

Referral form - Environment Protection Act 2019

PART A - Proponent details It is the proponent's responsibility to advise the NT EPA in writing, of changes to consultant and proponent contacts.	
Name of the proponent/s <i>(legal entity)</i>	Bos Terra Pastoral Co ATF Pancho Trust, Consulta Pro ATF Mohr-Bell Family Trust & NTR Ag Pty Ltd
Proponent details	<i>Name:</i> Jay and Rebecca Mohr-Bell <i>Position/responsibility:</i> Directors <i>Physical address:</i> Mathison Station 9437 Victoria Highway, Delamere NT 0852 <i>Postal address:</i> PO Box 238, Katherine NT 0851 <i>Phone:</i> 08 8975 1106 <i>Email:</i> admin@panchobeef.com
Proponent Trading Name if relevant	Pancho Beef
Australian Business Number/s Australian Company Number/s	ABNs Pancho Beef – 81 243 084 385 Consulta Pro Pty Ltd – 23 317 758 603 Bos Terra Pastoral Co Pty Ltd – 38 795 279 326 ACNs Consulta Pro – 126 448 681 Bos Terra – 134 005 075 NTR Ag Pty Ltd – 140 176 932
Provide a description of the organisational structure with respect to responsibility of the proposed action, environmental approvals and implementation.	Pancho Beef is the owner and operator of Mathison Station (NT Portion 7061). Pancho Beef is a partnership comprised of the three entities listed above. All development and operation activities will be undertaken by Pancho Beef.
Joint-venture partners (if applicable)	<i>Name:</i> NA <i>Physical address:</i> <i>Postal address:</i> <i>Phone:</i> <i>Email:</i>

PART B – Outline of the proposal and location	
Outline of the Proposed action or strategic proposal (proposal)	
Title of the proposal	Land clearing
Provide a brief summary (one or two paragraphs) of the proposal including the activity type/ industry/ duration.	Pancho Beef is proposing to clear 4,517ha of pastoral land for the purposes of growing hay and fodder crops. The scale of the development is required to justify the necessary investment in the required equipment and infrastructure. The development has triggered the need for a GGAP which has been provided as the first example of this requirement in the Northern Territory.
Location	
Provide location details as:	Mathison Station, 9437 Victoria Highway, Delamere NT 0852
a) street address, suburb	
b) tenement, lot/section numbers, town/hundred, NT Portion or pastoral lease numbers, as applicable	NT Portion 7061
c) the nearest town, recognisable feature, and distance and direction from that town/feature to the site of the proposed action. If the proposal includes several locations, provide location details for each location. For example, a mine at location 1 and a processing site at location 2.	The development is located on the south-eastern side of Mathison Station. The entrance to Mathison Station is approximately 100km south-west of Katherine on the Victoria Highway. The development is a further approximately 40km from the homestead and accessible only via station tracks.
Name of the Local Government Area/s in which the proposal is located.	Victoria Daly Shire
What is the land tenure type?	Perpetual Pastoral Lease
Does the proponent have the legal (land) access required for the implementation of all aspects of the proposal?	<input type="checkbox"/> No If no, provide details of legal access authorisations / agreements / tenure is required and from whom. <input checked="" type="checkbox"/> Yes If yes, provide an indication of legal access authorisations / agreement / tenure.
Is the land zoned under the NT Planning Scheme ?	<input checked="" type="checkbox"/> No

	<input type="checkbox"/> Yes If yes, what is/are the zoning/s?
What is the current land use of the proposal site/s?	Pastoral
What is the approximate distance (direct line) and direction to the closest human sensitive receptor? For example, residence, accommodation, hospital, school, homeland from the proposal.	The closest homestead is over 10km from the development in a north-east direction. There are no public roads or public access within 30 km of the site.
Consultation	
Provide an overview of consultation undertaken specific to the proposal and potential environmental impacts.	As per the Pastoral Land Clearing regulatory process an application has been made including a Greenhouse Gas Abatement Plan and this has been made available for public consultation through the development portal from 9 th December 2022 to 20 th January 2023.
List the matters raised in consultation and identify how the proposal has been modified to respond to stakeholder feedback.	The matters raised in the consultation

PART C – Referral type	
What type of proposal is being referred?	<input checked="" type="checkbox"/> proposed action <input type="checkbox"/> strategic proposal <input type="checkbox"/> proponent initiated EIS referral
Provide a brief justification including the reasons why you consider the action may have a significant impact on the environment and is referred to the NT EPA. Refer to section 11 of the EP Act and the NT EPA's environmental factors and objectives .	The development has triggered the need for a GGAP. The GGAP (as provided in the documents available for public consultation) is the first of its kind in the Northern Territory and was created using the best available data and guidelines.
Does the proposal involve an action that may be or is a controlled action under the Commonwealth <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Has the proposed action been referred?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, provide the date referred and reference number (EPBC number)?

	Date:	EPBC number:
If referred, has a decision been made on whether the proposed action is a controlled action?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
	If yes, check the appropriate decision outcome and provide the decision in an attachment.	
	<input type="checkbox"/> Decision – controlled action	
	<input type="checkbox"/> Decision – not a controlled action	

PART D – Proponent referrer details and declaration

*The referral form must include the declaration signed by the proponent, or where the proponent is an organisation or business, the Chief Executive Officer (CEO) or duly authorised delegate within the proponent company.


Who is referring this proposal?	<input checked="" type="checkbox"/> Proponent <input type="checkbox"/> Authorised representative within proponent entity
Does the proponent request that the NT EPA treat any part of the information in the referral as confidential under section 281(2) of the EP Act?	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, provide an application in accordance with regulation 271 of the Environment Protection Regulations 2020 and submit the confidential information as a separate attachment

Referral declaration by proponent:

I, Rebecca Mohr-Bell....., (*full name*) declare that I am authorised to refer this proposed action/ strategic proposal on behalf of Pancho Beef (Bos Terra Pastoral Co ATF Pancho Trust, Consulta Pro ATF Mohr-Bell Family Trust & NTR Ag Pty Ltd) name of legal entity organisation... and further declare that:

- the attached environmental impact assessment documents have been prepared in accordance with the EP Act and EP Regulations; and
- the attached environmental impact assessment documents (including attachments) are true; and
- the attached environmental impact assessment documents do not provide false or misleading information and I know it is an offence to provide false and misleading information, noting the penalties under section 260 of the EP Act, and section 119 of the *Criminal Code Act 1983*; and
- the proponent fully understands that referral under the EP Act does not limit, in any way, the requirements of the proponent to ensure approvals under any other regulatory regime are applied for, and adhered to; and
- the proponent has fulfilled its general duty in accordance with section 43 of the EP Act.

Note: if the NT EPA determine that an environmental approval is required, the proponent will be requested to provide supporting documents during the assessment process such as details to support that the person is a fit and proper person to hold an environmental approval in accordance with section 62 of the EP Act

Name (print)	Signature*
Rebecca Mohr-Bell	
Date 12 th April 2023	

PART D – Proponent referrer details and declaration

*The referral form must include the declaration signed by the proponent, or where the proponent is an organisation or business, the Chief Executive Officer (CEO) or duly authorised delegate within the proponent company.

Position	Director	Organisation (if a business or organisation)	Pancho Beef	
Email	admin@panchobeef.com			
Address	9437	Victoria Highway		
Delamere			NT	0852

PART E – Nominated contact

Contact details for proponent contact (provide the details for the person who will be corresponding with the NT EPA on the proposal)	<i>Business name:</i> As per Part A <i>Name of primary contact:</i> <i>Physical address:</i> <i>Postal address:</i> <i>Phone:</i> <i>Email:</i>
Contact details of consultant (if relevant, provide the details for the person who will be corresponding with the NT EPA on the proposal on behalf of the proponent)	<i>Business name:</i> <i>Name of primary contact:</i> <i>Physical address:</i> <i>Postal address:</i> <i>Phone:</i> <i>Email:</i>

Checklist 1 – Cross reference of matters addressed in the referral report (for more detail see Table 1 in section 3.3.1 and section 4 of the Referring a proposal to the NT EPA guidance)

Item	See Referral guidance for complete information requirements	Report section/ page
<i>Publication statement</i>	Provide name and qualifications of relevant contributors to the referral.	p7
<i>Executive summary</i>	Overview of the proposal, its potential for significant impact and key conclusions.	p2
<i>Introduction</i>	Include a brief introduction to the proposal and the proponent (noting proponent details are also to be included in the referral form).	p2
<i>Proposal description - Key components</i>	<p>Provide a clear and detailed description of the proposal, referencing maps and spatial information.</p> <p>Provide a key components summary table.</p> <p>Identify uncertainty / likely changes if particular elements of a proposal require further design at the time of referral.</p> <p>Provide an account of past, present and reasonably foreseeable future development, operations, or industries that are related the current proposal.</p>	p2-5
<i>Proposal description - Location and regional context</i>	Location and regional context.	p2
<i>Proposal description – Alternatives (options)</i>	<p>Describe any alternatives (location, timeframes, activities) considered or are under consideration in scoping and developing the proposal.</p> <p>Describe how the analysis of alternatives accounted for the <i>principles of environment protection and management</i> (Part 2 of the EP Act).</p> <p>Justification for the preferred/selected option.</p> <p>Describe any assumptions critical to your assessment.</p>	Greenhouse Gas Abatement Plan
<p><i>Proposal description – Application of the:</i></p> <ul style="list-style-type: none"> - <i>Principles of environment protection and management</i> (Part 2) - <i>General duty of proponents</i> (s43) 	<p>Discuss how the proposal accounts for the <i>principles of environment protection and management</i> (Part 2 of the EP Act) and the general duty of proponents provided for under section 43 of the EP Act:</p> <ul style="list-style-type: none"> • Principles of ecologically sustainable development • Environmental decision-making hierarchy • Waste management hierarchy. 	Greenhouse Gas Abatement Plan
<p><i>Consultation</i></p> <p>Refer to NTEPA Stakeholder Engagement guidance 2020</p>	<p>The EP Act (section 3 and section 43) puts an obligation on the proponent to consult with stakeholders and the community in the development of the proposal.</p> <p>As an example, the referral should include:</p> <ul style="list-style-type: none"> • a description of stakeholder engagement and community consultation undertaken • an outline of the method and process of consultation with stakeholders • a summary of the key matters raised during consultation • any changes made as a result of consultation • the ongoing consultation, and options for feedback • whether the consultation has or has not been undertaken in accordance with NT EPA guidance on Stakeholder Engagement 2020 	p9

Item	See Referral guidance for complete information requirements	Report section/page
	<ul style="list-style-type: none"> whether the consultation has or hasn't been undertaken in accordance with the section 43 (EP Act) general duty of proponents (see Checklist 2). 	
<i>Strategic and statutory context</i>	Table discussing proposal specific legislation, policies, and guidelines that are and may be applicable to the proposal and the sequencing and status of those, is provided.	
<i>Environmental Factors</i>	<p>The remaining sections below relate to information that describes the potential impacts of the proposal on the NT EPA's Environmental factors.</p> <p>Information requirements for each environmental factor identified by the pre-referral screening tool are provided (any technical studies and surveys included).</p>	
<i>Environmental Factors and objectives</i> Presence/ absence of environmental values	<p><i>Repeat for each NT EPA Factor being considered for your proposal/referral</i></p> <p>The presence or absence of relevant environmental values and sensitivities are verified.</p> <p>Specify the source of information (e.g. desktop assessments, and/or field surveys, the methods used, dates, sources, and whether the approach is conducted in accordance with relevant regulatory and industry guideline.</p>	p8
<i>Environmental Factors and objectives</i> Potential impacts and consistency with relevant policy/ guidance	<p><i>Repeat for each NT EPA Factor being considered for your proposal/referral</i></p> <p>Assessment of potential impacts (positive, negative, direct, indirect, cumulative, short and long-term) of the proposal.</p> <p>Relevant policy and guidance described.</p> <p>Residual / remaining impact to the environmental factor described.</p>	
<i>Environmental Factors and objectives</i> Environment protection and management	<p><i>Repeat for each NT EPA Factor being considered for your proposal/referral</i></p> <p>Describe in terms of management hierarchies:</p> <ul style="list-style-type: none"> measures proposed to avoid, mitigate or offset (if appropriate) effectiveness of proposed measures and the level of confidence of implementation whether the NT EPA's objective for the environmental factor is likely to be met. 	
<i>Environmental Factors and objectives</i> Cumulative impacts	<p><i>Repeat for each NT EPA Factor being considered for your proposal/referral</i></p> <p>Describe potential cumulative impacts.</p>	

Checklist 2 – Consideration of the Proponent’s general duty (in accordance with section 43 of the EP Act)

Section 43 General duty	Done	Comment
The following principles of ecologically sustainable development must be taken into consideration in the design of the proposed action.		Provide comment here
<ul style="list-style-type: none"> Decision-making principle 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Precautionary principle 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Principle of evidence-based decision-making 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Principle of intergenerational and intergenerational equity 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Principle of sustainable use 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Principle of conservation of biological diversity and ecological integrity 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Principle of improved valuation, pricing and incentive mechanisms 	<input type="checkbox"/>	
The following management hierarchies must be taken into consideration in the design of the proposed action.		Provide comment here
<ul style="list-style-type: none"> Environmental decision-making hierarchy 	<input type="checkbox"/>	
<ul style="list-style-type: none"> Waste management hierarchy 	<input type="checkbox"/>	
Other section 43 considerations		
<ul style="list-style-type: none"> Have communities that may be affected by the proposed action been provided with information and opportunities for consultation? 	<input type="checkbox"/>	NA
<ul style="list-style-type: none"> Has consultation with affected communities, including Aboriginal communities’ been undertaken in a culturally appropriate manner? 	<input type="checkbox"/>	NA
<ul style="list-style-type: none"> Has community knowledge and understanding (including scientific and traditional knowledge and understanding) of the natural and cultural values of areas that may be impacted by the proposed action been sought and documented? 	<input type="checkbox"/>	NA
<ul style="list-style-type: none"> Have Aboriginal values and the rights and interests of Aboriginal communities’ been addressed in relation to areas that may be impacted by the proposed action? 	✓	There are no Aboriginal communities, heritage or sacred sites within proximity of the development.