PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 198 172753

ORIENTATION
South

LOCAL GOVERNMENT (COUNCIL)
West Tamar

FRONTAGE
6.03m Approx

LEGAL DESCRIPTION
172753/198

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
2,501m² Approx

PropTrack Property Data

House
3 1 -

SALE HISTORY
$225,000 01/02/2018

State Electorates

LEGISLATIVE COUNCIL
Rosevears

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Launceston Christian School (4146 m)
St Anthony's Catholic School (4699 m)
Australian Christian College Tasmania - Launceston Campus (6526 m)

CLOSEST PRIMARY SCHOOLS
Riverside Primary School (5544 m)

CLOSEST SECONDARY SCHOOLS
Riverside High School (5228 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

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SITE DIMENSIONS





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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
OTHER	AM-WTA-AMD-01-24-sub-mod	24/10/2024	The draft amendment proposes to:Rezone the following properties from the Environmental Management Zone to the Rural Living Zone D.60 Bowens Road, York Town (folio of the Register 110797/1)Bowens Road, York Town (folio of the Register 15059/1)Bowens Road, York Town (folio of the Register 39763/1)Bowens Road, York Town (folio of the Register 39763/3)Bowens Road, York Town (folio of the Register 208911/1)Lot 2 Bowens Road, York Town (folio of the Register 39763/2)49 Bowens Road, York Town (folio of the Register 156568/2)47 Bowens Road, York Town (folio of the Register 15059/2)13 Bowens Road, York Town (folio of the Register 27417/2)'Lamkara Park' 693 Greens Beach Road, York Town (folio of the Register 205658/1)652 Greens Beach Road, York Town (folio of the Register 38737/1)652 Greens Beach Road, York Town (folio of the Register 38737/2)638 Greens Beach Road, York Town (folio of the Register 51252/1)630 Greens Beach Road, York Town (folio of the Register 38736/4)616 Greens Beach Road, York Town (folio of the Register 38736/5)614 Greens Beach Road, York Town (folio of the Register 37493/1)Greens Beach Road, York Town (folio of the Register 238402/1)604 Greens Beach Road, York Town (folio of the Register 240277/1)600 Greens Beach Road, York Town (folio of the Register 239527/1)586 Greens Beach Road, York Town (folio of the Register 95989/10)Greens Beach Road, York Town (folio of the Register 238403/1)Greens Beach Road, York Town (folio of the Register 108420/1)Rezone 637 Greens Beach Road, York Town (folio of the Register 21561/3) from the Environmental Management Zone to the Rural Zone.Related assessment:AM-WTA-AMD-02-22relating to the initial assessment of the draft amendment.
OTHER	AM-WTA-AMD-02-24-sub-mod	08/10/2024	The draft amendment proposes to:apply the General Residential Zone to 93 Reatta Road, Trevallyn;apply the Low Density Residential Zone to 109 Reatta Road, Trevallyn; andapply the Residential Supply and Density Specific Area Plan to 109 Reatta Road, Trevallyn.Related assessment:AM-WTA-AMD-02-22relating to the initial assessment of the draft amendment.
OTHER	AM-WTA-AMD-02-22	02/10/2024	The draft amendments relate to 66 properties located in Badger Head, Beauty Point, Blackwall, Deviot, Exeter, Gravelly Beach, Greens Beach, Kelso, Rosevears, Rowella, Sidmouth, Trevallyn, Holwell, Loira and York Town that are currently in the Environmental Management Zone.The draft amendments are proposing to:change 64 properties (or parts thereof) from the Environmental Management Zone to the Landscape Conservation Zone, Rural Zone, Rural Living Zone, Low Density Residential Zone, or General Residential Zone;change 1 property from the Environmental Zone and Agriculture Zone to the Landscape Conservation Zone and apply the Priority Vegetation

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Status	Code	Date	Description
			Area overlay;change 1 property from the Environmental Zone and Utilities Zone to the Low Density Residential Zone; andinclude several of the subject properties in Blackwall and Trevallyn within the Residential Supply and Density Specific Area Plan.Related assessments:AM-WTA-AMD-01-24-sub-modandAM-WTA-AMD-02-24-sub-modrelating to the assessment of the substantial modifications.

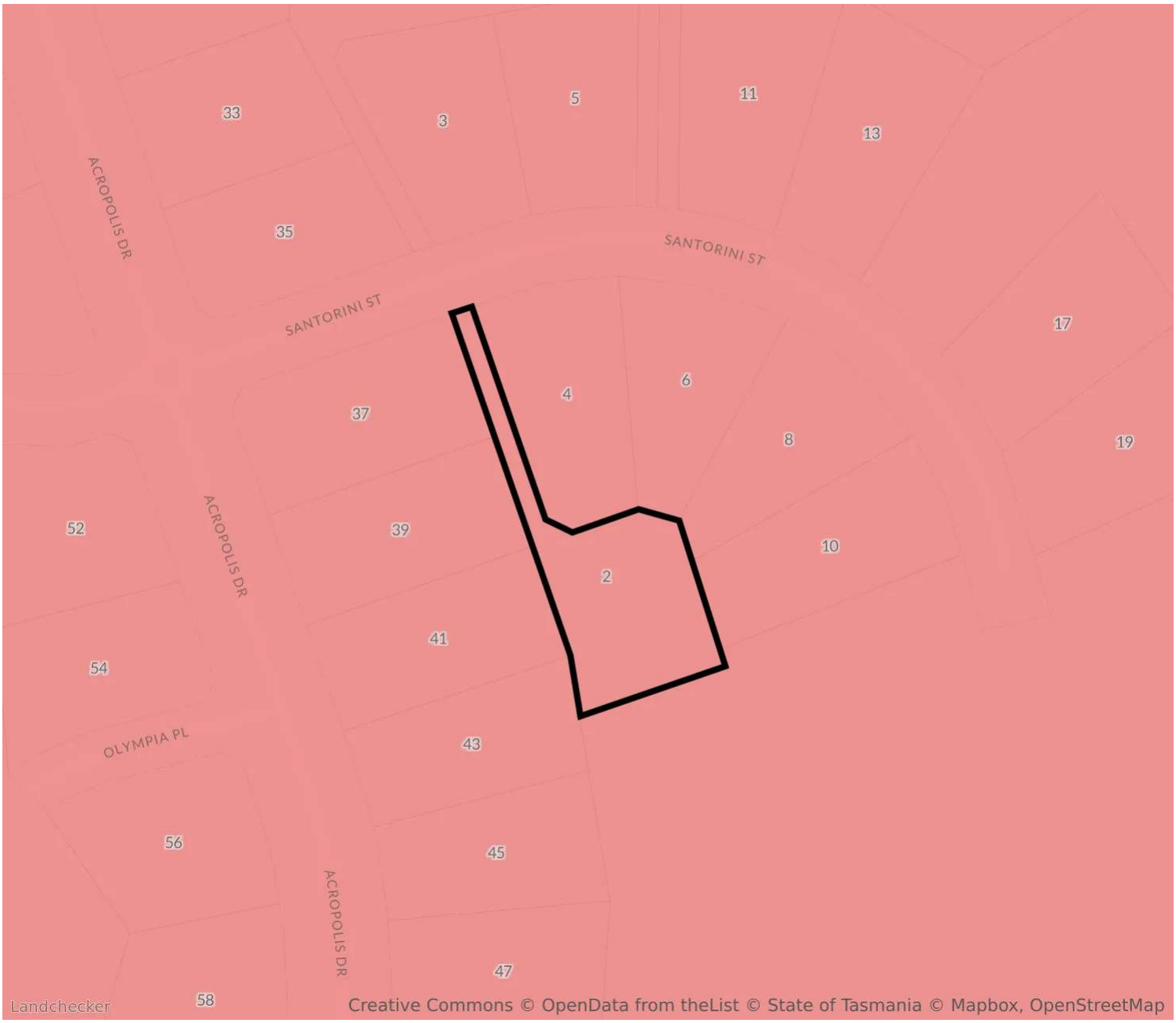
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PROPOSED PLANNING SCHEME AMENDMENTS

No proposed planning scheme amendments for this property

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ZONES



10.0 - Low Density Residential

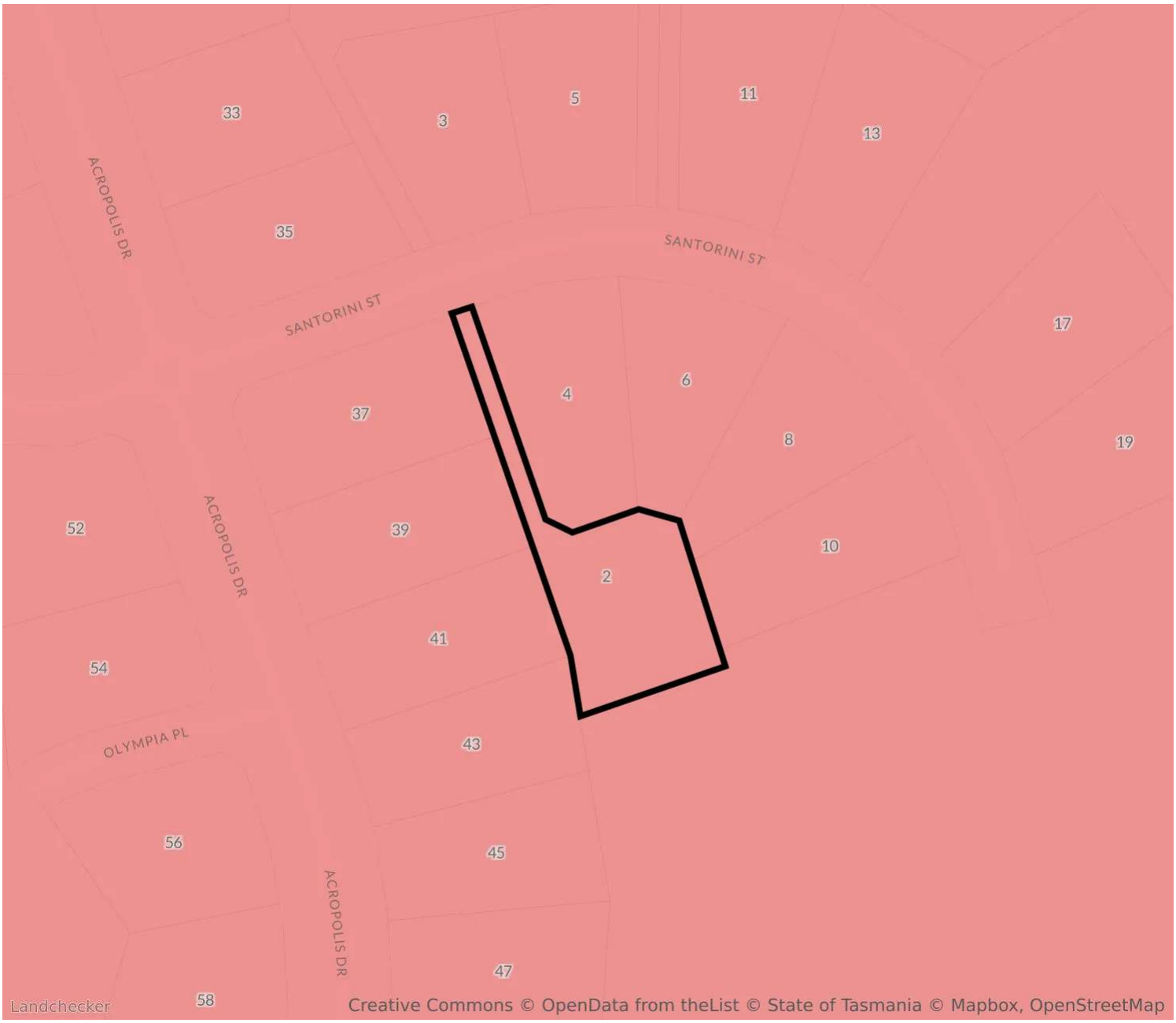
To provide for residential use and development in residential areas where there are infrastructure or environmental constraints that limit the density, location or form of development. To provide for non-residential use that does not cause an unreasonable loss of amenity, through scale, intensity, noise, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS Low Density Residential Zone

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

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ZONES

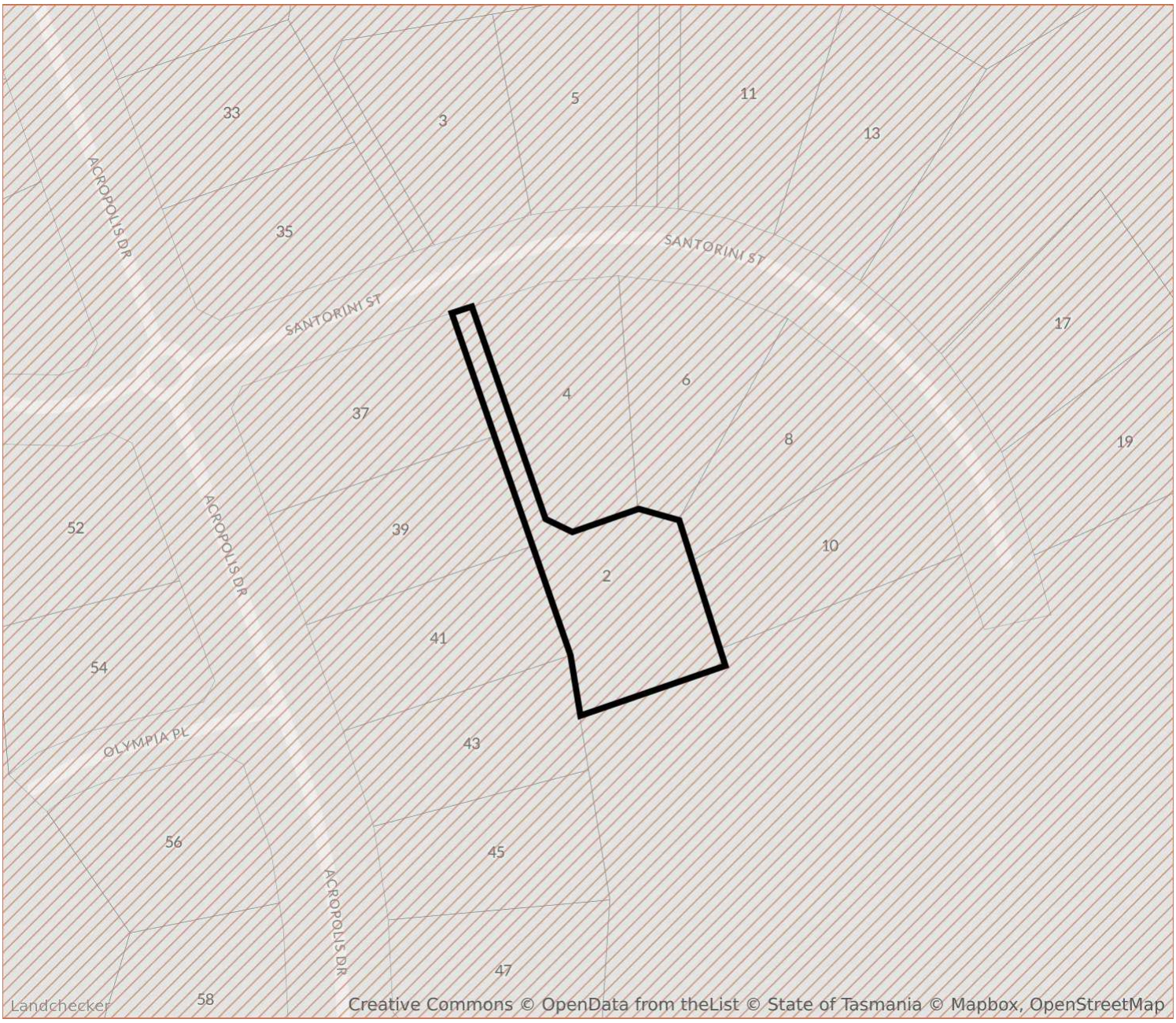


12 - Low Density Residential

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OVERLAYS ON THE PROPERTY

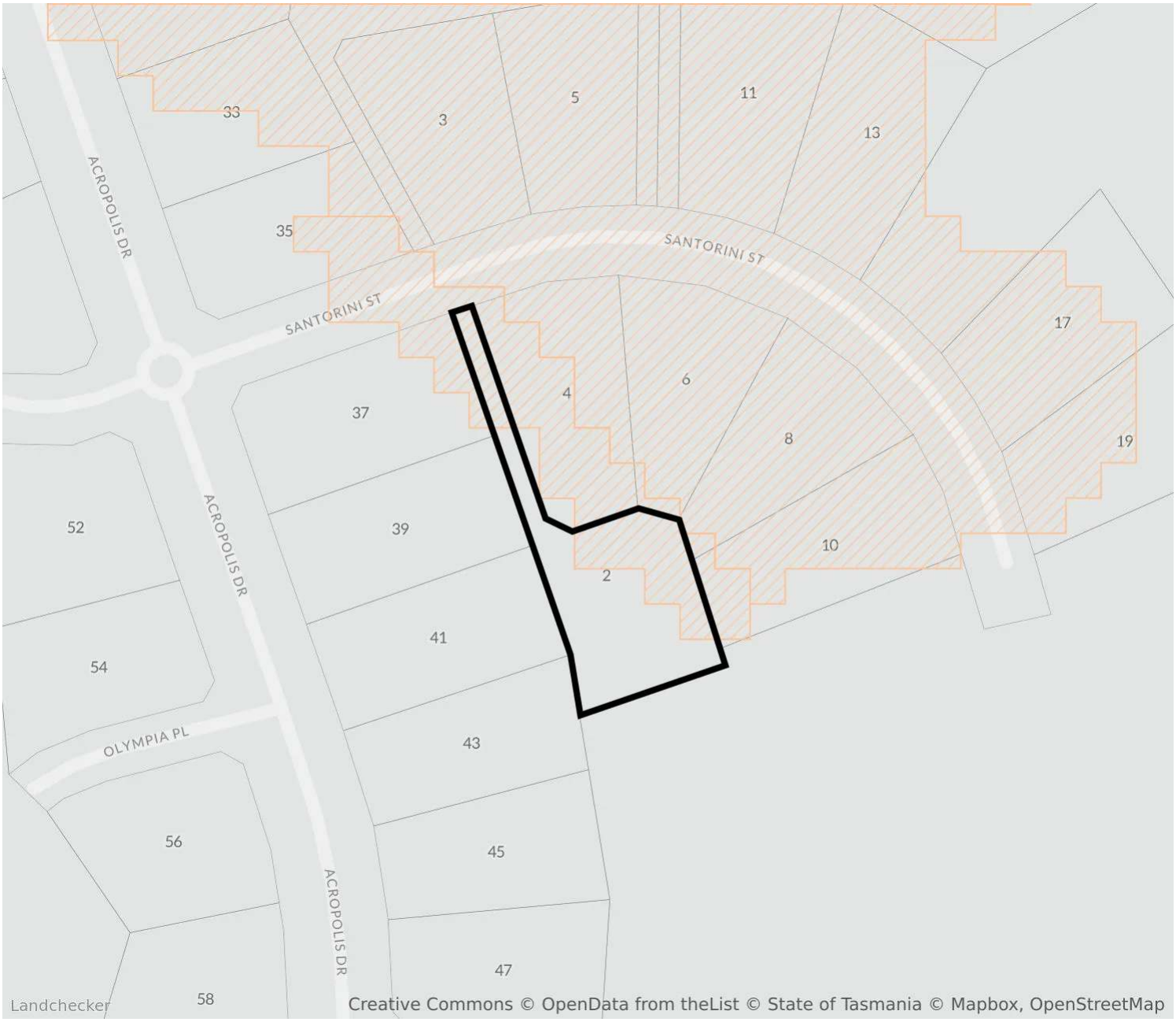


C13.0 - Bushfire-Prone Areas Code

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OVERLAYS ON THE PROPERTY



C15.0 - Landslip Hazard Code

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OVERLAYS ON THE PROPERTY

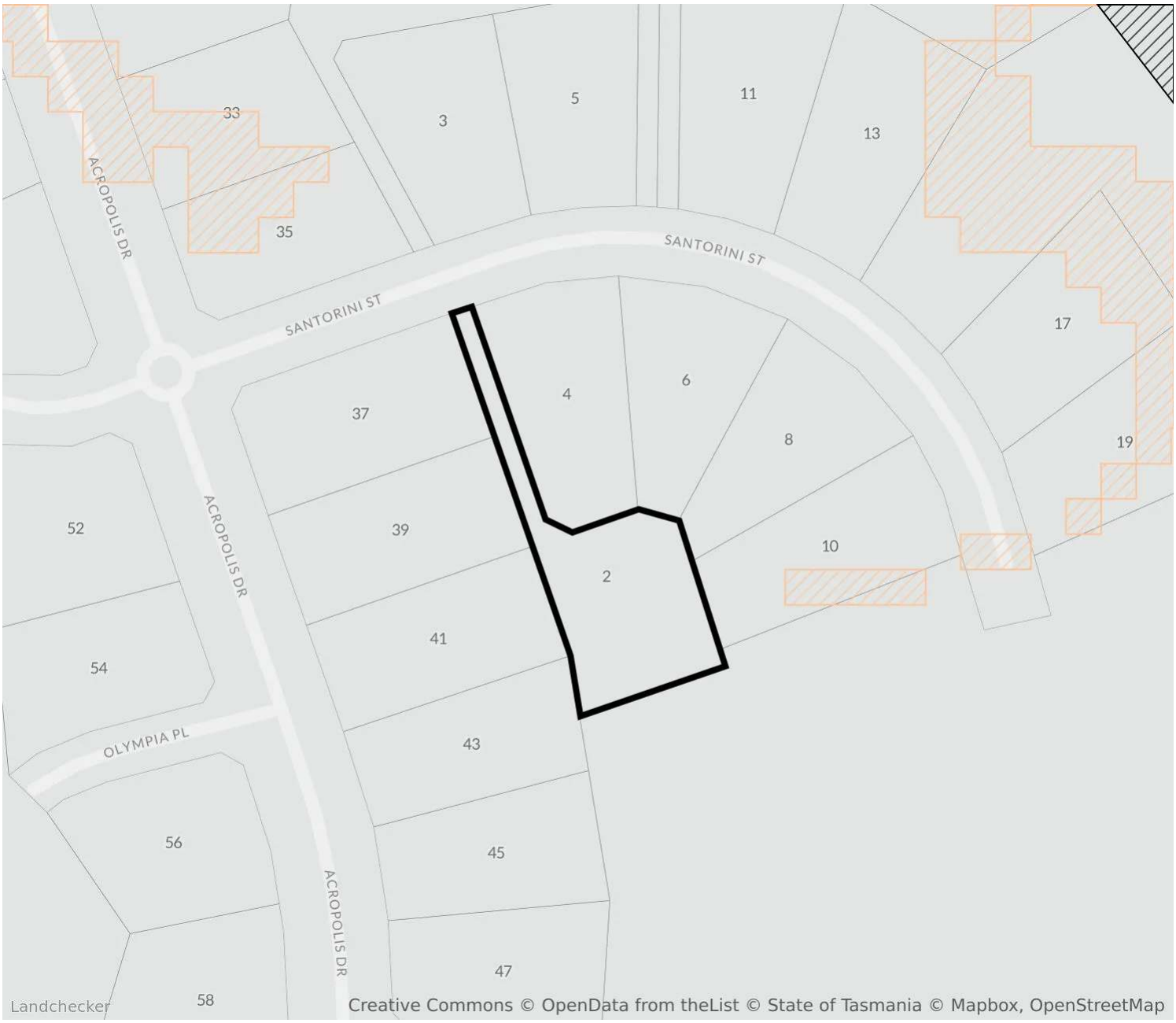


C7.0 - Natural Assets Code

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NEARBY OVERLAYS



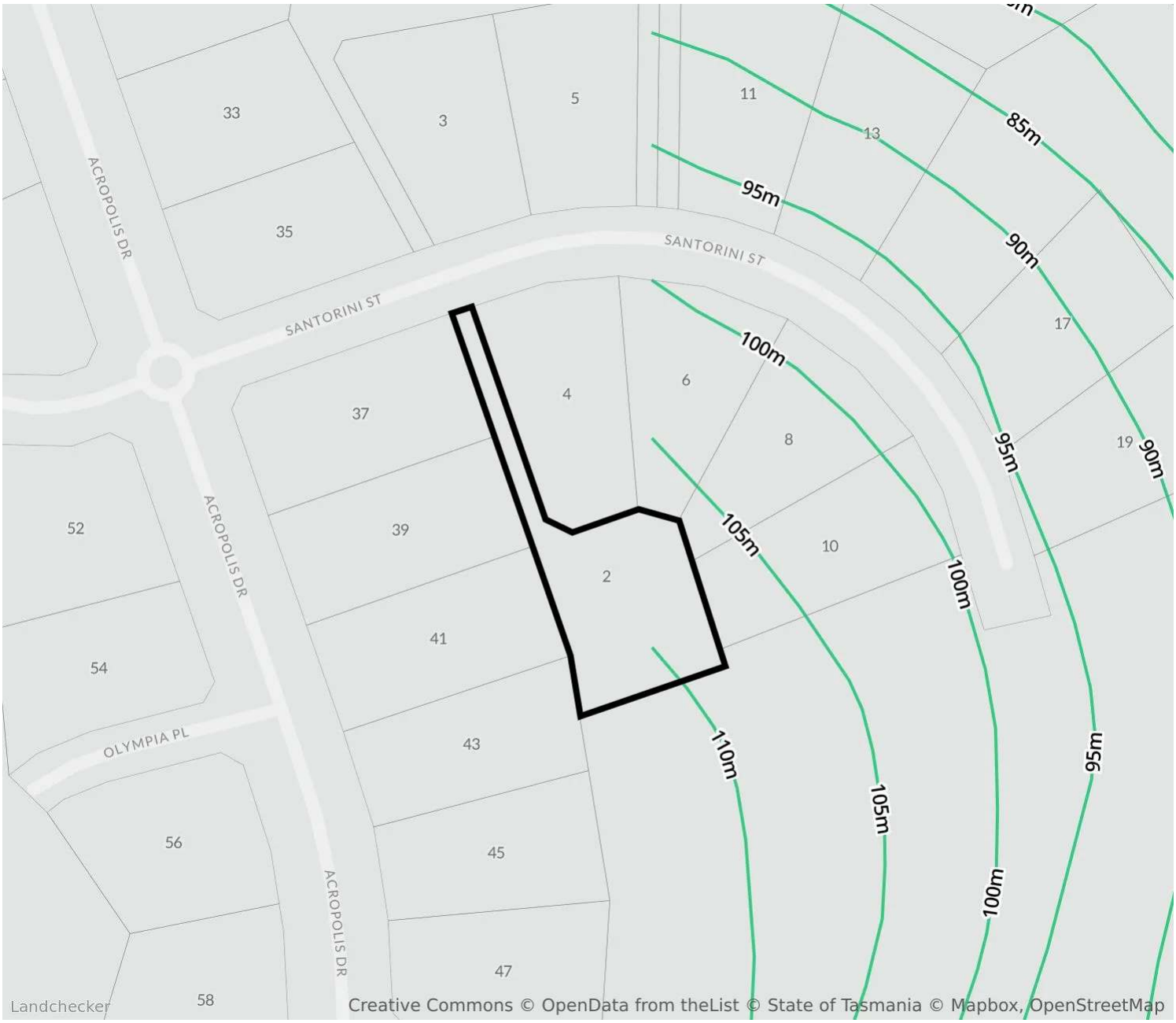
ELECTRICITY TRANSMISSION INFRASTRUCTURE PROTECTION CODE

LANDSLIP HAZARD CODE

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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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EASEMENTS



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 WEST TAMAR council on 03 6383 6350.

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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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PROPTRACK COMPARABLE SALES



2 AVRAAM CT LEGANA TAS 7277

5 2 2

LAND AREA	2,300m²
TYPE	House
LAST SALE	$1,115,000 (25/10/2024)
ZONE	LOW DENSITY RESIDENTIAL



18 ACROPOLIS DR LEGANA TAS 7277

3 2 -

LAND AREA	16,580m²
TYPE	House
LAST SALE	$1,000,000 (14/10/2024)
ZONE	LOW DENSITY RESIDENTIAL



25 BRIDGENORTH RD LEGANA TAS 7277

3 1 1

LAND AREA	19,600m²
TYPE	House
LAST SALE	$680,000 (02/07/2024)
ZONE	LOW DENSITY RESIDENTIAL



755 WEST TAMAR HWY LEGANA TAS 7277

- 1 -

LAND AREA	41,753m²
TYPE	House
LAST SALE	Unavailable
ZONE	LOW DENSITY RESIDENTIAL

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UNIT 1 27 HENRY GR LEGANA TAS 7277

3 2 1

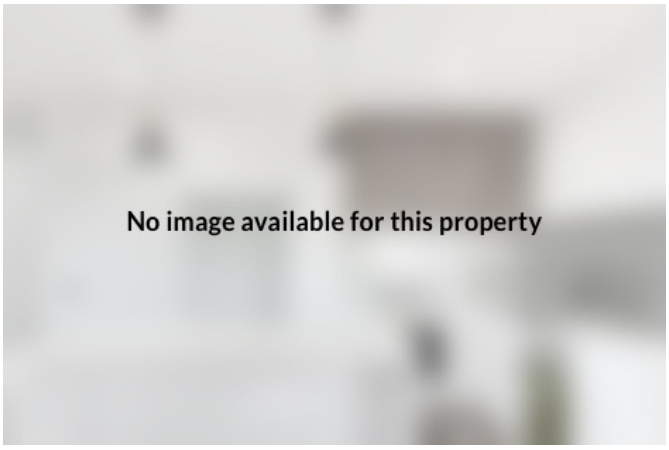
LAND AREA	491m²
TYPE	Unit
LAST SALE	$555,000 (29/06/2024)
ZONE	GENERAL RESIDENTIAL



20 HENRY GR LEGANA TAS 7277

3 2 2

LAND AREA	700m²
TYPE	House
LAST SALE	$705,000 (07/08/2024)
ZONE	GENERAL RESIDENTIAL



618 WEST TAMAR HWY LEGANA TAS 7277

1 1 1

LAND AREA	900m²
TYPE	House
LAST SALE	$360,000 (26/06/2024)
ZONE	LOCAL BUSINESS



UNIT 14 1 OUTREACH DR LEGANA TAS 7277

3 1 1

LAND AREA	500m²
TYPE	Unit
LAST SALE	$435,000 (28/05/2024)
ZONE	GENERAL RESIDENTIAL

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