PROPERTY REPORT

Details

LOCAL GOVERNMENT (COUNCIL)
West Tamar

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
10,640m² Approx

ORIENTATION
South

FRONTAGE
86.41m Approx

ZONES
Rural Living

OVERLAYS
Coastal Erosion Hazard Code
Landslip Hazard Code
Natural Assets Code

Parcels

LOT/PLAN
Lot 1 103901

VOLUME/FOLIO
Volume 103901 Folio 1

PropTrack Property Data

ATTRIBUTES
- - -

State Electorates

LEGISLATIVE COUNCIL
Rosevears

LEGISLATIVE ASSEMBLY
Bass

Schools

ZONED SCHOOLS
Primary: Legana Primary School (3588 m)

CLOSEST SECONDARY SCHOOL
Exeter High School (7390 m)

CLOSEST COMBINED SCHOOL
Lilydale District School (18846 m)

CLOSEST SPECIALIST SCHOOLS
Northern Support School (15096 m)

CLOSEST PRIVATE SCHOOLS
Launceston Christian School (8428 m)
St Anthony's Catholic School (9019 m)
Australian Christian College - Launceston (9646 m)

Council Information - West Tamar

PHONE
03 6383 6350 (West Tamar Council)

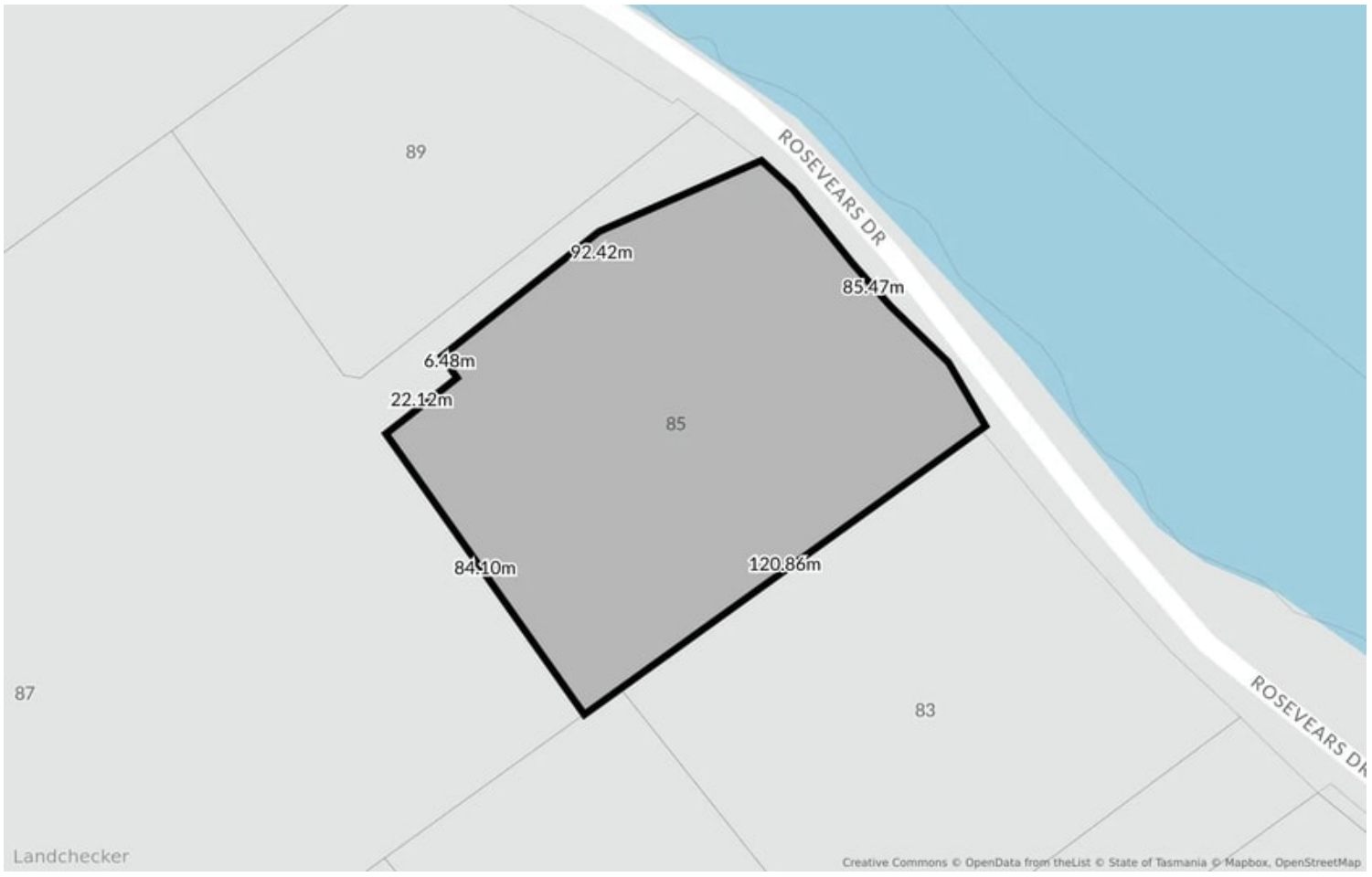
EMAIL
wtc@wtc.tas.gov.au

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

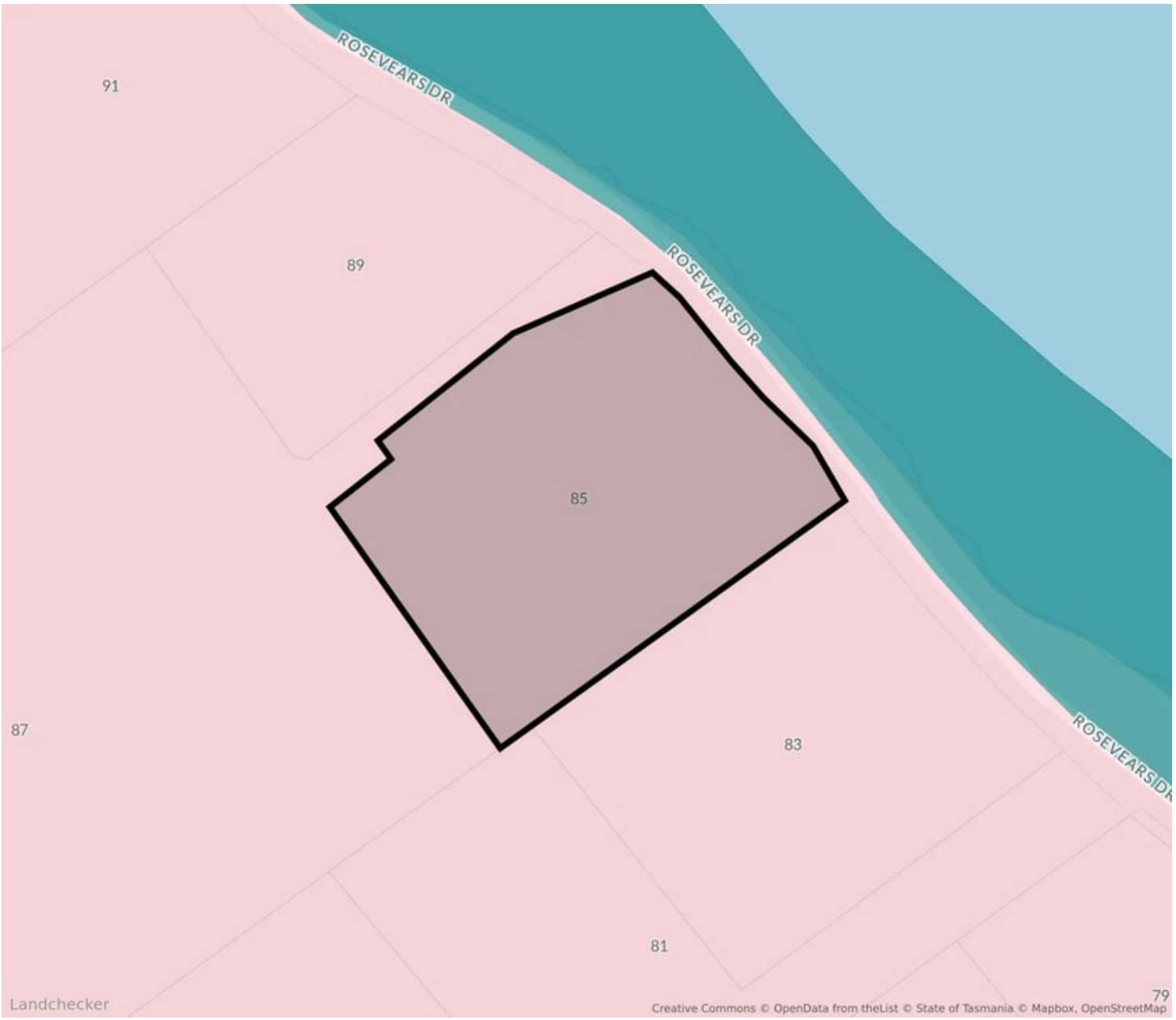
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PROPOSED PLANNING SCHEME AMENDMENTS

No proposed planning scheme amendments for this property

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ZONES



11.0 - Rural Living

To provide for residential use or development in a rural setting where: (a) services are limited; or (b) existing natural and landscape values are to be retained. To provide for compatible agricultural use and development that does not adversely impact on residential amenity. To provide for other use or development that does not cause an unreasonable loss of amenity, through noise, scale, intensity, traffic generation and movement, or other off site impacts. To provide for Visitor Accommodation that is compatible with residential character.

TPS Rural Living Zone

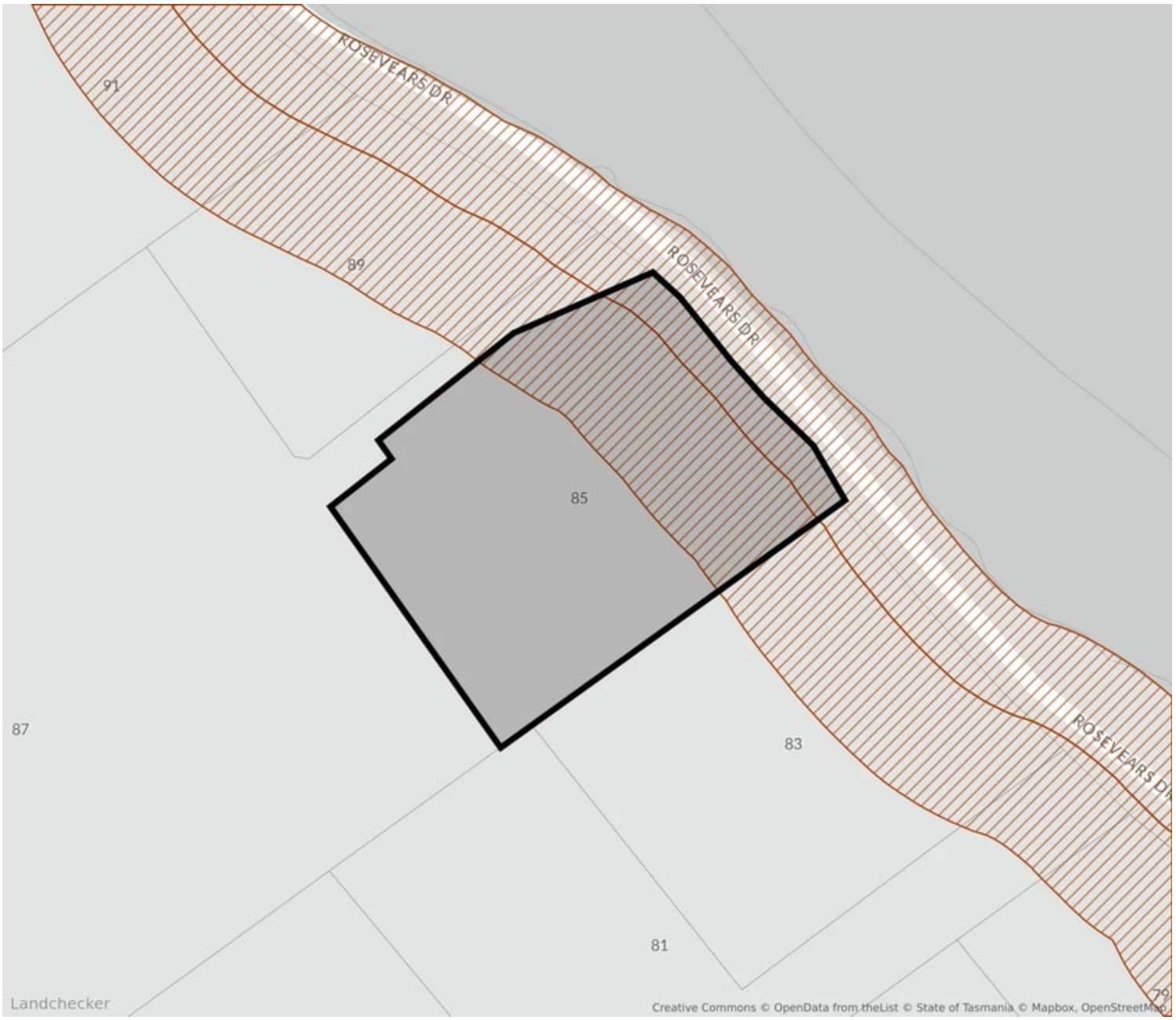
For confirmation and detailed advice about this planning zone, please contact WEST TAMAR council on 03 6383 6350.

Other nearby planning zones

ENVIRONMENTAL MANAGEMENT

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OVERLAYS



C10.0 - Coastal Erosion Hazard Code

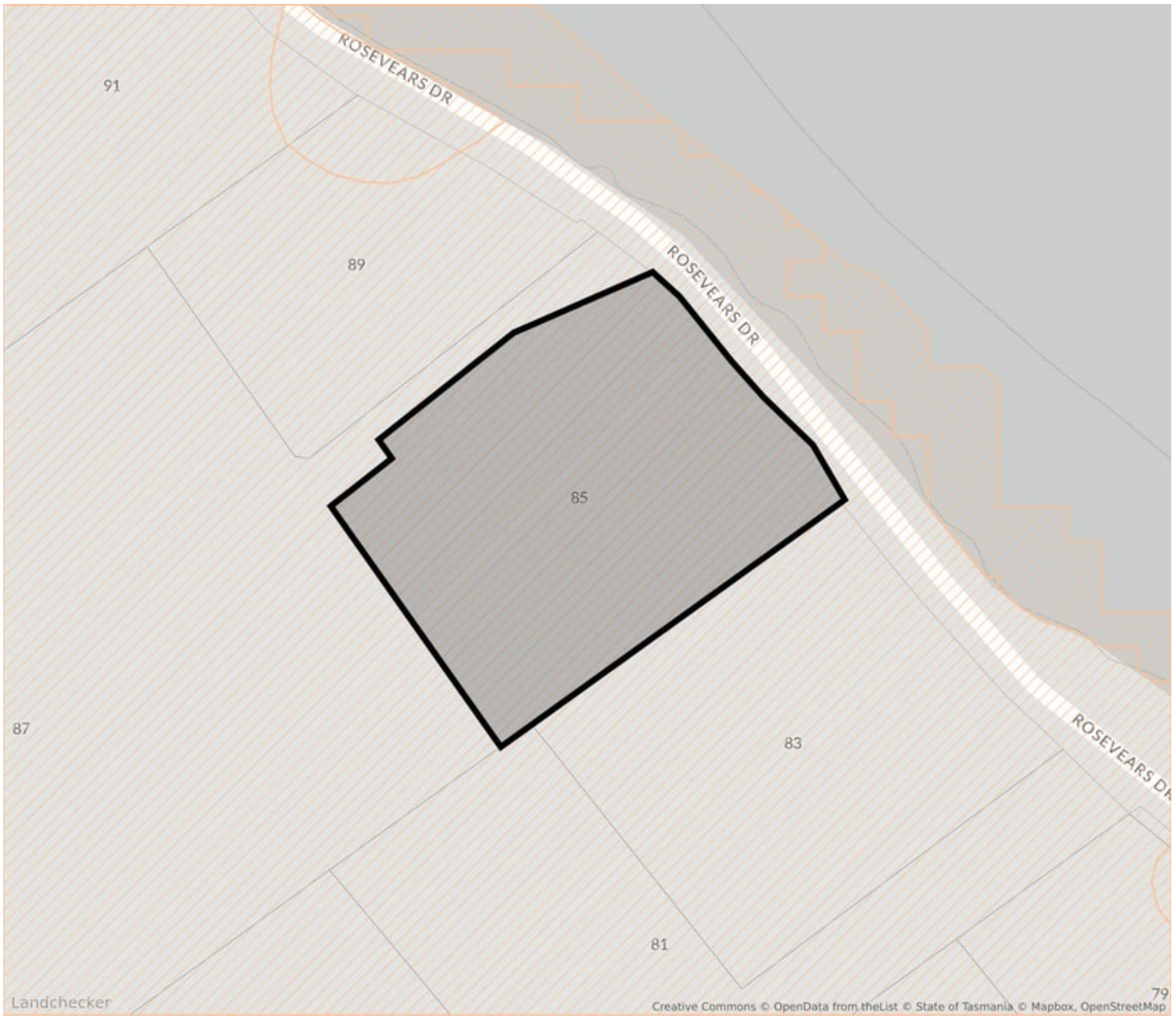
To ensure that use or development subject to risk from coastal erosion is appropriately located and managed, so that: (a) people, property and infrastructure are not exposed to an unacceptable level of risk; (b) future costs associated with options for adaptation, protection, retreat or abandonment of property and infrastructure are minimised; (c) it does not increase the risk from coastal erosion to other land or public infrastructure; and (d) works to protect land from coastal erosion are undertaken in a way that provides appropriate protection without increasing risks to other land. To provide for appropriate use or development that relies upon a coastal location to fulfil its purpose.

TPS Coastal Erosion 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



C15.0 - Landslip Hazard Code

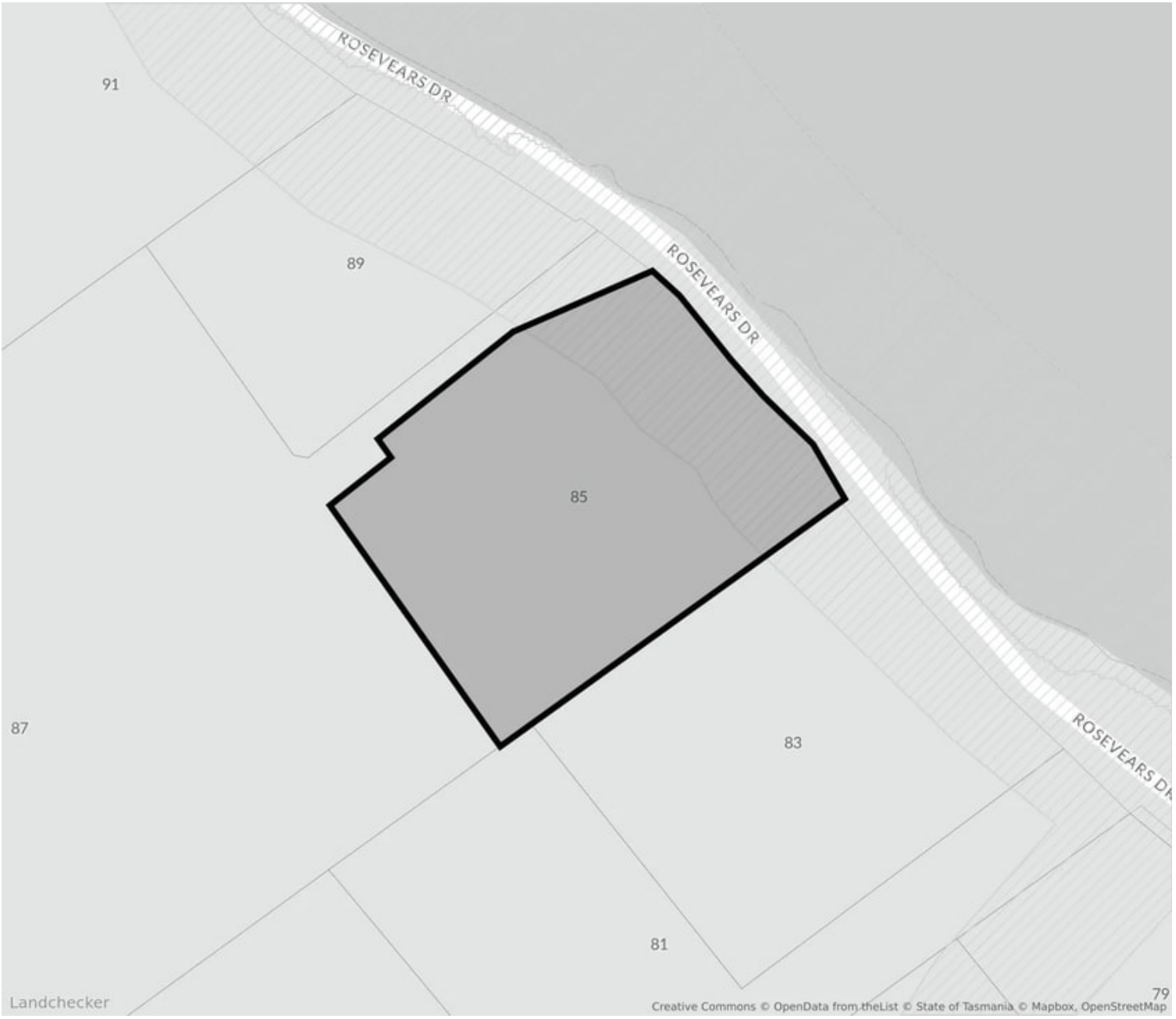
To ensure that a tolerable risk can be achieved and maintained for the type, scale and intensity and intended life of use or development on land within a landslip hazard area.

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

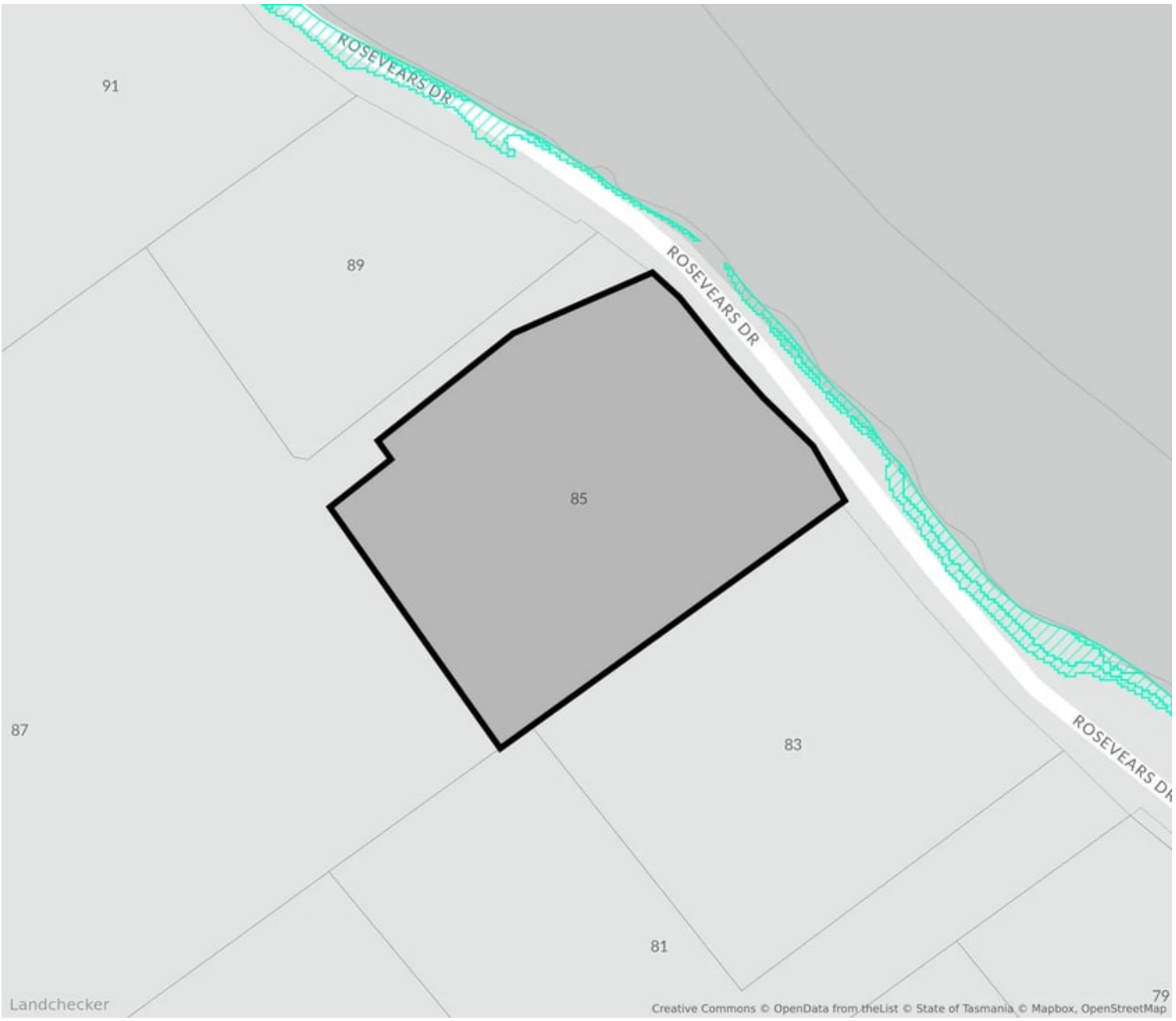
To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes. To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural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

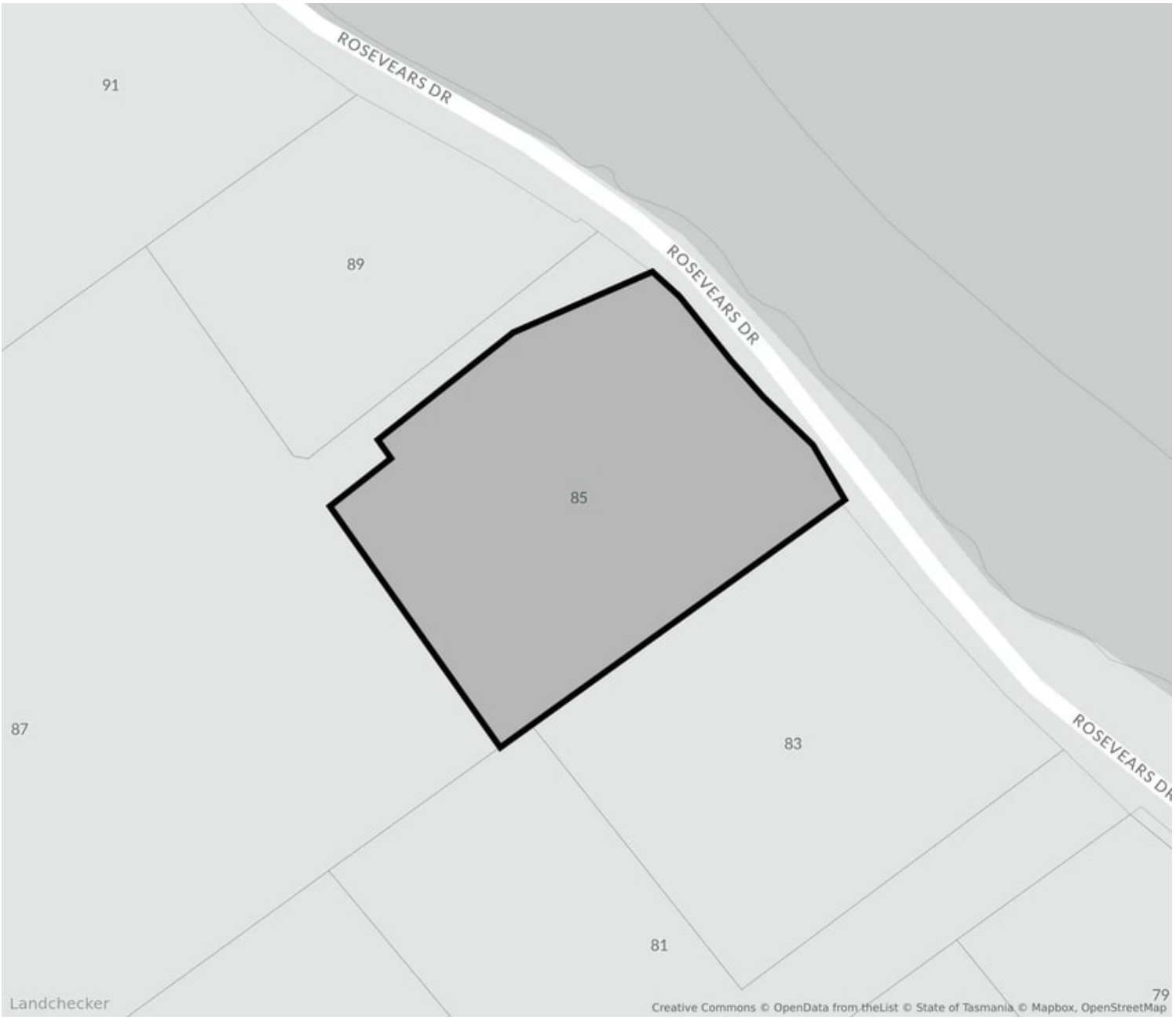


COASTAL INUNDATION HAZARD CODE

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FLOOD



Flood

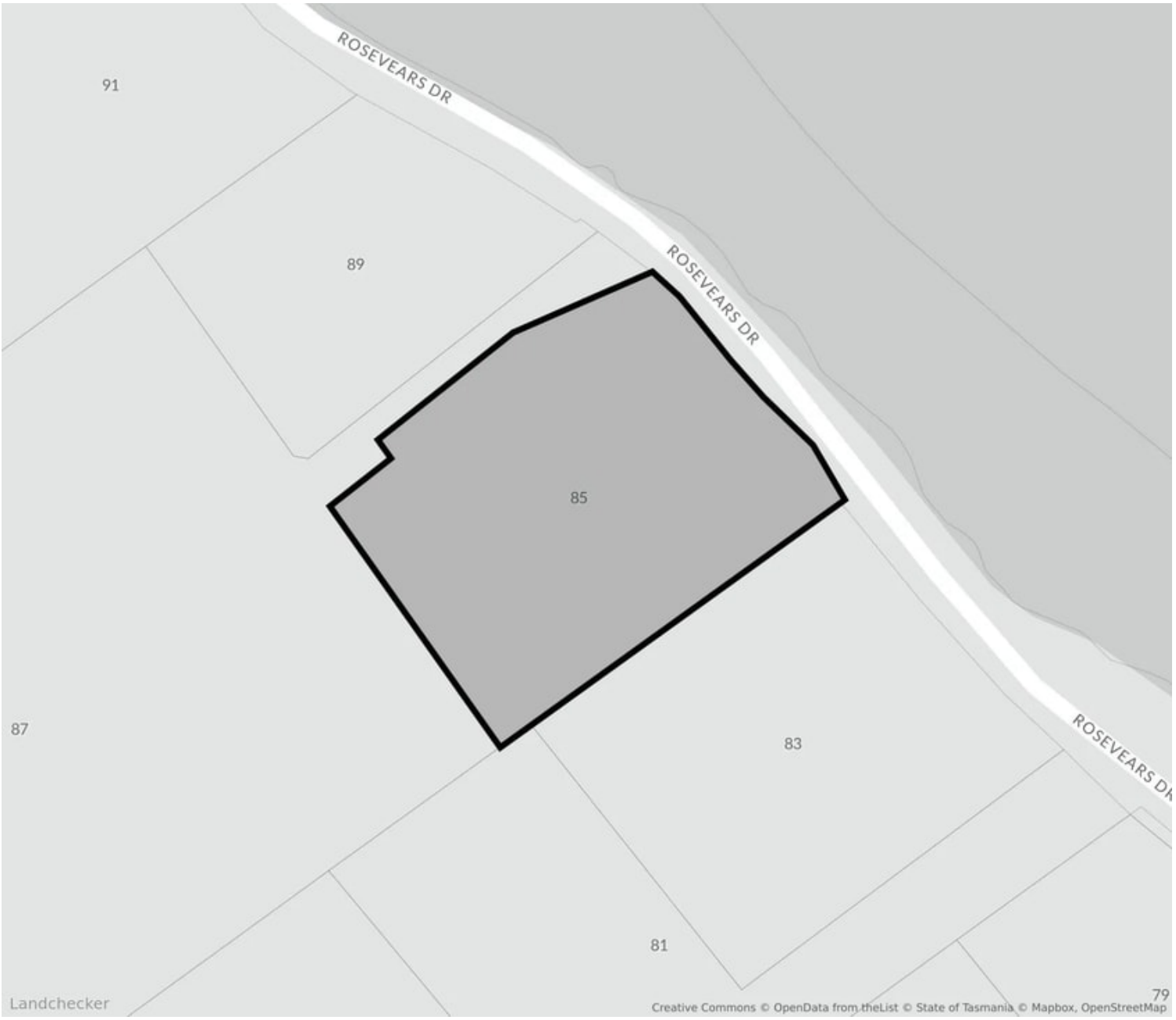
No flooding has been detected on this property according to Landchecker flood sources.

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



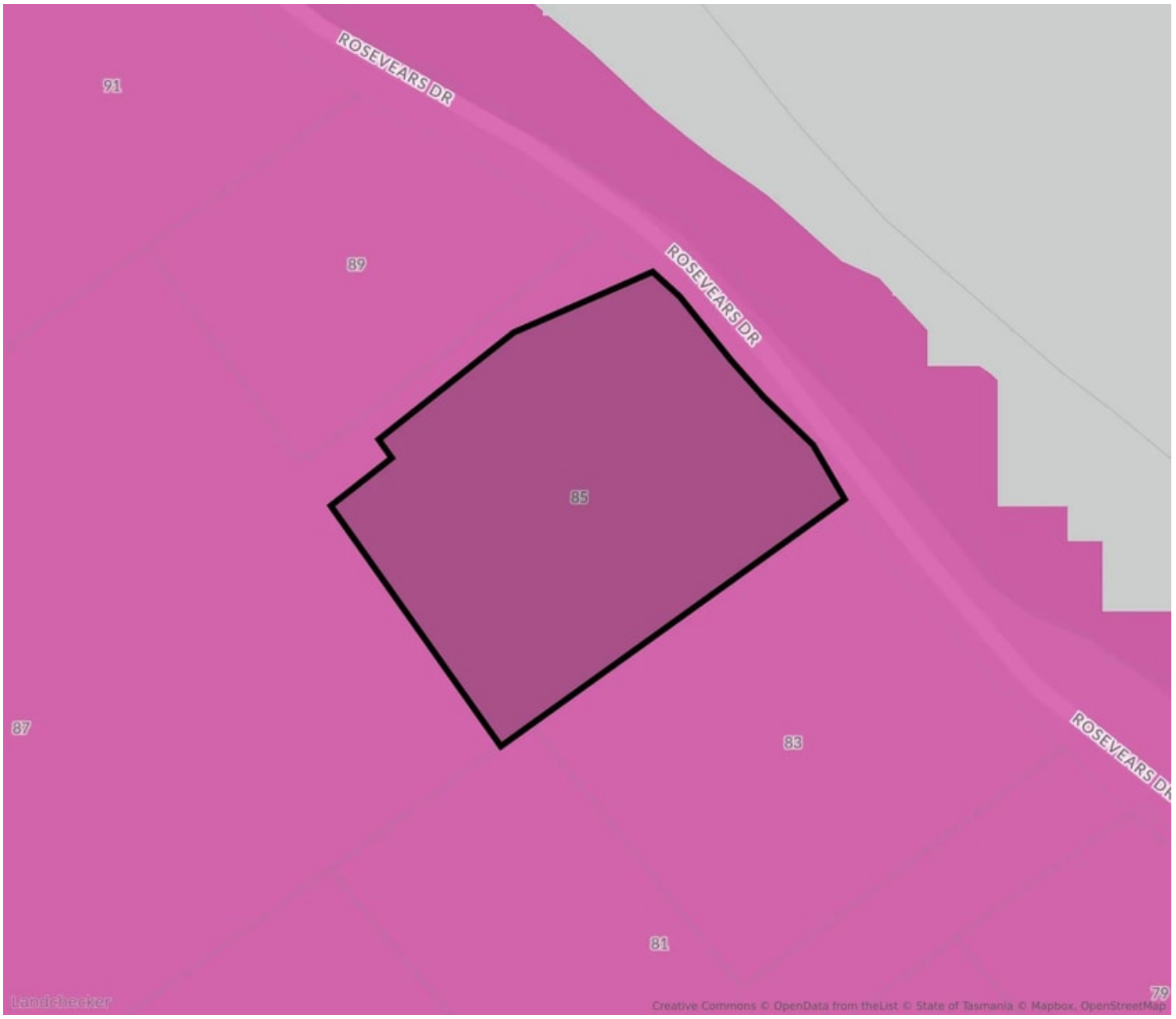
Bushfire Prone Area

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



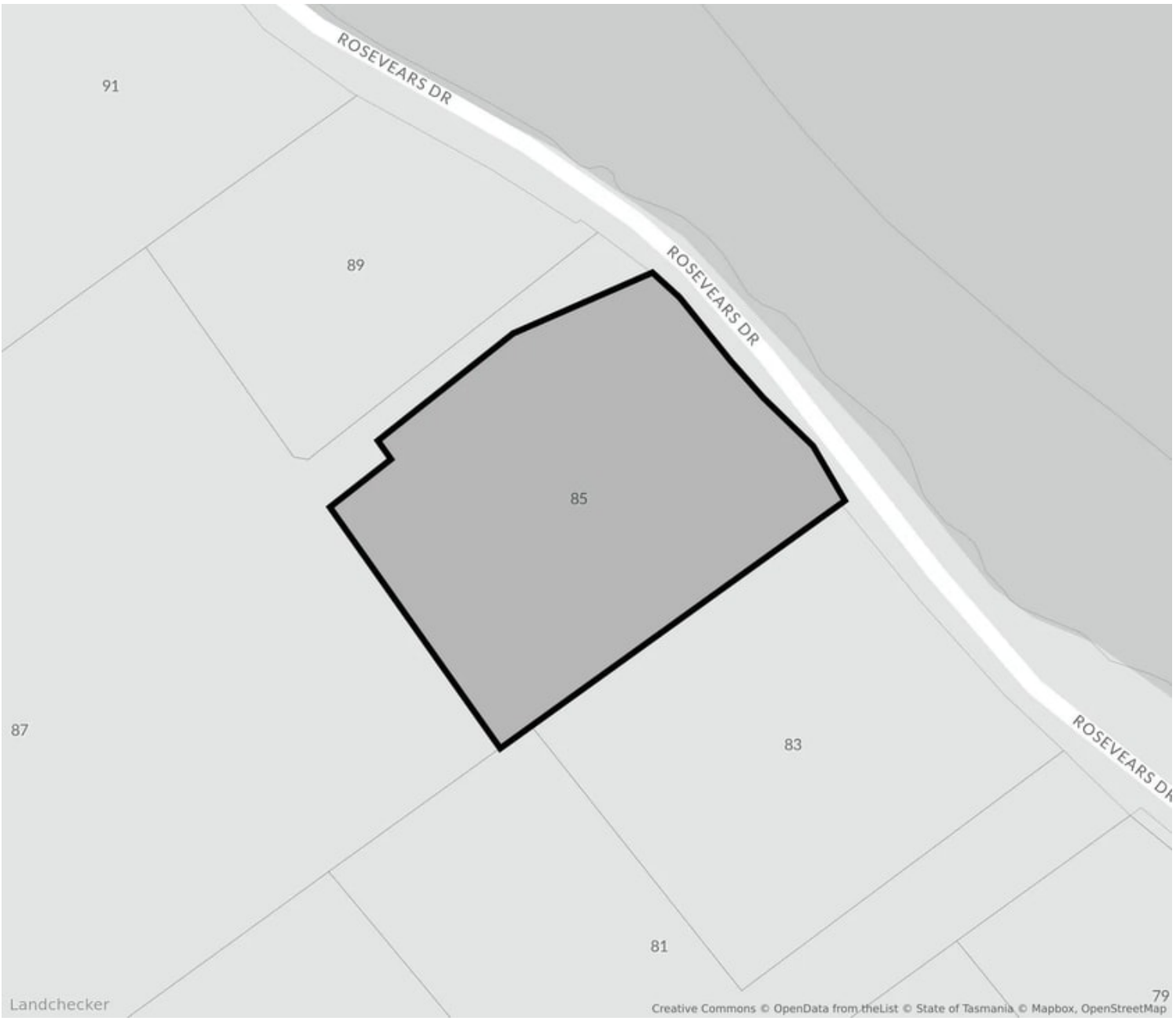
Landslide Prone Area

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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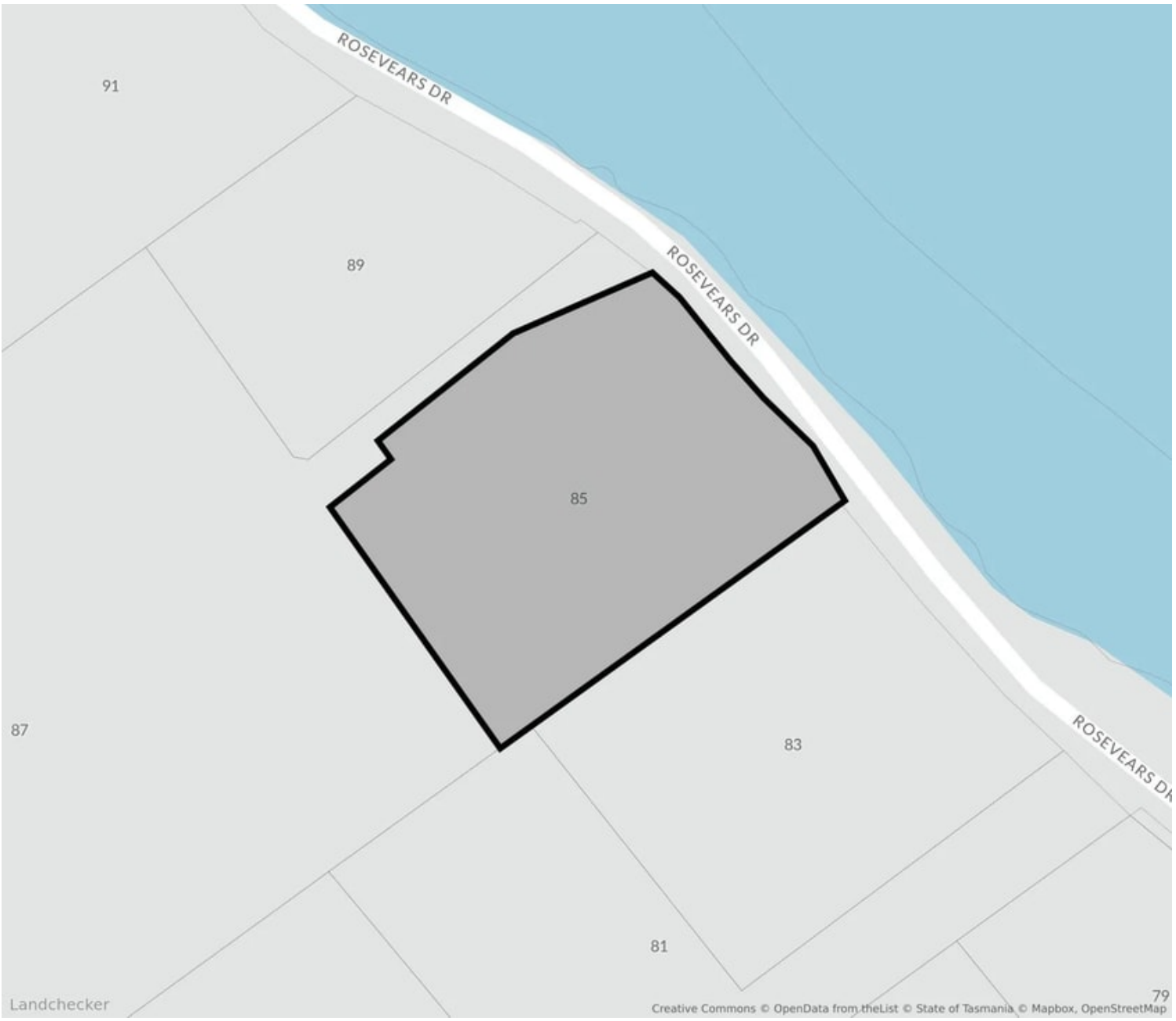
PLANNING PERMIT HISTORY



No planning permit data available for this property.

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NEARBY PLANNING PERMITS

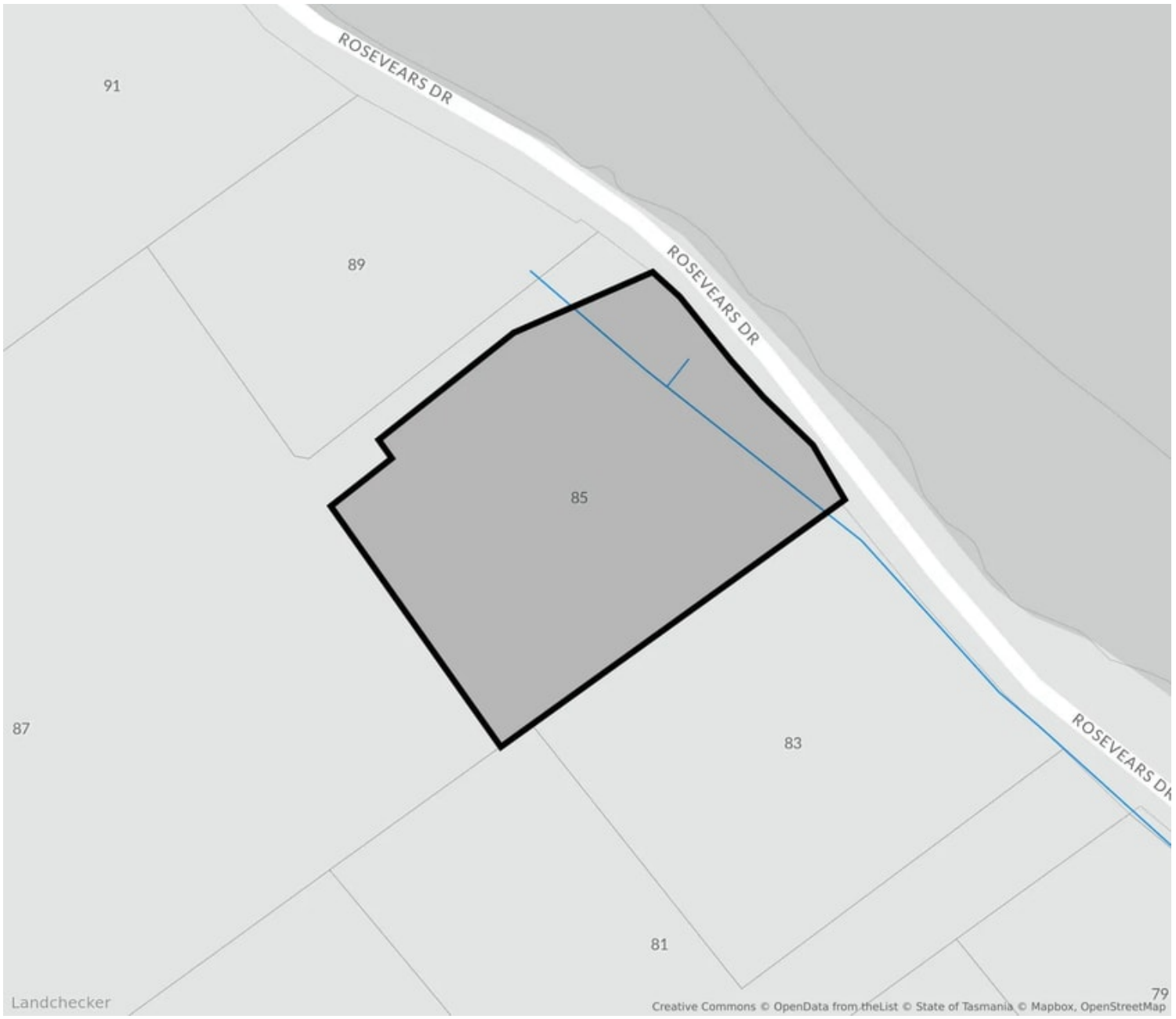


Status	Code	Address	Description
ON NOTICE 11/03/2025 (received)	PA2025026	83 Rosevears Drive,, Rosevears	Visitor accommodation - construction of one holiday unit.

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

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EASEMENTS



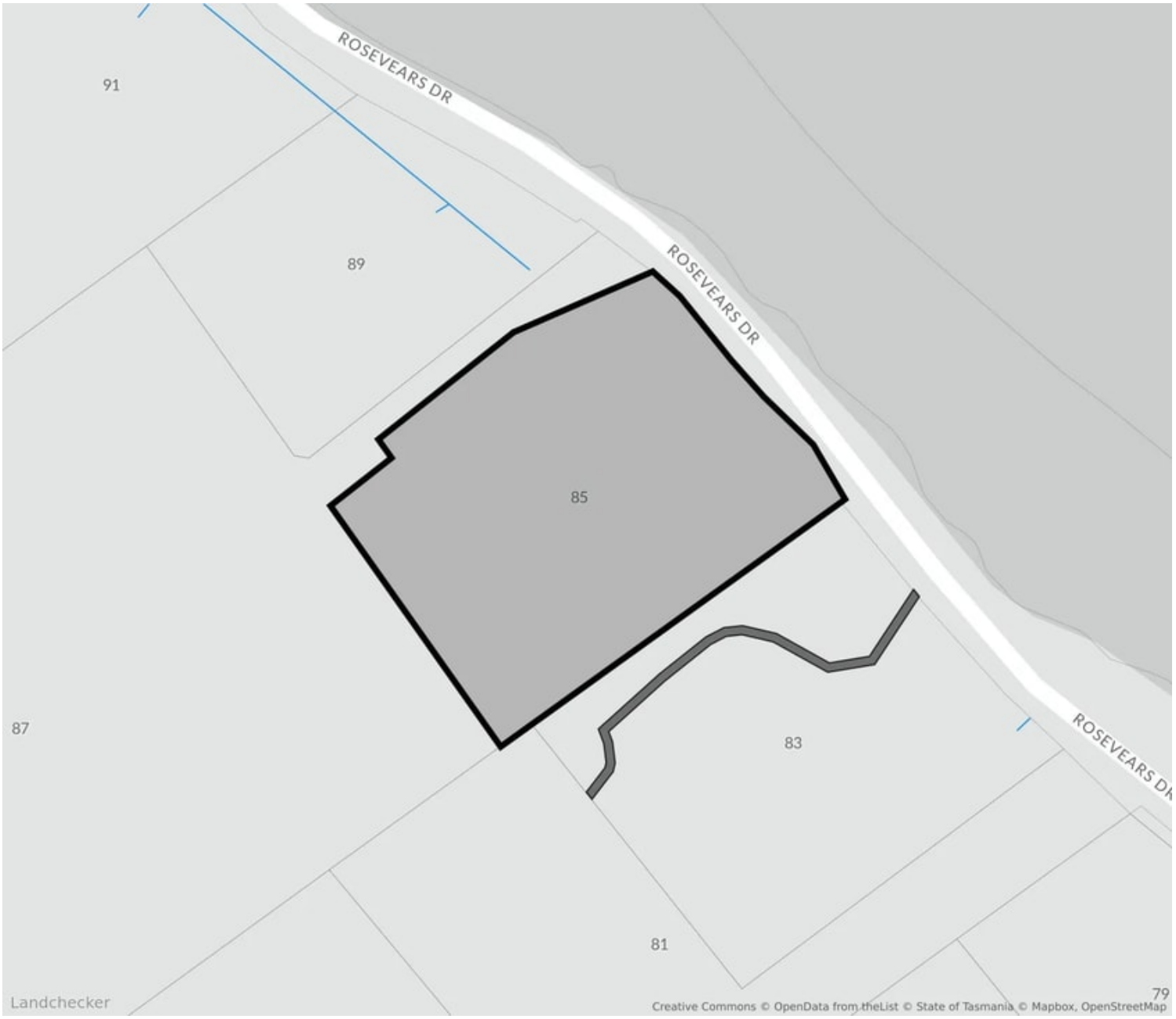
Water
Tas Water

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

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NEARBY EASEMENTS



Water
Tas Water

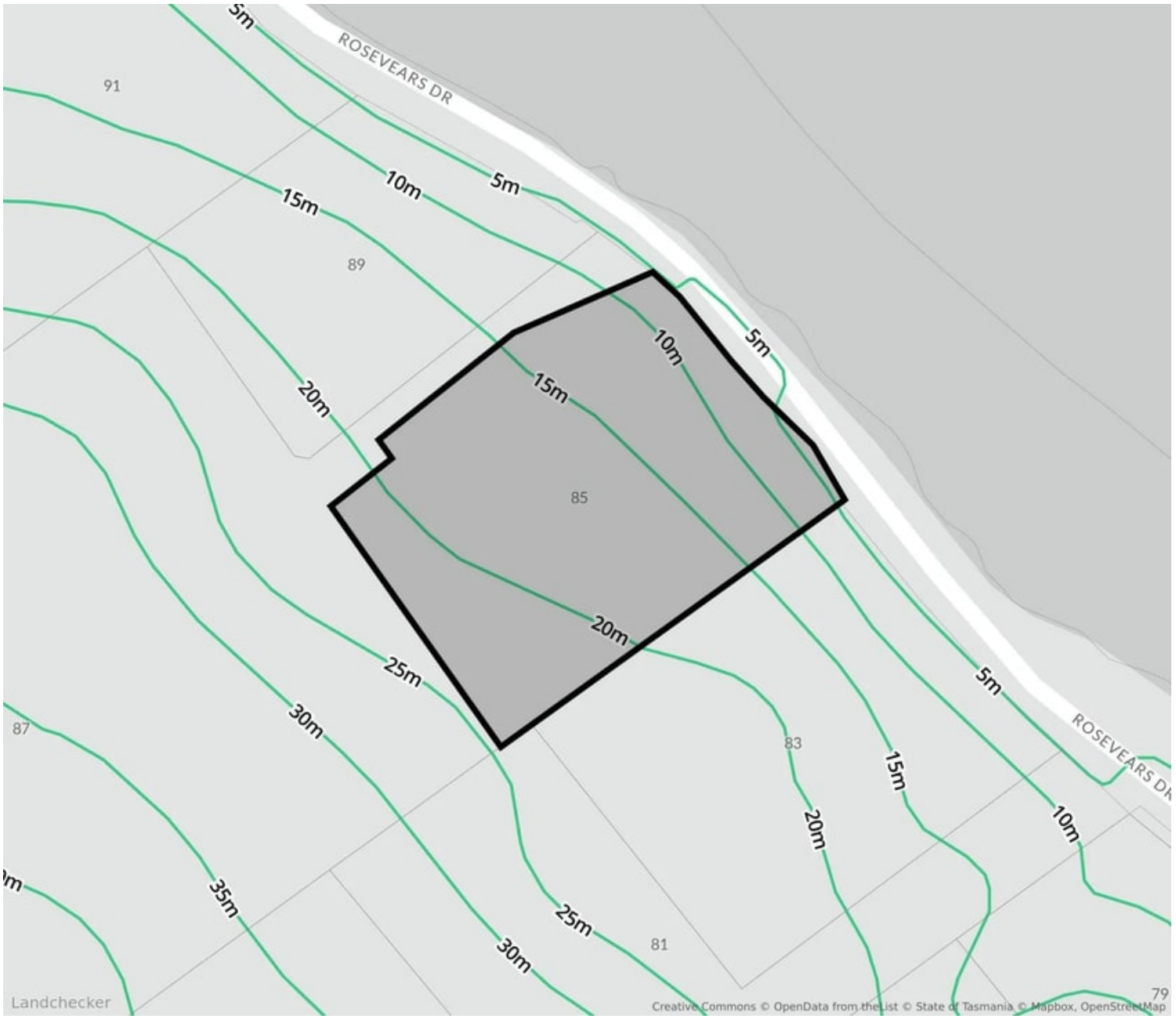
Other
Department of Natural Resources and Environment Tasmania

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.

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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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