

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 42 179398

### ORIENTATION

East

### LOCAL GOVERNMENT (COUNCIL)

West Tamar

### FRONTAGE

20.35m Approx

### LEGAL DESCRIPTION

179398/42

### COUNCIL PROPERTY NUMBER

Unavailable

### LAND SIZE

802m<sup>2</sup> Approx

## PropTrack Property Data

### House

 3  1  1

### SALE HISTORY

\$165,000

18/09/2020

## State Electorates

### LEGISLATIVE COUNCIL

Rosevears

### LEGISLATIVE ASSEMBLY

Bass

## Schools

### CLOSEST PRIVATE SCHOOLS

Launceston Christian School (6696 m)

St Anthony's Catholic School (7290 m)

Australian Christian College Tasmania - Launceston Campus (7909 m)

### CLOSEST PRIMARY SCHOOLS

Riverside Primary School (8180 m)

### CLOSEST SECONDARY SCHOOLS

Riverside High School (7800 m)

## Council Information - West Tamar

### PHONE

03 6383 6350 (West Tamar Council)

### EMAIL

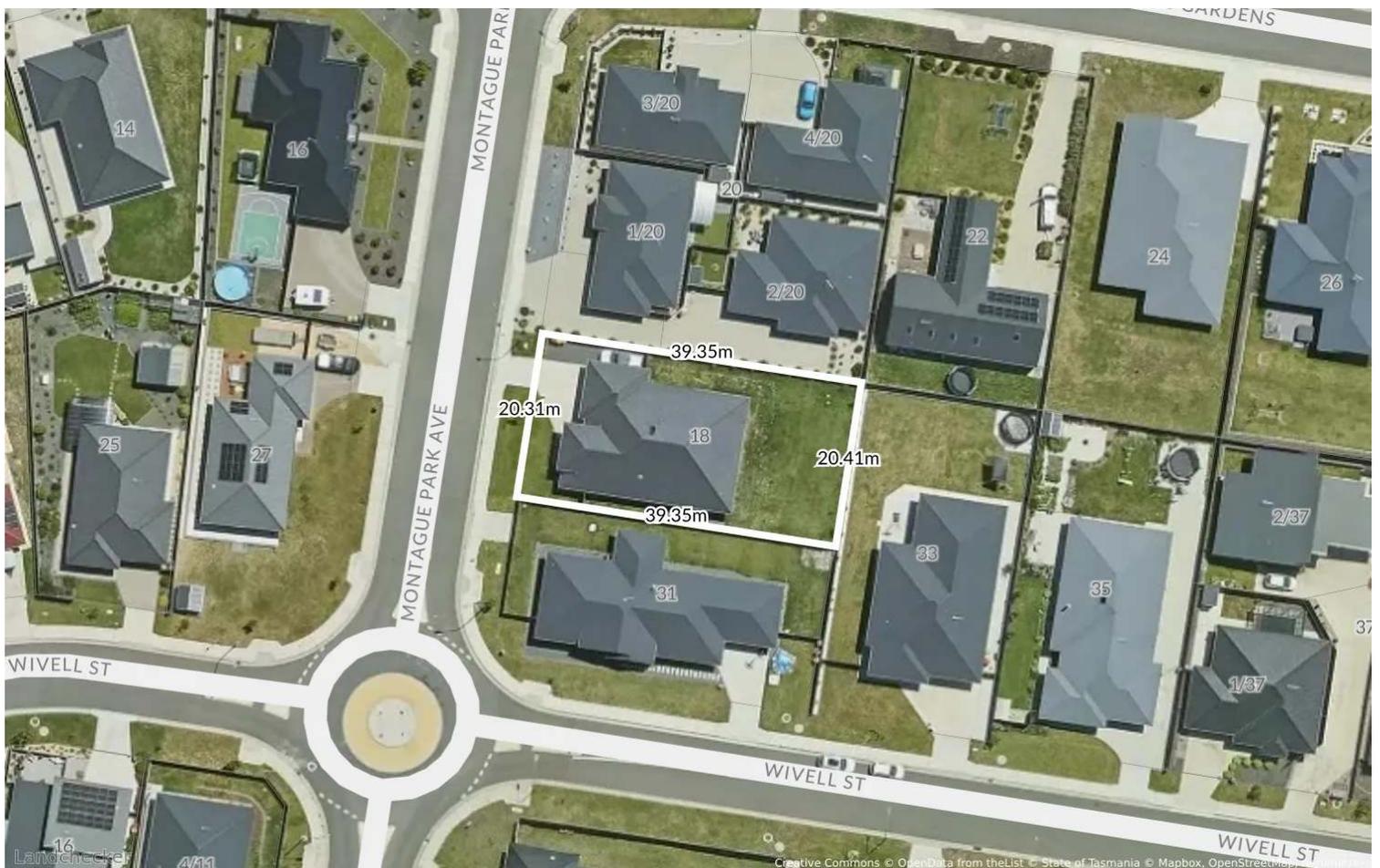
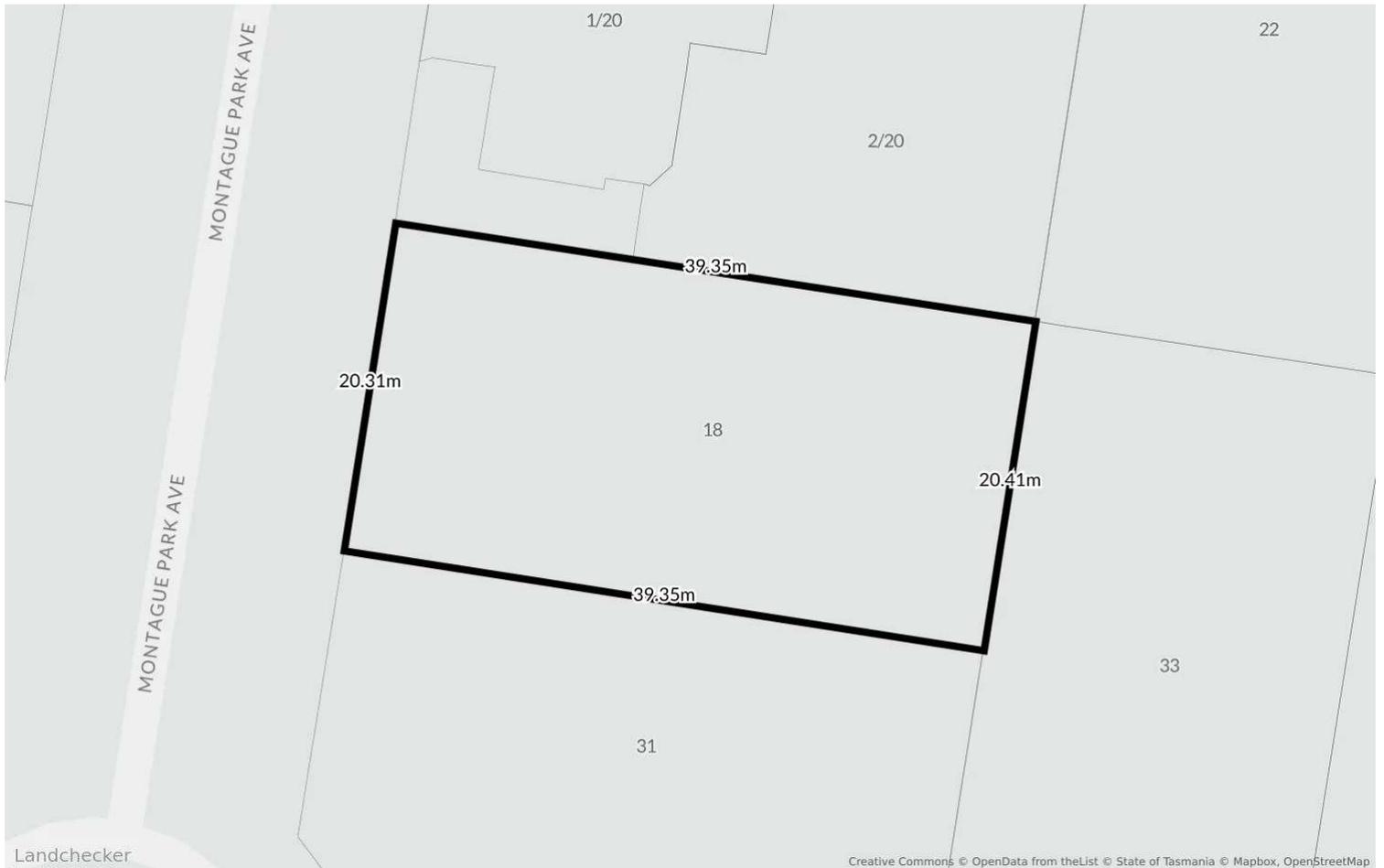
[wtc@wtc.tas.gov.au](mailto:wtc@wtc.tas.gov.au)

### WEBSITE

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

# SITE DIMENSIONS

18 Montague Park Avenue, Legana Tas 7277



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

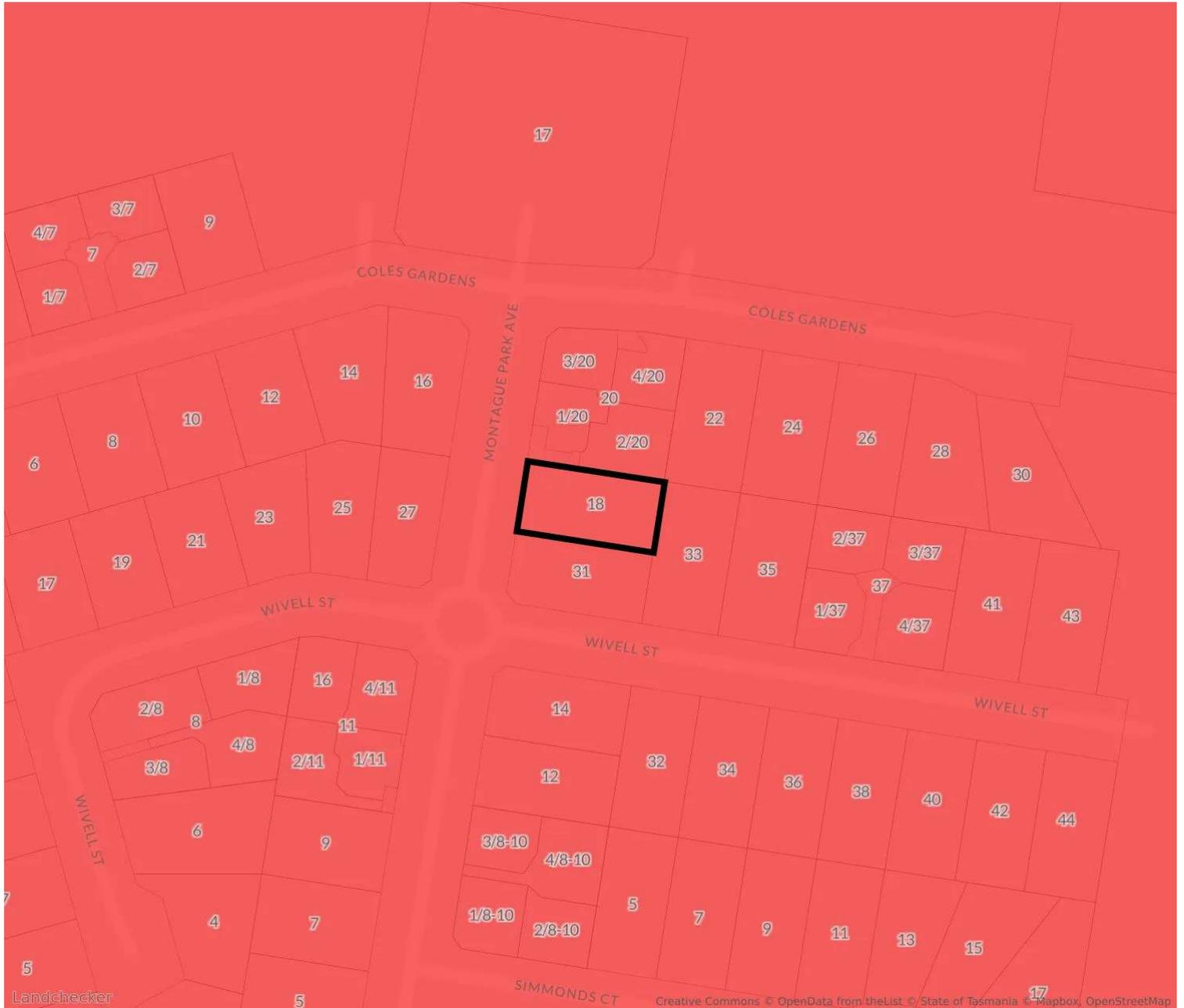
18 Montague Park Avenue, Legana Tas 7277

Status	Code	Date	Description
OTHER	AP-WTA-AMD03- 24	27/10/2025	The draft amendment proposes to apply the Low Density Residential Zone and Residential Supply and Density Specific Area Plan to land at 11 Upper McEwans Road, Legana. The permit provides for a 3 lot subdivision.

# PROPOSED PLANNING SCHEME AMENDMENTS

18 Montague Park Avenue, Legana Tas 7277

No proposed planning scheme amendments for this property

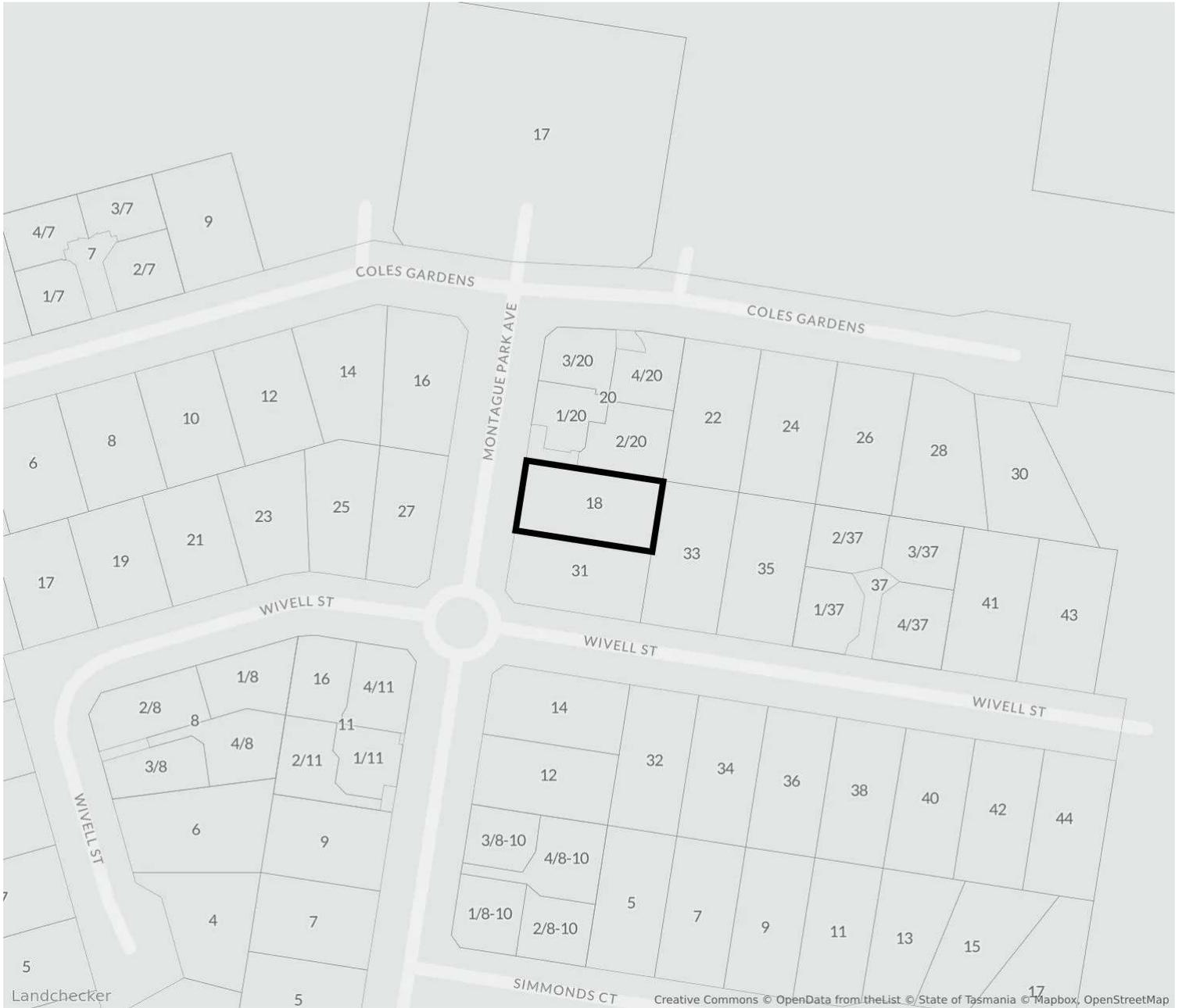


**8.0 - General Residential**

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

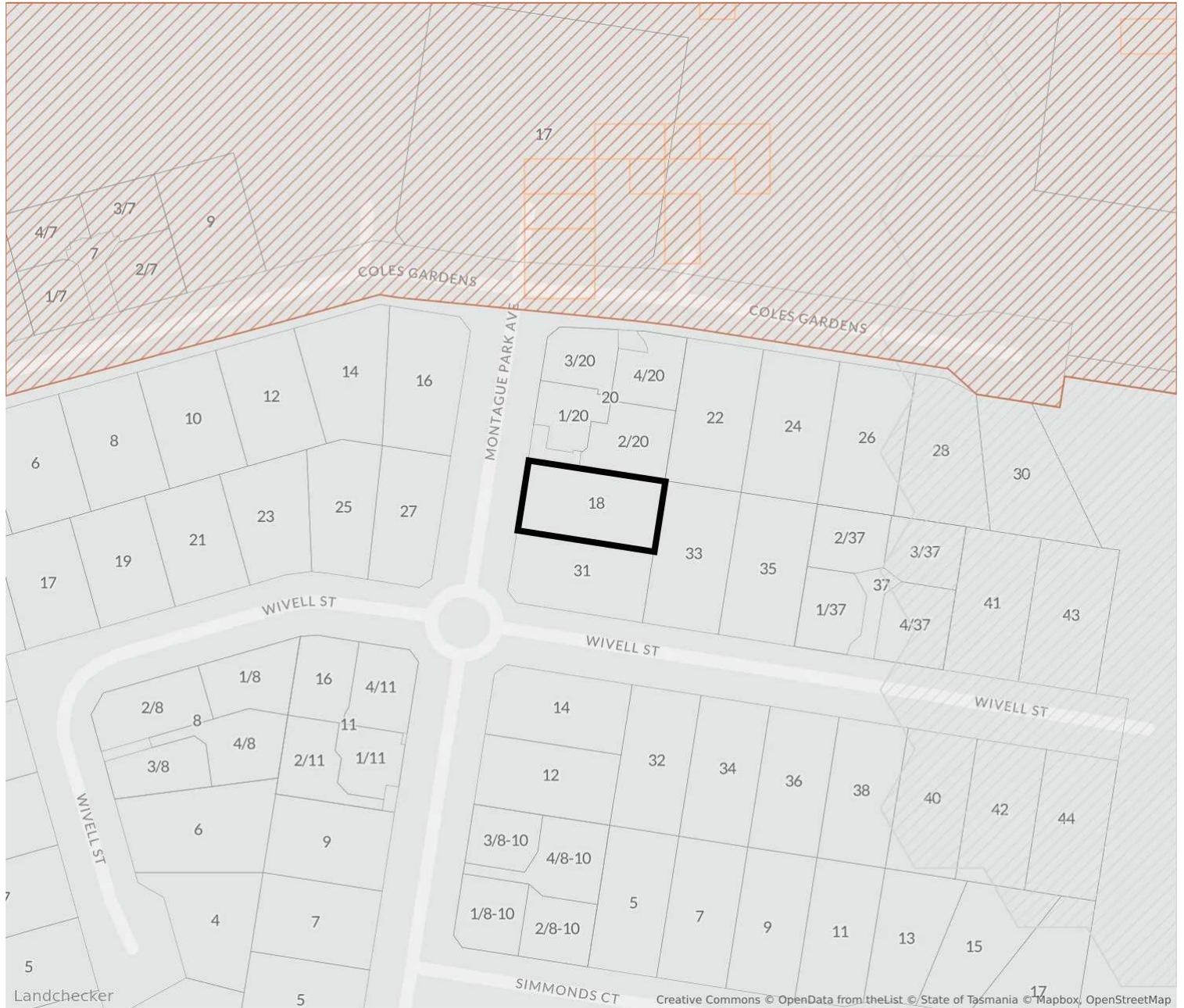
For confirmation and detailed advice about this planning zone, please contact WEST TAMAR council on 03 6383 6350.



There are no overlays for this property

# NEARBY OVERLAYS

18 Montague Park Avenue, Legana Tas 7277

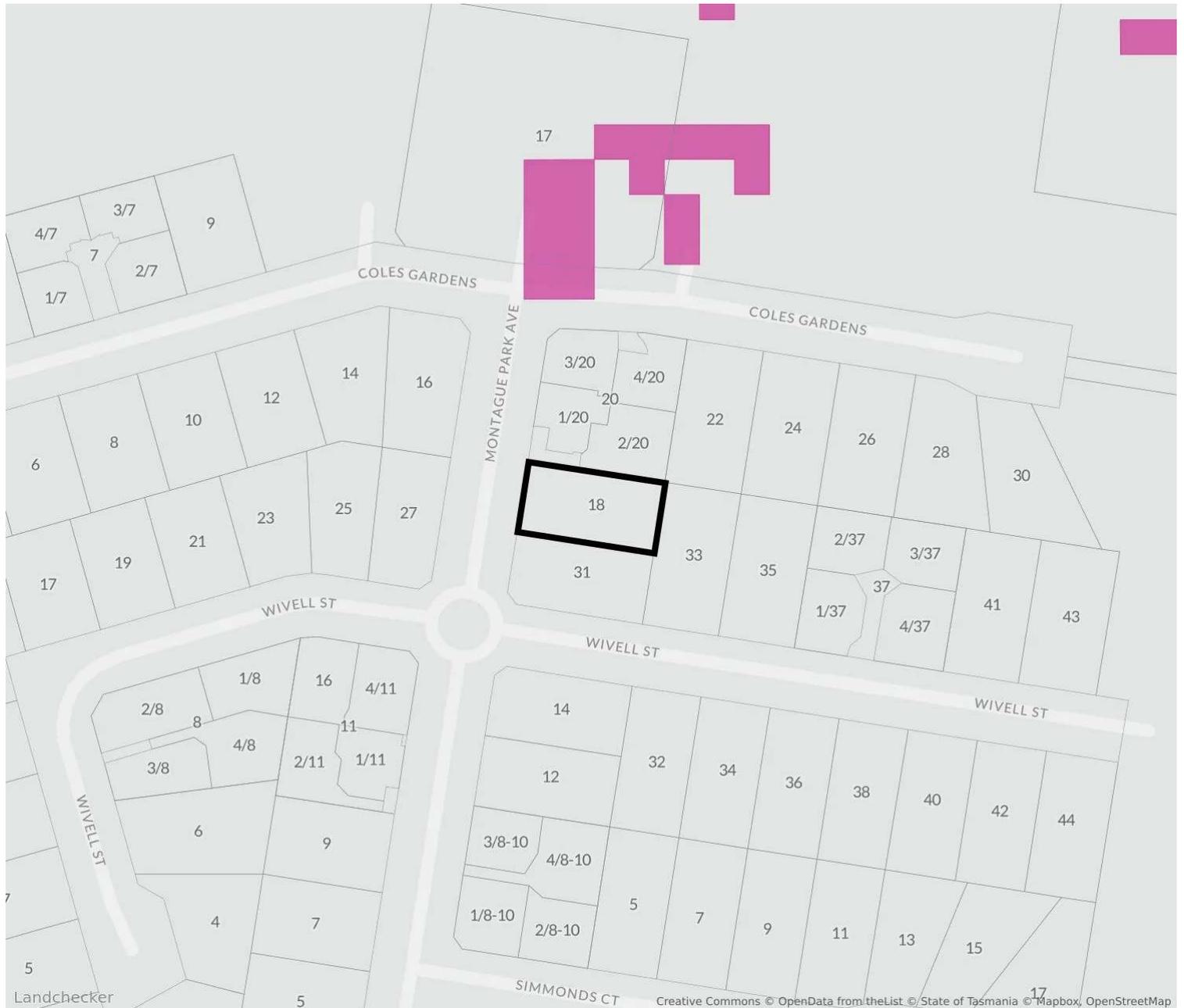


 BUSHFIRE-PRONE AREAS CODE

 LANDSLIP HAZARD CODE

 NATURAL ASSETS CODE

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



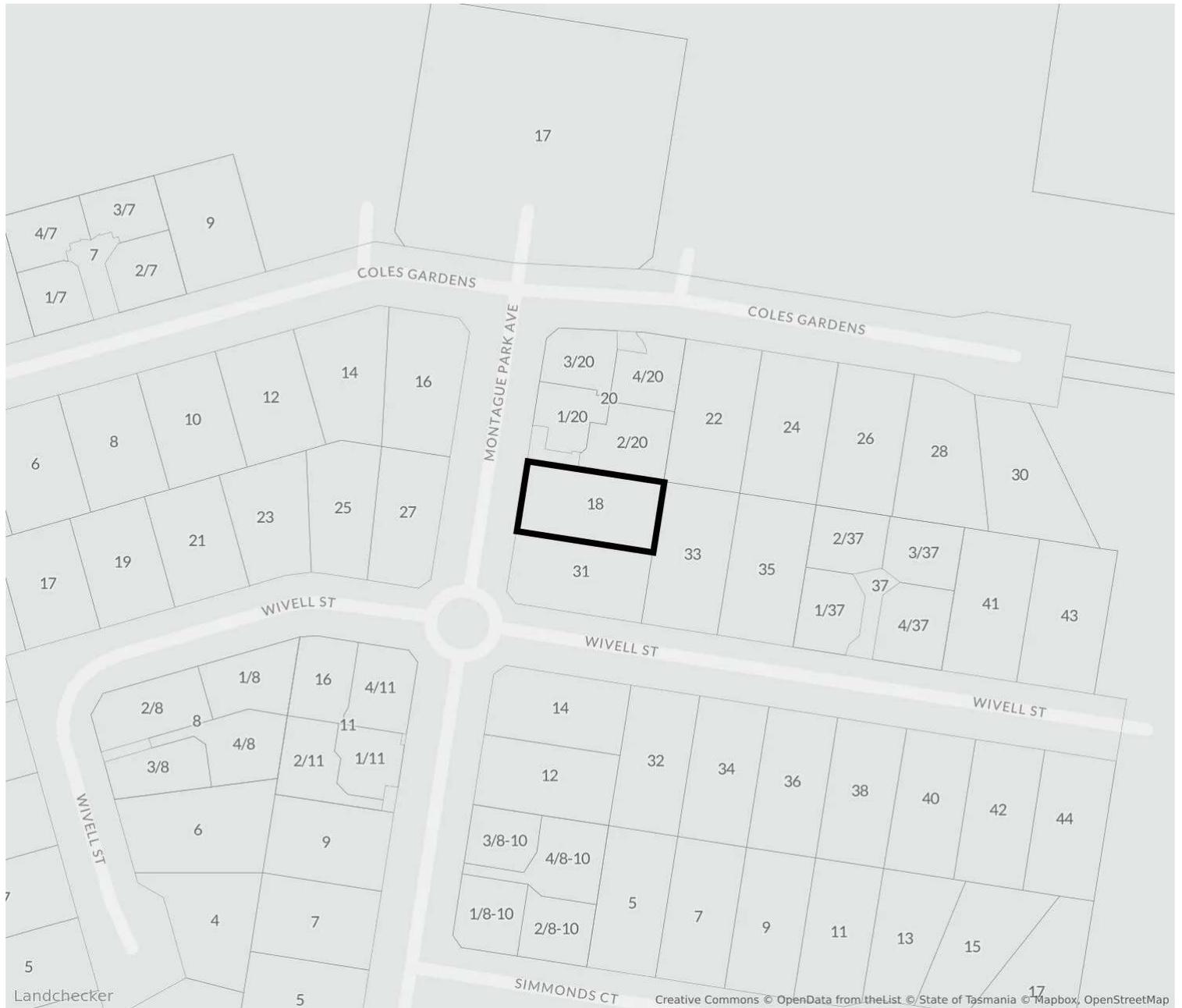
**Landslide Prone Area**

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.

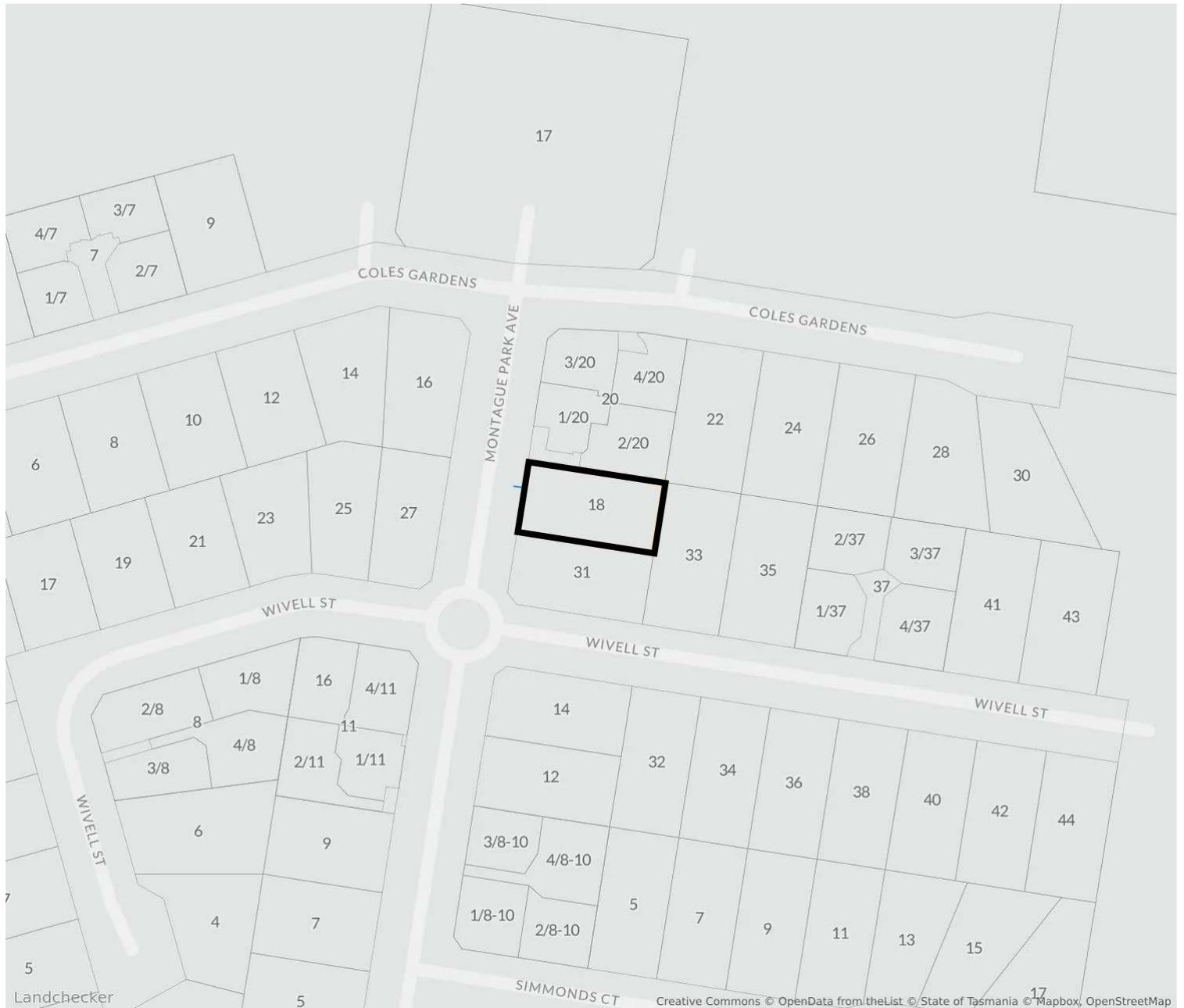
Source Authority	Status	Type	Last Updated
Land Information System Tasmania 116.FRE	Unaffected	State	03/09/2025
Land Information System Tasmania 116.LDS	Unaffected	State	03/09/2025
Land Information System Tasmania 120.FRE	Unaffected	State	03/09/2025
Land Information System Tasmania 120.LDS	Unaffected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

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



No planning permit data available for this property.



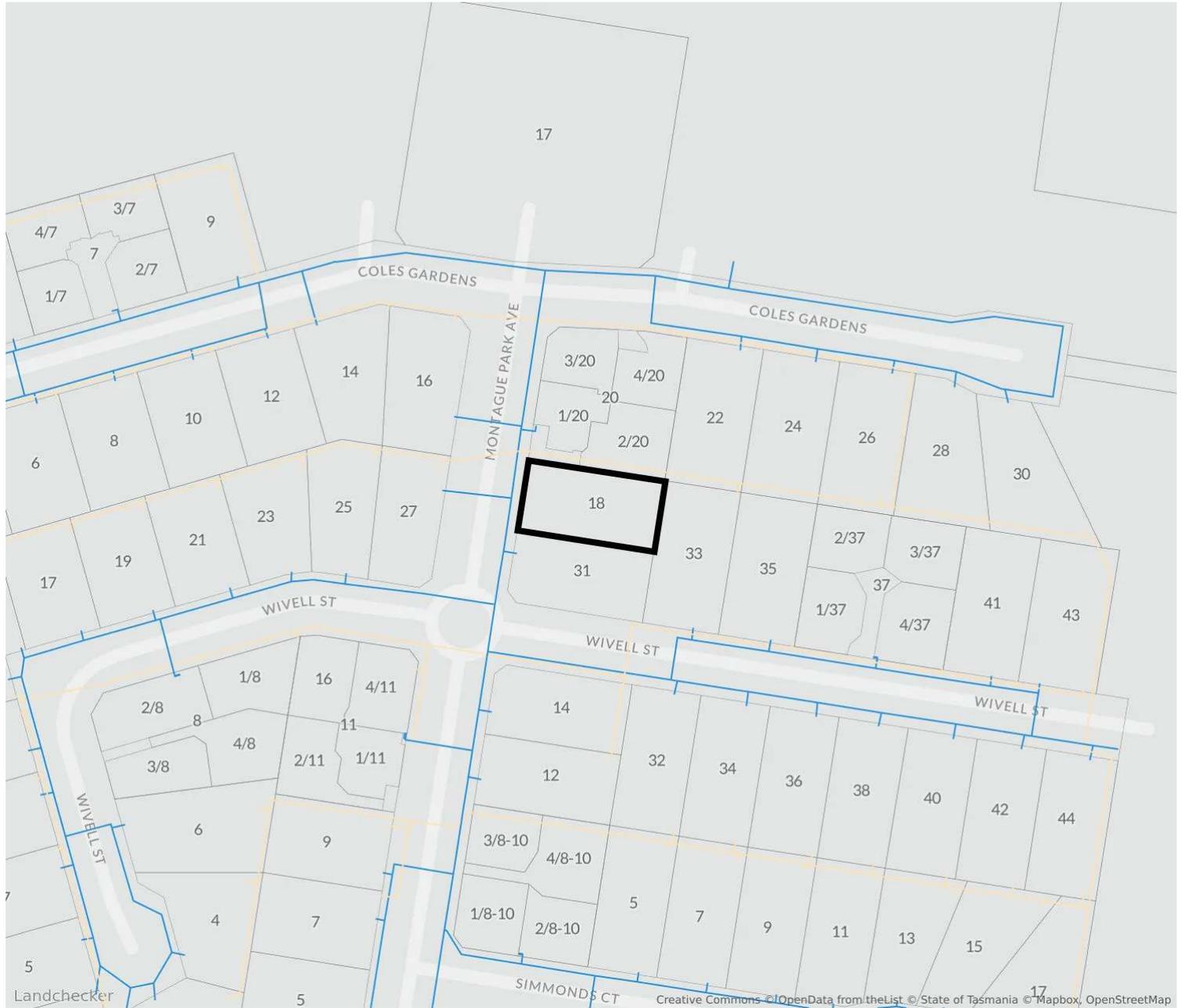


- Water**  
Tas Water
- Sewer**  
Tas Water

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

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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