PROPERTY REPORT

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION
Lot. 9 79952

LOCAL GOVERNMENT (COUNCIL)
Launceston

LEGAL DESCRIPTION
79952/9

COUNCIL PROPERTY NUMBER
Unavailable

LAND SIZE
670m² Approx

ORIENTATION
East

FRONTAGE
16.97m Approx

PropTrack Property Data

House
3 1 1

SALE HISTORY
$309,000 24/11/2017

State Electorates

LEGISLATIVE COUNCIL
Launceston

LEGISLATIVE ASSEMBLY
Bass

Schools

CLOSEST PRIVATE SCHOOLS
Scotch Oakburn College (880 m)
Oakwood School - Launceston Campus (1233 m)
St Thomas More's Catholic School (1791 m)

CLOSEST SECONDARY SCHOOLS
Queechy High School (530 m)

CLOSEST PRIMARY SCHOOLS
Norwood Primary School (610 m)

Council Information - Launceston

PHONE
03 6323 3000 (City of Launceston)

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

EMAIL
council@launceston.tas.gov.au

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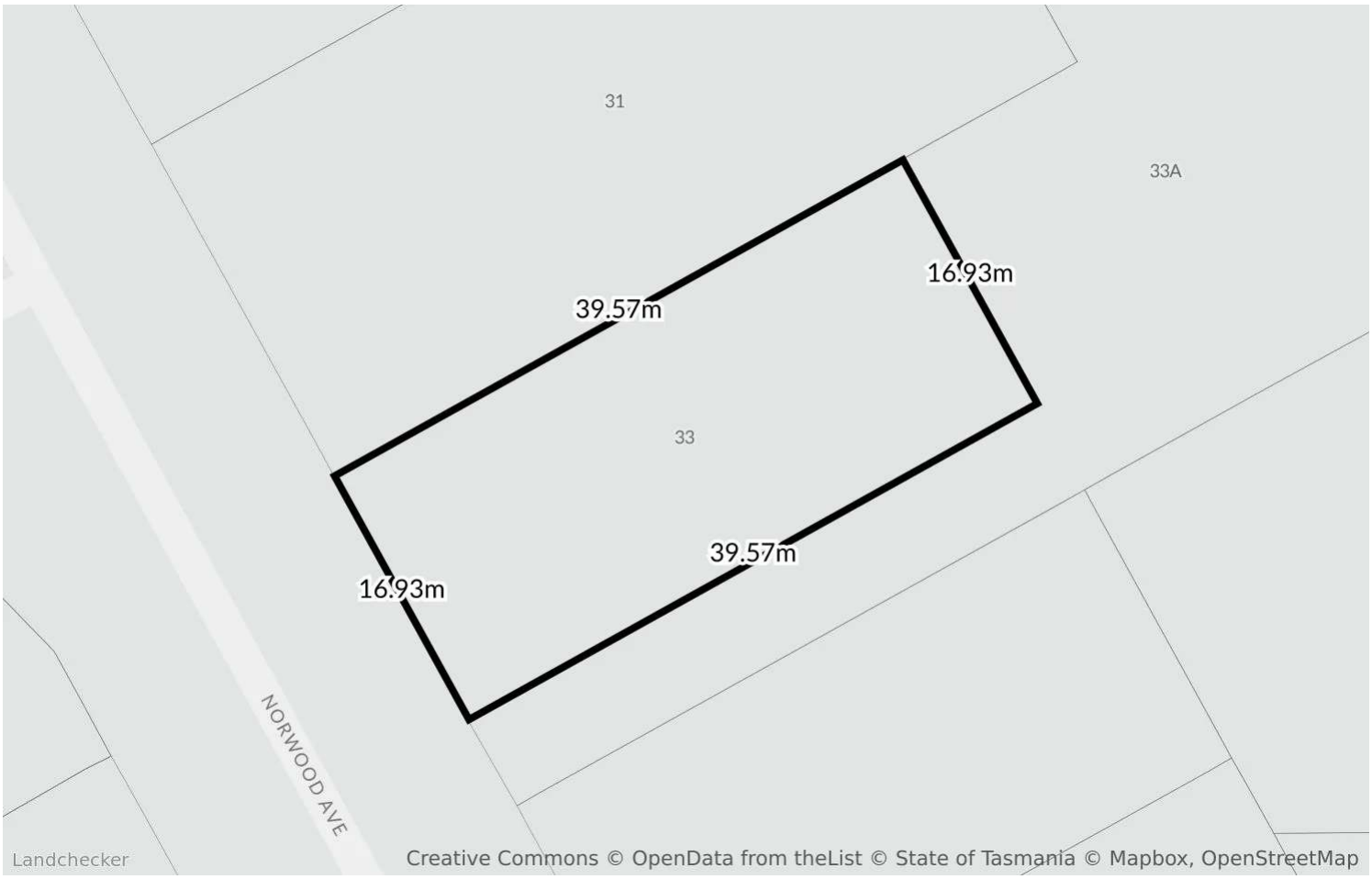
SITE DIMENSIONS

33 Norwood Avenue, Norwood Tas 7250



HARRISON AGENTS

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RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

Status	Code	Date	Description
OTHER	AM-LAU-PSA-LLP0020	27/11/2024	The draft amendment proposes to rezone the land from the Low Density Residential Zone to General Residential Zone at the following properties:181, 183, 185, 187, 189, 191 and 193 Westbury Road; and60 Oakden Road, Prospect
OTHER	AM-LAU-LLP0019	22/11/2024	The draft amendment proposes to:rezone land at 325 Watery Plains Road, White Hills (described as FR 208625/1, FR 232243/1 and FR 106554/1) from Agricultural to Rural; andapply the priority vegetation area overlay to part of the site.

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PROPOSED PLANNING SCHEME AMENDMENTS

Status	Code	Date	Description
PROPOSED	AM-LAU-PSA-LLP0014	11/12/2024	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.
PROPOSED	AM-LAU-PSA-LLP0024	22/11/2024	The draft amendment proposes to add 64 Robin Street, Newstead as a local heritage place within LAU-Table C6.1 Local Heritage Places and insert a new property datasheet for the listing within Appendix A: Local Historic Heritage Code Datasheets.
PROPOSED	AM-LAU-PSA-LLP0012	21/10/2024	The draft amendment proposes to:insert 11 property datasheets for existing listings within Appendix A: Local Historic Heritage Code Datasheets;add 38 new properties to the local heritage listings within LAU-Table C6.1 Local Heritage Places;insert 38 new datasheets within Appendix A: Local Historic Heritage Code Datasheets for 38 new listings; andapply the local heritage listing place overlay to 38 new properties.

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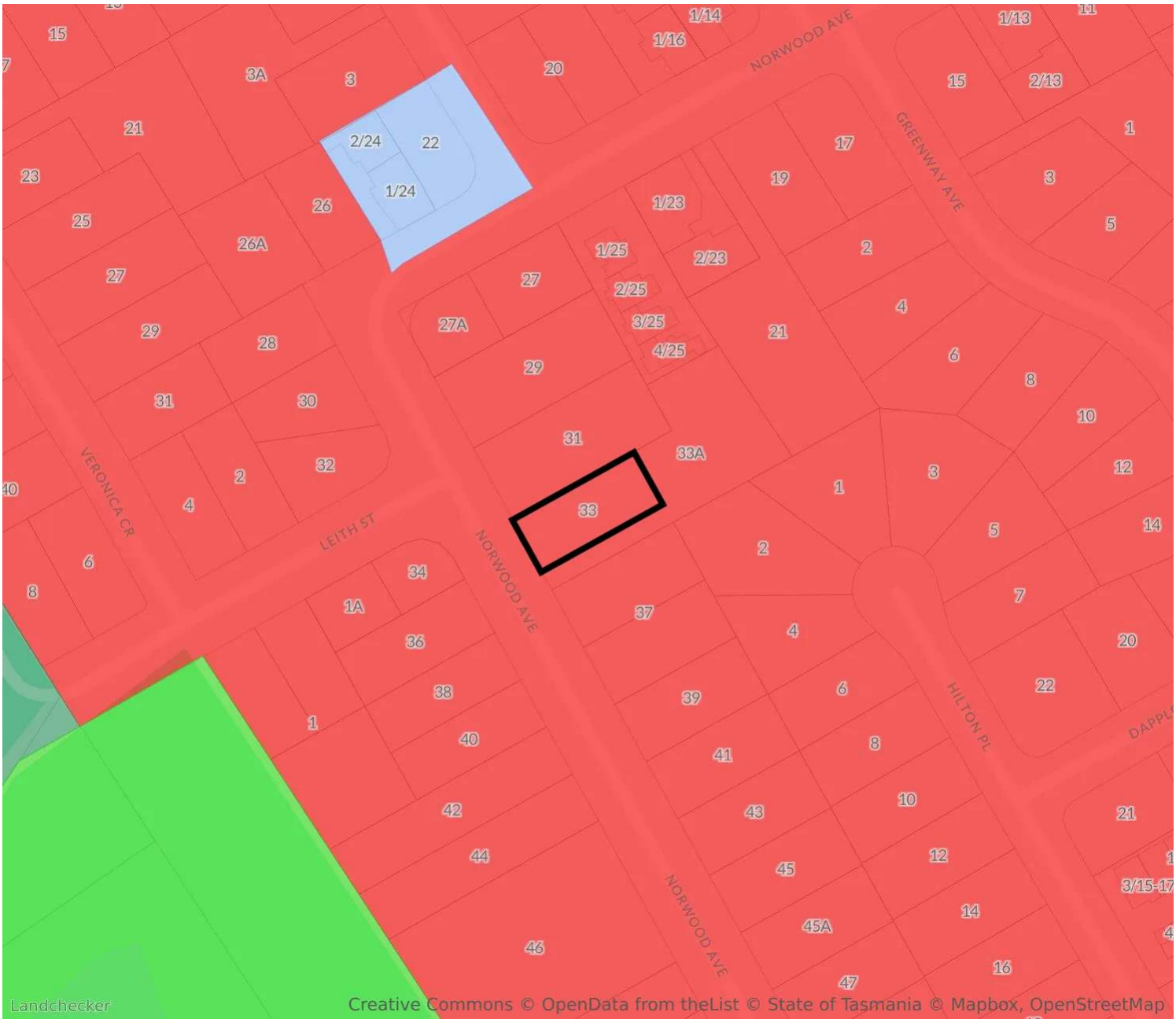
ZONES



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 LAUNCESTON council on 03 6323 3000.

Other nearby planning zones

- LOCAL BUSINESS
- OPEN SPACE
- RECREATION

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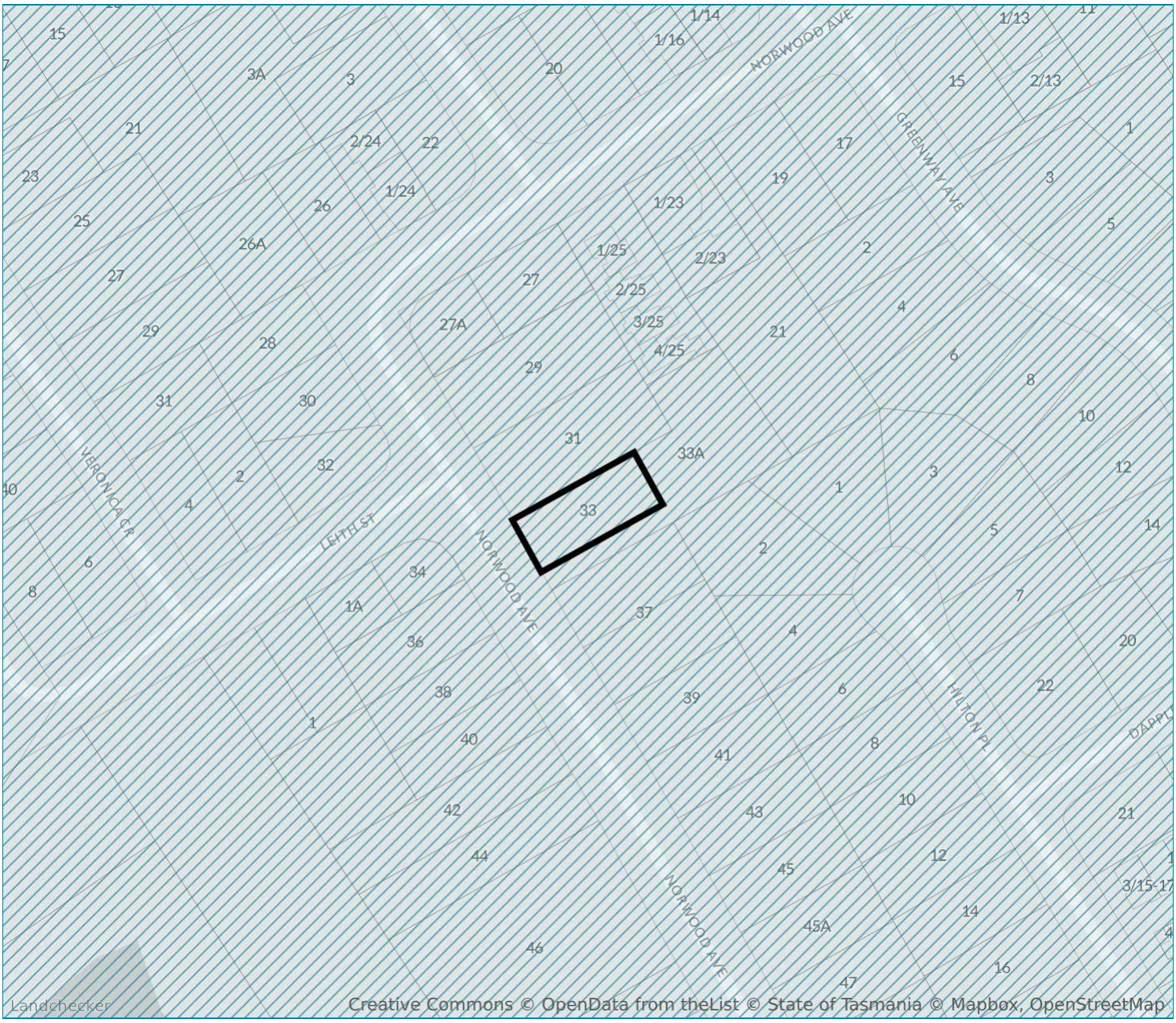
OVERLAYS ON THE PROPERTY



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.

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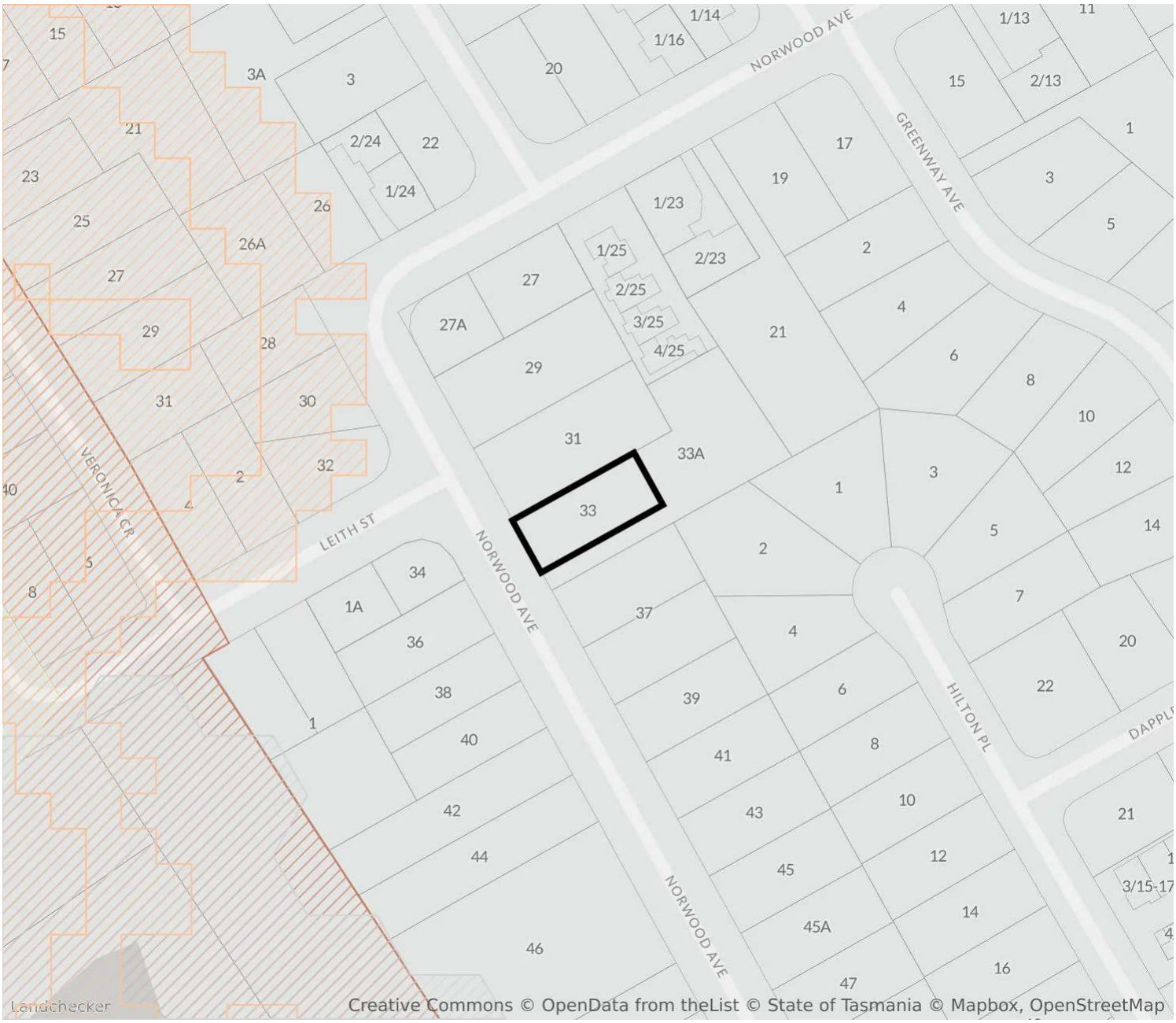
NEARBY OVERLAYS



- **BUSHFIRE-PRONE AREAS CODE**
- **LANDSLIP HAZARD CODE**
- **LOCAL HISTORICAL HERITAGE CODE**
- **NATURAL ASSETS CODE**

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

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TOPOGRAPHY

1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact LAUNCESTON council on 03 6323 3000.

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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 LAUNCESTON council on 03 6323 3000.

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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

15 NORWOOD AVE NORWOOD TAS 7250

3 2 1

LAND AREA	800m²
TYPE	House
LAST SALE	$655,000 (22/07/2024)
ZONE	GENERAL RESIDENTIAL

5 VERONICA CRES NORWOOD TAS 7250

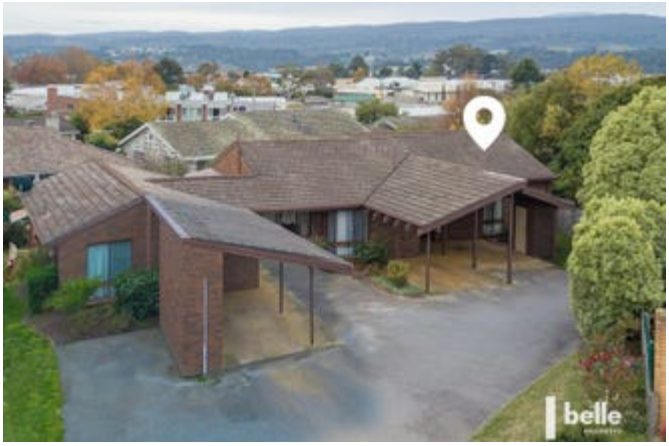
3 1 -

LAND AREA	500m²
TYPE	House
LAST SALE	$535,000 (08/08/2024)
ZONE	GENERAL RESIDENTIAL

UNIT 1 7 RENNIE CT NORWOOD TAS 7250

2 1 1

LAND AREA	200m²
TYPE	Unit
LAST SALE	$390,000 (16/08/2024)
ZONE	GENERAL RESIDENTIAL



UNIT 3 7 RENNIE CT NORWOOD TAS 7250

2 1 1

LAND AREA	200m²
TYPE	Unit
LAST SALE	Unavailable
ZONE	GENERAL RESIDENTIAL

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32 HINGSTON CRES NORWOOD TAS 7250

4 2 2

LAND AREA	607m²
TYPE	House
LAST SALE	$765,000 (07/11/2024)
ZONE	GENERAL RESIDENTIAL

13 HAMELHEATH WAY NEWSTEAD TAS 7250

4 3 2

LAND AREA	1,876m²
TYPE	-
LAST SALE	Unavailable
ZONE	GENERAL RESIDENTIAL

10 HARADLI CT NEWSTEAD TAS 7250

4 2 2

LAND AREA	700m²
TYPE	House
LAST SALE	$875,000 (25/07/2024)
ZONE	GENERAL RESIDENTIAL

16 HAWTHORN ST NORWOOD TAS 7250

3 1 1

LAND AREA	647m²
TYPE	House
LAST SALE	$482,250 (09/10/2024)
ZONE	GENERAL RESIDENTIAL

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