



DEVELOPMENT APPLICATION

PDPLANPMTD-2023/041097

PROPOSAL: Two Lot Subdivision (one existing + one new)

LOCATION: 10 Eonia Avenue, Risdon Vale

RELEVANT PLANNING SCHEME: Tasmanian Planning Scheme - Clarence

ADVERTISING EXPIRY DATE: 24 April 2024

The relevant plans and documents can be inspected at the Council offices, 38 Bligh Street, Rosny Park, during normal office hours until 24 April 2024. In addition to legislative requirements, plans and documents can also be viewed at www.ccc.tas.gov.au during these times.

Any person may make representations about the application to the Chief Executive Officer, by writing to PO Box 96, Rosny Park, 7018 or by electronic mail to clarence@ccc.tas.gov.au. Representations must be received by Council on or before 24 April 2024.

To enable Council to contact you if necessary, would you please also include a day time contact number in any correspondence you may forward.

Any personal information submitted is covered by Council's privacy policy, available at www.ccc.tas.gov.au or at the Council offices.

Clarence City Council



APPLICATION FOR DEVELOPMENT / USE OR SUBDIVISION

The personal information on this form is required by Council for the development of land under the Land Use Planning and Approvals Act 1993. We will only use your personal information for this and other related purposes. If this information is not provided, we may not be able to deal with this matter. You may access and/or amend your personal information at any time. How we use this information is explained in our Privacy Policy, which is available at www.ccc.tas.gov.au or at Council offices.

Proposal:

Proposed Subdivision

Location:

Address: 10 Eonia Avenue
Suburb/Town: Risdon Vale Postcode: 7016

Current Owners/s:

Applicant:

Personal Information Removed

Tax Invoice for application fees to be in the name of: (if different from applicant)

Estimated cost of development

\$

Is the property on the Tasmanian Heritage Register?

Yes

No

(if yes, we recommend you discuss your proposal with Heritage Tasmania prior to lodgement as exemptions may apply which may save you time on your proposal)

If you had pre-application discussions with a Council Officer, please give their name

Current Use of Site:

Vacant Block

Does the proposal involve land administered or owned by the Crown or Council?

Yes

No

Declaration:

- I have read the Certificate of Title and Schedule of Easements for the land and am satisfied that this application is not prevented by any restrictions, easements or covenants.
- I authorise the provision of a copy of any documents relating to this application to any person for the purposes of assessment or public consultation. I agree to arrange for the permission of the copyright owner of any part of this application to be obtained. I have arranged permission for Council's representatives to enter the land to assess this application
- I declare that, in accordance with Section 52 of the Land Use Planning and Approvals Act 1993, that I have notified the owner of the intention to make this application. Where the subject property is owned or controlled by Council or the Crown, their signed consent is attached. Where the application is submitted under Section 43A, the owner's consent is attached.
- I declare that the information in this declaration is true and correct.

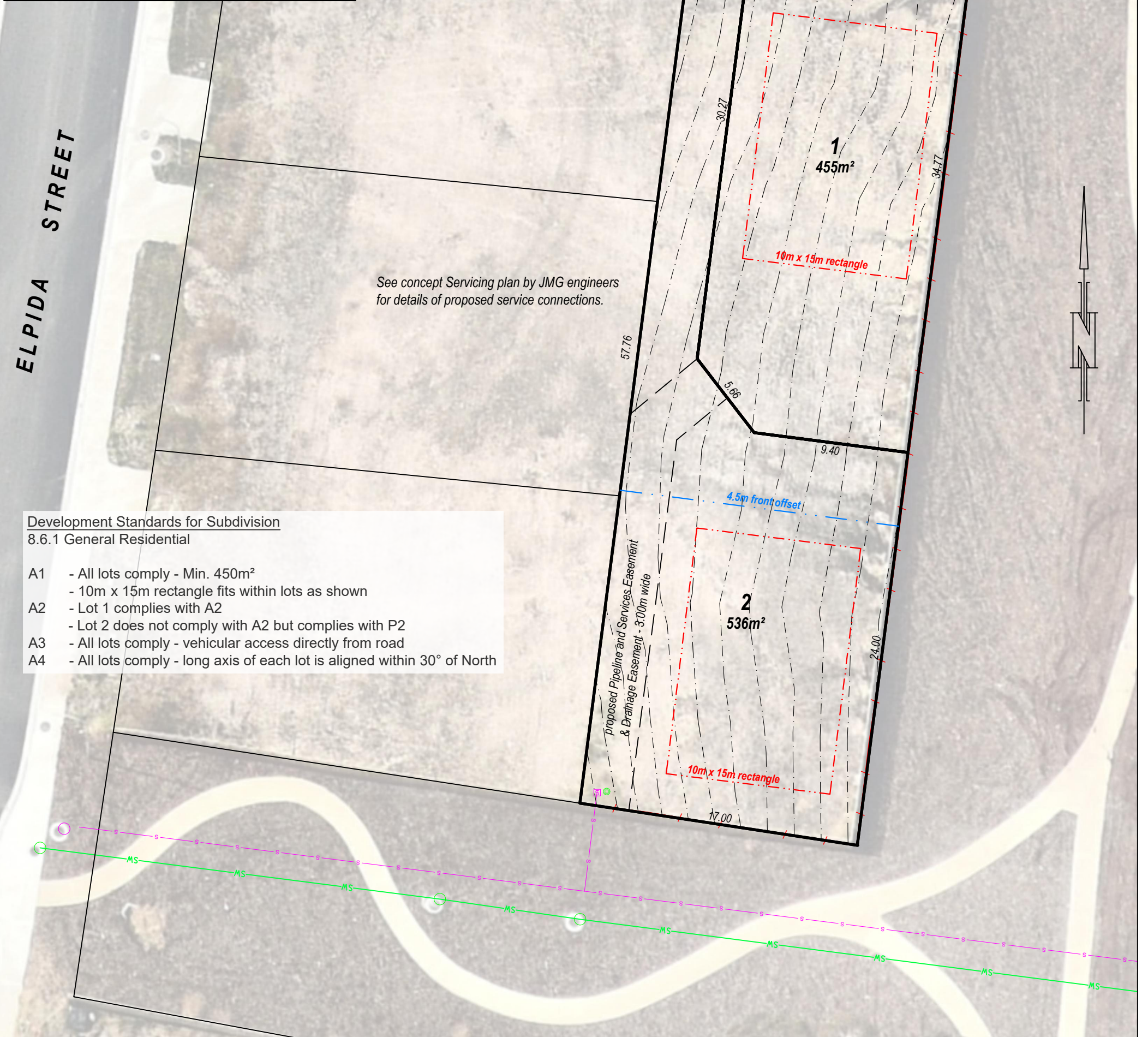
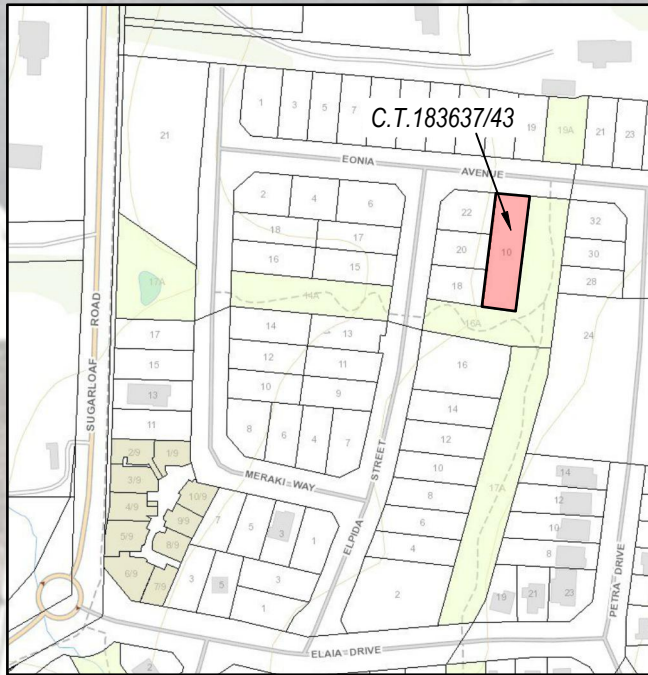
Acknowledgement:

- I acknowledge that the documentation submitted in support of my application will become a public record held by Council and may be reproduced by Council in both electronic and hard copy format in order to facilitate the assessment process; for display purposes during public consultation; and to fulfil its statutory obligations. I further acknowledge that following determination of my application, Council will store documentation relating to my application in electronic format only.

Applicant's Signature:

Signature  Date 15/12/23

PLEASE REFER TO THE DEVELOPMENT/USE AND SUBDIVISION CHECKLIST ON THE FOLLOWING PAGES TO DETERMINE WHAT DOCUMENTATION MUST BE SUBMITTED WITH YOUR APPLICATION.



Development Standards for Subdivision
8.6.1 General Residential

- A1 - All lots comply - Min. 450m²
- 10m x 15m rectangle fits within lots as shown
- A2 - Lot 1 complies with A2
- Lot 2 does not comply with A2 but complies with P2
- A3 - All lots comply - vehicular access directly from road
- A4 - All lots comply - long axis of each lot is aligned within 30° of North

E				
D				
C				
B				
A	lodgement version	AB	13-12-23	AB
REV	AMENDMENTS	DRAWN	DATE	APPR.

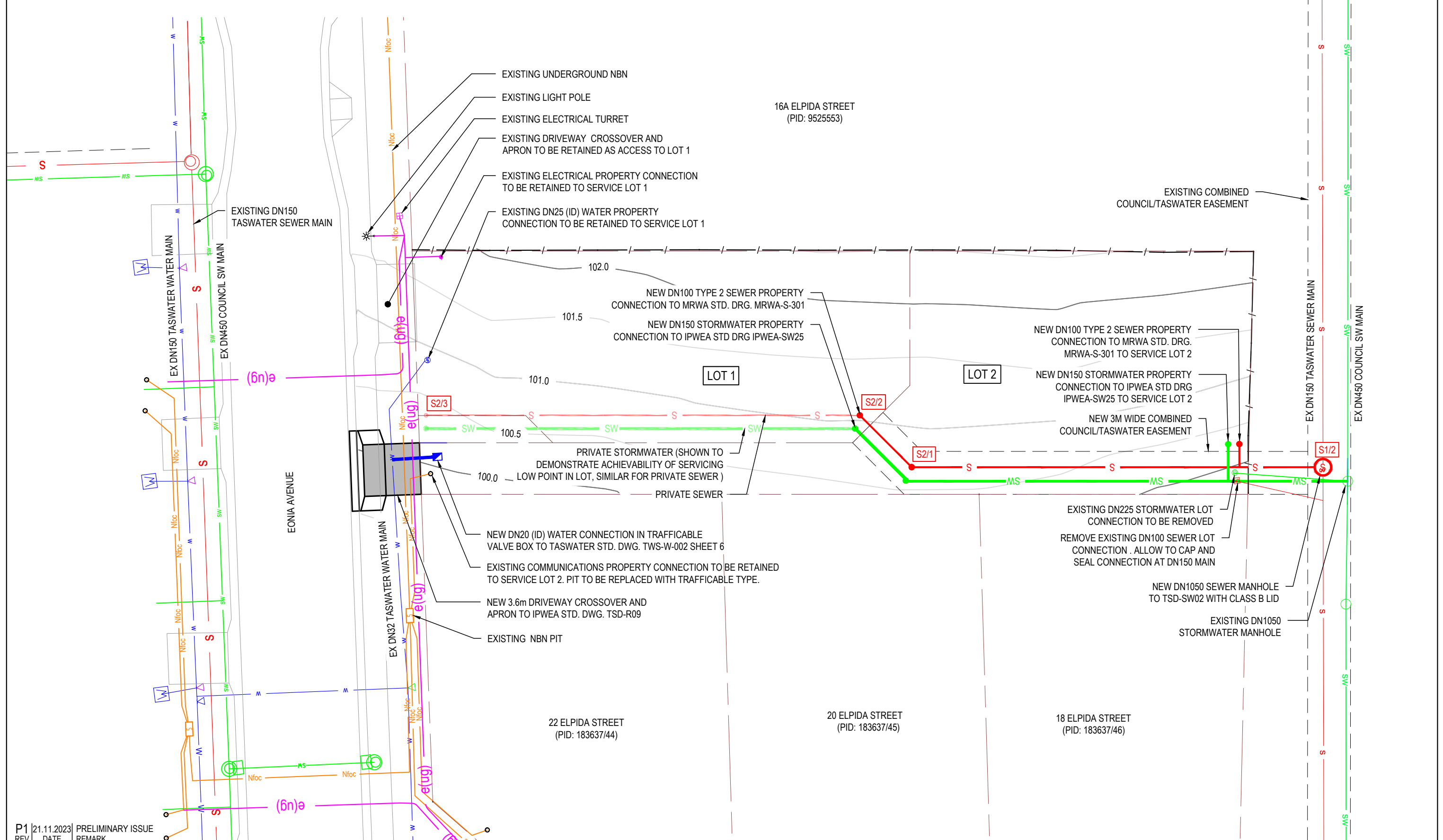
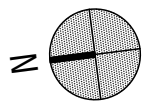
OWNER: Pharos Custodians Pty Ltd
TITLE REFERENCE: C.T.183637/43
LOCATION: 10 Eonia Avenue
RISDON VALE

Proposed Subdivision

Date:	13-12-2023	Reference:	PAPAA37 15208-01
Scale:	1:250 (A3)	Municipality:	Clarence

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

The following risks which are unique to this design have been identified: NIL
 This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.



P1	21.11.2023	PRELIMINARY ISSUE
REV	DATE	REMARK

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
 The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

Accepted CJM (Discipline Head)	Date 21.11.2023
Accepted DFG (Team Leader)	Date 11.12.2023
Approved CJM (Principal)	Date 21.11.2023

SCALES @ A3 1:250	DESIGNED BY DFG	DRAWN BY TCM
DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.	PLOT DATE 21/11/2023	



Johnstone McGee & Gandy Pty. Ltd.
 117 Harrington Street, Hobart, Tas (03) 6231 2555
 49-51 Elizabeth Street, Launceston, Tas (03) 6334 5548
 www.jmg.net.au info@jmg.net.au info@jmg.net.au

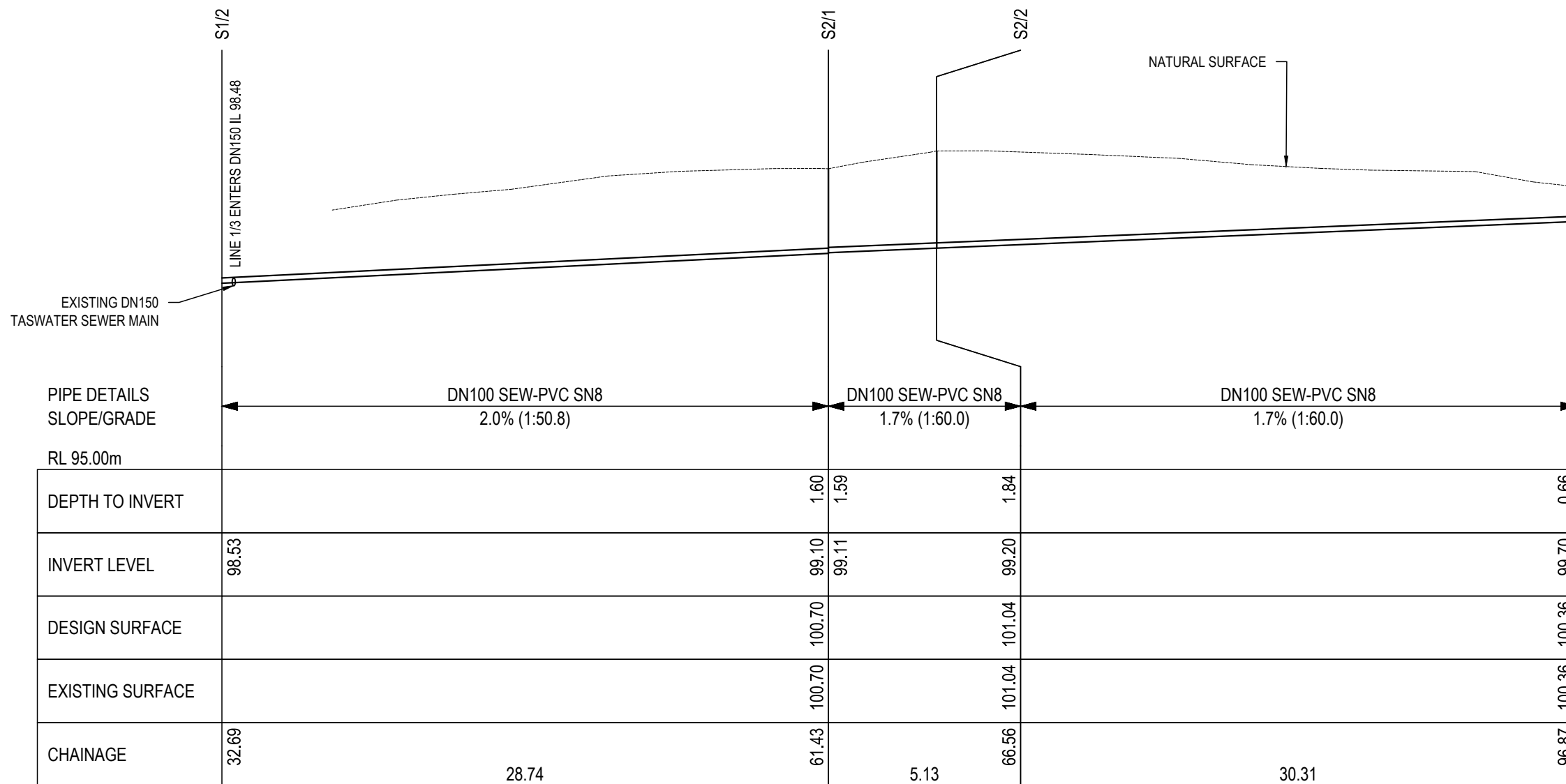
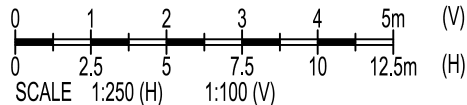
PROJECT
**10 EONIA AVENUE
 RISDON VALE
 RESIDENTIAL SUBDIVISION**

TITLE
GENERAL ARRANGEMENT

PROJECT NO. J230855CS
DWG NO. C01
REVISION P1
PLOT DETAILS J230855CS - PLANS - 10 EONIA.DWG

SAFETY IN DESIGN REPORT PER WHS REGULATIONS

The following risks which are unique to this design have been identified: NIL
 This report does not relieve contractors from their responsibilities under the Act to identify, report, mitigate and manage all aspects of risk and safety.



SEWER PROFILE
 SCALES: 1:250(H) 1:100(V)

P1 14.11.2023 PRELIMINARY ISSUE
 REV DATE REMARK

Copyright © All rights reserved. This drawing and its intellectual content remains the intellectual property of JOHNSTONE MCGEE & GANDY PTY LTD (JMG).
 The recipient client is licensed to use this drawing for its commissioned purpose subject to authorisation per note above. Unlicensed use is prohibited. Unlicensed parties may not copy, reproduce or retransmit or amend this document or any part of this document without JMG's prior written permission. Amendment of this document is prohibited by any party other than JMG. JMG reserve the right to revoke the licence for use of this document.

Accepted CJM (Discipline Head)	Date 21.11.2023
Accepted DFG (Team Leader)	Date 11.12.2023
Approved CJM (Principal)	Date 21.11.2023

SCALES @ A3	DESIGNED BY	DRAWN BY
1:250 (H) 1:100 (V)	DFG	TCM
	PLOT DATE	21/11/2023

DO NOT SCALE. Use only figured dimensions. Locations of structure, fittings, services etc on this drawing are indicative only. CONTRACTOR to check Architects & other project drawings for co-ordination between structure, fabric, fixtures, fittings, services etc. CONTRACTOR to site check all dimensions and exact locations of all items. JMG accepts no responsibility for dimensional information scaled or digitally derived from this document.



Johnstone McGee & Gandy Pty. Ltd.
 117 Harrington Street, Hobart, Tas (03) 6231 2555
 49-51 Elizabeth Street, Launceston, Tas (03) 6334 5548
 www.jmg.net.au infohbt@jmg.net.au info@jmg.net.au

PROJECT
 10 EONIA
 RISDON VALE
 RESIDENTIAL SUBDIVISION

TITLE
 SEWER PROFILE

PROJECT NO. J230855CS

DWG NO. C02 REVISION P1

PLOT DETAILS J230855CS - PLANS - 10 EONIA.DWG

BUSHFIRE EXEMPTION ASSESSMENT

Proposed Two Lot Subdivision

Address: 10 Eonia Avenue, Risdon Vale TAS 7016

Title Reference: C.T.183637/43



Prepared by James Rogerson, Bushfire Hazard Practitioner
(No: 161)
VERSION – 1.0
Date: 27/03/2024

Contents

1 INTRODUCTION	3
1.1 Background.....	3
1.2 Scope	3
1.3 Scope of BFP Accreditation.....	3
1.4 Limitations	4
1.5 Proposal.....	4
2 PRE-FIELD ASSESSMENT	4
2.1 Site Details.....	4
2.2 TasVeg 4.0	6
3 SITE ASSESSMENT.....	7
3.1 Bushfire Hazard Assessment.....	7
3.2 Vegetation and Effective Slope	7
3.3 Bushfire Attack Level (BAL).....	11
3.4 Definition of BAL-LOW	12
4 JUSTIFICATIONS FOR BAL-LOW RATING/EXEMPTION and no ELEVATED RISK.....	13
5 CONCLUSION & RECOMMENDATIONS.....	13
6 REFERENCES	14
7 APPENDIX A – SITE PHOTOS	15
8 APPENDIX B – SUBDIVISION PROPOSAL PLAN	18
9 APPENDIX C – PLANNING CERTIFICATE	19

Disclaimer: The information contained within this report is based on the instructions of AS 3959-2018 the standard states that *“Although this Standard is designed to improve the performance of building when subjected to bushfire attack in a designated bushfire-prone area there can be no guarantee that a building will survive a bushfire event of every occasion. This is substantially due to the degree of vegetation management, the unpredictable nature and behaviour of fire and extreme weather conditions.”* (Standards Australia Limited, 2011)

1 INTRODUCTION

1.1 Background

This Bushfire Exemption Assessment and has been prepared by James Rogerson of JR Bushfire Assessments (for Rogerson & Birch Surveyors) on behalf of the proponent to form part of supporting documentation for the proposed two lot subdivision of 10 Eonia Avenue, Sorell. This assessment is drafted to identify any exemption from the requirements of the C13.0 Bushfire-Prone Areas Code (C13.0) under the Tasmanian Planning Scheme – Clarence (TPS).

The proposed development is within a Bushfire-Prone Area overlay and therefore justification must be documented as to why this proposed development is exempt from the requirements of C13.0.

1.2 Scope

This Bushfire Assessment offers an investigation and assessment of the bushfire risk to establish the level of bushfire threat and vulnerability on the land for the purpose of subdivision. This report includes the following:

- A description of the land and adjacent land, and description of the use or development that may be at threat by a bushfire on the subject site;
- Calculates the level of a bushfire threat and offers opinions for bushfire mitigation measures that are consistent with AS3959:2018 and C13.0.
- Subdivision Proposal Plan (Appendix B)
- Planning Certificate (Appendix C)

1.3 Scope of BFP Accreditation

I, James Rogerson am an accredited Bushfire Practitioner (BFP-161) to assess bushfire hazards and endorse BHMP's under the the *Chief Officers Scheme for the Accreditation of Bushfire Hazard Practitioners*. I have successfully completed the *Planning for Bushfire Prone Areas Short Course* at University of Technology Sydney.

1.4 Limitations

The site assessment has been conducted and report written on the understanding that:

- The report only deals with the potential bushfire risk, all other statutory assessments are outside the scope of this report;
- The report only classifies the size, volume and status of the vegetation at the time the site assessment was conducted;
- Impacts on future development and vegetation growth have not been considered in this report. No action or reliance is to be placed on this report, other than which it was commissioned.

1.5 Proposal

The proposal is for the subdivision of the current title C.T.183637/43 into 2 resultant titles. See proposal plan (Appendix B).

2 PRE-FIELD ASSESSMENT

2.1 Site Details

Table 1

Owner Name(s)	Pharos Custodians Pty Ltd
Location	10 Eonia Avenue, Risdon Vale TAS 7015
Title Reference	C.T.183637/43
Property ID	9525540
Municipality	Clarence
Zoning	8 – General Residential
Planning Overlays	16 – Safeguarding of Airports Code and 13 – Bushfire-prone Areas Code
Water Supply for Firefighting	The property is serviced by reticulated water. Various hydrants exist within the vicinity of the site.
Public Access	Access to the property is off Eonia Avenue.
Fire History	No recorded fires on the <i>LIST</i> .
Existing Development	N/A

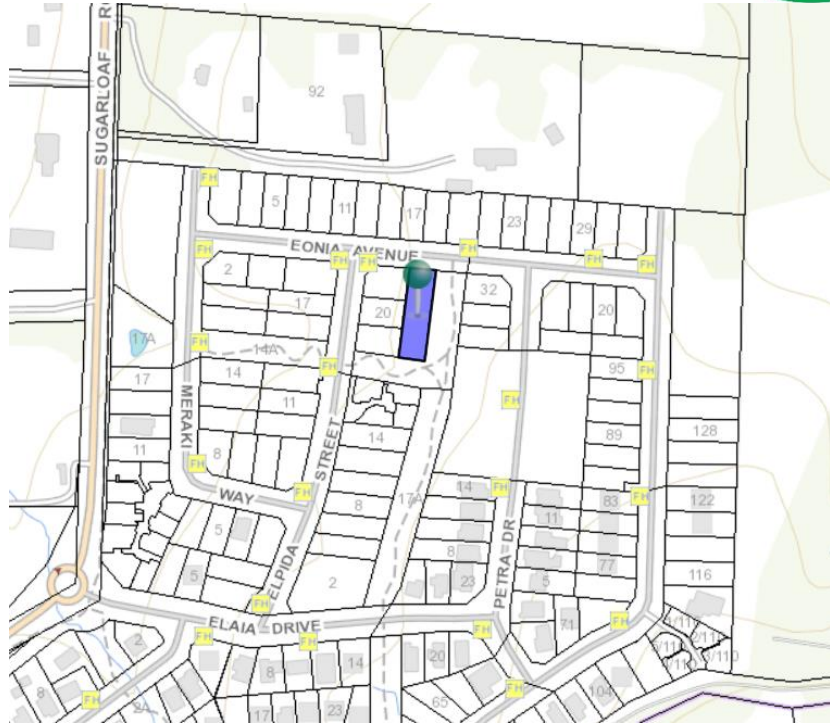


Figure 1 - Location of subject site and fire hydrants. Source: The LIST, © State of Tasmania



Figure 2 - Planning Scheme Zoning of site and surrounding properties. Source: The LIST, © State of Tasmania

2.2 TasVeg 4.0

There is one classified vegetation community on the subject site, and one additional community on the surrounding land and parcels. Figure 2 below shows the classified vegetation from TASVEG4.0 (Source: The LIST).

Please note that TASVEG4.0 classification does not necessarily reflect ground conditions.

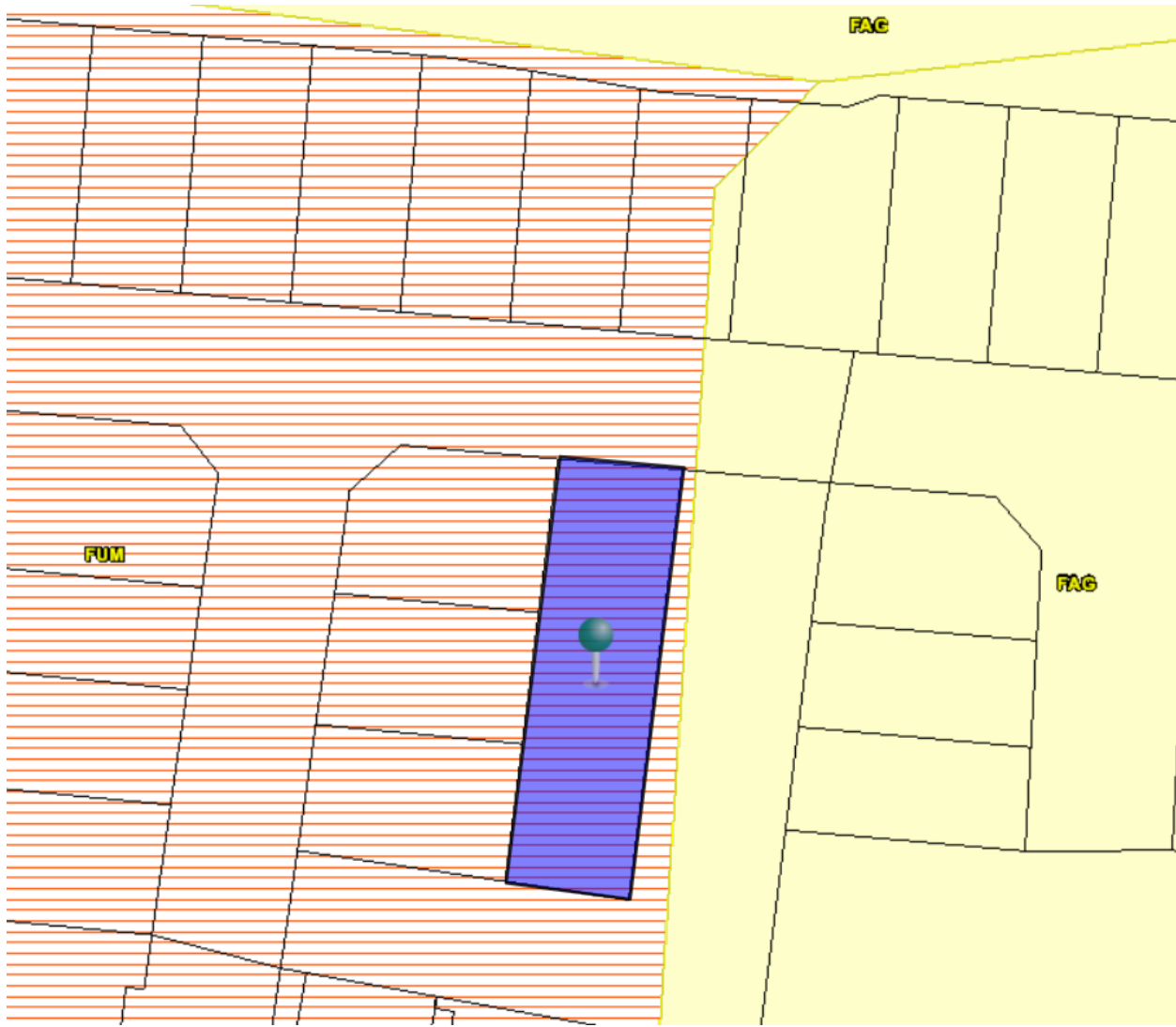


Figure 3 - TASVEG4.0 communities on subject site and surrounding land. FUM – Extra-urban miscellaneous, FAG – Agricultural Land

3 SITE ASSESSMENT

The site assessment was conducted by James Rogerson (BFP-161) on the 19th of March 2024.

3.1 Bushfire Hazard Assessment

C13.0 Bushfire Prone Areas Code defines Bushfire-prone areas as follows;

a) Land that is within the boundary of a bushfire-prone area shown on an overlay on a planning scheme map; or

b) Where there is no overlay on a planning scheme map, or where the land is outside the boundary of a bushfire-prone area shown on such map, land that is within 100m of an area of bushfire –prone vegetation equal or greater than 1ha.

The subject site is within a bushfire-prone areas overlay of the TPS – Clarence. Therefore, the proposed development must have a bushfire assessment or exemption attached with the development application.

For the purposes of the BAL Assessment, vegetation within 100m of the proposed subdivision site was assessed and classified in accordance with AS3959:2018 Simplified Procedure (Method 1) (relevant fire danger index: 50-which applies across Tasmania).

Prevailing Winds: The prevailing winds for this site are primarily westerly/ northwesterly.

3.2 Vegetation and Effective Slope

Vegetation and relevant effective slopes within 100m of the proposed development have been inspected and classified in accordance with AS 3959:2018. Effective Slope refers to the slope of the land underneath the classified bushfire-prone vegetation relative to the building site and not the slope between the vegetation and the building site. The effective slope affects a fires rate of spread and flame length and is an acute aspect of bushfire behaviour.

WITHIN THE BOUNDARY (BDY) AND PROPERTY DESCRIPTION

The site is located within a recently completed staged subdivision *Olive Grove* south of the main part of the suburb of Risdon Vale. The site is in a residential area within the General Residential zone and is surrounded by developed lots, lots under construction, vacant lots, and Council public open space land. The subject site was purposely originally designed to be larger than the lots around it, for the purpose of further subdivision. The site is rectangle in shape and is orientated north-south. The topography within the site is gentle, with the slope aspect running downhill from east to west. (See Figure 3 for slopes).

The subject property is a small sized, vacant, residential lot. The land within the site is mainly gravel and dirt, as the site has been cleared of grassed vegetation from adjacent development and previous civil works. Therefore, the site is classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e) of AS3959:2018.

Further justification as to why this lot can be classed as low threat is per the Bushfire-Prone Areas Advisory Note No 01 – 2014 (BHAN-01) (on the TFS website). As this lot is zoned General Residential and is <1500m² it falls under BHAN-01 and the land can be classed as low threat.

NORTH OF THE PROPERTY BDY

To the north of the property (across slope & downslope >0°-5°) is more of the newly formed residential lots of the same subdivision as the development site. These lots vary between developed, under construction and vacant and the lots are zoned General Residential. As per the development site, these lots can all be classed as LOW THREAT VEGETATION per BHAN-01 i.e. they're all under 1500m² and are zoned General Residential.

Further to the north are two larger properties. These properties are zoned Future Urban, the properties are developed with Class 1a dwellings, in addition to various Class 10a sheds and all-weather/bitumen private driveways, landscaped gardens and low-cut lawns. The land directly surrounding the dwellings is used as private open space and is therefore classed as MANAGED LAND or LOW THREAT VEGETATION per Clause 2.2.3.2 (e)(f) per AS3959:2018. Further from the POS the land is managed and appeared used with gardens and mowed grass and is therefore classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (e) of AS3959:2018.

EAST OF THE PROPERTY

To the east of the development property (upslope, across slope & downslope >0°-5°) is newly formed lots part of the same subdivision as the development property, in addition to Public Open Space lots. The residential lots vary between developed, under construction and vacant. However, as all the residential lots are zoned General Residential and are <1500m² they fall under the BHAN-01 and are classed as LOW THREAT VEGETATION. The POS lots are managed by Council and are also classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (e) (f).

SOUTH OF THE PROPERTY

To the south of the development property (across slope and downslope $>0^{\circ}$ - 5°) is again newly formed lots of the same subdivision as the development property, in addition to Public Open Space lots. The residential lots vary between developed, under construction and vacant. However, as all the residential lots are zoned General Residential and are $<1500\text{m}^2$ they fall under the BHAN-01 and are classed as LOW THREAT VEGETATION. The POS lots are managed by Council and are also classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (e) (f).

WEST OF THE PROPERTY

To the west of the development property (downslope $>0^{\circ}$ - 5° and downslope $>5^{\circ}$ - 10°) is again newly formed lots of the same subdivision as the development property, in addition to Public Open Space lots. The residential lots vary between developed, under construction and vacant. However, as all the residential lots are zoned General Residential and are $<1500\text{m}^2$ they fall under the BHAN-01 and are classed as LOW THREAT VEGETATION. The POS lots are managed by Council and are also classed as LOW THREAT VEGETATION per Clause 2.2.3.2 (e) (f).

Figure 4 below shows the relationship between the subject site and the surrounding vegetation.

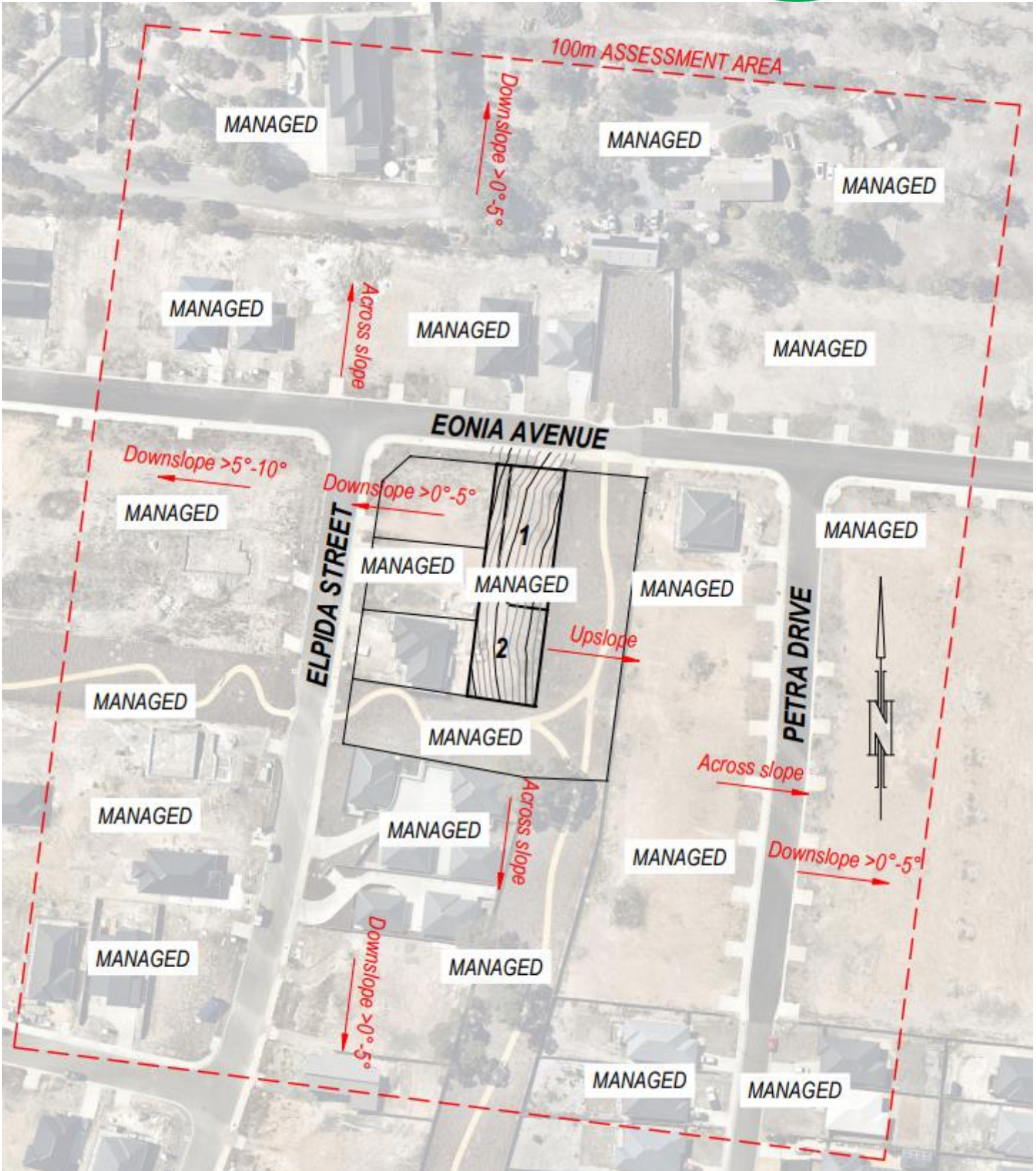


Figure 4 Classified vegetation (within 100 of the development site) and existing separation from bushfire prone vegetation (not to scale)

3.3 Bushfire Attack Level (BAL)

Table 2 - BAL rating for each lot and required separation distances

LOT 1 – VACANT (Existing separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED	MANAGED	MANAGED	MANAGED
Existing Horizontal distance to classified vegetation	N/A	N/A	N/A	N/A
Effective Slope under vegetation	Across slope & Downslope >0°-5°	Upslope Across slope Downslope >0°-5°	Across slope Downslope >0°-5°	Downslope >0°-5° Downslope >5°-10°
Exemption	(e) & (f)	(e) & (f)	(e) & (f)	(e) & (f)
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation distances to achieve BAL-19	N/A	N/A	N/A	N/A
Separation distances to achieve BAL-12.5	N/A	N/A	N/A	N/A
Current BAL rating	BAL-LOW			

LOT 2 – VACANT (Existing separation)				
DIRECTION OF SLOPE	N, NE	E, SE	S, SW	W, NW
Vegetation Classification	MANAGED	MANAGED	MANAGED	MANAGED
Existing Horizontal distance to classified vegetation	N/A	N/A	N/A	N/A
Effective Slope under vegetation	Across slope & Downslope >0°-5°	Upslope Across slope Downslope >0°-5°	Across slope Downslope >0°-5°	Downslope >0°-5° Downslope >5°-10°
Exemption	(e) & (f)	(e) & (f)	(e) & (f)	(e) & (f)
Current BAL value for each side of the site	BAL-LOW	BAL-LOW	BAL-LOW	BAL-LOW
Separation distances to achieve BAL-19	N/A	N/A	N/A	N/A
Separation distances to achieve BAL-12.5	N/A	N/A	N/A	N/A
Current BAL rating	BAL-LOW			

3.4 Definition of BAL-LOW

The Bushfire Attack Level shall be classified BAL-LOW per Section 2.2.3.2 of AS3959-2018 where the vegetation is one or a combination of any of the following Exemptions:

- a) Vegetation of any type that is more than 100m from the site.
- b) Single areas of vegetation less than 1 hectare in area and not within 100m of other areas of vegetation being classified.
- c) Multiple areas of vegetation less than 0.25 ha in area and not within 20m of the site, or each other.
- d) Strips of vegetation less than 20m in width (measured perpendicular to the elevation exposed to the strip of vegetation) regardless of length and not within 20m of the site or each other, or other areas of vegetation being classified.
- e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.
- f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens, commercial nurseries, nature strips and windbreaks.

NOTE: Minimal fuel condition means there is insufficient fuel available to significantly increase the severity of the bushfire attack (recognizable as short-cropped grass for example, to a nominal height of 100mm).

If Grassland fuel is <50m from a site it is therefore classed as BAL-LOW.

BAL ratings are as stated below:

BAL LOW	BAL 12.5	BAL 19	BAL 29	BAL 40	BAL FZ
There is insufficient risk to warrant any specific construction requirements, but there is still some risk	Ember attack and radiant heat below 12.5 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 12.5 kW/m ² and 19 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 19kW/m ² and 29 kW/m ²	Increasing ember attack and windborne debris, radiant heat between 29 kW/m ² and 40 kW/m ² . Exposure to flames from fire front likely	Direct Exposure to flames, radiant heat and embers from the fire front

4 JUSTIFICATIONS FOR BAL-LOW RATING/EXEMPTION and no ELEVATED RISK

- The closest vegetation (of bushfire threat) to the proposed subdivision is Grassland Fuel to the east that is >50m from the proposed subdivision (~200m). Therefore, resulting in a BAL rating of BAL-LOW (Per Table 2 above) and therefore the proposed subdivision is exempt from the requirement for a Hazard Management Area (HMA) per C13.6.1 of the Code.
- The surrounding parcels in all aspects within the 100m site assessment area (developed, under construction or vacant) have been described above and classed as being MANAGED LAND or LOW THREAT VEGETATION. Therefore, resulting in the BAL-LOW rating.
- As the proposed subdivision has a BAL rating of BAL-LOW, there is no requirement for a fire appliance to access the site and therefore the proposed subdivision is exempt from the requirements of C13.6.2.
- As the proposed subdivision has a BAL rating of BAL-LOW, there is no requirement for a fire appliance to access a water point or hydrant and therefore the proposed subdivision is exempt from the requirements of C13.6.3.

5 CONCLUSION & RECOMMENDATIONS

The report concludes that the proposed subdivision will have a resultant BAL rating of BAL-LOW. Although the site is mapped within a Bushfire-Prone Area of the TPS, changes to the surrounding vegetation since it was mapped imply the site is no longer at threat from a bushfire hazard per C13.0 and AS3959:2018.

Therefore, I, James Rogerson of JR Bushfire Assessments (for Rogerson & Birch Surveyors) a accredited Bushfire Practitioner (BFP-161) certify, in accordance with C13.0 that there is insufficient increase in risk to warrant any bushfire protection measures and a Bushfire Hazard Management Plan for this proposed subdivision.

Whilst the proposed subdivision is exempt from bushfire protection measures, the following recommendations provided by the Tasmanian Fire Service are designed to increase bushfire protection for the proposed development.

The Tasmanian Fire Service provides the following advice regarding the implementation and maintenance of Hazard management areas:

- Removing of fallen limbs, sticks, leaf and bark litter
- Maintaining grass at less than a 100mm height
- Removing pine bark and other flammable mulch (especially from against buildings)
- Thinning out understory vegetation to provide horizontal separation between fuels
- Pruning low-hanging tree branches (<2m from the ground) to provide vertical separation between fuel layers
- Pruning larger trees to maintain horizontal separation between canopies
- Minimize the storage of flammable materials such as firewood
- Maintaining vegetation clearance around vehicular access and water supply points
- Use of low-flammability species for landscaping purposes where appropriate
- Clearing out any accumulated leaf and other debris from roof gutters.

Additional site-specific fuel reduction or management may be required. An effective hazard management area does not require removal of all vegetation. Rather, vegetation must be designed and maintained in a way that limits opportunity for vertical and horizontal fire spread in the vicinity of the building being protected. Retaining some established trees can even be beneficial in terms of protecting the building from wind and ember attack

6 REFERENCES

Department of Primary Industries and Water, The LIST, viewed March/April 2024, www.thelist.tas.gov.au

Standards Australia, 2018, *AS 3959:2018 – Construction of buildings in bushfire-prone areas*, Standards Australia, Sydney.

Tasmanian Planning Commission, 2015, *Tasmanian Planning Scheme – Clarence* viewed March/April 2024, www.iplan.tas.gov.au

Building Act 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/act-2016-025>

Building Regulations 2016. The State of Tasmania Department of Premier and Cabinet. <https://www.legislation.tas.gov.au/view/html/inforce/current/sr-2016-110>

7 APPENDIX A – SITE PHOTOS



Figure 5 – Managed/low threat land within the site, view facing south



Figure 6 – Managed/low threat land west of the site, view facing SW



Figure 7 – Managed/low threat land northwest of the site, view facing NW



Figure 8 – Managed/low threat land south of the site, view facing east



Figure 9 - Managed/low threat land north of the site, view facing north



Figure 10 - Managed/low threat land east of the site, view facing east

8 APPENDIX B – SUBDIVISION PROPOSAL PLAN



E				
D				
C				
B				
A				
REV	AMENDMENTS	DRAWN	DATE	APPR.

OWNER: Pharos Custodians Pty Ltd
TITLE REFERENCE: C.T.183637/43
LOCATION: 10 Eonia Avenue
RISDON VALE

Proposed Subdivision

Date:	28-9-2023	Reference:	PAPAA37 15208-01
Scale:	1:250 (A3)	Municipality:	Clarence

9 APPENDIX C – PLANNING CERTIFICATE

BUSHFIRE-PRONE AREAS CODE

CERTIFICATE¹ UNDER S51(2)(d) LAND USE PLANNING AND APPROVALS ACT 1993

1. Land to which certificate applies

The subject site includes property that is proposed for use and development and includes all properties upon which works are proposed for bushfire protection purposes.

Street address:

10 Eonia Avenue, Risdon Vale TAS 7016

Certificate of Title / PID:

C.T.183637/43 / 9525540

2. Proposed Use or Development

Description of proposed Use and Development:

TWO LOT SUBDIVISION OF C.T.183637/43

Applicable Planning Scheme:

Tasmanian Planning Scheme - Clarence

3. Documents relied upon

This certificate relates to the following documents:

Title	Author	Date	Version
SUBDIVISION PROPOSAL PLAN	ROGERSON & BIRCH SURVEYORS	28/09/2023	01
BUSHFIRE EXEMPTION REPORT – 10 EONIA AVENUE, RISDON VALE	JAMES ROGERSON – JR BUSHFIRE ASSESSMENTS	27/03/2024	1.0

4. Nature of Certificate

¹ This document is the approved form of certification for this purpose and must not be altered from its original form.

The following requirements are applicable to the proposed use and development:

<input type="checkbox"/> E1.4 / C13.4 – Use or development exempt from this Code	
Compliance test	Compliance Requirement
<input type="checkbox"/> E1.4(a) / C13.4.1(a)	

<input type="checkbox"/> E1.5.1 / C13.5.1 – Vulnerable Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.1 P1 / C13.5.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.1 A2 / C13.5.1 A2	
<input type="checkbox"/> E1.5.1 A3 / C13.5.1 A2	

<input type="checkbox"/> E1.5.2 / C13.5.2 – Hazardous Uses	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.5.2 P1 / C13.5.2 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input type="checkbox"/> E1.5.2 A2 / C13.5.2 A2	
<input type="checkbox"/> E1.5.2 A3 / C13.5.2 A3	

<input type="checkbox"/> E1.6.1 / C13.6.1 Subdivision: Provision of hazard management areas	
Acceptable Solution	Compliance Requirement
<input type="checkbox"/> E1.6.1 P1 / C13.6.1 P1	<i>Planning authority discretion required. A proposal cannot be certified as compliant with P1.</i>
<input checked="" type="checkbox"/> E1.6.1 A1 (a) / C13.6.1 A1(a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/> E1.6.1 A1 (b) / C13.6.1 A1(b)	
<input type="checkbox"/> E1.6.1 A1(c) / C13.6.1 A1(c)	

<input type="checkbox"/> E1.6.2 / C13.6.2 Subdivision: Public and fire fighting access	
---	--

	Acceptable Solution	Compliance Requirement
<input type="checkbox"/>	E1.6.2 P1 / C13.6.2 P1	
<input checked="" type="checkbox"/>	E1.6.2 A1 (a) / C13.6.2 A1 (a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/>	E1.6.2 A1 (b) / C13.6.2 A1 (b)	

<input type="checkbox"/>	E1.6.3 / C13.1.6.3 Subdivision: Provision of water supply for fire fighting purposes	
	Acceptable Solution	Compliance Requirement
<input checked="" type="checkbox"/>	E1.6.3 A1 (a) / C13.6.3 A1 (a)	Insufficient increase in risk – BAL-LOW
<input type="checkbox"/>	E1.6.3 A1 (b) / C13.6.3 A1 (b)	
<input type="checkbox"/>	E1.6.3 A1 (c) / C13.6.3 A1 (c)	
<input type="checkbox"/>	E1.6.3 A2 (a) / C13.6.3 A2 (a)	
<input type="checkbox"/>	E1.6.3 A2 (b) / C13.6.3 A2 (b)	
<input type="checkbox"/>	E1.6.3 A2 (c) / C13.6.3 A2 (c)	

5. Bushfire Hazard Practitioner


Name:	JAMES ROGERSON	Phone No:	0488372283
Postal Address:	UNIT 1-2 KENNEDY DRIVE, CAMBRIDGE PARK	Email Address:	JR.BUSHFIREASSESSMENTS@G MAIL.COM
Accreditation No:	BFP – 161	Scope:	1, 2, 3B

6. Certification

I certify that in accordance with the authority given under Part 4A of the *Fire Service Act 1979* that the proposed use and development:

- Is exempt from the requirement Bushfire-Prone Areas Code because, having regard to the objective of all applicable standards in the Code, there is considered to be an insufficient increase in risk to the use or development from bushfire to warrant any specific bushfire protection measures, or
- The Bushfire Hazard Management Plan/s identified in Section 3 of this certificate is/are in accordance with the Chief Officer's requirements and compliant with the relevant **Acceptable Solutions** identified in Section 4 of this Certificate for lot 3.

Signed:
certifier



Name:

JAMES ROGERSON

Date:

2/4/2024

Certificate
Number:

161

(for Practitioner Use only)

SEARCH OF TORRENS TITLE

VOLUME 183637	FOLIO 43
EDITION 1	DATE OF ISSUE 01-Sep-2022

SEARCH DATE : 15-Dec-2023

SEARCH TIME : 04.06 PM

DESCRIPTION OF LAND

City of CLARENCE
 Lot 43 on Sealed Plan 183637
 Derivation : Part of Lot 31801, 248A-1R-0P Gtd. to Fane Claude
 Campbell Cox
 Prior CT 182657/100

SCHEDULE 1

M197924 & M932883 TRANSFER to PHAROS CUSTODIANS PTY LTD and
 PHAROS CUSTODIANS PTY LTD as tenants in common in
 equal shares Registered 24-Dec-2021 at noon

SCHEDULE 2

Reservations and conditions in the Crown Grant if any
 SP183637 COVENANTS in Schedule of Easements
 SP183637 FENCING COVENANT in Schedule of Easements
 SP182657 COVENANTS in Schedule of Easements
 SP164707 & SP182657 FENCING PROVISION in Schedule of Easements
 D116543 AGREEMENT pursuant to Section 71 of the Land Use
 Planning and Approvals Act 1993 Registered
 25-Feb-2014 at noon

UNREGISTERED DEALINGS AND NOTATIONS

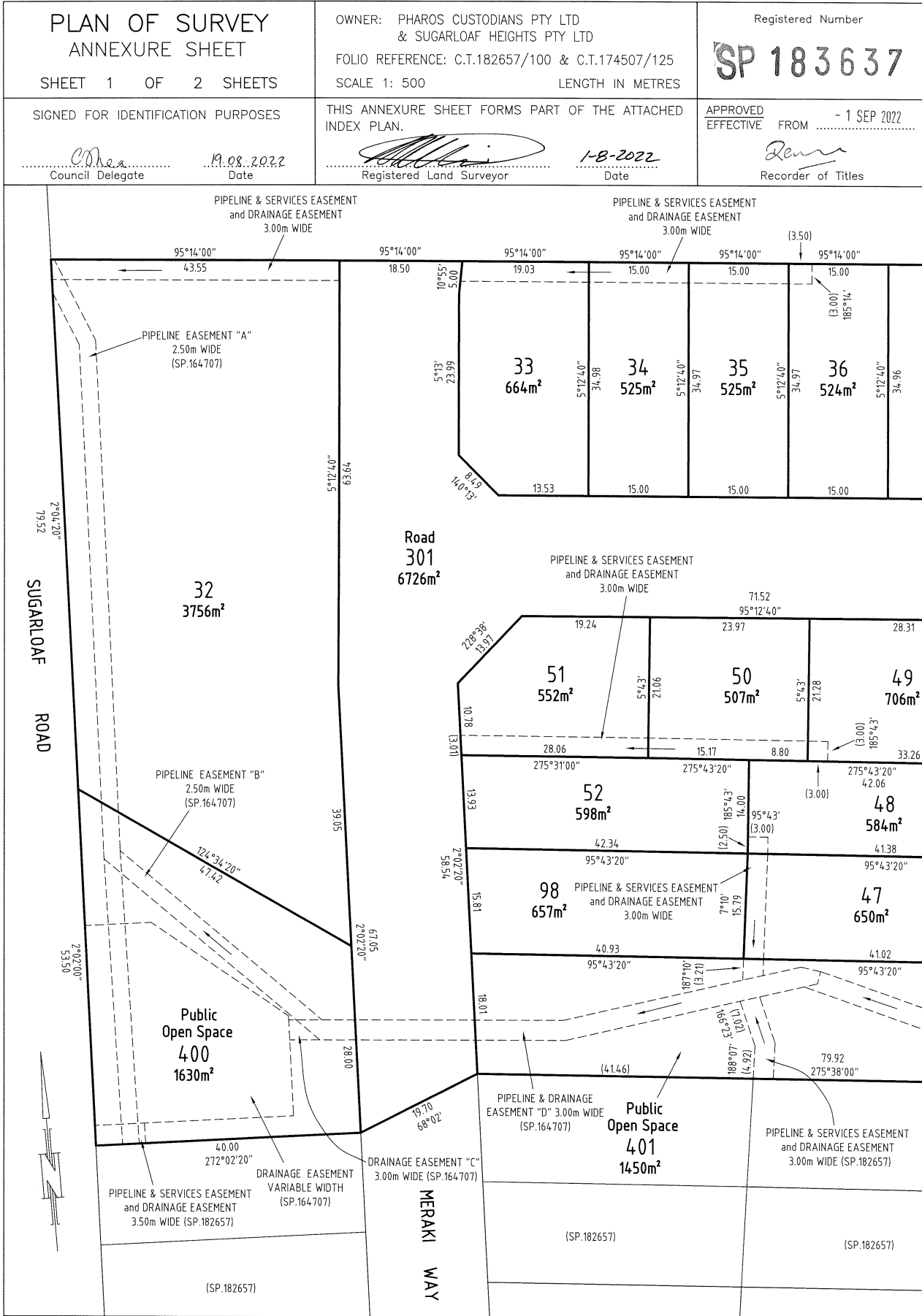
No unregistered dealings or other notations

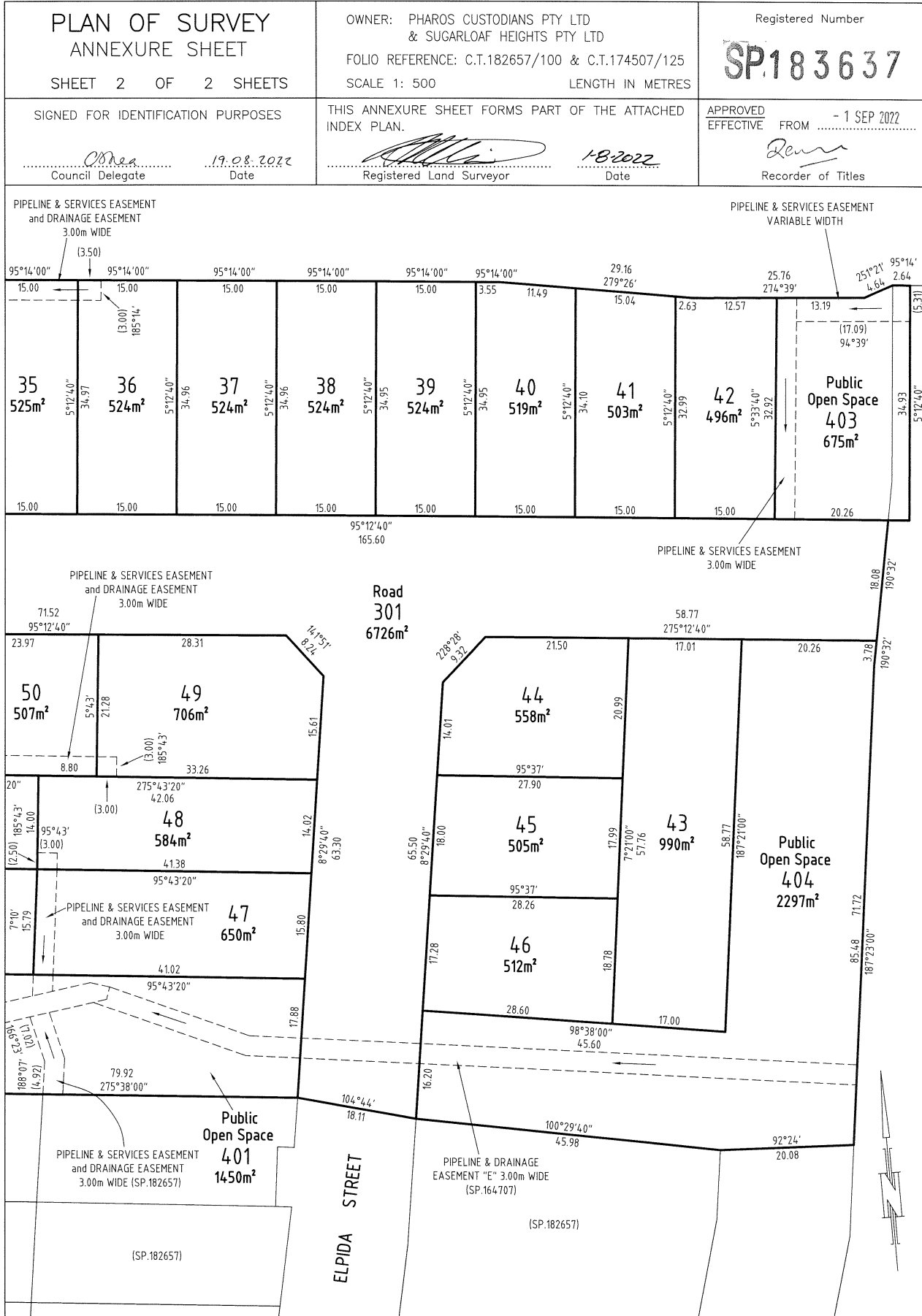
OWNER PHAROS CUSTODIANS PTY LTD & SUGARLOAF HEIGHTS PTY LTD	PLAN OF SURVEY BY SURVEYOR ANDREW STEPHEN BIRCH ROGERSON AND BIRCH SURVEYORS UNIT 1 - 2 KENNEDY DRIVE, CAMBRIDGE PARK PH 6248-5898 MOB. 0419-594-966	Registered Number SP 183637
FOLIO REFERENCE C.T.182657/100 & C.T.174507/125		APPROVED EFFECTIVE FROM - 1 SEP 2022
GRANTEE PART OF LOT 31801 (248A-1R-0P) GTD TO FANE CLAUDE CAMPBELL COX	CITY OF CLARENCE	<i>Andrew Birch</i> Recorder of Titles
SCALE 1: 1000 LENGTHS IN METRES		



Andrew Birch
Registered Land Surveyor 1-8-2022 Date

Clare Shea
Council Delegate 19.08.2022 Date





SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 183637

PAGE 1 OF 7 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
- (2) any easements or profits a prendre described hereunder.

Each lot on the plan is subject to:-

- (1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
- (2) any easements or profits a prendre described hereunder.

The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

* Tasmanian Water and Sewerage Corporation Pty Ltd
 SUB 1782 3105 22

Lots 32 & 400 are each
 * Lot ~~32~~ is subject to a Pipeline Easement (appurtenant to Lot 2 on SP164707 and Tasmanian Water and Sewerage Corporation Pty Ltd) over the land marked "Pipeline Easement "A" 2.50 m wide (SP164707)" on the Plan and more fully set forth in Sealed Plan 164707.

400

* Lot ~~32~~ is subject to a Pipeline Easement (appurtenant to Lot 2 on SP164707 and Tasmanian Water and Sewerage Corporation Pty Ltd) over the land marked "Pipeline Easement "B" 2.50 m wide (SP164707)" on the Plan and more fully set forth in Sealed Plan 164707.

400

* Lots ~~32~~, 301 and 401 are each subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd and Clarence City Council) over the land marked "Pipeline and Drainage Easement "D" 3.00 m wide (SP16707)" on the Plan and more fully set forth in Sealed Plan 164707.

Lot 400 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.50 m wide (S182657)" shown on the Plan (the Easement Land) and more fully set forth in Sealed Plan 182657.

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REF: 174507/125 & 182657/100 SOLICITOR & REFERENCE: Mr William C Justo:LAM:067776	PLAN SEALED BY: Clarence City Council DATE: 19 th August 2022 PDR&ANPMTD: 2020/003974 REF NO. C O'Nea Council Delegate Clare Shea
<p>NOTE: The Council Delegate must sign the Certificate for the purposes of identification.</p>	



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 2 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 183637</p>
<p>SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100</p>	

Lot 400 is subject to a Right of Drainage in favour of the Clarence City Council over the land marked "*Pipeline and Services Easement and Drainage Easement 3.50 m wide*" (SP182657) ~~in favour of the Clarence City Council~~ and more fully set forth in Sealed Plan 182657. shown on the Plan

Lot 400 is subject to a Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Clarence City Council) over the land marked "*Drainage Easement Variable Width*" (SP164707) more fully set forth in Sealed Plan 164707.

Lot 400 is subject to a Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Clarence City Council) over the land marked "*Drainage Easement "C" 3.00 wide (SP164707)*" shown on the Plan and more fully set forth in Sealed Plan 164707.

Lot 401 is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successor and assigns (TasWater) over the land marked "*Pipeline and Services Easement and Drainage Easement 3.00 m wide (SP182657)*" shown on the Plan (the Easement Land) and more fully set forth in Sealed Plan 182657.

Lot 401 is subject to a Right of Drainage over the land marked "*Pipeline and Services Easement and Drainage Easement (SP182657)*" in favour of the Clarence City Council and more fully set forth in Sealed Plan 182657. ~~3.00 wide~~

Lots 401, 301 and 404 are each subject to a Pipeline Easement and Right of Drainage (appurtenant to Lot 2 on SP164707 and in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd and Clarence City Council) over the land marked "*Pipeline and Drainage Easement "E" 3.00 m wide (SP164707)*" and more fully set forth in Sealed Plan 164707.

~~Lot 125 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over~~

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 3 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP183637</p>
<p>SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100</p>	

~~the land marked "Pipeline and Services Easement and Drainage Easement 3.00 m wide (SP174507)" shown passing through the Lot on the Plan (the Easement Land) and more fully set forth in Sealed Plan 174507.~~

~~Lot 125 is subject to a Right of Drainage over the "Pipeline and Services Easement and Drainage Easement 3.00 m wide (SP174507)" passing over that Lot in favour of the Clarence City Council and more fully set forth in Sealed Plan 174507.~~

~~Lot 125 is together with a Pipeline Easement over "Pipeline Easement "A" 2.50 wide, Pipeline Easement "B" 2.50 wide, Pipeline and Drainage Easement "D" 3.00 wide, Pipeline and Drainage Easement "E" 3.00 wide" as more fully set forth in Sealed Plan 164707.~~

~~Lot 125 is together with a Right of Drainage over "Drainage Easement "C" 3.00 wide, Pipeline and Drainage Easement "D" 3.00 wide, Pipeline and Drainage Easement "E" 3.00 wide and Drainage Easement (Variable Width)" as more fully set forth in Sealed Plan 164707.~~

Lots 32, 33, 34, 35, 36, 49, 50, 51, 47, 48, 401 (the Lots) are each subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easement and Drainage Easement 3.00 m wide" shown on the Plan (the Easement Land).

Lots 32, 33, 34, 35, 36, 49, 50, 51, 47, 48, 401 (the Lots) are each subject to a Right of Drainage over the land marked "Pipeline and Services Easement and Drainage Easement 3.00 m wide" in favour of the Clarence City Council.

Lot 403 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easement 3.00 m wide" shown on the Plan (the Easement Land).

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.




<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 4 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 183637</p>
<p>SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100</p>	

Lot 403 (the Lot) is subject to a Pipeline and Services Easement in gross in favour of the Tasmanian Water and Sewerage Corporation Pty Ltd, its successors and assigns (TasWater) over the land marked "Pipeline and Services Easement Variable Width" shown on the Plan (the Easement Land).

Covenants

Fencing Covenant

The owners of each Lot on the Plan covenants with the Vendors, Sugarloaf Heights Pty Ltd, Pharos Custodians Pty Ltd and Pharos Custodians Pty Ltd, that the Vendors shall not be required to fence.

Restrictive Covenants

& part of

Lots 32 to 52 (inclusive), 400, 401, 301, 404, 403 are all subject to restrictive covenants more fully set forth in SP182657.

✦ That part of Lot 403 formerly comprised in Lot 125 on Sealed Plan 174507 is burdened by the restrictive covenants created by Sealed Plans 168081, 172459 & 174507.

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 5 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP183637</p>
<p>SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100</p>	

Definitions:

Pipeline and Services Easement is defined as follows:-

FIRSTLY, THE FULL RIGHT AND LIBERTY for TasWater and its employees, contractors, agents and all other persons duly authorised by it, at all times to:

- (1) enter and remain upon the Easement Land with or without machinery, vehicles, plant and equipment;
- (2) investigate, take soil, rock and other samples, survey, open and break up and excavate the Easement Land for any purpose or activity that TasWater is authorised to do or undertake;
- (3) install, retain, operate, modify, relocate, maintain, inspect, cleanse, repair, remove and replace the Infrastructure;
- (4) run and pass sewage, water and electricity through and along the Infrastructure;
- (5) do all works reasonably required in connection with such activities or as may be authorised or required by any law:
 - (1) without doing unnecessary damage to the Easement Land; and
 - (2) leaving the Easement Land in a clean and tidy condition;
- (6) if the Easement Land is not directly accessible from a highway, then for the purpose of undertaking any of the preceding activities TasWater may with or without employees, contractors, agents and any other persons authorised by it, and with or without machinery, vehicles, plant and equipment enter the Lot from the highway at any vehicle entry and cross the Lot to the Easement Land; and
- (7) use the Easement Land as a right of carriageway for the purpose of undertaking any of the preceding purposes on other land, TasWater reinstating any damage that it causes in doing so to any boundary fence of the Lot.

SECONDLY, the benefit of a covenant in gross for TasWater with the registered proprietor/s of the Easement Land and their successors and assigns not to erect any building, or place any structures, objects, vegetation, or remove any thing that supports, protects or covers any Infrastructure on or in the Easement Land, without the prior written consent of TasWater to the

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.



02

<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 6 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP183637</p>
<p>SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100</p>	

intent that the burden of the covenant may run with and bind the servient land and every part thereof and that the benefit thereof may be annexed to the easement herein described.

Interpretation:

“**Infrastructure**” means infrastructure owned or for which TasWater is responsible and includes but is not limited to:

- (a) sewer pipes and water pipes and associated valves;
- (b) telemetry and monitoring devices;
- (c) inspection and access pits;
- (d) electricity assets and other conducting media (excluding telemetry and monitoring devices);
- (e) markers or signs indicating the location of the Easement Land or any other Infrastructure or any warnings or restrictions with respect to the Easement Land or any other Infrastructure;
- (f) anything reasonably required to support, protect or cover any other Infrastructure;
- (g) any other infrastructure whether of a similar nature or not to the preceding which is reasonably required for the piping of sewage or water, or the running of electricity, through the Easement Land or monitoring or managing that activity; and
- (h) where the context permits, any part of the Infrastructure.

“**TasWater**” means Tasmanian Water & Sewerage Corporation Pty Ltd (ACN 162 220 653), its successors and assigns

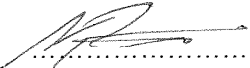
NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

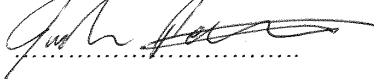


0


<p>ANNEXURE TO SCHEDULE OF EASEMENTS</p> <p>PAGE 7 OF 7 PAGES</p>	<p>Registered Number</p> <p>SP 183637</p>
<p>SUBDIVIDER: Sugarloaf Heights Pty Ltd & Pharos Custodians Pty Ltd & Pharos Custodians Pty Ltd FOLIO REFERENCE: 174507/125 & 182657/100</p>	

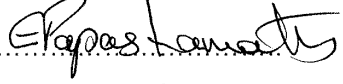
EXECUTED by Sugarloaf Heights Pty Ltd (ACN) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 
 Name: Nikolaos Papastamatis
PLEASE PRINT
Director

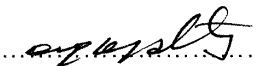
Signature: 
 Name: JOHN PAPA STAMATIS
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

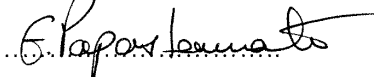
EXECUTED by Pharos Custodians Pty Ltd (CAN 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 
 Name: ANTONIO S PAPA STAMATIS
PLEASE PRINT
Director

Signature: 
 Name: EUGENIA PAPA STAMATIS
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

EXECUTED by Pharos Custodians Pty Ltd (CAN 131 759 807) in accordance with section 127 of the *Corporations Act 2001*:

Signature: 
 Name: ANTONIO S PAPA STAMATIS
PLEASE PRINT
Director

Signature: 
 Name: EUGENIA PAPA STAMATIS
PLEASE PRINT
Director/Secretary *
* Delete as appropriate

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

