

PROPERTY REPORT

3/Elphinwood Townhouses, 28 Landsborough Avenue, Newstead Tas

7250

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 3 141290

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Launceston

FRONTAGE

Unavailable

LEGAL DESCRIPTION

141290/3

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

295m² Approx

PropTrack Property Data

UNIT

 2  2  -

PropTrack Sale Events

SALE HISTORY

\$725,000	19/03/2025
\$710,000	03/03/2022
\$400,000	21/11/2009
\$360,000	21/09/2006

State Electorates

LEGISLATIVE COUNCIL

Windermere

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

The Launceston Preparatory School (224 m)
Scotch Oakburn College - Elphin Campus (460 m)
Newstead Christian School (620 m)

CLOSEST PRIMARY SCHOOLS

East Launceston Primary School (912 m)

CLOSEST SECONDARY SCHOOLS

Newstead College (313 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

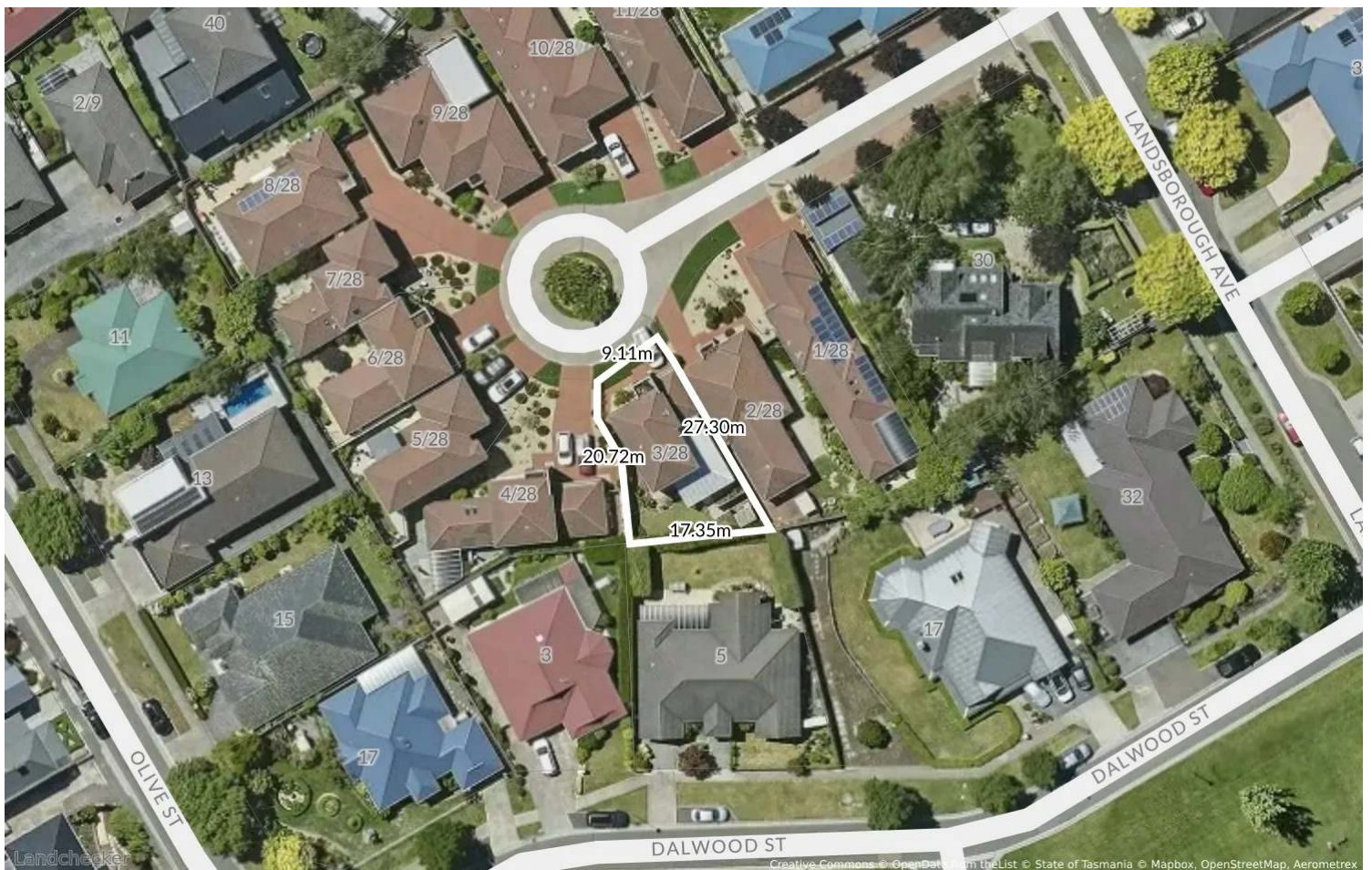
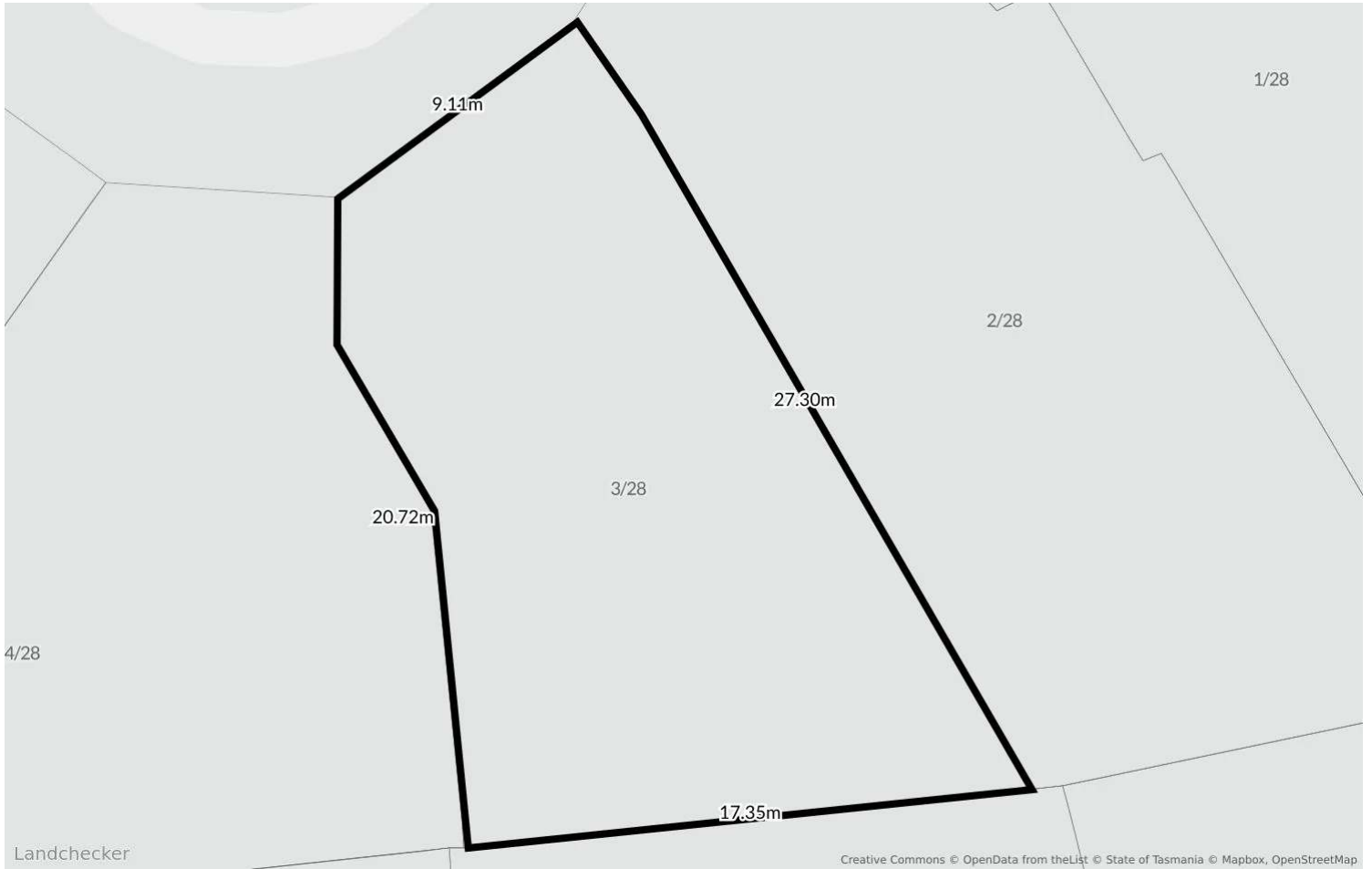
council@launceston.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

3/Elphinwood Townhouses, 28 Landsborough Avenue, Newstead Tas 7250



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

3/Elphinwood Townhouses, 28 Landsborough Avenue, Newstead Tas

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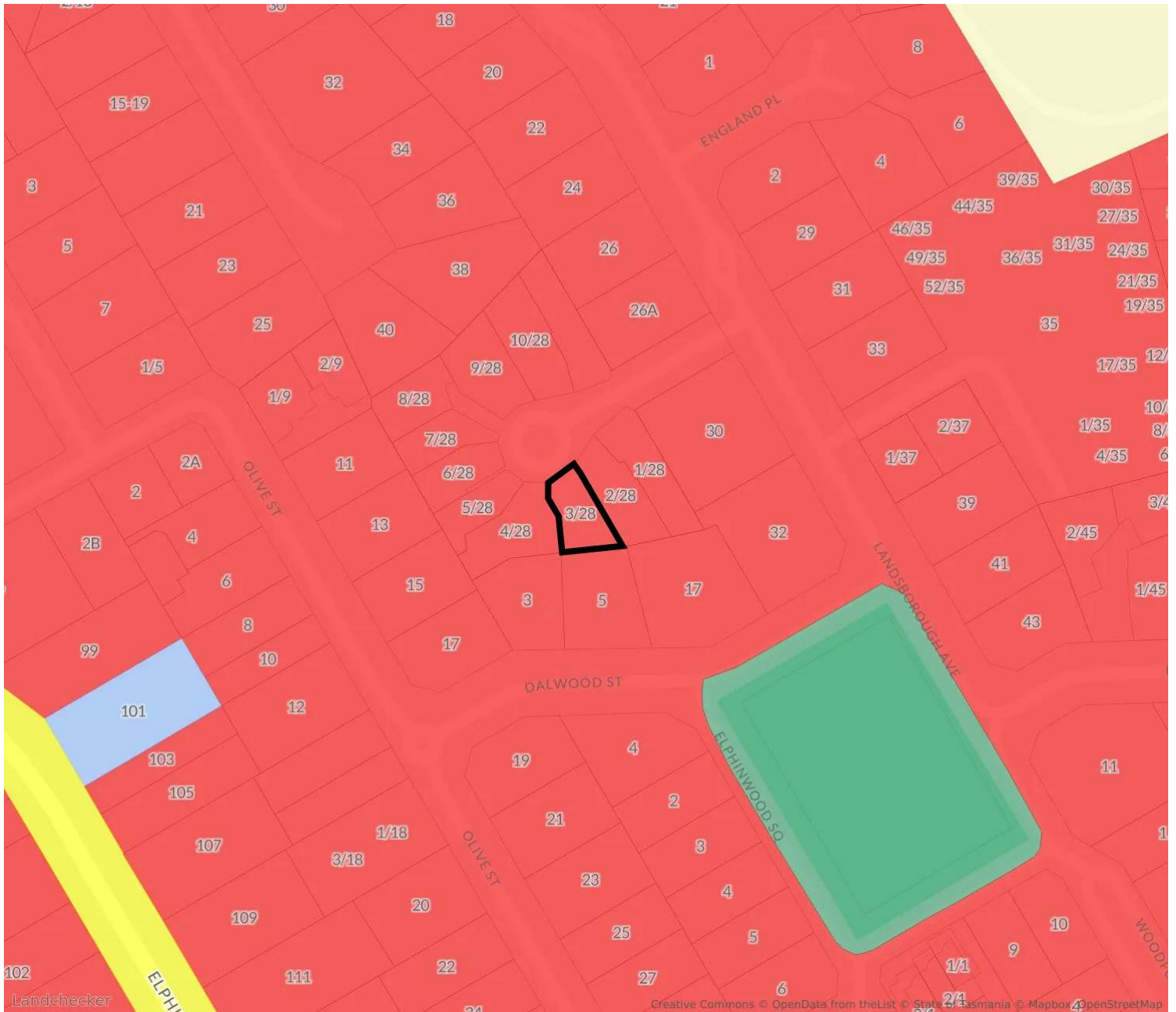
No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

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Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLPO030	21/11/2025	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.
PROPOSED	AM-LAU-PSA-LLPO014	10/11/2025	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.



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 LAUNCESTON council on 03 6323 3000.

Other nearby planning zones

- COMMUNITY PURPOSE
- GENERAL RESIDENTIAL
- LOCAL BUSINESS

- OPEN SPACE
- UTILITIES



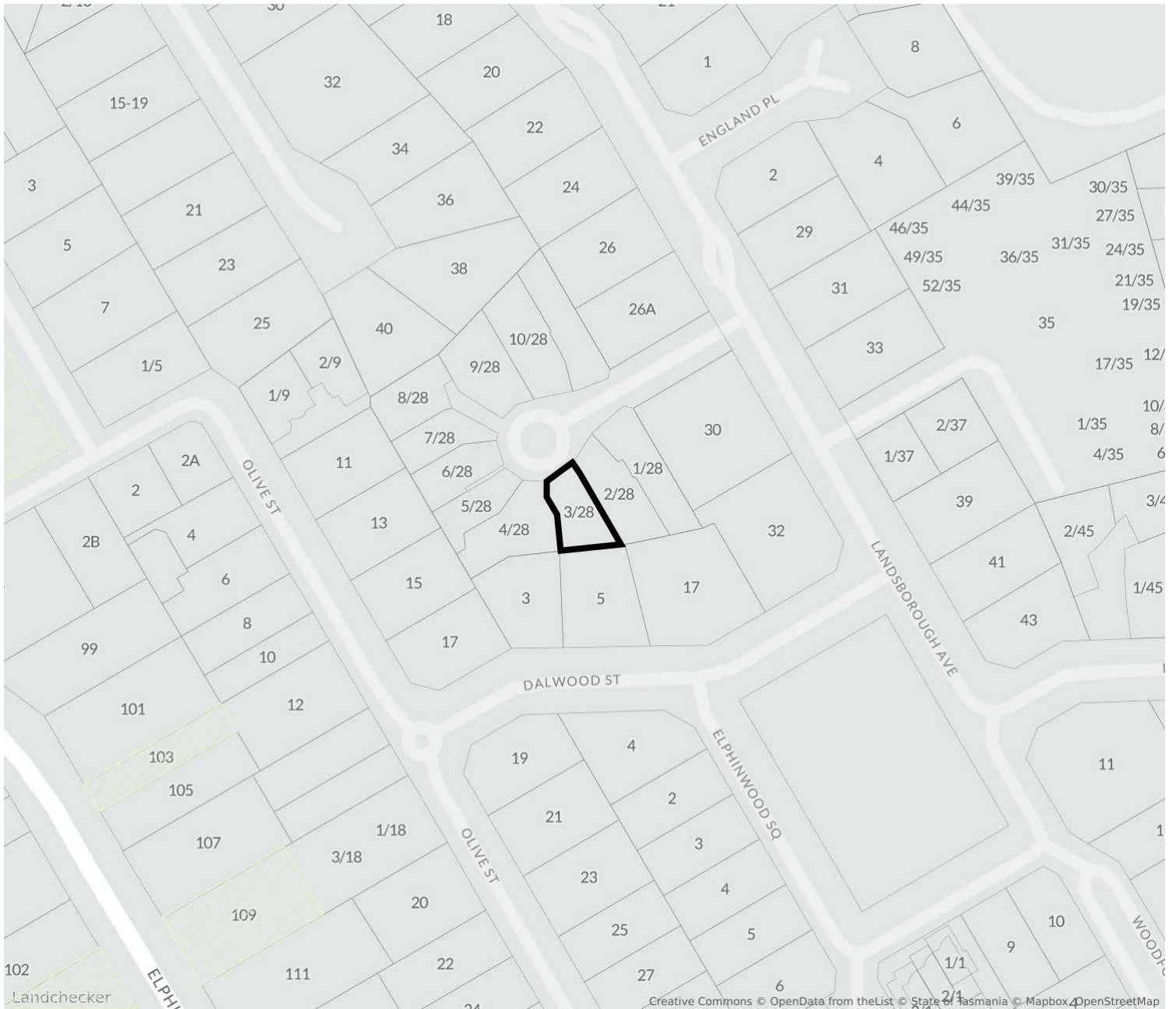
C16.0 – Safeguarding Of Airports Code

To safeguard the operation of airports from incompatible use or development.
To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

TPS Safeguarding Of Airports Code

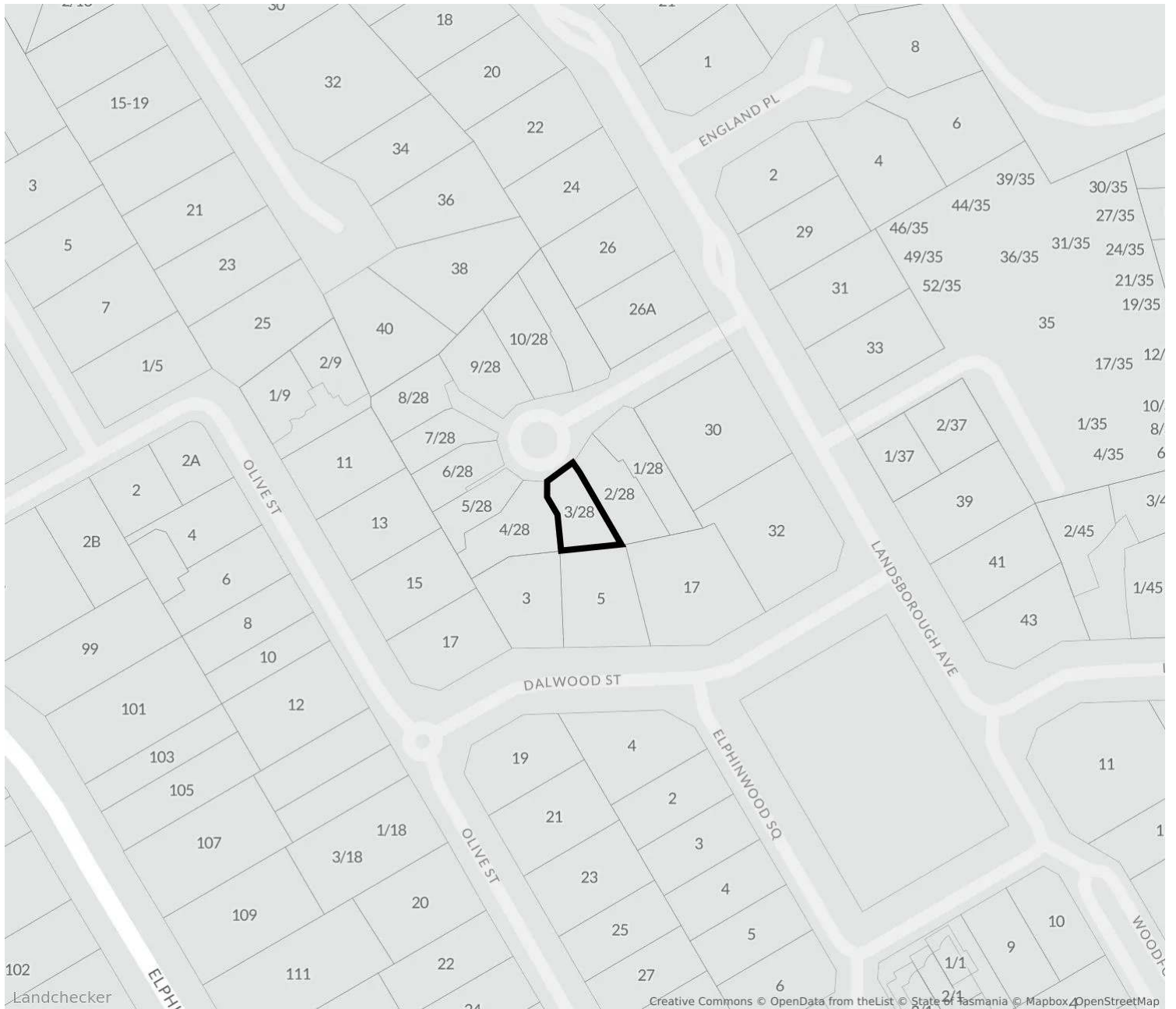
For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.

NEARBY OVERLAYS



LOCAL HISTORICAL HERITAGE CODE

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



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.

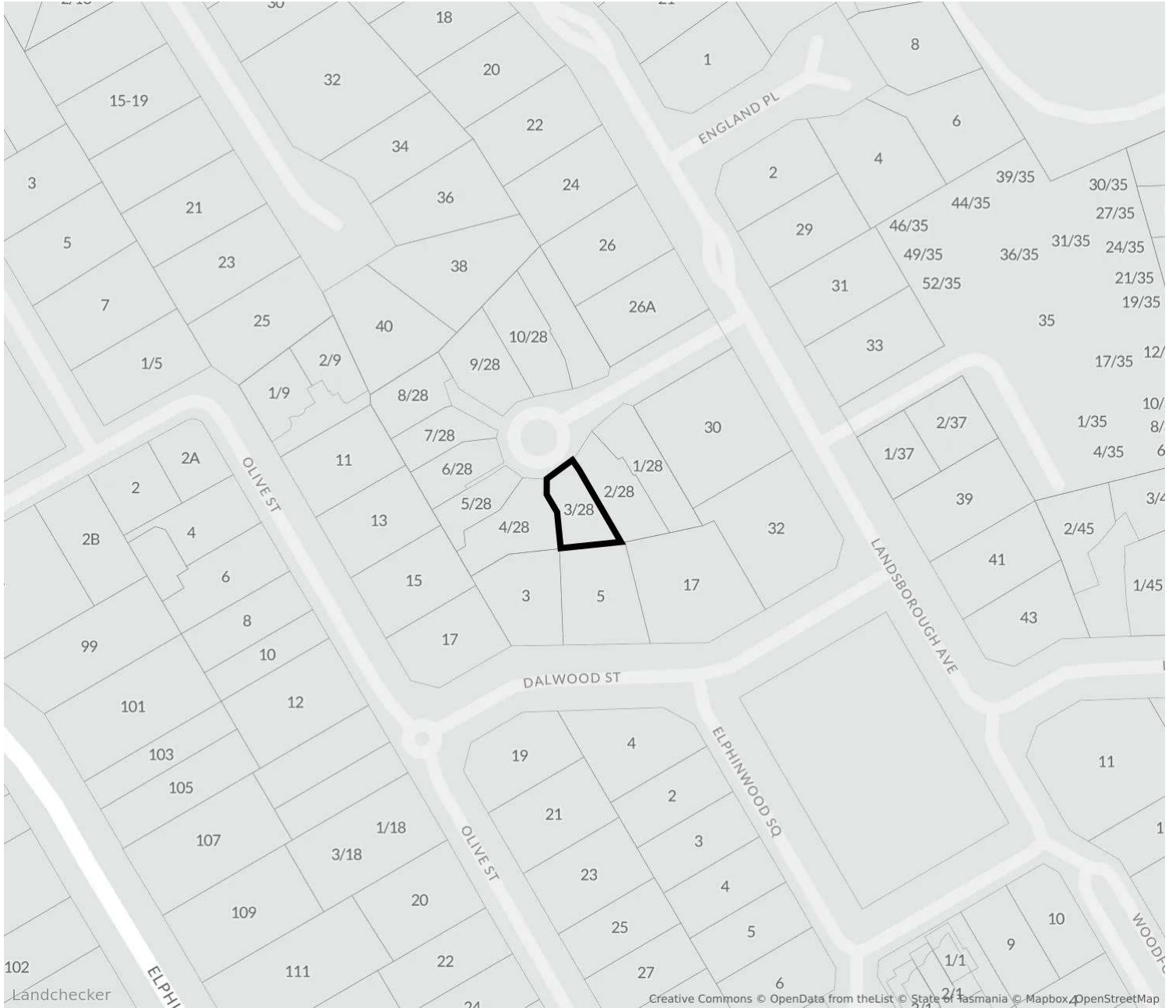
Source Authority	Status	Type	Last Updated
Land Information System Tasmania 116.FRE	Unaffected	State	03/09/2025
Land Information System Tasmania 116.LDS	Unaffected	State	03/09/2025
Land Information System Tasmania 120.FRE	Unaffected	State	03/09/2025
Land Information System Tasmania 120.LDS	Unaffected	State	03/09/2025

Source Authority	Status	Type	Last Updated
Land Information System Tasmania C12.0	Unaffected	State	03/09/2025
Land Information System Tasmania C13.0	Unaffected	State	03/09/2025
Land Information System Tasmania C15.0	Unaffected	State	03/09/2025

PLANNING PERMIT HISTORY

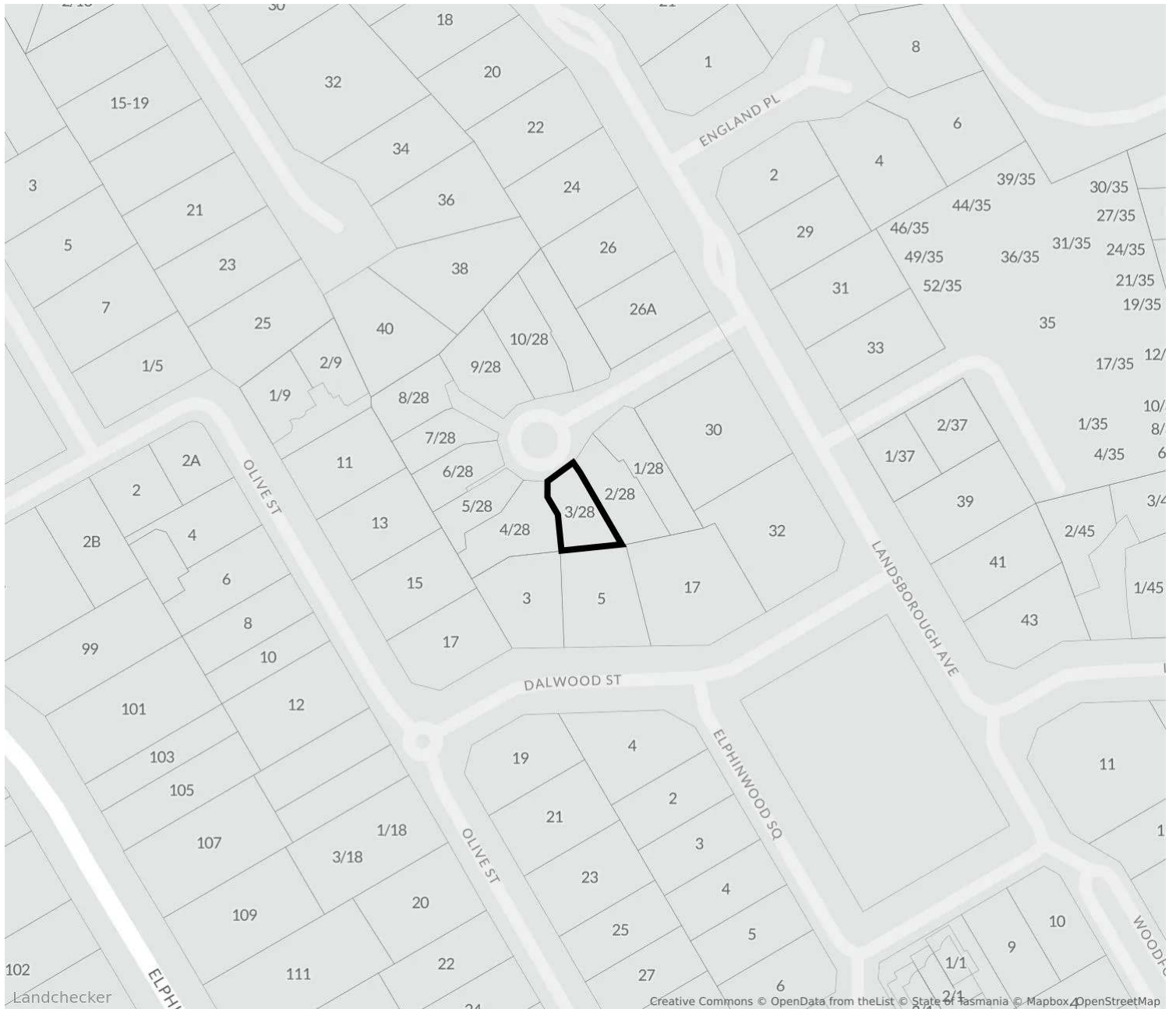
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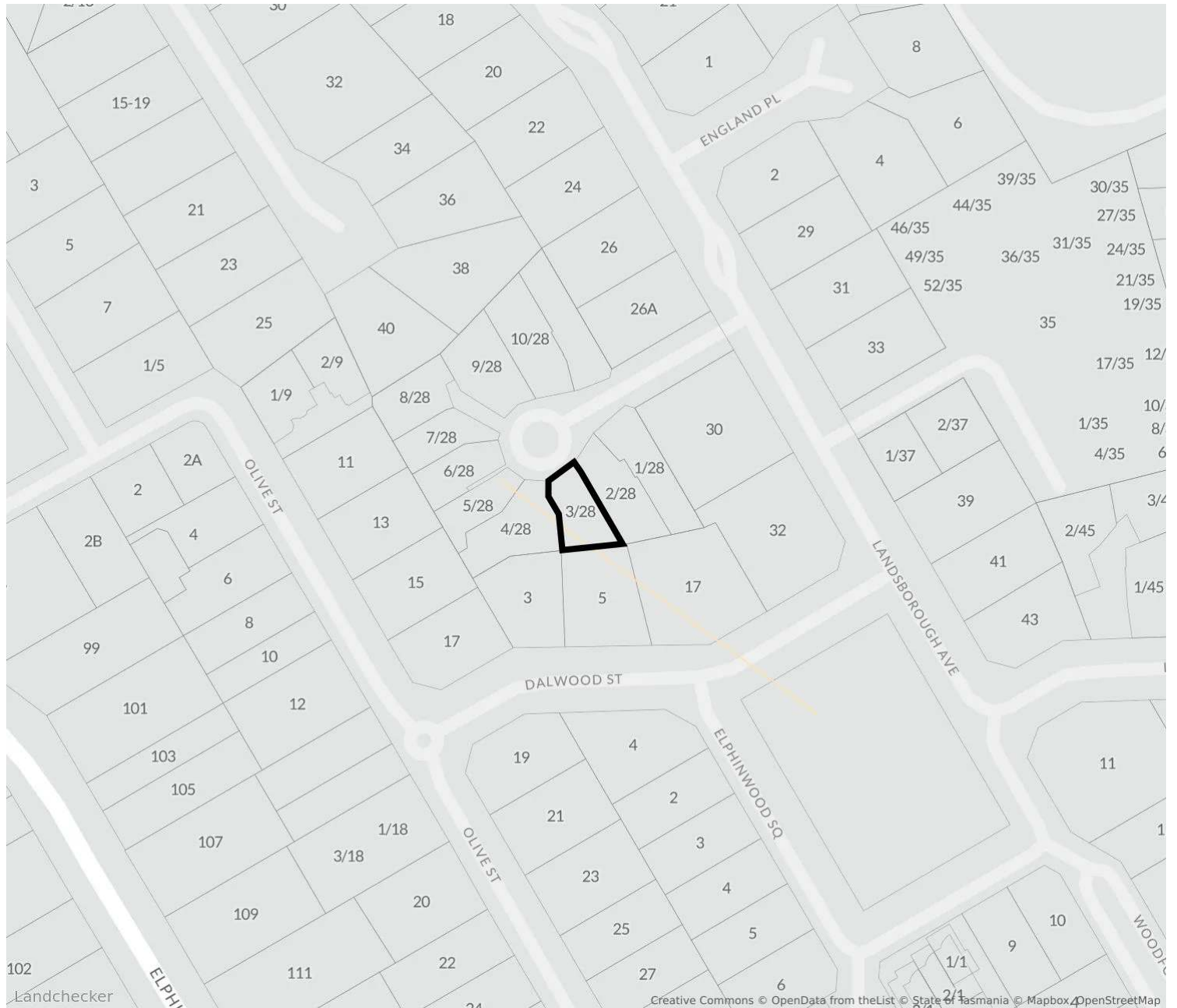
No planning permit data available for this property.


NEARBY PLANNING PERMITS



Status	Code	Date	Address	Description
OTHER	DA0364/2025	Received 21/08/2025	<u>3 Hawley Street, Newstead</u>	Residential - demolition of an outbuilding and construction of a secondary residence.
OTHER	DA0145/2025	Received 02/04/2025	<u>2 Lime Avenue, Newstead</u>	Residential - construction of alterations and additions to a building.
OTHER	DA0023/2025	Received 28/01/2025	<u>101 Elphin Road, Newstead</u>	General retail and hire and residential - construction of alterations and additions to the existing local shop and dwelling.

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

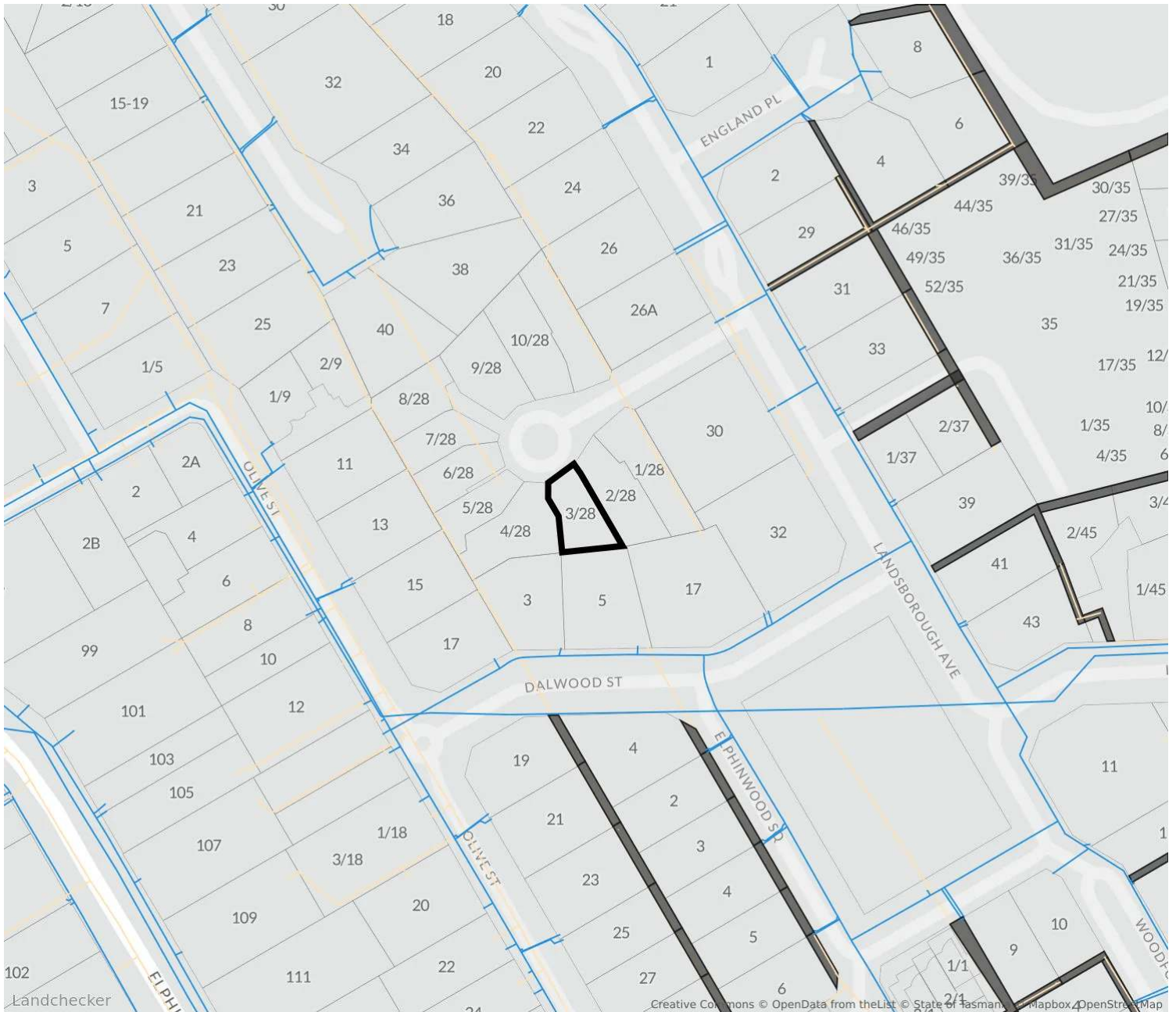


 Sewer
Tas Water

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.

NEARBY EASEMENTS



- **Water**
Tas Water
- **Sewer**
Tas Water
- **Others**
Department of Natural Resources and Environment Tasmania

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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