PROPERTY REPORT

Details

LOCAL GOVERNMENT (COUNCIL)
West Tamar

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
388m² Approx

ORIENTATION
East

FRONTAGE
Unavailable

ZONES
General Residential

OVERLAYS
Landslip Hazard Code
Natural Assets Code

Parcels

LOT/PLAN
Lot 4 156219

VOLUME/FOLIO
Volume 156219 Folio 4

PropTrack Property Data

UNIT
3 2 2

State Electorates

LEGISLATIVE COUNCIL
Rosevears

LEGISLATIVE ASSEMBLY
Bass

Schools

ZONED SCHOOLS
Primary: Riverside Primary School (1282 m)

CLOSEST SECONDARY SCHOOL
Riverside High School (1072 m)

CLOSEST COMBINED SCHOOL
Lilydale District School (20366 m)

CLOSEST SPECIALIST SCHOOLS
Northern Support School (7319 m)

CLOSEST PRIVATE SCHOOLS
Launceston Christian School (708 m)
St Anthony's Catholic School (658 m)
Life Without Barriers Education (Newnham) (3018 m)

Council Information - West Tamar

PHONE
03 6383 6350 (West Tamar Council)

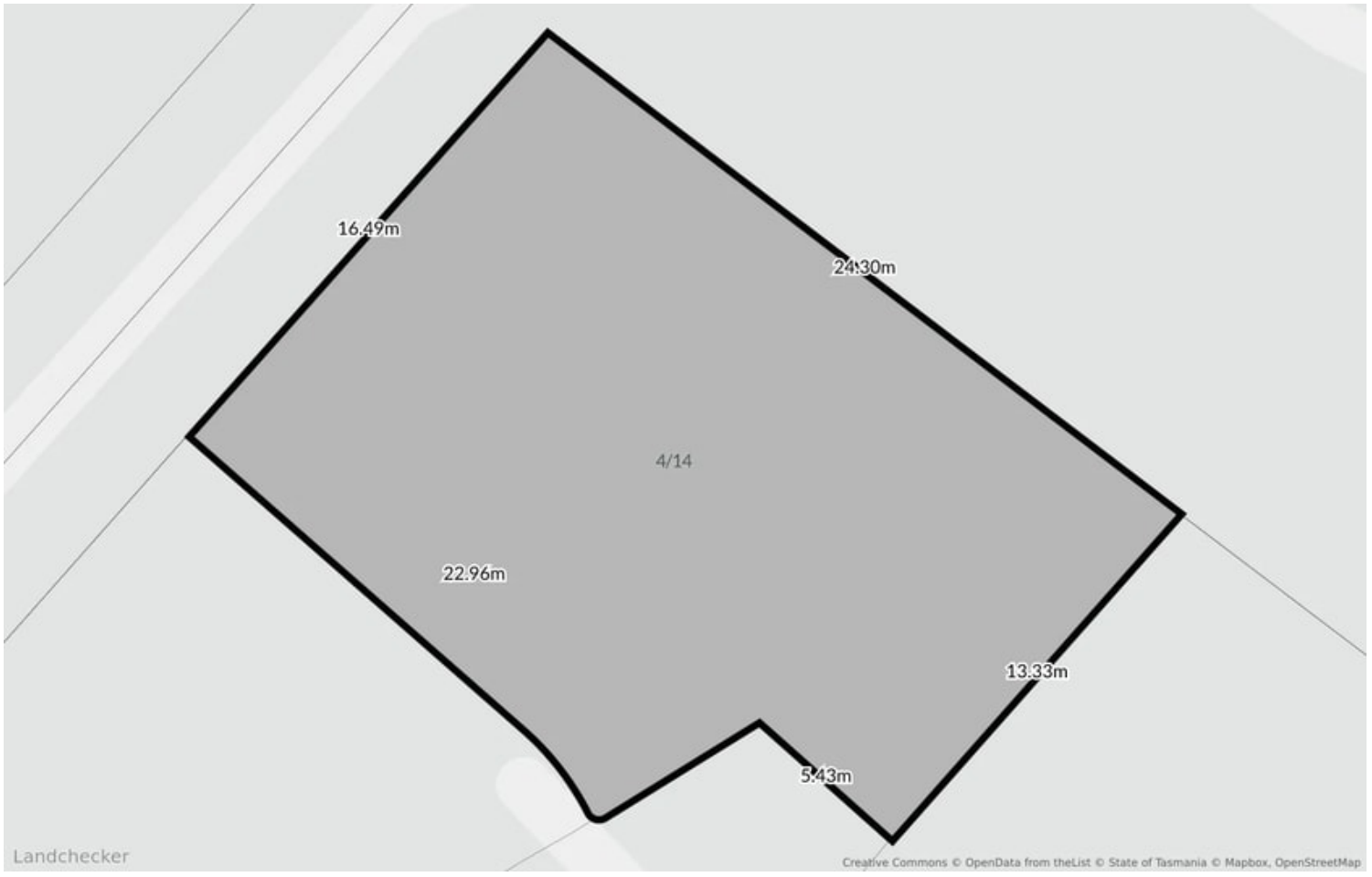
EMAIL
wtc@wtc.tas.gov.au

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

HARRISON AGENTS

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SITE DIMENSIONS





HARRISON AGENTS

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

No recent planning scheme amendments for this property

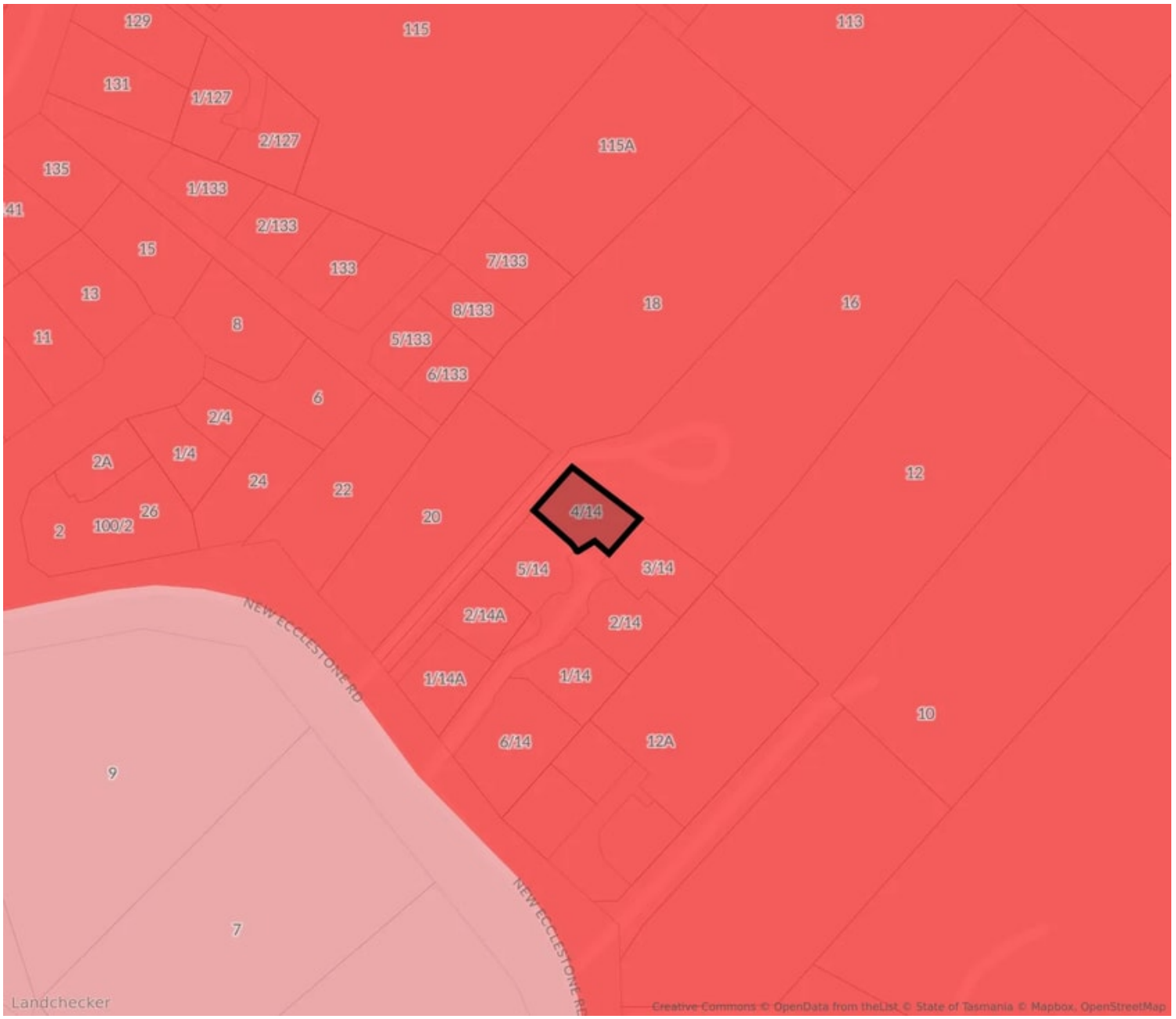
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PROPOSED PLANNING SCHEME AMENDMENTS

No proposed planning scheme amendments for this property

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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

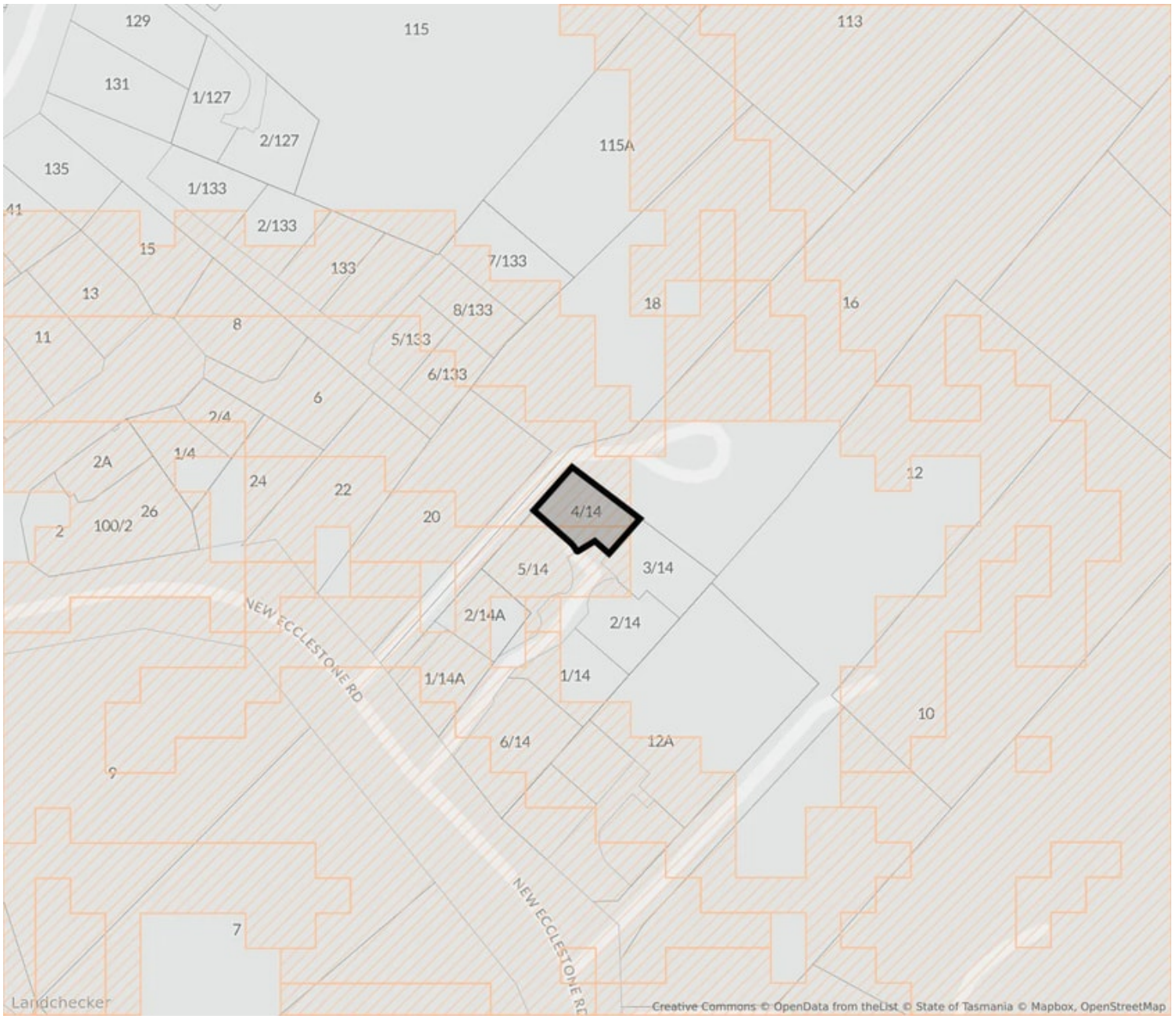
For confirmation and detailed advice about this planning zone, please contact WEST TAMAR council on 03 6383 6350.

Other nearby planning zones

LOW DENSITY RESIDENTIAL

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OVERLAYS



C15.0 - Landslip Hazard Code

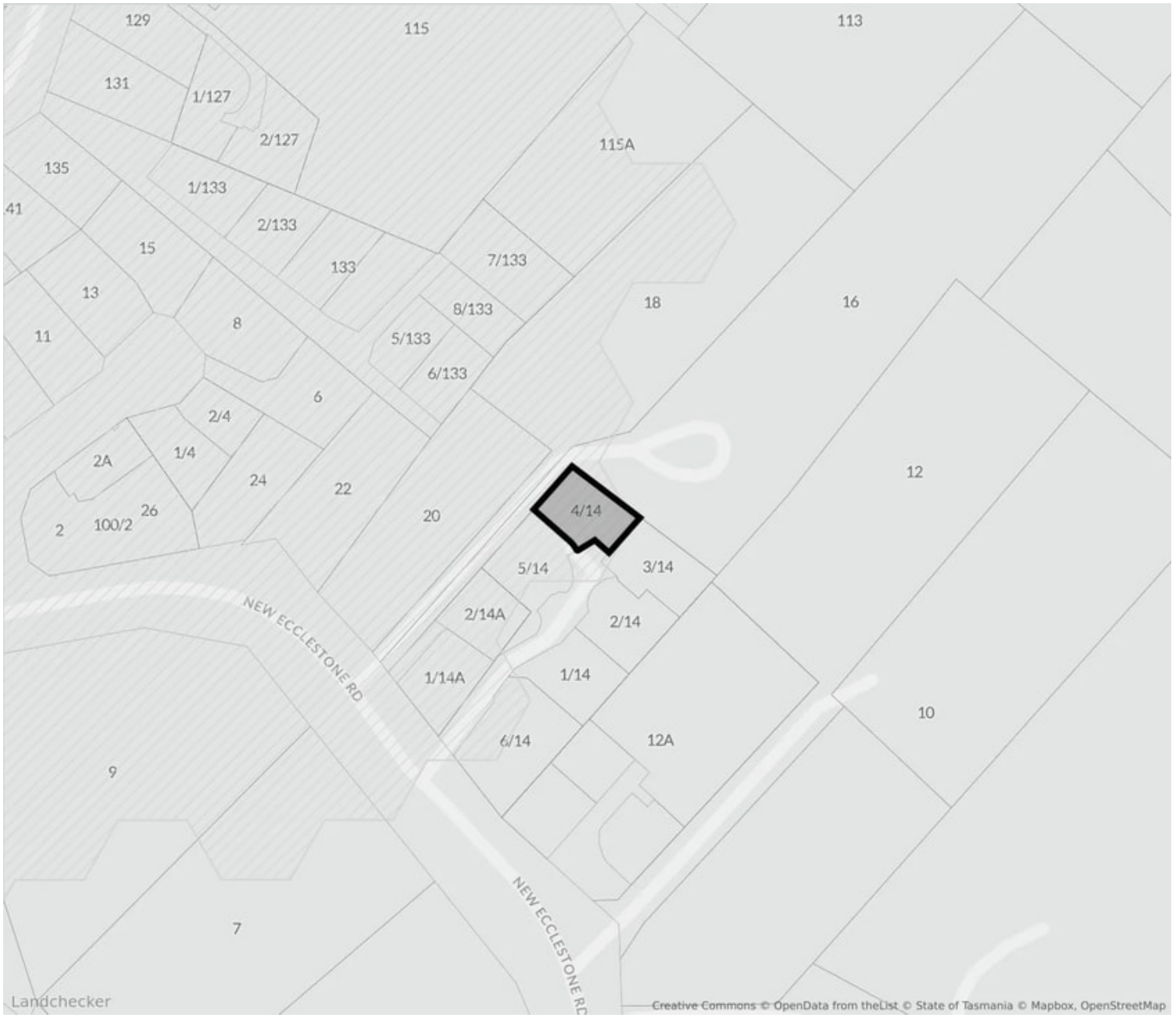
To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

TPS Landslip Hazard Code

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

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OVERLAYS



C7.0 - Natural Assets Code

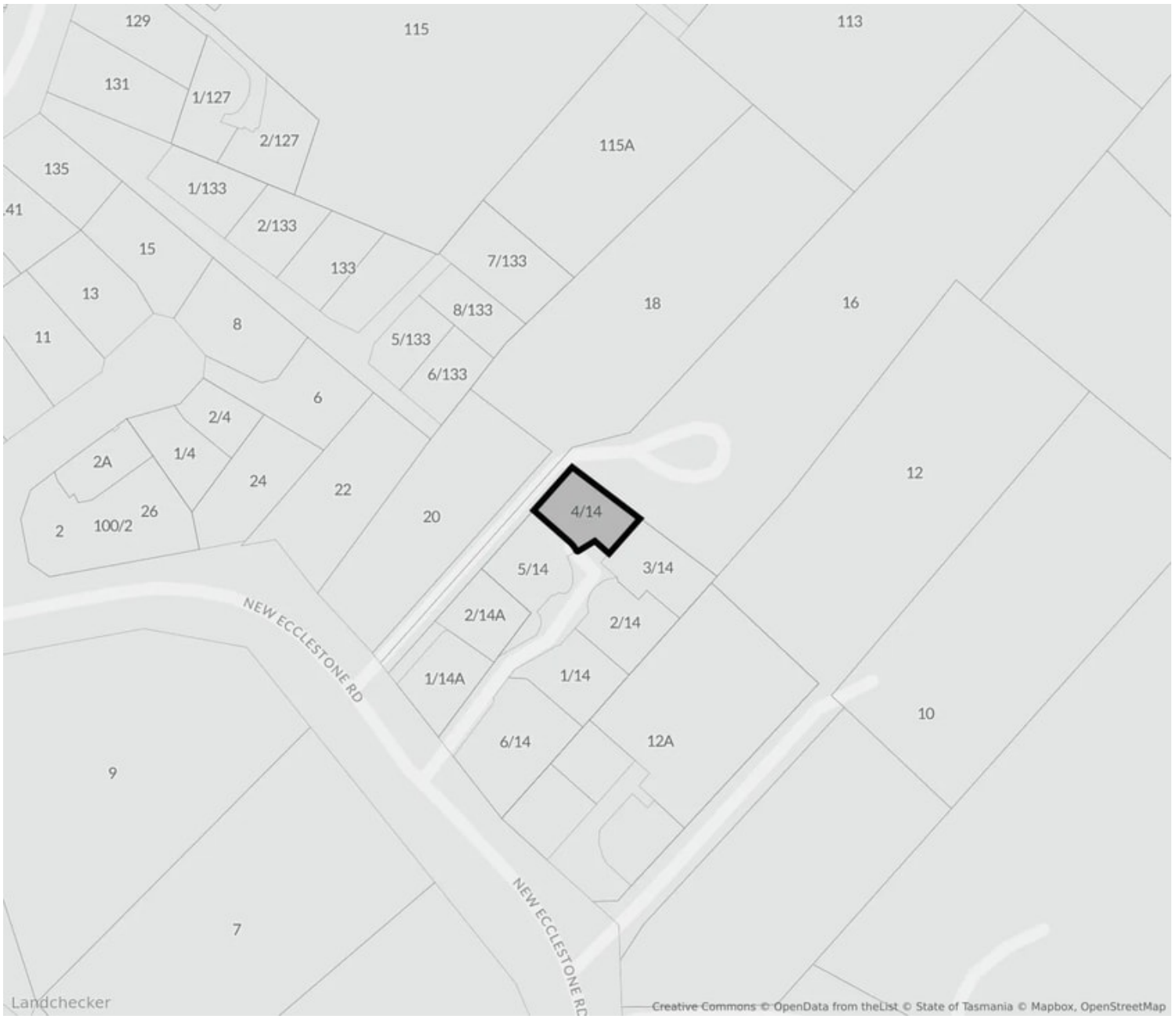
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast. To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise. To minimise impacts on identified priority vegetation. To manage impacts on threatened fauna species by minimising clearance of significant habitat.

TPS Natural Assets Code

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

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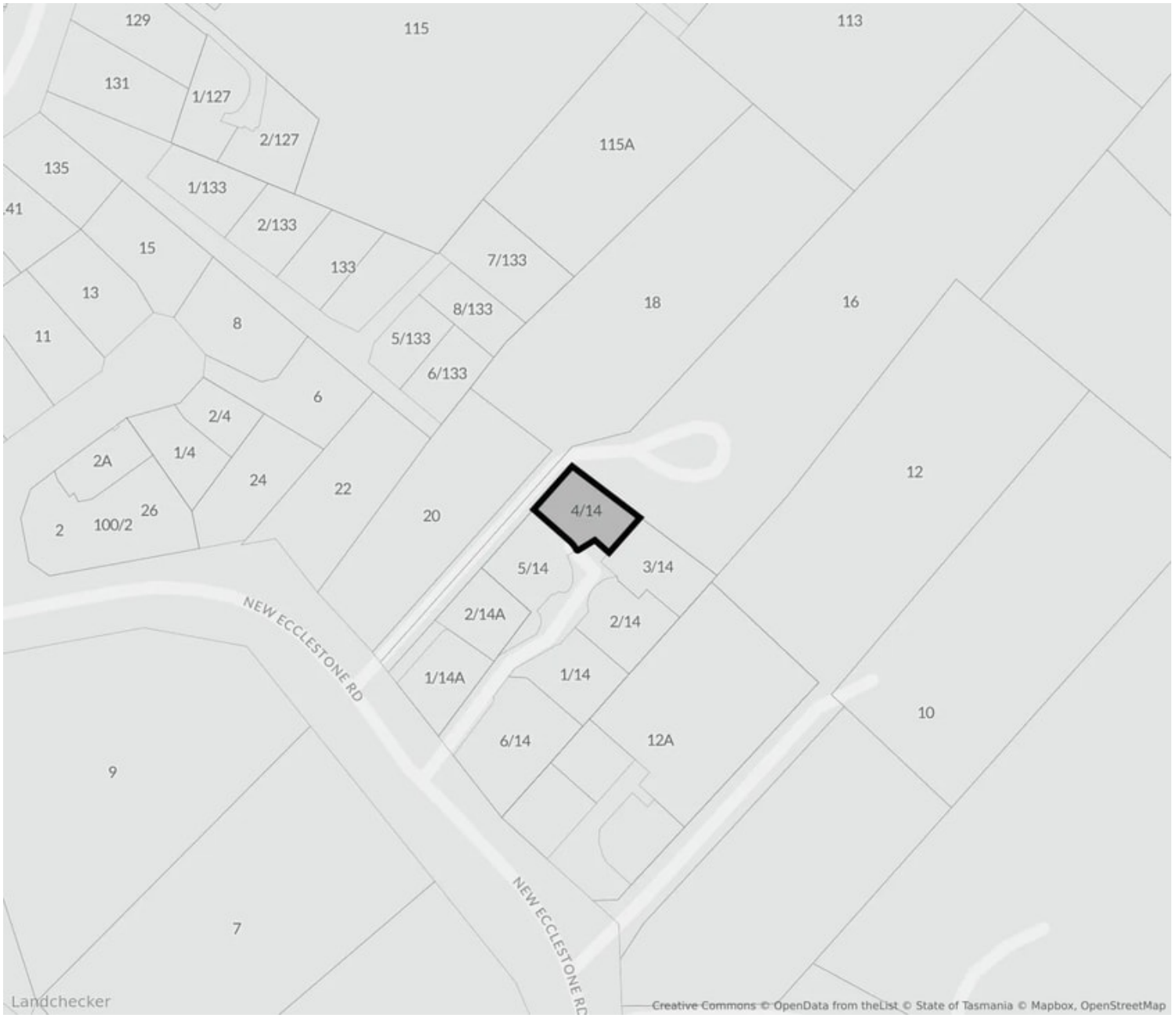
NEARBY OVERLAYS



There are no overlays in the vicinity

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FLOOD



Flood

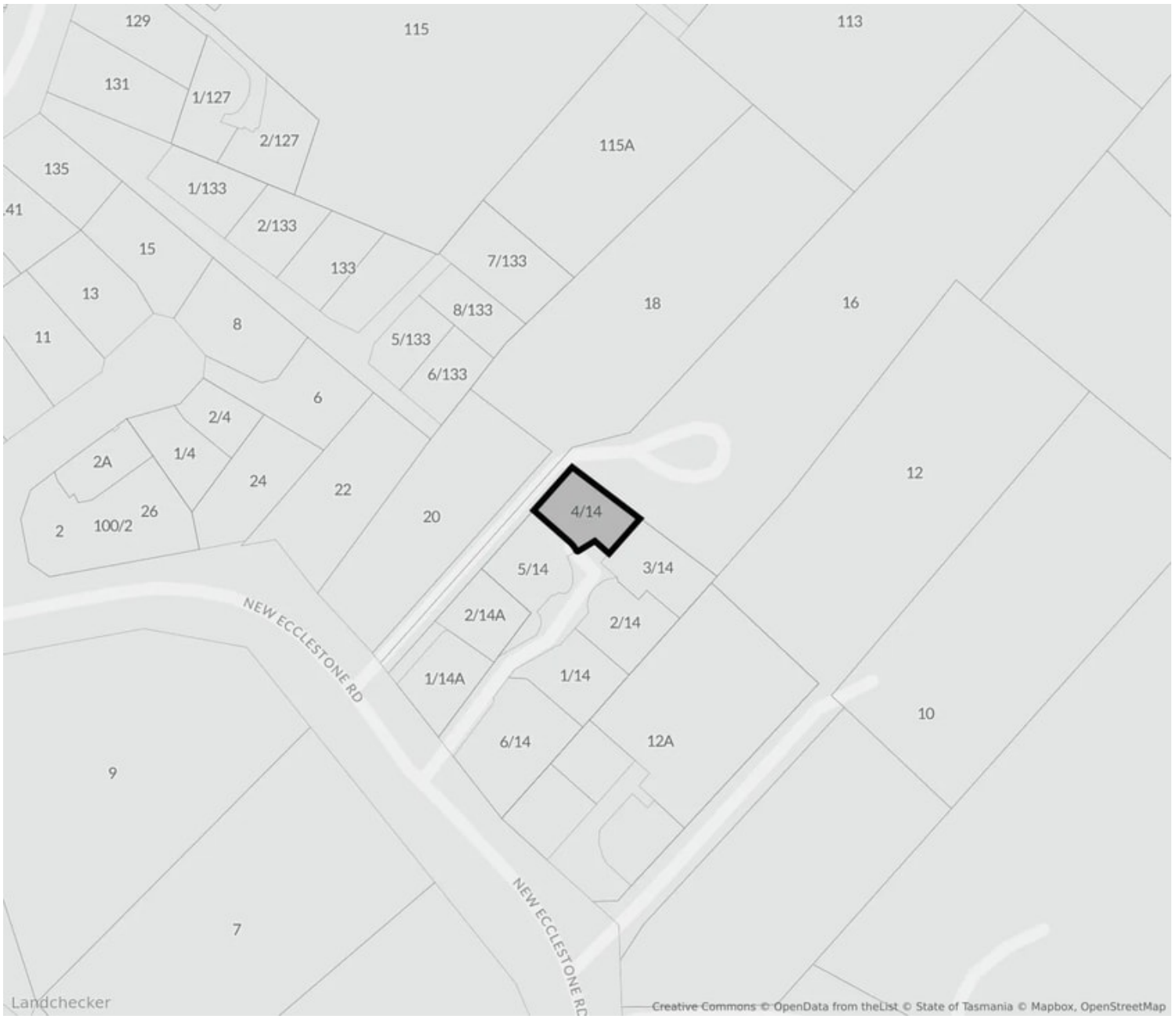
No flooding has been detected on this property according to Landchecker flood sources.

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 C12.0	Not Detected	State	07/09/2026

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BUSHFIRE PRONE AREA



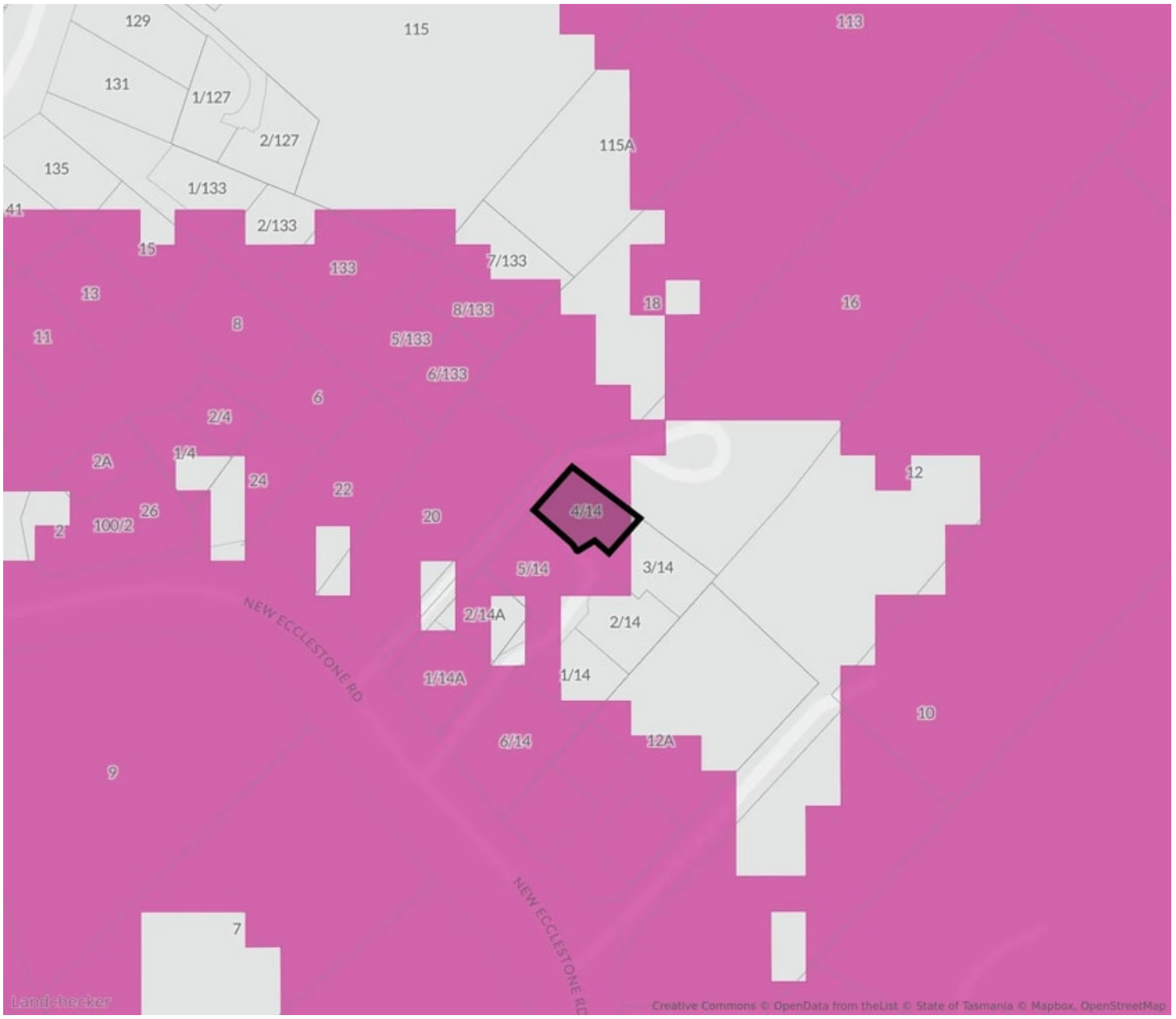
Bushfire Prone Area

This property is not within a zone classified as a bushfire prone area.
For confirmation and detailed advice about this bushfire prone area, please contact the relevant source authority.

Source Authority	Status	Type	Last Updated
Land Information System Tasmania 120.FRE	Not Detected	State	07/09/2026
Land Information System Tasmania C13.0	Not Detected	State	07/09/2026

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LANDSLIDE



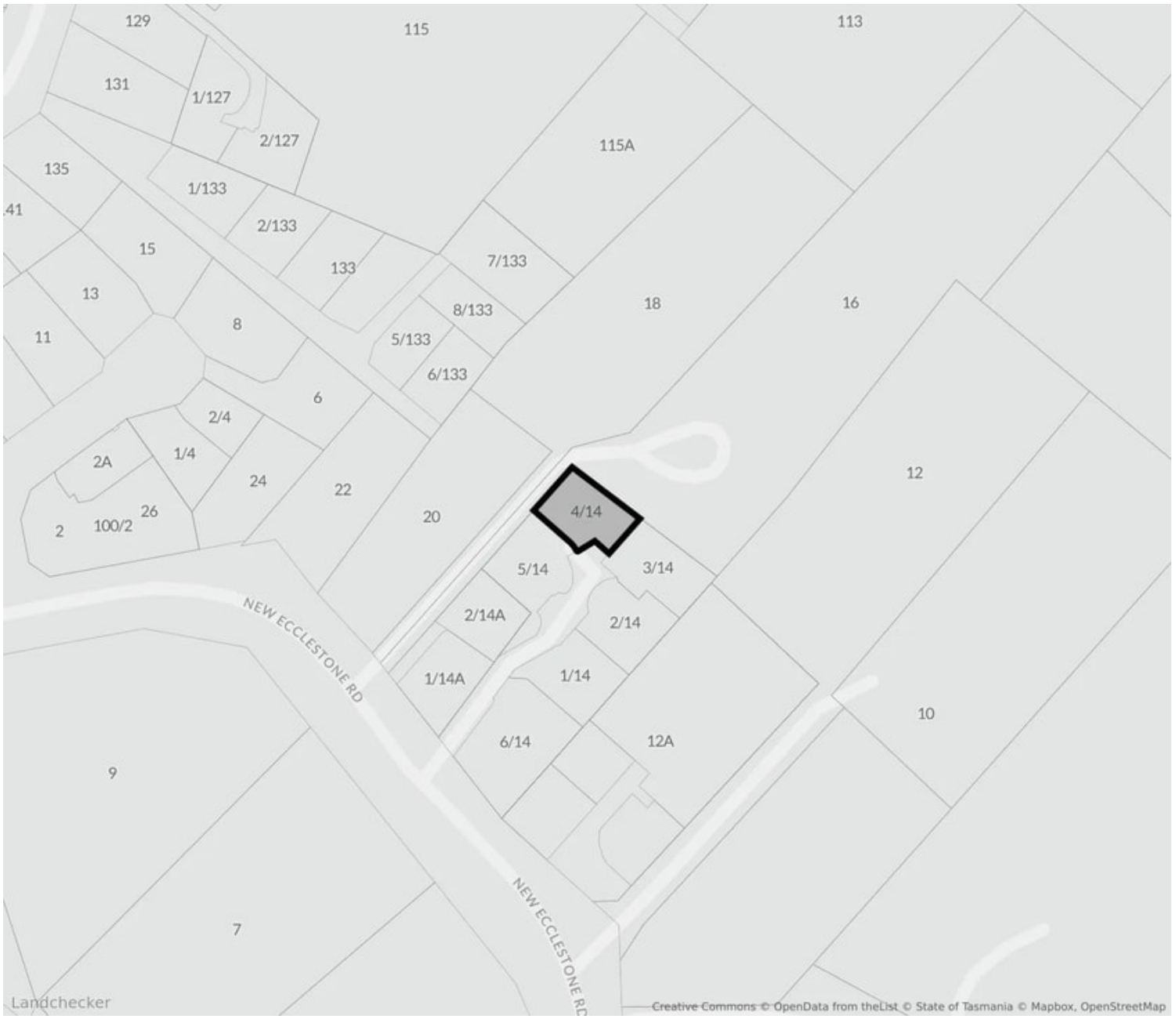
Landslide Prone Area

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	Detected	State	07/09/2026
Land Information System Tasmania 120.LDS	Not Detected	State	07/09/2026

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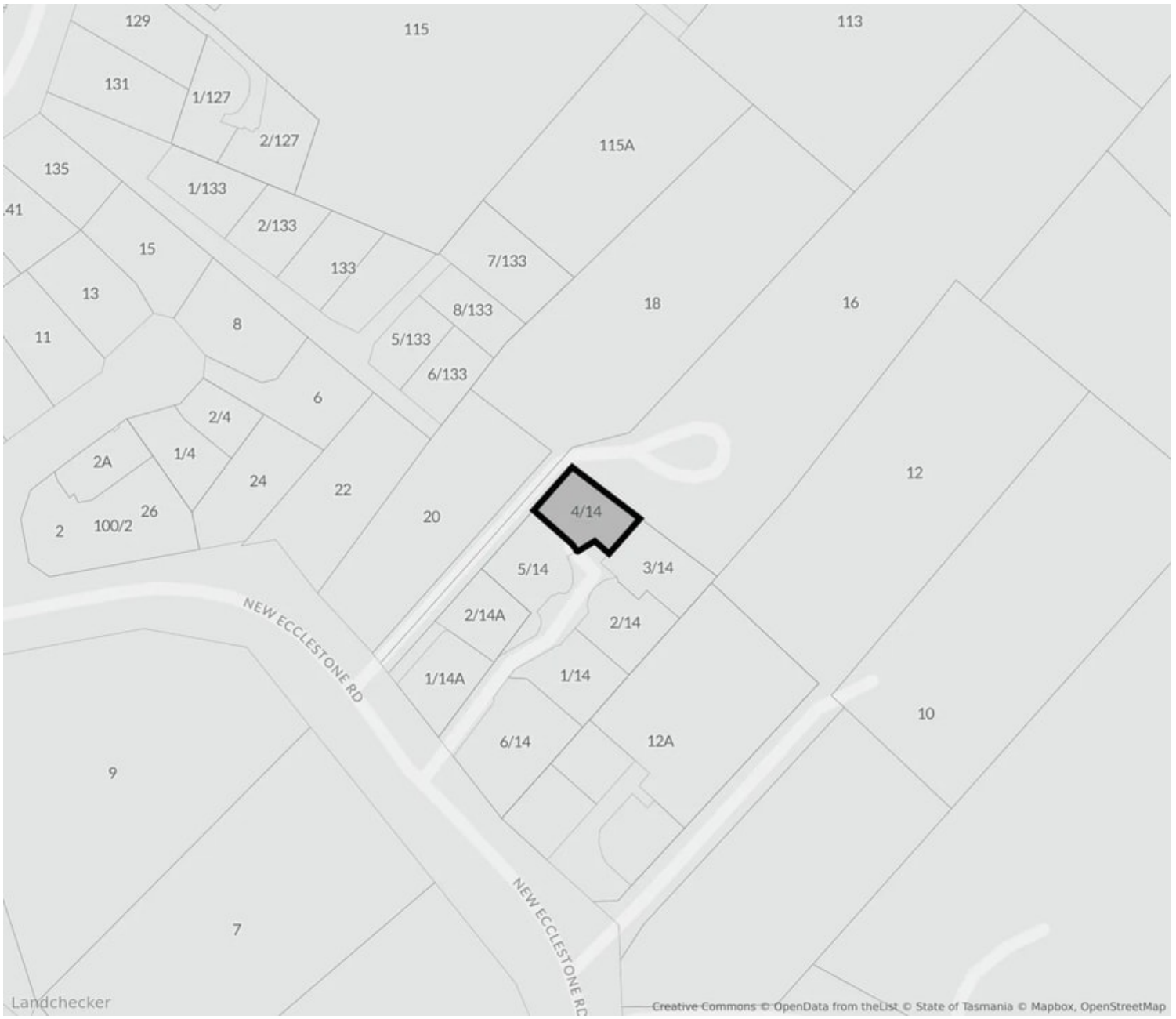
PLANNING PERMIT HISTORY



No planning permit data available for this property.

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NEARBY PLANNING PERMITS

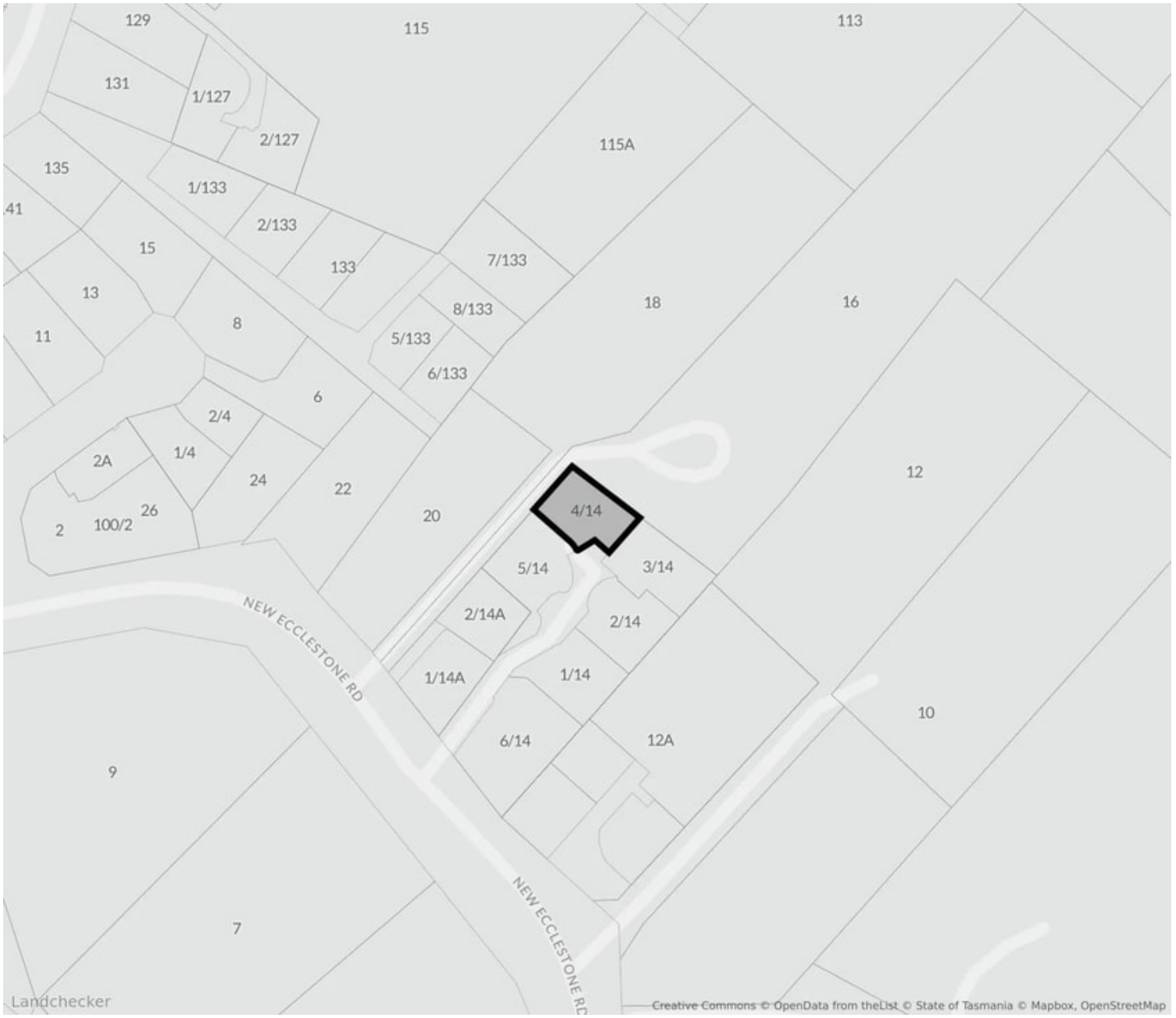


Status	Code	Address	Description
ON NOTICE 22/09/2025	PA2025235	8 Leeman Court, Riverside	Residential - multiple dwellings x 2.
ON NOTICE 24/06/2025	PA2025158	2 Leeman Court,, Riverside	Residential - fence (retrospective).

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

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EASEMENTS



No easements for this property

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NEARBY EASEMENTS



Water
Tas Water

Sewer
Tas Water

Other
Department of Natural Resources and Environment Tasmania

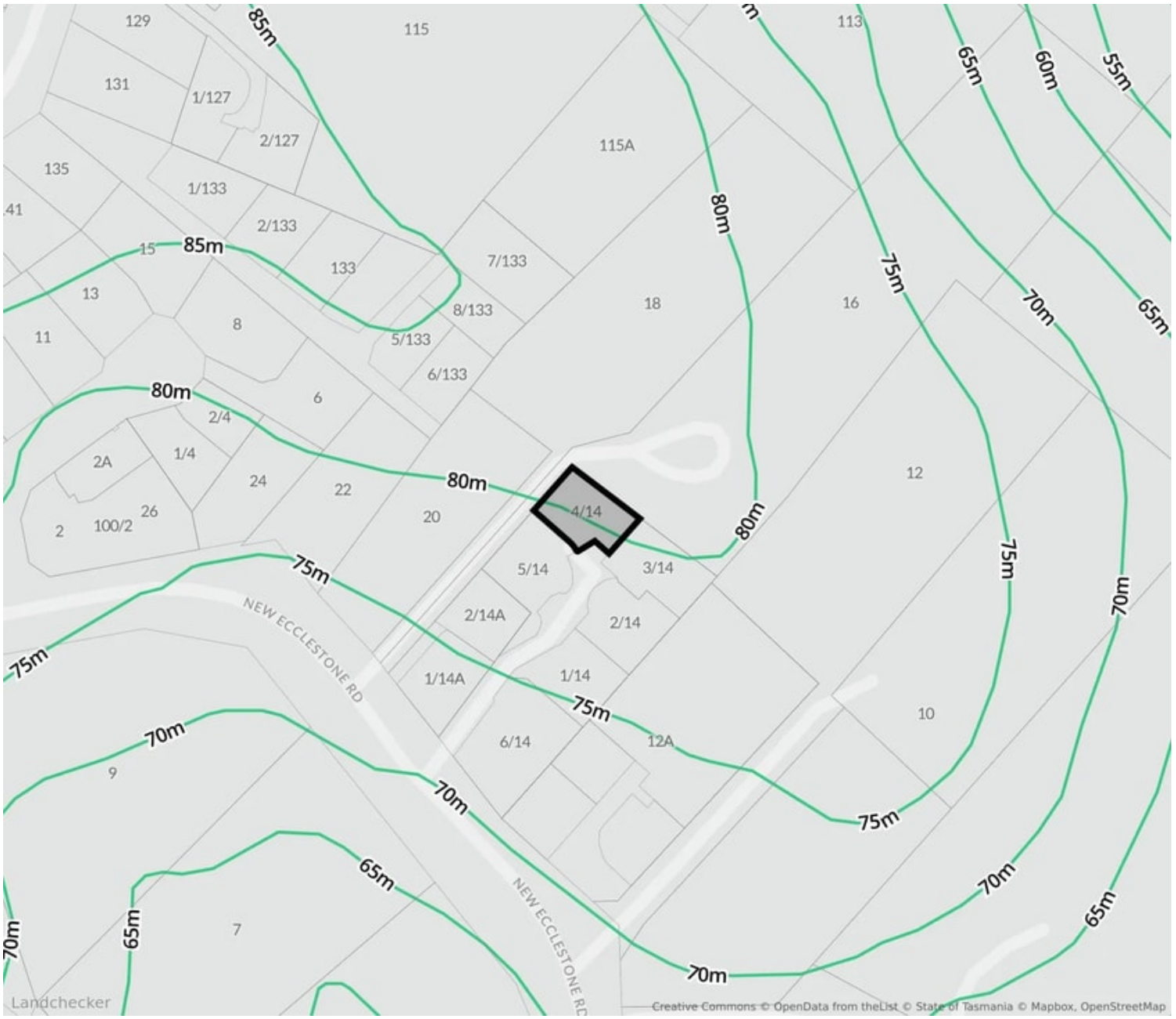
The easement(s) displayed is indicative only and may represent a subset of the total easements.

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

HARRISON AGENTS

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TOPOGRAPHY



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact WEST TAMAR council on 03 6383 6350.

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