

# Development Control Plan 2010

## Section 5.3 – Native Vegetation Cover

Native Vegetation Cover for Land in RU2, RU4, and R5 Zones

Information Pack for new home  
owners in rural residential areas

August 2011



Wagga Wagga  
City Council



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**For further information contact:**

Environment and Community Services Directorate  
Wagga Wagga City Council  
Ph 1300 2 92442

# A. Flow Chart for Section 5.3

Steps for a new owner in a rural residential area to implement Development Control Plan 2010, Section 5.3.

## **‘Planting Plan’ Approval Process**

- Step 1 Check the number of plants you are required to plant – see the Property Management Plan in your property contract.
- Step 2 Check species listing for acceptable species (see ‘Planting Plan Requirements’ and ‘Native Vegetation Profiles’ in this Information Pack).
- Step 3 Draw a Planting Plan of your proposed planting to scale – consider using a copy of the site plan prepared for your dwelling (see ‘Sample Planting Plan’ in this Information Pack).
- Step 4 The Planting Plan should show an Asset Protection Zone around your development (see Section C). You may wish to contact the NSW Rural Fire Service for advice (208 Fernleigh Road, ph 6931 5855).
- Step 5 Submit the Planting Plan to Council with the Development Application for your dwelling.

## **Implementing the ‘Planting Plan’**

- Step 1 Carry out planting and fencing as per approved Planting Plan. The work is to be carried out within 2 years of receiving approval for your dwelling.
- Step 2 Guidance with the revegetation is set out in ‘Guidelines for Revegetation – Planted Seedlings’ in this Information Pack.
- Step 3 Retain receipts for plants purchased.
- Step 4 Apply to Council for a site inspection and refund.

## B. Planting Plan Requirements

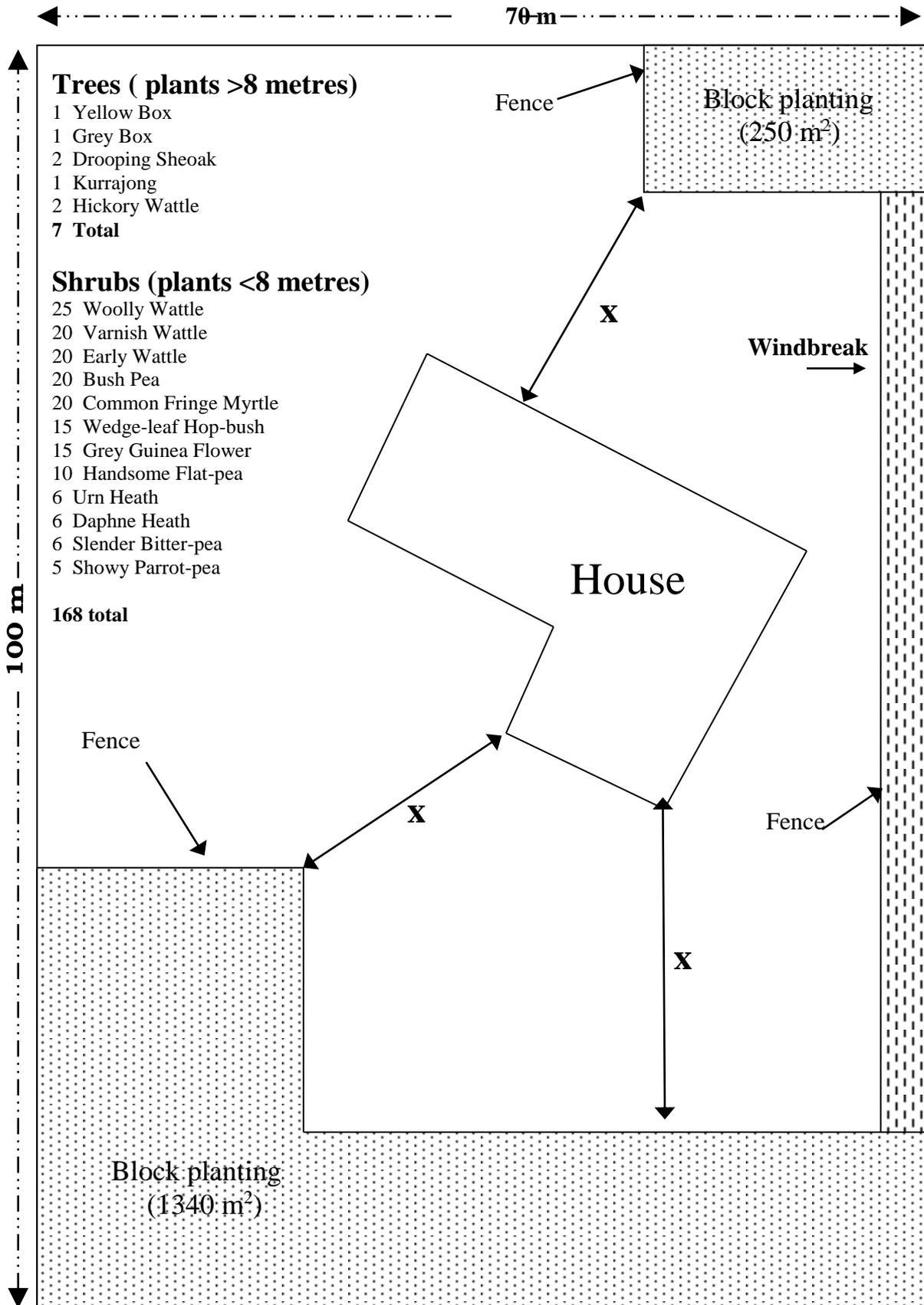
**Under Development Control Plan 2010, Section 5.3, you are required to:**

- provide a site plan to scale, showing the location of the dwelling, garages and any large sheds. (consider using a copy of the site plan for your dwelling or a copy of the survey plan).
- indicate the number of plants you are required to plant (this information is in the Property Management Plan for your property).
- highlight where you are going to locate these plants, showing the area accurately on the site plan (the area in square metres is 10 times the number of plants).
- ensure you have taken proper account of any Asset Protection Zone requirements in siting the planting area and any buildings (see Section C in this Information Pack). You may wish to contact the NSW Rural Fire Service for advice (208 Fernleigh Road, Ph. 6931 5855).
- list the different plant species you intend to use and the number of plants of each.
- indicate the method of revegetation you will use (e.g. planting, direct seeding, etc).
- indicate when you intend doing the work.

### **Remember the following key points:**

- The document '*Guidelines for Revegetation – Planted Seedlings*' has been included in this Information Pack (see Section D) to assist you with the planting program.
- You have 2 years from Council granting consent for the construction of a new dwelling to complete the revegetation works.
- Revegetation must be with local native species.
- Lists of suitable species are provided in Section F of this Information Pack. It is not an exhaustive list and local nurseries may be able to suggest other species which are locally-native.
- Trees and shrubs must be planted, at a ratio of 1 tree to 24 shrubs.
- Trees are defined as those species which grow to greater than 8 metres at maturity.
- A minimum of 3 different tree species and 5 different shrub species is recommended.
- Adequate site preparation needs to be undertaken before planting, in particular weed control and ripping (unless for some reason this is not necessary).
- The planted areas need to be fenced to prevent stock from damaging the trees, **unless there is a covenant over the land that excludes livestock**. This fence should be within a few metres of the seedlings to form small plantations.
- Once you have completed the works and they are checked, you may be entitled to a partial refund for the costs incurred through Council's developer contribution. Please retain receipts for any of the costs you have incurred.

# Sample Planting Plan



**In this example:**

- 175 plants are required, thus 1750 m<sup>2</sup> of land is required to be planted (i.e. 10 m<sup>2</sup> per plant).
- 159 plants are allocated to block area (1590 m<sup>2</sup>), and 16 plants are allocated to windbreak.
- Of the 175 plants, 7 are trees and 168 are shrubs (i.e. ratio of 1 tree to 24 shrubs).
- The windbreak is to be planted with fire resistant species at wide spacing (e.g. 10 m apart).
- The distance between the house and the planted areas (x) is determined by the Rural Fire Service, using Asset Protection Zone guidelines. At a minimum, this distance will be 10 metres, but may be more.

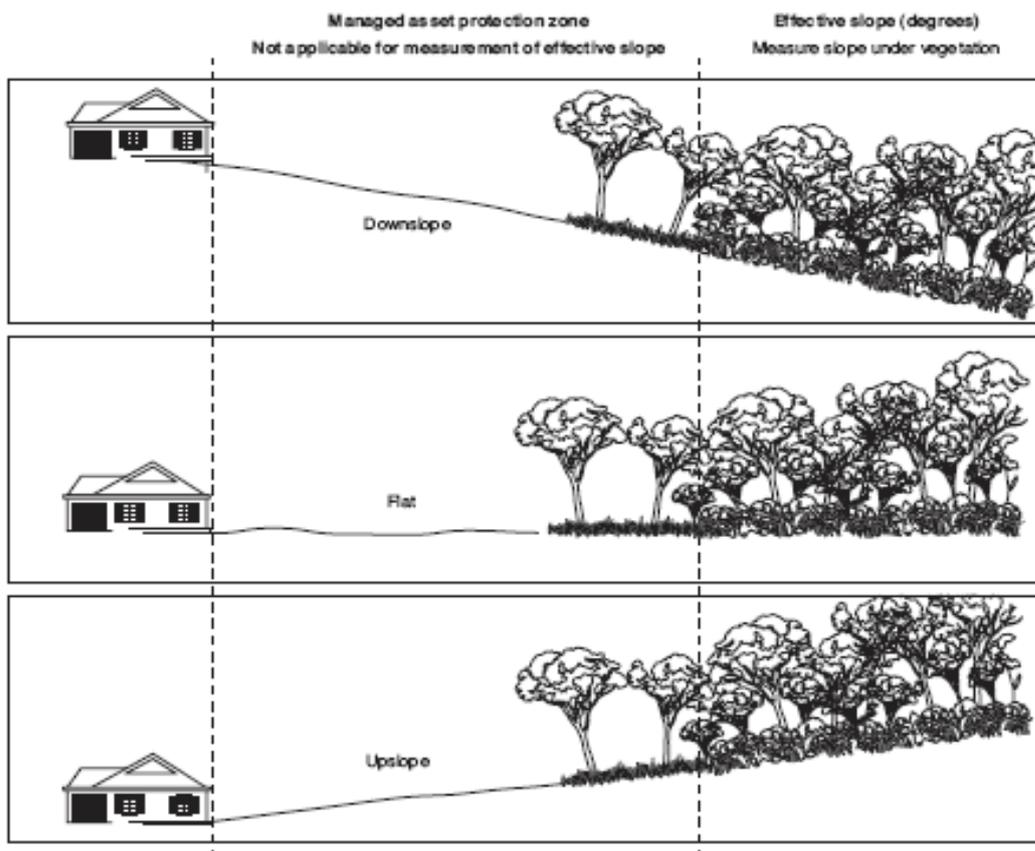
# C. Asset Protection Zones

An Asset Protection Zone (APZ) is an area surrounding an asset, managed to reduce bushfire fuels to a level that will minimise the impact of fire on that asset. The APZ serves as a buffer zone between an asset and the bush fire hazard.

APZ tables in this Rural Fire Service Document are provided for acceptable solutions with slopes of up to 18 degrees. Effective slopes to be assessed with hazards in excess of 18 degrees will require a detailed performance assessment.

The slope is determined in terms of the following classes, relative to the location of the hazard:

- (i) All upslope vegetation (considered as 0°)
- (ii) >0° to 5° downslope vegetation
- (iii) >5° to 10° downslope vegetation
- (iv) >10° to 15° downslope vegetation
- (v) >15° to 18° downslope vegetation



Below is the table that sets out the minimum distances required for APZs, depending on the slope of the ground and whether the hazard is above or below the asset. Use the ‘Woodlands’ table as a guide to work out the APZ distance required for your Planting Plan. Final determination of the required APZ will be made by the RFS on submission of the development application. This table shows minimum distances for a radiant heat flux of  $\leq 29\text{kW/m}^2$ .

Vegetation Formation	Effective Slopes				
	Upslope/Flat	>0°-5°	>5°-10°	>10°-15°	>15°-18°
Rainforests	10	10	15	15	20
Forests	20	20	30	40	45
Woodland	10	15	15	20	25
Plantations (Pine)	15	20	25	35	40
Tall Heath (Scrub)	15	15	20	20	20
Short Heath (Open Scrub)	10	10	10	15	15
Freshwater Wetlands	10	10	10	15	15
Forested Wetlands	15	20	20	30	35
Semi-Arid (Woodland)	10	10	10	10	15
Arid Shrubland	10	10	10	15	15

Source: “Planning for Bushfire Protection, 2006”. NSW Rural Fire Service and Planning NSW.

## Planting Considerations in the Asset Protection Zone

The Asset Protection Zone is divided into an Inner Protection Area and an Outer Protection Area (see Figure below).

The performance of the Inner Protection Area must be such that:

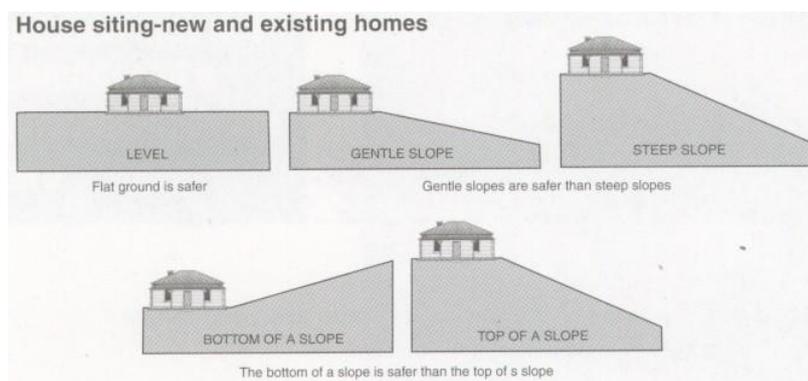
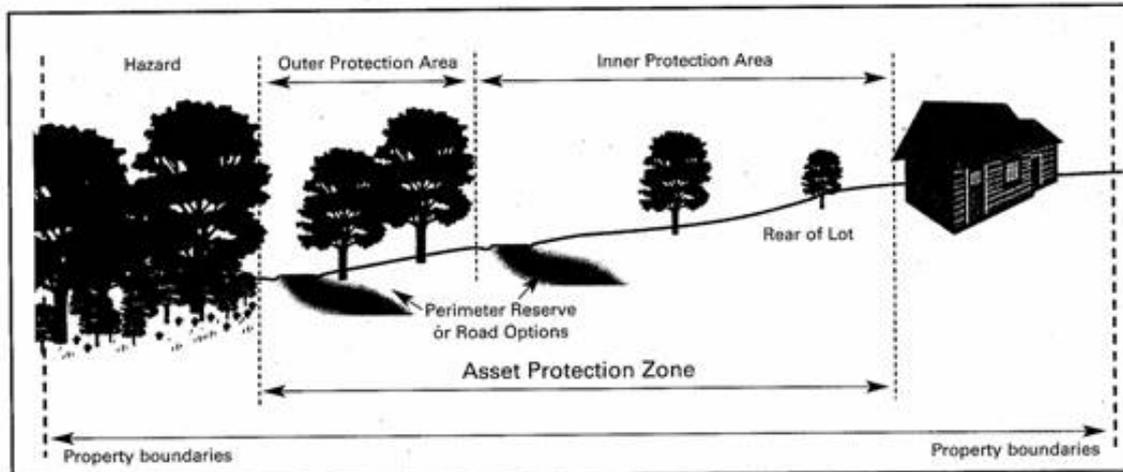
- there is minimal fine fuel at ground level which could be set alight by a bushfire; and
- any vegetation in the Inner Protection Area does not provide a path for the transfer of fire to the development - that is, the fuels are discontinuous.

The presence of a few shrubs or trees in the Inner Protection Area is acceptable provided that they:

- do not touch or overhang the building
- are well spread out and do not form a continuous canopy
- are not species that retain dead material or deposit excessive quantities of ground fuel in a short period or in a danger period; and
- are located far enough away from the house so that they will not ignite the house either by direct flame contact or radiant heat emission.

Within the Outer Protection Area any trees and shrubs should be maintained in such a manner that the vegetation is not continuous. Fine fuel loadings should be kept to a level where the fire intensity expected will not impact on adjacent developments.

### Components of an Asset Protection Zone



## D. Guidelines for Revegetation – Planted Seedlings

These guidelines relate to revegetating cleared areas of land using a mixture of locally-native seedlings. The vegetation that develops will assist in controlling soil erosion & any rises in groundwater that cause salinity, & will provide habitat for a range of native animals. These guidelines are useful in implementing revegetation requirements under Council's Development Control Plan 2010, Section 5.3.

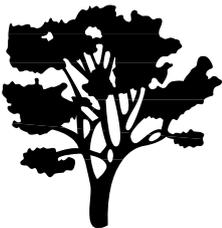
### Fencing

In subdivisions which allow domestic livestock the DCP seedlings must be fenced to prevent stock damaging the trees and shrubs (see plan on page 5). Either traditional fencing or electric fencing can be used. Consider a rabbit-proof fence if rabbits are a real problem.

### Weeds

Weed control is vital for successful planting of seedlings. It has the effect of increasing the availability of soil moisture and light for seedlings. The weed spectrum will determine the most effective form of weed control, with options including chipping and herbicides.

- Having said this, where native grasses dominate the site, consider planting seedlings without any prior weed control.
- Where the weed problem is minimal, one application of a knockdown herbicide (i.e. one that becomes inactive once it touches the soil) a few weeks or so before planting may be sufficient.
- Repeated applications of a knockdown herbicide are commonly used to control weeds that grow after the initial kill - including particular colonising weeds and perennial weeds. In these cases, weed control would ideally start the year before planting. Where this is not possible, at least one application should occur at the autumn flush of weed growth before a planned spring planting, with a final application close to the planting date. Planting may also be considered in autumn, in which case weed control should generally begin the previous spring.





- Use of a residual herbicide (i.e. one that remains active in the soil) in combination with a knockdown herbicide may be considered, especially where the weed load is substantial. Care should be taken to follow the Manufacturer's instructions regarding the delay between applying the residual herbicide and planting the seedlings. As residual herbicides are relatively expensive, their use should be considered carefully.
- Spraying out strips of weeds across the slope (i.e. along the contour) is best where there is a potential for soil erosion, thus leaving unsprayed areas that act as soil traps. These unsprayed areas are also valuable where native grasses are mixed with weeds. The sprayed-out strip should be between 1.5 and 2 metres wide, depending on the desired spacing between rows. Row spacing between planting lines tends to be between 3 and 5 metres although other spacings may suit particular circumstances.



- Only consider blanket spraying of the site where the weed load is very high and the land is relatively flat.
- Weed control in the first few years after planting can also be important for good growth. Where a number of different species have been planted, herbicides will not be appropriate for weed control unless a hand-held rope wick applicator is used or the seedlings are suitably covered. Mechanical slashing between rows can be useful but may need to be done on more than one occasion.

## Pests

Consider ripping of warrens, baiting and other control methods if rabbits or hares are a particular problem. Tree guards (milk cartons, plastic) have been shown to lessen the amount of damage to seedlings.

## Ripping

Deep ripping of the soil (to about 60 cm depth) before planting has been shown to be important for successful establishment of planted seedlings on all but sandy soils. It should be done when the soil is neither too wet nor too dry, and ideally several months before planting to allow the soil to settle. A press wheel or other implement may be useful in levelling the soil following ripping. Delay any use of residual herbicide until the soil has settled to prevent it moving deeper into the soil profile.

## Spot Planting

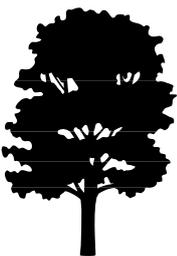
Ripping may not be possible on sites where the potential for erosion is high (e.g. erodable creeklines, steep slopes) or the site is difficult to access using machinery. In such cases, spot planting will be required.

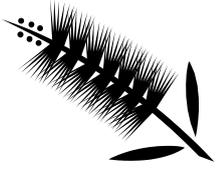
The first step is to spray out weeds in spots (about 2-metre diameter) where the seedlings are to be planted. Depending on the weed load, this may have to be done on more than one occasion (see section on 'Weeds' above). Planting of seedlings into prepared holes will be necessary, which are either dug by hand or by a purpose-built tree planting auger. Following the hole being dug, the seedling can either be hand-planted or planted with a hand-held tree planter (e.g. Hamilton Tree Planter, Potiputki).

## Layout

When it comes to revegetation, blockier shapes (e.g. squares, circles, fat rectangles, triangles) are better than narrow shapes (e.g. thin rectangles, linear strips). This is because blocky shapes provide a "core" area for animals to live in without being overly exposed to predators or the weather.

- Plants should be established in clusters to suit the characteristics of the block and the needs of the owner (e.g. along creek lines, in paddock corners). When you are looking at where to plant, you should try to revegetate cleared areas that connect existing patches of vegetation - in effect creating a corridor.
- On most sites, the recommendation is to establish 1,000 plants per hectare. As a guide, this equates to any of the following three spacing arrangements - 3.2 x 3.2 m, 4 x 2.5 m, or 5 x 2 m. However, you can choose round or other shaped areas for your seedlings.
- The planted seedlings should be a mixture of trees (i.e. plants greater than 8 metres in height at maturity) and shrubs (i.e. plants less than 8 metres in height at maturity). The ratio should be 1 tree to 4 shrubs (i.e. 200 trees and 800 shrubs per hectare).
- It is recommended that a minimum of 3 different tree species be planted, in approximately equal numbers. A minimum of 5 different shrub species is recommended.





- Planting should include a range species in addition to eucalypts and wattles. The tree species should be spaced well apart and the shrub species should be randomly planted between the trees - unless there are specific reasons for doing otherwise (e.g. shelterbelts).
- Lists of species suitable for the different areas around Wagga Wagga are given in the book "South West Slopes Revegetation Guide, 1998", available from the library. A list is also provided Section F below.

## Soils

Make sure the soils have enough soil moisture. In the South West Slopes, planting would normally occur in Autumn (March-April-May) or Winter/Spring (July-August-September), depending on the onset of rain. Plant as soon as possible once soil moisture is adequate to give seedlings a chance to establish before the onset of harsher conditions.

## Seedlings

Ask your nursery if they have seedlings grown from seed that comes from your area (local provenances). They will have a good chance of coping with the local conditions. Decide what type of seedlings you will use. The two main choices are:

1. Small seedlings grown bulk in trays (e.g. Ecotrees, Hiko trays, Speedlings).
2. Standard sized seedlings grown in individual pots (tubestock).

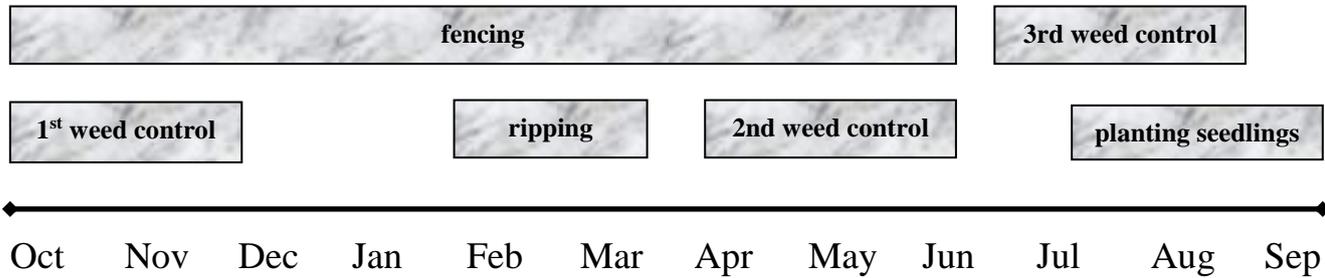


- Decide how you will plant the seedlings. Planting can be done using a spade, a mechanical hand-planter (e.g. Hamilton Tree Planter, Potiputki) or a machine planter. The method of planting will partly determine the type of seedlings you use.
- Individual tree guards (e.g. milk cartons with 2 stakes, plastic with 3 stakes) are useful where the population of rabbits, wallabies or kangaroos is high. They are also useful where frost-sensitive species are planted into frost-prone areas. However, guards can increase the cost of revegetation substantially and are not always necessary.

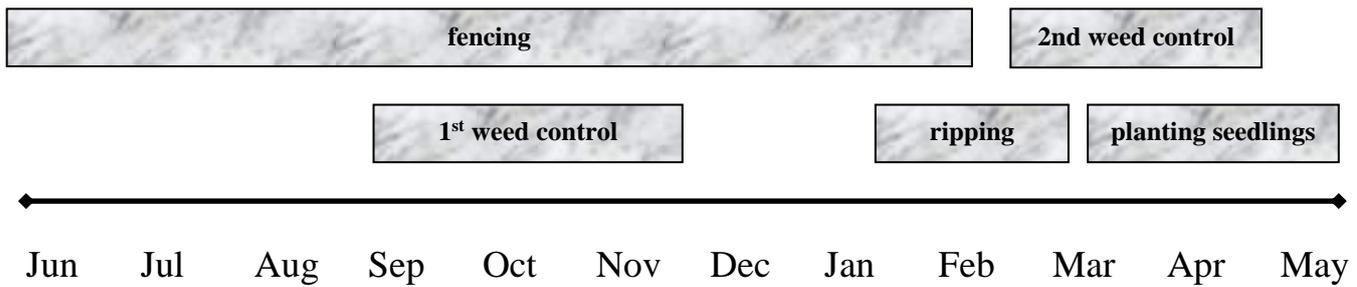
## Timing

The following are approximate times to undertake different tasks for spring and autumn plantings.

### Spring Planting



### Autumn Planting



**Note:** Where the weed load is low to moderate, fewer weed control applications may suffice.

## E. Suppliers for Revegetation

This information sheet provides contact details for a range of suppliers and contractors involved in revegetation works. Their listing implies no endorsement on the part of Wagga Wagga City Council.

### Nurseries

List of nurseries that may provide seedlings of local native species:

1. Jayfields Farmtree Nursery\*, RMB 878 via Wagga Wagga. Noel and Kim Passalacqua. Tel 6036 7235, Fax 6036 7254. Mobile 0427 367254
2. Forests NSW, Wagga Nursery, Olympic Highway 900m south of the Sturt Highway. Valda Parr. Tel 6931 2600, Fax 6931 3201.
3. Penny Monroe. Currawarna. Native bush tucker and bush use plants. Tel 69273391.
4. Bushlands Nursery, 25 Harold Street, Junee, 2663. Chris Slinger. Tel 6924 1559 or 0419 605821 (mobile).
5. Coleambally Saltbush Revegetation Specialists\*, 41 Bencubbin Avenue Coleambally, 2707. Tel 6954 4215.
6. Danceplant Nursery. Graham Strong. Tel 69598656, Fax 69598669.
7. Sandy Creek Trees Nursery Yakandandah. RMB 6254 via Wodonga, Victoria, 3691. Jenny Bleakley and Ian Palmer. Tel 6027 1497, Fax 6027 1137

**Note:** An asterisk (\*) indicates that contract planting of seedlings may also be available.

### Direct Seeders

List of owners or operators of direct seeding machines:

1. Francois Retief, Riverina Landscapers, Tumbarumba Rd, Ladysmith. Tel 6922 1618 or Mobile 0412 692 524.
2. Kyeamba Valley Landcare Group Tel 6933 2281, Fax 6933 2924.

### Tree Planting Equipment

1. Wal and Sue Buckman, Tree planting auger attached to Mini Roo Loader. Tel 6922 9627, Mobile 0409 331412.

## Seed Suppliers

List of suppliers of seed, including those of local native species:

1. Greening Australia (SW Slopes), Cnr Sturt & Olympic Highway, Wagga Wagga. Tel 6931 2566, Fax 6931 2599.
2. Goozeff Seeds, PO Box 3022, North Nowra, NSW, 2541. Tel 4421 0731, Fax 4422 6055, Email [cat@goozeffseeds.com](mailto:cat@goozeffseeds.com)
3. Australian Tree Seed Centre, CSIRO, PO Box E4008, Kingston, Canberra. Tel 6281 8211, Fax 6281 8266, Email [atsc@ffp.csiro.au](mailto:atsc@ffp.csiro.au)
4. Seed suppliers on the Internet:  
[www.ffp.csiro.au/tigr/atcmain/whatwedo/sup\\_list/suplist.htm](http://www.ffp.csiro.au/tigr/atcmain/whatwedo/sup_list/suplist.htm)

## Weed Control

1. Graham Morton, Small Acreage Specialist. Tel/Fax 6926 1889, Mobile 0427 261889.
2. Rod Dunlop Weed Control. Tel 6921 7990, Mobile 0427 217990
3. Weedbusters Pest Management. Tel 6922 9650, Mobile 0413 991999.

## Ripping

1. Soil Works Section, Department of Sustainable Natural Resources. Ripping service available using winged tine. Winged tine (without tractor) also available for hire. Gerry Crane, tel 69215963 or mobile 0427 481343.
2. Graham Morton, Small Acreage Specialist. Tel/Fax 6926 1889, Mobile 0427 261889.
3. Stephen Shaw, Old Narrandera Road, Wagga Wagga. Tel 6921 6947.

See "Excavating &/or Earth Moving Contractors" in the Yellow Pages in the Wagga Wagga Telephone Directory for a full listing.

## Fencing Materials and Fencing Contractors

See the Yellow Pages in the Wagga Wagga Telephone Directory for a full listing.

## F. List of Species for Planting

Below is a list of locally-native trees and shrubs that are suitable for planting under Development Control Plan 2010, Section 5.3. It is not an exhaustive list and local nurseries may be able to suggest other species which are locally-native. Some native grasses and non-woody herbs are listed at the bottom of the table. You are encouraged to plant these in-between the trees and shrubs you are required to plant.

Scientific Name	Common Name
<b>Trees (plants &gt;8 metres high at maturity)</b>	
<i>Acacia dealbata</i>	Silver Wattle
<i>Acacia doratoxylon</i>	Currawang
<i>Acacia implexa</i>	Hickory Wattle/Lightwood
<i>Acacia leucoclada</i>	Northern Silver Wattle
<i>Acacia melanoxylon</i>	Blackwood
<i>Allocasuarina verticillata</i>	Drooping Sheoak
<i>Banksia marginata</i>	Silver Banksia
<i>Brachychiton populneus</i>	Kurrajong
<i>Callitris endlicheri</i>	Black Cypress Pine
<i>Callitris glaucophylla</i>	White Cypress Pine
<i>Casuarina cunninghamiana</i>	River Sheoak
<i>Eucalyptus albens</i>	White Box
<i>Eucalyptus blakelyi</i>	Blakely's Red Gum
<i>Eucalyptus bridgesiana</i>	Apple Box
<i>Eucalyptus camaldulensis</i>	River Red Gum
<i>Eucalyptus dealbata</i>	Tumbledown Gum
<i>Eucalyptus dwyeri</i>	Dwyer's Red Gum
<i>Eucalyptus goniocalyx</i>	Long-leaf Box
<i>Eucalyptus macrorhyncha</i>	Red Stringybark
<i>Eucalyptus melliodora</i>	Yellow Box
<i>Eucalyptus microcarpa</i>	Grey Box
<i>Eucalyptus polyanthemos</i>	Red Box
<i>Eucalyptus sideroxylon</i>	Mugga Ironbark/Red Ironbark
<b>Shrubs (plants &lt;8 metres high at maturity)</b>	
<i>Acacia acinacea</i>	Gold-dust Wattle
<i>Acacia buxifolia</i>	Box-leaf Wattle
<i>Acacia deanei</i> ssp. <i>paucijuga</i>	Deane's Wattle
<i>Acacia decora</i>	Western Silver Wattle
<i>Acacia difformis</i>	Drooping Wattle
<i>Acacia genistifolia</i>	Spreading Wattle/Early Wattle
<i>Acacia gunnii</i>	Ploughshare Wattle
<i>Acacia hakeoides</i>	Hakea Wattle/Western Black Wattle
<i>Acacia lanigera</i>	Woolly Wattle
<i>Acacia montana</i>	Mallee Wattle
<i>Acacia paradoxa</i>	Kangaroo Thorn
<i>Acacia pycnantha</i>	Golden Wattle
<i>Acacia verniciflua</i>	Varnish Wattle

<i>Busaria lasiophylla</i>	Hairy Busaria
<i>Busaria spinosa</i>	Sweet Busaria
<i>Callistemon sieberi</i>	River Bottlebrush
<i>Calyx tetragona</i>	Common Fringe-myrtle
<i>Cassinia arcuata</i>	Chinese Shrub
<i>Correa reflexa</i>	Common Correa
<i>Daviesia leptophylla</i>	Slender Bitter-pea
<i>Daviesia mimisoides</i>	Narrow-leaf Bitter-pea
<i>Dillwynia phyllicoides</i>	Small-leaf Parrot-pea
<i>Dillwynia retorta</i>	Small-leaf Parrot-pea
<i>Dodonaea viscosa</i> ssp. <i>angustissima</i>	Narrow-leaf Hop-bush
<i>Dodonaea viscosa</i> ssp. <i>cuneata</i>	Wedge-leaf Hop-bush
<i>Eremophila deserti</i>	Turkey-bush
<i>Eriostemon myoporoides</i>	Long-leaf Wax-flower
<i>Grevillea floribunda</i>	Seven Dwarfs Grevillea
<i>Grevillea lanigera</i>	Woolly Grevillea
<i>Indigofera adesmiifolia</i>	Tick Indigo/Leafless Indigo
<i>Indigofera australis</i>	Austral Indigo
<i>Leptospermum continentale</i>	Prickly Tea-tree
<i>Leptospermum multicaule</i>	Silver Tea-tree
<i>Maireana microphylla</i>	Eastern Cottonbush
<i>Platylobium formosum</i>	Handsome Flat-pea
<i>Pultenaea foliolosa</i>	Bush-pea
<i>Santalum acuminatum</i>	Quandong
<i>Senna artemisioides</i>	Silver Cassia
<i>Styphelia triflora</i>	Pink Five Corners
<i>Hibbertia obtusifolia</i>	Grey Guinea-flower
<i>Brachyloma daphnoides</i>	Daphne Heath
<i>Lissanthe strigosa</i>	Peach Heath
<i>Melichrus urceolatus</i>	Urn Heath
<i>Dillwynia sericea</i>	Showy Parrot-pea
<b>Grasses</b>	
<i>Austrostipa</i> species	Spear Grasses
<i>Bothriochloa macra</i>	Red-leg Grass
<i>Chloris truncata</i>	Windmill Grass
<i>Danthonia</i> species	Wallaby Grasses
<i>Dichelachne</i> species	Plume Grasses
<i>Elymus scaber</i>	Common Wheat Grass
<i>Enteropogon acicularis</i>	Curly Windmill Grass
<i>Joycea pallida</i>	Redanther Wallaby Grass
<i>Microlaena stipoides</i>	Weeping Grass
<i>Poa labillardieri</i>	Tussock Grass
<i>Themeda triandra</i>	Kangaroo Grass
<b>Non-woody Herbs</b>	
<i>Arthropodium milleflorum</i>	Vanilla Lily
<i>Atriplex semibaccata</i>	Creeping Saltbush
<i>Brachycome</i> species	Daisies
<i>Bracteantha viscosa</i>	Sticky Everlasting
<i>Bulbine bulbosa</i>	Bulbine Lily
<i>Burchardia umbellata</i>	Milkmaids

<i>Calotis cuneifolia</i>	Purple Burr-daisy
<i>Chrysocephalum apiculatum</i>	Yellow Buttons
<i>Craspedia variabilis</i>	Billy Buttons
<i>Dianella longifolia</i>	Smooth Flax-lily
<i>Dianella revoluta</i>	Spreading Flax-lily
<i>Dichopogon strictus</i>	Chocolate Lily
<i>Einadia nutans</i>	Climbing Saltbush
<i>Geranium solanderi</i>	Austral Cranesbill
<i>Hardenbergia violacea</i>	Purple Coral Pea
<i>Isotoma axillaris</i>	Showy Isotome
<i>Lomandra longifolia</i>	Spiny-headed Mat-rush
<i>Lomandra multiflora</i>	Many-flowered Mat-rush
<i>Pimelea curviflora</i>	Rice Flower
<i>Stackhousia monogyna</i>	Creamy Candles
<i>Stypantra glauca</i>	Nodding Blue-lily
<i>Wahlenbergia stricta</i>	Tall Bluebell
<i>Wurmbea dioica</i>	Early Nancy