

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot 1 15069

### LOCAL GOVERNMENT (COUNCIL)

Launceston

### LEGAL DESCRIPTION

15069/1

### COUNCIL PROPERTY NUMBER

Unavailable

### LAND SIZE

587m<sup>2</sup> Approx

### ORIENTATION

North

### FRONTAGE

18.85m Approx

### ZONES

General Residential

### OVERLAYS

Landslip Hazard Code

Safeguarding Of Airports Code

## PropTrack Property Data

### HOUSE

 3  1  1

## PropTrack Sale Events

### SALE HISTORY

\$320,000

\$127,500

07/09/2020

13/06/2003

## State Electorates

### LEGISLATIVE COUNCIL

Launceston

### LEGISLATIVE ASSEMBLY

Bass

## Schools

### CLOSEST PRIVATE SCHOOLS

Oakwood School - Launceston Campus (245 m)

Scotch Oakburn College (529 m)

St Thomas More's Catholic School (779 m)

### CLOSEST PRIMARY SCHOOLS

Punchbowl Primary School (206 m)

### CLOSEST SECONDARY SCHOOLS

Queechy High School (1071 m)

## Council Information - Launceston

### PHONE

03 6323 3000 (City of Launceston)

### EMAIL

[council@launceston.tas.gov.au](mailto:council@launceston.tas.gov.au)

### WEBSITE

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

# SITE DIMENSIONS

2 Balaka Place, Newstead Tas 7250



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

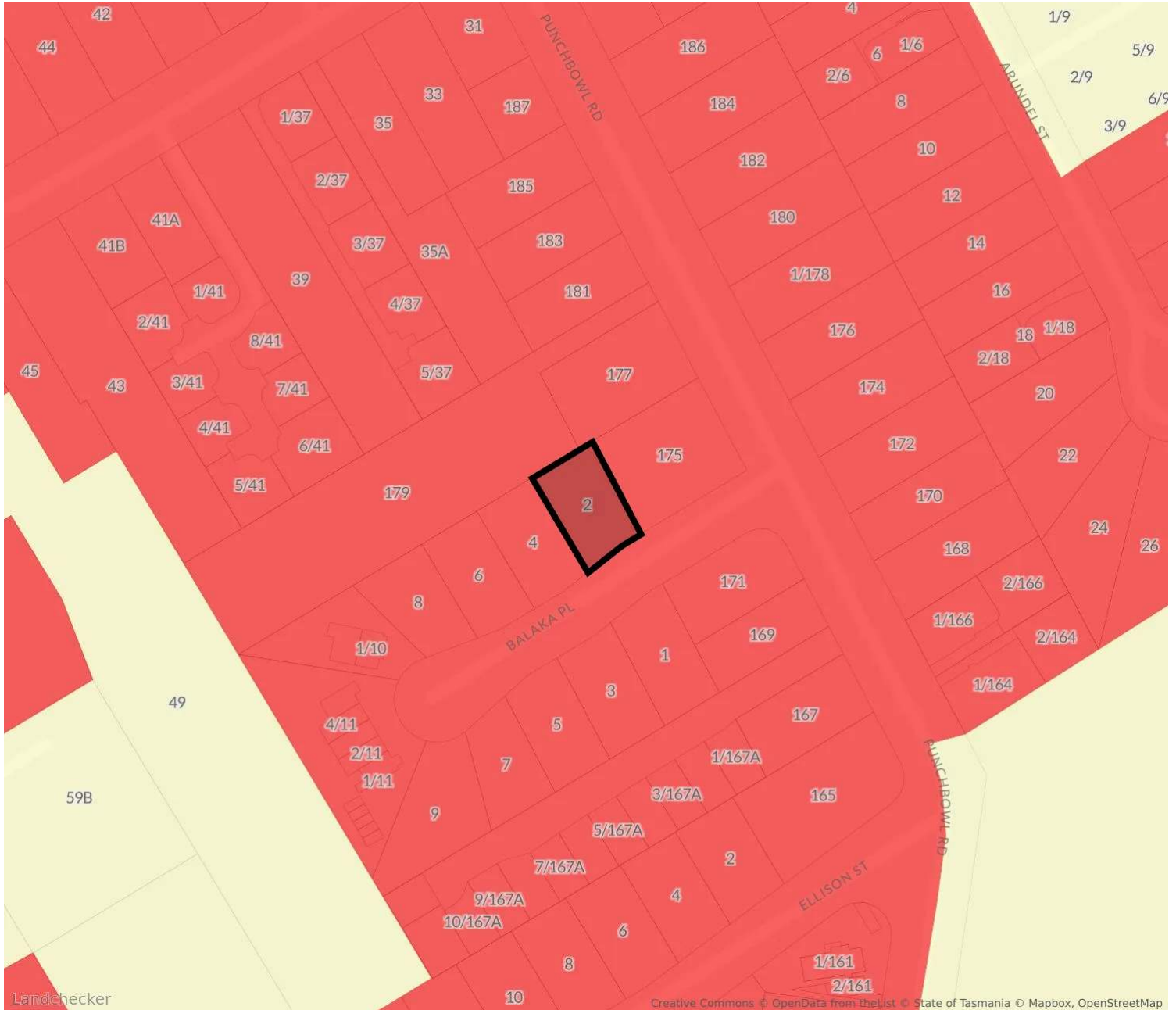
2 Balaka Place, Newstead Tas 7250

| Status | Code               | Date       | Description  |
|--------|--------------------|------------|--|
| OTHER  | AM-LAU-PSA-LLPO035 | 06/03/2026 | 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 | 05/03/2026 | 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 | 04/03/2026 | 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. |

# PROPOSED PLANNING SCHEME AMENDMENTS

2 Balaka Place, Newstead Tas 7250

| Status   | Code               | Date       | Description  |
|----------|--------------------|------------|--|
| PROPOSED | AP-LAU-PSA-LLPO011 | 13/03/2026 | 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 <sup>2</sup> in size' in the Light Industrial Zone at 10 Dolerite Drive, Kings Meadows. The permit provides for a supermarket. |
| PROPOSED | AP-LAU-PSA-LLPO021 | 10/03/2026 | 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 | AM-LAU-PSA-LLPO032 | 05/03/2026 | 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 | AM-LAU-PSA-LLPO029 | 03/03/2026 | 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.  |



**8.0 - General Residential**

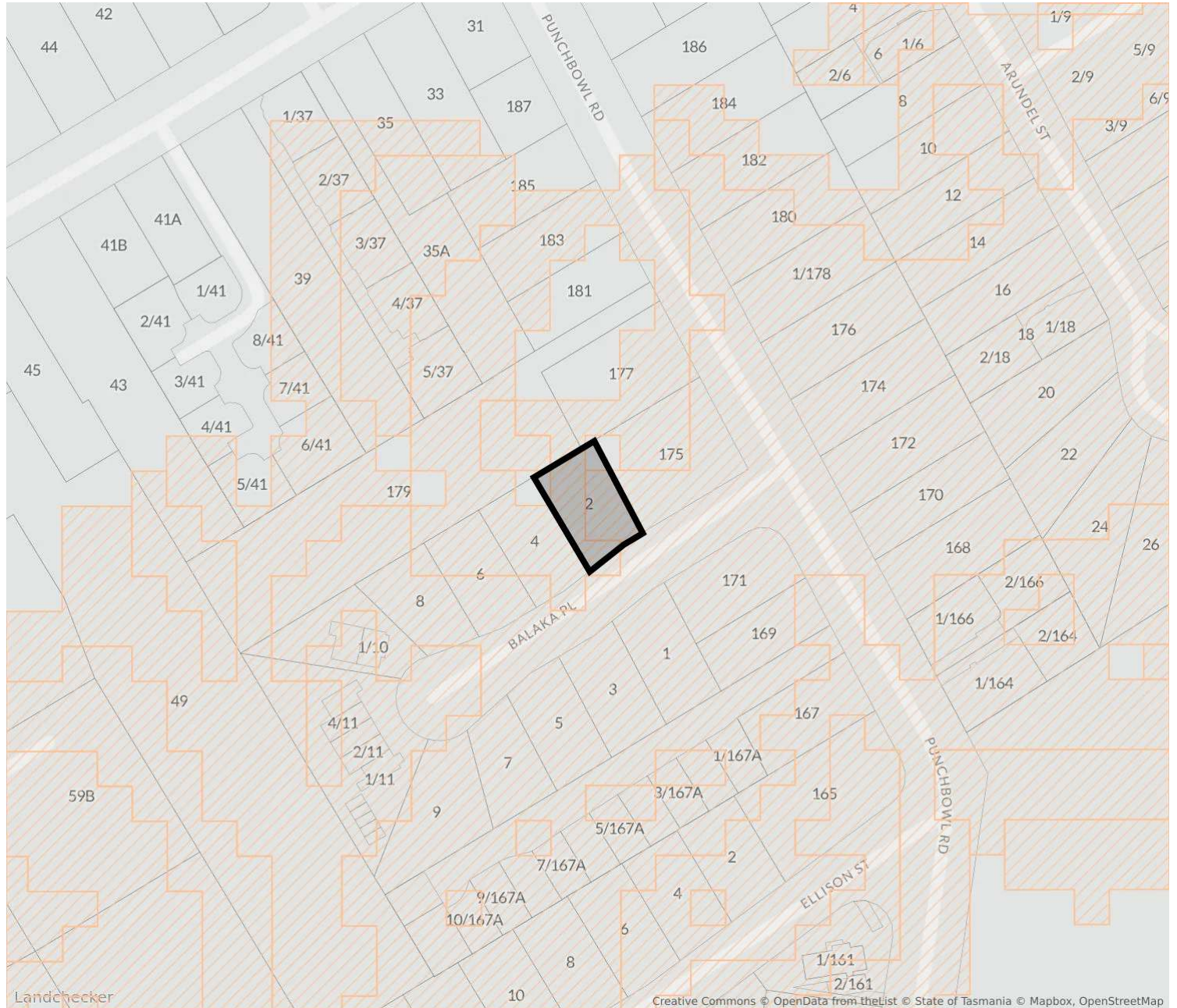
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: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



**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.

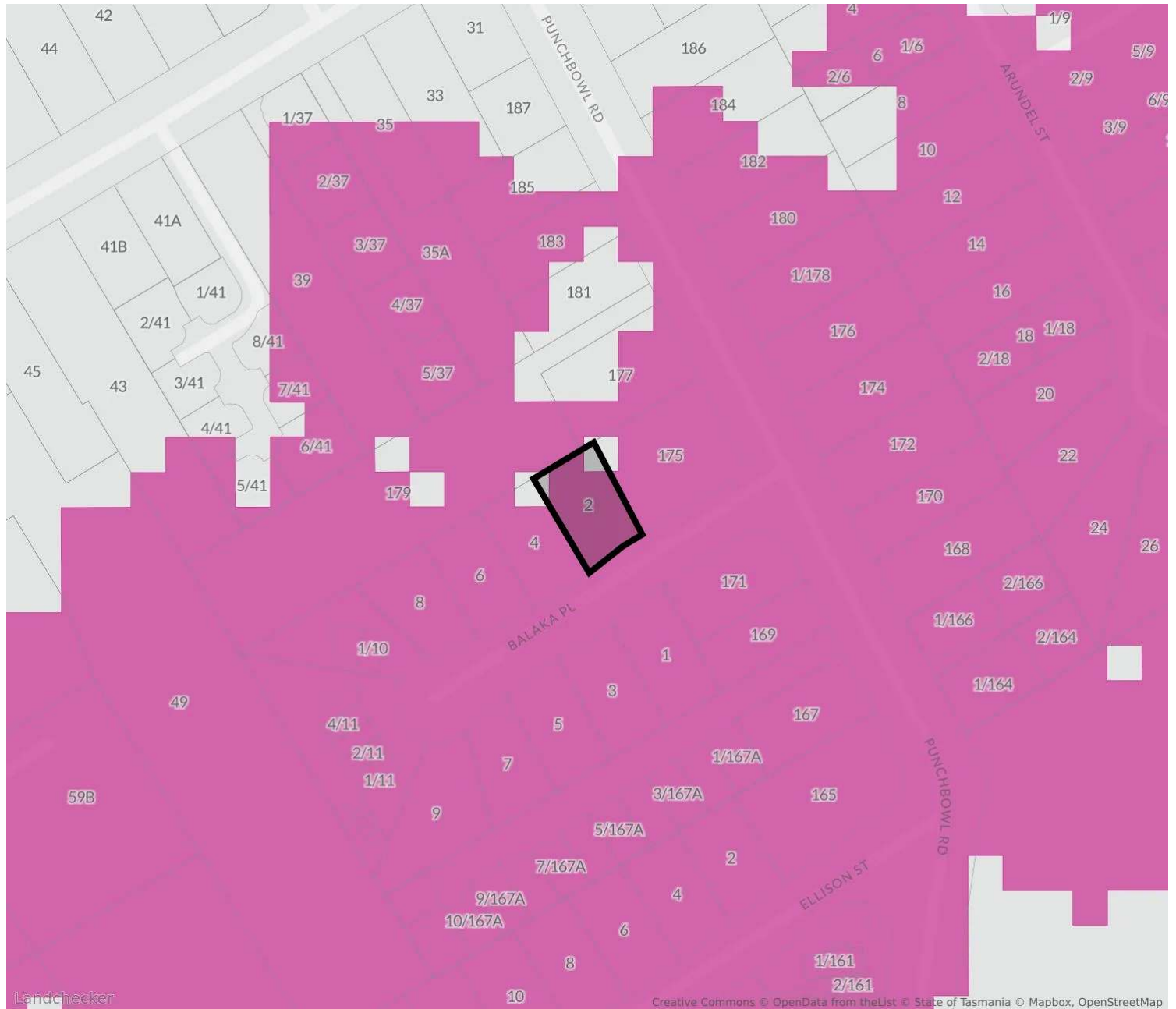
# NEARBY OVERLAYS

2 Balaka Place, Newstead Tas 7250



## NATURAL ASSETS CODE

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



**Landslide Prone Area**

This property is within a zone classified as a landslide prone area.

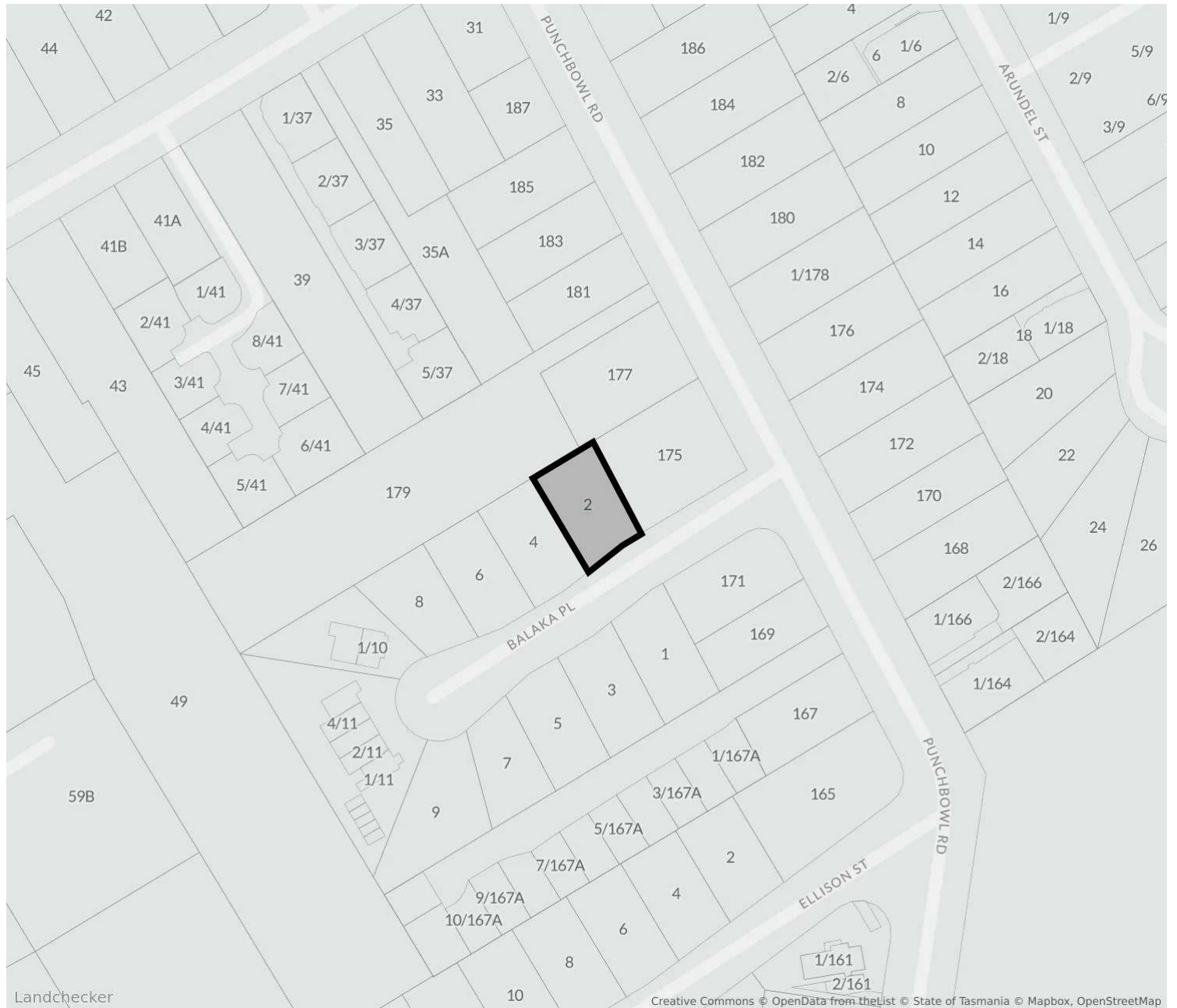
For confirmation and detailed advice about this landslide prone area, please contact the relevant source authority.

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



# NEARBY PLANNING PERMITS


2 Balaka Place, Newstead Tas 7250



| Status | Code        | Date                   | Address                      | Description  |
|--------|-------------|------------------------|------------------------------|--|
| OTHER  | DAO446/2025 | Received<br>08/10/2025 | <u>39 Amy Road, Newstead</u> | Residential - construction of an outbuilding (on future lot 2 of daO109/2023). |
| OTHER  | DAO062/2025 | Received<br>14/02/2025 | <u>42 Amy Road, Newstead</u> | Residential - construction of an outbuilding.                                  |

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



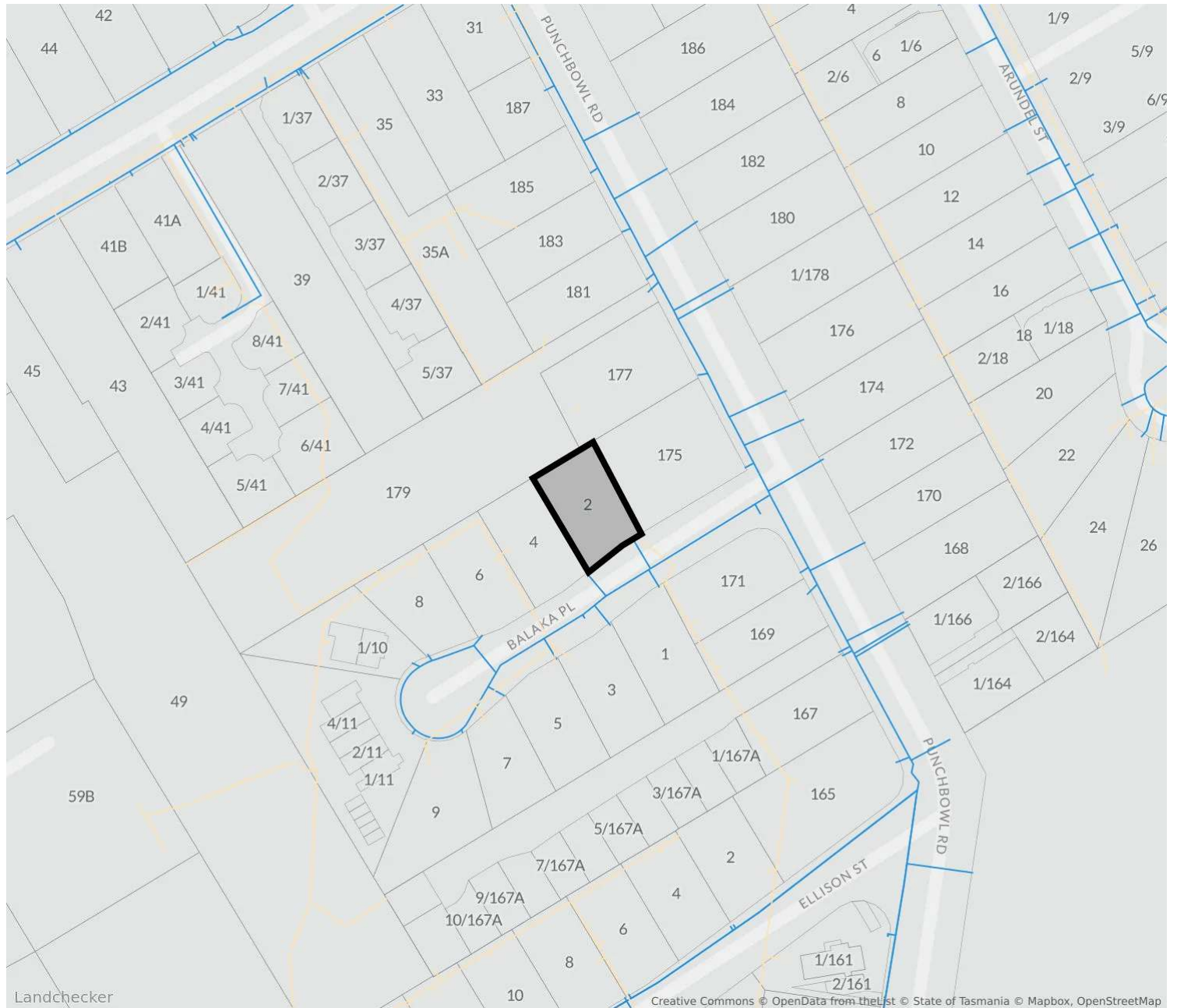
 **Sewer**  
Tas Water

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

2 Balaka Place, Newstead Tas 7250



- 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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