

DO I NEED DEVELOPMENT (PLANNING) APPROVAL?



WHAT IS DEVELOPMENT APPROVAL?

Development approval, or also known as a planning approval, is a legal document that gives permission for development to occur on a particular piece of land.

Development approval can be required for building works or when changing the use of a site.

To obtain development approval, an application must be made to the Shire of Nannup. Development approvals ensure that development within the Shire complies with the Planning and Development (Local Planning Scheme) Regulations 2015, Local Planning Scheme No.4 (LPS4), Residential Design Codes (R-Codes) and other relevant legislation and policies.

It is recommended that these documents and the appendices below are all reviewed in conjunction with each other.

When considering if an application is exempt from the requirement to obtain development approval, there are two components that the Shire would consider:

- Works: Any demolition, erection, construction, alteration or addition to a building or structure
- Land Use: How a building is being used. Land use definitions are set out on pages 39-45 of LPS4. If you cannot find a land use definition which best fits your land use, this will be considered an 'unlisted use'.

Development approval is required for development located on properties subject to heritage protection under the State Heritage Register or the Shire's Heritage List.

HOW DO I FIND OUT MY ZONING AND THE REQUIREMENTS FOR MY DEVELOPMENT?

The requirements for each type of development vary depending on the zoning of your property.

To identify your zoning check the Scheme maps at <https://www.wa.gov.au/government/document-collections/shire-of-nannup-planning-information#local-planning-scheme>.

WHEN IS DEVELOPMENT APPROVAL NOT REQUIRED?

Shire of Nannup Local Planning Scheme No.4 (LPS4)

The permissibility land uses in various zones of the Shire are classified into four types of permissibility under the Shire's Zoning Table (refer Appendix 1).

The symbols used in the zoning table have the following meanings:

- P: means that the use is permitted if it complies with all relevant development standards and requirements of the Scheme as it relates to the use of the land;
- D: means that the use is not permitted unless the local government has exercised its discretion by granting development approval;
- A: means that the use is not permitted unless the local government has exercised its discretion by granting development approval after advertising in accordance with clause 64 of the Deemed Provisions;
- X: means that the use is not permitted by this Scheme.

Once you have established the zoning of the property and proposed land use, use Appendix 1 to cross reference what symbol your proposed land use would be.

If your land use is a 'P' you do not require planning approval, in line with the Planning and Development (Local Planning Schemes) Regulations 2015. If your land use is a 'D' or 'A' use, then you may be required to lodge a change of use application with the Shire. Unlisted land uses will always require approval, with proposals considered on a case-by-case basis.

Planning and Development (Local Planning Schemes) Regulations 2015

The Regulations outline further land use exemptions which may apply to your site within the Shire of Nannup.

The below tables are to be read in conjunction with the Shire of Nannup Local Planning Scheme No.4 (LPS4) section of this information sheet.

Development approval is not required for the following:

<u>Exemption</u>	<u>Applicable Conditions</u>
development that is a P use in the zone the development is located, if:	i) the development has no works component; or ii) development approval is not required for the works component of the development;
development that is an exempt class D use (refer to the table below) if:	i) the development has no works component; or ii) development approval is not required for the works component of the development;
the use of premises as a home office;	no conditions applicable.
the use of premises as a drop-off refund point if:	i) the premises are otherwise used as a shop; or ii) the premises are not in a residential zone and the use as a drop-off refund point is an incidental use of the premises;
temporary use that is in existence for less than 48 hours or a longer period agreed by the local government, in any 12-month period	no conditions applicable.
use is wholly located on an area identified as a regional reserve	no conditions applicable.
any other use specified in a local planning policy or local development plan that applies to the development as a use that does not require development approval	no conditions applicable.
use of a type identified elsewhere in this Scheme as use that does not require development approval	no conditions applicable.

Discretionary (D) Land Use Exemptions

Use of land is an exempt D use if

- (a) the use is a D use in the applicable zone;
- (b) the use is set out in the table below ;
- (c) the zone is set out in the table below ; and
- (d) the conditions are set out in the Table below are satisfied.

<u>Use</u>	<u>Zoning</u>	<u>Conditions</u>
Shop	Commercial or Mixed Use	Net lettable area is no more than 300m ²
Restaurant/Cafe	Commercial or Mixed Use	Net lettable area is no more than 300m ²
Convenience Store	Commercial or Mixed Use	Store is not used for the sale of petroleum products
Consulting Rooms	Commercial or Mixed Use	No more than 60% of the glass surface of any window on the ground floor of the consulting rooms is obscured glass.
Office	Commercial or Mixed Use	Office is not located on the ground floor of a building.
Home Occupation	All Zones	No conditions

Note: The above table notes only information from a Planning perspective and does not cover any other requirements you may also need, such as building and health.

Works exemptions which may apply to your site, subject to conditions, are set out in the table of Appendix 2.

If your land use and/or works meets these conditions, there are no further planning approvals required. Otherwise, you will be required to lodge a planning application with the Shire where a planning officer will review your proposal and a decision will then be made on the application.

The Shire is able to do a 'deemed to comply' check for the erection of, or alterations or additions to a single house, which will confirm if development approval is required for a proposed development.

DO I NEED BUILDING OR HEALTH APPROVAL?

Applying for development approval and a building permit and/or health approval are separate processes, controlled under different legislation. A building permit ensures that the building is structurally safe and complies with the relevant building legislation. A health approval may be required for matters such as food and liquor premises, beauty therapy as well as noise generating premises such as gyms.

If you are unsure if your proposal requires further approvals or would like further information on the Building Permit process or Health requirements for new uses or works, please contact the Shire's Development Services team on (08) 9756 1018 or by email to nannup@nannup.wa.gov.au.

WHAT INFORMATION IS REQUIRED FOR A DEVELOPMENT APPLICATION?

Please refer to the Application for Development Approval and associated checklist available on the Shire's website.

WILL MY APPLICATION BE ADVERTISED TO MY NEIGHBOURS?

Community consultation is required for most types of development applications, particularly when there may be an impact on the amenity of the adjoining properties or the community.

Methods of consultation include letters being mailed to affected owners and occupiers and the proposal being advertised on the Shire's website. A notification in the local newspaper and a sign on site, at the cost of the owner/applicant may also be required.

HOW LONG DOES THE DEVELOPMENT APPROVAL PROCESS TAKE?

The Shire has 60 days in which to determine the application or 90 days if the application requires community consultation. Applications may take longer than 90 days where it is agreed to in writing between the local government and the applicant.

USEFUL DOCUMENTS

- Planning and Development (Local Planning Schemes) Regulations:
https://www.legislation.wa.gov.au/legislation/statutes.nsf/law_s46246.html (refer Clause 61, pages 147-159)
- Shire of Nannup Local Planning Policies: <https://www.nannup.wa.gov.au/documents/policies-local-planning>

The Shire is unable to confirm if a proposal will be supported in the absence of a formal development application. However, the Shire's Development Services team can provide general advice to applicants on a proposed development or land use and the information required to lodge a complete application.

Please contact the Shire office Monday to Friday, 9:00am to 4:00pm in person, over the phone or by email to nannup@nannup.wa.gov.au for any questions you may have.

Disclaimer: This information is produced by the Shire of Nannup in good faith and the Shire accepts no responsibility for any ramifications or repercussions for providing this information. Verification with the original planning schemes, relevant development approvals and other relevant documents is recommended for detailed references.

APPENDIX 1

Local Planning Scheme No.4 (LPS4) Zoning Table

USE & DEVELOPMENT CLASS	Commercial	Environmental	General Industry	Priority Agriculture	Residential	Rural	Rural Residential	Rural Smallholding	Tourism
Abattoir	X	X	X	A	X	A	X	X	X
Agriculture – extensive	X	A	X	P	X	P	D	P	A
Agriculture - intensive	X	A	X	P	X	P	D	D	A
Airfield	X	X	X	A	X	A	X	X	A
Amusement parlour	A	X	A	X	X	X	X	X	A
Ancillary dwelling	D	D	X	D	P	D	D	D	X
Animal establishment	X	X	X	D	X	D	A	A	X
Animal husbandry - intensive	X	X	X	D	X	A	X	A	X
Art gallery	D	A	D	A	X	D	A	A	A
Bed and breakfast	D	D	X	D	D	D	D	D	D
Betting agency	D	X	X	X	X	X	X	X	X
Brewery	A	A	A	A	X	D	X	A	A
Bulky goods showroom	D	X	D	X	X	X	X	X	X
Camping ground	X	X	X	A	X	A	X	X	D
Caravan park	A	X	X	A	X	A	X	X	A
Caretaker's dwelling	D	D	A	D	X	D	X	D	D
Car park	D	D	D	A	A	A	X	D	D
Child care premises	D	X	X	X	A	X	A	A	A
Cinema/Theatre	D	X	X	X	X	X	X	X	A
Civic use	D	A	D	D	D	D	D	D	D
Club premises	D	X	A	A	A	D	A	A	A
Commercial vehicle parking	D	D	P	P	D	P	D	P	D
Community purpose	D	A	D	A	A	D	D	D	A
Consulting rooms	D	X	X	X	A	A	A	A	A
Convenience store	D	X	A	X	X	X	X	X	A
Corrective institution	X	X	X	X	X	A	X	X	X
Educational establishment	A	A	X	X	A	A	X	A	A
Exhibition centre	D	A	A	A	A	A	A	A	A
Family day care	D	X	X	A	A	D	A	A	X
Fast food outlet	D	X	X	X	X	X	X	X	X
Fuel depot	A	X	D	X	X	X	X	X	X
Funeral parlour	D	X	D	X	X	X	X	X	X

USE & DEVELOPMENT CLASS	Commercial	Environmental	General Industry	Priority Agriculture	Residential	Rural	Rural Residential	Rural Smallholding	Tourism
Garden centre	D	D	D	A	X	D	A	A	A
Grouped dwelling	D	X	X	X	D	X	X	X	X
Holiday accommodation	D	A	X	A	X	A	A	A	D
Holiday house	D	A	X	A	A	A	A	A	D
Home business	D	D	X	D	A	D	D	D	D
Home occupation	D	D	X	D	D	D	D	D	D
Home office	P	P	P	P	P	P	P	P	P
Home store	D	A	D	A	A	A	A	A	A
Hospital	D	X	X	X	X	A	X	X	X
Hotel	D	X	X	X	X	X	X	X	A
Independent living complex	P	X	X	X	P	X	X	X	X
Industry	X	X	D	X	X	X	X	X	X
Industry - cottage	D	D	D	D	A	D	D	D	A
Industry - extractive	X	X	X	A	X	A	X	A	X
Industry - light	A	X	D	X	X	X	X	X	X
Industry - rural	X	A	X	D	X	D	X	A	X
Liquor store - large	A	X	X	X	X	X	X	X	X
Liquor store - small	D	X	X	X	X	X	X	X	X
Lunch bar	D	X	A	X	X	X	X	X	X
Marine filling station	A	X	A	X	X	X	X	X	X
Market	D	X	X	A	X	D	X	X	X
Medical centre	D	X	X	X	A	X	X	X	X
Mining operations ¹	X	X	X	A	X	A	X	X	X
Motel	D	X	X	X	X	X	X	X	D
Motor vehicle, boat or caravan sales	A	X	D	X	X	X	X	X	X
Motor vehicle repair	X	X	D	X	X	A	X	A	X
Motor vehicle wash	A	X	D	X	X	X	X	X	X
Multiple dwelling	D	X	X	X	D	X	X	X	X
Nature based park	X	A	X	A	X	D	X	A	D
Nightclub	A	X	X	X	X	X	X	X	X
Office	D	X	X	X	X	X	X	X	X
Park home park	A	X	X	X	A	X	X	X	A
Place of worship	A	A	X	A	A	A	A	A	A
Reception centre	D	X	X	X	X	A	X	A	D
Recreation - private	D	X	X	A	X	A	X	A	A

USE & DEVELOPMENT CLASS	Commercial	Environmental	General Industry	Priority Agriculture	Residential	Rural	Rural Residential	Rural Smallholding	Tourism
Renewable energy facility	X	X	A	A	X	A	X	A	X
Repurposed dwelling	D	D	X	D	D	D	D	D	A
Residential aged care facility	P	X	X	X	P	X	X	X	X
Residential building	D	D	X	A	D	A	A	A	A
Resource recovery centre	X	X	X	X	X	A	X	X	X
Restaurant/Cafe	D	A	X	A	X	D	X	A	D
Restricted premises	A	X	A	X	X	X	X	X	X
Roadhouse	A	X	A	A	X	A	X	X	X
Rural home business	X	A	X	D	X	D	A	A	X
Rural produce store	X	A	X	D	X	D	A	A	A
Rural pursuit/hobby farm	X	D	X	P	X	P	P	P	P
Second-hand dwelling	D	D	X	D	D	D	D	D	A
Serviced apartment	D	X	X	X	X	X	X	X	D
Service station	A	X	A	X	X	A	X	X	A
Shop	D	X	X	X	X	X	X	X	A
Single bedroom dwelling	D	X	X	X	D	X	X	X	X
Single house	D	D	X	P	P	P	P	P	D
Small bar	A	X	X	X	X	X	X	X	A
Tavern	A	X	X	X	X	X	X	X	A
Telecommunication infrastructure	D	D	D	D	D	D	D	D	D
Tourist development	D	X	X	X	X	X	X	X	D
Trade display	D	D	D	D	X	D	X	D	A
Trade supplies	D	X	D	X	X	X	X	X	X
Transport depot	A	X	D	A	X	A	X	A	X
Tree farm ²	X	D	X	D	X	D	A	A	A
Veterinary centre	D	X	D	D	X	D	X	A	A
Warehouse/storage	D	X	D	X	X	X	X	X	X
Waste disposal facility	X	X	A	X	X	A	X	X	X
Waste storage facility	X	X	A	A	X	A	X	X	X
Winery	X	D	X	D	X	D	A	D	D
Workforce accommodation ³	X	X	X	D	A	D	X	A	X

APPENDIX 2

Works Exemptions

Works which do not require development approval under the Planning and Development (Local Planning Schemes) Regulations 2015 and Schedule A of LPS4.

	Column 1 Works	Column 2 Conditions
1.	The demolition or removal of any of the following: (a) a single house; (b) an ancillary dwelling; (c) an outbuilding; (d) an external fixture; (e) a boundary wall or fence; (f) a patio; (g) a pergola; (h) a verandah; (i) a deck; (j) a garage; (k) a carport; (l) a swimming pool; (m) shade sails.	The works are not located in a heritage protected place.
2.	The demolition of a building that is not a single house, ancillary dwelling, multiple dwelling or grouped dwelling.	(a) The building does not share a common wall with another building. (b) The works are not located in a heritage-protected place.
3.	The demolition or removal of a cubbyhouse.	The works are not located in a heritage-protected place.
4.	The demolition or removal of a flagpole.	The works are not located in a heritage protected place of a kind referred to in clause 1A(1)(a) to (e).
5.	Internal building work that does not materially affect the external appearance of the building.	Either: (a) neither the building nor any part of it is located in a heritage-protected place of a kind referred to in clause 1A(1)(a) to (e); or (b) the building, or a part of it, is located in a heritage-protected place of a kind referred to in clause 1A(1)(a), (c), (d) or (e), but the interior of the building is specified as not being of cultural heritage significance in the relevant register, order, agreement or list referred to in that clause.

6.	The erection of, or alterations or additions to, a single house on a lot.	<p>(a) The R-Codes apply to the works.</p> <p>(b) The works comply with the deemed-to-comply provisions of the R-Codes.</p> <p>(c) the works are not located in a heritage-protected place.</p>
7.	<p>The erection or installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling:</p> <p>(a) an ancillary dwelling;</p> <p>(b) an outbuilding;</p> <p>(c) an external fixture;</p> <p>(d) a boundary wall or fence;</p> <p>(e) a patio;</p> <p>(f) a pergola;</p> <p>(g) a verandah;</p> <p>(h) a deck;</p> <p>(i) a garage;</p> <p>(j) a carport.</p>	<p>(a) The R-Codes apply to the works.</p> <p>(b) The works comply with the deemed-to-comply provisions of the R-Codes.</p> <p>(c) The works are not located in a heritage-protected place.</p>
8.	<p>The installation of, or alterations or additions to, any of the following on the same lot as a single house or a grouped dwelling:</p> <p>(a) a swimming pool;</p> <p>(b) shade sails.</p>	The works are not located in a heritage-protected place.
9.	The temporary erection or installation of an advertisement.	<p>(a) The advertisement is erected or installed in connection with an election, referendum or other poll conducted under the Commonwealth Electoral Act 1918 (Commonwealth), the Referendum (Machinery Provisions) Act 1984 (Commonwealth), the Electoral Act 1907, the Local Government Act 1995 or the Referendums Act 1983.</p> <p>(b) The primary purpose of the advertisement is for political communication in relation to the election, referendum or poll.</p> <p>(c) The advertisement is not erected or installed until the writ or writs have been issued or, for an election, referendum or poll under the Local Government Act 1995, until the 36th day before the day on which the election, referendum or poll is to be held.</p> <p>(d) The advertisement is removed no later than 48 hours after the election, referendum or poll is conducted.</p> <p>(e) The advertisement is not erected or installed within 1.5 m of any part of a crossover or street truncation.</p>

10.	The erection or installation of a sign of a class specified in a local planning policy or local development plan that applies to the works as not requiring development approval.	<p>(a) The sign complies with any requirements specified in the local planning policy or local development plan in relation to the exemption from the requirement for development approval.</p> <p>(b) The sign is not erected or installed within 1.5m of any part of a crossover or street truncation.</p> <p>(c) The works are not located in a heritage-protected place.</p>
11.	Works to change an existing sign that has been erected or installed on land.	<p>(a) The erection or installation of the existing sign was the subject of development approval or was exempt from the requirement for development approval.</p> <p>(b) The changes do not alter the size or location of the existing sign or result in the sign containing any illumination, animation, movement or reflective, retro-reflective or fluorescent materials.</p> <p>(c) The sign is not used for advertising (other than the advertising of a business operated on the land).</p> <p>(d) The works are not located in a heritage-protected place.</p>
12.	The installation of a water tank.	<p>(a) The water tank is not installed in the street setback area of a building.</p> <p>(b) The volume of the water tank is no more than 5 000 L.</p> <p>(c) The height of the water tank is no more than:</p> <ul style="list-style-type: none"> (i) for a tank fixed to a building – the height of the eaves of the building; or (ii) for a tank that is not fixed to a building and is more than 1 m from each boundary of the lot – 2.4 m; or (iii) for a tank that is not fixed to a building and is 1 m or less from a boundary of the lot – 1.8 m. <p>(d) The works are not located in a heritage-protected place.</p>
13.	The erection or installation of a cubbyhouse.	<p>(a) The cubbyhouse is not erected or installed in the street setback area of a building.</p> <p>(b) The floor of the cubbyhouse is no more than 1 m above the natural ground level.</p> <p>(c) The wall height of the cubbyhouse is no more than 2.4 m above the natural ground level.</p> <p>(d) The building height of the cubbyhouse is no more than 3 m above the natural ground level.</p> <p>(e) The area of the floor of the cubbyhouse is no more than 10 m².</p> <p>(f) The cubbyhouse is not erected or installed within 1 m of more than 1 boundary of the lot.</p>

14.	The erection or installation of a flagpole.	(a) The height of the flagpole is no more than 6 m above the natural ground level. (b) The flagpole is no more than 200 mm in diameter. (c) The flagpole is not used for advertising. (d) There is no more than 1 flagpole on the lot. (e) The works are not located in a heritage-protected place.
15.	The installation of solar panels on the roof of a building.	(a) The solar panels are parallel to the angle of the roof. (b) The works are not located in a heritage-protected place.
16.	Maintenance and repair works.	Either: (a) the works are not located in a heritage-protected place; or (b) the maintenance and repair works are of a kind referred to in the Heritage Regulations 2019 regulation 41(1)(b) to (i).
17.	Temporary works.	The works are in existence for less than 48 hours, or a longer period agreed by the local government, in any 12-month period.
18.	Works that are urgently necessary for any of the following: (a) public safety; (b) the safety or security of plant or equipment; (c) the maintenance of essential services; (d) the protection of the environment.	The works are not located in a heritage protected place of a kind referred to in clause 1A(1)(a), (b) or (d).
19.	Works that are wholly located on an area identified as a regional reserve under a region planning scheme.	
20.	Works specified in a local planning policy or local development plan that applies to the works as works that do not require development approval (other than works referred to in item 10).	The works comply with any requirements specified in the local planning policy or local development plan in relation to the exemption from the requirement for development approval.
21.	Works of a type identified elsewhere in this Scheme as works that do not require development approval.	The works comply with any requirements specified in this Scheme in relation to the exemption from the requirement for development approval.
22.	The erection or extension of a single house on a lot.	(i) The single house is a permitted ("P") use in the zone where the R-Codes do not apply. (ii) The works satisfy the development standards set out in the scheme for that particular zone (including boundary setbacks). (iii) The works are not located in a heritage-protected place; or

		<p>(iv) The works are on a lot with direct access to a constructed road reserve or on a lot with direct frontage to a gazetted road reserve; or</p> <p>(v) The works are not within a Special Control Area.</p>
23.	The erection or extension of an external fixture, boundary wall or fence, patio, pergola, veranda, garage, carport, water tank, or swimming pool on the same lot as a single house.	<p>(i) The single house is a permitted ("P") use in the zone where the R-Codes do not apply.</p> <p>(ii) The works satisfy the development standards set out in the scheme for that particular zone (including boundary setbacks).</p> <p>(iii) The works are not located in a heritage-protected place; or</p> <p>(iv) The works are not located within Special Control Areas 3, 4, 5 or 7; or</p> <p>(v) The works comply with an adopted Local Planning Policy.</p>
24.	The erection or extension of an outbuilding on the same lot as a single house.	<p>(i) The single house is a permitted ("P") use in the zone where the R-Codes do not apply.</p> <p>(ii) The works satisfy the development standards set out in the scheme for that particular zone (including boundary setbacks).</p> <p>(iii) The works are not located in a heritage-protected place; or</p> <p>(iv) The works are not located within Special Control Areas 3, 4, 5 or 7; or</p> <p>(v) The works comply with an adopted Local Planning Policy.</p>
25.	The erection or extension of a single house on a lot.	<p>(i) The works are within 'SCA2 – Development Control Area - Nannup Townsite Character'</p> <p>(ii) The R-Codes apply to the works.</p> <p>(iii) The works comply with the deemed-to-comply provisions of the R-Codes.</p> <p>(iv) The works comply with the local planning policy relating to the Nannup Townsite Character Area.</p>
26.	The erection or installation of signage and advertisements contained in Schedule 3 of this Scheme.	<p>(i) The works are not located within a heritage-protected place and the works are consistent with Local Planning Policy LPP18 Signs and Advertisements and Local Planning Policy LPP19 Heritage Conservation; or</p> <p>(ii) The works are not located within Special Control Area 7 and the works are consistent with Local Planning Policy LPP18 Signs and Advertisements.</p>
27.	The carrying out of works by the local government.	The works are wholly located on a reserve managed by the local government.

28.	The erection or installation of a tree house.	<ul style="list-style-type: none"> (i) The work does not exceed 3.0 metres in height above natural ground level; and (ii) The work does not have a floor area greater than 4.0m²; and (iii) The work is constructed in a tree on a lot used for residential purposes; and (iv) The works comply with the deemed-to-comply provisions of the R-Codes; (v) The work is not located in a place that is heritage-protected.
29.	The erection of a boundary fence.	<ul style="list-style-type: none"> (i) The works do not specifically require development approval under the Scheme; and (ii) The work is consistent with Local Planning Policies
30.	The minor filling, excavation or re-contouring of land.	<ul style="list-style-type: none"> (i) The R-Codes do not apply to the work; and (ii) The work does not involve more than 0.9 metres change to the natural ground level; and (iii) The work is not within flood risk land; and (iv) The work does not specifically require development approval under the Scheme.
31.	The erection of retaining walls.	<ul style="list-style-type: none"> (i) Applies to land subject to the R-Codes and where the R-Codes do not apply to the work; and (ii) The work is less than 0.9 metres in height; and (iii) The work is not specifically required in a Local Planning Policy. (iv) The works are not within Special Control Area 3.
32.	Aquaculture proposals.	<ul style="list-style-type: none"> (i) The work involve the use of existing dams and no structural works are proposed.
33.	The construction of dams.	<ul style="list-style-type: none"> (i) The external foot of the dam wall, and any other part of the dam including the stored water is further than 20 metres from boundaries of the subject lot.
34.	The erection or placement of a temporary sea container and/or donga.	<ul style="list-style-type: none"> (i) The works are associated with building works; and (ii) The works would be consistent with the provisions of a Local Planning Policy.
35.	The planting of trees and shrubs.	<ul style="list-style-type: none"> (i) The works are intended for land rehabilitation, shelter belts or other land management/environmental purposes; and (ii) The total area of the works are less than 4 hectares on the lot.
36.	The establishment or extension of a tree farm.	<ul style="list-style-type: none"> (i) The works are located in the Rural or Priority Agriculture zones; and (ii) The existing and proposed total planted area is below 10 hectares on the lot.