


NOTICE OF DECISION

This notice of decision is made under regulation 50 of the Environment Protection Regulations 2020 (EP Regulations)

Proposed action name	Sweetwater Agricultural Development – Stage 1
Proponent name	Southern Cross Agri Pty Ltd
NT EPA reference	EP2025/042
Nature of proposed action	Agriculture
Description of proposed action	<p>The proposed action is to develop Stage 1 of an agricultural farm on Spirit Hills Station (parts of NT portions 1584 and 3221) in the Keep River area of the Northern Territory, adjacent to the Western Australian border.</p> <p>The proposed action includes a 4,525-hectare development envelope to allow flexibility in farm layout. Key components include:</p> <ul style="list-style-type: none"> • clearing of approximately 3,270 hectares of native vegetation for farm and associated infrastructure development • construction of water storage facilities with a capacity of 10 gegalitres to retain wet season rainfall and/or overland flow for irrigation • development of infrastructure, including water distribution networks, flood protection levees, river crossings, storage facilities and worker accommodation, to support farming operations • rotational farming of annual crops. <p>The proposed action is intended to operate over 100 years.</p> <p>Future stages (Stages 2 and 3) for potential development of an additional 24,685 hectares and the possible use of an external water supply for farm irrigation (options to be investigated), are outside the scope of this proposed action.</p>
Person authorised to make decision	<p>Paul Purdon Executive Director Environment and Heritage Delegate of the NT EPA under section 36 of the Northern Territory <i>Environment Protection Authority Act 2012</i></p>
Decision	To accept the above named referral of a proposed action for standard assessment in accordance with regulation 46 of the EP Regulations ¹
Signature	
Date of decision	6 August 2025

¹ After this decision, the referral undergoes public consultation and consideration to inform the NT EPA's decision under regulation 58 of the EP Regulations on whether environmental impact assessment is required.