PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 2 167033

LOCAL GOVERNMENT (COUNCIL)
Launceston

LEGAL DESCRIPTION
167033/2

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
941m² Approx

ORIENTATION
West

FRONTAGE
20.18m Approx

PropTrack Property Data

House
4 1 1

SALE HISTORY
$270,000 01/11/2013

State Electorates

LEGISLATIVE COUNCIL
Windermere

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Scotch Oakburn College (1172 m)
Larmenier Catholic School (1359 m)
Oakwood School - Launceston Campus (1709 m)

CLOSEST SECONDARY SCHOOLS
Queechy High School (554 m)

CLOSEST PRIMARY SCHOOLS
Norwood Primary School (777 m)

Council Information - Launceston

PHONE
03 6323 3000 (City of Launceston)

EMAIL
council@launceston.tas.gov.au

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

HARRISON AGENTS

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SITE DIMENSIONS

36 Hiawatha Street, Norwood Tas 7250

HARRISON AGENTS

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

No recent planning scheme amendments for this property

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PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0011	24/11/2025	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 1,000m² in size' in the Light Industrial Zone at 10 Dolerite Drive, Kings Meadows.The permit provides for a supermarket.
PROPOSED	AM-LAU-PSA-LLP0030	21/11/2025	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.
PROPOSED	AM-LAU-PSA-LLP0014	10/11/2025	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.

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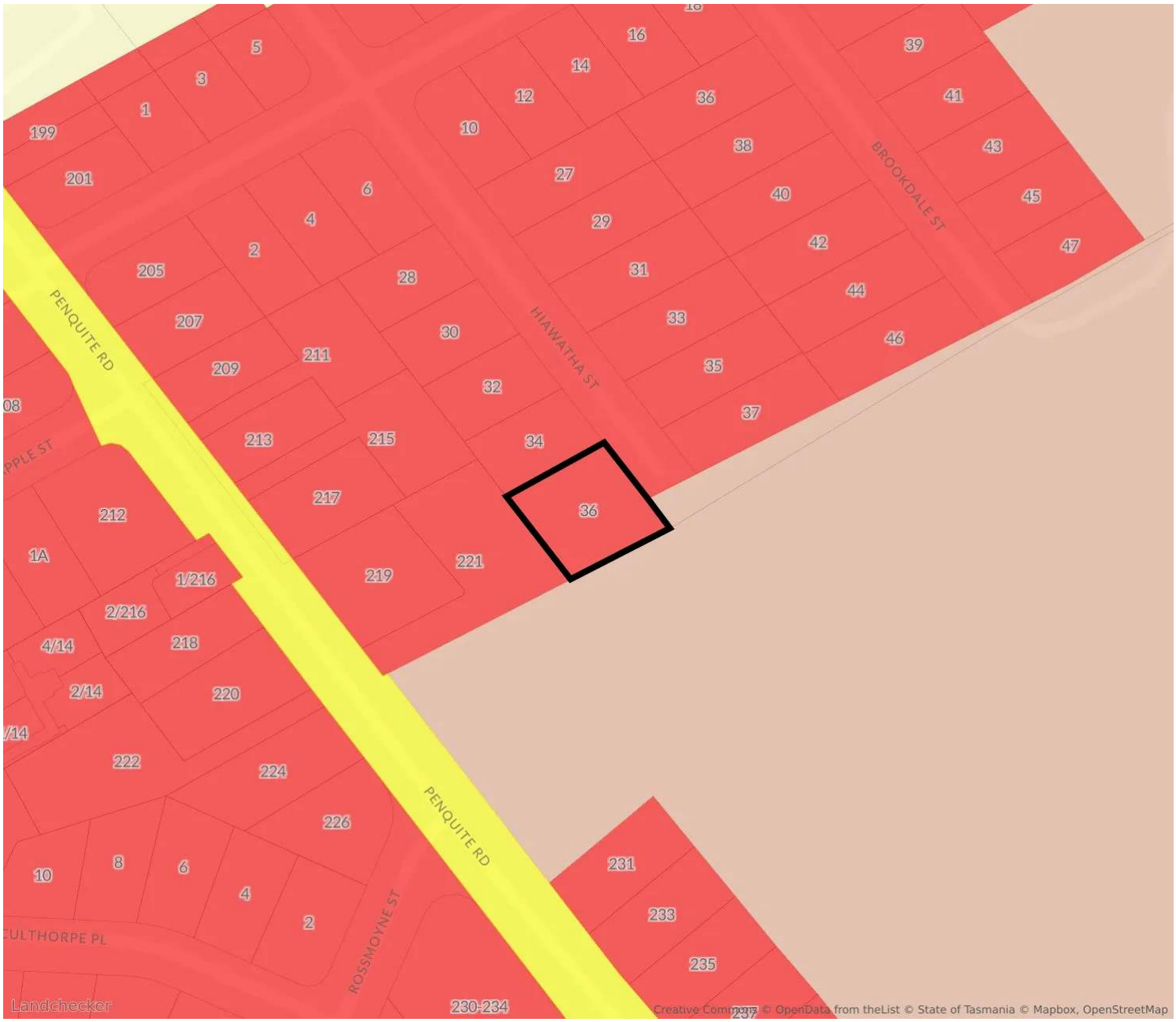
ZONES



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
- GENERAL RESIDENTIAL
- RURAL
- UTILITIES

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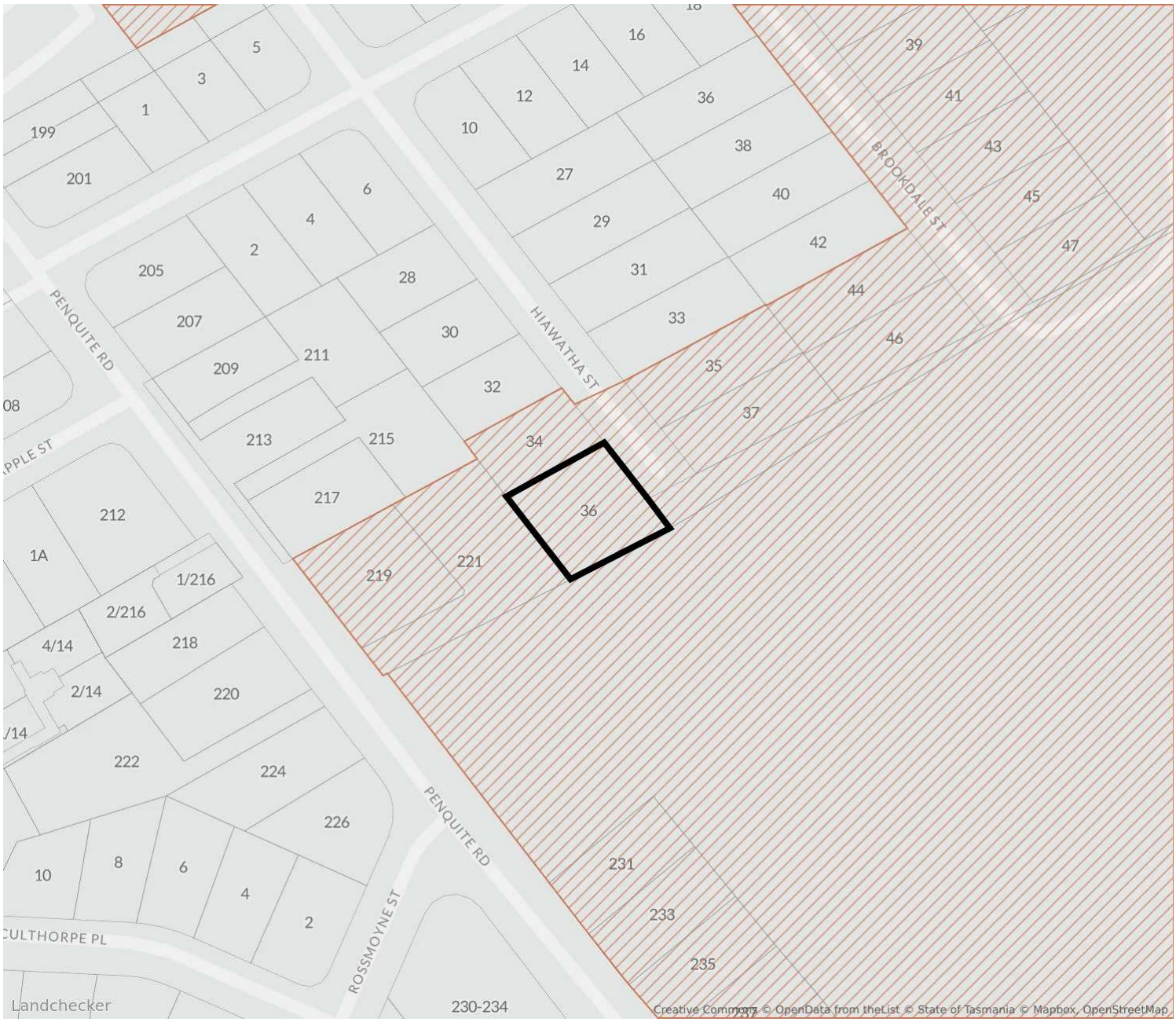
OVERLAYS



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.

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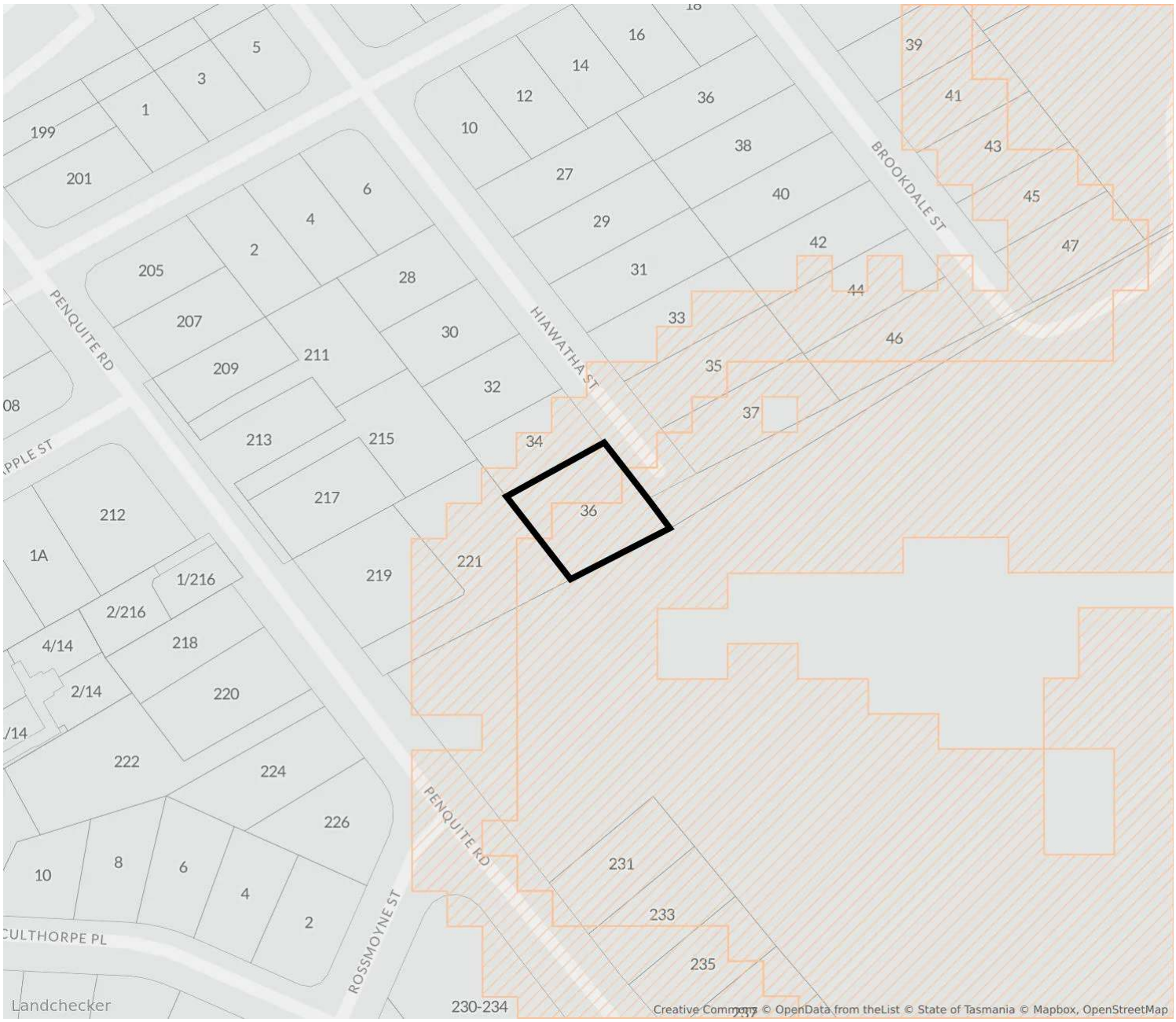
OVERLAYS



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

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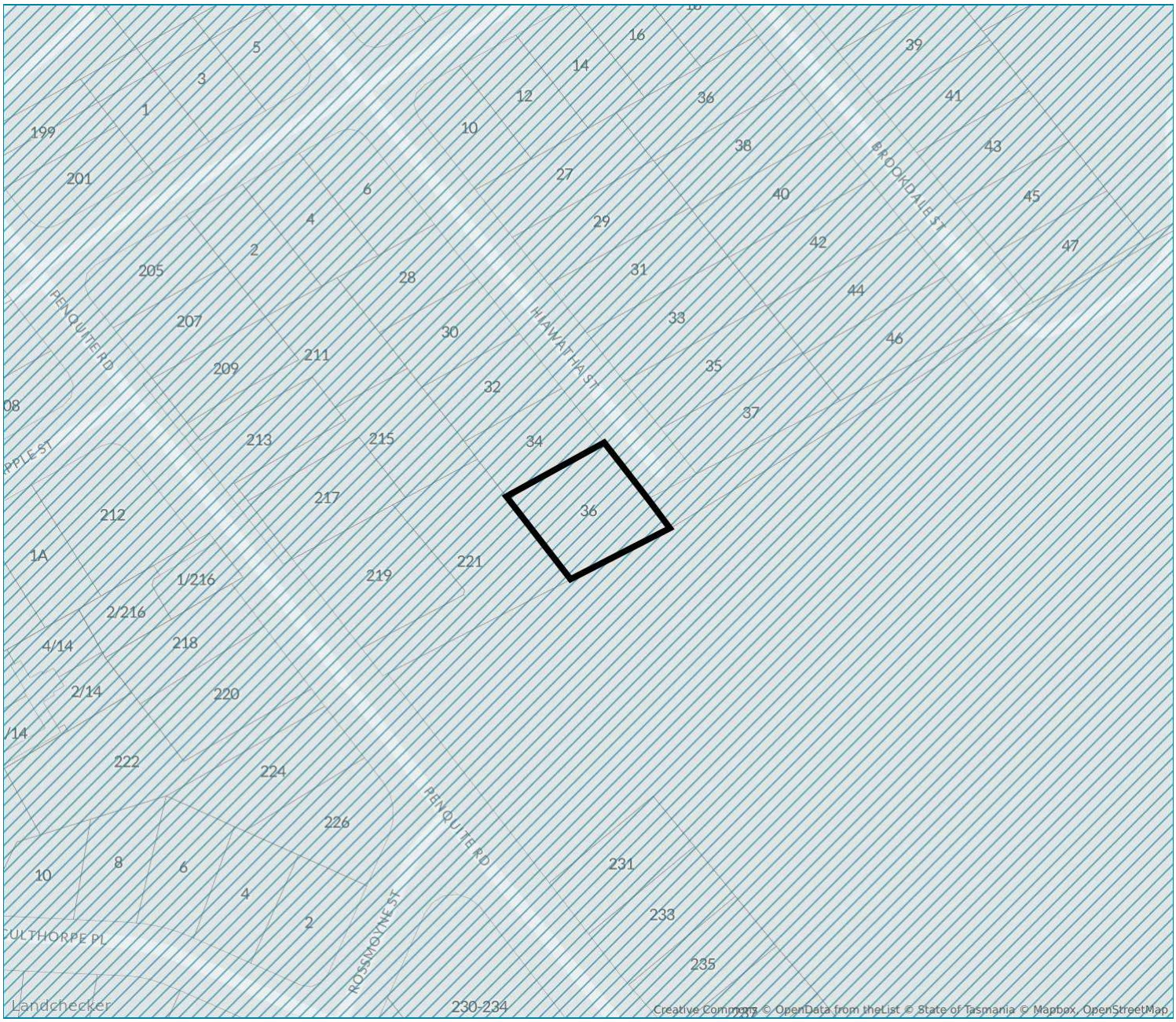
OVERLAYS



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.

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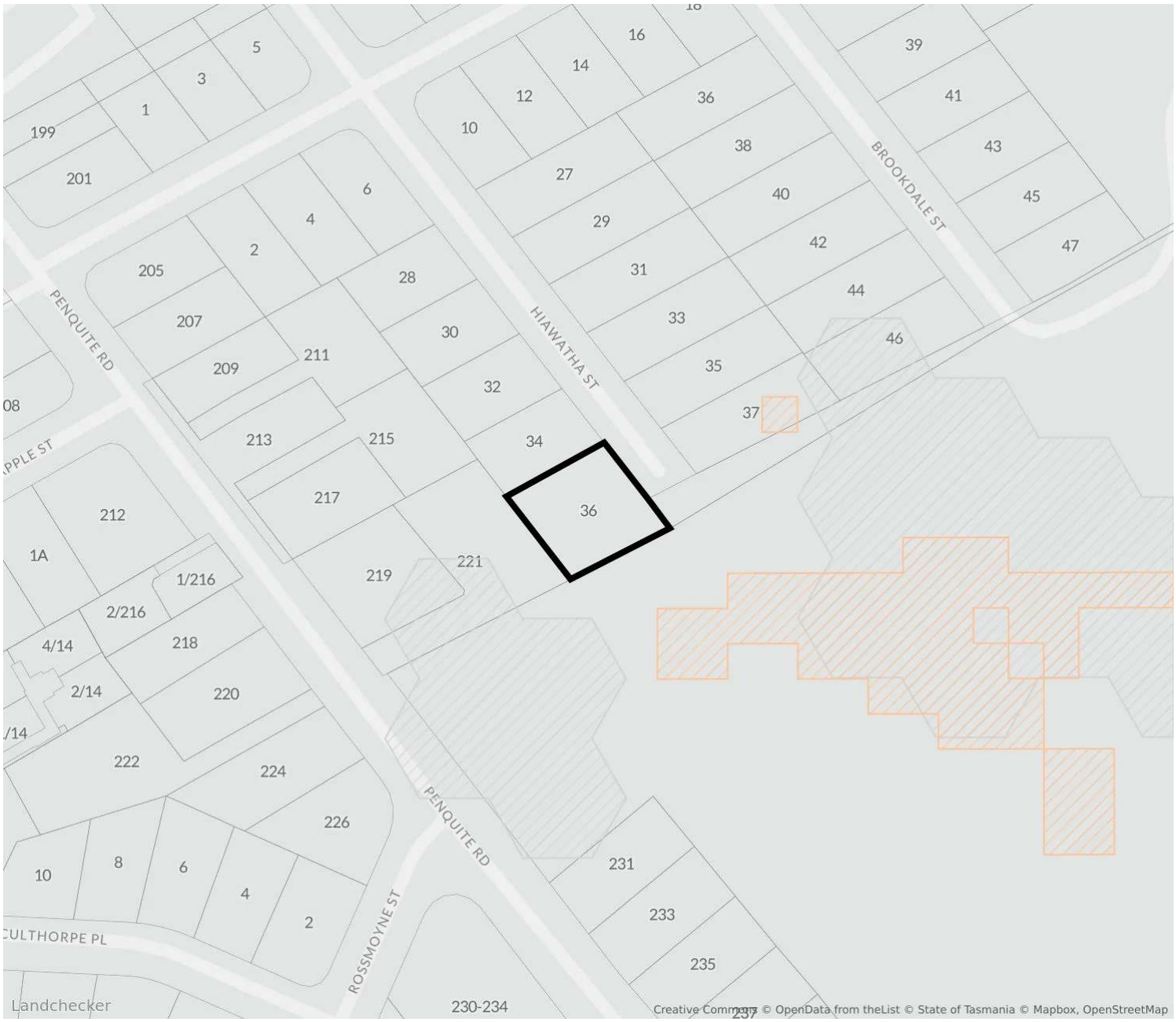
NEARBY OVERLAYS



LANDSLIP HAZARD CODE

NATURAL ASSETS CODE

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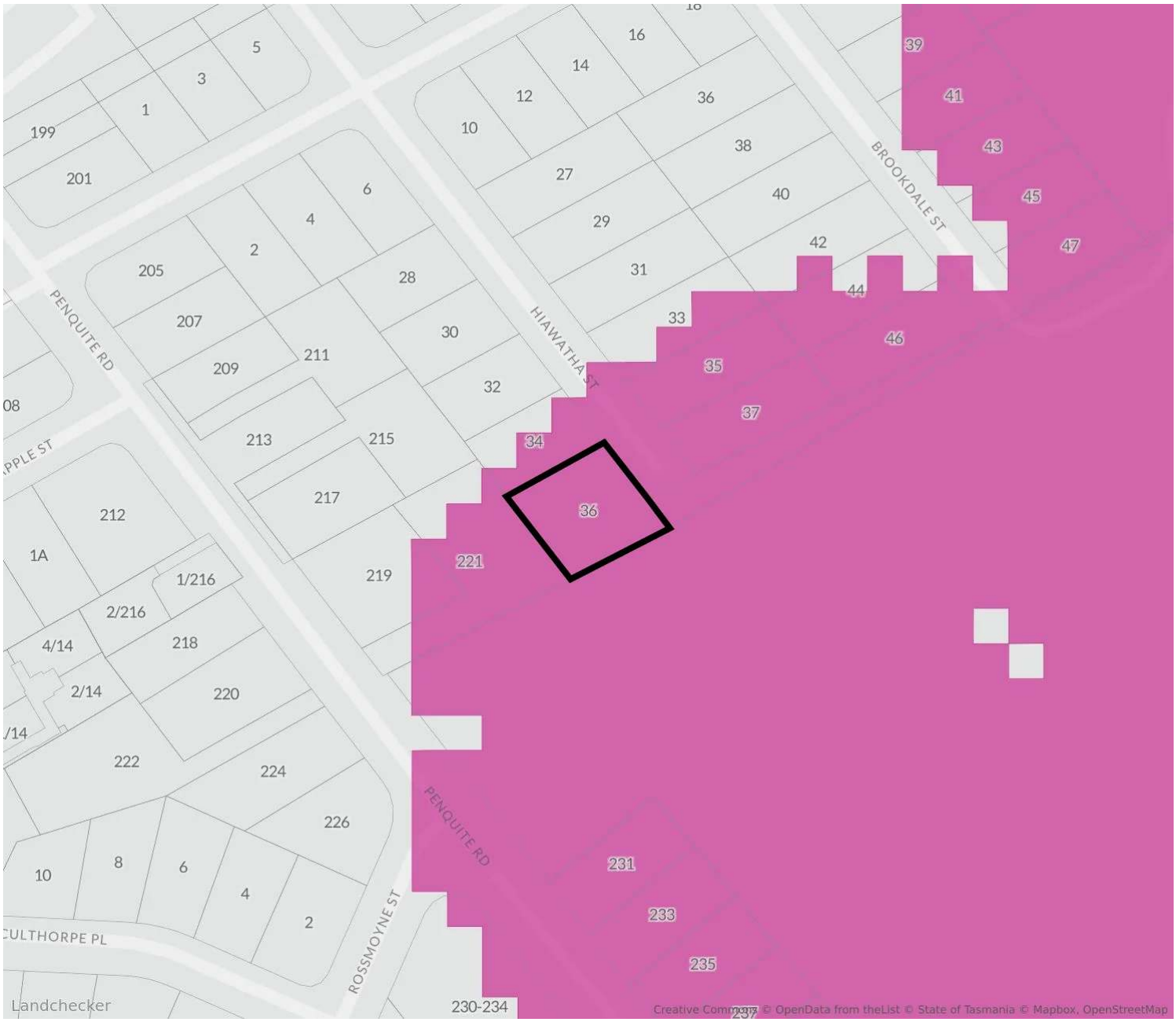
LANDSLIDE



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	03/09/2025
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	Unaffected	State	03/09/2025

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

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PLANNING PERMIT HISTORY

No planning permit data available for this property.

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NEARBY PLANNING PERMITS

No planning permit data available for nearby properties.

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EASEMENTS

Water
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.

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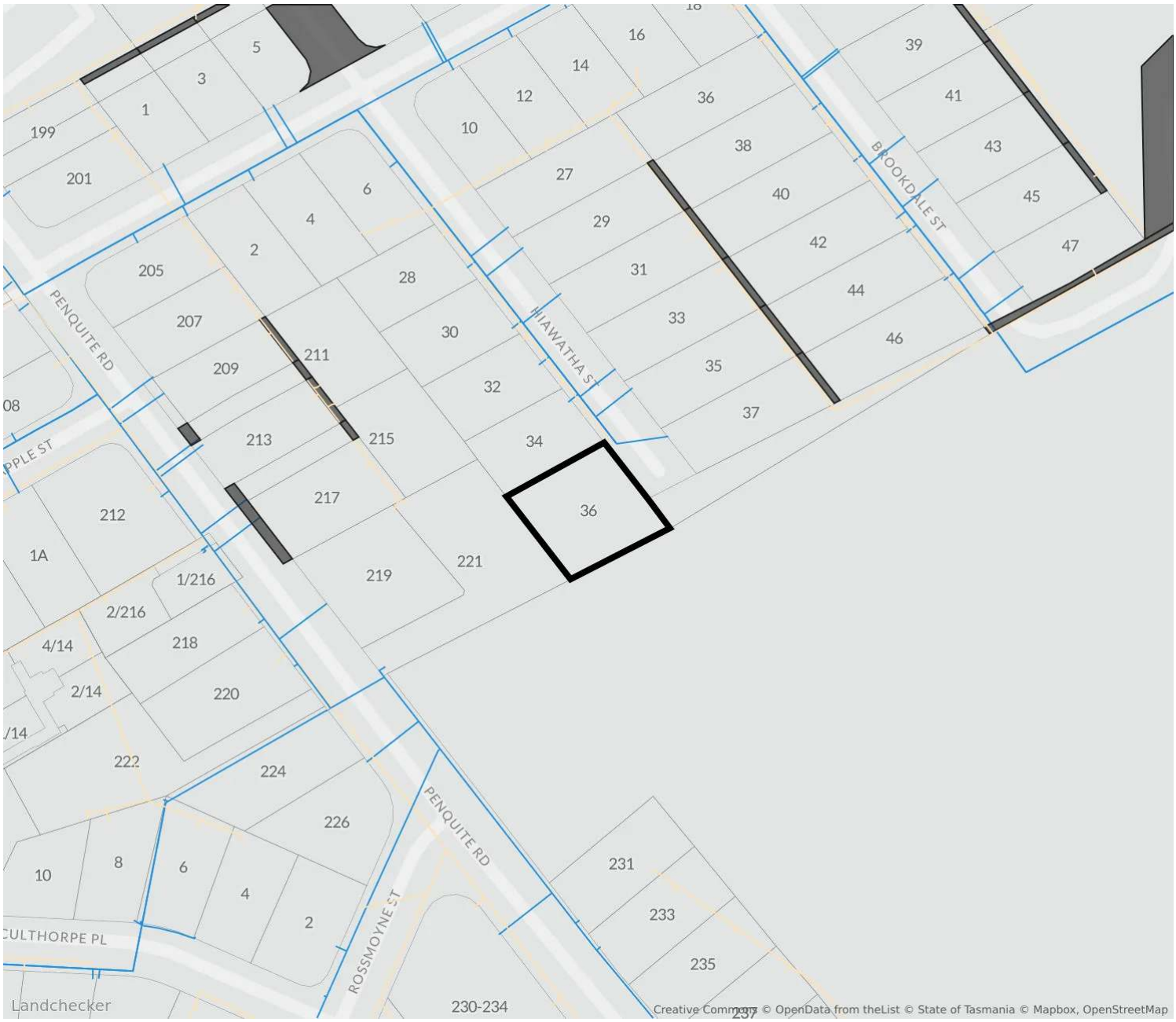
NEARBY EASEMENTS



Water
Tas Water

Sewer
Tas Water

Others
Department of Natural Resources and Environment Tasmania

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For confirmation and detailed advice about the easement(s) nearby this property, please contact the relevant source authority.

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