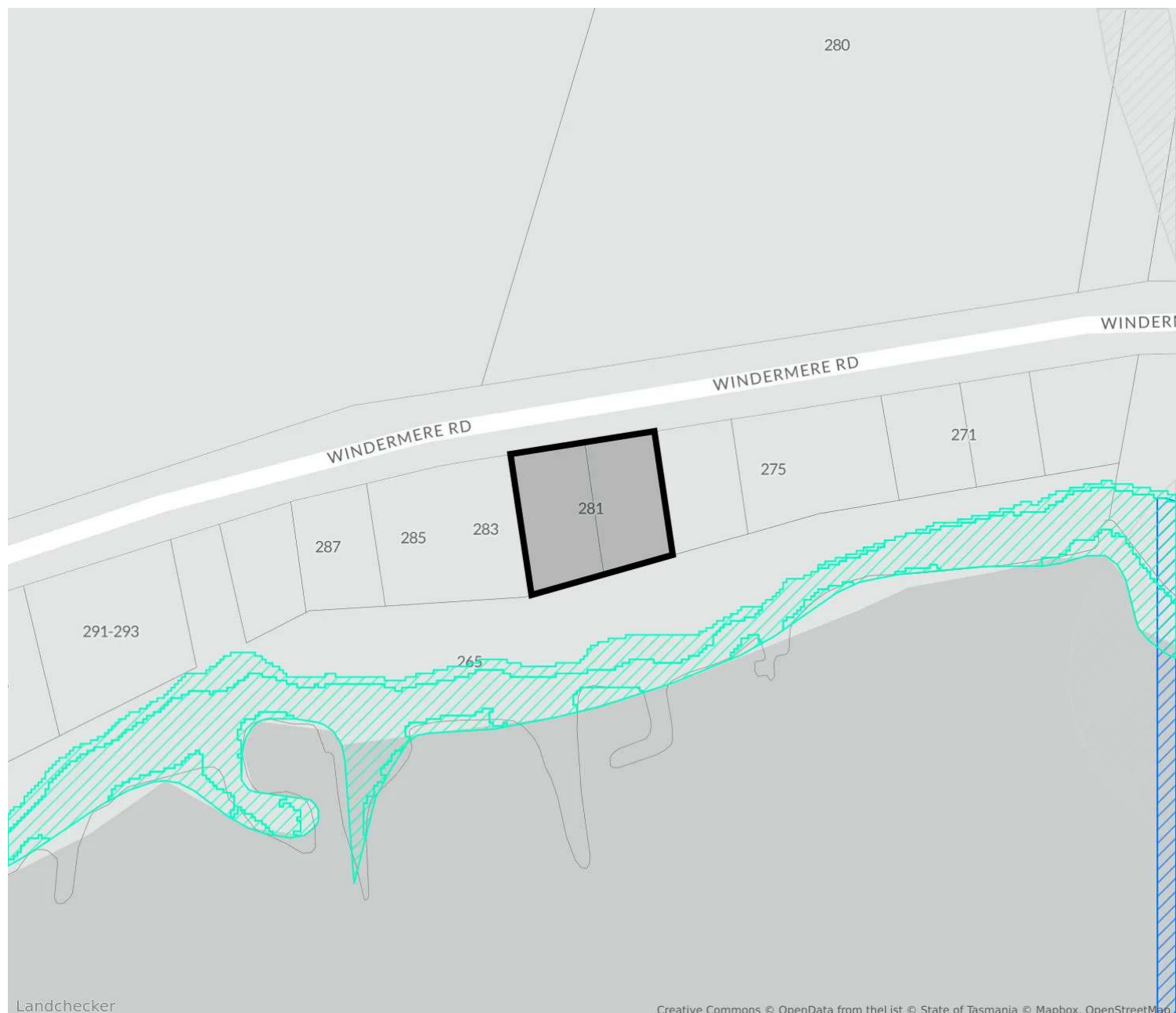
To recognise and protect landscapes that are identified as important for their scenic values.

TPS Scenic Protection Code

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

NEARBY OVERLAYS

Belle Vista, 281 Windermere Road, Windermere Tas 7252

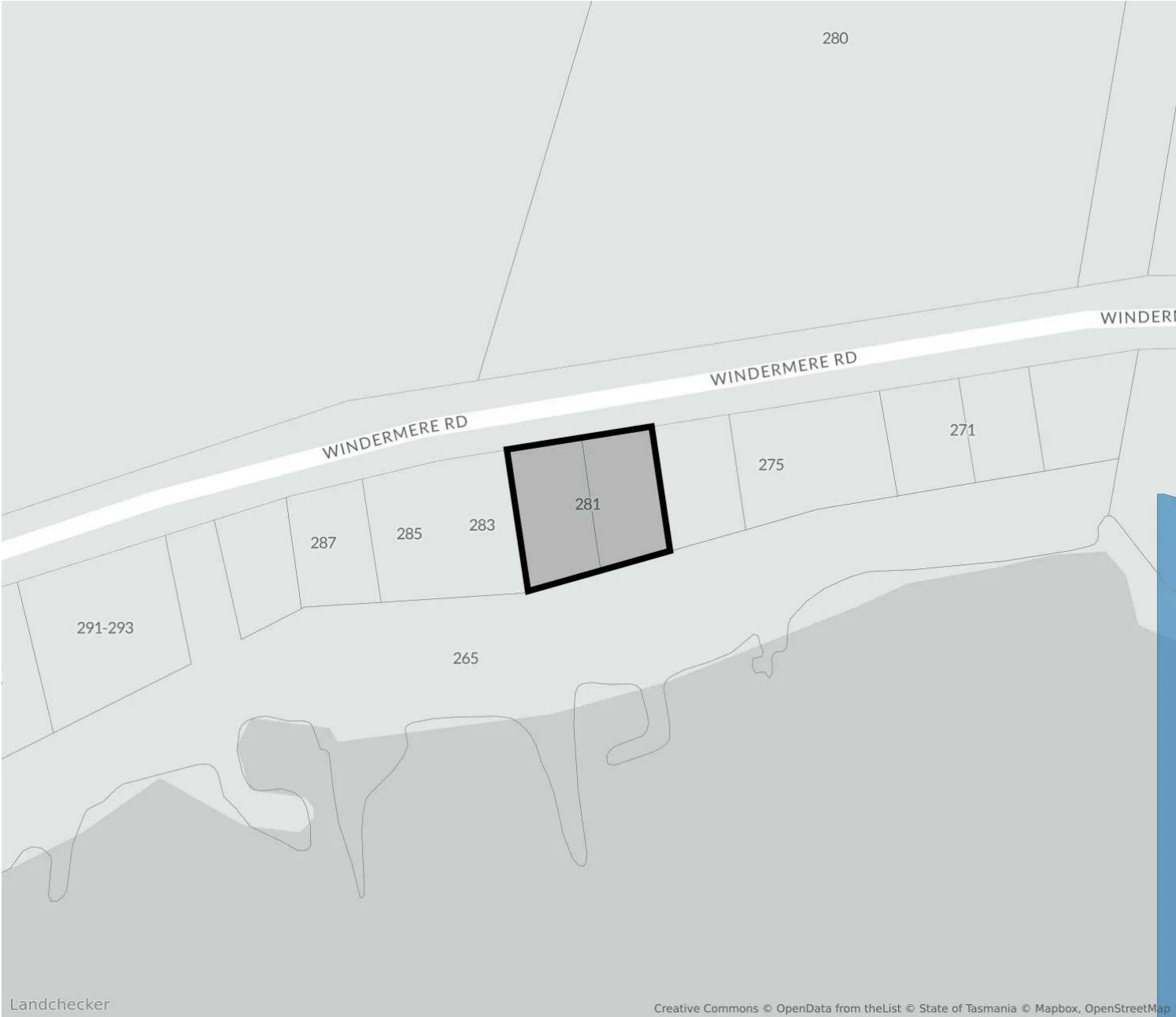


 COASTAL INUNDATION HAZARD CODE

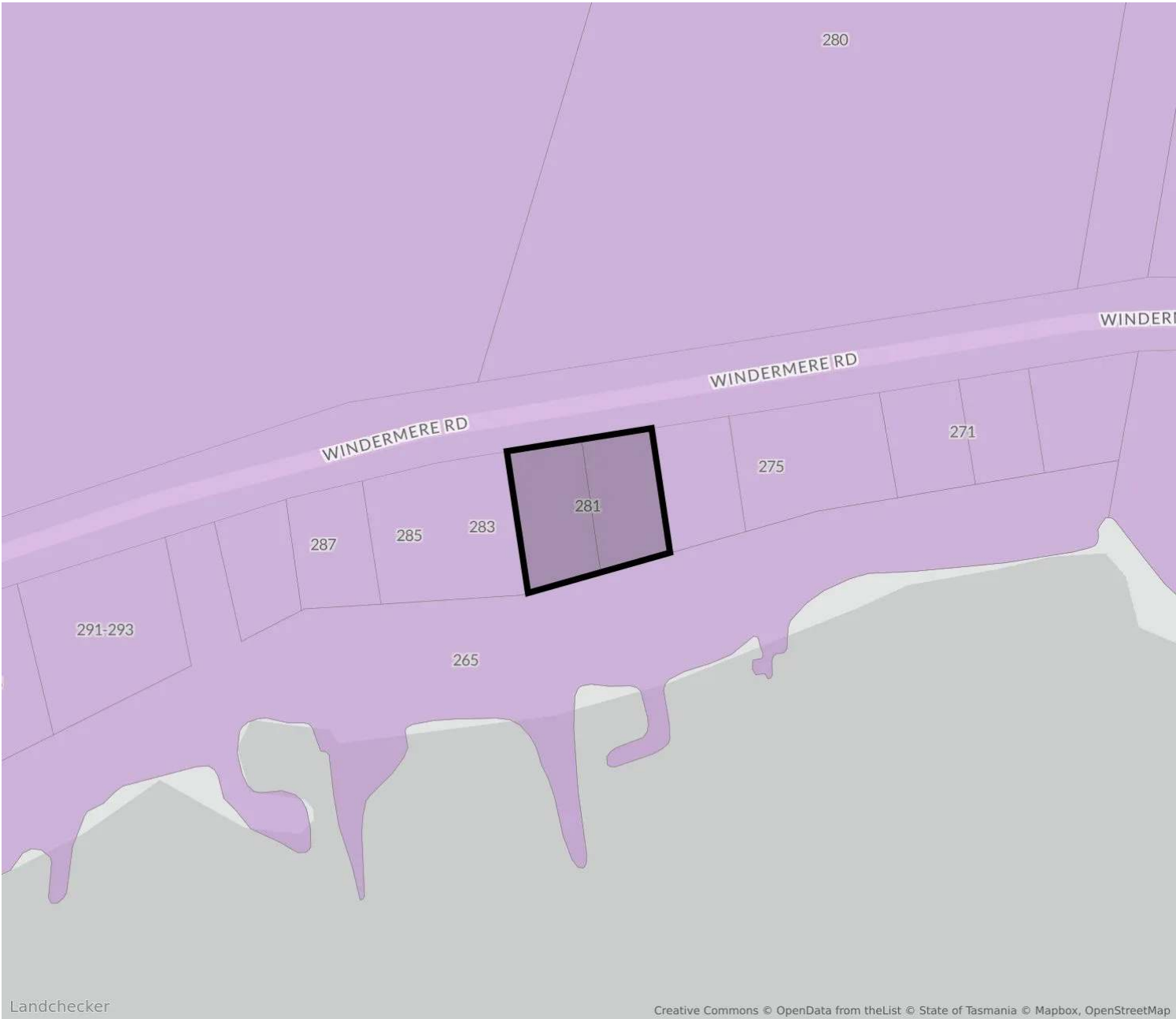
 FLOOD-PRONE HAZARD AREAS CODE

 NATURAL ASSETS CODE

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



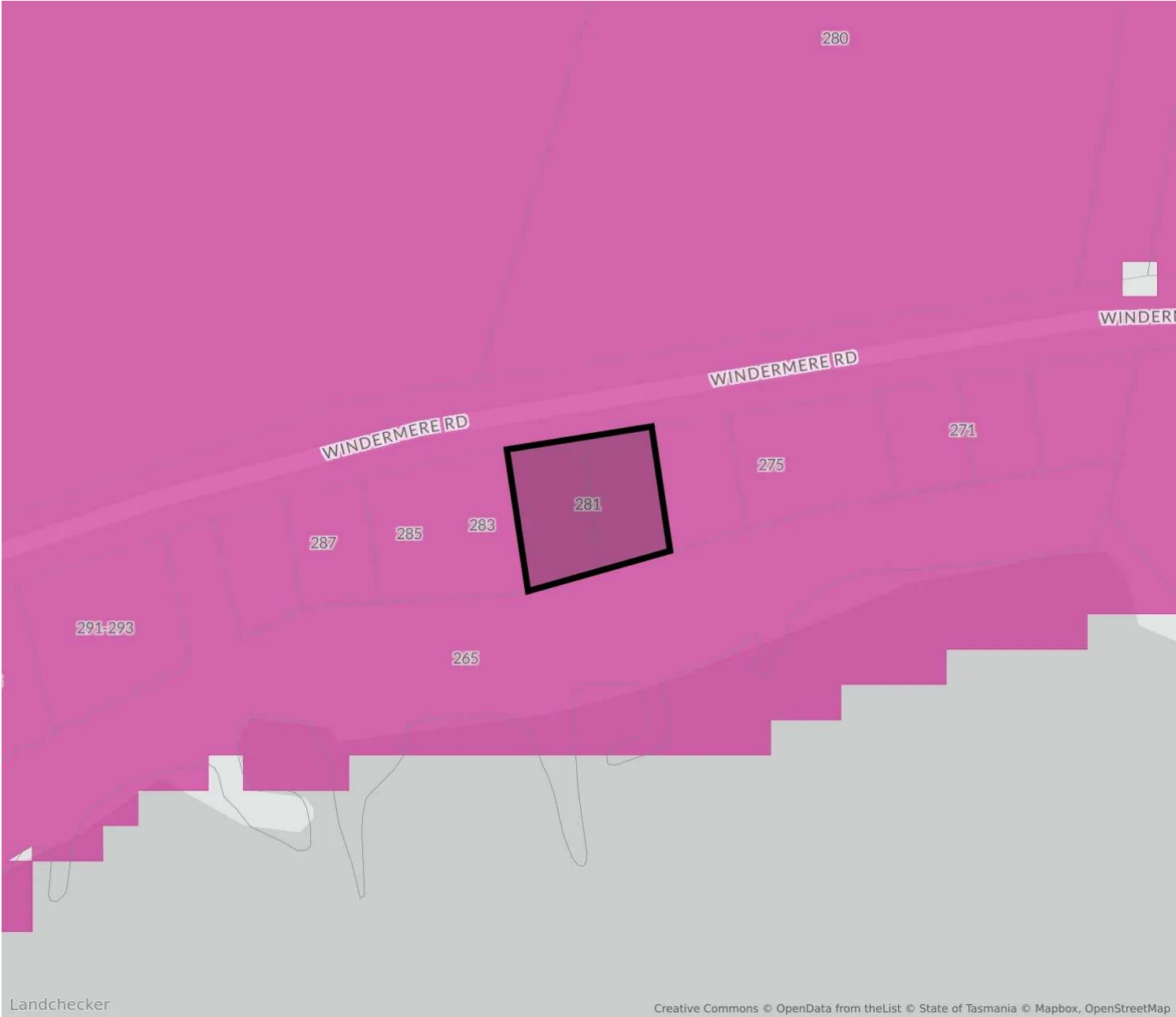
Flood			
This property has not been specified as being affected by flooding according to Landchecker flood sources . For confirmation and detailed advice about this flood area, please contact the relevant source authority.			
Source Authority	Status	Type	Last Updated
Land Information System Tasmania C12.0	Unaffected	State	09/03/2026



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.

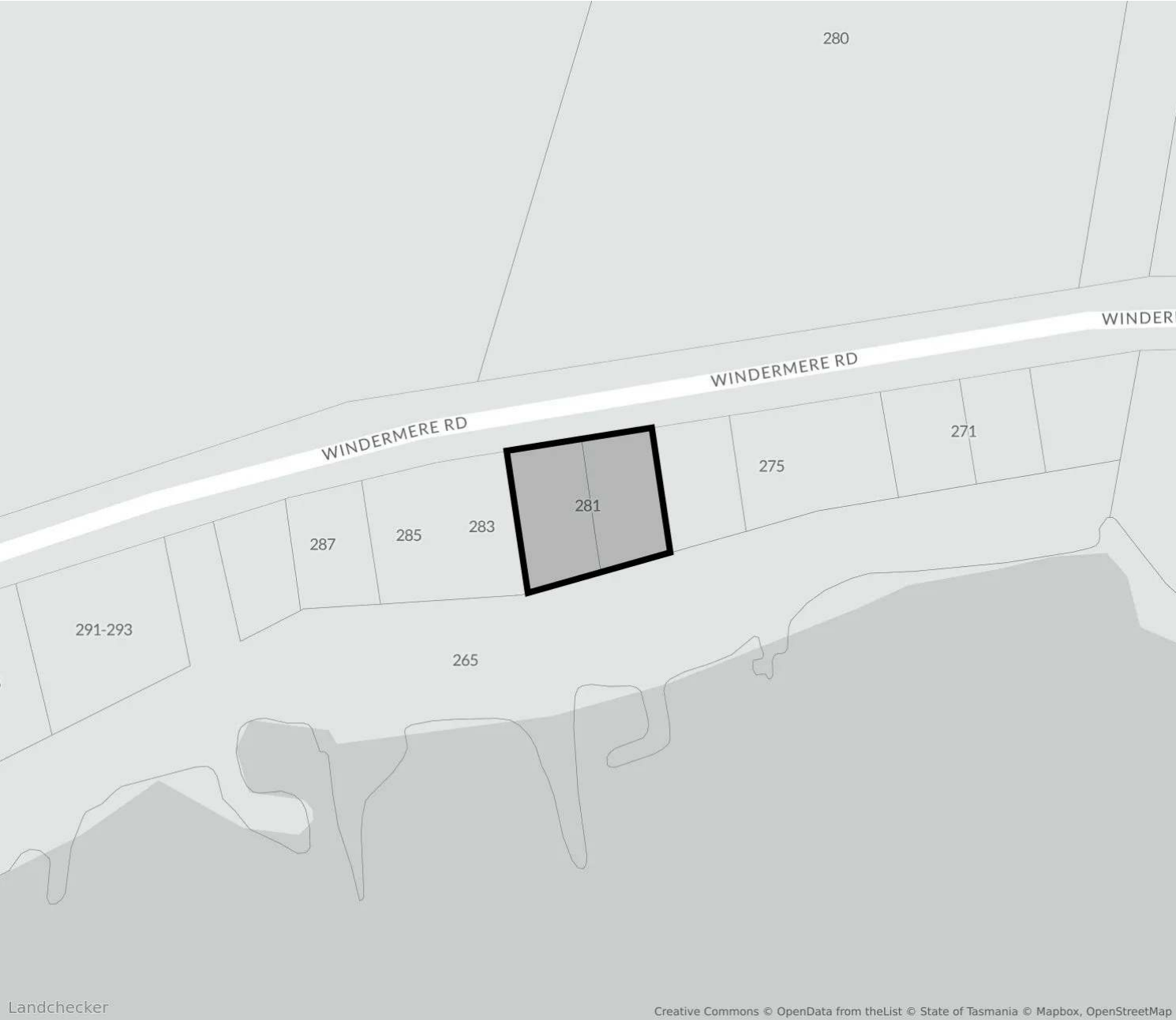
Source Authority	Status	Type	Last Updated
Land Information System Tasmania C13.0	Affected	State	29/12/2025
Land Information System Tasmania 120.FRE	Unaffected	State	29/12/2025



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.

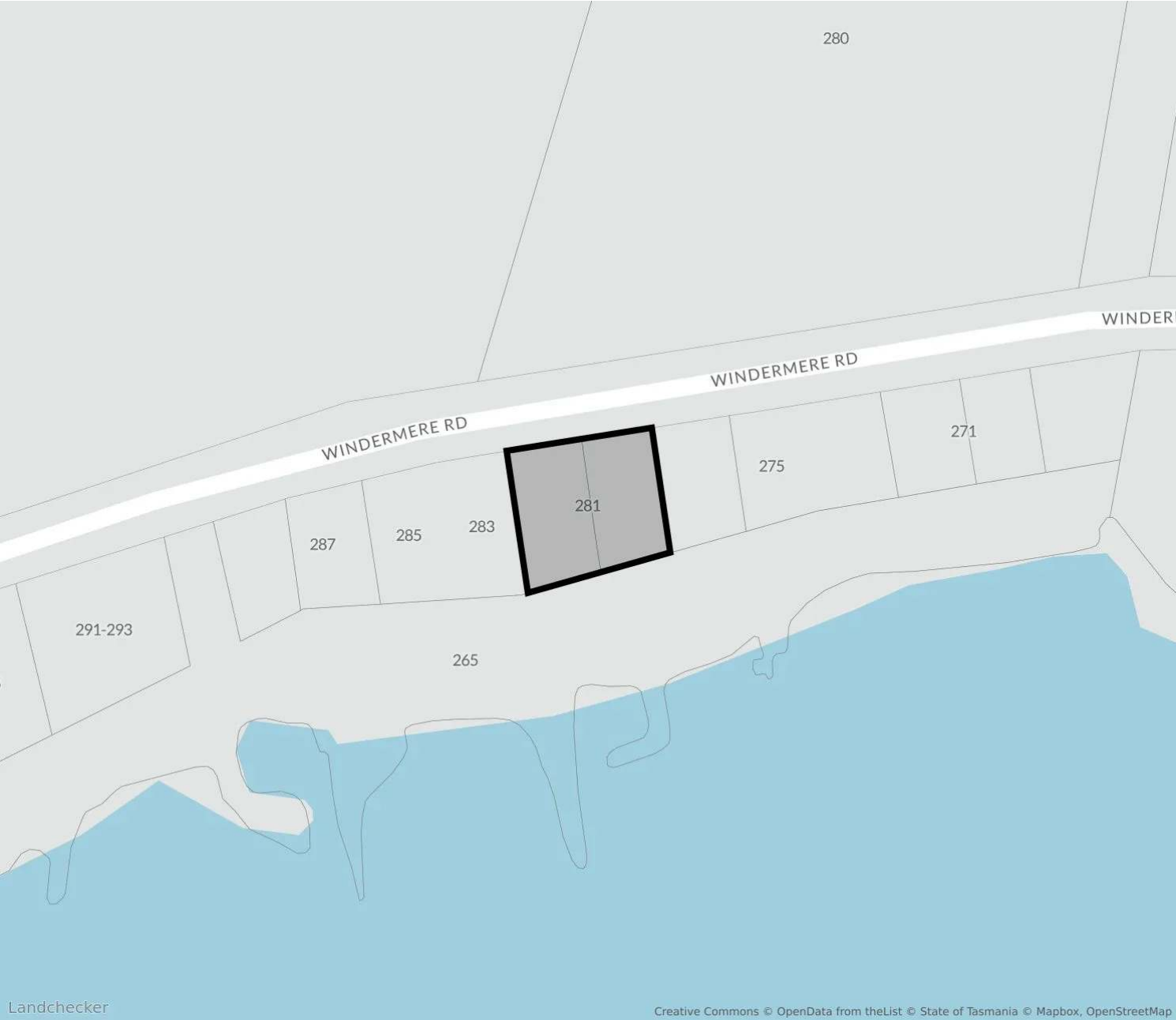
Source Authority	Status	Type	Last Updated
Land Information System Tasmania C15.0	Affected	State	29/12/2025
Land Information System Tasmania 120.LDS	Unaffected	State	29/12/2025



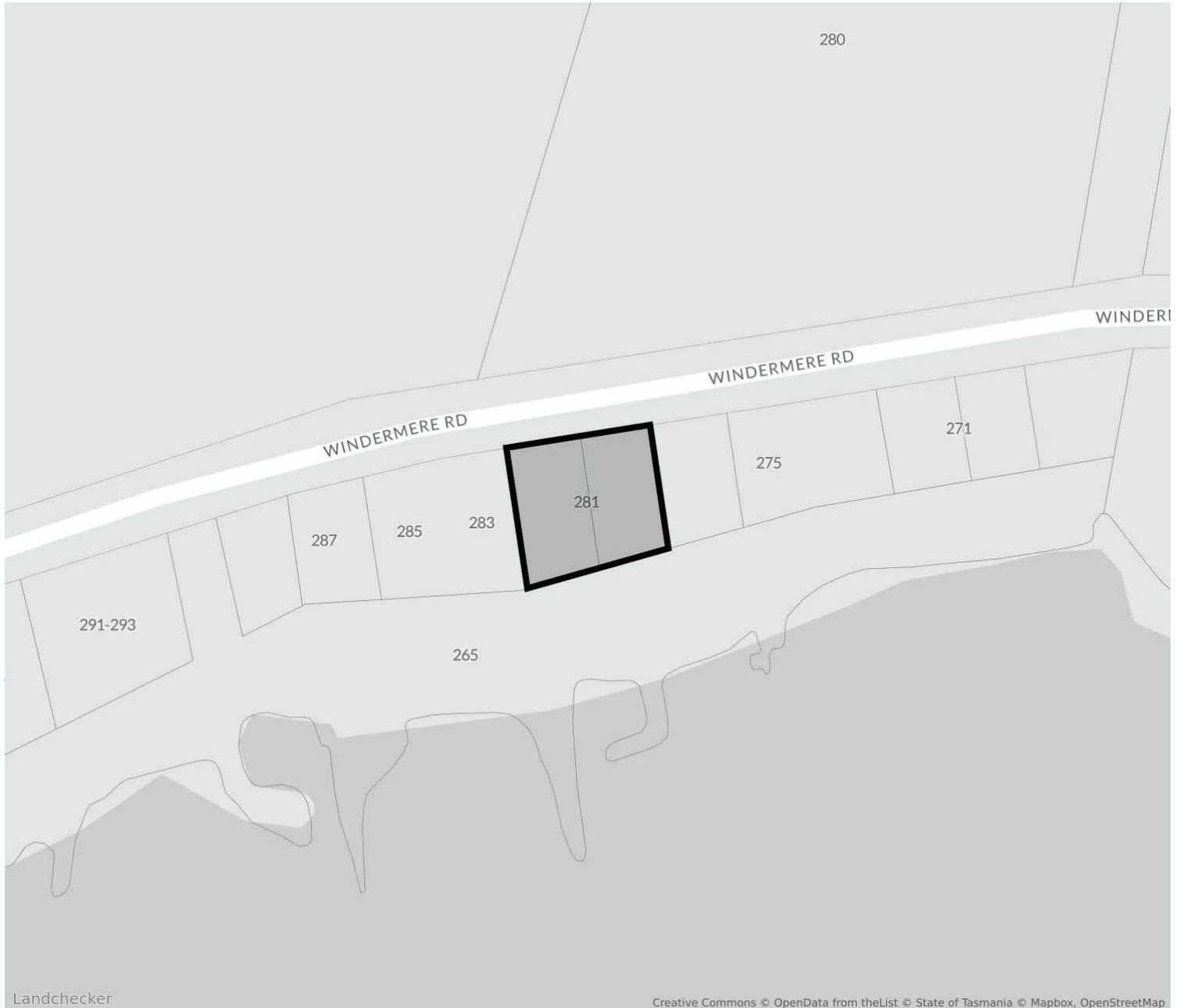
No planning permit data available for this property.

NEARBY PLANNING PERMITS

Belle Vista, 281 Windermere Road, Windermere Tas 7252



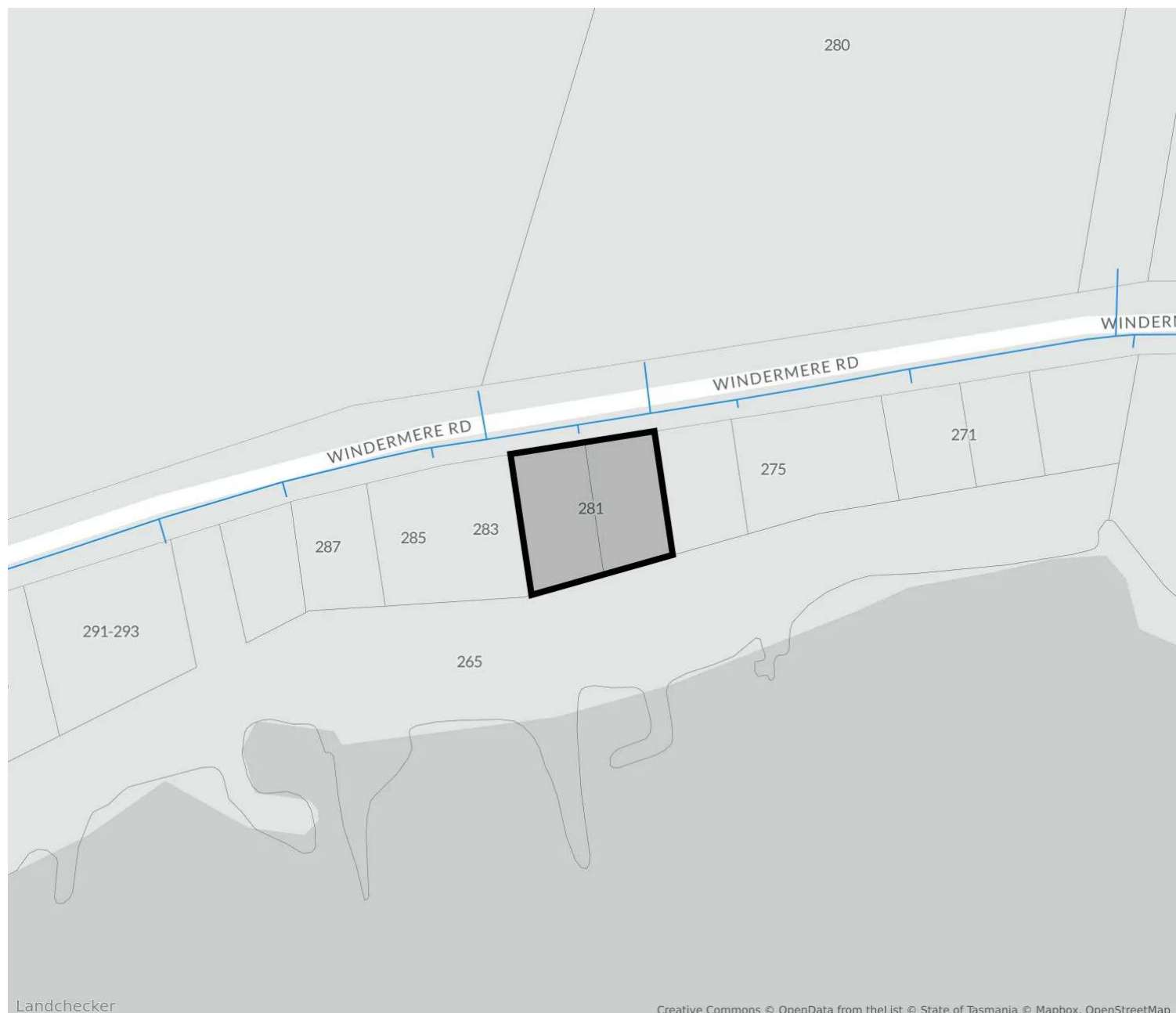
No planning permit data available for nearby properties.



No easements for this property

NEARBY EASEMENTS

Belle Vista, 281 Windermere Road, Windermere Tas 7252



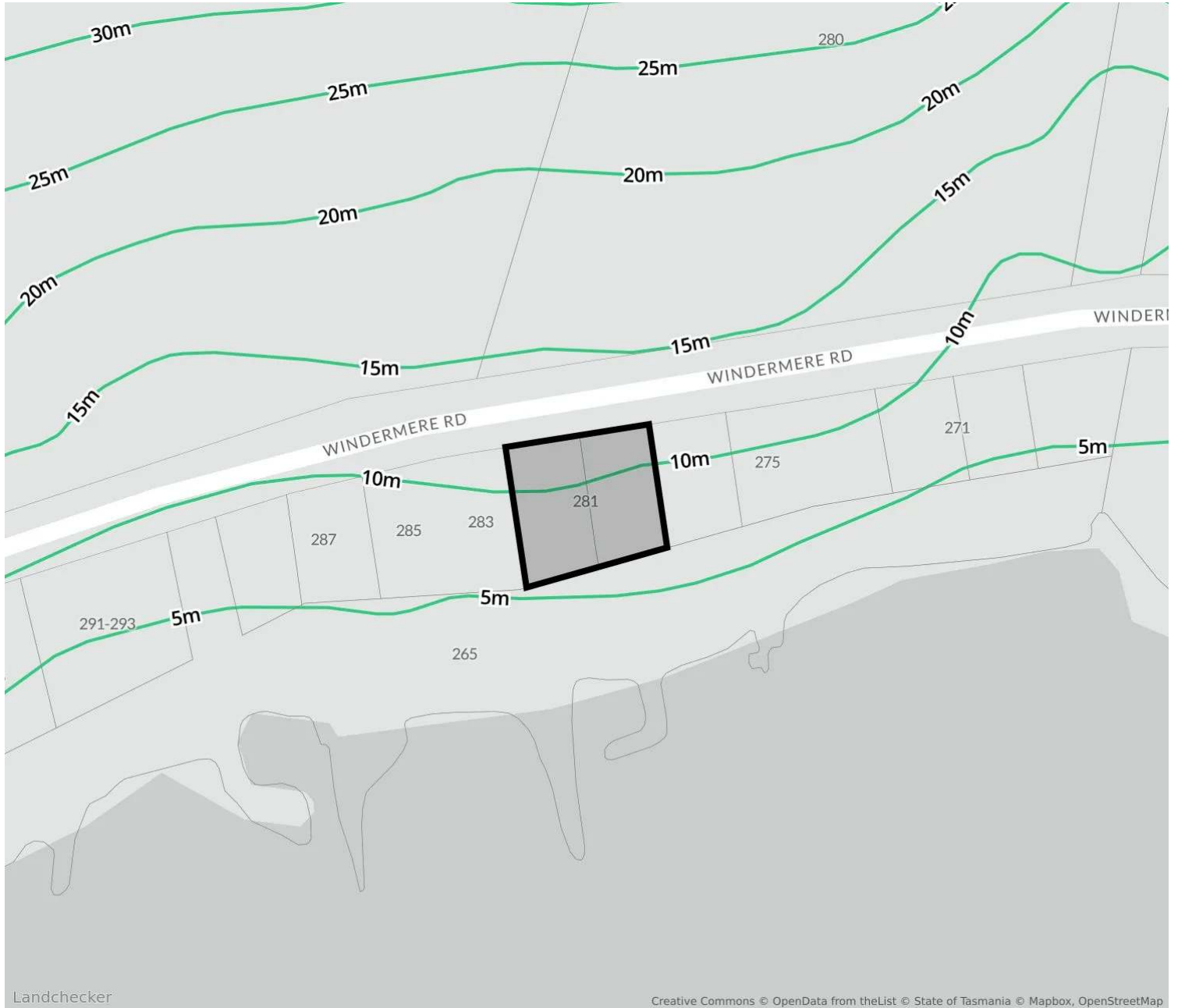
Water
Tas Water

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.

TOPOGRAPHY

Belle Vista, 281 Windermere Road, Windermere Tas 7252



■ 1 - 5m Contours

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

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