

## Details

### LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 3 58873  
Lot. 3 58873

### LOCAL GOVERNMENT (COUNCIL)

Launceston

### LEGAL DESCRIPTION

58873/3  
58873/3

### COUNCIL PROPERTY NUMBER

Unavailable

### LAND SIZE

92m<sup>2</sup> Approx

### ORIENTATION

Unavailable

### FRONTAGE

Unavailable

### ZONES

LOW DENSITY RESIDENTIAL - Low Density Residential

### OVERLAYS

BUSHFIRE-PRONE AREAS CODE - Bushfire-Prone Areas Code  
SAFEGUARDING OF AIRPORTS CODE - Safeguarding Of Airports Code  
NATURAL ASSETS CODE - Natural Assets Code

## PropTrack Property Data

### UNIT

 2  1  1

## PropTrack Sale Events

### SALE HISTORY

\$315,000	29/08/2024
\$295,000	03/08/2023
\$223,000	02/04/2020
\$175,000	19/02/2010
\$140,000	20/03/2006
\$76,000	13/02/2003
\$76,000	13/02/2003
\$43,500	28/02/1996

## State Electorates

### LEGISLATIVE COUNCIL

Rosevears

### LEGISLATIVE ASSEMBLY

Bass

## Schools

### CLOSEST PRIVATE SCHOOLS

John Calvin School (1728 m)  
St Patrick's College (1629 m)  
Tamar Valley Steiner School (1957 m)

### CLOSEST PRIMARY SCHOOLS

Glen Dhu Primary School (846 m)

### CLOSEST SECONDARY SCHOOLS

Prospect High School (1622 m)

## Council Information - Launceston

### PHONE

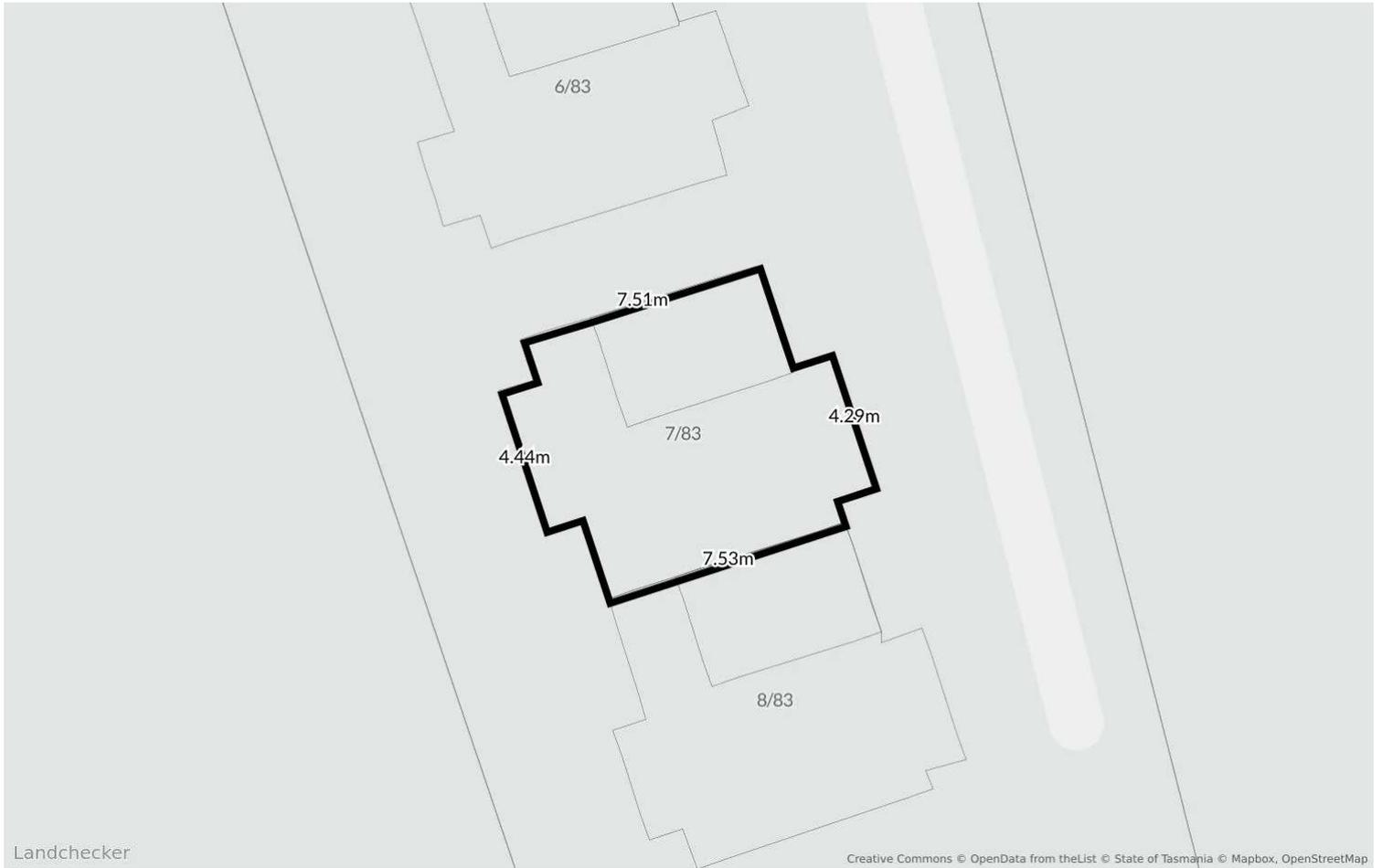
03 6323 3000 (City of Launceston)

### EMAIL

[council@launceston.tas.gov.au](mailto:council@launceston.tas.gov.au)

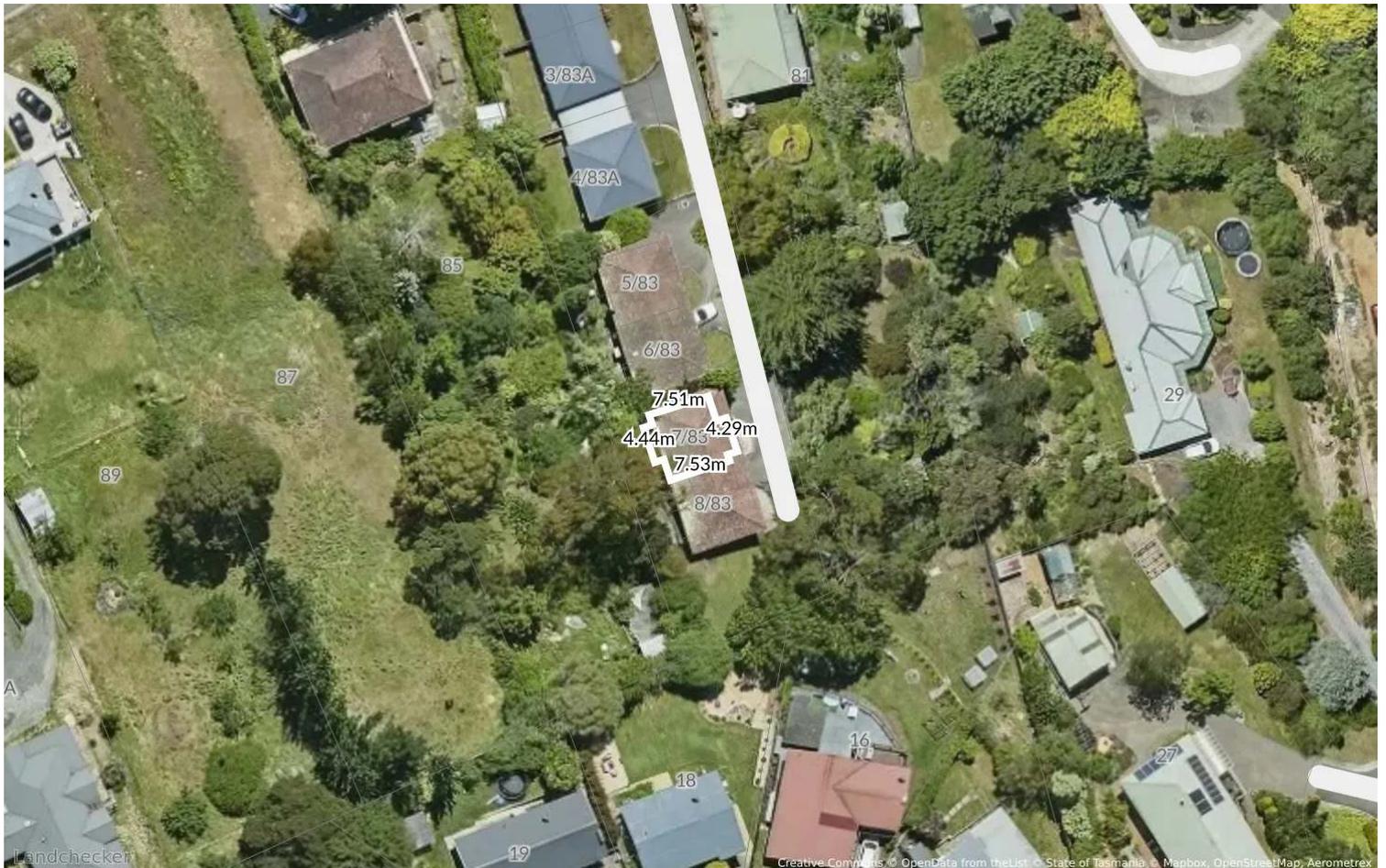
### WEBSITE

<http://www.launceston.tas.gov.au>



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# RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

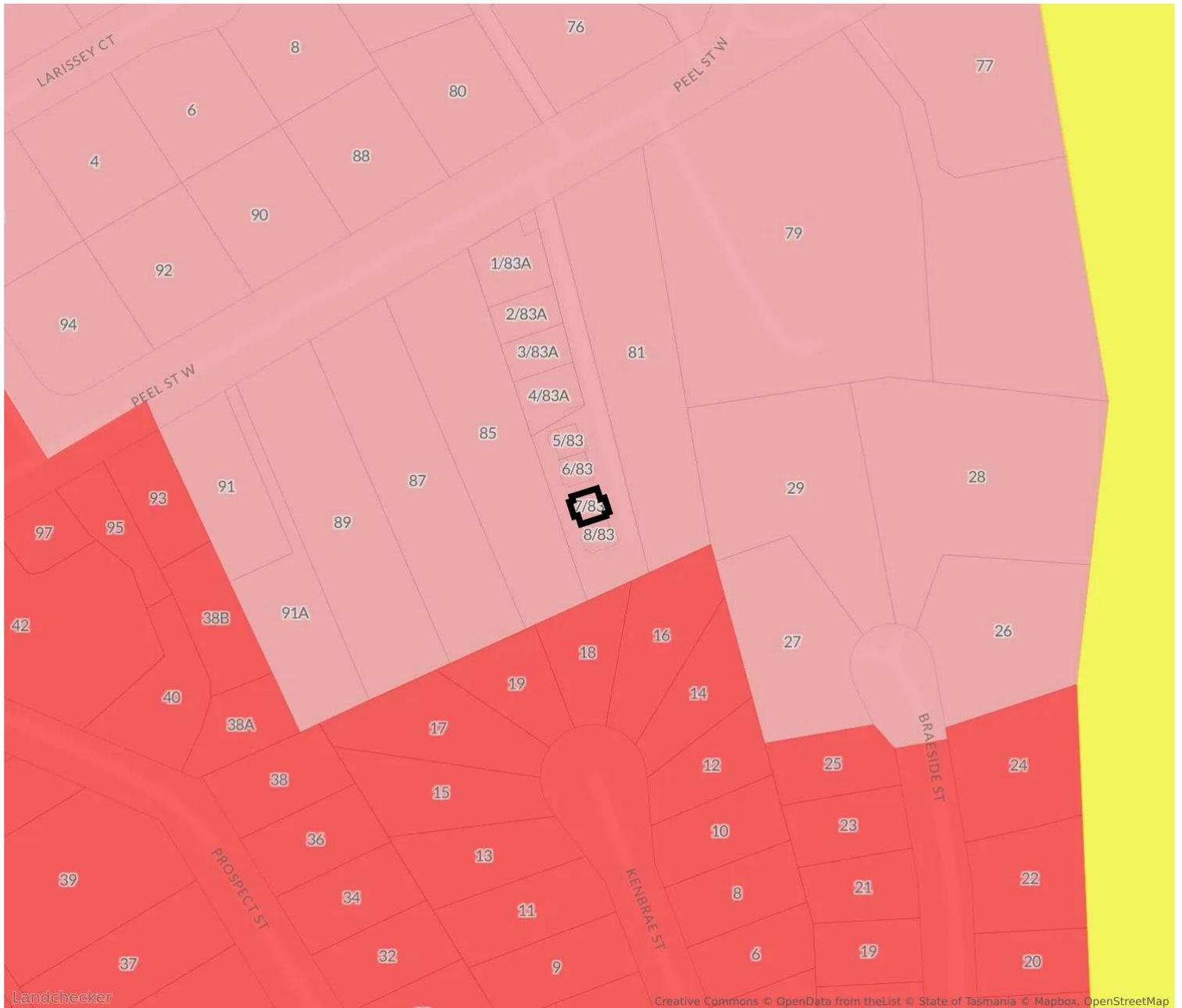
7/83 Peel Street W, West Launceston Tas 7250

No recent planning scheme amendments for this property

# PROPOSED PLANNING SCHEME AMENDMENTS

7/83 Peel Street W, West Launceston Tas 7250

Status	Code	Date	Description
PROPOSED	AP-LAU-PSA-LLPO011	09/12/2025	The draft amendment proposes to insert a new site specific qualification to allow the General Retail and Hire Use Class as Discretionary with the qualification 'a supermarket up to 1,000m <sup>2</sup> in size' in the Light Industrial Zone at 10 Dolerite Drive, Kings Meadows. The permit provides for a supermarket.
PROPOSED	AP-LAU-PSA-LLPO028	04/12/2025	The draft amendment proposes to insert a new site specific qualification to allow for Hospital Services as a discretionary use in the Commercial Zone at 217-229 Wellington Street, Launceston. The permit provides for a private hospital at 213-215 and 217-229 Wellington Street, Launceston.
PROPOSED	AP-LAU-PSA-LLPO021	03/12/2025	The draft amendment proposes to rezone 40768 Tasman Highway, Waverley and the adjoining casement title from Rural to Rural Living. The permit provides for a 23 lot subdivision and new road.
PROPOSED	AM-LAU-PSA-LLPO030	21/11/2025	The draft amendment proposes to apply the Rural Zone to 43 Los Angeles Road, Swan Bay (also known as 729-739 John Lees Drive, Dilston) folio of the register 165889/1.
PROPOSED	AM-LAU-PSA-LLPO014	10/11/2025	The draft amendment proposes to apply the Low Density Residential Zone to part of 30 Merino Street, Kings Meadows and apply the Natural Assets Code - priority vegetation overlay to part of the site.



**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.

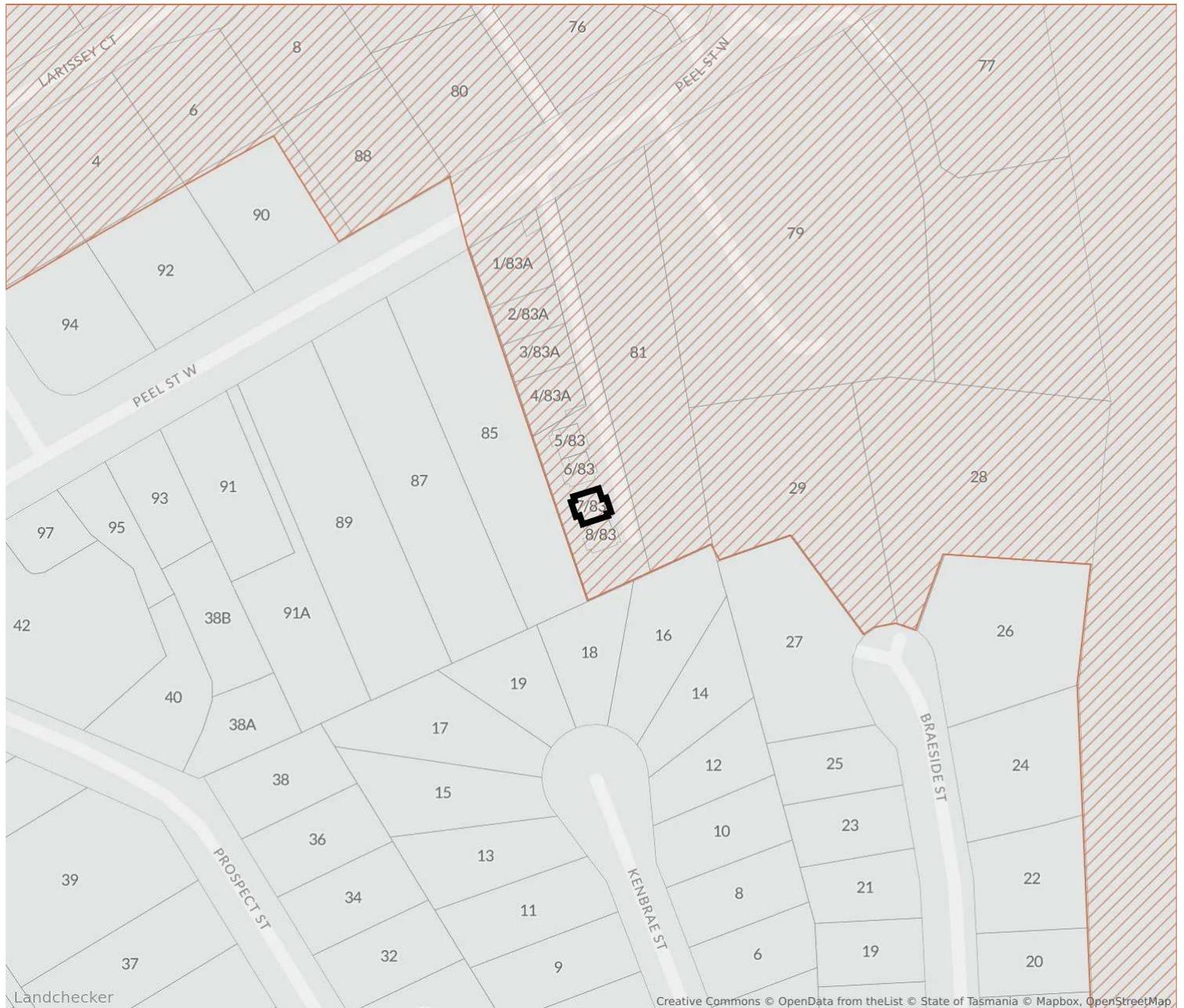
TPS Low Density Residential Zone

For confirmation and detailed advice about this planning zone, please contact LAUNCESTON council on 03 6323 3000.

**Other nearby planning zones**

■ GENERAL RESIDENTIAL

■ UTILITIES

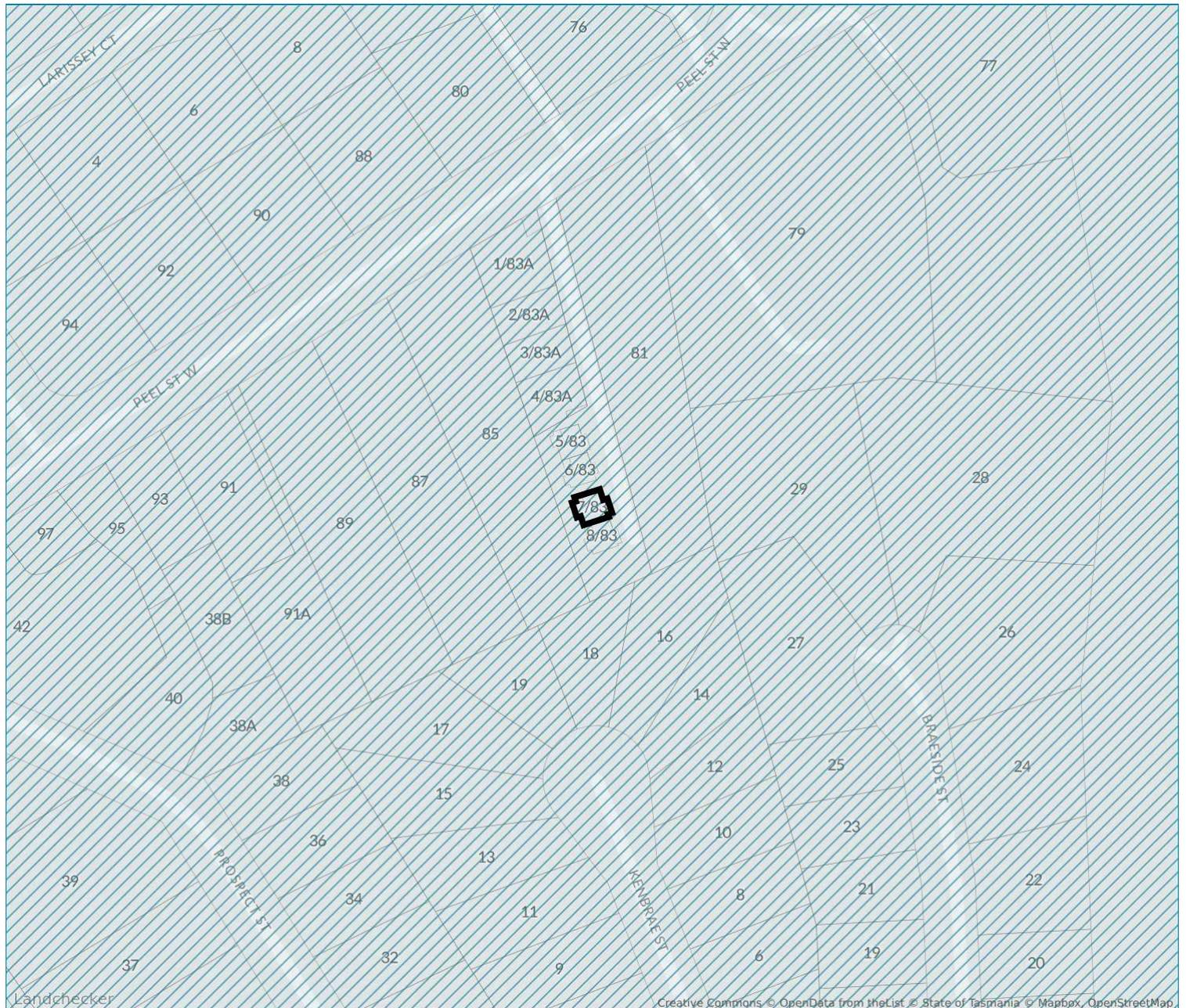


## C13.0 - Bushfire-Prone Areas Code

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 LAUNCESTON council on 03 6323 3000.

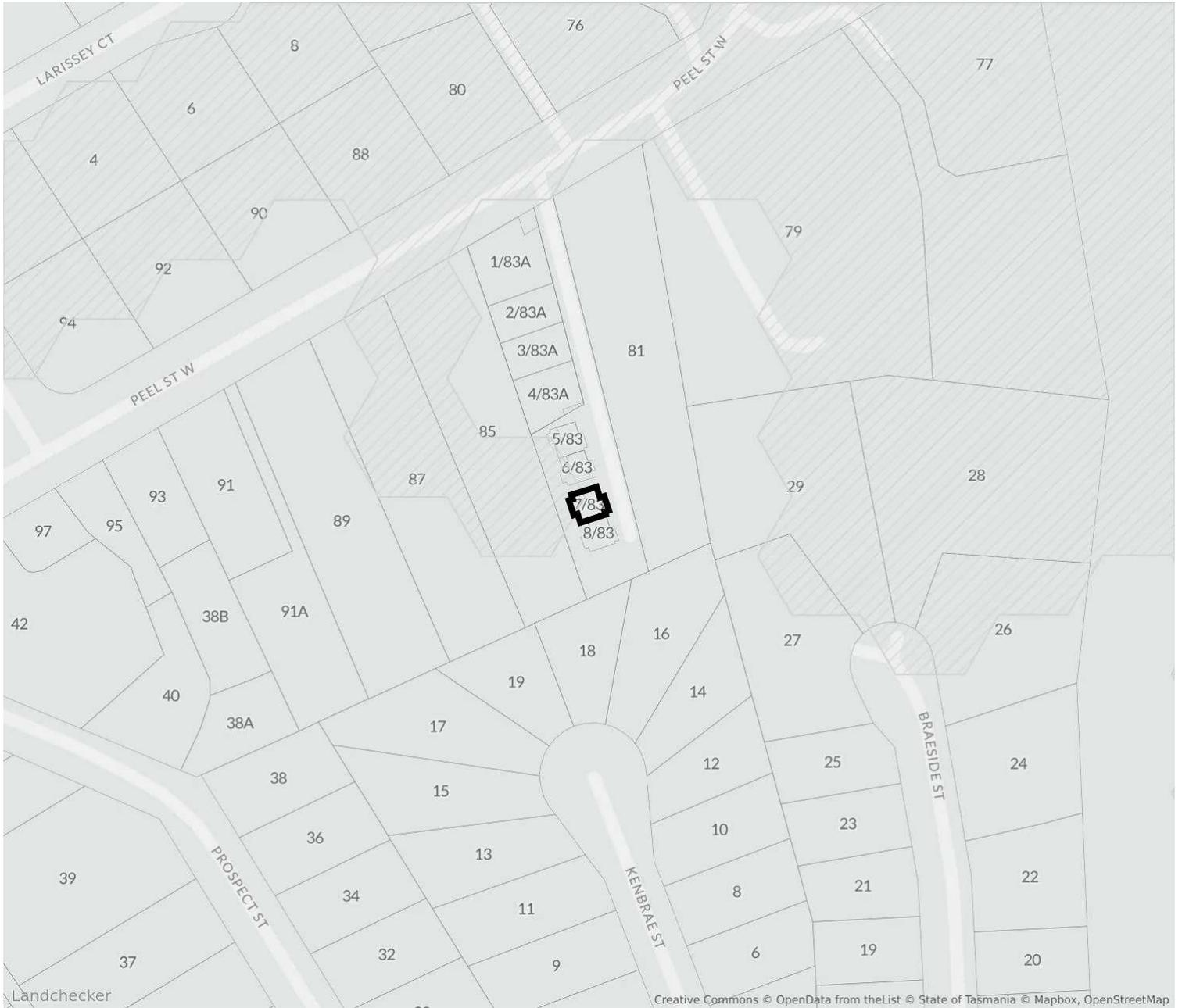


 **C16.0 - Safeguarding Of Airports Code**

To safeguard the operation of airports from incompatible use or development.  
To provide for use and development that is compatible with the operation of airports in accordance with the appropriate future airport noise exposure patterns and with safe air navigation for aircraft approaching and departing an airport.

TPS Safeguarding Of Airports Code

For confirmation and detailed advice about this planning overlay, please contact LAUNCESTON council on 03 6323 3000.



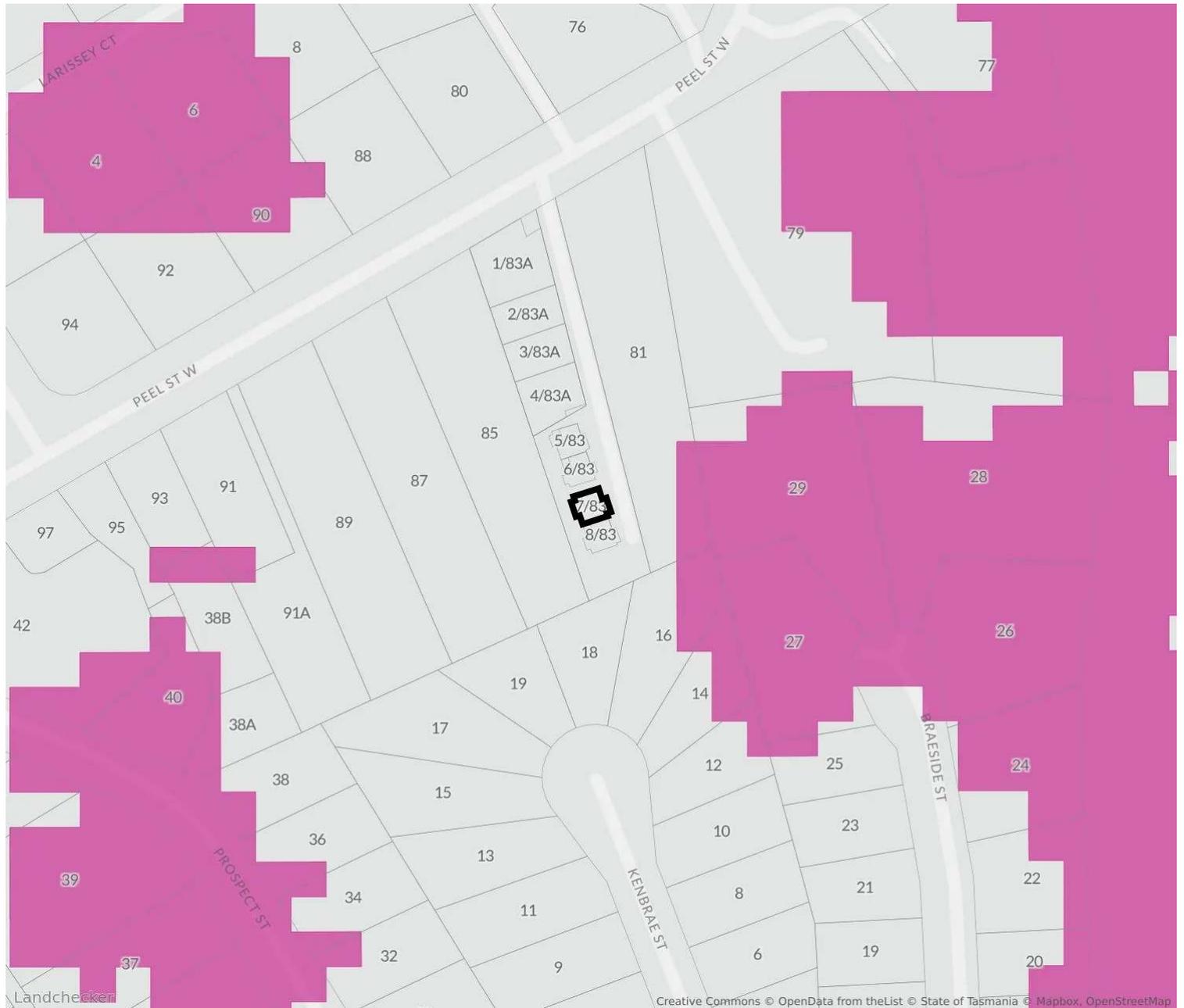
**C7.0 - Natural Assets Code**

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 LAUNCESTON council on 03 6323 3000.





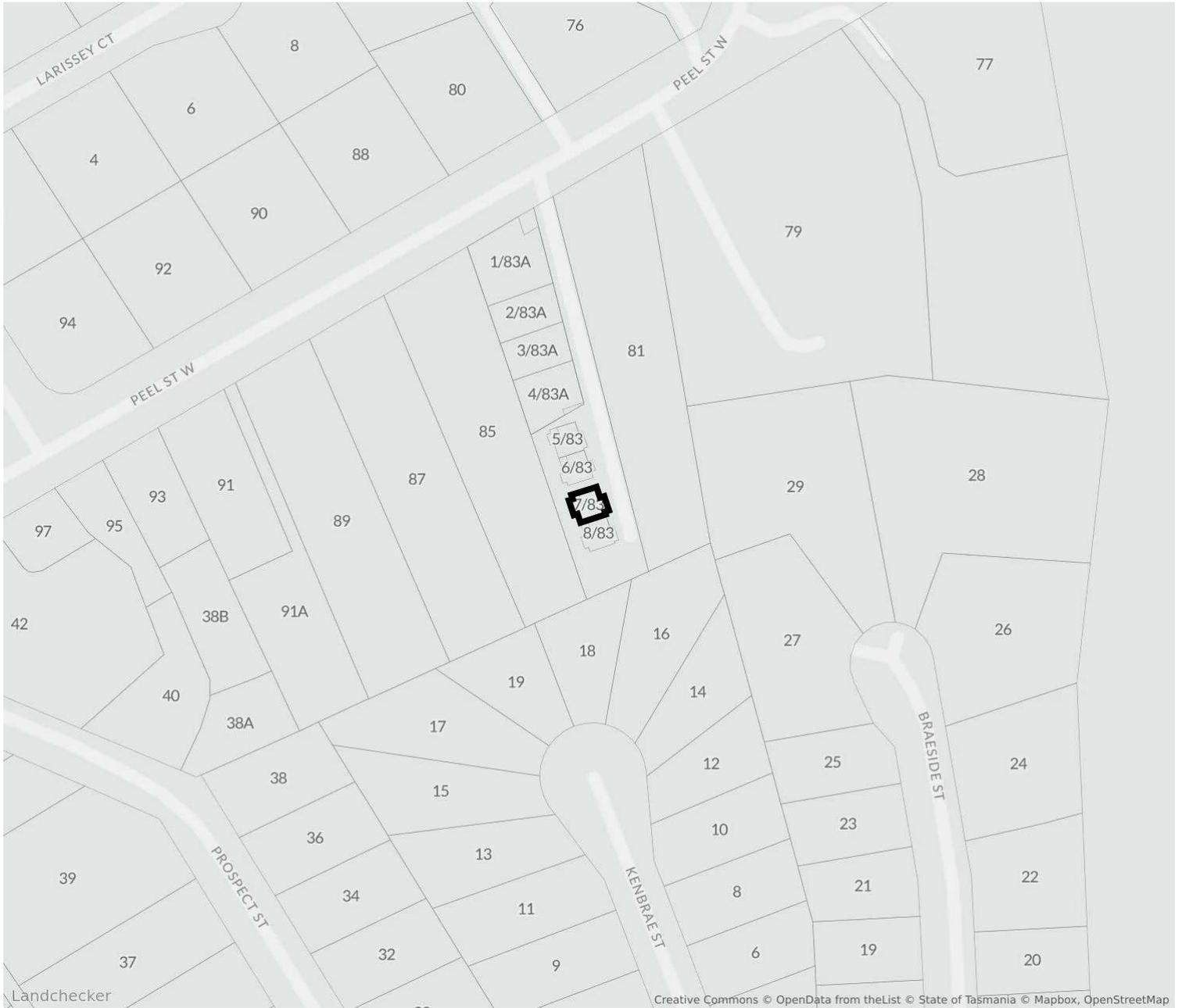
**Landslide Prone Area**

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 116.FRE	Unaffected	State	03/09/2025
Land Information System Tasmania 116.LDS	Unaffected	State	03/09/2025
Land Information System Tasmania 120.FRE	Unaffected	State	03/09/2025
Land Information System Tasmania 120.LDS	Unaffected	State	03/09/2025
Land Information System Tasmania	Unaffected	State	03/09/2025

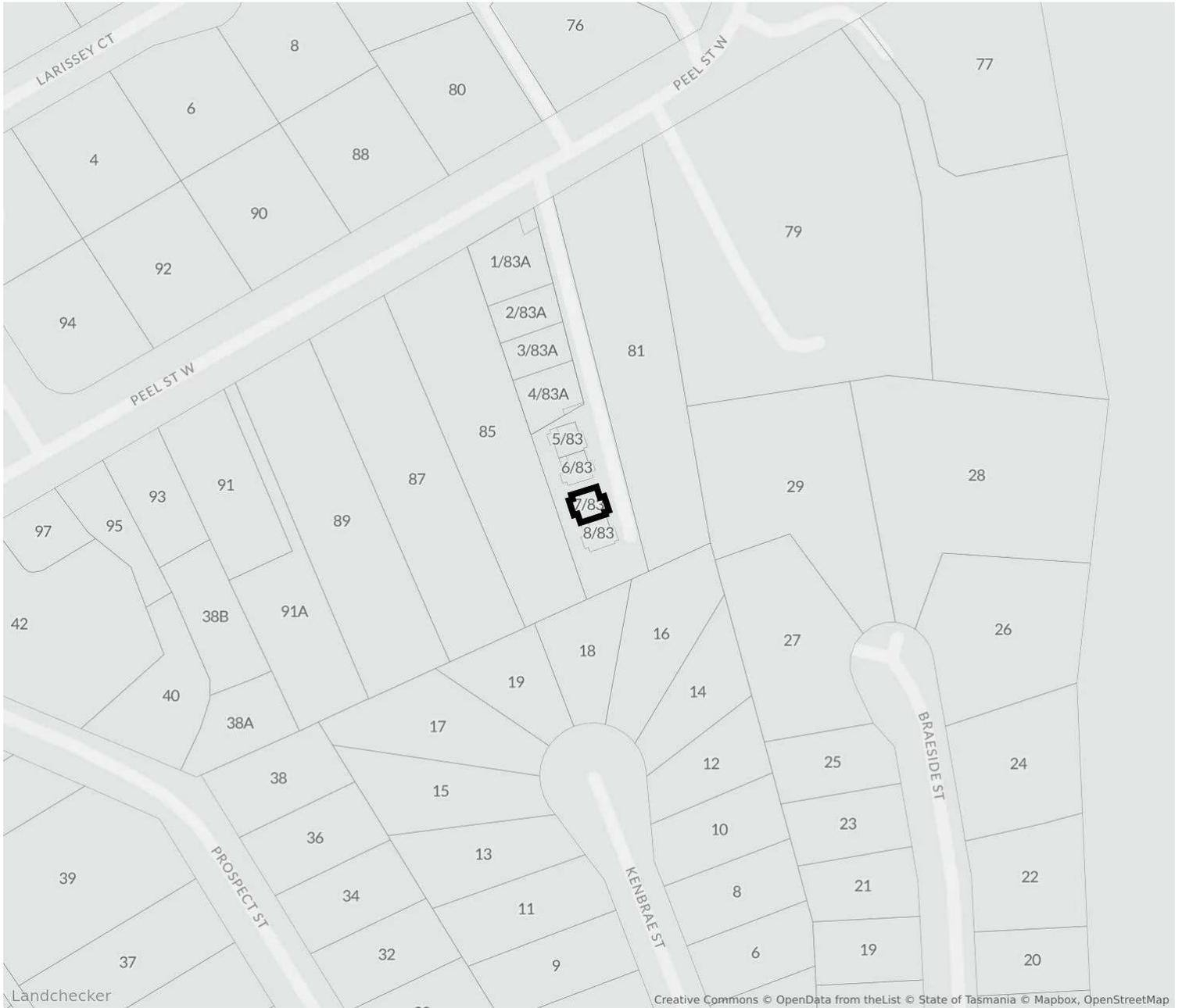
Source Authority	Status	Type	Last Updated
C12.0			
Land Information System Tasmania C13.0	Unaffected	State	03/09/2025
Land Information System Tasmania C15.0	Unaffected	State	03/09/2025



No planning permit data available for this property.

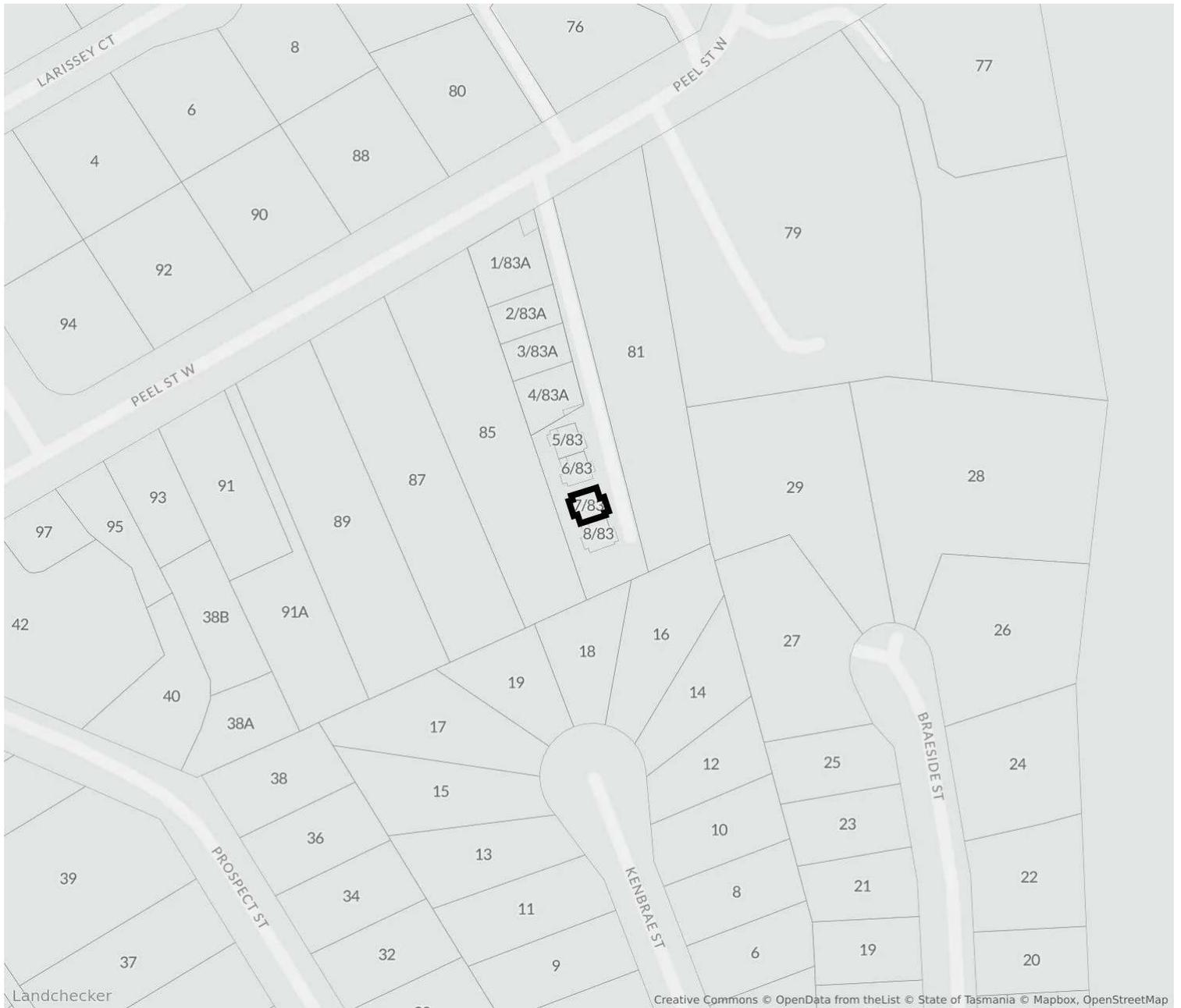
# NEARBY PLANNING PERMITS

7/83 Peel Street W, West Launceston Tas 7250



Status	Code	Date	Address	Description
OTHER	DA0014/2025	Received 20/01/2025	<u>14 Kenbrae Place, Prospect</u>	Residential - construction of alterations and additions to a dwelling (retrospective addition of roof over deck).

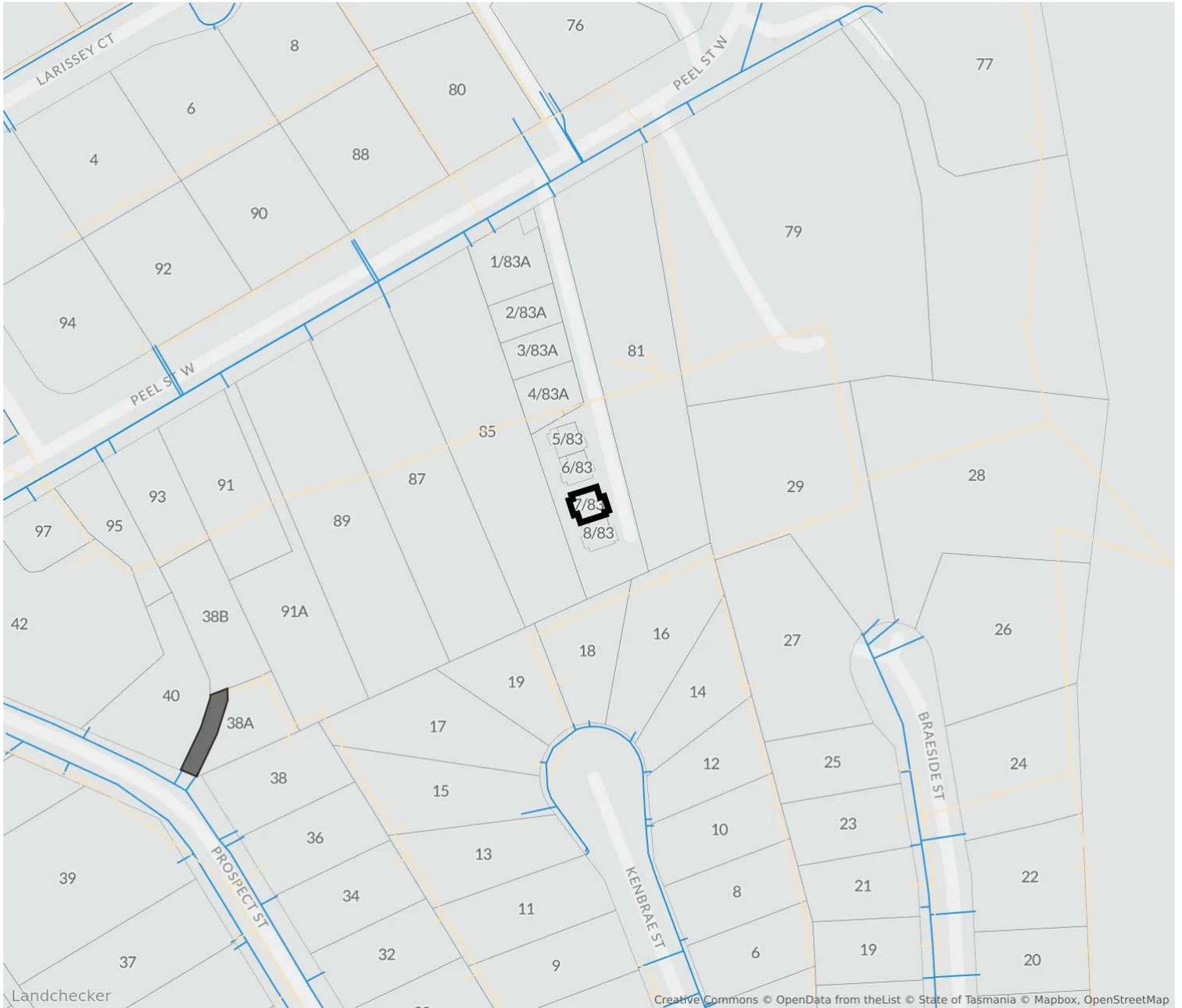
For confirmation and detailed advice about this planning permits, please contact LAUNCESTON council on 03 6323 3000.



No easements for this property

# NEARBY EASEMENTS

7/83 Peel Street W, West Launceston Tas 7250



- **Water**  
Tas Water
- **Sewer**  
Tas Water
- **Others**  
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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