

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 164 8799

ORIENTATION

East

LOCAL GOVERNMENT (COUNCIL)

Launceston

FRONTAGE

24.38m Approx

LEGAL DESCRIPTION

8799/164

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

813m² Approx

PropTrack Property Data

House

 4  2  1

SALE HISTORY

\$780,000

07/02/2022

\$387,000

29/12/2011

14/10/2011

State Electorates

LEGISLATIVE COUNCIL

Launceston

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Larmenier Catholic School (1527 m)  
Scotch Oakburn College (2001 m)  
Oakwood School - Launceston Campus (2194 m)

CLOSEST PRIMARY SCHOOLS

Norwood Primary School (527 m)

CLOSEST SECONDARY SCHOOLS

Queechy High School (1559 m)

Council Information - Launceston

PHONE

03 6323 3000 (City of Launceston)

EMAIL

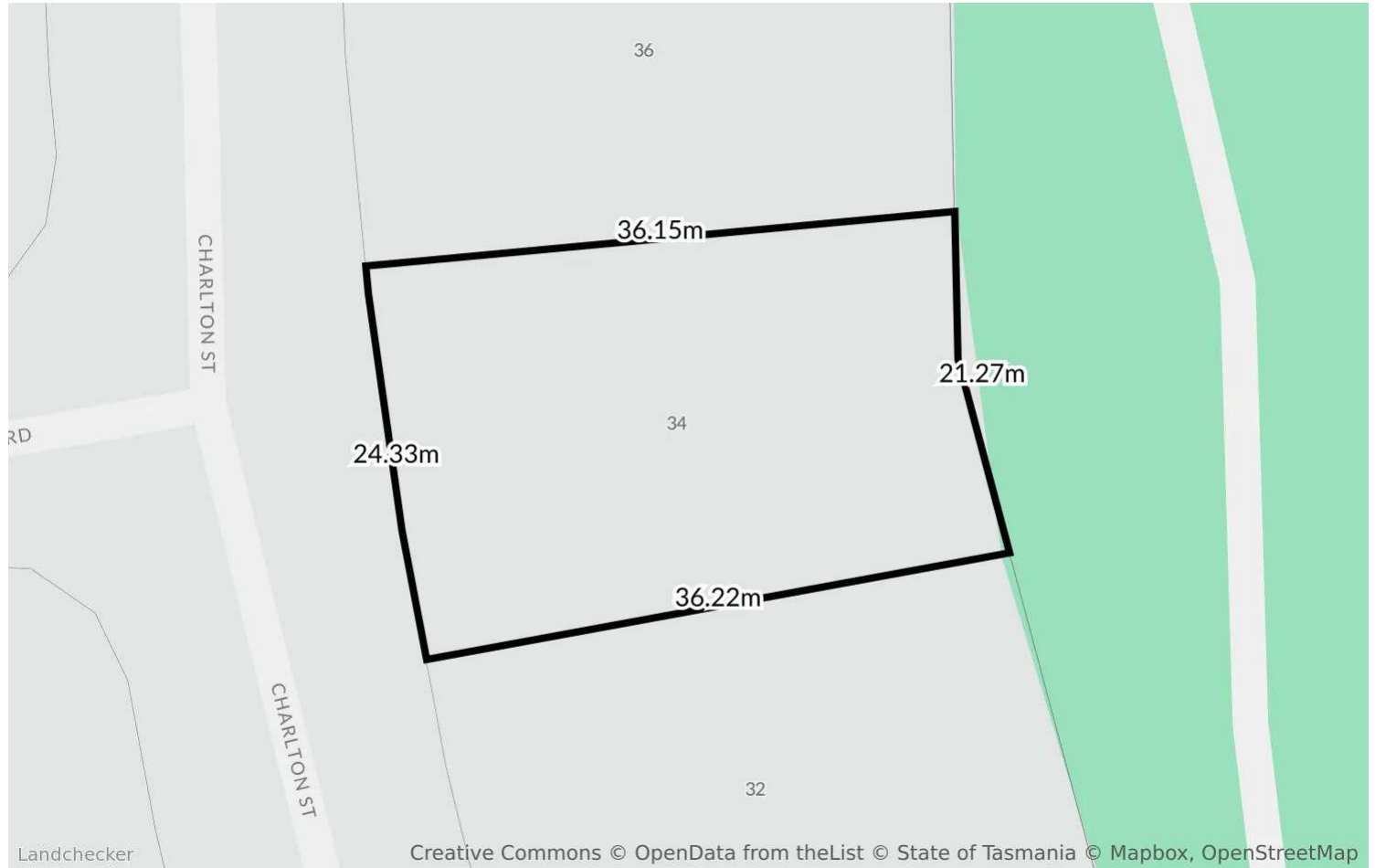
council@launceston.tas.gov.au

WEBSITE

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

# SITE DIMENSIONS

34 Charlton Street, Norwood Tas 7250



# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

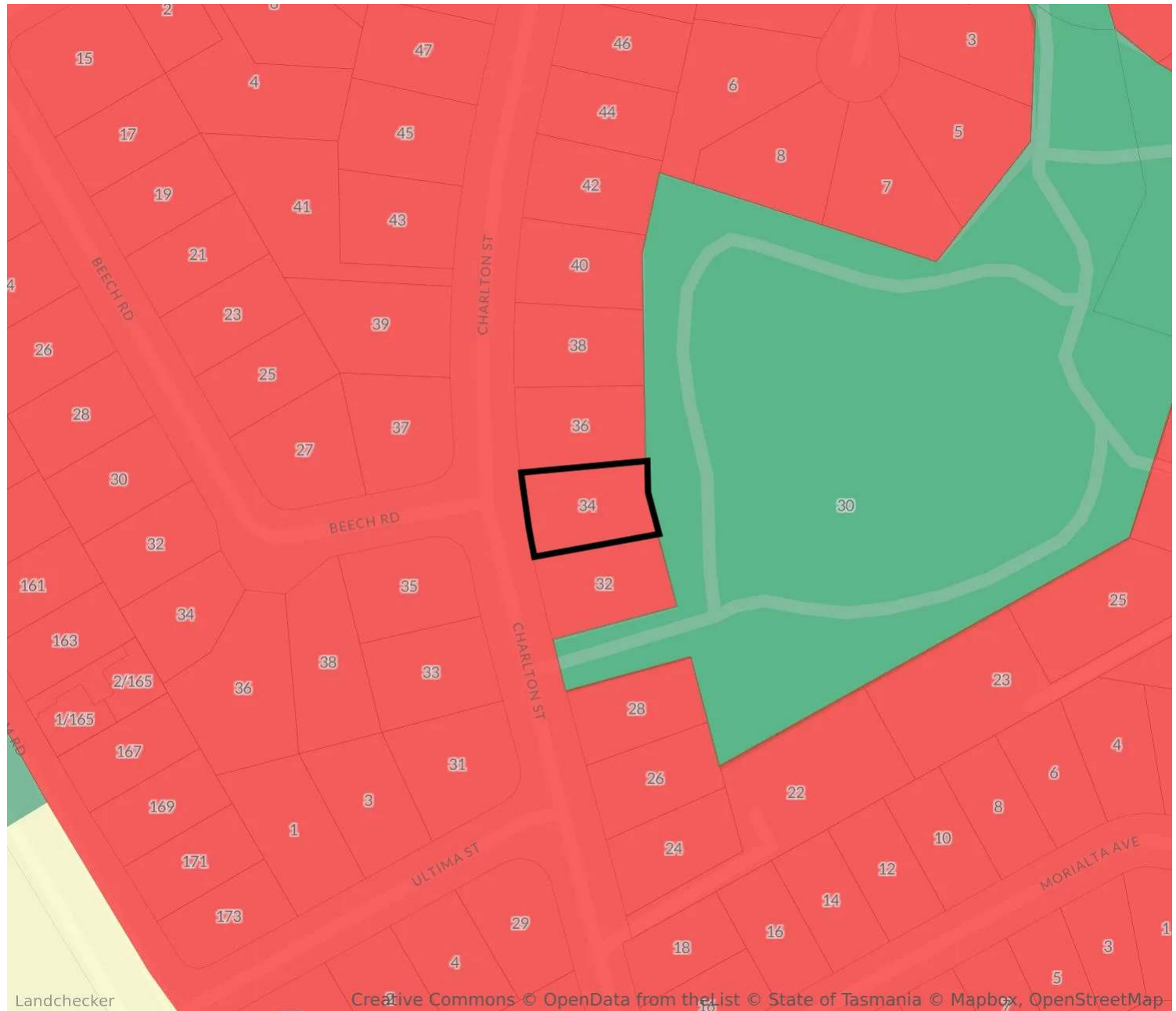
34 Charlton Street, Norwood Tas 7250

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLP0024	12/02/2025	The draft amendment proposes to add 64 Robin Street, Newstead as a local heritage place within LAU-Table C6.1 Local Heritage Places and insert a new property datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets.

# PROPOSED PLANNING SCHEME AMENDMENTS

34 Charlton Street, Norwood Tas 7250

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0012	01/04/2025	The draft amendment proposes to:insert 11 property datasheets for existing listings within Appendix A: Local Historic Heritage Code Datasheets;add 38 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places;insert 38 new datasheets within Appendix A: Local Historic Heritage Code Datasheets for 38 new listings; andapply the local heritage listing place overlay to 38 new properties.
PROPOSED	AM-LAU-PSA-LLP0014	25/03/2025	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

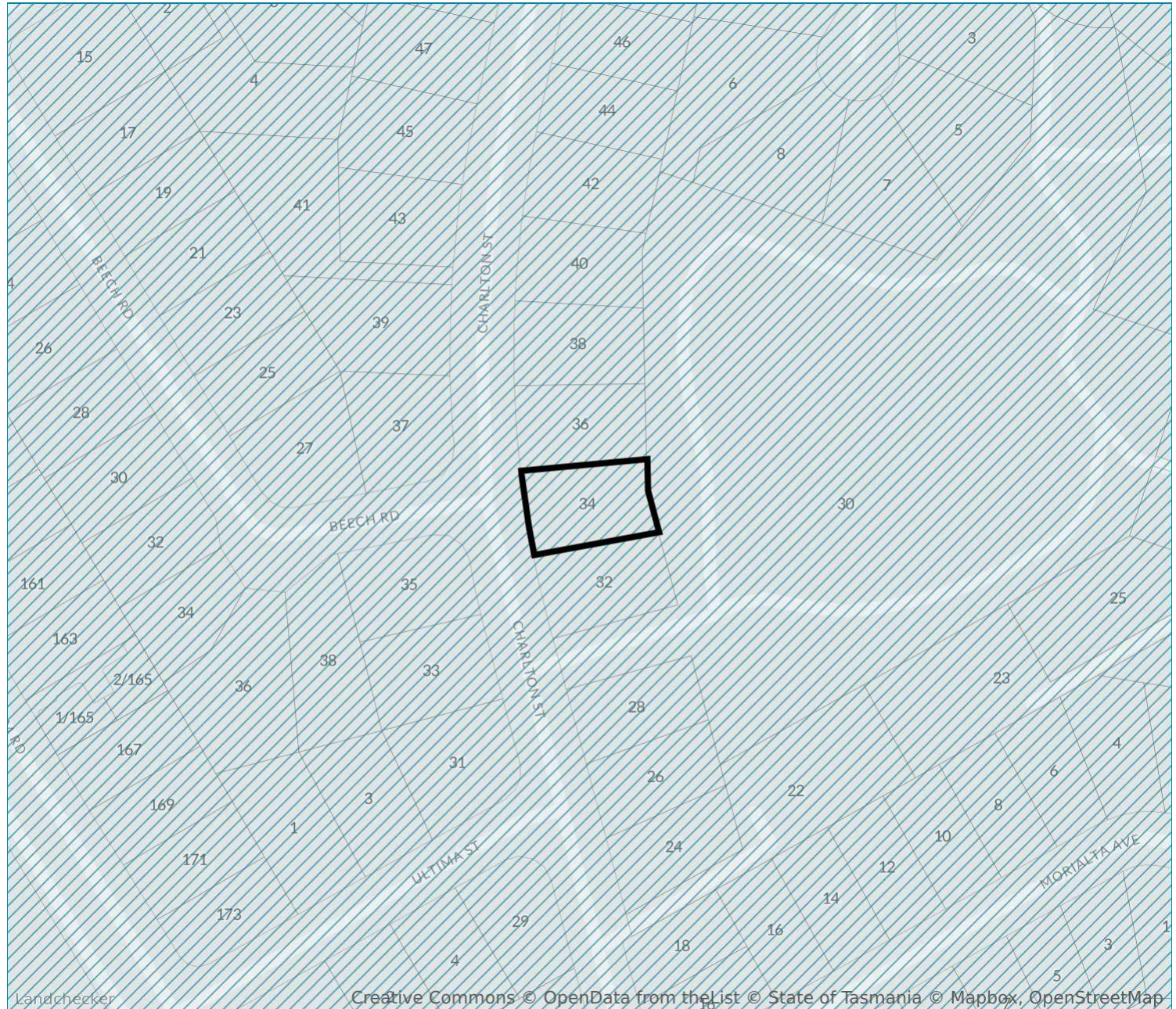
For confirmation and detailed advice about this planning zone, please contact LAUNCESTON council on 03 6323 3000.

#### Other nearby planning zones

COMMUNITY PURPOSE

OPEN SPACE





#### 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.

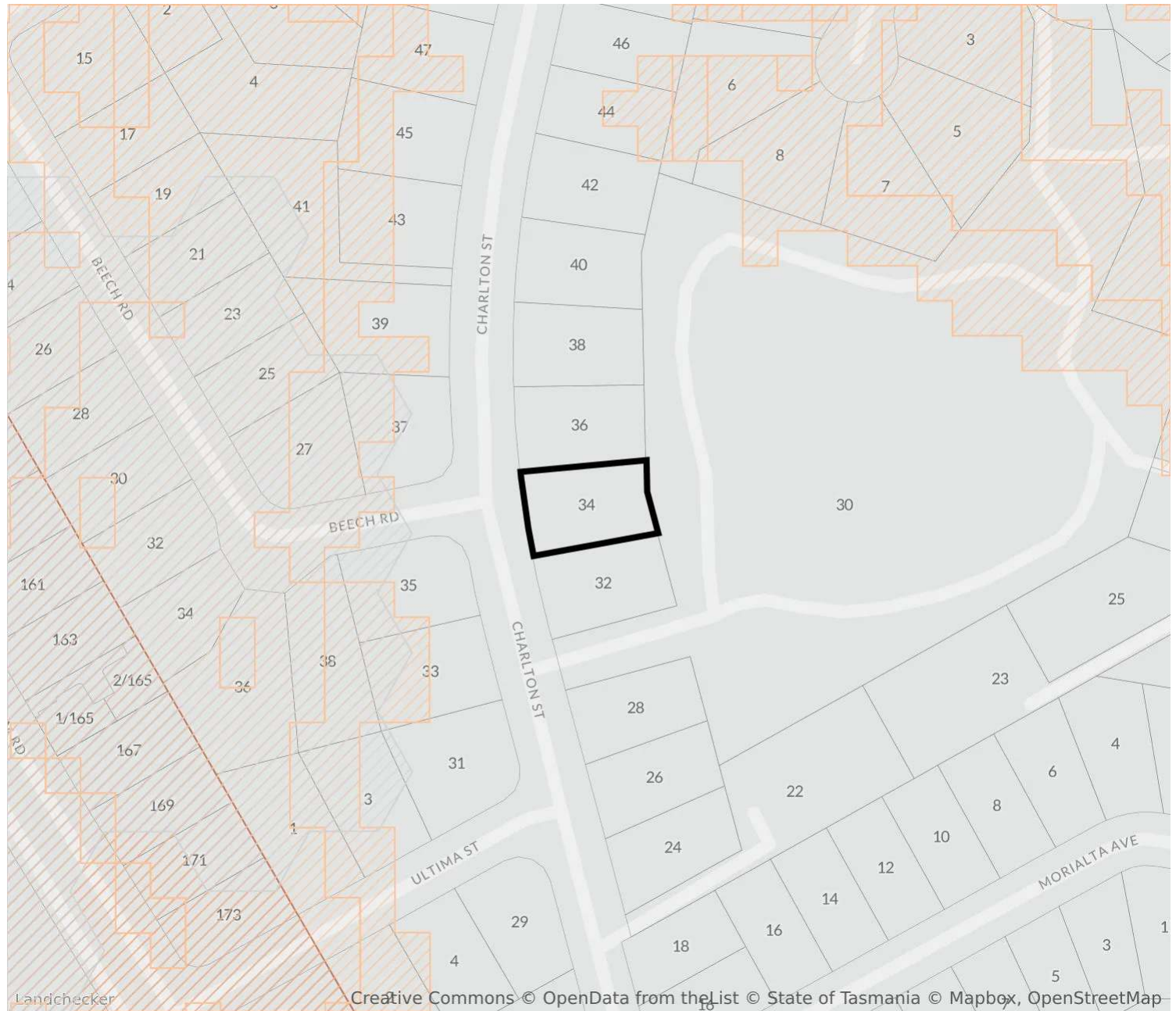
##### TPS Safeguarding Of Airports Code

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



## NEARBY OVERLAYS

34 Charlton Street, Norwood Tas 7250



 **BUSHFIRE-PRONE AREAS CODE**

 **LANDSLIP HAZARD CODE**

 **NATURAL ASSETS CODE**

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



## 1 - 5m Contours

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





Landchecker

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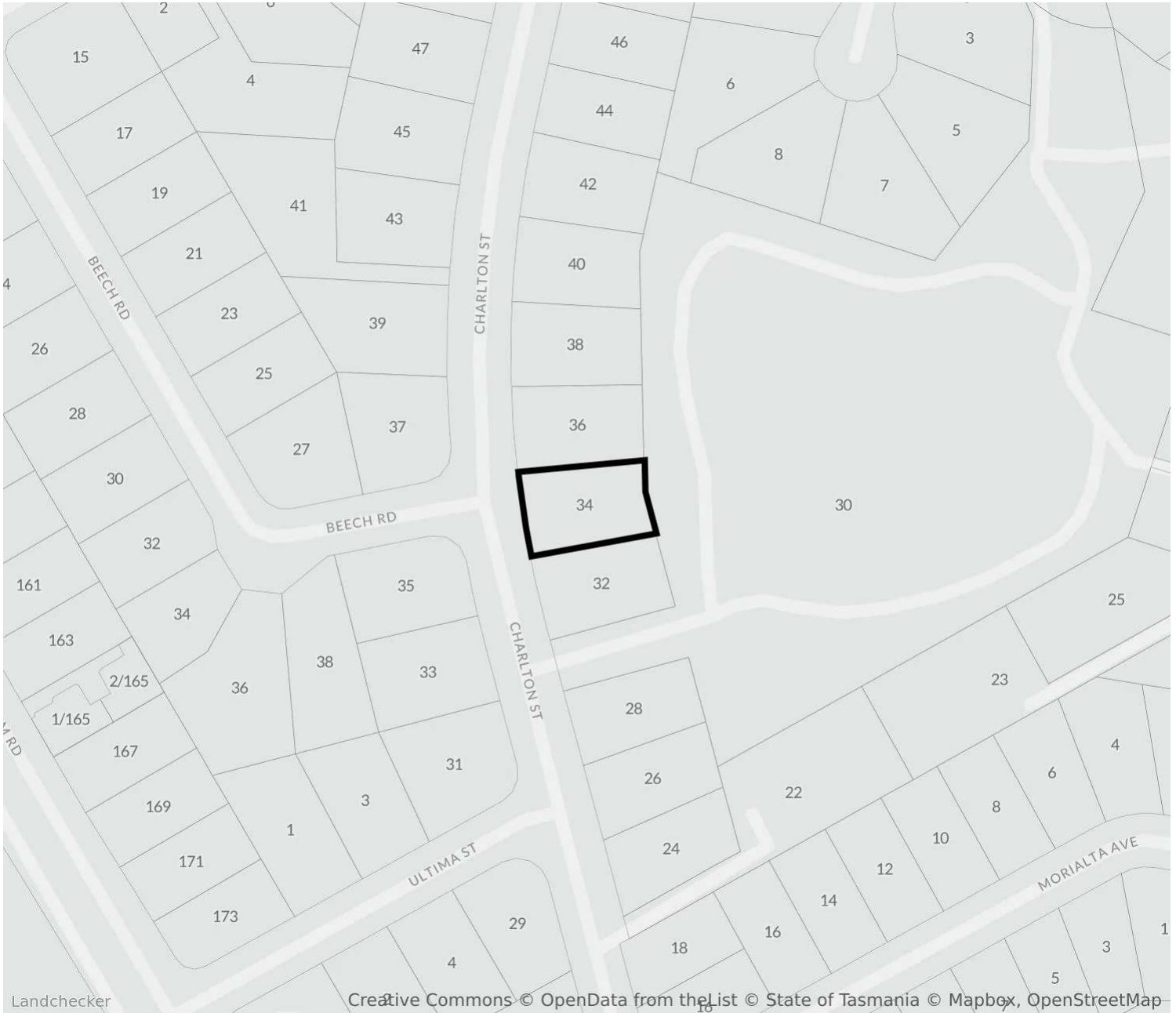
### Easements

The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact LAUNCESTON council on 03 6323 3000.

## PLANNING PERMIT HISTORY

34 Charlton Street, Norwood Tas 7250



No planning permit data available for this property.

NEARBY PLANNING PERMITS

34 Charlton Street, Norwood Tas 7250



No planning permit data available for nearby properties.



# PROPTRACK COMPARABLE SALES

34 Charlton Street, Norwood Tas 7250



## UNIT 2 18 BEECH RD NORWOOD TAS 7250

2 2 1

**LAND AREA** 200m<sup>2</sup>  
**TYPE** Unit  
**LAST SALE** \$530,000 (17/12/2024)  
**ZONE** GENERAL RESIDENTIAL



## 7 BEECH RD NORWOOD TAS 7250

4 2 4

**LAND AREA** 883m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$745,000 (28/01/2025)  
**ZONE** GENERAL RESIDENTIAL



## 16 RAJEE PL NORWOOD TAS 7250

5 3 4

**LAND AREA** 1,331m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$1,110,000 (03/03/2025)  
**ZONE** GENERAL RESIDENTIAL



## 12 BOITON HILL RD NORWOOD TAS 7250

3 2 2

**LAND AREA** 700m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$652,000 (16/11/2024)  
**ZONE** GENERAL RESIDENTIAL



32 ARMIDALE ST NORWOOD TAS 7250

3 2 2

**LAND AREA** 708m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$740,000 (14/01/2025)  
**ZONE** GENERAL RESIDENTIAL



128 NORWOOD AVE NORWOOD TAS 7250

5 2 1

**LAND AREA** 700m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$579,500 (31/10/2024)  
**ZONE** GENERAL RESIDENTIAL



33 ARMIDALE ST NORWOOD TAS 7250

4 2 -

**LAND AREA** 1,300m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$850,000 (19/11/2024)  
**ZONE** GENERAL RESIDENTIAL



19 DENWAY GR NORWOOD TAS 7250

4 2 -

**LAND AREA** 1,000m<sup>2</sup>  
**TYPE** House  
**LAST SALE** \$725,000 (16/10/2024)  
**ZONE** GENERAL RESIDENTIAL

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