

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot 1 198789

LOCAL GOVERNMENT (COUNCIL)
Launceston

LEGAL DESCRIPTION
198789/1

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
4,801m² Approx

ORIENTATION
South

FRONTAGE
Unavailable

ZONES
General Residential

OVERLAYS
Landslip Hazard Code
Safeguarding Of Airports Code

PropTrack Property Data

HOUSE
 3  1  2

PropTrack Sale Events

SALE HISTORY
\$175,000 03/02/2005
\$85,073 18/01/2002

State Electorates

LEGISLATIVE COUNCIL
Windermere

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Scotch Oakburn College (1603 m)
Newstead Christian School (1417 m)
The Launceston Preparatory School (2007 m)

CLOSEST PRIMARY SCHOOLS
Waverley Primary School (917 m)

CLOSEST SECONDARY SCHOOLS
Queechy High School (1567 m)

Council Information - Launceston

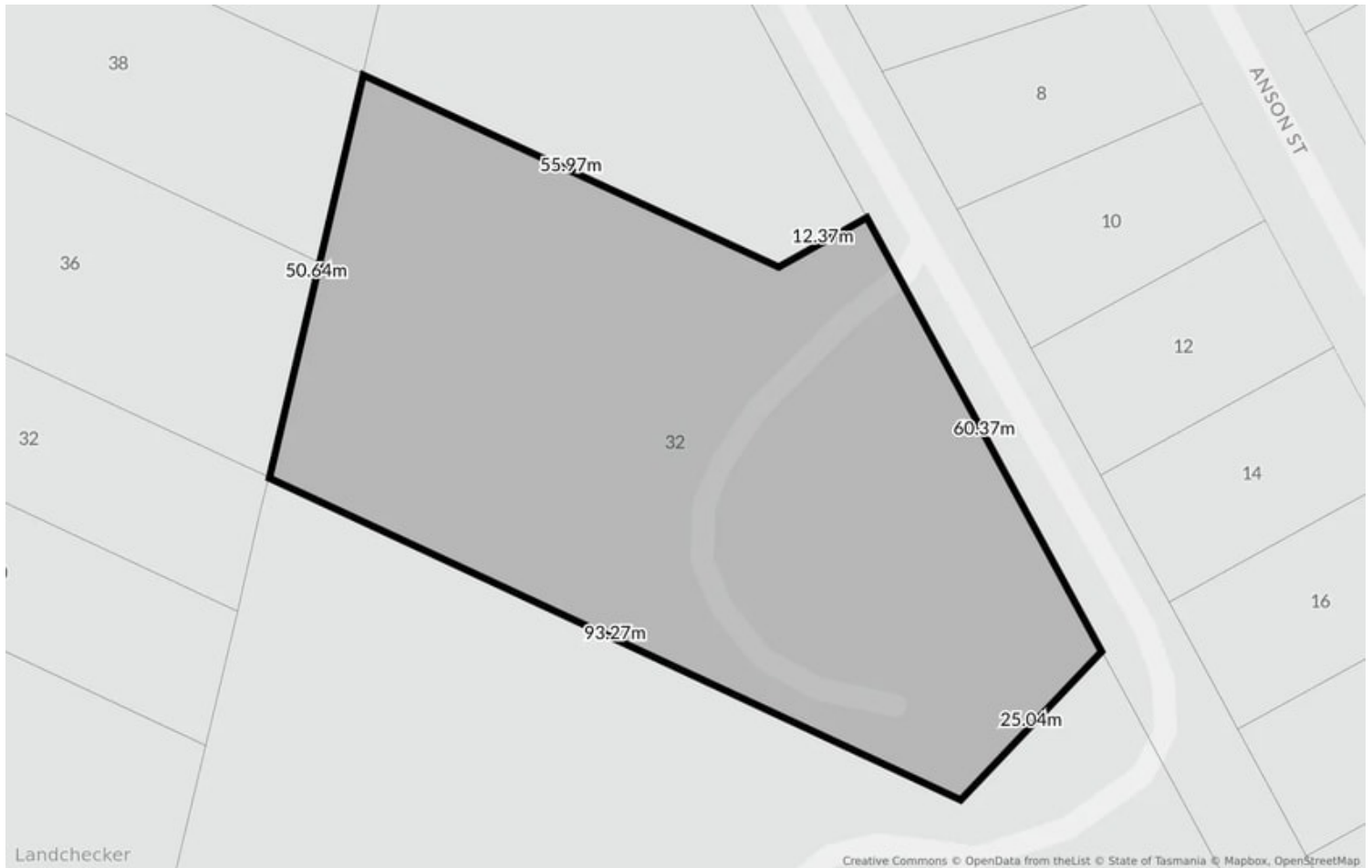
PHONE
03 6323 3000 (City of Launceston)

EMAIL
council@launceston.tas.gov.au

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

SITE DIMENSIONS

32 Brookes Court, Waverley Tas 7250



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

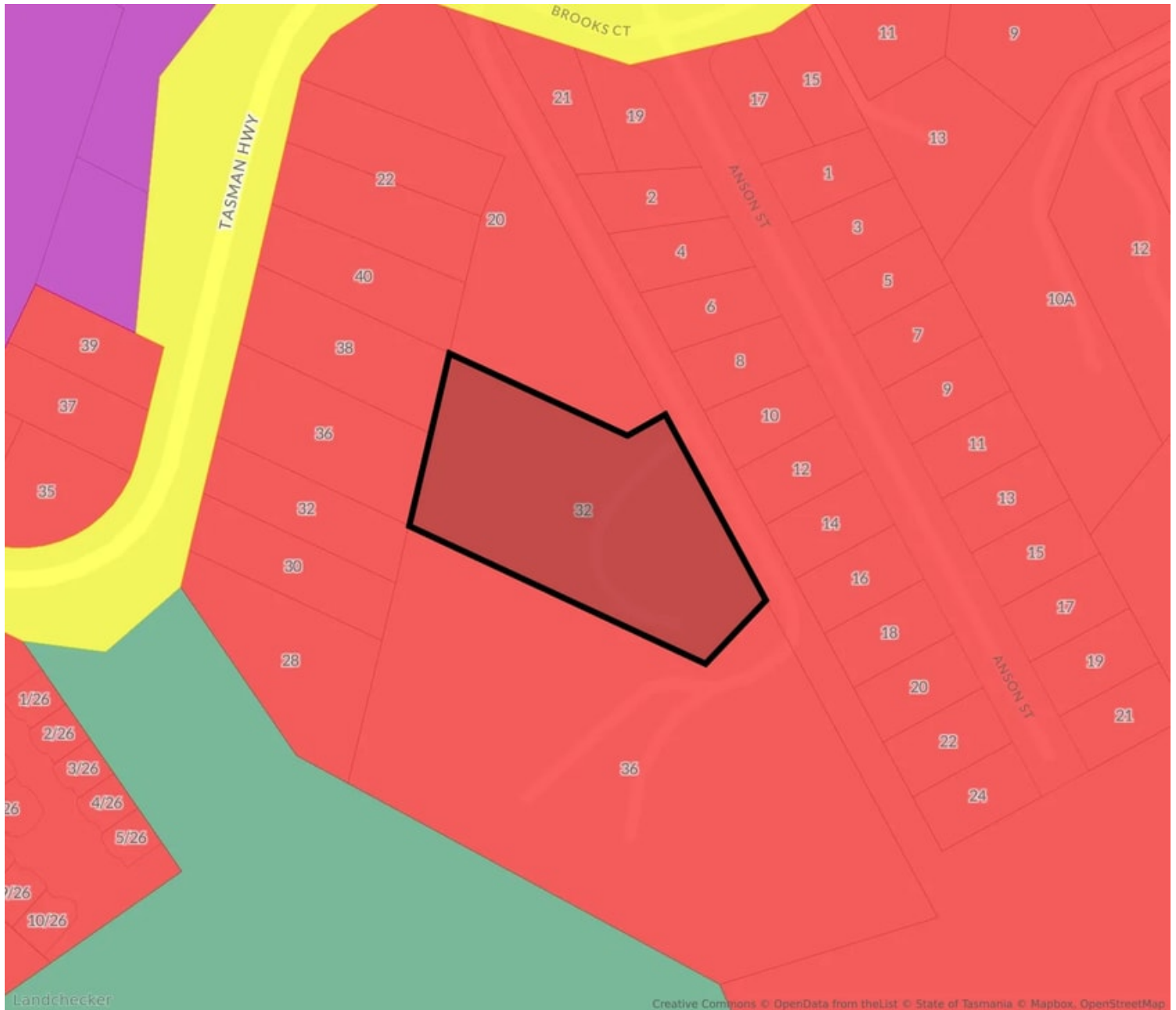
32 Brookes Court, Waverley Tas 7250

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLP0032	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

32 Brookes Court, Waverley Tas 7250

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLPO029	17/06/2026	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.
PROPOSED	AP-LAU-PSA-LLPO011	16/06/2026	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-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-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.



8.0 - General Residential

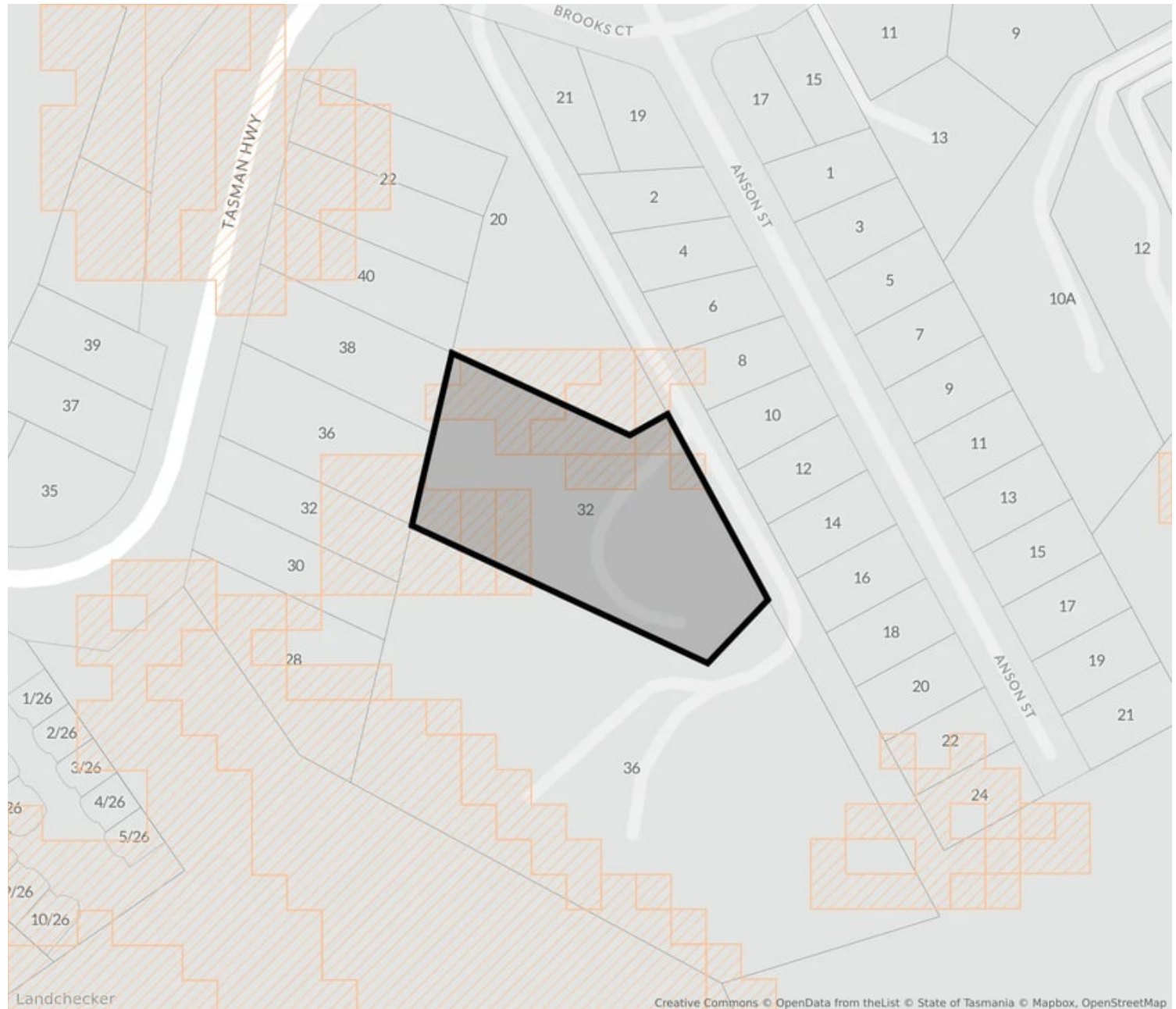
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: (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

- GENERAL RESIDENTIAL
- LIGHT INDUSTRIAL
- OPEN SPACE
- UTILITIES

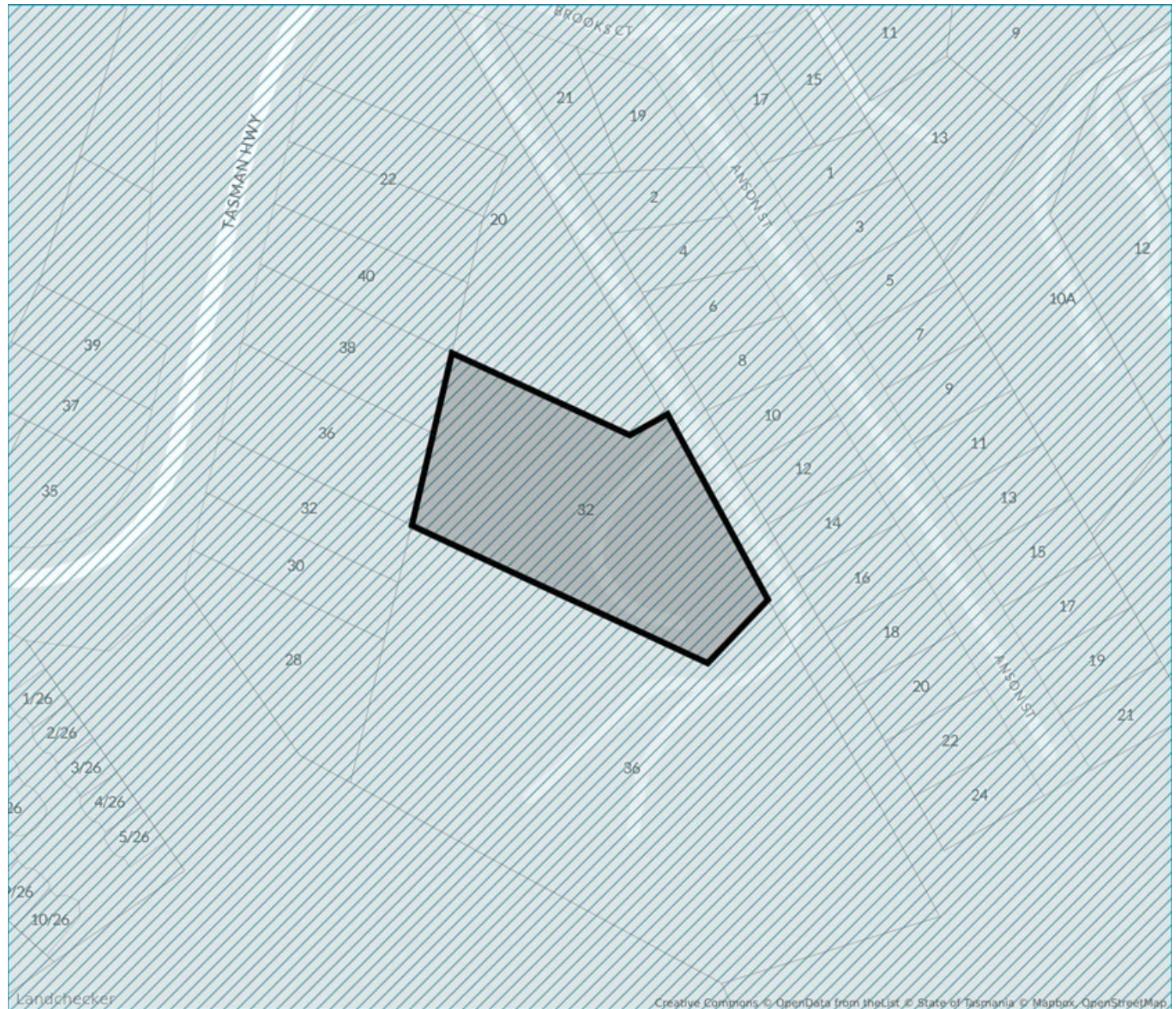


C15.0 - Landslip Hazard Code

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.



C16.0 - Safeguarding Of Airports Code

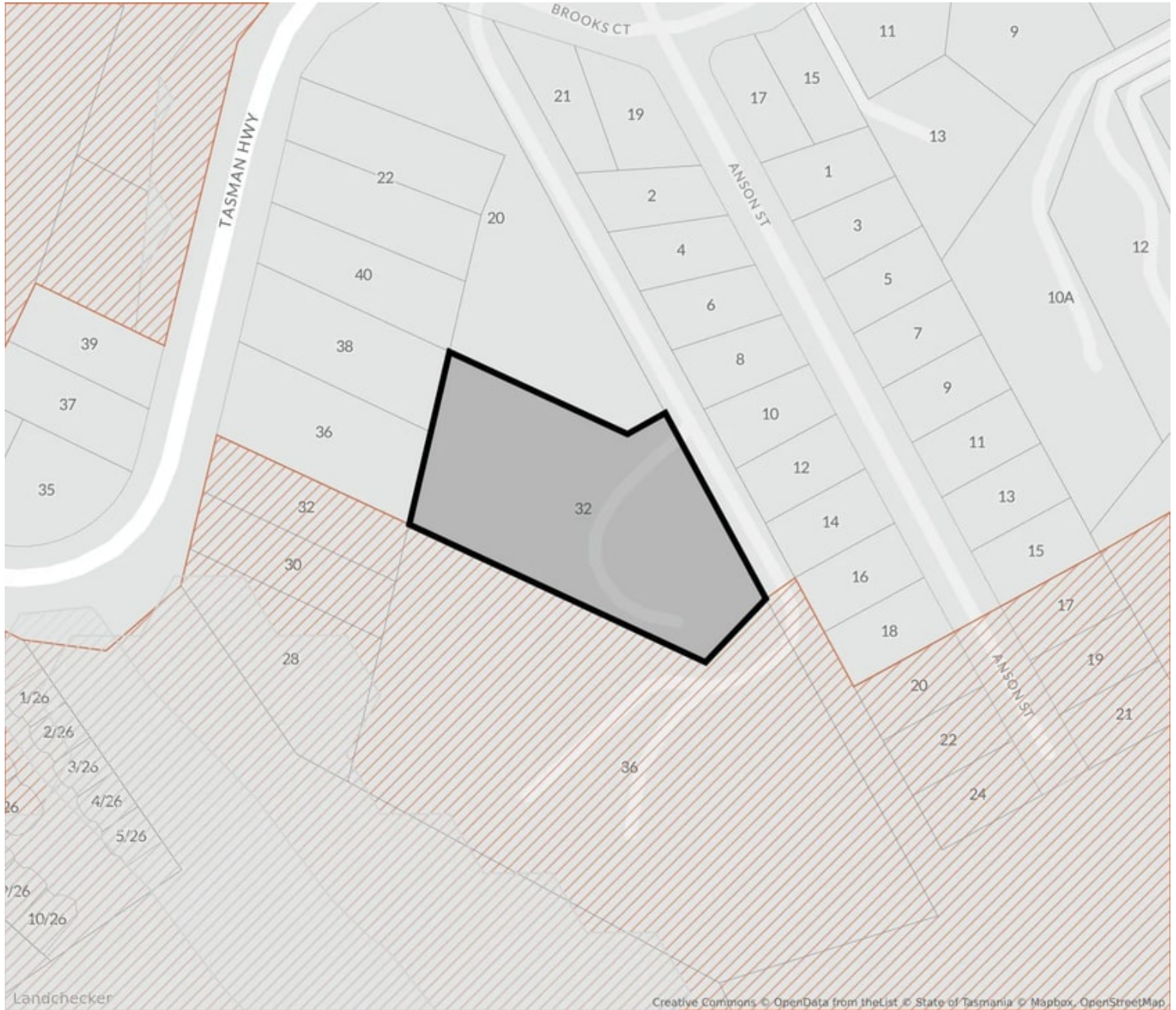
To safeguard the operation of airports from incompatible use or development.
To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing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

TPS Safeguarding Of Airports Code

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

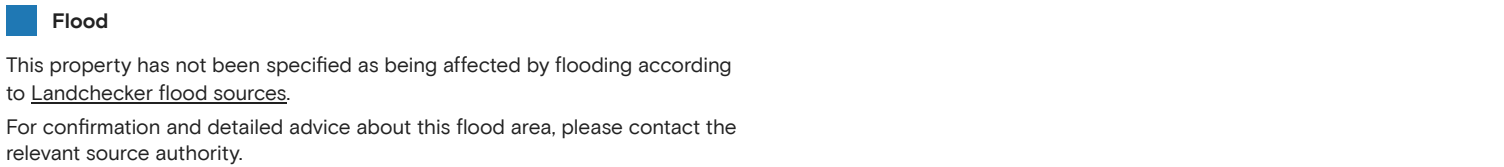
NEARBY OVERLAYS

32 Brookes Court, Waverley Tas 7250

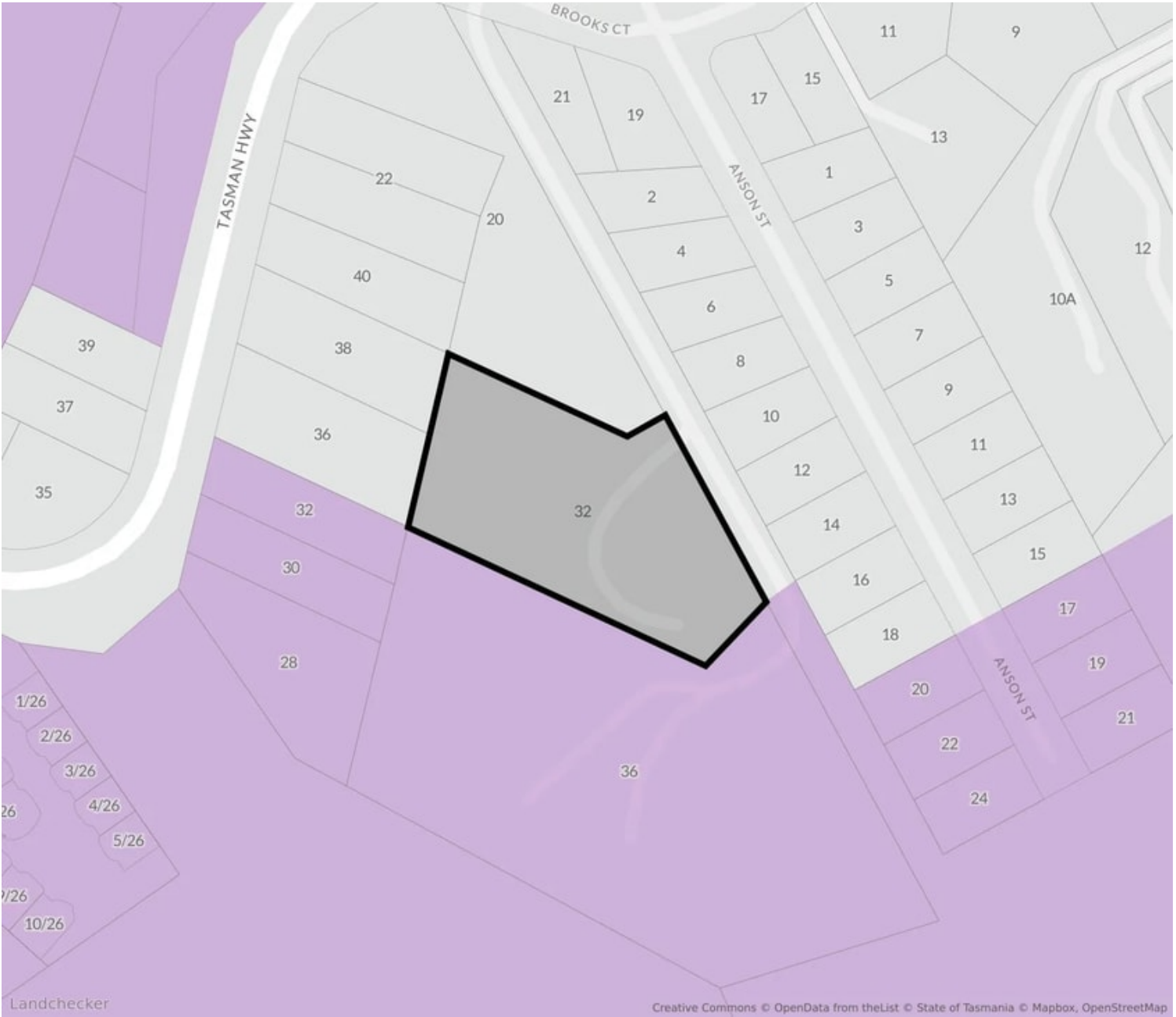
 BUSHFIRE-PRONE AREAS CODE

 NATURAL ASSETS CODE

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



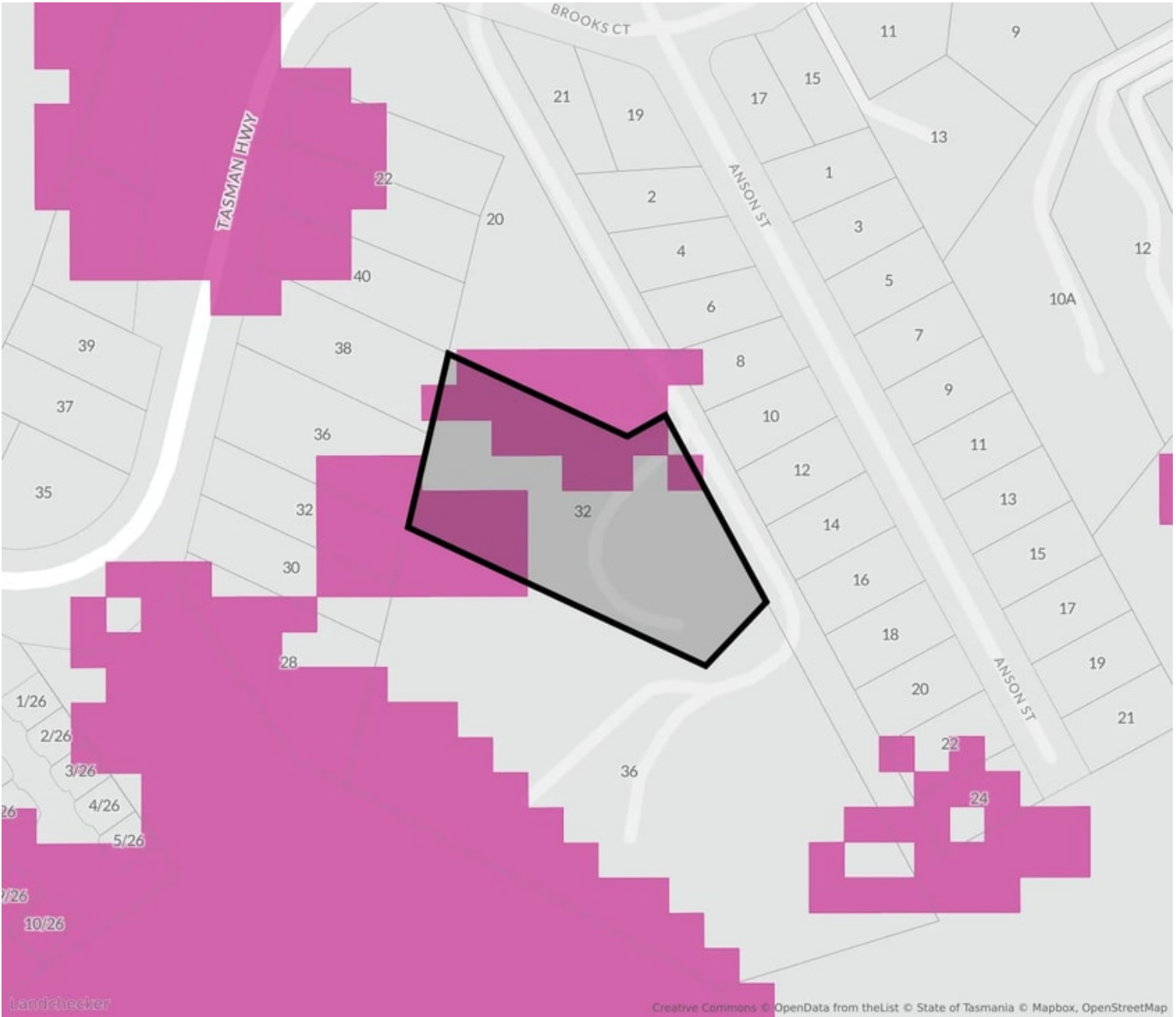
Source Authority	Status	Type	Last Updated
Land Information System Tasmania C12.0	Unaffected	State	09/03/2026



Bushfire Prone Area

This property is not 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 120.FRE	Unaffected	State	29/12/2025
Land Information System Tasmania C13.0	Unaffected	State	29/12/2025

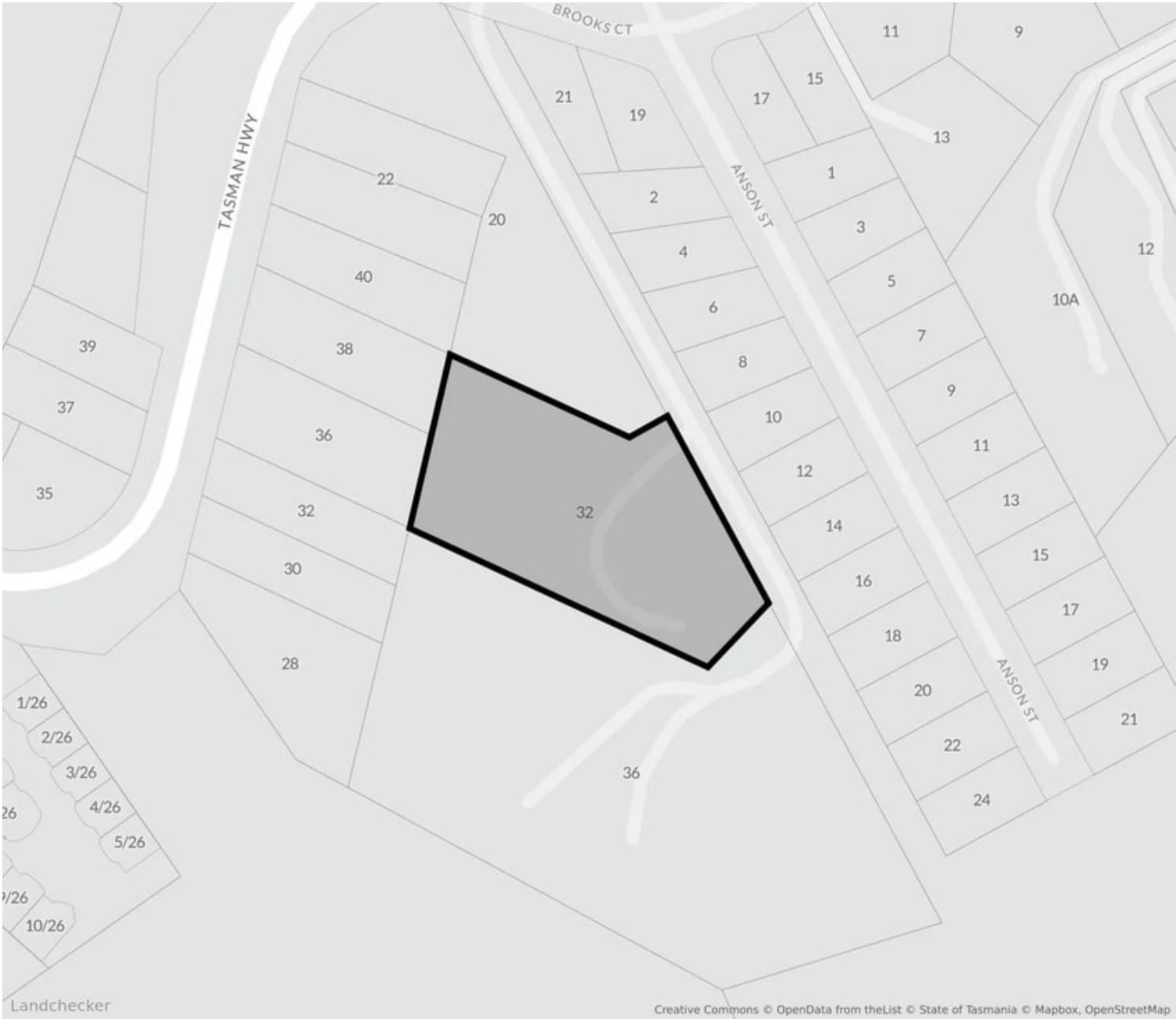


Landslide Prone Area

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

32 Brookes Court, Waverley Tas 7250



Status	Code	Date	Address	Description
OTHER	DAO387/2025	Received 08/09/2025	<u>12 Jennings Court, Waverley</u>	Storage - construction of storage units at 12 and 14 Jennings court and construction of a warehouse with two tenancies at 11 Jennings court, consolidation and boundary adjustment of three lots into two lots.

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



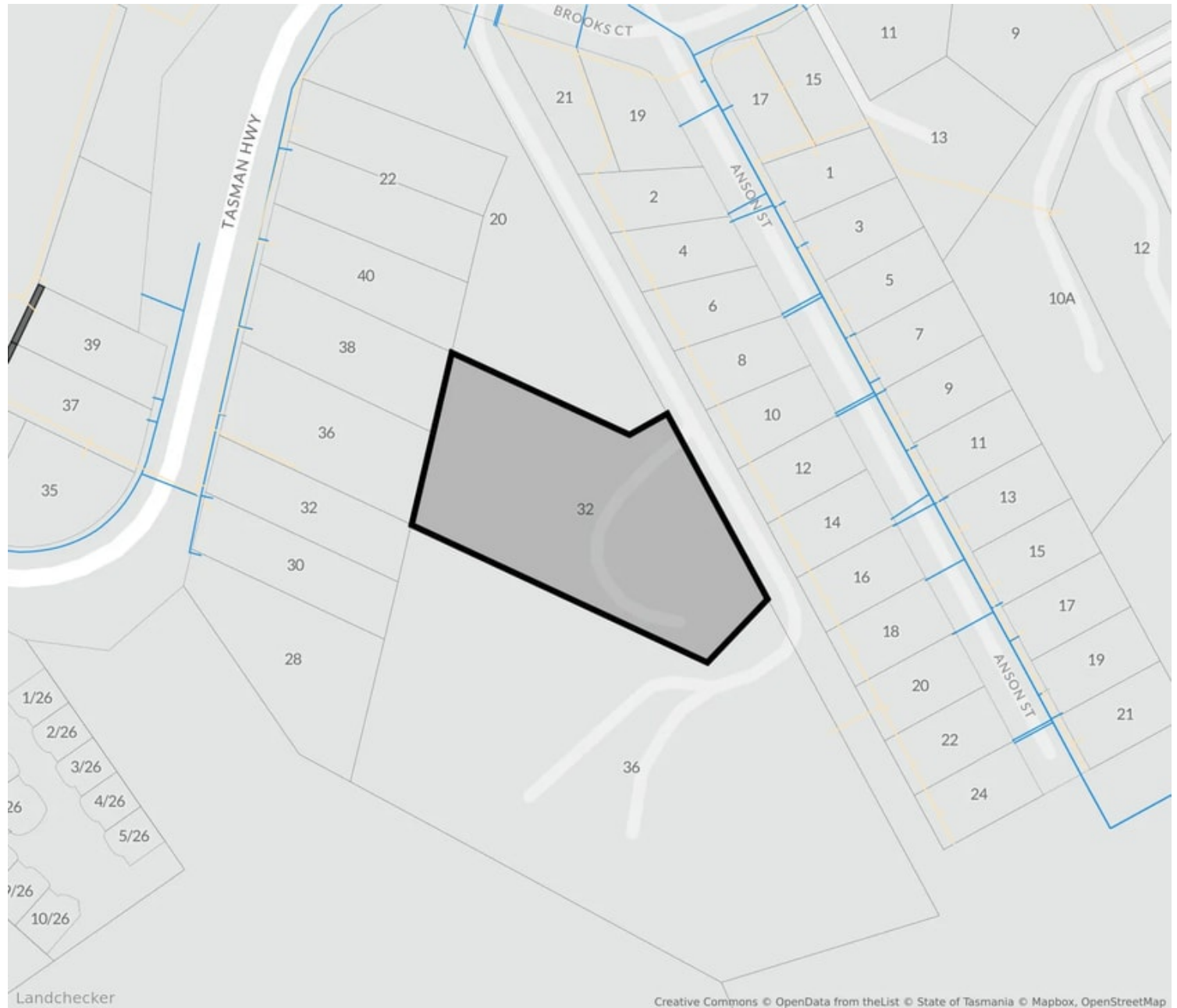
Sewer
Tas Water

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.

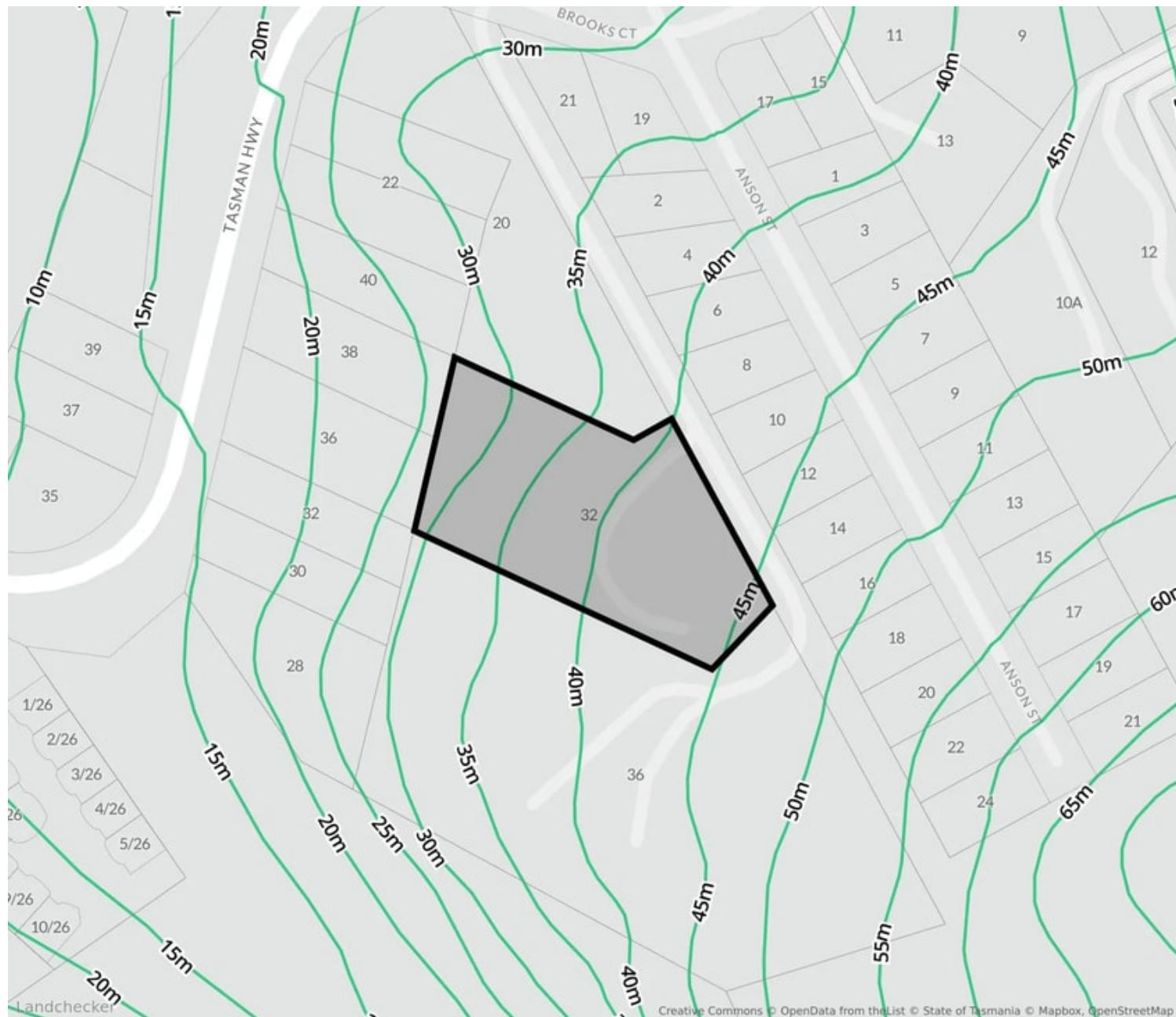
NEARBY EASEMENTS

32 Brookes Court, Waverley Tas 7250



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.



1 - 5m Contours

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

1. Property Report

This Property Report:

- a. is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- b. contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
 - i. <https://creativecommons.org/licenses/by/4.0/legalcode> in respect of data supplied by the State of Tasmania;
 - ii. <https://creativecommons.org/licenses/by/4.0/> respect of census data supplied by the Commonwealth of Australia;
 - iii. <https://www.mapbox.com/tos>, in respect of data supplied by Mapbox Inc.; and
 - iv. <https://www.openstreetmap.org/copyright>, in respect of data supplied by Open Street Maps;
 - v. The information is supplied by Landchecker (ABN 31 607 394 696) on behalf of PropTrack Pty Ltd (ABN 43 127 386 298) Copyright and Legal Disclaimers about Property Data (PropTrack); and
 - vi. <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- a. must not use it in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- b. must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;

- c. acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- d. acknowledge that this Property Report will not be accurate, complete or reliable.

3. Attributions

State Government Copyright Notice and Disclaimer

This product incorporates data the copyright ownership of which is vested in the Crown in Right of Tasmania. The data has been used in the product with the permission of the Crown in Right of Tasmania. The Crown in Right of Tasmania and its employees and agents: give no warranty regarding the data's accuracy, completeness, currency or suitability for any particular purpose; and do not accept liability howsoever arising, including but not limited to negligence, for any loss resulting from the use of or reliance upon the data. Base data with the LIST © Crown in Right of Tasmania www.thelist.tas.gov.au.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Tasmania.

The data in this Property Report may contain property data in respect of an adjacent State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

Australian Curriculum Assessment and Reporting Authority

This Property Report contains data that was downloaded from the ACARA website (www.acara.edu.au) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.