Government of **Western Australia**
Department of **Water and Environmental Regulation**

Surrender Decision Report

1. Application details and outcome

1.1. Permit application details

Permit number:	CPS 10580/1
Permit type:	Purpose permit
Applicant name:	Public Transport Authority of Western Australia
Application received:	6 August 2026
Clearing area:	1.05 hectares of native vegetation
Purpose of clearing:	Constructing a hardstand, storing stockpiled fill, and installation of fencing and gates
Property:	Lot 104 on Plan 21521, Yanchep
Location (LGA area/s):	City of Wanneroo

1.2. Description of application

Clearing permit CPS 10580/1 was granted on 1 April 2025 and authorised the permit holder clear up to 1.05 hectares of native vegetation to store surplus fill extracted from the Yanchep Rail Extension project. The permit holder has requested to surrender CPS 10580/1 as an alternative option for the surplus fill material was identified which does not require clearing of native vegetation. The permit holder confirmed that no clearing has been undertaken under CPS 10580/1 since the commencement of the permit (PTA 2026b).

1.3. Decision on application and key considerations

Decision:	Surrendered
Decision date:	3 November 2026
Decision area:	1.05 hectares of native vegetation, as depicted in Section 1.5, below.

1.4. Reasons for decision

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

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

- a review of the permit holder's compliance with conditions of Clearing Permit CPS 10580/1 (see Section 2.1), and
- other matters considered relevant to the decision (see Section 2.2).

After consideration of the above information, the Delegated Officer decided to accept the surrender of Clearing Permit CPS 10580/1.

1.5. Site map

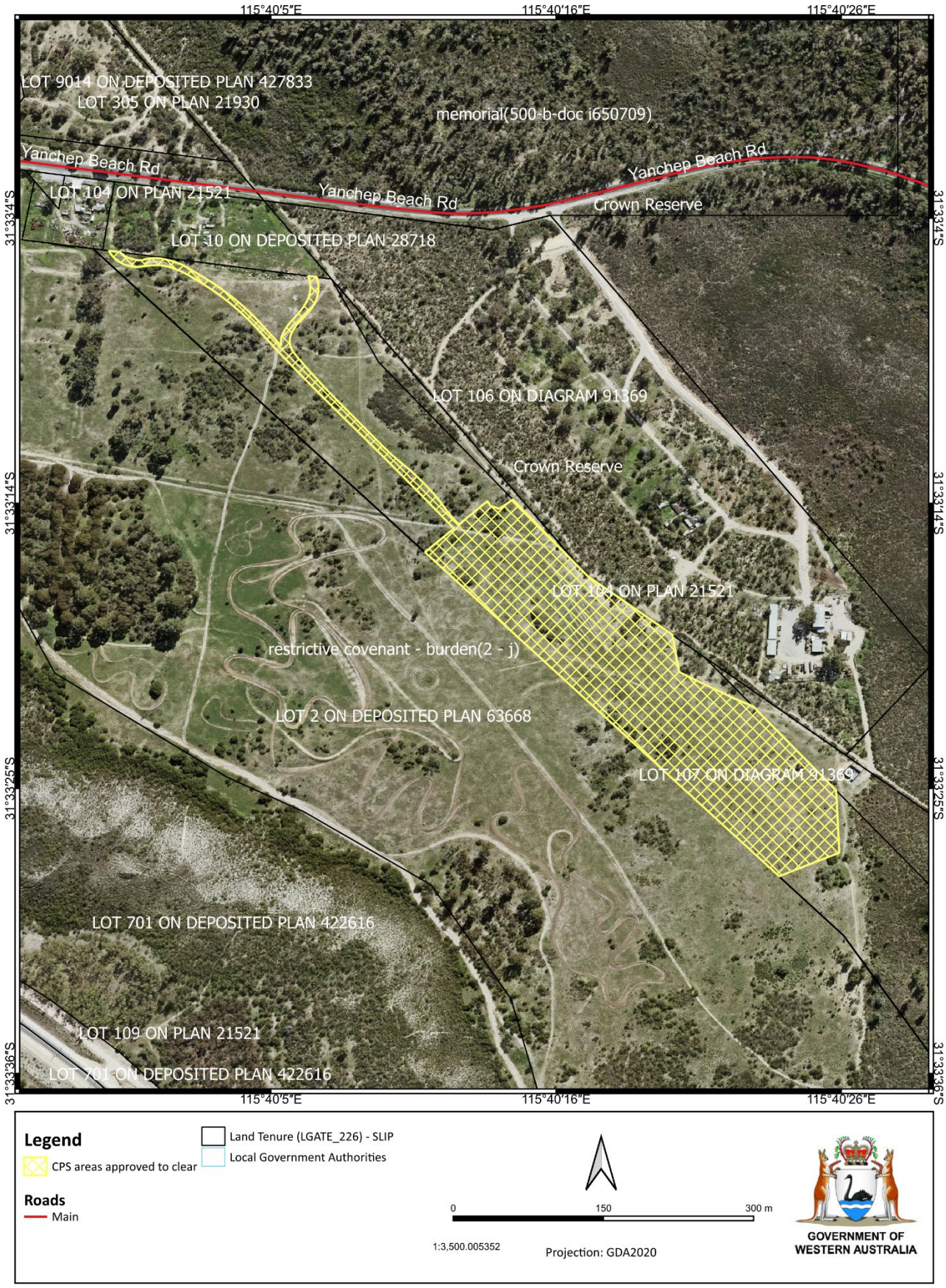


Figure 1 Map of the application area. The area cross-hatched yellow indicates the area which has been surrendered.

2. Assessment of surrender

2.1. Review of compliance with clearing permit conditions

A review of the permit holder's requirements under Clearing Permit CPS 10580/1 found the permit holder has complied with the permit conditions, as detailed in Table 1.

Table 1. Compliance with clearing permit conditions of CPS 10580/1.

CPS 10580/1 clearing permit condition	Compliance
Condition 1-3. Clearing authorised (purpose); Land on which clearing is to be done; Clearing authorised	The permit holder confirmed no clearing has been undertaken under CPS 10580/1 (PTA 2026b).
Condition 4. Avoid, minimise, and reduce impacts and extent of clearing	The permit holder has avoided clearing of native vegetation by using an alternative site to store surplus fill (PTA 2026a).
Condition 5. Weed and dieback management	The permit holder confirmed no clearing has been undertaken under CPS 10580/1 (PTA 2026b).
Condition 6. Demarcation of the clearing area	
Condition 7. Erosion management	
Condition 8. Fauna Management	
Condition 9. Offset – monetary contributions to the Offsets Fund	The permit holder paid $129,190.30 to the department for contribution to the Part V Offsets Fund. The permit holder is compliant with Condition 9.

2.2. Relevant planning instruments and other matters

Refund of monetary contribution to Offsets Fund

Condition 9 of CPS 10580/1 requires the permit holder to make a monetary contribution to the Offsets Fund, intended to contribute towards the purchase and conservation in perpetuity of 5.77 hectares of native vegetation that comprises high-quality foraging habitat for Carnaby's cockatoo (*Zanda latirostris*). The offset was required to counterbalance the loss of 0.89 hectares of native vegetation that provides suitable foraging habitat for Carnaby's cockatoo. The permit holder made a monetary contribution to the Offsets Fund of $129,190.30 on 29 May 2025.

The permit holder identified an alternative option for the surplus fill material which does not require clearing of native vegetation. As no clearing has been undertaken under the permit, significant residual impacts to black cockatoo foraging habitat have been avoided. Given this, a refund of the Offset Fund contribution will be provided. The funds are available for refund as they have not been expended on another project.

End

Appendix A. References

PTA (Public Transport Authority of Western Australia) (2026a) *Clearing permit surrender application CPS 10580/1*, received 6 August 2026 (DWER Ref: DWERDT1373428).

PTA (Public Transport Authority of Western Australia) (2026b) *Confirmation no clearing has been undertaken under CPS 10580/1*, 1 September 2026 (DWER Ref: DWERDT1388305).