

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 3 140751

ORIENTATION

Unavailable

LOCAL GOVERNMENT (COUNCIL)

Launceston

FRONTAGE

Unavailable

LEGAL DESCRIPTION

140751/3

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

179m² Approx

PropTrack Property Data

Unit

 2  1  1

SALE HISTORY

\$225,000	01/09/2017
\$150,000	09/08/2005

State Electorates

LEGISLATIVE COUNCIL

Rosevears

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Sacred Heart Catholic School (780 m)
John Calvin School (1480 m)
Tamar Valley Steiner School (1548 m)

CLOSEST PRIMARY SCHOOLS

West Launceston Primary School (187 m)

CLOSEST SECONDARY SCHOOLS

Launceston College (1288 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

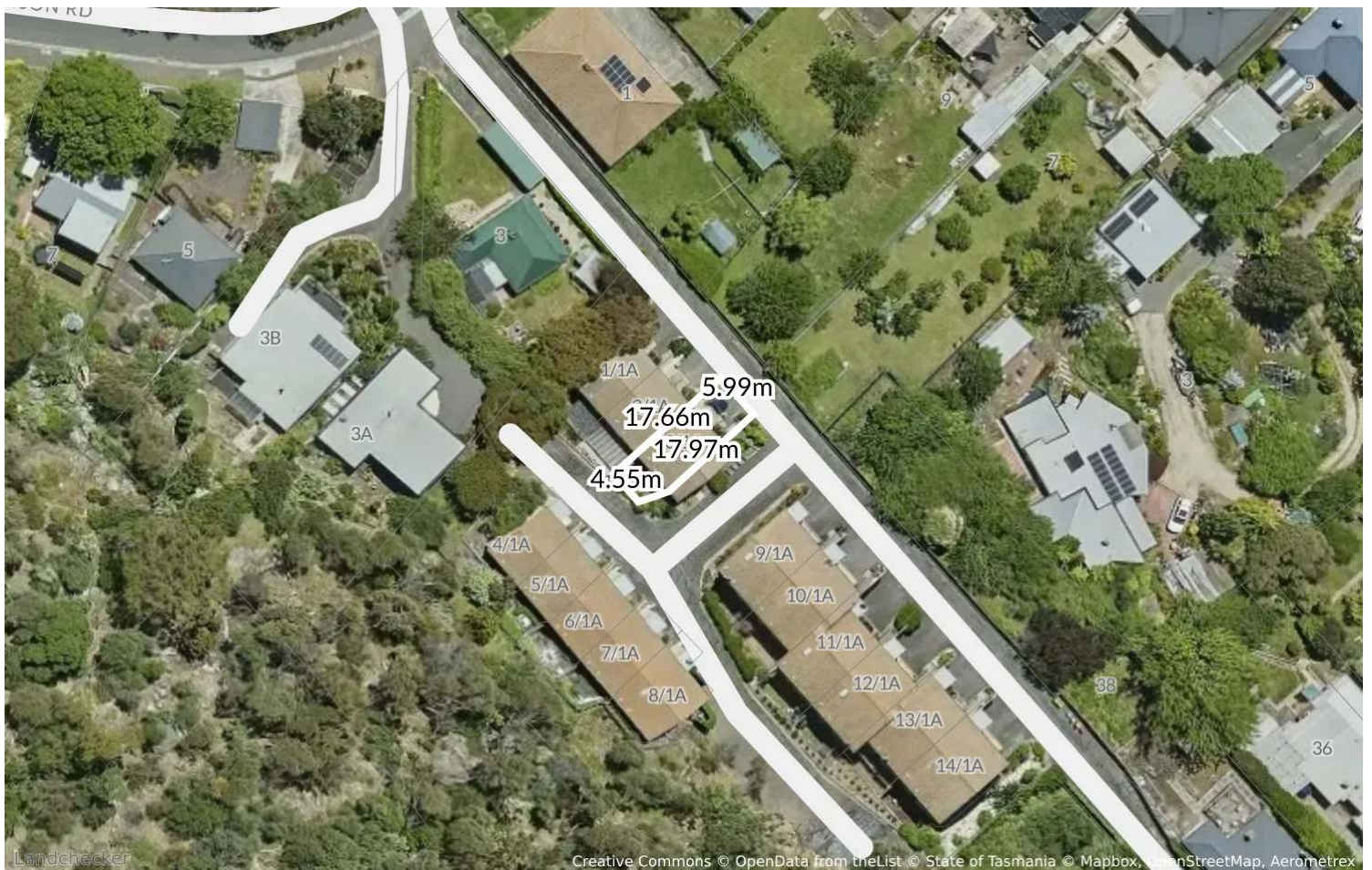
council@launceston.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

3/1a Denison Road, West Launceston Tas 7250



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

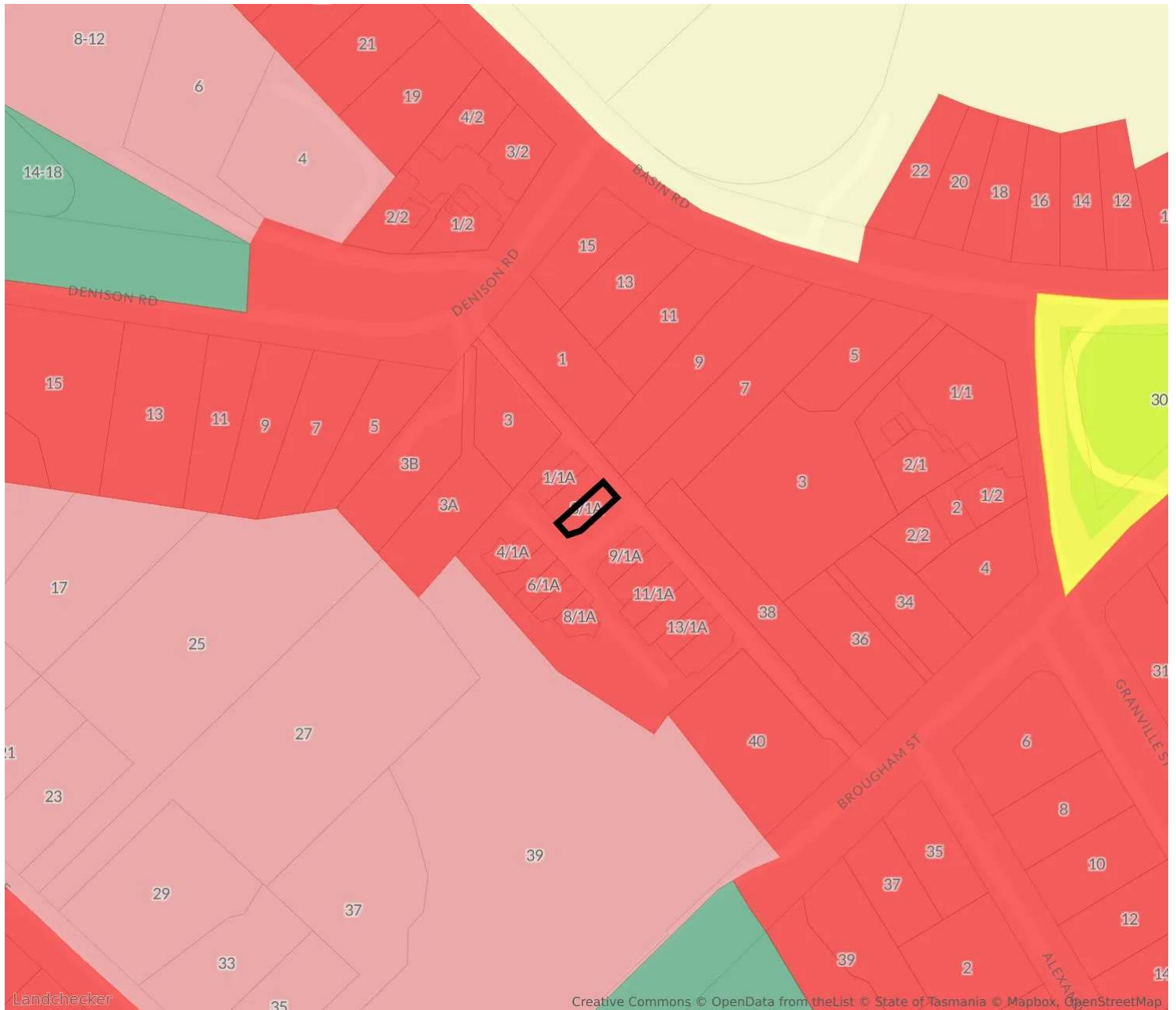
3/1a Denison Road, West Launceston Tas 7250

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

3/1a Denison Road, West Launceston Tas 7250

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLPO011	13/10/2025	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	AM-LAU-PSA-LLPO030	10/10/2025	The draft amendment proposes to apply the Rural Zone to 43 Los Angeles Road, Swan Bay (also known as 729-739 John Lees Drive, Dilston) folio of the register 165889/1.
PROPOSED	AM-LAU-PSA-LLPO014	06/10/2025	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

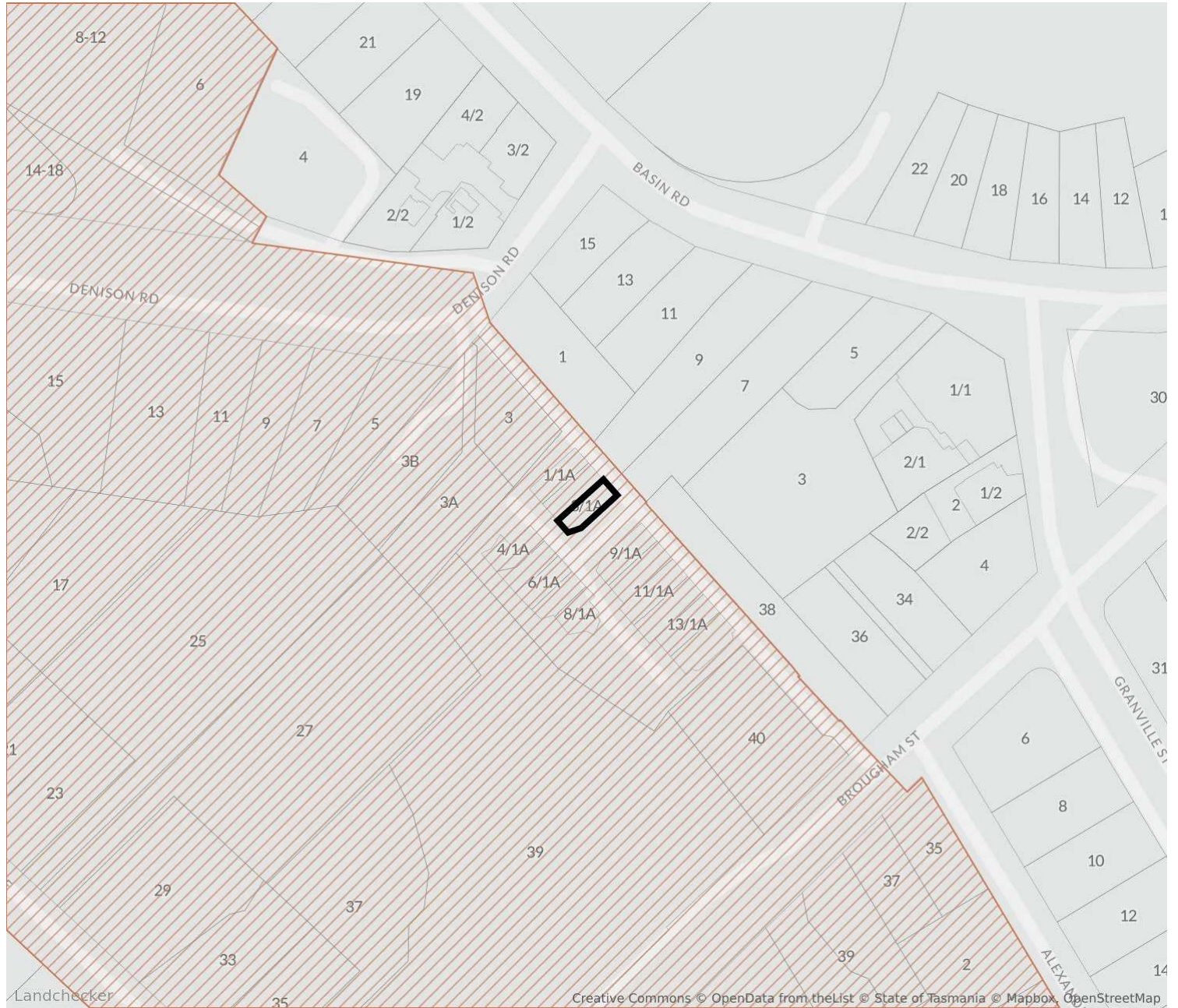
To provide for residential use or development that accommodates a range of dwelling types where full infrastructure services are available or can be provided. To provide for the efficient utilisation of available social, transport and other service infrastructure. To provide for non-residential use that: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

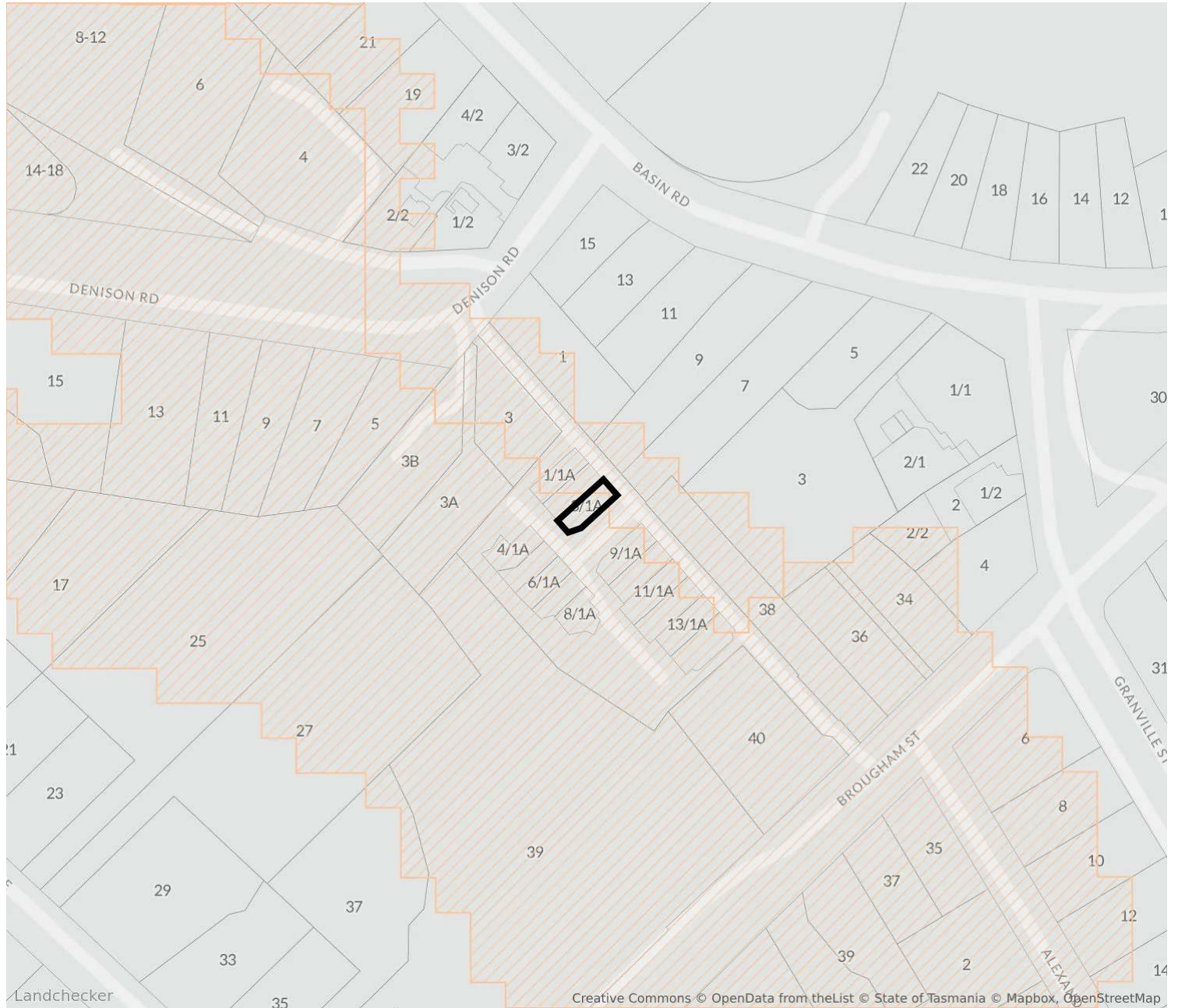


 **C13.0 - Bushfire-Prone Areas Code**

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.

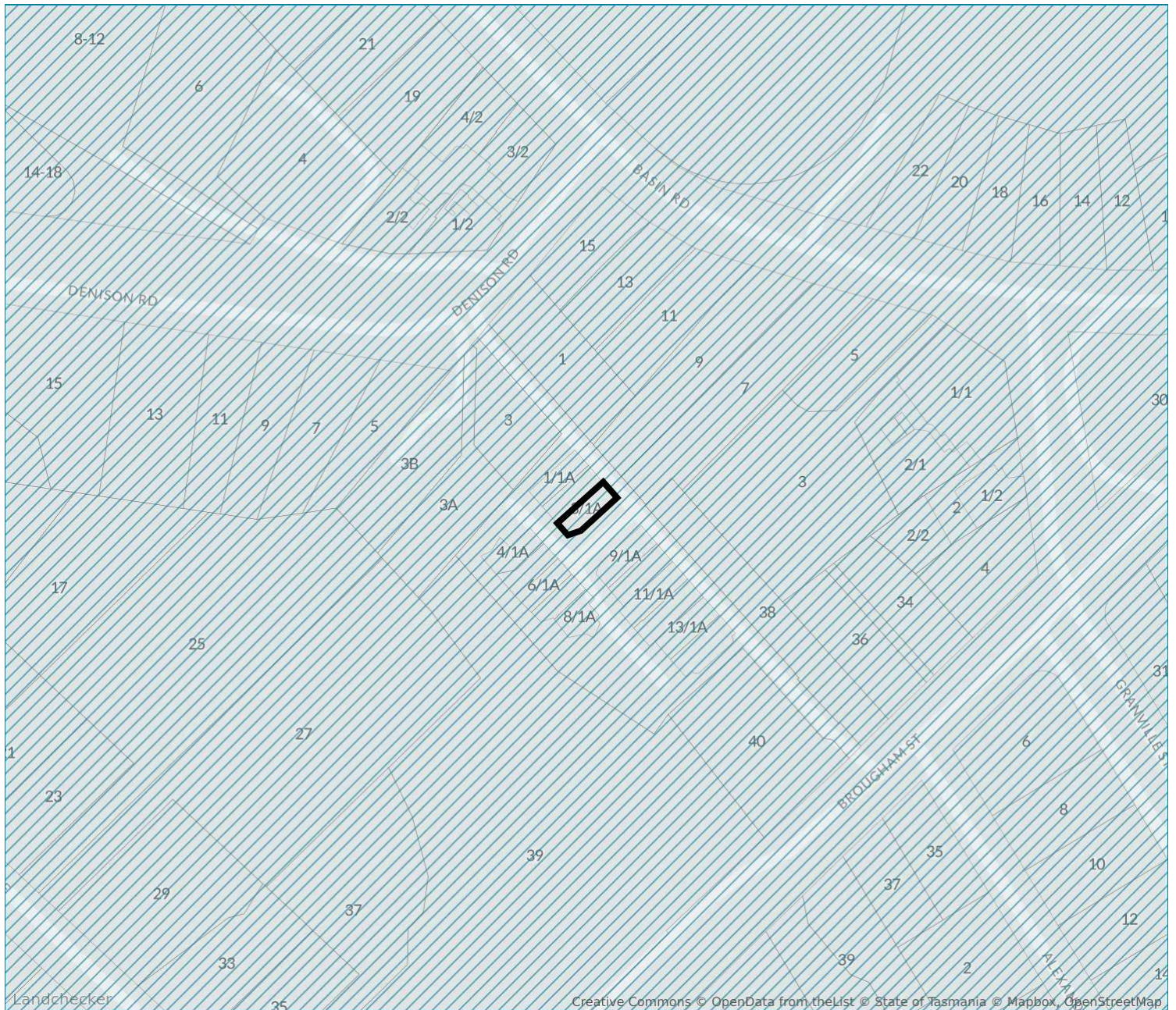


 **C15.0 - Landslip Hazard Code**

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.



C16.0 - Safeguarding Of Airports Code

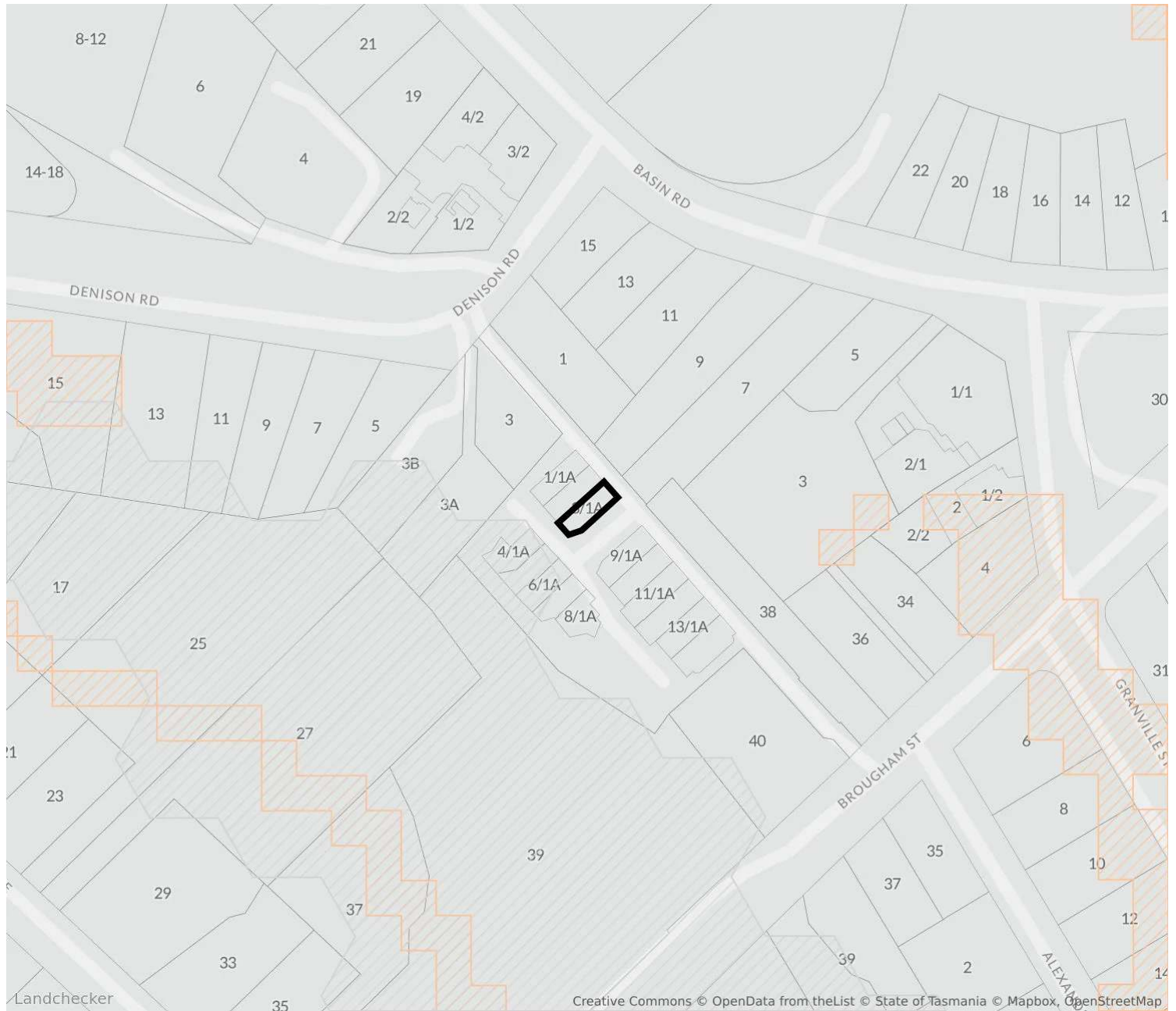
To safeguard the operation of airports from incompatible use or development.
 To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing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

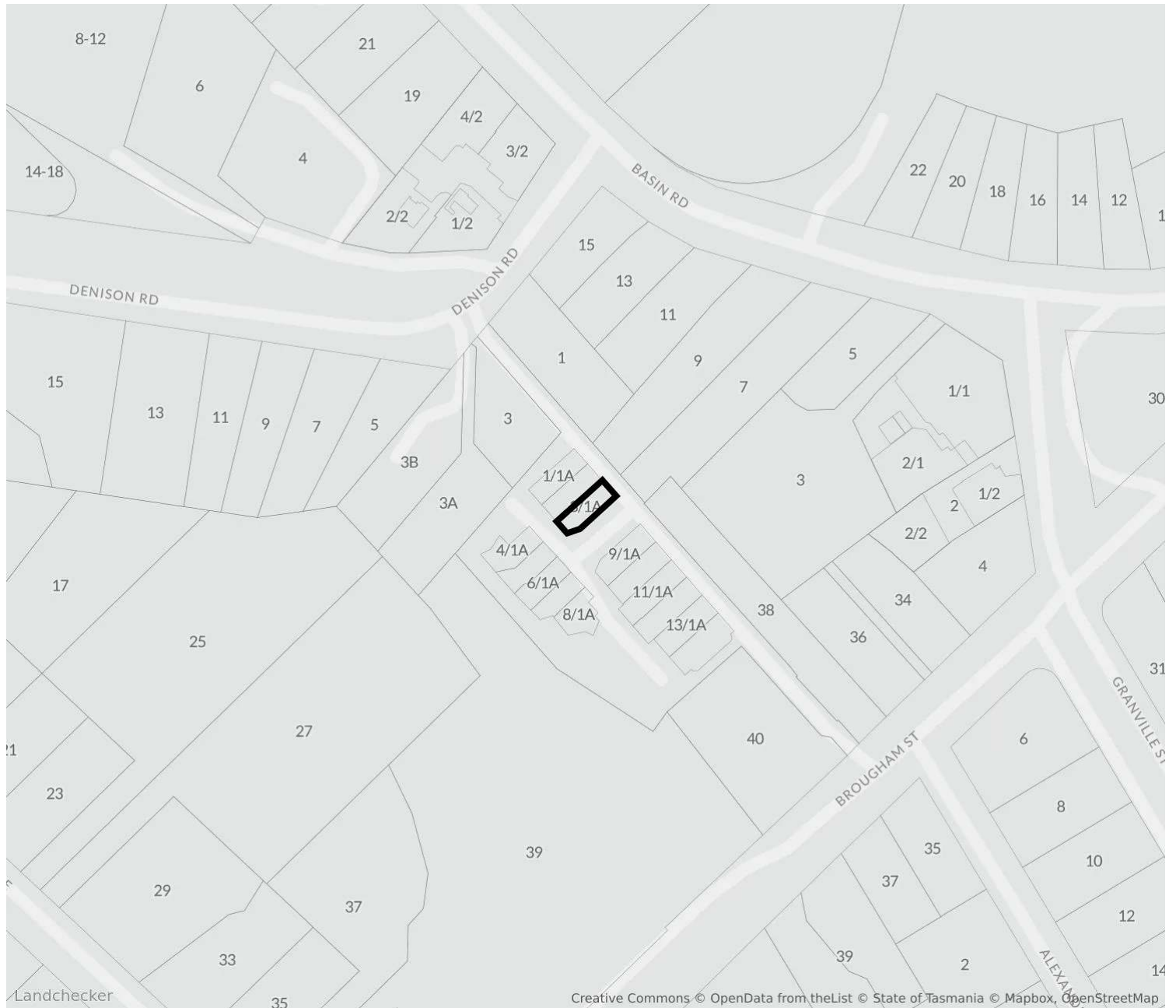
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 **LANDSLIP HAZARD CODE**

 **NATURAL ASSETS CODE**

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



No easements for this property

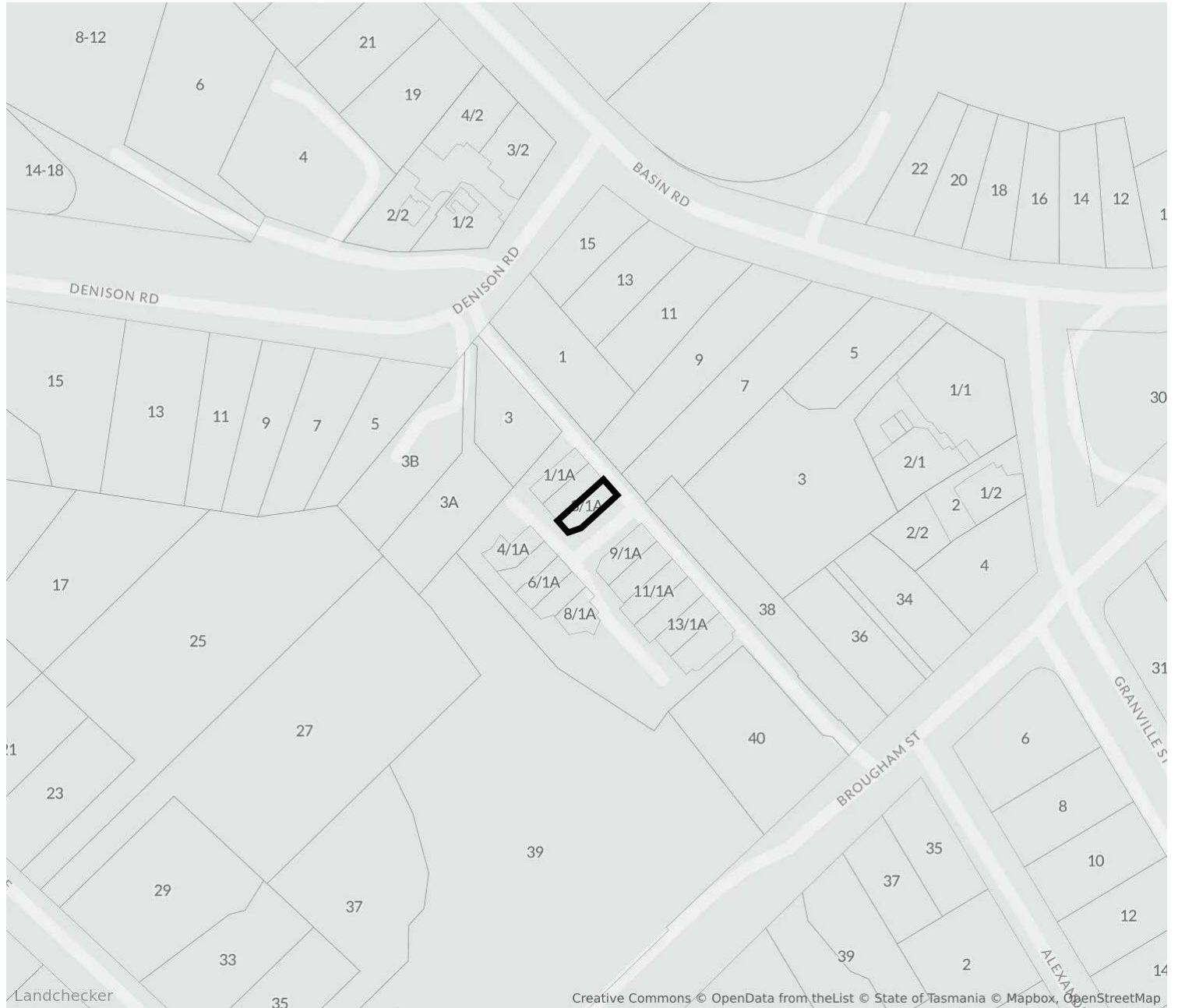
NEARBY EASEMENTS

3/1a Denison Road, West Launceston Tas 7250



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

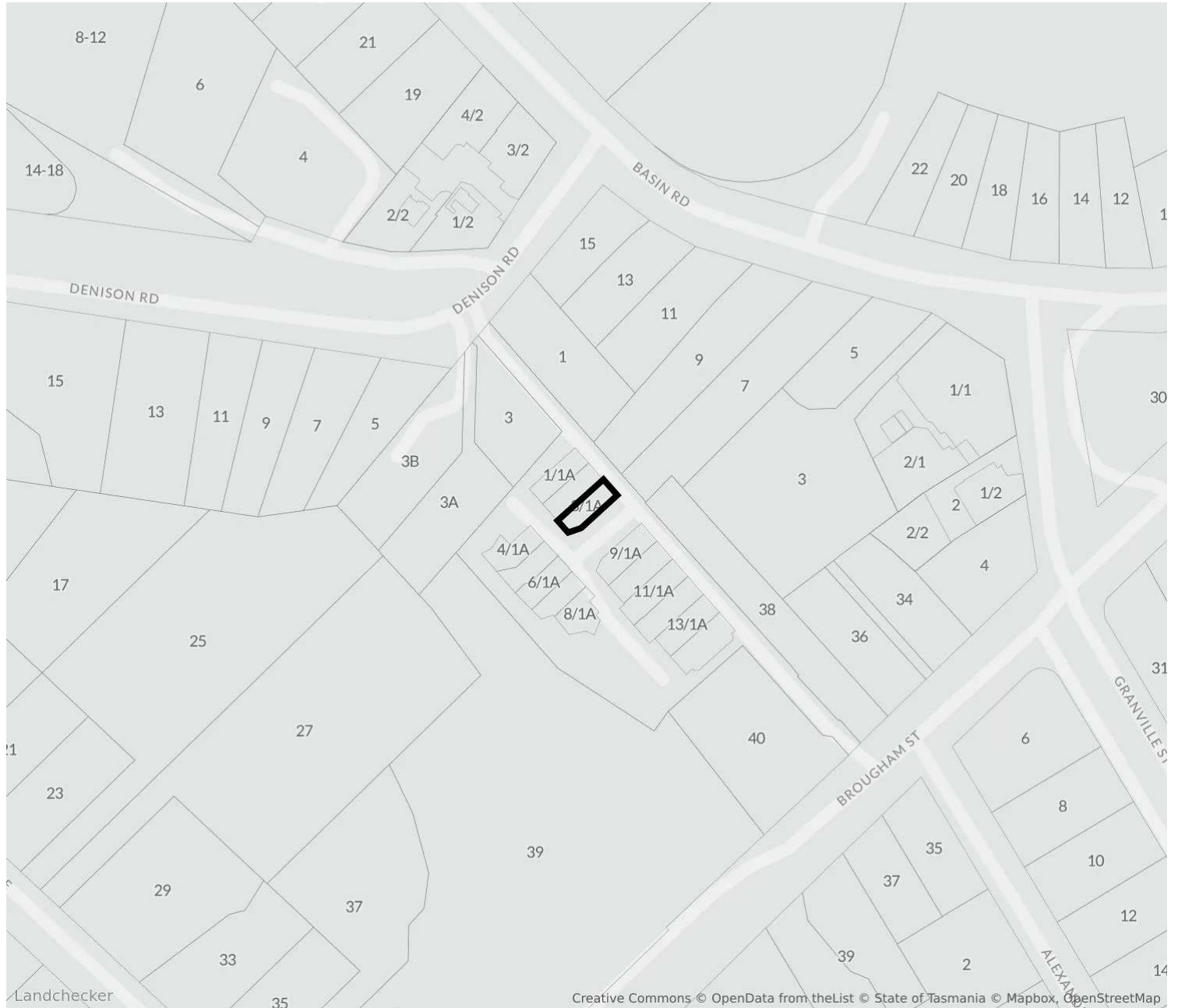
The easement(s) displayed is indicative only and may represent a subset of the total easements.
For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.



No planning permit data available for this property.

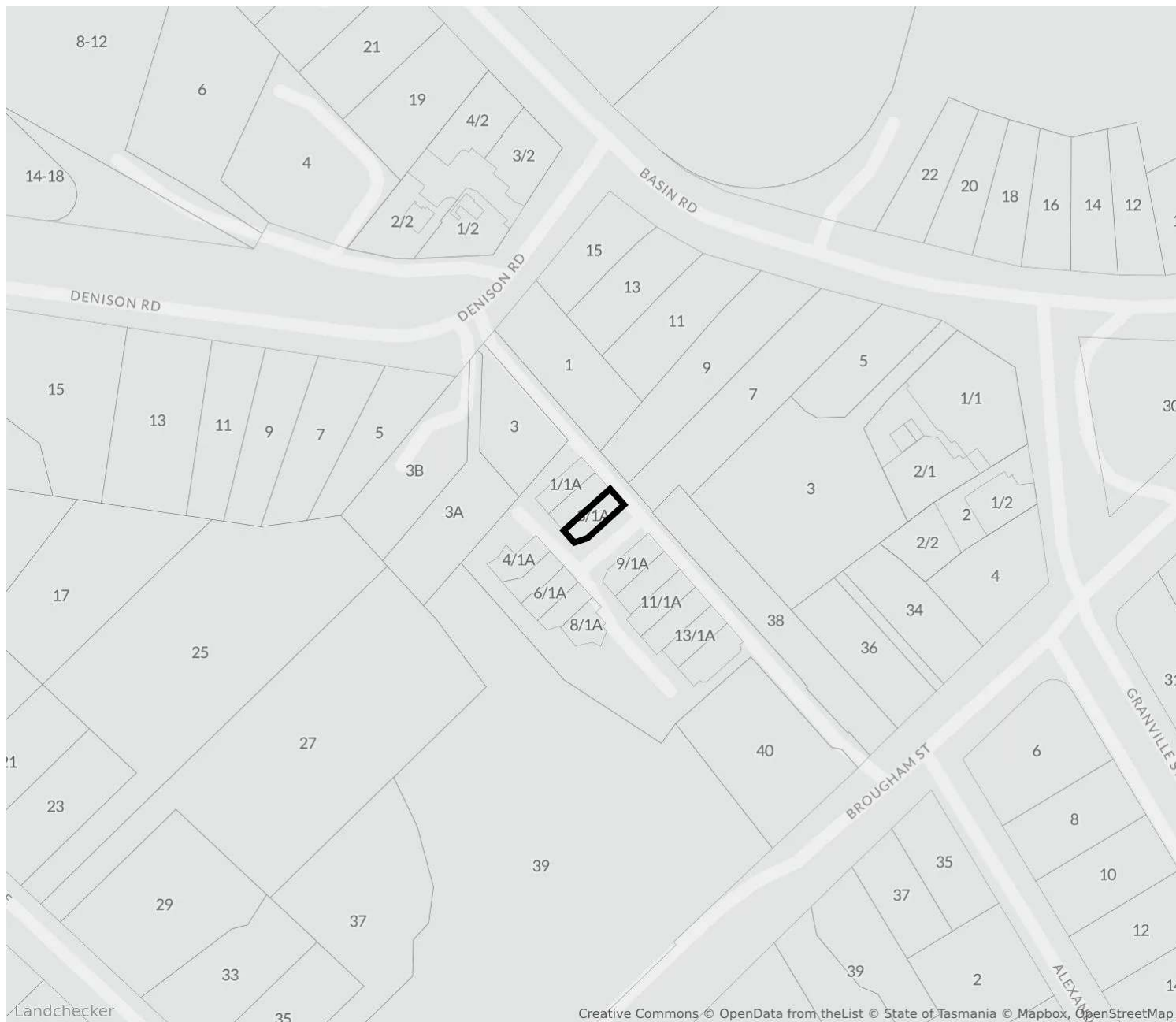
NEARBY PLANNING PERMITS

3/1a Denison Road, West Launceston Tas 7250



Status	Code	Date	Address	Description
OTHER	DA0382/2025	Received 02/09/2025	<u>4/1a Denison Road, West Launceston</u>	Visitor accommodation - change of use to short-term accommodation.
OTHER	DA0307/2025	Received 16/07/2025	<u>17 Denison Road, West Launceston</u>	Visitor accommodation - construction of two short-term accommodation units.
OTHER	DA0216/2025	Received 22/05/2025	<u>2/2 Denison Road, West Launceston</u>	Visitor accommodation - change of use to short-term accommodation.

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



Flood

This property has not been specified as a flood area as per [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 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

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