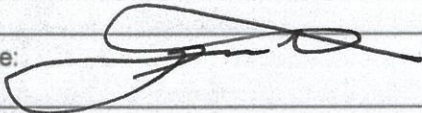


SHIRE OF TAMMIN TOWN PLANNING SCHEME NO.1



FORM 1 - APPLICATION FOR DEVELOPMENT APPROVAL

<b>Landowner Details</b>		
Name/s: TAMMIN SHIRE COUNCIL		
ABN (if applicable):		
Postal Address: P.O. Box 53, TAMMIN, Postcode: 6409		
Work Phone: 96370300	Fax:	E-mail: shire@tammin.wa.gov.au
Home Phone:		
Mobile Phone:		
Contact Person for Correspondence:		
Signature: 	Date: 12/10/21	
Signature:	Date:	
<b>NOTES:</b>		
<p>i) Use and attach a separate copy of this page where there are more than two (2) landowners.</p> <p>ii) The signature/s of all registered owner(s) as listed on the land's Certificate of Title is required. This application cannot proceed without the required signature/s. For the purposes of signing this application an owner includes the persons referred to in the Planning and Development-(Local Planning Schemes) Regulations 2015 Schedule 2 clause 62(2). Land owned by an incorporated body (i.e. a company) must be signed by:</p> <ul style="list-style-type: none"> <li>- 1 director of the company, accompanied by the company seal; or</li> <li>- 2 directors of the company; or</li> <li>- 1 director and 1 secretary of the company; or</li> <li>- 1 director if a sole proprietorship company.</li> </ul> <p>Print the full names and positions of company signatories underneath the signatures.</p> <p>iii) A copy of the Certificate of Title for all land the subject of this application must be provided and can be purchased through Landgate directly if required.</p> <p>iv) Development Applications relating to Unallocated Crown Land, Unmanaged Crown Reserves, land under management order to the Shire of Tammin where the development is not consistent with the reserve's purpose, or is used for commercial purposes, or land which is subject to a lease issued under the Land Administration Act 1997 need to be referred to the Lands Division of the Department of Planning, Lands and Heritage for consideration and signing.</p>		
<b>Applicant Details (if different from owner)</b>		
Name/s: ALEX GARDNER		
Address: 10 JAMES ST, SHENTON PARK, Postcode: 6008		

Work Phone: 0864882483	Fax:	E-mail:
Home Phone:		Alex.Gardner@optusnet.com.au
Mobile Phone: 0457575435		

Contact Person for Correspondence: Alex Gardner

Signature: Alex Gardner Date: 8 October 2021

- NOTES:**
- i) Failure to provide a suitably completed development application form, a copy of the relevant Certificate/s of Title, sufficient plans and other supporting information and/or the correct application fee may result in the application being returned or placed on hold.
  - ii) The application fee payable will be confirmed by the local government following receipt of the application. Processing of the application will not commence until the fee is paid in full.
  - iii) As per Schedule 2 clause 64 of the Planning and Development (Local Planning Schemes) Regulations 2015 the information and plans provided with this application may be made available by the local government for public viewing in connection with the application.
  - iv) If public advertising of the application is required by the local government an additional fee in accordance with the local government's adopted schedule of fees and charges will be payable by the applicant. Further processing of the application following completion of public advertising will not proceed until the additional fee is paid in full.
  - v) The original of this application and supporting information and plans will be retained by the local government for its records and will not be returned to the applicant/landowner following final determination.

**Property Details**  
NOTE: The details provided must match those shown on the relevant Certificate/s of Title.

Lot No: Public Road	House/Street No: —	Location No:
Survey Diagram or Plan No: Land ID. 3165954	Certificate of Title Volume No: —	Certificate of Title Folio No: —

Title encumbrances (e.g. easements, restrictive covenants etc. as listed on the Second Schedule of the relevant Certificate/s of Title): N/A.

Street name: Mummy's Lane	Suburb: North Tammin
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Nearest street intersection:  
North Bungulla Road

**Proposed Development:**

Nature of development:  Works (New construction works with no change of land use)  
 Use (Change of use of land with no construction works)  
 Works and Use

NOTE: If the proposal involves advertising signage the Additional Information for Development Approval for Advertisements form (i.e. a Form 2) must be completed and submitted with this application.

Is an exemption from development claimed for part of the development? Yes  No

If yes, is the exemption for:  Works  
 Use

Description of proposed works and/or land use:  
 Tree planting proposed for 2022. Associated with planned revegetation corridor between Nth Bungulla Reserve and Yorkrakine Rock Reserve

Description of exemption claimed (if relevant):

Nature of any existing buildings and/or land use:

Road (unconstructed road reserve)

Approximate cost of proposed development (excluding GST):

\$9,900-00 ~~to \$2,000~~

OFFICE USE ONLY

Date application received:

Received by:

Application reference number:

Application fee payable: \$

Date of receipt of application fee from applicant:

Receipt number for application fee:

Shire of Tammin | PO Box 53 or 1 Donnan Street, TAMMIN WA 6409 | Phone (08) 9637 0300 | Email [shire@tammin.wa.gov.au](mailto:shire@tammin.wa.gov.au)



**ALEX GARDNER  
DEVELOPMENT  
APPLICATION REPORT  
SEPTEMBER 2021**

As part of the Barbara York-Main  
Ecological Corridor Project

Dylan Copeland  
dylan@wheatbeltrevegetation.com.au

## Background

Wheatbelt Revegetation and Carbon was engaged by Alex Gardner in October 2020 to develop a plan for an ecological corridor between the North Bungulla and Yorkrakine Rock Nature Reserves—the proposed Barbara York-Main Ecological Corridor. The plan was presented to landholders in the area and has received broad support.

Based on this support and discussions with the Shire of Tammin CEO at the time, Neville Hale, a funding application was submitted through the Shire of Tammin to the State NRM Office’s Community Stewardship Grants 2021 programme. Through this proposed project, there are two landholders planning revegetation projects for the 2022 planting season that will contribute to the proposed corridor (Anameka Farms and Ambrose Nock).

Mr Gardner has limited land in the area suitable for planting but has offered to revegetate—at his own cost—the strategically important portion of an unmade road reserve. The road reserve (Land ID Number 3165954) covers 9.1383 ha and extends approximately 4.5 km from Yorkrakine Road through to Bungulla North Road. The western 2 km is not part of the proposed works at this time.

The road reserve forms the boundary between properties, with Anameka Farms (Simon and Tony York) owning the property directly to the south and Craig Gorfin owning the property to the north. Sally Stobie owns a homestead block at the eastern end of the road reserve. All neighbours have been consulted about this proposed revegetation and have raised no objection (see attached).

## Scope

The proposal is to conduct some earthworks to level an existing contour bank along the southern boundary, prepare the site for revegetation (including weed control if required), and plant approximately 2,130 seedlings using a one-pass tree planter.

The earthworks involved with levelling the existing contour bank are to be done in conjunction with Anameka Farms.

The seedlings are to be a biodiverse, multi-storey selection of species native to the area. This list has been developed in conjunction with Chatfield’s Tree Nursery in Tammin. (For the proposed list, please see the “Proposed Seedling List” tab in *Alex Gardner Proposed Workplan.xlsx*.)

The plan includes provisions for in-fill planting and weed control subsequent to the initial planting. The in-fill planting, if required, would most likely happen in winter 2024. The weed control, as required, is proposed for a period of up to three years following the final planting.

Pre-planting rabbit control may also be undertaken in January–February 2022, if required.

## Built Structure and Natural Environment

There is fencing along the north and south boundaries of the road reserve, however the road reserve itself is unmade. Despite the road being unmade, there is a track that extends approximately 2 km along the road reserve beginning at the Bungulla North Road end. The first ~550m of the road has good remnant vegetation on either side. Towards the western end of the proposed planting area, there is an historic contour bank along the property line to the south that was created by mounding soil from the road reserve. The contour bank presents an obstacle for the proposed tree planting, so it is proposed to level it. At the eastern end of the proposed planting area, there is some erosion along the middle of the track and Mr Gardner proposes to take the opportunity to address this as well (see *Figure 1*).

The soil is gravelly at the top of the hill (eastern end) and as it goes down the slope to the west it passes through deep yellow sand and loam before ending with light clay.

The weed burden is predominantly cape weed and rye grass. The weed burden will be season dependent and assessment of the requirement of pre-planting weed control will need to be made in late May to early June. Generally, planting with a one-pass tree planter can negate the need for pre-planting weed control as it can perform a good scalp to clear the weed burden away from the seedlings. However, if the weed burden becomes too voluminous then the weeds can begin to affect the performance of the tree planter.

A Dial-Before-You-Dig enquiry indicated no services in the proposed work area.

## Risk Factors

The seedlings need to be ordered the November before planting in July. At the ordering stage it is impossible to know the seasonal conditions that will be likely in July. It is most important to get rain on the seedlings shortly after planting.

The site currently has signs of water erosion at the eastern end of the proposed planting area. Although the site will have preparatory earthworks, given that the first half of the site has a slope of approximately 1:11 there is a risk that significant rainfall could cause an erosion event.

There is also a risk that arises from removing the contour bank. However, the tree planting rows will run very close to the current contour bank line and—particularly with a decent scalp—should be an adequate replacement for controlling any surface

water (see *Figure 2* for an example of tree planter lines forming essentially small contour banks).

Once the revegetation becomes sufficiently established, the risk of erosion should be lower than it is currently as the vegetation will slow any water flow and utilise more rain closer to where it falls.

*Figure 1. An example of the erosion on the eastern end of the existing track (looking west)*



Plan

Please see the attached files, *Proposed Revegetation General Location V2.pdf* and *Proposed Revegetation Design Plan V2.pdf*.

## Works Programme

Please see the “Workplan & Budget” tab in *Alex Gardner Proposed Workplan.xlsx*.

*Figure 2. Tree planter lines forming small contour banks*



## Planting Density

This plan includes provision for two areas of revegetation, separated by a gap of approximately 30 m at an existing gateway. The longer eastern section will be comprised of three lines of seedlings, each approximately 3 m apart. The rows of seedlings will be on the southern half of the unmade road reserve. The northern side of the road reserve will be kept clear for vehicle access.

Each row of seedlings will be approximately 1,350 m long. In each row, the seedlings will be planted 3 m apart. This gives an overall planting density of 1,089 stems per hectare and means that there will be approximately 450 seedlings per row. The total number of seedlings planted in this section during the first year will be approximately 1,350.



The shorter section to the west of the gateway will be comprised of six lines of seedlings, each approximately 3 m apart. This area is not used for vehicles and is suitable to be fully revegetated.

Each of these six rows will be approximately 390 m long. Using the same method for calculating density as above, this means that each row will have 130 seedlings. The total number of seedlings planted in this section during the first year will be approximately 780.

Overall, the proposal is to plant approximately 2, 130 seedlings in the road reserve in 2022.

### Summary

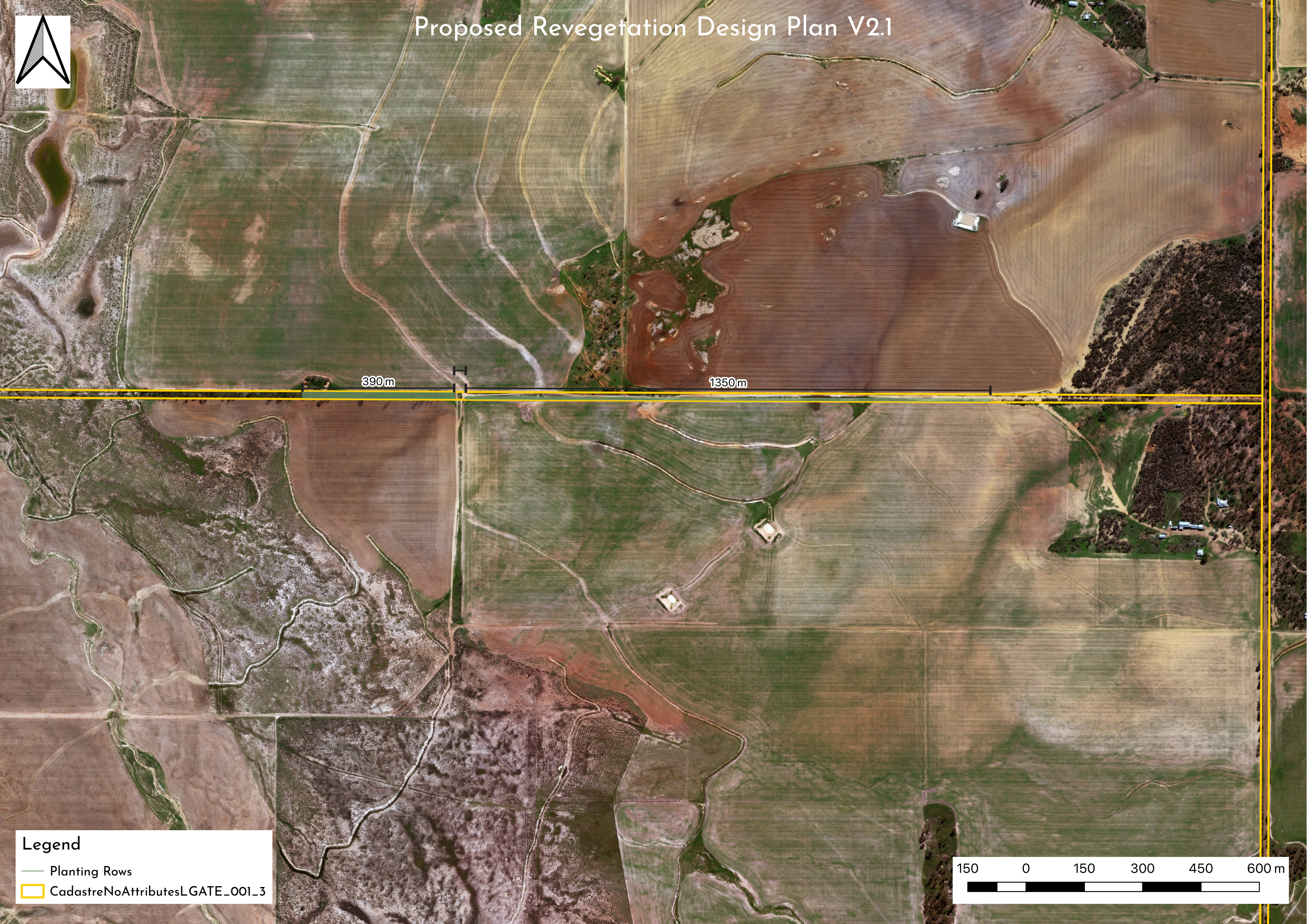
Mr Gardner proposes to engage with his neighbour, Mr Tony York, to conduct earthworks to level an existing contour bank and fill in existing erosion along an unmade road reserve.

Once the earthworks and other site preparation activities have been completed, Mr Gardner intends to revegetate the indicated portions of the road reserve with a biodiverse selection of seedlings suitable to the soil type and native to the Shire of Tammin.

The seedlings will be monitored through the first summer (2022/23) and if significant losses occur, infill seedlings will be ordered in November 2023 for planting in July 2024.

This revegetation project fits into the overall plan for the proposed Barbara York-Main Ecological Corridor between between the North Bungulla and Yorkrakine Rock Nature Reserves. This project also has the potential to inform new ways of managing unused road reserves to achieve significant environmental outcomes in the future.

# Proposed Revegetation Design Plan V2.1

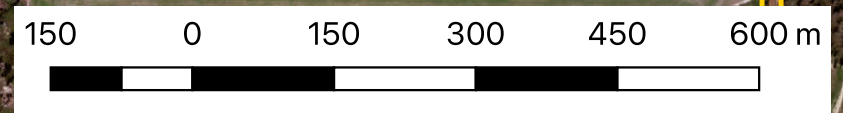


390m

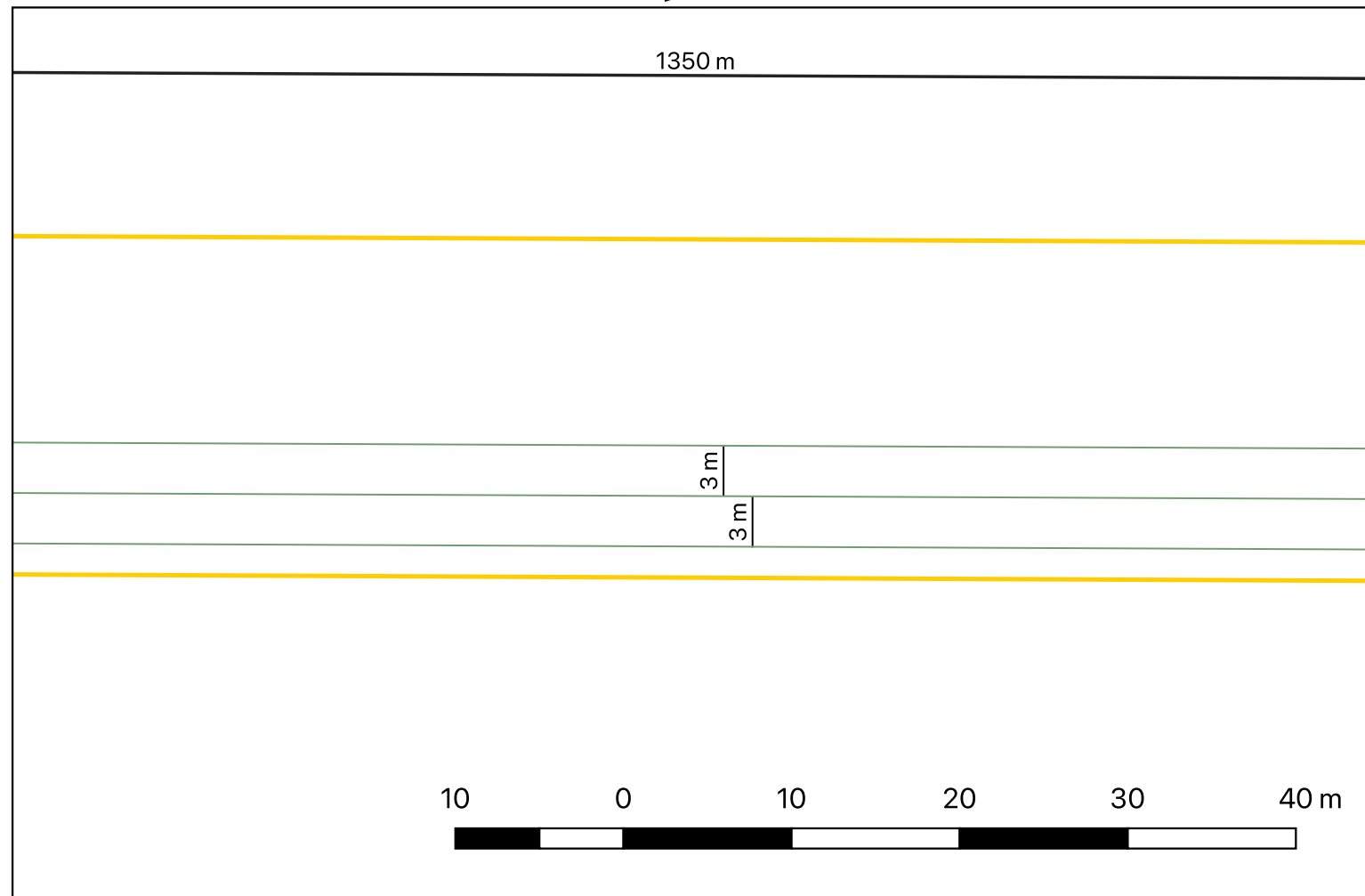
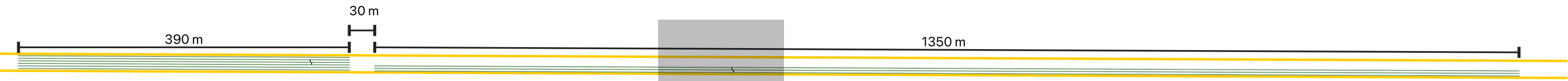
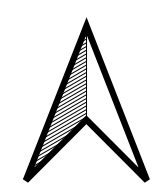
1350m

**Legend**

- Planting Rows
- ▭ CadastreNoAttributesLGATE\_001\_3

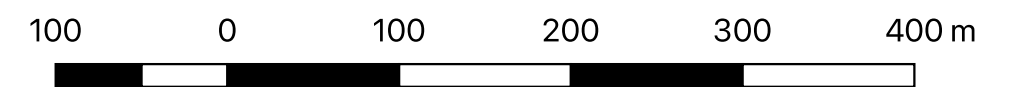


# Proposed Revegetation Design Plan V2



## Legend

- Planting Rows
- ▭ CadastreNoAttributesLGATE\_001\_3



## ALEX GARDNER TREE PLANTING WORKPLAN AND BUDGET 2022

STAGE	ACTIONS	TIMING	OUTCOME	ESTIMATED COST
<b>SITE PREPARATION</b>	Pre-planting weed control	One month before planting (June)	Reduce existing weeds at revegetation site before ripping and scalping.	\$750
	Pest animal management	Late summer/early autumn before planting	Reduce rabbit numbers	\$750
	Earth works to level ground	Before planting	Level existing contour bank and fill in adjacent eroded section.	\$2,500
	Ripping and scalping	At time of planting	The site will be ripped and scalped in one pass using a tree planter.	\$1,200
<b>VEGETATION ESTABLISHMENT</b>	Purchase seedlings	Ideally the November (2021) before planting, but purchasing seedlings may be possible right up until planting.	2,144 biodiverse seedlings delivered	\$1,500
	Plant seedlings	July	2,144 biodiverse seedlings planted	\$1,200
<b>MAINTENANCE AND CONTINGENCY</b>	Post-planting weed control	If required--Annually in late spring with a follow-up in Autumn as required, for a minimum of 3 years following cessation of planting (including replacement or infill planting).	No introduction of new weed species or spread of existing species.	\$1,500
	Infill planting	If required--July 2024.	Overall survival rate of at least 50% of the number of initial planting	\$500
<b>TOTAL</b>				<b>\$9,900</b>

## ALEX GARDNER TREE PLANTING ESTIMATED COST 2022

SPECIES	GRAVEL TO YELLOW SAND	LOAM TO LIGHT CLAY	TRAYS
Acacia acuminata	64	128	3
Acacia assimilis	64		1
Acacia coolgardiensis	64		1
Acacia hemiteles		128	2
Acacia microbotria		128	2
Acacia resinimarginea	64		1
Allocasuarina campestris	64		1
Atriplex amnicola		144	2
Atriplex nummularia		144	2
Atriplex semibaccatta		128	2
Callistemon phoenicis		128	2
Calothamnus gilesii	64		1
Eucalyptus burracoppinensis	64		1
Eucalyptus leptopoda	64		1
Eucalyptus salmonophloia		128	2
Eucalyptus salubris		128	2
Enchylaena tomentosa		128	2
Leptospermum erubescens	64		1
Melaleuca cordata	64		1
Melaleuca eliptica	64		1
Melaleuca lateriflora		128	2
<b>TOTAL</b>	<b>704</b>	<b>1440</b>	<b>33</b>