

**Planning Submission
Housing Land Supply Act
Part of CT 6109/1 (South Arm
Highway) adjacent to 313 Clarence
Street, Howrah**



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Introduction

The following submission has been prepared by All Urban Planning Pty Ltd in support of a housing land supply order under the *Housing Land Supply Act 2018* (HLSA). The proposed order is to rezone an area of land (the site) at the eastern end of Clarence Street, Howrah from Utilities to General Residential under the *Tasmanian Planning Scheme – Clarence Local Provisions Schedule (planning scheme)*.

1. PART 1 – DETAILS OF THE LAND

1.1. Site information

The proposal relates to land held by the Department of State Growth and surplus to the formation of the South Arm Highway. It is contained in the following title:

Address	Certificate of Title	Site Area	Owner
N/A	CT 6109/1	Approx. 1300m ² of the 1.1ha title	The Crown (Department of State Growth)



Figure 1 - The land (source: theList)



Figure 3 - View across the center of the site below the turning head looking south east. (See view location No. 1 in Figure 2 above)



Figure 4 – View of the garden encroachment from 3 Howley Court over part of the land (see view location No. 2 in Figure 2 above).

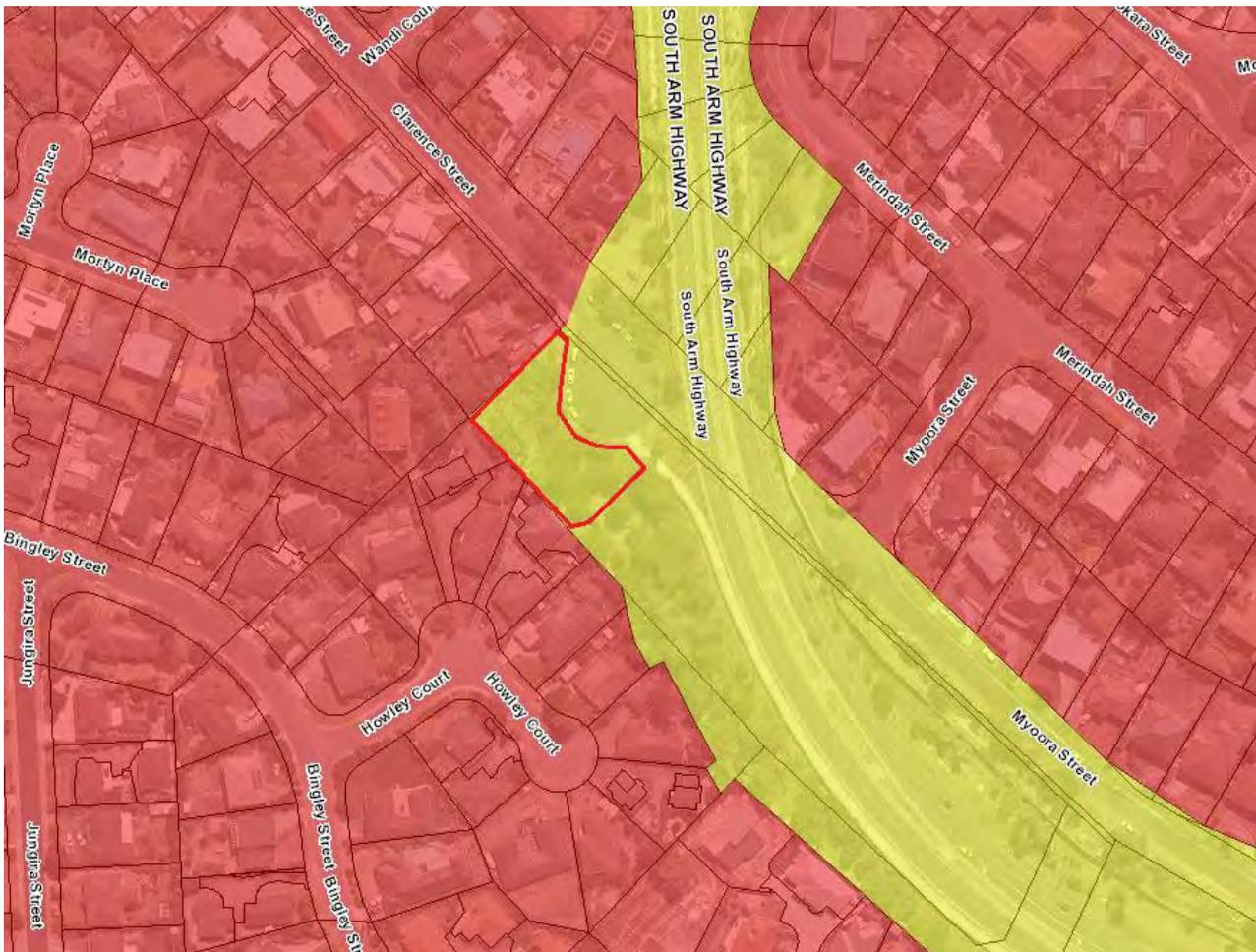


Figure 5 - Existing Zoning (Source: theList)

As shown in Figure 5, the site is currently zoned Utilities (yellow). It is adjoined to the northwest and south west by the residential areas of Howrah within the General Residential Zone (red). The General Business zoned areas of the Shoreline shopping precinct are approximately 390m to the north west along Clarence Street.

There is a footway that runs along the southern side of the highway and transitions to Clarence Street through the turning head.

1.2. Description of Housing Land Supply Order

It is proposed that the Minister make a housing supply order under the HLSA:

1. to declare the subject land housing supply land in accordance with Section 4(1); and
2. include an order in accordance with Section 6 to declare the area of land shown in the site plan in Appendix A to be zoned General Residential under the Clarence Local Provisions Schedule.

2. PART 2 – CONSIDERATION OF THE LAND

2.1. Government land (Section 5(1) HLSA)

The land is eligible government land pursuant to Section 5(1) of the Act in that:

- it is government land owned by the Department of State Growth
- the land was government land on the commencement date of the HLSA 20 July 2018.

And the land is not:

- reserved land under the *Nature Conservation Act 2002*;
- managed under the *National Parks and Reserves Management Act 2002*;
- managed under the *Wellington Park Act 1993*;
- permanent timber production zone land, within the meaning of the *Forest Management Act 2013*; or
- future potential production forest land, within the meaning of the *Forestry (Rebuilding the Forest Industry) Act 2014*.

And not more than 5 years has elapsed since the commencement day of the Act, 20 July 2018.

2.2. Suitability of the land (ss.5(2)(a) & (b))

Consistent with the Purpose under s.2(a) of the Homes Act 1935 there is a need for the land to be made available to enable the provision of housing assistance to eligible persons.

The current Housing Register demand figures by Local Government Area indicate that 356 applicants are waiting for a home in the Clarence municipality based on first suburb preference. Housing Register figures also show that a total of 1,410 applicants overall include a suburb within the Clarence municipality in either their first preference or their other preferences. This data demonstrates the high demand for social and affordable housing in Clarence.

It is intended that the land will be developed to provide new social and affordable housing outcomes. This will include new home ownership opportunities consistent with Tasmania's Affordable Housing Strategy 2015-2025 and Action Plans.

2.3. Proximity to Commercial and Employment Services (Section 5(2)b HLSA)

The land fulfills the requirements of ss.5(2)(b) of the HLSA in that it is located in close proximity to commercial and employment services of Greater Hobart as shown in Figure 6 including the following:

- 400m to commercial and community services of the Shoreline shopping precinct to the north west;
- 500m to Howrah Primary School to the north west;
- 1.4km to the planned new Glebe Hill shopping precinct to the east;
- 3km to commercial and industrial services at Mornington to the north;
- 3.5km to commercial and community services at Bellerive to the west;
- 4.3 km to commercial and community services of Rosny Park to the North West;
- 10km to the Cambridge industrial estate and Hobart International Airport to the north east;
- and
- 9km to CBD of Hobart.

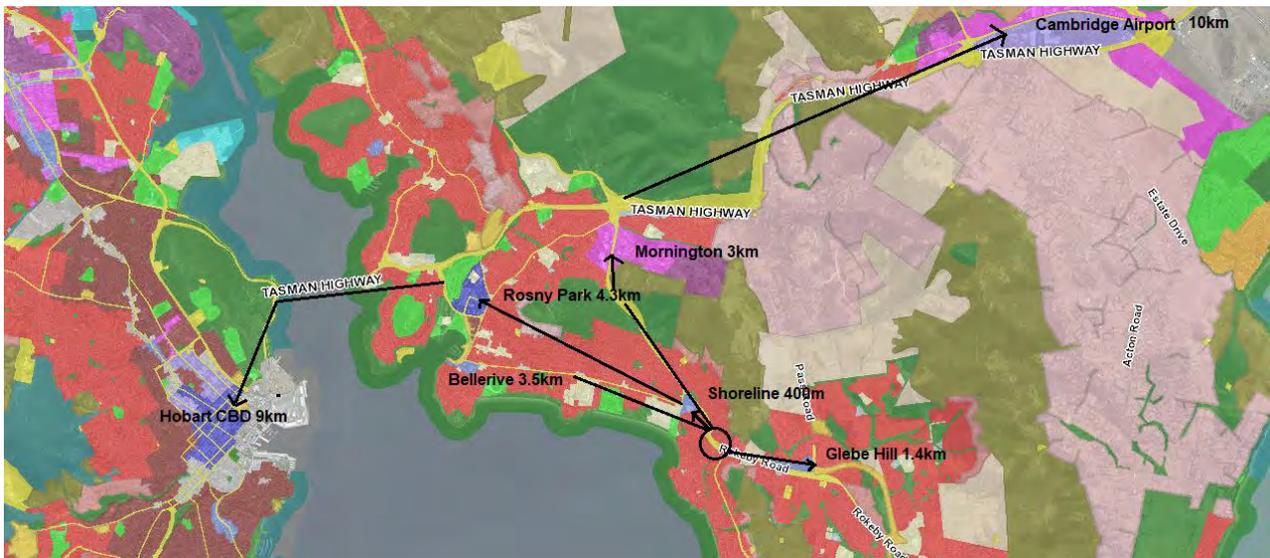


Figure 6 - Proximity to Commercial and Employment Services

2.4. Accessibility to Public Transport (Section 5(2)b) HLSA

The land has direct frontage to the Metro, public transport bus route 606 to Rosny Park that passes along Clarence Street and turns at the adjacent turning circle and routes 624 and 625 that run along South Arm Highway as shown in Figure 7 below. The closest bus stop on Clarence Street is at Shoreline, 460m to the north west. The closest bus stop on South Arm Highway is 250m east in the vicinity of the Oceana Drive intersection)



Figure 7 - The site is located on Metro bus routes 606 (Source: theList)

2.5. Owners Consent (Section 5(3) &(4) HLSA)

The submission is accompanied by the following consents in Appendix B:

- Secretary for the Department of State Growth; and
- Minister for Crown Land.

2.6. The proposal is consistent with State Policies and the Southern Tasmania Regional Land Use Strategy (Section 6(1)a HLSA)

The proposed zoning is considered consistent with State Policies and the relevant Regional Land Use Strategy as set out in the following sections:

2.6.1. State Policies

The following State Policies are made under the State Policies and Projects Act 1993:

- State Policy on the Protection of Agricultural Land 2009;
- State Policy on Water Quality Management 1997; and
- Tasmanian State Coastal Policy 1996.

The National Environmental Protection Measures are automatically adopted as State Policies under the State Policies and Projects Act 1993.

The following section examines the State Policies as they apply to this proposal.

2.6.2. State Policy on the Protection of Agricultural Land 2009

The purpose of the State Policy on the Protection of Agricultural Land 2009 is:

“to conserve and protect agricultural land so that it remains available for the sustainable development of agriculture, recognising the particular importance of prime agricultural land”.

Comment

The proposal does not involve agricultural land and does not conflict with this Policy.

2.6.3. State Coastal Policy 1996

The State Coastal Policy 1996 is created under the State Policies and Projects Act 1993.

Comment

The Policy applies in that the site is located within the coastal zone in that it is approximately 400m from the foreshore in the vicinity of Howrah Beach.

The proposed infill development within an established settlement is consistent with the desired Outcomes for *Urban and Residential Development* under the *State Coastal Policy* and in particular Outcome 2.4.2 that:

Urban and residential development in the coastal zone will be based on existing towns and townships. Compact and contained planned urban and residential development will be encouraged in order to avoid ribbon development and unrelated cluster developments along the coast.

2.6.4. State Policy on Water Quality Management 1997

The State Policy on Water Quality Management is concerned with achieving ‘sustainable management of Tasmania’s surface water and groundwater resources by protecting or enhancing their qualities while allowing for sustainable development in accordance with the objectives of Tasmania’s Resource management and Planning System’.

Comment

The proposed zoning will allow for suitable stormwater treatment to be incorporated in future development as required by the Planning Scheme. Such measures will ensure the long term quality of stormwater runoff is efficiently managed to protect water quality consistent with this Policy.

2.6.5. National Environment Protection Measures

The National Environmental Protection Measures relate to:

- Ambient air quality;
- Ambient marine, estuarine and fresh water quality;
- The protection of amenity in relation to noise;
- General guidelines for assessment of site contamination;
- Environmental impacts associated with hazardous wastes; and
- The re-use and recycling of used materials.

Comment

Other than the protection of amenity in relation to noise as discussed below, the listed NEPMs do not raise specific matters that are relevant to the proposed zoning.

The protection of amenity in relation to noise

The land is located adjacent to South Arm Highway which is a Category 3 State Road with a speed limit of 80km per hour. It is therefore within a *road or railway attenuation* area as defined under Clause C3.3 of the State Planning Provisions (SPPs).

Future development on the land for residential use will be subject to consideration under Clause C3.6.1 of the Road and Railway Assets Code of the SPPs and in particular Clause C3.6.1 *Habitable buildings for sensitive uses within a road or railway attenuation area*. It is likely that future development on the land would satisfy Acceptable Solution A1a) of this standard as a continuation of the row of buildings on this lower side of South Arm Highway.

2.6.6. Southern Tasmania Regional Land Use Strategy

The Southern Tasmanian Regional Land Use Strategy 2010-2035 (STRLUS) addresses the relevant issues in regard to the need for new residential growth and infill across the region as well as the provision of high quality social and community facilities to meet the education, health care and needs

of the community. The proposal is considered consistent with the key regional policies that deal with these matters as follows:

Residential infill

The land is located within the Urban Growth Boundary of the Southern Tasmanian Regional Land Use Strategy (STRLUS) and is surrounded by the urban residential areas of Howrah as shown in Figure 8 below.

The Dwelling Yield Analysis that underpinned the STRLUS investigated the potential dwelling yields of existing residentially zoned land for the Greater Hobart area. The Demographic Change Advisory Council and the Residential Advisory Council of Australia indicated that over the next 25 years, an additional 30,000 houses will be required in the Greater Hobart area due to population growth. This analysis provided an indication of the capacity of the existing zoned areas to meet the required additional dwellings.

The STRLUS includes a range of policies to manage residential growth for Greater Hobart through 50% infill development and 50% greenfield development to ensure that land is released and developed to make best use of available infrastructure and at efficient densities.

The proposed rezoning would further the objective for 50% of residential growth to be met through infill development on unconstrained land.

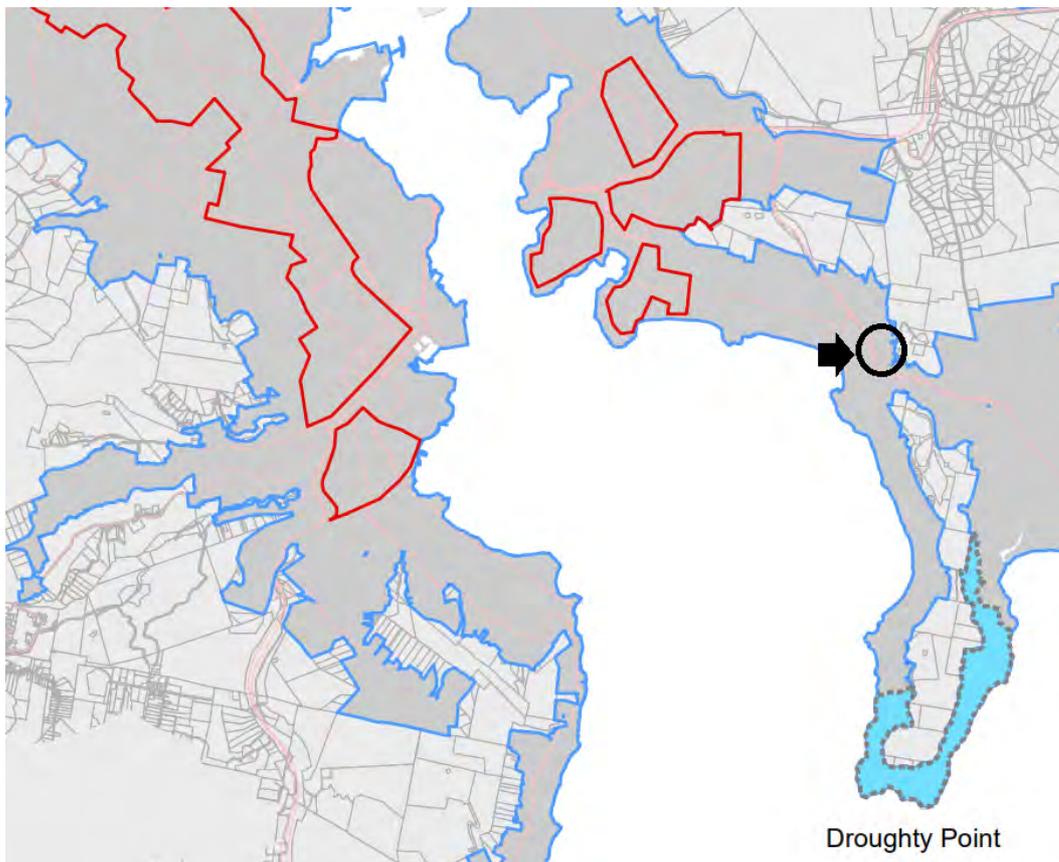


Figure 8 - Extract from Map 10 Residential Strategy for Greater Hobart, Southern Tasmania Regional Land Use Strategy 2013.

The proposal will provide for infill residential development and increased supply of affordable housing consistent with the Regional Settlement Strategy and in particular Regional Policies, SRD1.1, SRD 2.1, SRD 2.7 and SRD 2.11 of STRLUS.

Social Infrastructure

The site is in close proximity to the community services of Shoreline shopping precinct and Rosny Park, as well as Howrah Primary School, Clarence High School and Rosny College.

2.7. The site is not significantly restricted by any code that applies to the land -Section 6(1)b HLSA

The site of the proposed zoning is clear of the Biodiversity Protection Area -High Risk (green hatching) as shown in Figure 9 below. The subject land is therefore not subject to any specific Code restrictions under the planning scheme.



Figure 9 - Planning Scheme Overlay Areas showing Priority vegetation area (green hatching) (Source:theList)

2.8. The Intended zoning would further the objectives of Schedule 1 of LUPAA 6(1)c) HLSA

The proposed zoning is considered to further the objectives of Schedule 1 of the Act as follows:

Part 1 Objectives

(a) To promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity;

Comment

The proposal promotes the objectives for sustainable development of land through allowing for the efficient use of existing urban zoned land for residential use and development within the Urban Growth Boundary under the Regional Strategy. It avoids mapped planning scheme overlay areas for biodiversity protection and is considered to further this Objective.

(b) To provide for the fair, orderly and sustainable use and development of air, land and water;

Comment

The proposal for infill development to support affordable housing outcomes on this underutilised site is considered fair, orderly and sustainable use and development and will further this objective.

(c) To encourage public involvement in resource management and planning;

Comment

Consideration of the proposal will involve notice to interested persons and the right to make submissions for consideration by the Minister before the proposed order is laid before both Houses of Parliament. The proposal will encourage public involvement consistent with the processes set out under the HLSA and will further this objective.

(d) To facilitate economic development in accordance with the objectives set out in paragraphs (a), (b) and (c) above.

Comment

As stated above, the proposal represents consolidated urban development with access to existing road, reticulated and community infrastructure. It avoids a mapped biodiversity protection area under the planning scheme and will facilitate affordable housing and economic development outcomes. Rezoning of the land for residential purposes allows for economic development including the construction phase of site development and by providing affordable housing options. For these reasons the proposal is considered to further this Objective.

(e) To promote sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

Comment

The proposal will be referred to interested persons for comment including Council, TasWater, Aboriginal Heritage Tasmania and as well as the Heads of relevant Agencies as required by s.11 of the HLSA. The proposal is considered to further this Objective.

2.8.1. Schedule 1 Part 2

(a) To require sound strategic planning and co-ordinated action by State and local government;

Comment

As demonstrated throughout this assessment the proposal is consistent with the STRLUS and represents sound strategic planning that will further this Objective.

(b) To establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land;

Comment

The proposal will apply a new zone under the planning scheme that will set the objectives, policies and controls for the site consistent with this Objective.

(c) To ensure the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land;

Comment

The proposal is considered to further this Objective in that it will avoid a mapped biodiversity protection area and will contribute to broader social, environmental and economic benefits as a result of the proposed urban consolidation.

(d) To require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional, and municipal levels;

Comment

As discussed above the proposal will further strategic planning policies and is consistent with this Objective.

(e) To provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals;

Comment

The proposal does not conflict with this objective.

(f) To secure a pleasant, efficient and safe working, living and recreational environment for all Tasmanians and visitors to Tasmania;

Comment

The proposal will assist in the provision of a diversity of affordable housing outcomes within close proximity to surrounding services. It furthers this objective.

(g) To conserve those buildings, areas or other places which are of scientific, aesthetics, architectural or historical interest, or otherwise of special cultural value;

Comment

There are no listed historic or cultural values on or near the site that would be affected by the proposal.

(h) To protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

Comment

The land is within an existing serviced area and will be referred to TasWater for comment pursuant to ss.11(c) of the HLSA. The land is surplus to the needs of Department of State Growth for the South Arm Highway corridor and will further affordable housing outcomes for the benefit of the community consistent with this Objective.

The portion of the land suitable for residential development will be included in the housing land supply order, while the remaining portion of the title containing the road asset will remain the Utilities Zone and in the ownership of the Department of State Growth.

(i) To provide a planning framework which fully considers land capability;

Comment

The proposal relates to land in an established residential area and clear of hazard overlays. It is considered appropriate for future residential use and development subject to the normal planning scheme considerations of the General Residential Zone and the provisions of the relevant Codes of the planning scheme.

[2.9. The proposed zoning is consistent with the Purpose of the General Residential Zone and the section 8A guidelines of the Land Use Planning and Approvals Act \(Section 6\(1\)d HLSA\)](#)

The proposal to rezone the land to General Residential is consistent with the Purpose of the General Residential Zone in that:

- The land is suitable for residential use and development at a range of dwelling types at suburban densities, where full infrastructure services are available.
- It will encourage residential development that respects the existing and desired neighbourhood character; and
- The site is suitable for residential development that is orientated for good views to the River Derwent and kunanyai/Mt Wellington, has ample solar access and proximity to public transport, walking and cycling networks.

The proposal is assessed against the Section 8A Zone Application Guidelines of the Local Provisions Schedule of the Tasmanian Planning Scheme as follows:

GRZ 1 The General Residential Zone should be applied to the main urban residential areas within each municipal area which:

(a) are not targeted for higher densities (see Inner Residential Zone); and

(b) are connected, or intended to be connected, to a reticulated water supply service and a reticulated sewerage system.

Assessment

Reticulated water, sewer and storm water services are available to the site.

GRZ 2 The General Residential Zone may be applied to green-field, brown-field or grey-field areas that have been identified for future urban residential use and development if:

(a) within the General Residential Zone in an interim planning scheme;

(b) within an equivalent zone under a section 29 planning scheme; or

(c) justified in accordance with the relevant regional land use strategy, or supported by more detailed local strategic analysis consistent with the relevant regional land use strategy and endorsed by the relevant council; and

(d) is currently connected, or the intention is for the future lots to be connected, to a reticulated water supply service and a reticulated sewerage system,

Assessment

The existing vacant land zoned Utilities is surplus to the needs of the highway corridor and is best described as a greyfield site under the STRLUS meaning an *underutilised, derelict or vacant residential or commercial sites in an urban environment that are not contaminated*.¹

The proposal will provide for infill residential development and increased supply of affordable housing consistent with the Regional Settlement Strategy and in particular Regional Policies, SRD1.1, SRD 2.1, SRD 2.7 and SRD 2.11 of STRLUS.

GRZ 3 The General Residential Zone should not be applied to land that is highly constrained by hazards, natural values (i.e. threatened vegetation communities) or other impediments to developing the land consistent with the zone purpose of the General Residential Zone, except where those issues have been taken into account and appropriate management put into place during the rezoning process

Assessment

The site has a moderate south westerly aspect and reticulated water and sewer can be augmented to service the site.

The south eastern corner of the title is covered by a Priority vegetation area overlay (green hatching) as shown in Figure 9 above. This area is outside the subject land.

2.10. Consideration of any environmental, economic and social impacts (Section 6(1)e) HLSA)

The intended General Residential Zone would not prevent consideration of environmental impacts on the land as required under the Planning Scheme.

The rezoning of the land will allow for residential development which would facilitate affordable housing and associated economic development including an increase in housing stock.

Positive social impacts from the proposal include an increase in the supply of affordable residential land, which contributes to avoiding homelessness and housing stress. The General Residential Zone includes high standards of development and residential amenity.

The proposal will further objectives for urban consolidation and affordable housing that will contribute to broader social, environmental and economic benefits consistent with this requirement.

2.11. Consideration of the effect on Aboriginal and cultural heritage (Section 6(1)e) HLSA)

The proposal relates to vacant land in an established urban area. It will be referred to Aboriginal Heritage Council for comment pursuant to ss.11(g) of the HLSA.

¹ Glossary, P102 of the Southern Tasmania Regional Land Use Strategy 2010-2035.

2.12. Consideration of land use conflict on the site and on land adjacent to the site (Section 6(1)f) HLSA)

The proposed rezoning is consistent with the existing General Residential zoning surrounding the site.

Release of the land is likely to result in future residential development that will continue the row of existing dwellings on this lower side of the South Arm Highway. This setback, coupled with the topography of the land that falls away below the highway, will assist to avoid unacceptable effects of traffic noise.

There are no industrial or other uses with the potential to cause environmental harm in the vicinity of the site.

For these reasons the proposed rezoning will as far as practical avoid the potential for land use conflict.

2.13. Dwelling and lot density conformity to suburban density (Section 6(2)a HLSA)

The proposal will apply the provisions for the General Residential Zone under the State Planning Provisions.

2.14. Other zones intended for the site (Section 6(2)b) HLSA)

The circumstances of this land do not require the application of any other complimentary zones. It is considered appropriate that the General Residential zone apply across the full extent of the land and that the Utilities Zone remain for the balance of the title.

2.15. Modified planning provisions (ss.7(1) & (2))

It is not considered that the circumstances of this land warrant modification of a relevant housing provision.

2.16. Consultation with interested persons(Section 10 HLSA)

Interested persons (s.10 - s.12)

The interested persons in the case of this land are considered to be:

- Clarence City Council
- Heads of Agency that have an interest in whether or the manner in which the land ought be used and or developed including the Department of State Growth;
- TasWater;
- the owners and occupiers of the residential properties at 313 and 374 Clarence Street, 42 Mortyn Place, Units 1/2 & 2/2 Howley Ct, Units 1/3 & 2/3 Howley Ct and 4 Howley Ct.
- Tasmania Fire Service;
- Tasmanian Heritage Council;
- Aboriginal Heritage Council

Contact details of the suggested interested persons are provided in Appendix C.

Appendix A
Site Plan



E				
D				
C				
B	stormwater line located, boundary aligned	AB	29-7-21	AB
A	survey information added	AB	10-6-21	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: The Crown
TITLE REFERENCE: C.T.6109/1
LOCATION: Clarence Street (Near No.313)
HOWRAH

Proposed Subdivision

Date: 29-7-2021	Reference: COTAS02 13464-01
Scale: 1:300 (A3)	Municipality: Clarence

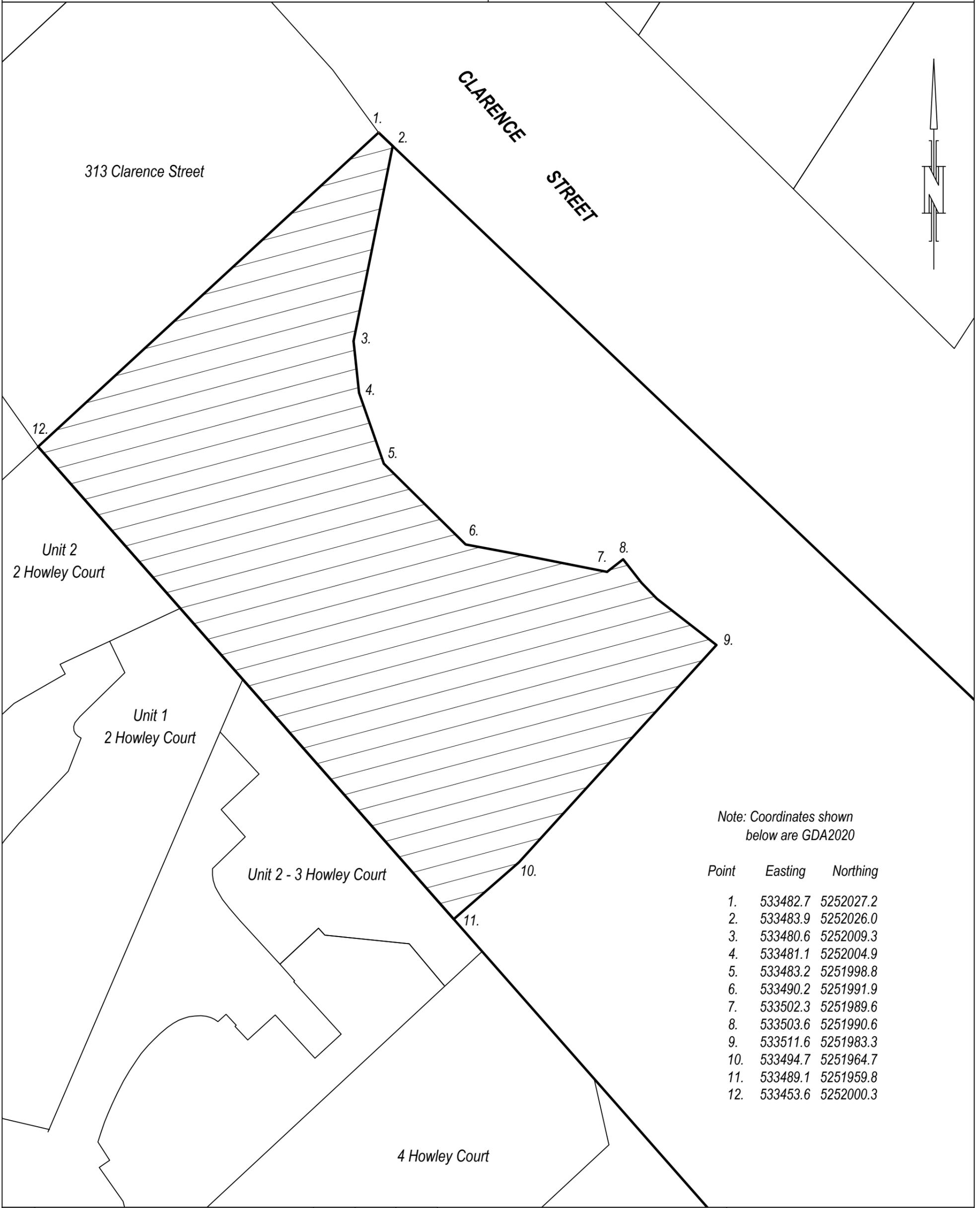


UNIT 1, 2 KENNEDY DRIVE
 CAMBRIDGE 7170
 PHONE: (03)6248 5898
 EMAIL: admin@rbsurveyors.com
 WEB: www.rbsurveyors.com

This plan has been prepared only for the purpose of obtaining preliminary
 subdivisional approval from the local authority and is subject to that approval.

All measurements and areas are subject to the final survey.

Base image by TASMAR (www.tasmap.tas.gov.au), © State of Tasmania
 Base data from the LIST (www.thelist.tas.gov.au), © State of Tasmania



Note: Coordinates shown
 below are GDA2020

Point	Easting	Northing
1.	533482.7	5252027.2
2.	533483.9	5252026.0
3.	533480.6	5252009.3
4.	533481.1	5252004.9
5.	533483.2	5251998.8
6.	533490.2	5251991.9
7.	533502.3	5251989.6
8.	533503.6	5251990.6
9.	533511.6	5251983.3
10.	533494.7	5251964.7
11.	533489.1	5251959.8
12.	533453.6	5252000.3

E				
D				
C				
B				
A	coordinates GDA2020	AB	20-7-21	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

FOR: Communities Tasmania
 TITLE REFERENCE: C.T.6109/1
 LOCATION: Clarence Street (Near No.313)
HOWRAH

Site Plan	
Date: 29-7-2021	Reference: COTAS02 13464-01
Scale: 1:300 (A3)	Horizontal Datum: MGA - GDA2020

Schedule 2 – PLAN

Rezone part of the land at CT 6109/1 from Utilities to General Residential as follows:



**Appendix B:
Consents**

Department of Communities Tasmania

GPO Box 65, HOBART TAS 7001
Web: www.communities.tas.gov.au



Director of Housing
GPO Box 65
Hobart TAS 7001

Subject: Consent from the Minister administering the *Crown Lands Act 1976* pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018*

Pursuant to s.5(3)(a) of the *Housing Land Supply Act 2018* I, as Minister administering the *Crown Lands Act 1976*, hereby provide consent for land listed in the table below, to be the subject of an Order under the *Housing Land Supply Act 2018*.

Title Reference	Street Address	Suburb
CT 6109/1	Clarence Street	Howrah
CT 62918/35, CT 62918/36	Merindah Street	Howrah
CT 197749/1	Allunga Road	Chigwell

Sincerely,

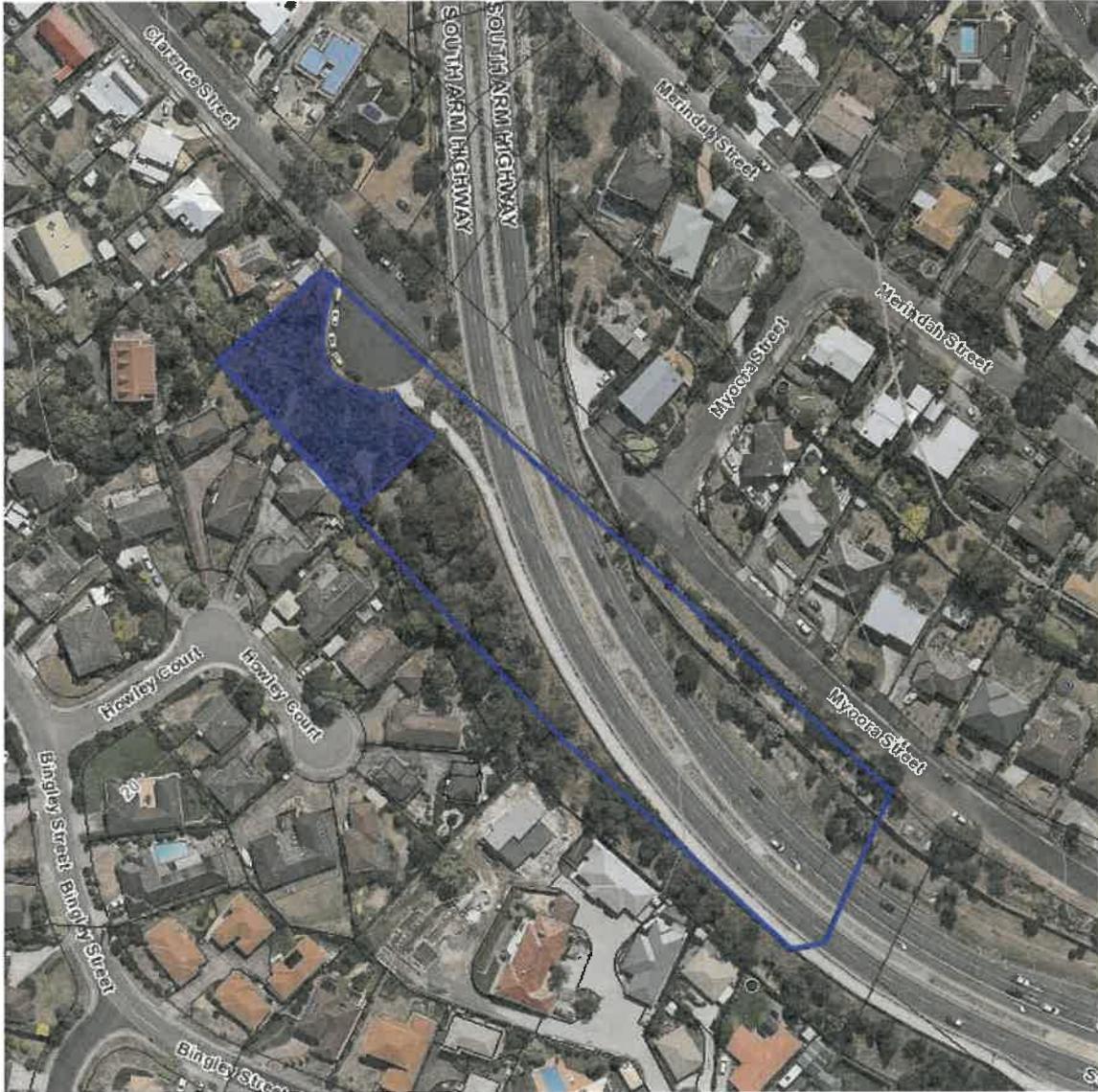


Hon Jacquie Petrusma MP
Minister for Parks

Attachment 3. Location Aerials

-	CT 6109/1	Clarence Street	Howrah
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Overall title is outlined in blue line, with the portion nominated for a Housing Land Supply Order shaded in blue.



Director of Housing
GPO Box 65
Hobart TAS 7001

**Subject: Department of State Growth consent pursuant to s.5(3)(b) of the
*Housing Land Supply Act 2018***

Pursuant to s.5(3)(b) of the *Housing Land Supply Act 2018* I, Kim Evans, as the Secretary of the Department of State Growth hereby provide consent for land in the ownership of the Department of State Growth listed in the table below, to be the subject of orders under the *Housing Land Supply Act 2018* and for the Department of Communities to conduct investigative studies and feasibility reports as needed.

PID	Title Reference	Street Address	Suburb
-	CT 6109/1	Clarence Street	Howrah

Yours sincerely,



Kim Evans
Secretary

25 May 2022

Appendix C

Contact details of the suggested interested persons

**Appendix C: Contact Details of the suggested interested persons
Properties adjacent (compiled from the LIST on 30 Sept 2021)**



Property	Owner Name	Postal Address	PID	Title Reference
313 CLARENCE ST HOWRAH TAS 7018	KEVIN JOHN WILLIAMS ANN GABRIELLE WILLIAMS	313 CLARENCE ST HOWRAH TAS 7018	<u>5231019</u>	<u>246250/49</u>
374 CLARENCE ST HOWRAH TAS 7018	AMANDA JAYNE LOHBERGER	374 CLARENCE ST HOWRAH TAS 7018	<u>3495037</u>	<u>38023/1</u>
42 MORTYN PL HOWRAH TAS 7018	MARGARET ELIZABETH PARKER	42 MORTYN PL HOWRAH TAS 7018	<u>5222577</u>	<u>57990/22</u>
UNIT 1 2 HOWLEY CT HOWRAH TAS 7018	JUDITH ANN LEVIS	UNIT 1 2 HOWLEY CT HOWRAH TAS 7018	<u>7360607</u>	<u>57279/1</u>
UNIT 2 2 HOWLEY CT HOWRAH TAS 7018	ANTHOULA SPILIOPOULOS	UNIT 2 2 HOWLEY CT HOWRAH TAS 7018	<u>7360615</u>	<u>57279/2</u>
UNIT 1 3 HOWLEY CT HOWRAH TAS 7018	JOY FLO HILLS	UNIT 1 3 HOWLEY CT HOWRAH TAS 7018	<u>5246608</u>	<u>57727/1</u>
UNIT 2 3 HOWLEY CT HOWRAH TAS 7018	JUDITH ANNE MCDAVITT	UNIT 2 3 HOWLEY CT HOWRAH TAS 7018	<u>5246595</u>	<u>57727/2</u>
4 HOWLEY CT HOWRAH TAS 7018	PHILLIP KEITH NEWELL MERLE EDITH NEWELL	4 HOWLEY CT HOWRAH TAS 7018	<u>5246616</u>	<u>14934/46</u>
5 HOWLEY CT HOWRAH TAS 7018	DARYN HARTLEY GEORGE WEDD	45 EIGHTH AV JANNALI NSW 2226	<u>5246624</u>	<u>14934/47</u>
6 HOWLEY CT HOWRAH TAS 7018	LOUISE ANNE GARDNER	6 HOWLEY CT HOWRAH TAS 7018	<u>2891521</u>	<u>154885/1</u>
UNIT 1 7 HOWLEY CT HOWRAH TAS 7018	JACLYN MACKENZIE	PO BOX 18 RICHMOND TAS 7025	<u>5246640</u>	<u>57871/1</u>
UNIT 2 7 HOWLEY CT HOWRAH TAS 7018	GAYLE JEAN MOORE	UNIT 2 7 HOWLEY CT HOWRAH TAS 7018	<u>7129587</u>	<u>57871/2</u>
UNIT 1 44 BINGLEY ST HOWRAH TAS 7018	MUNIB DELSHAD WATERS CATHERINE LOUISE WATERS	UNIT 1 44 BINGLEY ST HOWRAH TAS 7018	<u>9506615</u>	<u>177518/1</u>
UNIT 2 44 BINGLEY ST HOWRAH TAS 7018	MALCOLM JAMES STEANE ANNETTE MARIA STEANE	UNIT 5 44 BINGLEY ST HOWRAH TAS 7018	<u>9934167</u>	<u>177518/2</u>

UNIT 3 44 BINGLEY ST HOWRAH TAS 7018	BARRY ERNEST SIMPSON KATHLEEN MADGE SIMPSON	UNIT 3 44 BINGLEY ST HOWRAH TAS 7018	<u>9506616</u>	<u>177518/3</u>
UNIT 4 44 BINGLEY ST HOWRAH TAS 7018	JOHN FREDERICK FERGUSON	UNIT 4 44 BINGLEY ST HOWRAH TAS 7018	<u>9506617</u>	<u>177518/4</u>
UNIT 5 44 BINGLEY ST HOWRAH TAS 7018	GRANT DOUGLAS HAYDON KATHRYN MARY HAYDON	UNIT 5 44 BINGLEY ST HOWRAH TAS 7018	<u>9934168</u>	<u>177518/5</u>
UNIT 1 46 BINGLEY ST HOWRAH TAS 7018	ROSLYN GAIL COETZEE	6 PINDARI ST HOWRAH TAS 7018	<u>2091305</u>	<u>137218/1</u>
UNIT 2 46 BINGLEY ST HOWRAH TAS 7018	RENATE JOHANNA HODGETTS	UNIT 2 46 BINGLEY ST HOWRAH TAS 7018	<u>2091313</u>	<u>137218/2</u>
48 BINGLEY ST HOWRAH TAS 7018	ALISON MAREE HILL DAMIEN ANTHONY HILL	48 BINGLEY ST HOWRAH TAS 7018	<u>7714639</u>	<u>42185/7</u>