

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 553 44033

ORIENTATION

West

LOCAL GOVERNMENT (COUNCIL)

West Tamar

FRONTAGE

80.24m Approx

LEGAL DESCRIPTION

44033/553

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

4,269m² Approx

PropTrack Property Data

House

 5  2  2

SALE HISTORY

\$800,000	14/12/2021
\$680,000	07/04/2021
\$545,000	11/12/2019

State Electorates

LEGISLATIVE COUNCIL

Rosevears

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

Launceston Christian School (6916 m)
St Anthony's Catholic School (7494 m)
Australian Christian College Tasmania - Launceston Campus (7206 m)

CLOSEST PRIMARY SCHOOLS

Riverside Primary School (8365 m)

CLOSEST SECONDARY SCHOOLS

Brooks High School (6249 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>

SITE DIMENSIONS

94 Nobelius Drive, Legana Tas 7277



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

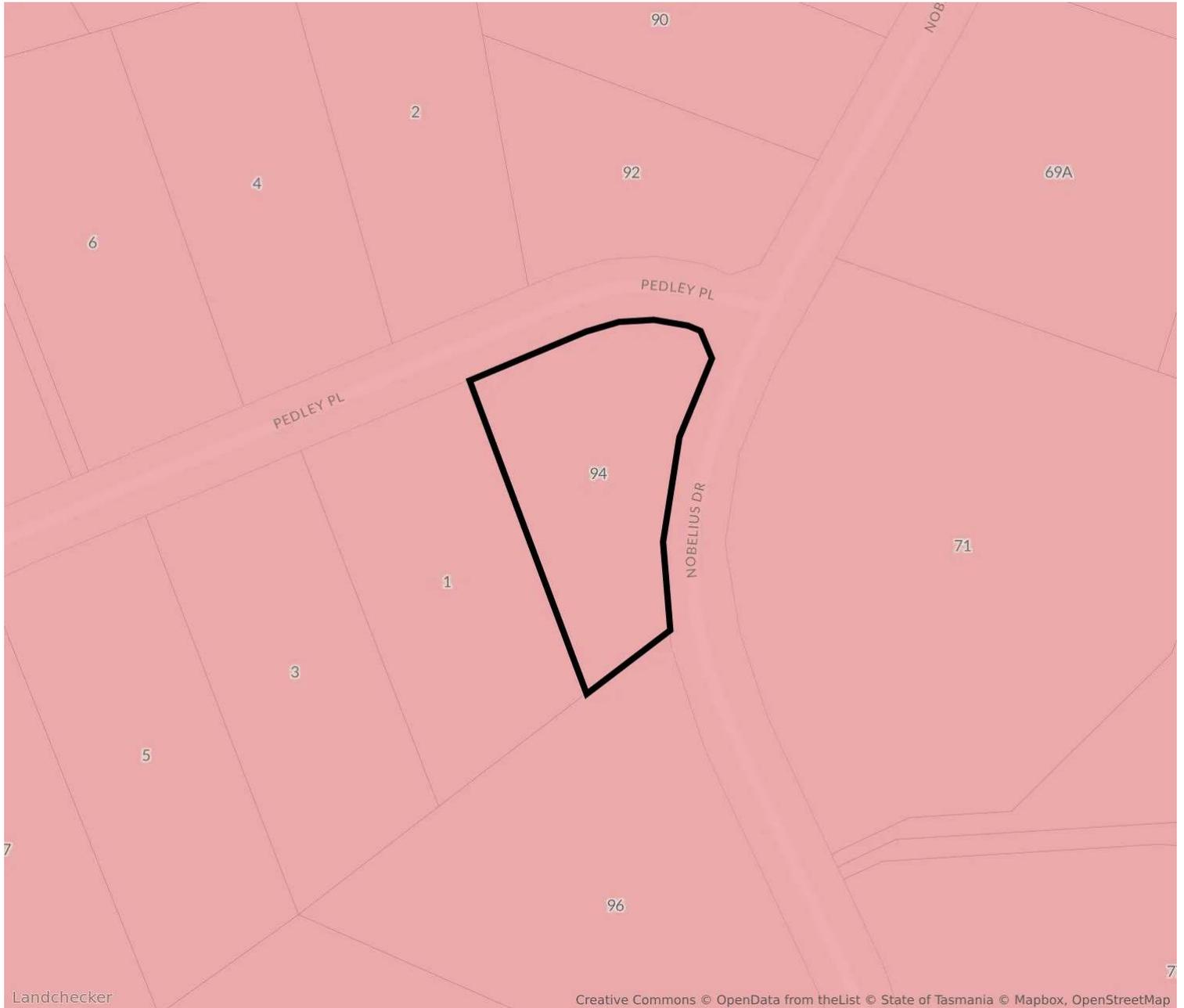
94 Nobelius Drive, Legana Tas 7277

No recent planning scheme amendments for this property

PROPOSED PLANNING SCHEME AMENDMENTS

94 Nobelius Drive, Legana Tas 7277

Status	Code	Date	Description
PROPOSED	AP-WTA-AMDO3- 24	07/07/2025	The draft amendment proposes to apply the Low Density Residential Zone to land at 11 Upper McEwans Road, Legana. The permit provides for a 3 lot subdivision.

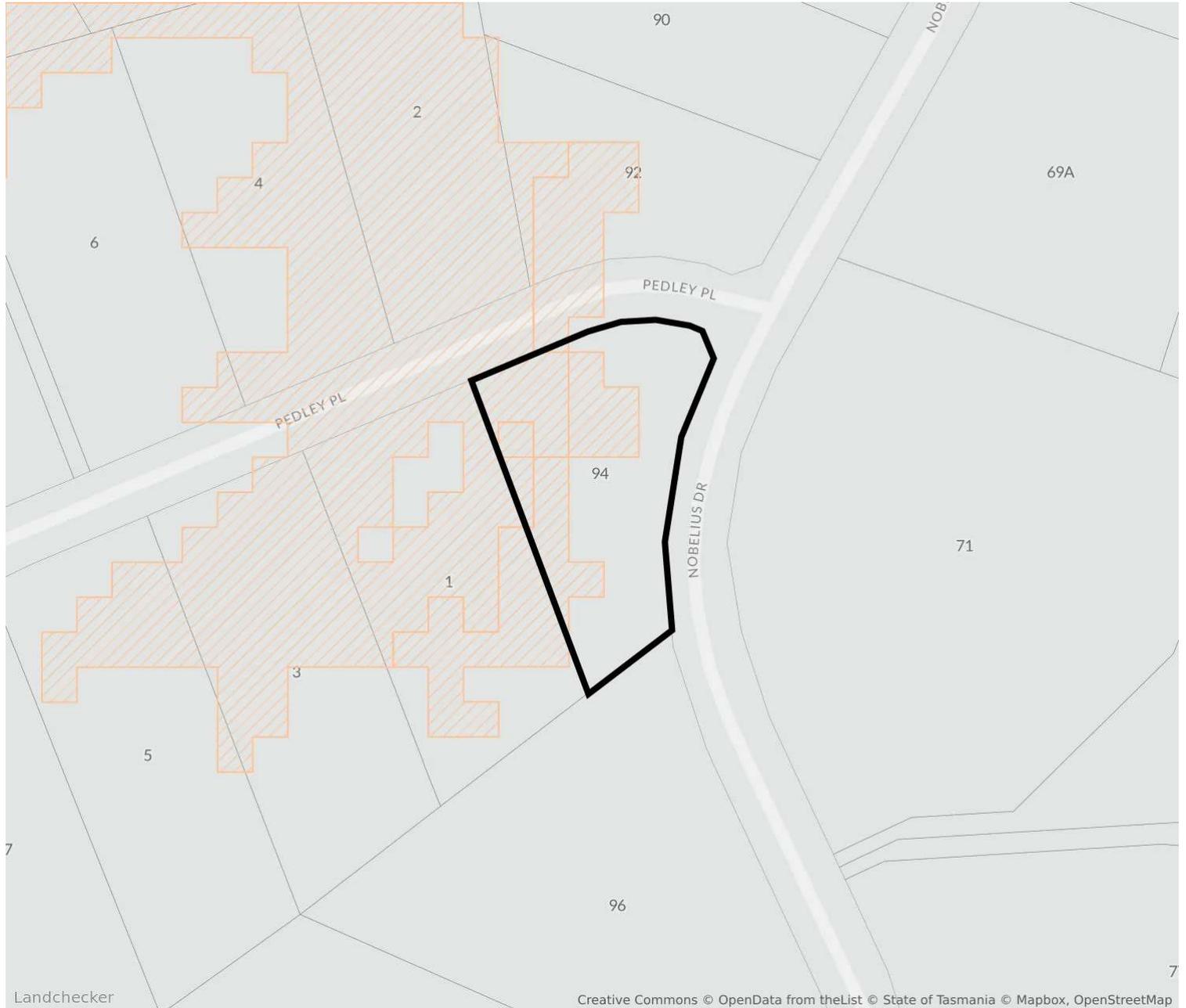


10.0 - Low Density Residential

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.



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.



C7.0 - Natural Assets Code

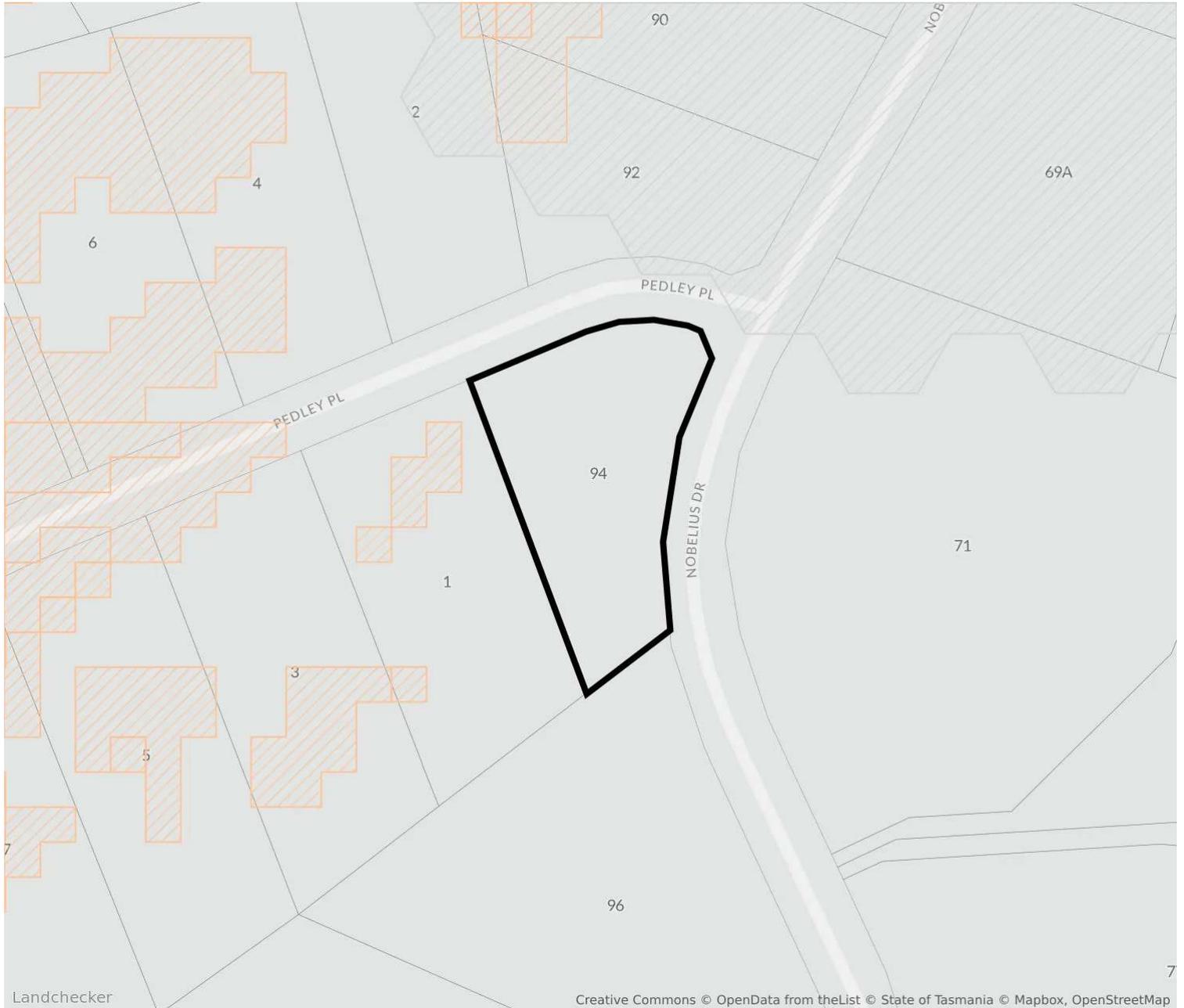
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural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

NEARBY OVERLAYS

94 Nobelius Drive, Legana Tas 7277



-  **LANDSLIP HAZARD**
-  **LANDSLIP HAZARD CODE**
-  **NATURAL ASSETS CODE**

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



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.



No planning permit data available for this property.

NEARBY PLANNING PERMITS

94 Nobelius Drive, Legana Tas 7277



No planning permit data available for nearby properties.

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