

Details

LOT/PLAN NUMBER OR CROWN DESCRIPTION

Lot. 56 178063

ORIENTATION

North

LOCAL GOVERNMENT (COUNCIL)

West Tamar

FRONTAGE

21.56m Approx

LEGAL DESCRIPTION

178063/56

COUNCIL PROPERTY NUMBER

Unavailable

LAND SIZE

913m² Approx

PropTrack Property Data

House

 3  1  1

SALE HISTORY

\$225,000 23/03/2020

State Electorates

LEGISLATIVE COUNCIL

Rosevears

LEGISLATIVE ASSEMBLY

Bass

Schools

CLOSEST PRIVATE SCHOOLS

St Anthony's Catholic School (1598 m)
Launceston Christian School (2142 m)
Launceston Church Grammar School (2978 m)

CLOSEST PRIMARY SCHOOLS

Riverside Primary School (903 m)

CLOSEST SECONDARY SCHOOLS

Riverside High School (1282 m)

Council Information – West Tamar

PHONE

03 6383 6350 (West Tamar Council)

EMAIL

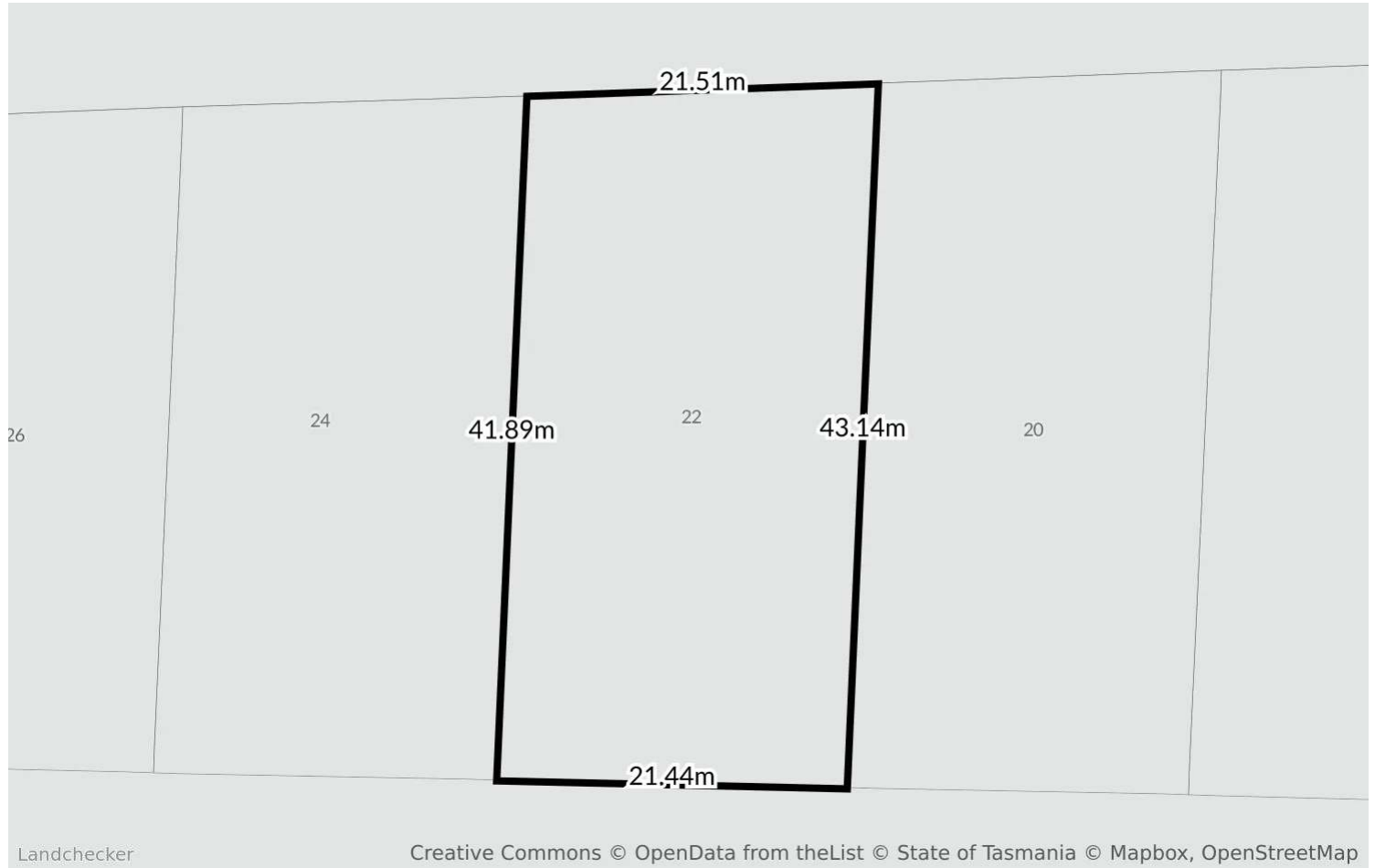
wtc@wtc.tas.gov.au

WEBSITE

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

SITE DIMENSIONS

22 Eden Hills Drive, Riverside Tas 7250



RECENT PLANNING SCHEME AMENDMENTS (LAST 90 DAYS)

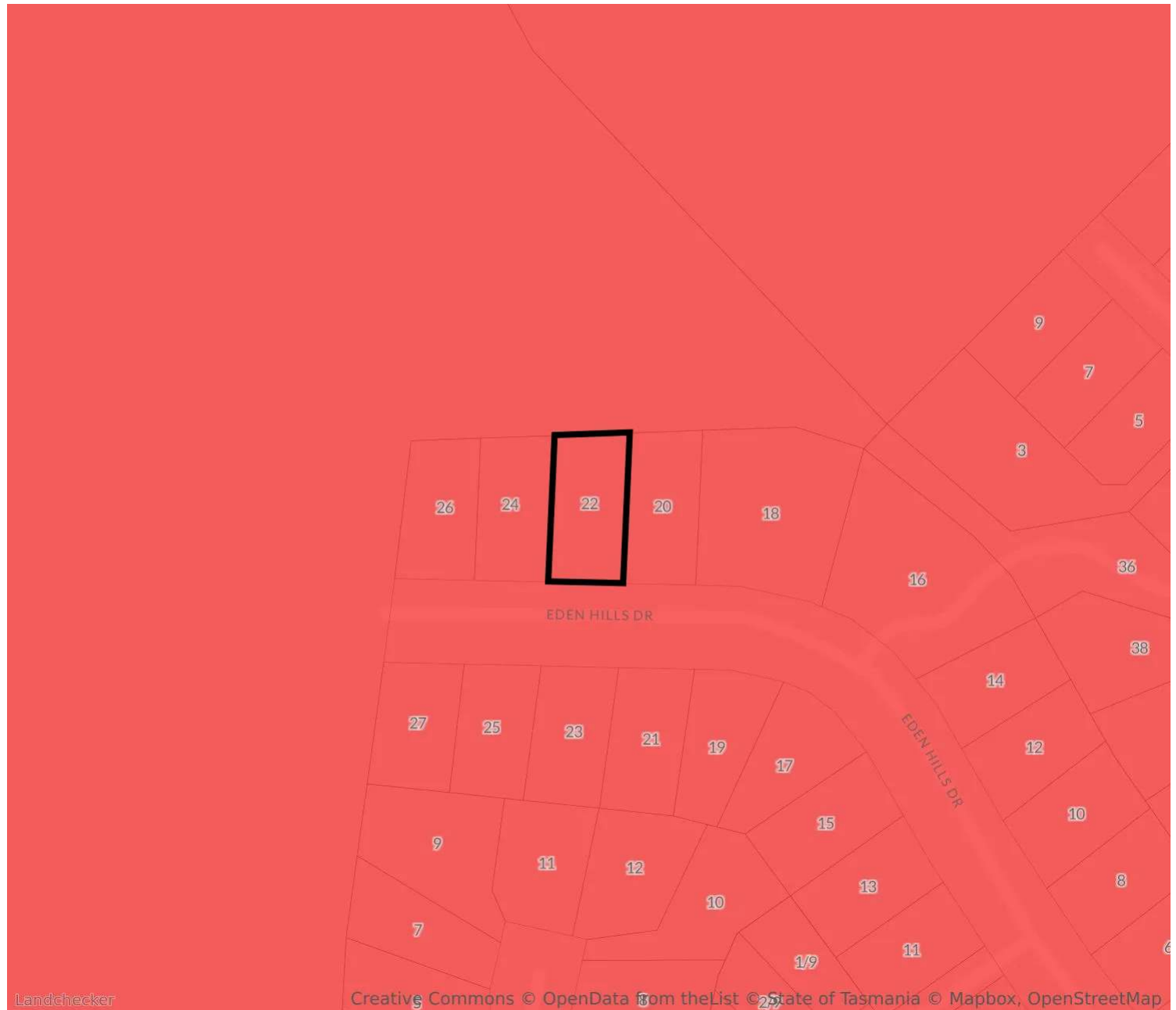
22 Eden Hills Drive, Riverside Tas 7250

Status	Code	Date	Description
OTHER	AM-WTA-AMD-01-24-sub-mod	24/10/2024	<p>The draft amendment proposes to:Rezone the following properties from the Environmental Management Zone to the Rural Living Zone</p> <p>D.60 Bowens Road, York Town (folio of the Register 110797/1)Bowens Road, York Town (folio of the Register 15059/1)Bowens Road, York Town (folio of the Register 39763/1)Bowens Road, York Town (folio of the Register 39763/3)Bowens Road, York Town (folio of the Register 20891/1)Lot 2 Bowens Road, York Town (folio of the Register 39763/2)49 Bowens Road, York Town (folio of the Register 156568/2)47 Bowens Road, York Town (folio of the Register 15059/2)13 Bowens Road, York Town (folio of the Register 27417/2)'Lamkara Park' 693 Greens Beach Road, York Town (folio of the Register 205658/1)652 Greens Beach Road, York Town (folio of the Register 38737/1)652 Greens Beach Road, York Town (folio of the Register 38737/2)638 Greens Beach Road, York Town (folio of the Register 51252/1)630 Greens Beach Road, York Town (folio of the Register 38736/4)616 Greens Beach Road, York Town (folio of the Register 38736/5)614 Greens Beach Road, York Town (folio of the Register 37493/1)Greens Beach Road, York Town (folio of the Register 238402/1)604 Greens Beach Road, York Town (folio of the Register 240277/1)600 Greens Beach Road, York Town (folio of the Register 239527/1)586 Greens Beach Road, York Town (folio of the Register 95989/10)Greens Beach Road, York Town (folio of the Register 238403/1)Greens Beach Road, York Town (folio of the Register 108420/1)Rezone 637 Greens Beach Road, York Town (folio of the Register 21561/3) from the Environmental Management Zone to the Rural Zone.Related assessment:AM-WTA-AMD-02-22relating to the initial assessment of the draft amendment.</p>
OTHER	AM-WTA-AMD-02-24-sub-mod	08/10/2024	<p>The draft amendment proposes to:apply the General Residential Zone to 93 Reatta Road, Trevallyn;apply the Low Density Residential Zone to 109 Reatta Road, Trevallyn; andapply the Residential Supply and Density Specific Area Plan to 109 Reatta Road, Trevallyn.Related assessment:AM-WTA-AMD-02-22relating to the initial assessment of the draft amendment.</p>

PROPOSED PLANNING SCHEME AMENDMENTS

22 Eden Hills Drive, Riverside Tas 7250

No proposed planning scheme amendments for this property



Landchecker

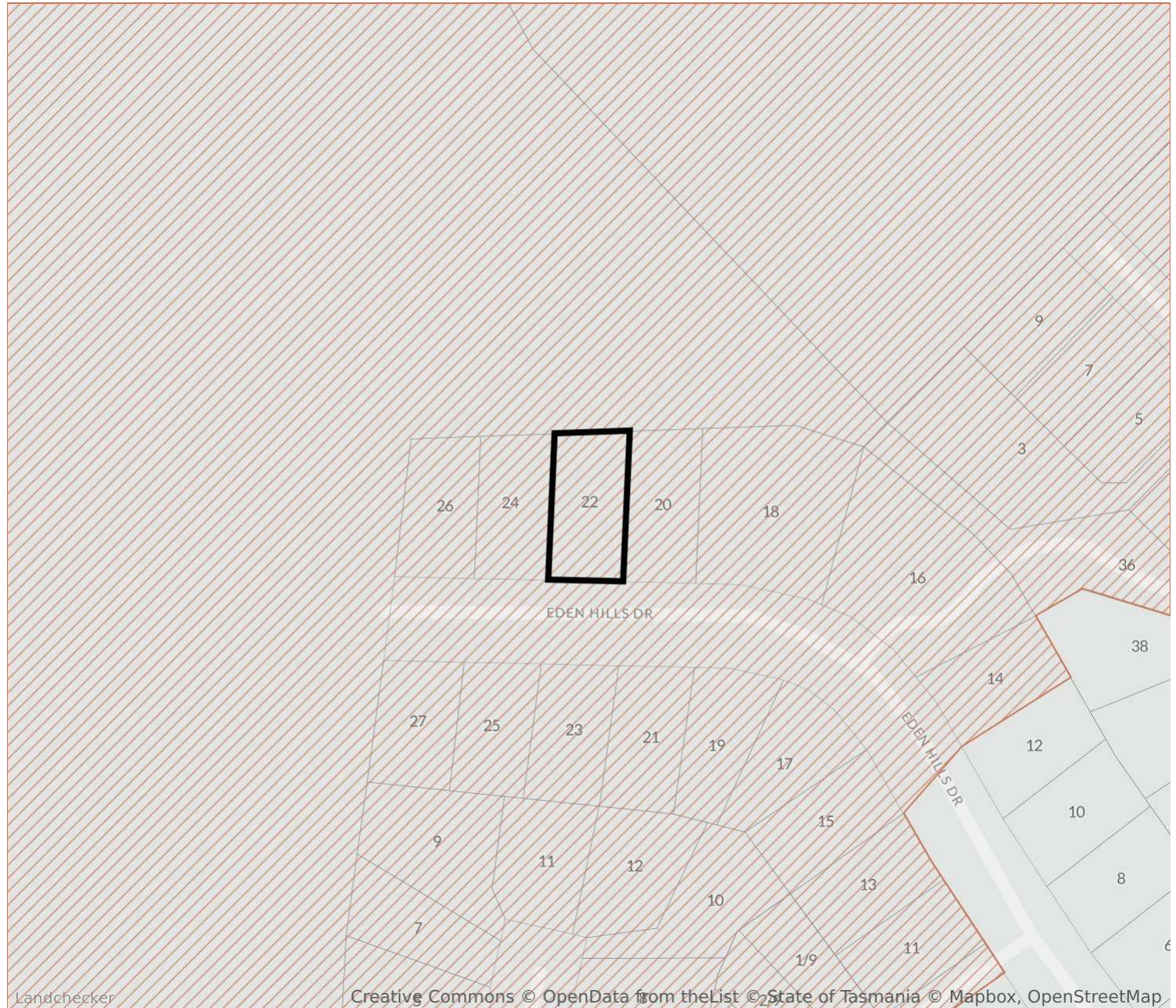
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8.0 - General Residential

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.

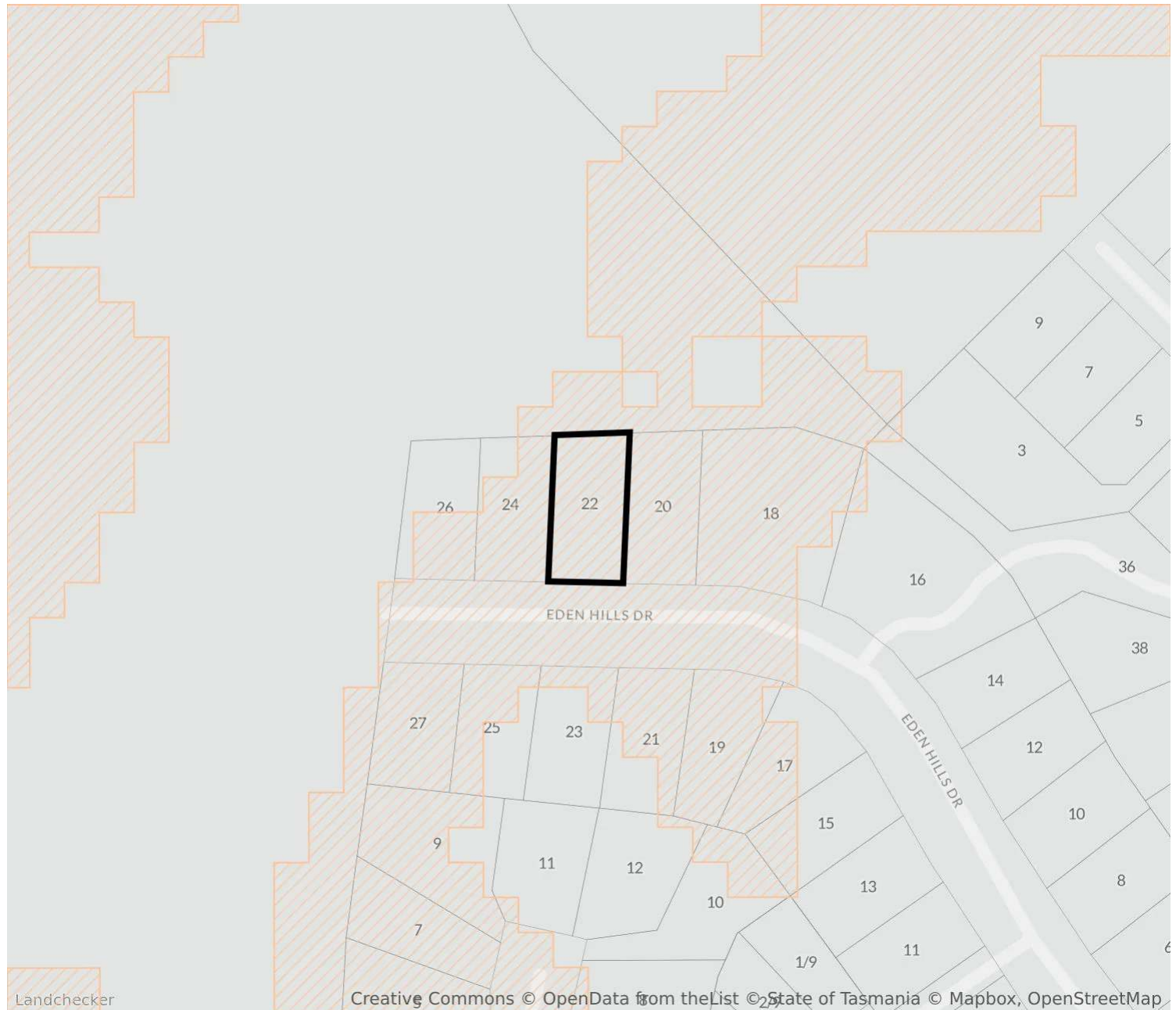


C13.0 – Bushfire-Prone Areas Code

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.



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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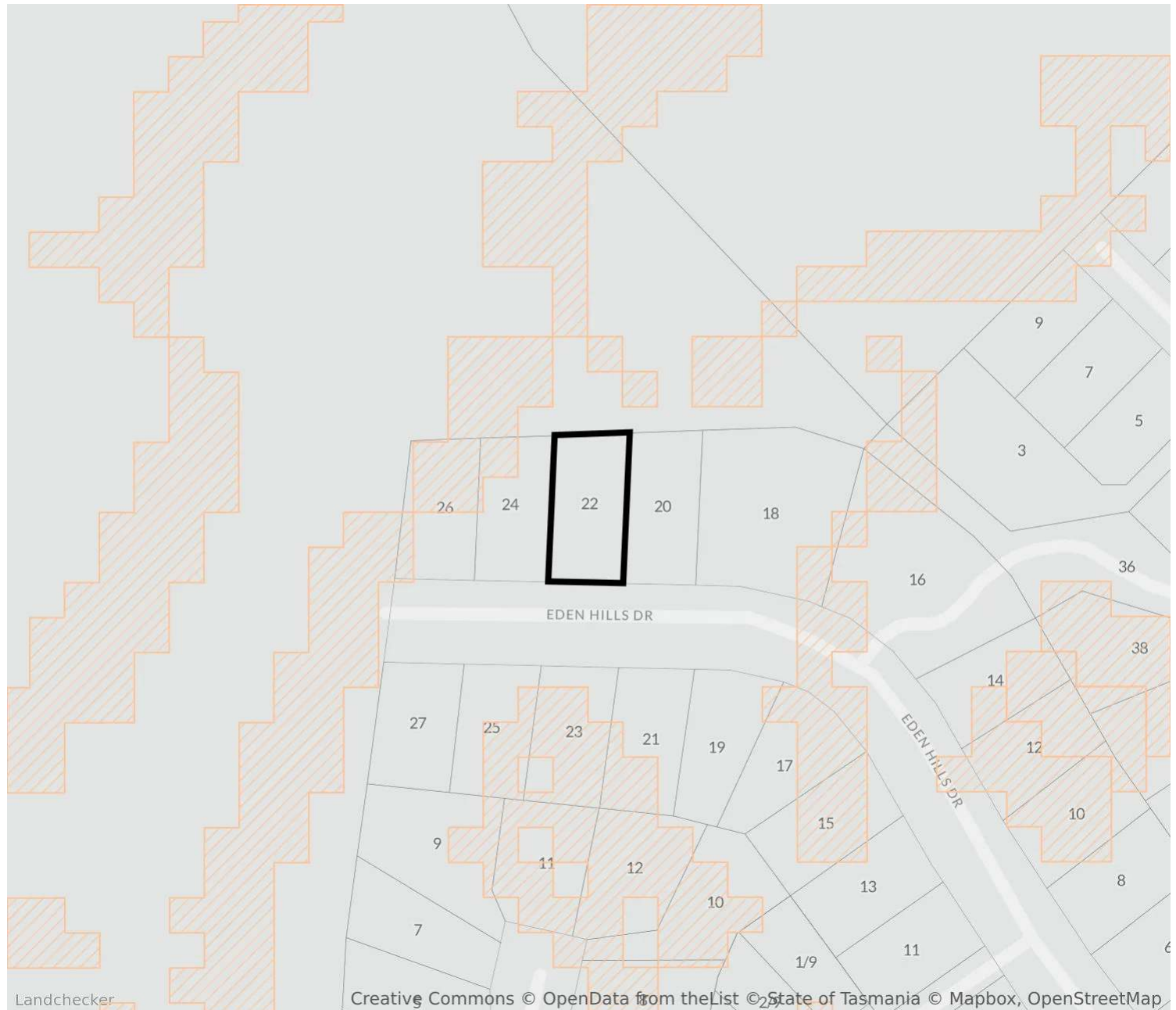
significant habitat.

TPS Natural Assets Code

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

NEARBY OVERLAYS

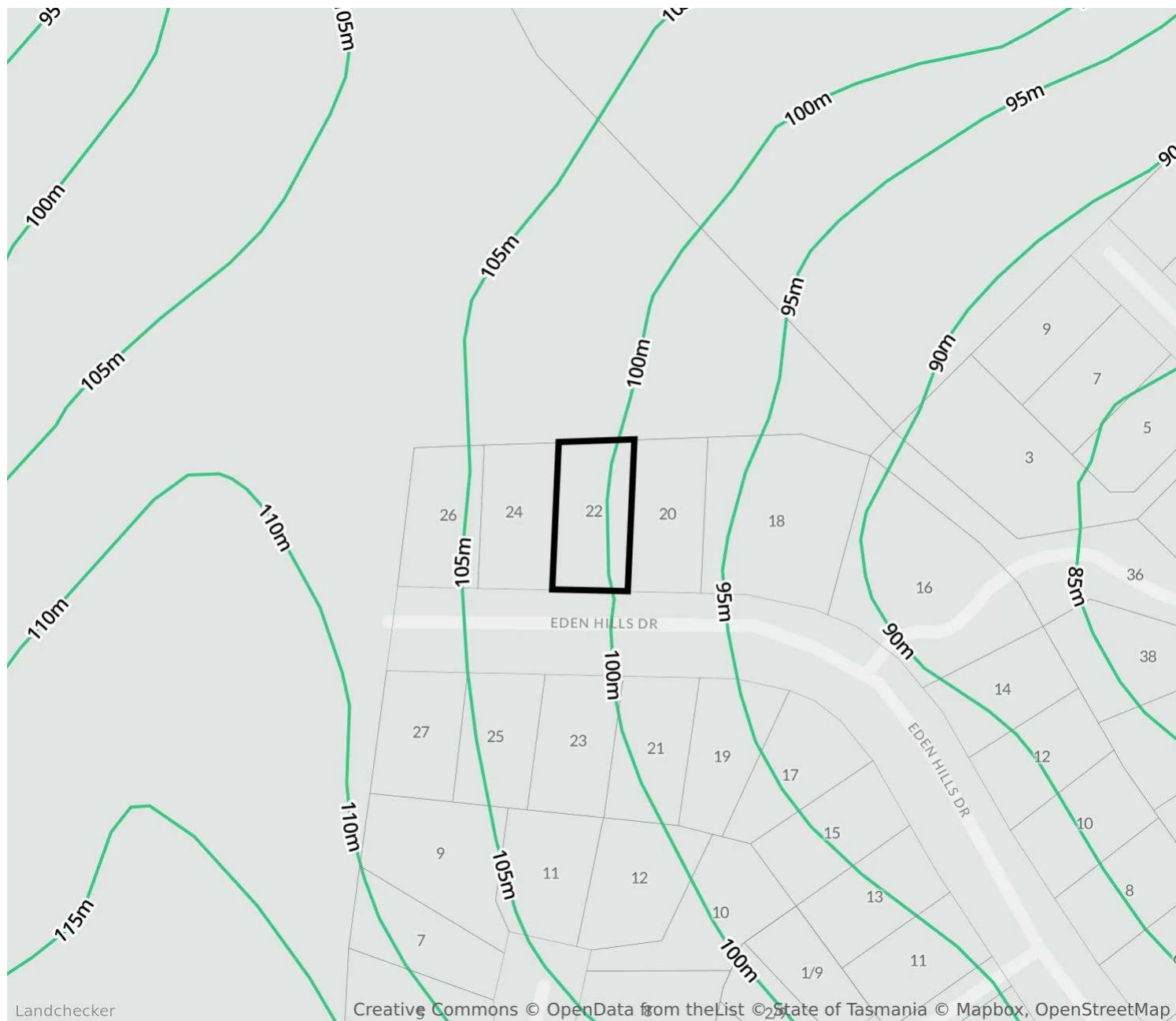
22 Eden Hills Drive, Riverside Tas 7250



 **LANDSLIP HAZARD CODE**

 **NATURAL ASSETS CODE**

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



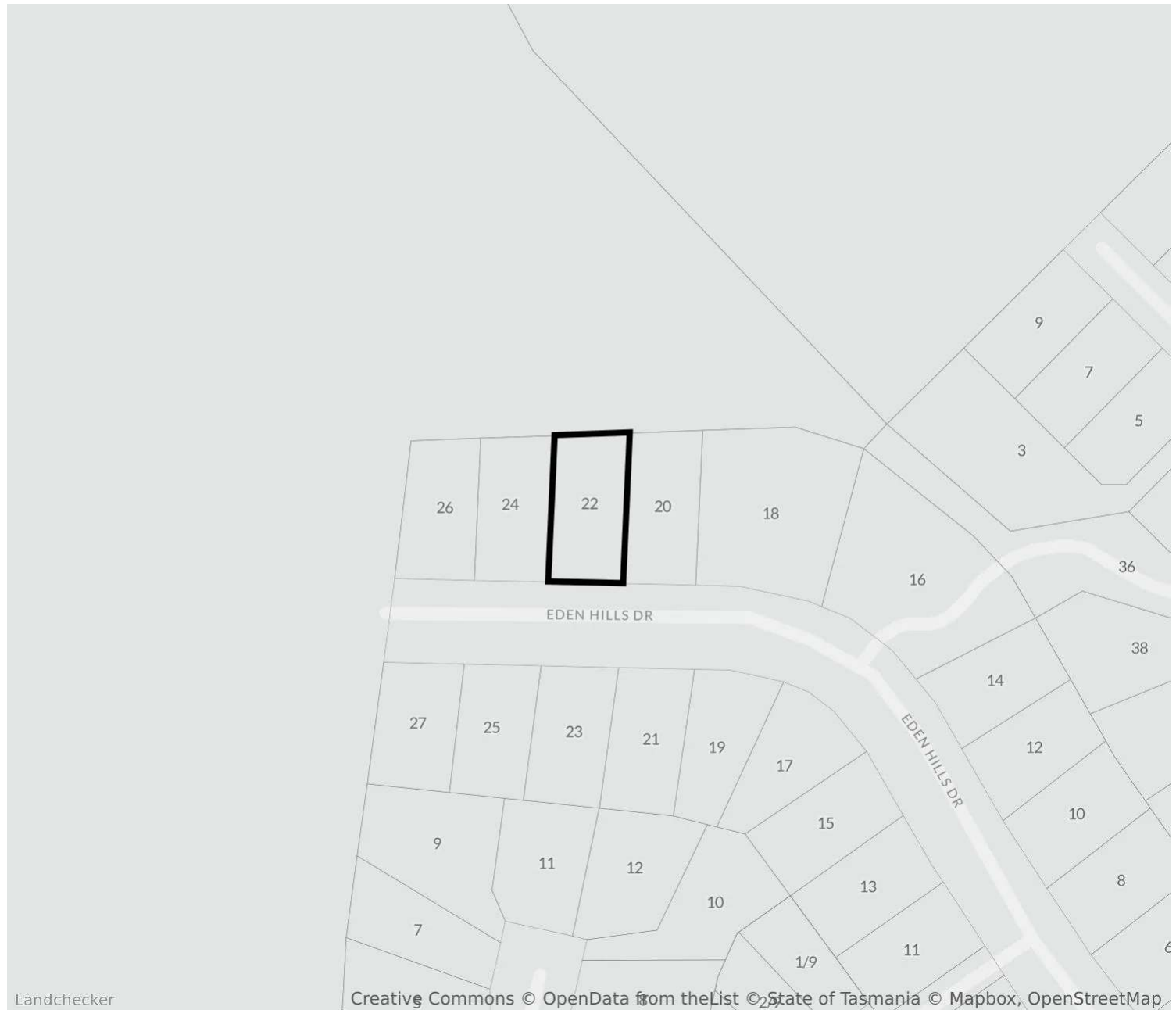
1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact WEST TAMAR council on 03 6383 6350.

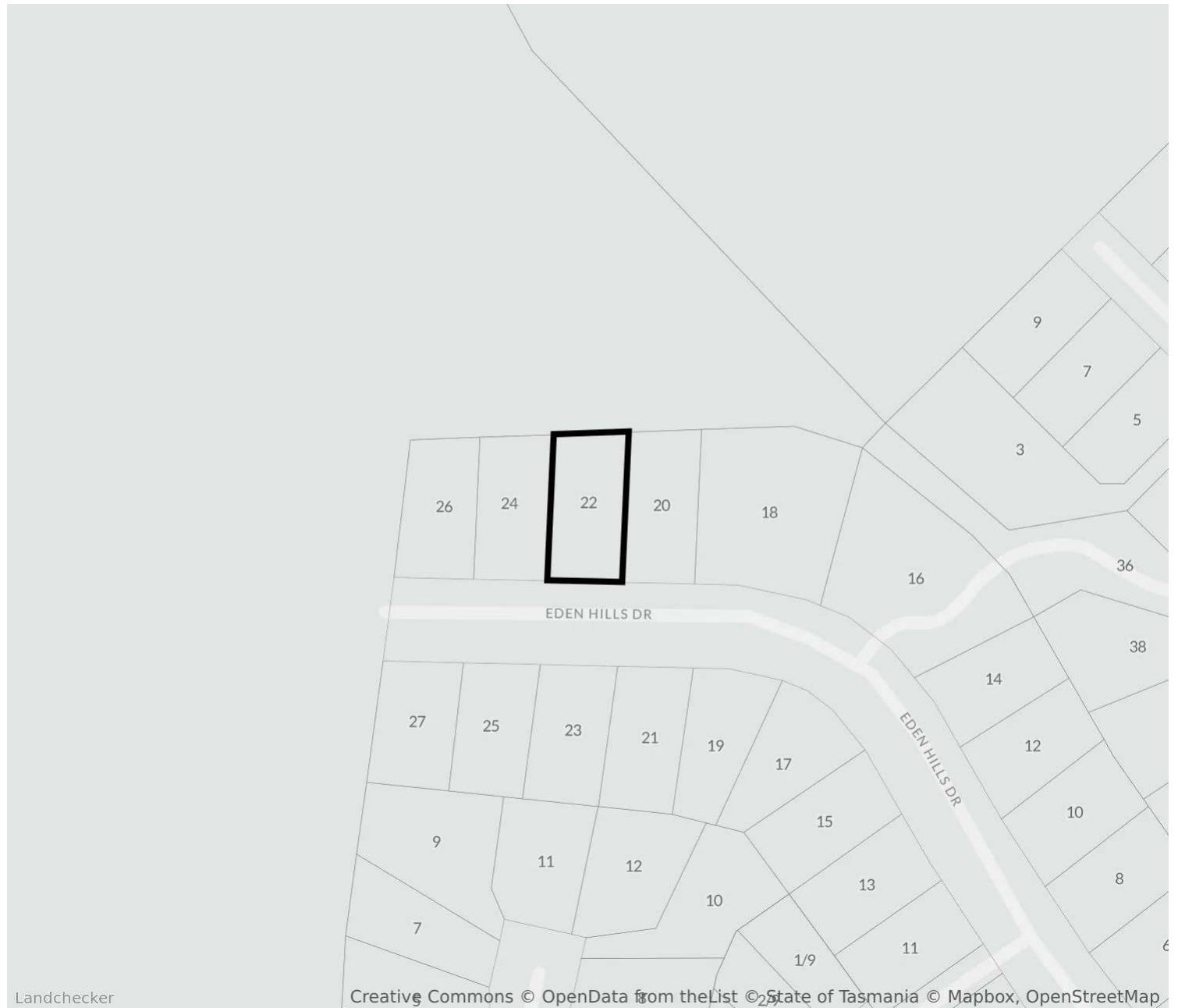


Easements

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.



No planning permit data available for nearby properties.

PROPTACK COMPARABLE SALES

22 Eden Hills Drive, Riverside Tas 7250



6 TAMAR RISE RIVERSIDE TAS 7250

4 bedrooms 3 bathrooms - car spaces

LAND AREA 1,063m²
TYPE House
LAST SALE \$1,025,000 (15/12/2024)
ZONE GENERAL RESIDENTIAL



UNIT 3 43 ASSISI AVE RIVERSIDE TAS 7250

4 bedrooms 3 bathrooms 2 car spaces

LAND AREA 500m²
TYPE Unit
LAST SALE \$600,000 (09/07/2024)
ZONE GENERAL RESIDENTIAL



UNIT 2 30 ASSISI AVE RIVERSIDE TAS 7250

4 bedrooms 3 bathrooms 2 car spaces

LAND AREA 537m²
TYPE Unit
LAST SALE \$725,000 (24/09/2024)
ZONE GENERAL RESIDENTIAL



37 RIDGEVIEW CRES RIVERSIDE TAS 7250

3 bedrooms 2 bathrooms 2 car spaces

LAND AREA 600m²
TYPE House
LAST SALE \$772,000 (23/08/2024)
ZONE GENERAL RESIDENTIAL



UNIT 2 36 ASSISI AVE RIVERSIDE TAS 7250

3 bedrooms 1 bathroom 2 cars

LAND AREA 397m²
TYPE Unit
LAST SALE \$517,500 (21/10/2024)
ZONE GENERAL RESIDENTIAL



UNIT 2 26 ASSISI AVE RIVERSIDE TAS 7250

3 bedrooms 2 bathrooms 2 cars

LAND AREA 533m²
TYPE Unit
LAST SALE \$631,000 (07/09/2024)
ZONE GENERAL RESIDENTIAL



UNIT 3 80 POMONA RD RIVERSIDE TAS 7250

3 bedrooms 2 bathrooms 2 cars

LAND AREA 268m²
TYPE Unit
LAST SALE \$530,000 (01/10/2024)
ZONE GENERAL RESIDENTIAL



48 PENRITH ST RIVERSIDE TAS 7250

4 bedrooms 2 bathrooms 1 car

LAND AREA 700m²
TYPE House
LAST SALE \$630,000 (26/07/2024)
ZONE GENERAL RESIDENTIAL

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