PROPERTY REPORT

Details

LOCAL GOVERNMENT (COUNCIL)
West Tamar

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
623m² Approx

ORIENTATION
West

FRONTAGE
50.07m Approx

ZONES
General Residential

OVERLAYS
Bushfire-Prone Areas Code
Natural Assets Code

Parcels

LOT/PLAN
Lot 13 186003

VOLUME/FOLIO
Volume 186003 Folio 13

PropTrack Property Data

HOUSE
2 1 -

State Electorates

LEGISLATIVE COUNCIL
Rosevears

LEGISLATIVE ASSEMBLY
Bass

Schools

ZONED SCHOOLS
Primary: Legana Primary School (1839 m)

CLOSEST SECONDARY SCHOOL
Brooks High School (5834 m)

CLOSEST COMBINED SCHOOL
Lilydale District School (17340 m)

CLOSEST SPECIALIST SCHOOLS
Northern Support School (12231 m)

CLOSEST PRIVATE SCHOOLS
Launceston Christian School (5943 m)
St Anthony's Catholic School (6532 m)
Australian Christian College - Launceston (6713 m)

Council Information - West Tamar

PHONE
03 6383 6350 (West Tamar Council)

EMAIL
wtc@wtc.tas.gov.au

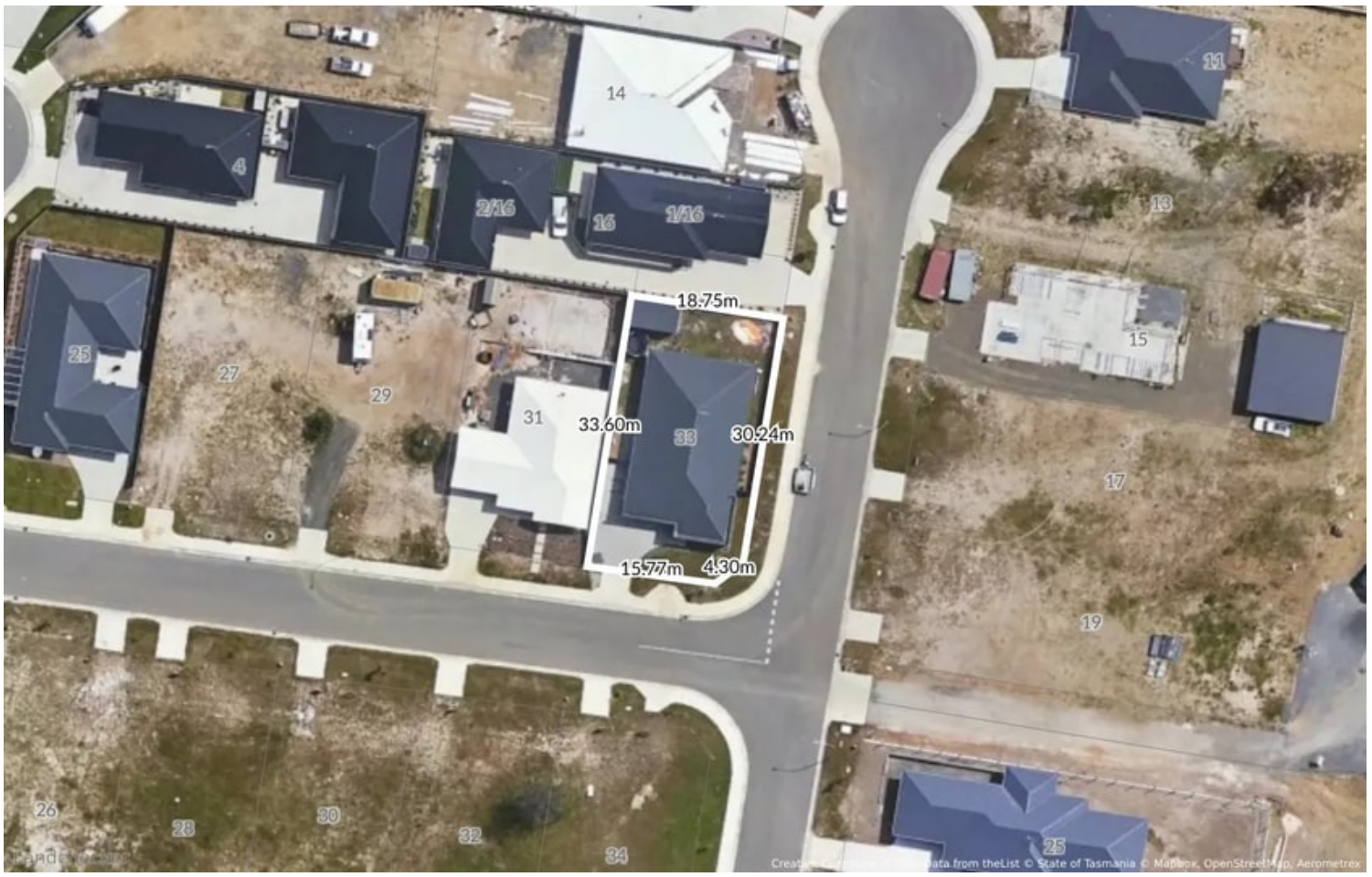
WEBSITE
http://www.wtc.tas.gov.au

HARRISON AGENTS

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SITE DIMENSIONS





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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

No recent planning scheme amendments for this property

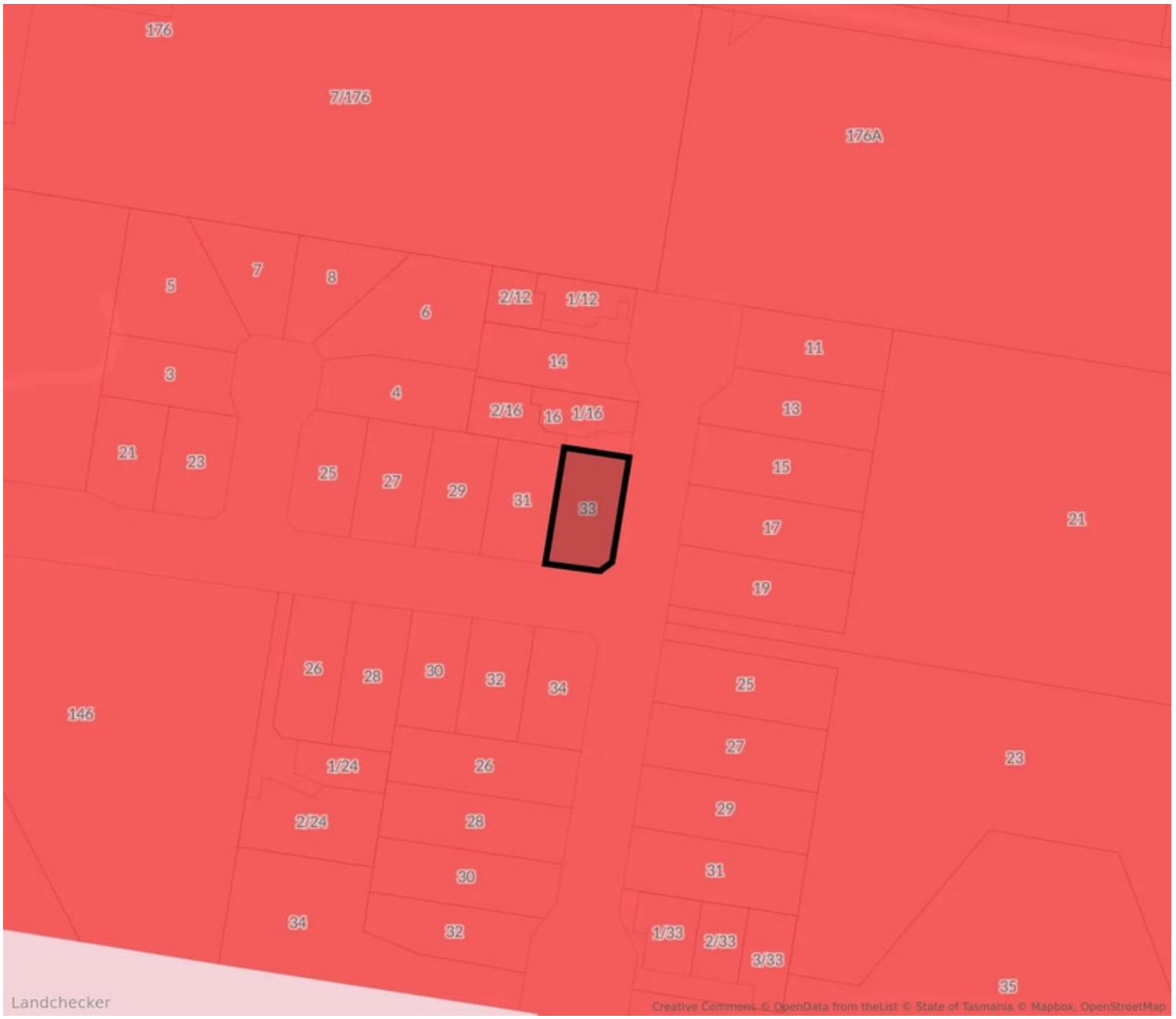
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PROPOSED PLANNING SCHEME AMENDMENTS

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

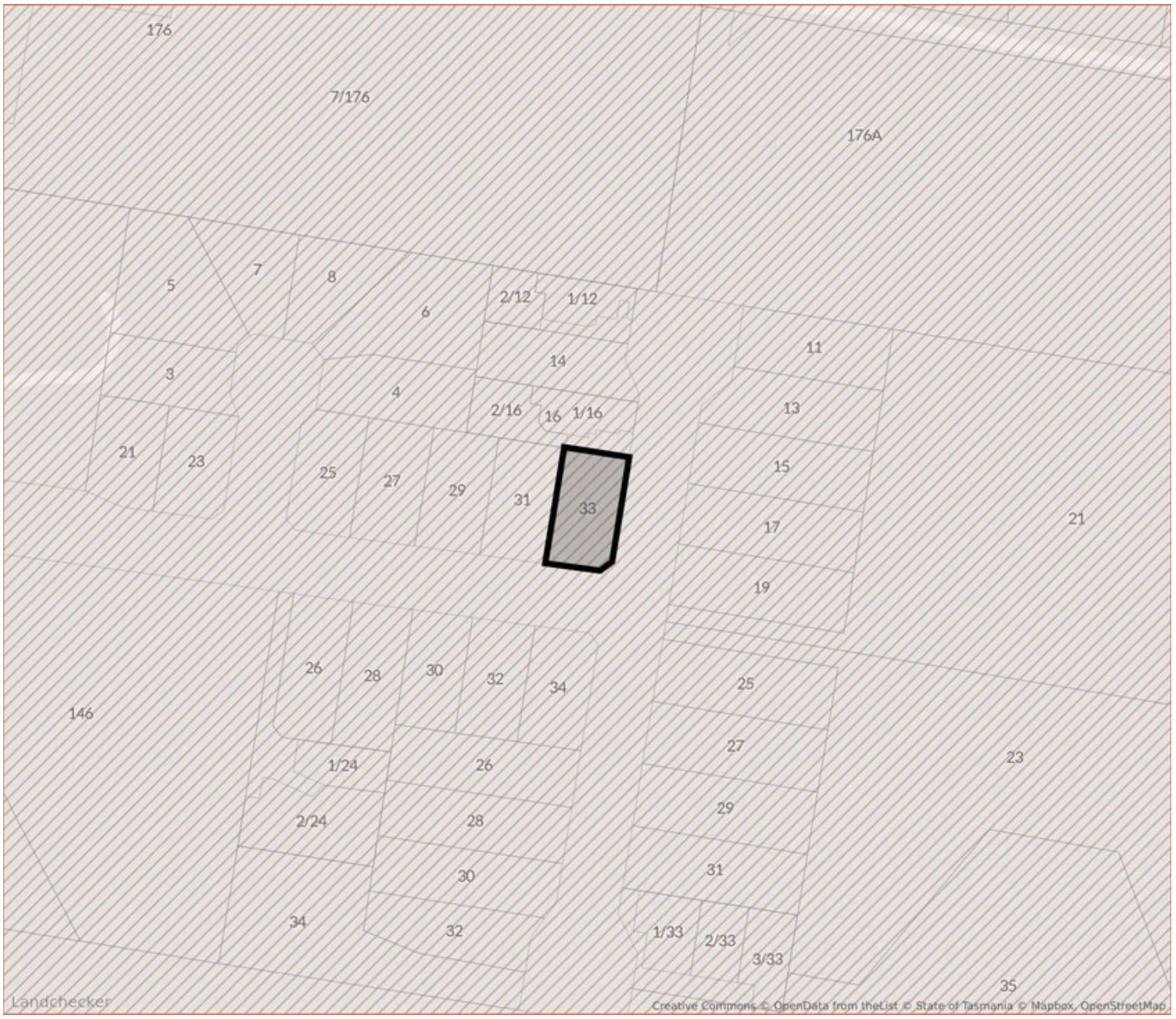
For confirmation and detailed advice about this planning zone, please contact WEST TAMAR council on 03 6383 6350.

Other nearby planning zones

RURAL LIVING

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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 WEST TAMAR council on 03 6383 6350.

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OVERLAYS



C7.0 - Natural Assets Code

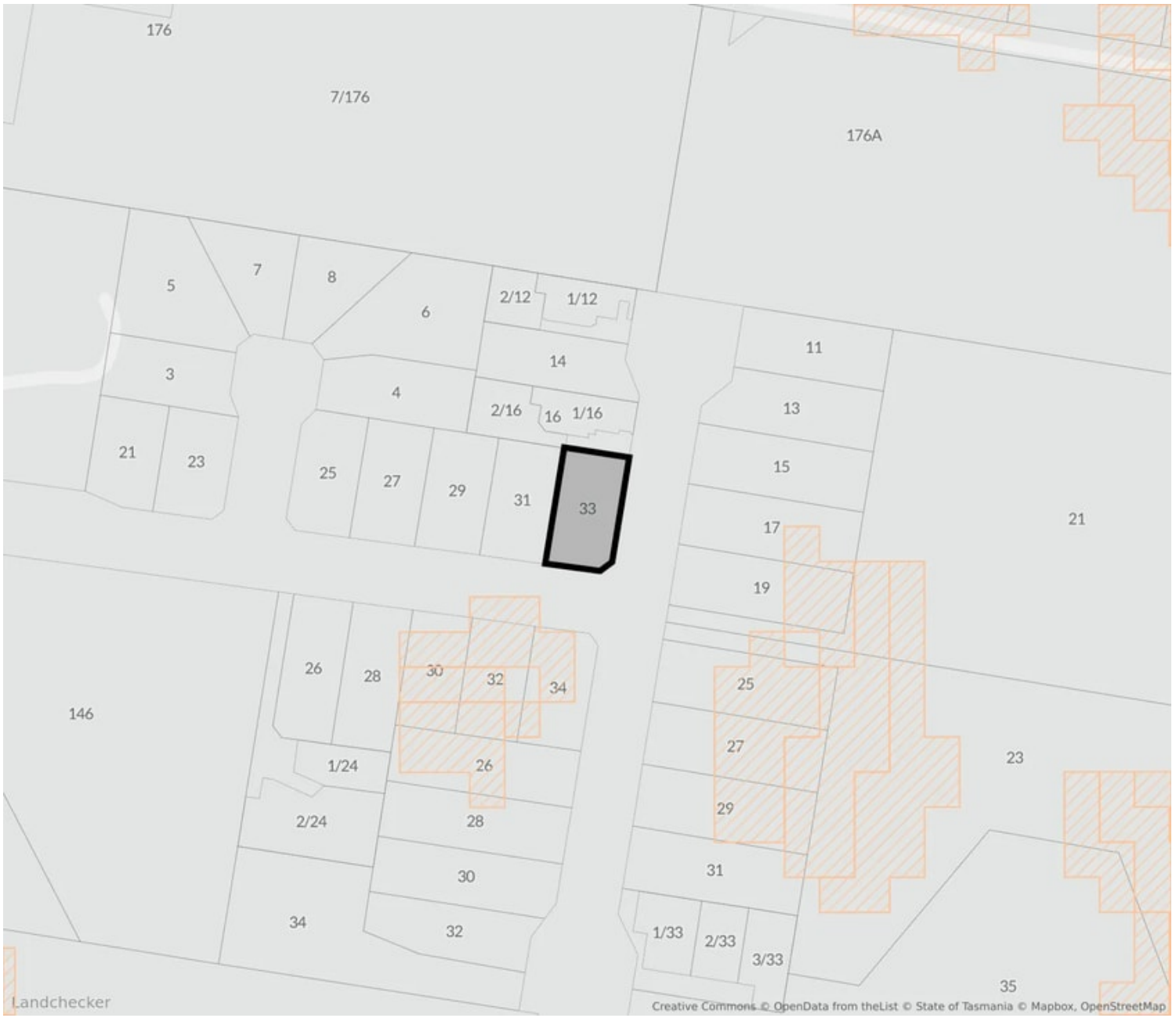
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural 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



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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FLOOD



Flood

This property has not been specified as being affected by flooding 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	Unaffected	State	07/09/2026

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BUSHFIRE PRONE AREA



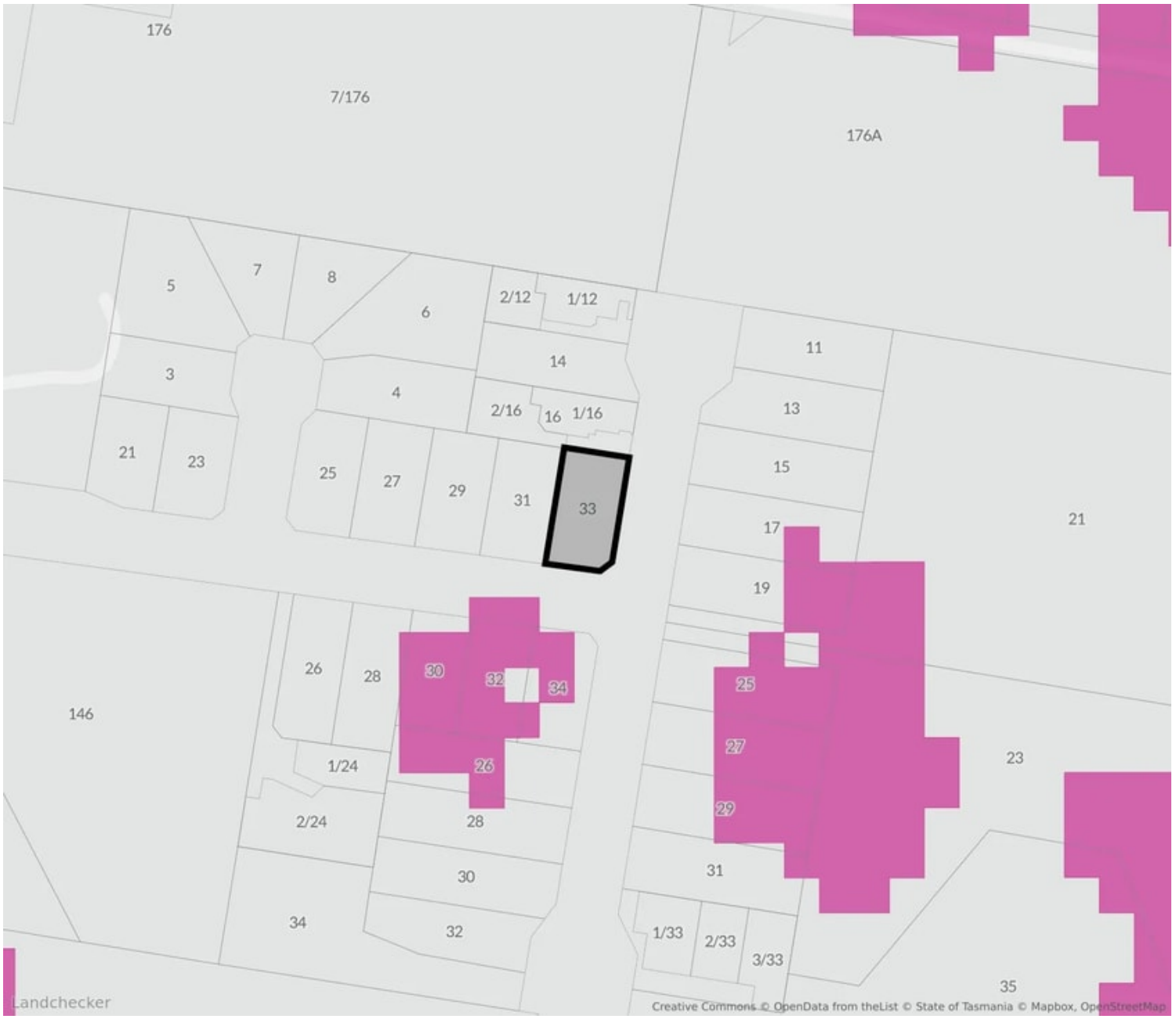
Bushfire Prone Area

This property is 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 C13.0	Affected	State	07/09/2026
Land Information System Tasmania 12O.FRE	Unaffected	State	07/09/2026

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LANDSLIDE



Landslide Prone Area

This property is not 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 120.LDS	Unaffected	State	07/09/2026
Land Information System Tasmania C15.0	Unaffected	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 01/01/1970	PA2025251	176a Freshwater Point Road, Legana	Subdivision - 10 lots plus road lot plus balance.
ON NOTICE 01/01/1970	PA2026294	19 Connemara Close, Legana	Residential - multiple dwelling x 3 with access over #21.

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

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EASEMENTS



Water
Tas Water

Sewer
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.

HARRISON AGENTS

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NEARBY EASEMENTS



Water
Tas Water

Sewer
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) 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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