

Mount Cottrell Terminal Station FINAL Report

STUDY AREA NAME: Mount Cottrell Terminal Station		Date: 14/01/2026
BIOREGION	Victorian Volcanic Plain	
LOCAL GOVERNMENT AREA	Wyndham City Council	
Catchment Management Area	Port Phillip CMA	
SUMMARY / COMMENTS		
Summary of findings and recommendations	<p>Summary</p> <p>EcoAerial was requested to undertake an ecological due diligence for work that entails the building of a power terminal station on land zoned <i>Urban Growth Zone – Schedule 13 (UGZ13) and Special Use Zone – Schedule 7 (SUZ7)</i>.</p> <p>One ecological vegetation class (EVC) is modelled to occur within 1km of the proposed alignment and there are historical records for twelve FFG Act, including four EPBC Act listed species within 1.5km of the site (refer to Figure 2). The site is not in an area modelled as high likelihood for the Victorian Grassland Earless Dragon (VGED) habitat, refer to Figure 3). Past land management would limit suitability for VGED, refer to description of land management history and Photographs Figure 1~4 below.</p> <p>The study area consists of approximately 30ha in Truganina on the western side of Derrimut Rd between Boundary and Doherty’s Rd, (refer to Figure 1). High voltage powerlines run diagonally across the study area north-east to south-west and a MW pipeline runs through the property.</p> <p>The study area is in the Melbourne Strategic Area (MSA) and the property owners have paid the levy requirements of the MSA, (refer to Figure 5). Appendix 2 documents the Estimate of Melbourne Strategic Assessment Environment Mitigation Levy paid by the landowners.</p> <p>Offset payments are levies paid by developers within the MSA boundary to the Victorian Government, mandated by the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020.</p> <p>There is also evidence of cultivation and cropping up to 2022, (refer to Photographs 1~4 below), and subsequent scattered regrowth of native vegetation across the study area since 2022, (refer to Appendix 1).</p> <p>Timestamped aerial images provides evidence that the regrowth of native vegetation is less than 10-years old, i.e., and removal of native regrowth would also be exempt under Section 2.24 of the <i>Exemptions from requiring a planning permit to remove, destroy or lop native vegetation</i> (DELWP 2017).</p> <p>Whilst the there are no implications for the Location Risk Area for the study area, it is mapped as Location 1, the lowest location risk area, (refer to Figure 4).</p> <p>The Mount Cottrell terminal station is zoned Urban Growth Zone – Schedule 13 (UGZ13) and Special Use Zone – Schedule 7 (SUZ7).</p>	

	<p>Conclusion</p> <p>Notwithstanding the site has no ecological restrictions for developing the 'Terminal', a site assessment was undertaken to ensure there were no information gaps with the due diligence process.</p> <p>All levies associated with impact to native vegetation and relevant threatened species has been paid in full as per the requirements of the MSA, (refer to Figure 5 and Appendix 2).</p> <p>There are no ecological constraints for the development of the 'Terminal'. The MSA levy has been paid in full, and the parcel is not labelled as 'Potential Salvage Operations', therefore salvage is not required.</p> <p>Recommendations</p> <ul style="list-style-type: none"> • Vehicle hygiene protocols are in place to restrict the movement of restricted weeds from the site. • Works are conducted as per endorsed environmental management plans.
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DESKTOP REVIEW RESULTS	
<p>* EPBC Act Protected Matters Search (DoEE)</p> <p><i>Source: Protected Matters Search Tool (PMST) 1km buffer</i></p> <p><i>Results include terrestrial species / communities only</i></p>	<p>Threatened Ecological Communities:</p> <ol style="list-style-type: none"> 1. Grey Box (<i>Eucalyptus microcarpa</i>) Grassy Woodlands and Derived Native Grasslands of South-eastern Australia (Endangered) Community may occur within area. 2. Natural Temperate Grassland of the Victorian Volcanic Plain (Critically Endangered) Community likely to occur within area. 3. Grassy Eucalypt Woodland of the Victorian Volcanic Plain (Critically Endangered) Community likely to occur within area. <p>Listed Threatened Species: 49 Migratory Species: 12</p>
Proximity to significant wetlands/ waterways	Deep Creek & Skeleton Creek
Habitat Corridors	Not applicable
Surrounding land use	Residential / Industrial development
<p>EVC's & Significant flora and fauna records within 1km buffer</p> <p><i>Source: NatureKit, Spatial Datamart & VBA (DEECA).</i></p> <p><i>Refer to Figure 2</i></p>	<p>Ecological Vegetation Class: 1</p> <ol style="list-style-type: none"> 1. Plains Grassland EVC 132 (Endangered) Victorian Volcanic Plain. <p>Threatened Flora: 23</p> <ol style="list-style-type: none"> 1. <i>Pimelea spinescens subsp. spinescens</i> (Spiny Rice-flower) <i>FFG Act</i> - Critically endangered; <i>EPBC Act</i> Critically endangered. 2. <i>Senecio macrocarpus</i> (Large-headed Fireweed) <i>FFG Act</i> - Critically Endangered; <i>EPBC Act</i> – Vulnerable.

	<ol style="list-style-type: none"> 3. <i>Dianella amoena</i> (Matted Flax-lily) <i>FFG Act</i> - Critically Endangered; <i>EPBC Act</i> - Endangered. 4. <i>Rhagodia parabolica</i> (Fragrant Saltbush) <i>FFG Act</i> - Vulnerable. 5. <i>Cullen parvum</i> (Small Scurf-pea) <i>FFG Act</i> - Endangered. 6. <i>Dianella longifolia</i> var. <i>grandis</i> s.l. (Glaucous Flax-lily) <i>FFG Act</i> - Critically Endangered. <p>Threatened Fauna: 23</p> <ol style="list-style-type: none"> 1. <i>Sminthopsis crassicaudata</i> (Fat-tailed Dunnart) <i>FFG Act</i> – Vulnerable. 2. <i>Delma impar</i> (Striped Legless Lizard) <i>FFG Act</i> - Endangered; <i>EPBC Act</i> - Vulnerable. 3. <i>Ornithorhynchus anatinus</i> (Platypus) <i>FFG Act</i> - Vulnerable. 4. <i>Sminthopsis crassicaudata</i> (Fat-tailed Dunnart) <i>FFG Act</i> - Vulnerable. 5. <i>Turnix pyrrhoroax</i> (Red-chested Button-quail) <i>FFG Act</i> - Endangered. 6. <i>Pedionomus torquatus</i> (Plains-wanderer) <i>FFG Act</i> - Critically Endangered; <i>EPBC Act</i> Critically- Endangered.
Reviewed report/s	Request were made to the landowners for any ecological assessments reports for the site, none were made available.
LEGISLATIVE IMPLICATIONS	
EPBC Act 1999	<p>EPBC listed ecological communities, or species are present within the alignment.</p> <p><u><i>EPBC listed ecological communities or species have been addressed under the provisions of the MSA.</i></u></p>
EES Act 1978	<p>An EES would be required if the impacts were deemed to potentially have a detrimental effect for species / communities of regional or state significance.</p> <p><u><i>There are no ecological triggers for an EES. However, there may be other planning triggers.</i></u></p>
FFG Act 1988	<p>FFG listed ecological communities, or species are present within the study area.</p> <p><u><i>The study area is in the Melbourne Strategic Area and levies for impacts to listed communities / species have been paid, (refer to Appendix 2).</i></u></p> <p><u><i>Based on the site assessment, historical land management and adjacent land management / development, habitat was not considered suitable for FFG Act listed ecological communities, or species.</i></u></p>
Permitted clearing of native vegetation Clause 52.17	<p>Applies to native vegetation when there is a need to remove and / or impact native vegetation is unavoidable. Refer to Appendix 3 for the assessment pathway.</p> <p><u><i>The study area is in the Melbourne Strategic Area and levies for impact to native vegetation has been paid and the site is covered under the regrowth exemption.</i></u></p>

Catchment Management Authority Regional Strategies	Port Phillip Catchment Strategy 2021-2027
Local Government Environmental Planning Overlays	<i>The terminal station is zoned Urban Growth Zone – Schedule 13 (UGZ13) and Special Use Zone – Schedule 7 (SUZ7). The terminal station is defined as a Utility Installation pursuant to Clause 73.03 of the Scheme which states: A utility installation includes land used to transmit, distribute or store power.</i>

* Search results for EPBC Act threatened species is based on the likelihood of suitable habitat to occur in the search area only. It does not imply that there has been a definite record for the species.

SITE ASSESSMENT

A site assessment was undertaken on two occasions, (9 July & 20 August 2025), notwithstanding that all levies associated with impacts to native vegetation and threatened species has been paid in full, as per the requirements of the MSA, (refer to Figure 5 and Appendix 2).

The site also has a history of cultivation and cropping up to 2022 and therefore would have been considered as regrowth as per Section 2.24 of the *Exemptions from requiring a planning permit to remove, destroy or lop native vegetation* (DELWP 2017).

Notwithstanding the site has no ecological restrictions for developing the ‘Terminal’, a site assessment was undertaken to ensure there were no information gaps with the due diligence process.

A site assessment was undertaken on the 7 July 2025 of the proposed ‘Terminal’ footprint, (approx. 9ha), (prior to confirming that all relevant MSA levies had been paid), to validate the site land-use history and document native and non-native vegetation regrowth. The site was dominated by non-native species with native species, (known to colonise disturbed areas), scattered across the site.

Non-native:

Wild oats	Fleabane
Curled dock	Brassica sp
Paspalum	Sow thistle
Chillian needle-grass	Boxthorn
Serrated tussock	Curled dock
Scotch thistle	Oxe-tongue
Artichoke thistle	Galenia
Ribwort	Peppercress
Phalaris	Flat-weed

Native:

Wallaby grass	Common Rice-flower
Cassinia	Willow-herb
Windmill grass	Fireweed
Juncus sp	Spear grass
Creeping saltbush	Nodding salt bush

Whilst the prior land-use, cultivation / cropping limits the likelihood for the presence of listed flora and fauna, Spiny-rice Flower was considered a possibility to occur due to the sites proximity to nearby recent records. A reference site in Altona was checked to ensure Spiny Rice-flower was in flower to validate timing, (refer to Photographs in Appendix 1). Spiny-rice Flower was not observed at the study area.

A second site assessment was undertaken on 20 August 2025 due to changes to the proposed footprint and to avoid a major Melbourne Water pipeline. The study area was expanded and the new proposed works footprint, (refer to Figure 1), were assessed for Spiny-rice Flower.

A search of the MSA website, between site assessments, was undertaken to determine whether a MSA levy has been paid for the study area. This information was not provided by the landowner to Powercor.

The works footprint and wider study area had been paid in full for the removal of native vegetation and listed species, including Spiny Rice-flower (refer to Appendix 2). If Spiny Rice-flower was present, there was an opportunity for translocation.

The Altona Spiny Rice-flower reference site was checked, and Spiny Rice-flower was still in flower. *Spiny Rice-flower was not present in the expanded study area.*

Conclusion

There are no ecological constraints for the development of the 'Terminal'. The MSA levy has been paid in full, and the parcel is not labelled as 'Potential Salvage Operations' and salvage is not required. The site is not in the modelled area of Victorian Grassland Earless Dragon habitat.



Photograph 1: Aerial image 2015 of study area cultivated. Pipeline construction can be seen running diagonally next to powerlines.



Photograph 2: Aerial image 2019 of study area with crops growing.



Photograph 3: Aerial image 2022 of study area site cultivated.



Photograph 4: Aerial image 2025 of study area dominated by non-native species and emergent native vegetation based on site assessment.



Figure 1: Mount Cottrell Terminal - Project Study Area and Proposed Works Footprint

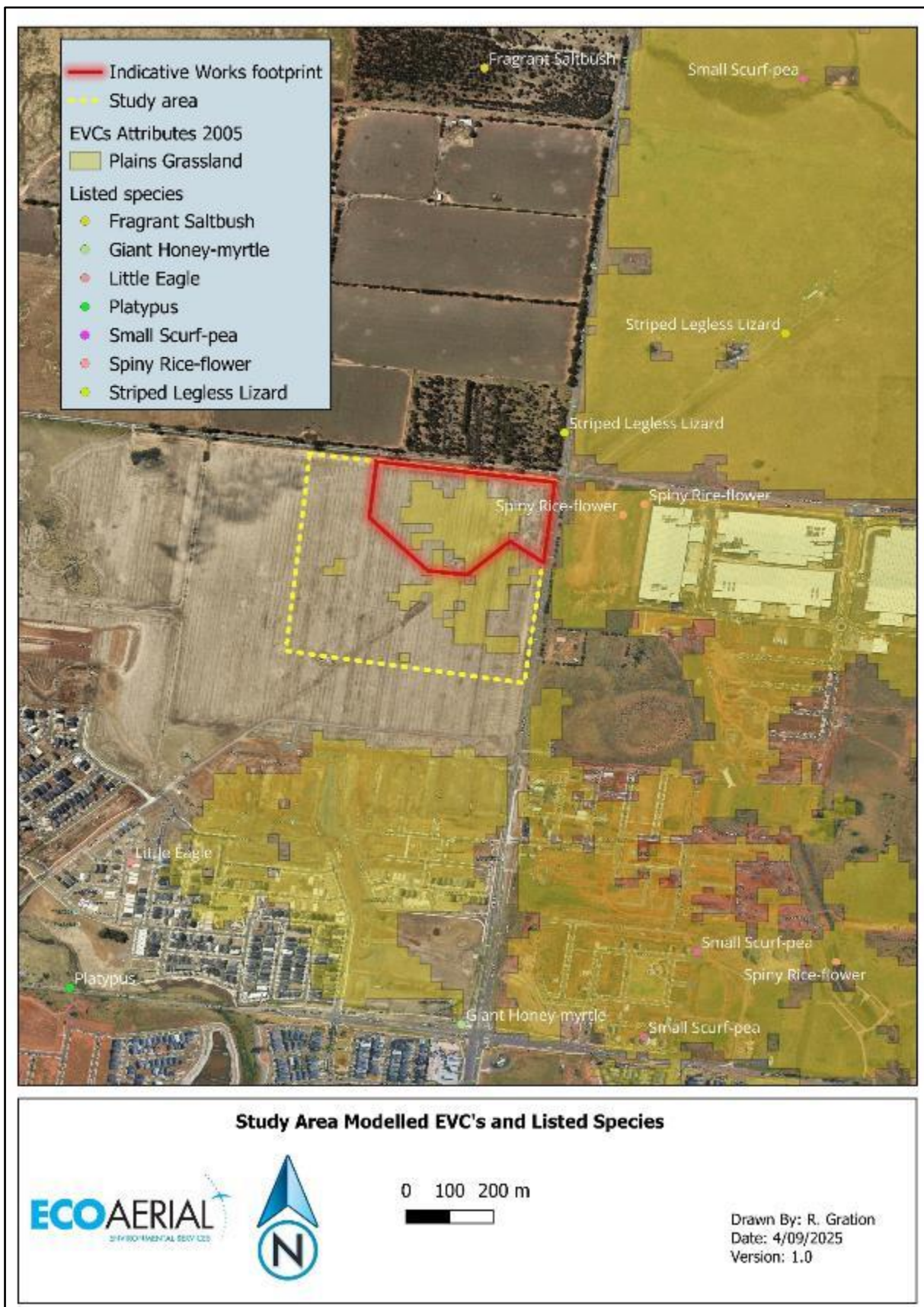


Figure 2: Mount Cottrell Terminal - Modelled Native Vegetation, FFG & EPBC Act Listed Species

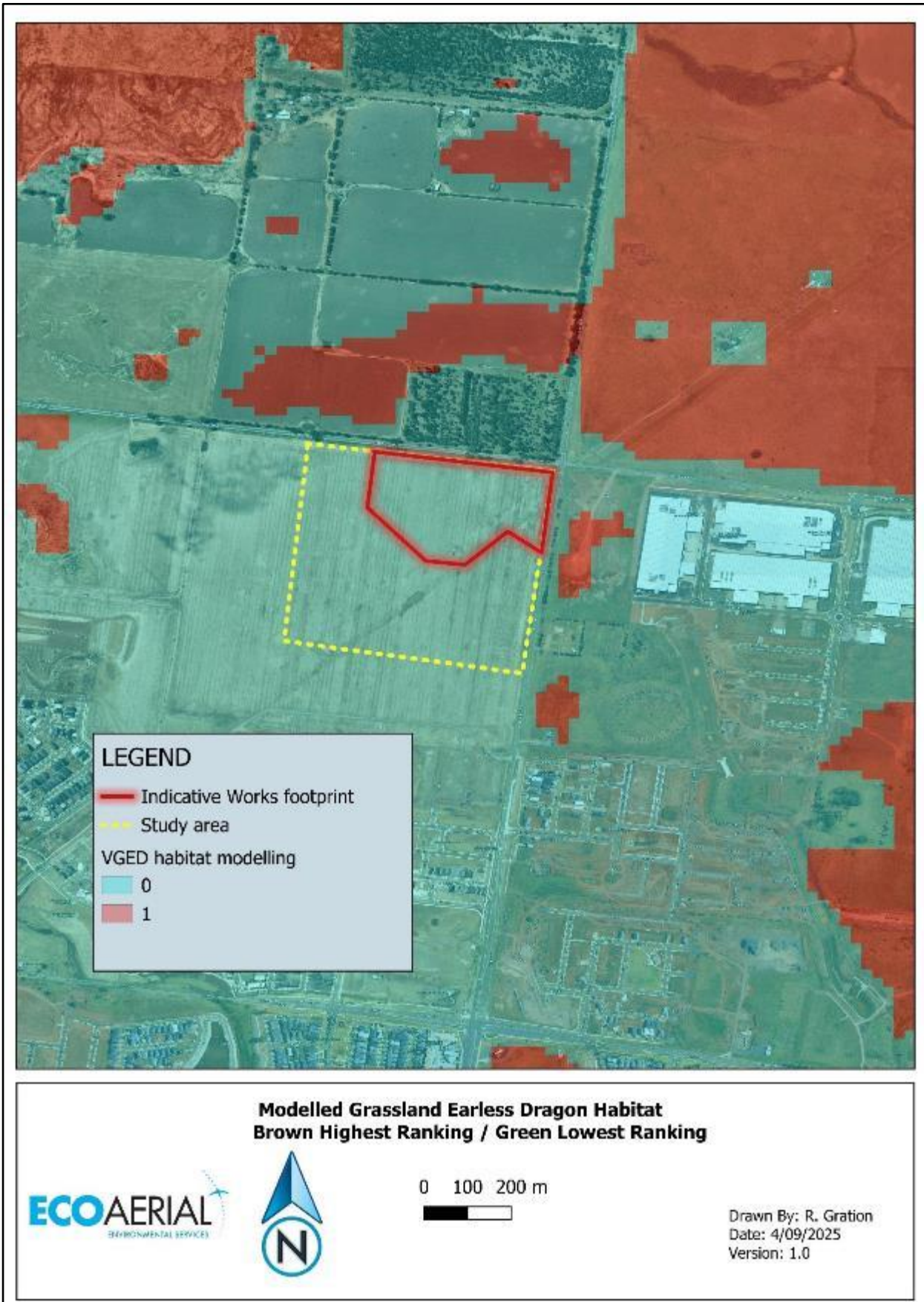


Figure 3: Mount Cottrell Terminal – Victorian Grassland Earless Dragon Modelled Habitat



Figure 4: Mount Cottrell Terminal - Location Risk Areas



Figure 5: Mount Cottrell Terminal - Levies for the Melbourne Strategic Area. Yellow = paid; Blue = pending; red = unpaid. Study area is within paid levy area.

Database Searches

Environmental Protection and Biodiversity Conservation (EPBC) Act Protected Matters Search – An online tool, provided by the Commonwealth Department of the Environment, Water, Heritage and the Arts which identifies matters of national environmental significance that *may* occur in, or *may* relate to the area nominated.

Ecological Vegetation Classes (EVCs) – A vegetation classification system developed by DSE for Victoria. EVCs are groupings of vegetation communities based on floristic, structural and ecological features. It should be noted that this database is incomplete and used only as a guide.

Victorian Biodiversity Atlas - data provided from the DELWP, lists all the flora and fauna species which have been identified within the search area from previous studies.

Spatial Data Mart - data provided from the DELWP, provides GIS layers and information on the presence of Ecological Vegetation Class's, wetland layers, planning and general flora, fauna data.

Legislation

Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020

The Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020 sets down a legislative framework for developers in our growth corridors. It includes the MSA levy, which developers need to pay when construction or other works are undertaken in the MSA levy area. The funds are used to purchase, secure and protect important areas of habitat and protect threatened native plant and animal species. The Act sets out how the levy funds are allocated and outlines requirements for regular reporting.

Environmental Effects Act 1978

The *Environmental Effects Act 1978* provides for assessment of proposed projects (works) that are capable of having a significant effect on the environment. The Act does this by enabling the Minister administering it to decide that an Environmental Effects Statement (EES) should be prepared.

The Minister might typically require a proponent to prepare an EES when:

- there is a likelihood of regionally or State significant adverse effects on the environment
- there is a need for integrated assessment of potential environmental effects (including economic and social effects) of a project and relevant alternatives, and
- normal statutory processes would not provide a sufficiently comprehensive, integrated and transparent assessment.

The EES process provides for the analysis of potential effects on environmental assets and the means of avoiding, minimising and managing adverse effects. It also includes public involvement and the opportunity for an integrated response to a proposal.

Environment Protection and Biodiversity Conservation Act 1999

Any action that has, will have, or is likely to have a significant impact on a matter of national environmental significance, as defined under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) requires approval from the Commonwealth Environment Minister. Matters of National Environmental Significance relevant to this study may include nationally threatened species (plants and animals), migratory species, and endangered ecological communities.

Flora and Fauna Guarantee Act 1988

The provisions of the *Flora and Fauna Guarantee Act 1988* (FFG Act) bind all public agencies, public landowners and land managers. Removal of any native plants protected under the FFG Act requires a permit from the DSE, where this occurs on public land. It is understood that such a permit is not required for

such works on private land. The Act allows for the listing of potentially threatening processes. Any actions that may result in a potentially threatening process should be avoided or managed appropriately.

Clearing of native vegetation- Biodiversity assessment guidelines

In Victoria, a planning permit is usually required to remove, destroy or lop native vegetation. Landholders / managers must apply for a planning permit from their local council. If a permit is granted, a native vegetation offset must be obtained before the native vegetation is removed, to compensate for the impact of the removal on biodiversity.

The Guidelines for the removal, destruction or lopping of native vegetation (2017) are incorporated into the Victoria Planning Provisions and all planning schemes in Victoria. The Guidelines replace the previous incorporated document titled Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013).

There are three assessment pathways for an application to remove native vegetation: Basic, Intermediate and Detailed. The assessment pathway reflects the potential impact the removal has on biodiversity.

These pathways are determined by:

- amount of native vegetation (in hectares)
- whether any large trees are to be removed, and
- location of the native vegetation.

Extent of native vegetation	Location category		
	Location 1	Location 2	Location 3
Less than 0.5 hectares and not including any large trees	Basic	Intermediate	Detailed
Less than 0.5 hectares and including one or more large trees	Intermediate	Intermediate	Detailed
0.5 hectares or more	Detailed	Detailed	Detailed

Proponents can refer to the online-tool Native Vegetation Information Management to understand which risk-pathway the application will be assessed under. The biodiversity report produced by NVIM can be used as part of an application under a Basic and Intermediate risk pathway, whereas a site assessment by an accredited quality vegetation assessor is required as part of an application under the Detailed-risk pathway.

Catchment Management Authority – Regional Catchment Strategies



A primary function of a Catchment Management Authority is to prepare a Regional Catchment Strategy (RCS) for its region and coordinate and monitor its implementation. The strategies describe the natural assets of a region, and how they are interrelated, outlining what needs to be done to manage and use the assets in a sustainable way.




The RCS is an important planning and working document for all organisations and people involved in natural resource management in the region, including government agencies and councils, water authorities, industry, Landcare and community groups. Its main focus is the land, water and biodiversity in the region. It provides a framework for effort, an investment guide, a means of integrating policy and an action plan for catchment works.

Local Government Overlays

Refer to Spiire Planning report for requirements of applicable overlays.

Appendix 1- Site Photographs

ID	Site Photographs	Comments
Altona - Spiny Rice-flower Reference Site		
Spiny 2		9 July 2025 Spiny Rice-flower at reference site.
Spiny 1		20 August 2025 Spiny Rice-flower at reference site.

ID	Site Photographs	Comments
IMG_20250709_092625		<p>Mid-terminal footprint looking northwest.</p> <p>Dominated by non-native species, <i>Brassica sp</i> and serrated tussock. Scattered native drooping cassinia can be seen in background.</p>
IMG_20250709_094002_1		<p>Mid-terminal footprint looking south.</p> <p>Dominated by non-native species, serrated tussock, wild oats and scattered Cassinia.</p>
IMG_20250709_094249		<p>Mid-study area looking south.</p> <p>Dominated by non-native species.</p>

ID	Site Photographs	Comments
IMG_20250820_132346		<p>Mid-study area looking south. Dominated by non-native species. Scattered native drooping cassinia.</p>
IMG_20250820_132420		<p>Northern boundary looking west. Dominated by non-native species.</p>
IMG_20250820_141523		<p>Mid-study area looking southwest. Dominated by non-native species with scattered drooping cassinia.</p>

Appendix 2 – MSA Levy Payment Documentation

Summary of Obligations

Total levy liability estimate: \$321.27

This total levy liability estimate and the following summary of obligations are provided as estimates for indicative purposes only. The obligations stated may be incomplete. The levy liability is calculated as at the date of this document, and is subject to change.

Levy liability (2 parcels)

Habitat Type	Area/locations	Applicable rate	Estimated subtotal
Native Vegetation	0.001 ha	\$265,425	\$265.43
Scattered trees	0 trees	\$36,893	\$0
Golden Sun Moth	0 ha	\$29,500	\$0
Growling Grass Frog	0.004 ha	\$10,684	\$42.74
Matted Flax-Lily	0 ha	\$13,861	\$0
Southern Brown Bandicoot	0 ha	\$5,401	\$0
Spiny Rice Flower	0.001 ha	\$13,097	\$13.10

Conservation Areas

No parcels contain conservation areas.

Salvage and Translocation

Parcel(s) are not labelled as 'Potential Salvage Operations' and salvage is therefore not required.

Next Steps

The Biodiversity Conservation Strategy and a number of approvals under section 146B of the Environment Protection and Biodiversity Conservation Act 1999 (Cth), and the *Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020* form part of the Melbourne Strategic Assessment (MSA) program.

For information about how to meet a levy liability under the Melbourne Strategic Assessment (Environment Mitigation Levy) Act 2020, or how conservation areas are treated and secured under the Melbourne Strategic Assessment (MSA) program, please refer to the [MSA website](#).

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Parcel Details (BBB\PS905648)

Standard Parcel Identifier (SPI): BBB\PS905648

Address: 1110 DOHERTYS ROAD TARNEIT 3029

Parcel levy liability estimate: \$0

This parcel levy liability estimate and the following summary of obligations are provided as estimates for indicative purposes only. The obligations stated may be incomplete. The levy liability is calculated as at the date of this document, and is subject to change.

Levy liability

Habitat Type	Area/locations	Applicable rate	Estimated subtotal
Native Vegetation	0 ha	\$265,425	\$0
Scattered trees	0 trees	\$36,893	\$0
Golden Sun Moth	0 ha	\$29,500	\$0
Growling Grass Frog	0 ha	\$10,684	\$0
Matted Flax-Lily	0 ha	\$13,861	\$0
Southern Brown Bandicoot	0 ha	\$5,401	\$0
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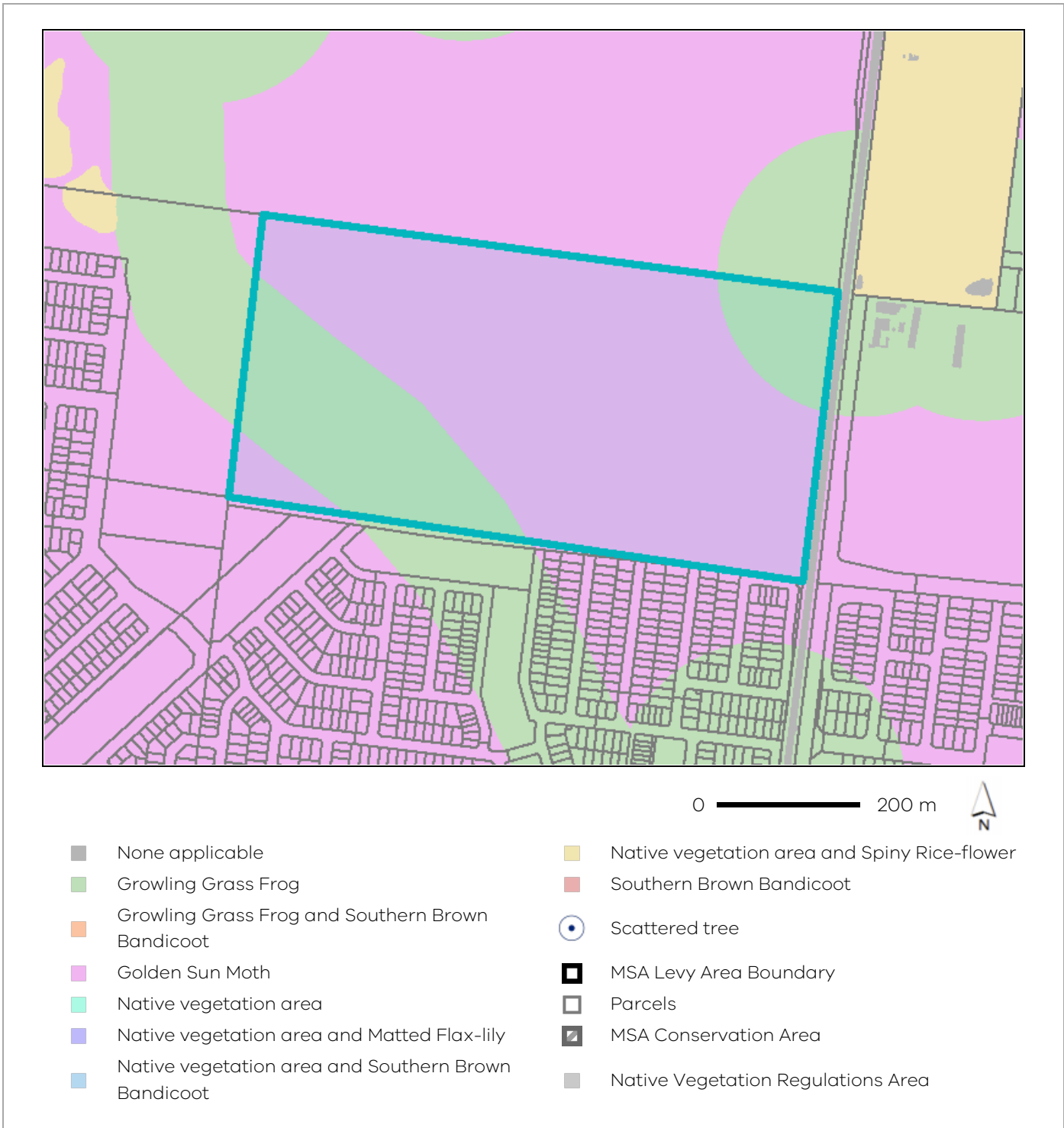
Conservation Areas

This parcel does not contain conservation areas.

Salvage and Translocation

This parcel is not labelled as 'Potential Salvage Operations' and salvage is therefore not required.

Parcel Map (BBB\PS905648)



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Parcel Details (PC381607)

Standard Parcel Identifier (SPI): PC381607

Address: 1005 BOUNDARY ROAD TARNEIT 3029

Parcel levy liability estimate: \$321.27

This parcel levy liability estimate and the following summary of obligations are provided as estimates for indicative purposes only. The obligations stated may be incomplete. The levy liability is calculated as at the date of this document, and is subject to change.

Levy liability

Habitat Type	Area/locations	Applicable rate	Estimated subtotal
Native Vegetation	0.001 ha	\$265,425	\$265.43
Scattered trees	0 trees	\$36,893	\$0
Golden Sun Moth	0 ha	\$29,500	\$0
Growling Grass Frog	0.004 ha	\$10,684	\$42.74
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Southern Brown Bandicoot	0 ha	\$5,401	\$0
Spiny Rice Flower	0.001 ha	\$13,097	\$13.10

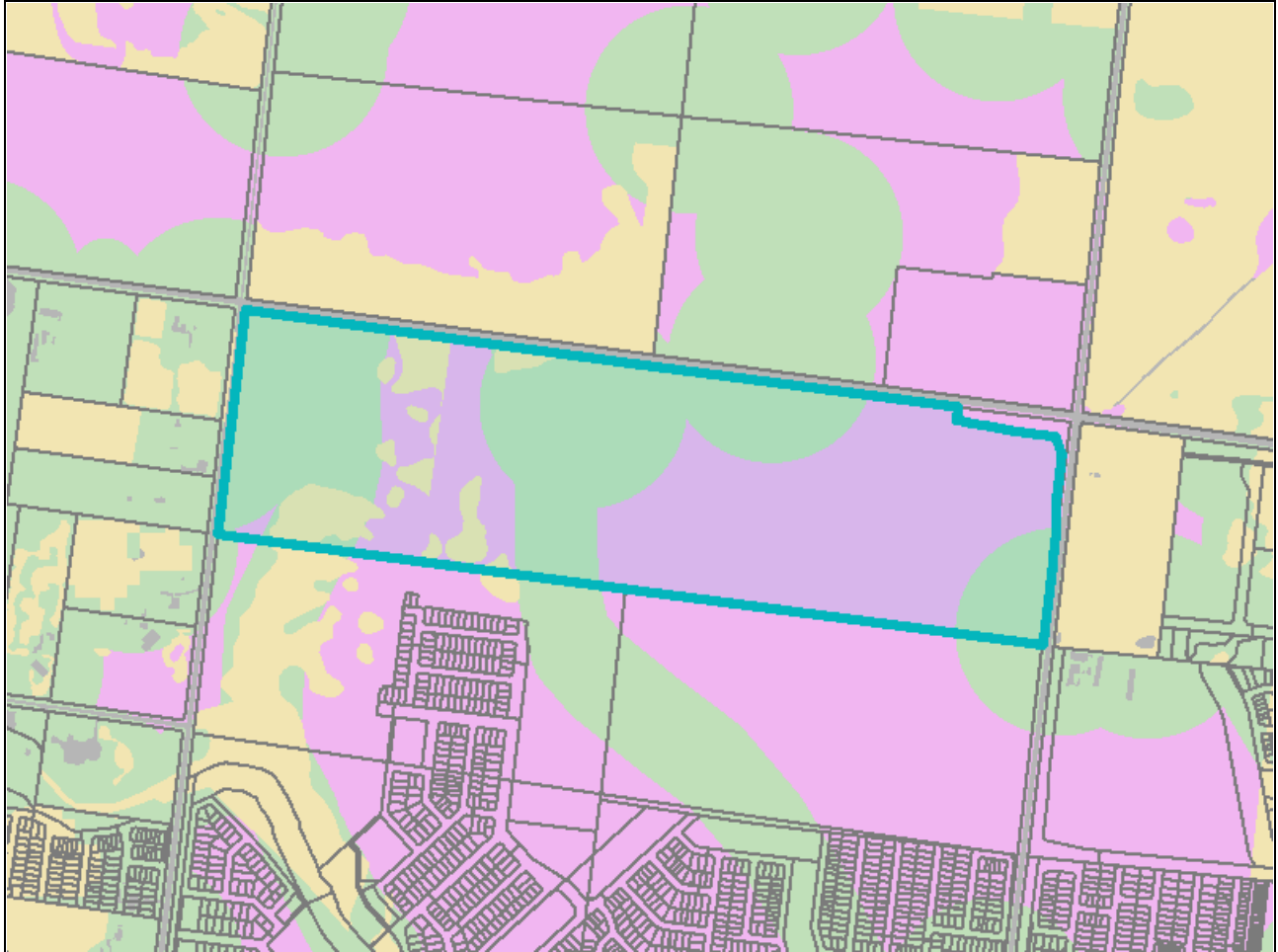
Conservation Areas

This parcel does not contain conservation areas.

Salvage and Translocation

This parcel is not labelled as 'Potential Salvage Operations' and salvage is therefore not required.

Parcel Map (PC381607)



- | | |
|---|--|
| ■ None applicable | ■ Native vegetation area and Spiny Rice-flower |
| ■ Growling Grass Frog | ■ Southern Brown Bandicoot |
| ■ Growling Grass Frog and Southern Brown Bandicoot | ○ Scattered tree |
| ■ Golden Sun Moth | ■ MSA Levy Area Boundary |
| ■ Native vegetation area | ■ Parcels |
| ■ Native vegetation area and Matted Flax-lily | ■ MSA Conservation Area |
| ■ Native vegetation area and Southern Brown Bandicoot | ■ Native Vegetation Regulations Area |

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Appendix 3 - Permitted vegetation clearing pathways

Step 1
Do I need a permit?

Local council can confirm if you need a permit to remove native vegetation. Organise a pre-application meeting with your local council to help answer the following questions:

- Am I removing native vegetation? Appendix 1 will help you to determine if the vegetation is native.
- Do I qualify for an exemption? There are a range of exemptions that mean a permit is not required to remove native vegetation. Refer to the exemption guidance on the [DELWP website](#).
- Are there any other requirements? Check with your local council whether any schedule, Native Vegetation Precinct Plan or environmental overlay applies. Also check whether the vegetation could be protected under other local, state or federal legislation.

If you need a permit to remove native vegetation, continue to Step 2.

Step 2
What is my assessment pathway?

Use the Native Vegetation Information Management removal tool ([NVIM removal tool](#)) to map the native vegetation and determine your assessment pathway: <https://nvim.delwp.vic.gov.au/>.

Note: If you are removing 0.5 ha or more of native vegetation you are automatically in the Detailed Assessment Pathway. This is approximately a rectangle of 100 metres long and 50 wide or 7 large scattered trees or 16 small scattered trees.



Step 3
Do I need an accredited native vegetation assessor?

If you are in the Basic or Intermediate Assessment Pathway you do not need to appoint an accredited native vegetation assessor. You can complete the application yourself using the [NVIM removal tool](#).

You need an accredited native vegetation assessor to complete a site assessment report.

Step 4
Can I reduce my impacts, offset requirements and costs?

Use information in the NVIM removal tool to minimise impacts on native vegetation. Try not to remove areas of native vegetation with higher condition and strategic biodiversity value scores, large trees (allow space for a tree protection zone within 15 metres of the tree trunk) and areas shown as Location 2 and 3 on the *Location map*.

Use information from the site assessment and work with the accredited native vegetation assessor to minimise impacts.

Step 5
Prepare the application

Follow the prompts in the NVIM removal tool to provide additional information that is required for your application. The tool will calculate your offset requirement and you must decide how you will secure the offset – on your own property, or purchased through a broker. Check the costs to secure the offset before proceeding with the application.

Download the *Native vegetation removal report* (NVR report). The report will form part of your planning permit application.

Obtain a NVR report for the Detailed Assessment Pathway from the accredited native vegetation assessor. Work with the accredited assessor to complete the application.

Step 6
Lodge the application

Check you have completed all application requirements and attached any necessary information. Examples of statements you could use in the application are provided in Appendix 4 of guidelines.

Lodge the planning permit application with your local council.