

Surrender Decision Report

1 Application details and outcome

1.1. Permit application details

Permit number:	CPS 6938/2
Permit type:	Purpose permit
Applicant name:	MEPAU Perth Basin Pty Ltd
Application received:	15 July 2025
Application area:	3.50 hectares
Purpose of clearing:	Clearing for the purpose of gas production and associated infrastructure.
Method of clearing:	Mechanical Removal
Tenure:	Petroleum Production Licence L1
Location (LGA area):	Shire of Irwin
Colloquial name:	Xyris Production Facility

1.2. Description of application

The permit holder applied to surrender Clearing Permit CPS 6938/2 as clearing for this project will be conducted under Ministerial Statement 1164 (MEPAU, 2025; State of Western Australia, 2021; GIS Database).

1.3. Decision on application

Decision:	Surrender application accepted
Decision date:	2 April 2026
Decision area:	3.50 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

In making the decision, the Delegated Officer had regard for:

- a review of the permit holder's compliance with conditions of clearing permit CPS 6938/2 (section 2.1 of this report)
- other matters considered relevant to the decision (section 2.2 of this report).

The application to surrender was submitted, accepted and determined in accordance with sections 51M and 51MA of the *Environmental Protection Act 1986*.

After consideration of the above information, the Delegated Officer decided to accept the surrender of clearing permit CPS 6938/2.

1.5. Site map



Figure 1. Map of the application area. The areas cross-hatched yellow indicate the areas which have been surrendered.

2 Assessment of surrender

2.1. Review of compliance with clearing permit conditions

On 6 August 2025, the Department of Mines, Petroleum and Exploration (the department) reviewed the annual clearing reports previously submitted for clearing permit CPS 6938/2. The department identified that the permit holder has cleared 3.50 hectares associated with the ongoing operation of the Xyris Production Facility (XPF).

The department's review of the permit holder's requirements under clearing permit CPS 6938/2 did not identify any non-compliance with the clearing permit conditions and has satisfied CPS 6938/2 (DMPE, 2016).

Conditions for permit CPS 6938/2 (DMPE, 2016)	Compliance
<p>1. Land on which clearing is to be done</p> <p>Petroleum Production Licence L1</p>	<p>Satellite imagery confirms that all land cleared under CPS 6938/2 falls entirely within the boundaries of Petroleum Production Licence L1 (Esri, 2024; Copernicus, 2024).</p>
<p>2. Purpose for which clearing may be done</p> <p>Clearing for the purpose of gas production and associated infrastructure.</p>	<p>All clearing activities conducted under Petroleum Production Licence L1 were solely for the operational requirements of the Xyris Production Facility. Satellite imagery confirms that no land clearing was undertaken for purposes unrelated to the facility's operations (Esri, 2024; Copernicus, 2024).</p> <p>A review of the Annual Clearing Reports (ACR) for each year confirmed that following clearing activities were carried out over the life of the permit:</p> <ul style="list-style-type: none"> • 1.6088 hectares cleared around the facility boundary for firebreak maintenance (Mitsui E&P Australia, 2017) • 0.01 hectares cleared for Xyris-01 Plug and Abandonment operations (Mitsui E&P Australia, 2020)

	<ul style="list-style-type: none"> • 0.1425 hectares cleared for office expansion and emergency access track (Mitsui E&P Australia, 2020) • 0.0234 hectares cleared for pipeline construction under the WS1E Project (Mitsui E&P Australia, 2020) • 0.1501 hectares cleared for continued pipeline construction under the WS1E Project (Mitsui E&P Australia, 2022) • 0.009 hectares cleared for removal works associated with the Xyris Area Gas Gathering System (XAGGS) (Mitsui E&P Australia, 2022) • 0.1675 hectares cleared to construct a trafficable hardstand around the facility compound fence (Mitsui E&P Australia, 2023) <p>All activities were conducted in accordance with regulatory requirements and were limited to the minimum area necessary to support safe and efficient operations.</p>
<p>3. Area of Clearing</p> <p>The Permit Holder must not clear more than 3.5 hectares of native vegetation. All clearing must be within the areas cross-hatched yellow on attached Plan 6938/2.</p>	<p>Annual clearing reports and satellite imagery confirm that a total of 2.1113 hectares of land was cleared between 2019 and 2023 (Mitsui E&P Australia, 2017; 2020; 2022; 2023; 2025; Copernicus, 2024).</p> <p>All clearing activities were conducted exclusively within the designated yellow cross-hatched permit area and were limited to operational requirements.</p> <p>Satellite imagery has verified that no clearing occurred outside of this approved area (Esri, 2024; Copernicus, 2024).</p>
<p>5. Avoid, minimise and reduce the impacts and extent of clearing</p> <p>In determining the amount of native vegetation to be cleared authorised under this Permit, the Permit Holder must have regard to the following principles, set out in order of preference:</p> <p>(a) avoid the clearing of native vegetation;</p> <p>(b) minimise the amount of native vegetation to be cleared; and</p> <p>(c) reduce the impact of clearing on any environmental value.</p>	<p>The reports confirm that vegetation clearing was avoided and minimised wherever possible to reduce environmental impacts (Mitsui E&P Australia, 2017; 2020; 2022; 2023; 2025). The proponent cleared only 2.12 hectares out of a possible 3.5 hectares, demonstrating a commitment to minimising disturbance.</p> <p>The departments review of the ACRs and spatial imagery show that clearing was undertaken only where necessary and remained within the approved permit area which supports that efforts were made to reduce both the extent and impact of land disturbance Mitsui E&P Australia, 2017; 2020; 2022; 2023; 2025; Copernicus, 2024).</p>
<p>6. Dieback and Weed control</p> <p>When undertaking any clearing or other activity authorised under this Permit, the Permit Holder must take the following steps to minimise the risk of the introduction and spread of weeds and dieback:</p> <p>(a) clean earth-moving machinery of soil and vegetation prior to entering and leaving the area to be cleared;</p> <p>(b) ensure that no dieback or weed-affected soil, mulch, fill or other material is brought into the area to be cleared;</p> <p>(c) restrict the movement of machines and other vehicles to the limits of the areas to be cleared; and</p> <p>(d) only move soils in dry conditions</p>	<p>Annual clearing reports confirm that the following environmental management practices were consistently applied (Mitsui E&P Australia, 2017; 2020; 2022; 2023; 2025):</p> <ol style="list-style-type: none"> All vehicles and earthmoving machinery arriving on site were required to provide evidence of weed and seed inspection and cleaning prior to entry. No imported fill or external materials were brought onto sites subject to vegetation clearing under CPS 6938/2. Vehicles and machinery remained within designated cleared areas, accessing the site only via approved access tracks and the construction right-of-way. All clearing activities were conducted under dry conditions to minimise environmental impact. <p>In response to a request for further information, the proponent provided detailed records relating to dieback and weed control, including weed hygiene and clearing records, inspection certificates, post-clearing spraying records, and machinery inspection documentation. These records demonstrate that the Permit Holder took appropriate steps to</p>

	<p>minimise the risk of introducing and spreading weeds and dieback, in line with environmental management obligations.</p> <p>Additionally, vegetation clearing records confirmed that all activities were conducted during dry seasonal conditions.</p>
<p>8. Reporting</p> <p>(a) The Permit Holder shall provide a report to the CEO by 1 October each year for the life of this Permit, demonstrating adherence to all conditions of this Permit, and setting out the records required under Condition 7 of this Permit in relation to clearing carried out between 1 July and 30 June of the previous financial year.</p> <p>(b) If no clearing authorised under this Permit was undertaken between 1 July and 30 June of the previous financial year, a written report confirming that no clearing under this permit has been carried out, must be provided to the CEO by 1 October of each year.</p> <p>(c) Prior to 30 April 2026, the Permit Holder must provide to the CEO a written report of records required under Condition 7 of this Permit where these records have not already been provided under Condition 8(a) or 8(b) of this Permit.</p>	<p>Annual clearing permit reports have been consistently submitted to the Department by Mitsui E&P Australia, in compliance with Condition 9(a) of CPS 6875/2. Reports were provided for the following reporting periods:</p> <ul style="list-style-type: none"> • 2015–2016 financial year • 2016–2017 financial year • 2017–2018 financial year • 2018–2019 financial year • 2019–2020 financial year • 2020–2021 financial year • 2022–2023 financial year • 2023–2024 financial year • 2024–2025 financial year <p>Please note that no Annual Clearing Report (ACR) was submitted for the 2021–2022 financial year (FY21). This was previously acknowledged and followed up by the Department and referenced in the FY25 close-out report, which confirmed that while the ACR was not submitted, no clearing activities were undertaken during that financial year (Mitsui E&P Australia, 2025).</p> <p>The Department received reports for all other listed periods. These reports confirm adherence to the conditions of the permit and include the records required under Condition 9.</p>

2.2. Relevant planning instruments and other matters

The surrender application was advertised on 8 August 2025 by the Department of Mines, Petroleum and Exploration.

End

A.1 GIS Datasets

Publicly available GIS datasets used (sourced from www.data.wa.gov.au):

- EPA Referred Significant Proposals (DWER-120)
- Local Government Area (LGA) Boundaries (LGATE-233)
- Western Australian Petroleum Titles

A.2 References

Copernicus Data Space Ecosystem (Copernicus) (2024) Copernicus Browser [Online]. Available at:

<https://browser.dataspace.copernicus.eu/> (Accessed: 4 August 2025).

Department of Mines, Petroleum and Exploration (DMPE) (2016) Purpose Clearing Permit CPS 6938/2. Granted to AWE Perth Pty Ltd under section 51E of the *Environmental Protection Act 1986*, valid from 23 April 2016 to 30 April 2026. Government of Western Australia.

Esri (2024) ArcGIS Pro (Version 3.1) [Computer software]. Redlands, CA: Environmental Systems Research Institute. Available from <https://www.esri.com/en-us/arcgis/products/arcgis-pro/overview>

MEPAU Perth Basin Pty Ltd (MEPAU) (2025) Application to surrender a clearing permit. Prepared for the Department of Mines, Petroleum and Exploration, 15 July 2025.

Mitsui E&P Australia (2017) Xyris Production Facility – Clearing Permit CPS 6938/1 Annual Clearing Report FY17. Prepared for the Department of Mines, Petroleum and Exploration, 31 July 2017.

Mitsui E&P Australia (2020) Xyris Production Facility – Clearing Permit CPS 6938/1 Annual Clearing Report FY20. Prepared for the Department of Mines, Petroleum and Exploration, 31 July 2020.

Mitsui E&P Australia (2022) Xyris Production Facility – Clearing Permit CPS 6938/1 Annual Clearing Report FY22. Prepared for the Department of Mines, Petroleum and Exploration, 31 July 2022.

Mitsui E&P Australia (2023) Xyris Production Facility – Clearing Permit CPS 6938/1 Annual Clearing Report FY23. Prepared for the Department of Mines, Petroleum and Exploration, 31 July 2023.

Mitsui E&P Australia (2025) Xyris Production Facility – Clearing Permit CPS 6938/1 Annual Clearing Report FY25. Prepared for the Department of Mines, Petroleum and Exploration, 31 July 2025.

State of Western Australia (2021) Ministerial Statement No. 1164, statement that a proposal may be implemented (*Environmental Protection Act 1986*): Waitsia Gas Project Stage 2. Published 1 February 2021. [1663 Statement for publishing - Jiblebar.pdf](#)