

Referral form

Refer proposed action or strategic proposal under the *Environment Protection Act 2019*

PART A – Proponent details	
Name of the proponent (legal entity)	Southern Cross Agri Pty Ltd
Proponent details	<p>Name: Garry Edwards Position/responsibility: Managing Director Physical address: Level 12, 1 Eagle St, Brisbane Qld 4000 Postal address: GPO Box 352, Brisbane Qld 4001 Phone: 07 3153 8830 Email: compliance@aamig.com.au</p>
Proponent Trading Name if relevant	
Australian Business Number/s Australian Company Number/s	ABN 67 605 335 368 ACN 605 335 368
Provide a description of the organisational structure with respect to responsibility of the proposed action, environmental approvals and implementation.	<p>The organisational structure for the proposed action is outlined below.</p> <ol style="list-style-type: none">Proposed Action Responsibility:<ul style="list-style-type: none">Project Manager: Responsible for overall project execution, ensuring all activities align with project goals and timelines.Environmental Manager: Oversees environmental aspects of the project, ensuring compliance with environmental regulations and standards.Technical Team: Specialists in various fields (e.g., environmental assessment, agronomy, engineering) who provide technical expertise and support.Environmental Approvals:<ul style="list-style-type: none">Compliance Officer: Ensures all necessary environmental approvals are obtained and maintained throughout the project lifecycle.Legal Advisor: Provides legal guidance on environmental regulations and assists in the preparation of approval documents.Stakeholder Engagement Officer: Manages communication with stakeholders, including government agencies, local communities, and other interested parties.

	<p>3. Implementation:</p> <ul style="list-style-type: none"> • Site Supervisor: Manages on-site activities, ensuring compliance with environmental management plans and safety protocols. • Monitoring and Evaluation Team: Conducts regular monitoring of environmental impacts and evaluates the effectiveness of mitigation measures. • Reporting Officer: Prepares and submits relevant reports on environmental performance to relevant authorities and stakeholders.
Joint-venture partners (if applicable)	N/A
PART B - Outline of the proposal and location	
Outline of the proposed action or strategic proposal (proposal)	
Name of proposal	Sweetwater Agricultural Development - Stage 1
Provide a brief summary (one or two paragraphs) of the proposal including the activity type/ industry/ duration.	<p>The Sweetwater Agricultural Development Stage 1 proposal involves the clearing and development of a minimum of 3,269.37 hectares of land for cropping and associated farm infrastructure, on NT Portion 1584 and Portion 3221 of Spirit Hills Pastoral Lease in the Keep River catchment of the Northern Territory.</p> <p>An overall Stage 1 development envelope of 4,524.52 hectares encompasses the farm and infrastructure components, buffer zones, and allows for on-site farm layout adaptability within the parameters of any approvals received.</p> <p>The Stage 1 development will commence upon receipt of all required approvals, with the intention that dryland, or non-irrigated farming can begin in or before 2028. Selected crops including corn, cotton, sorghum, chickpeas and other grain legumes and cereals will be grown in various rotations in this permanent agricultural development.</p>
Location	
Provide location details as: a) street address, suburb	Spirit Hills Pastoral Lease, Legune Road, Baines, Northern Territory.
b) tenement, lot/section numbers, town/hundred, NT Portion or pastoral lease numbers, as applicable	NT Portion 1584 NT Portion 3221

c) the nearest town, recognisable feature, and distance and direction from that town/feature to the site of the proposed action.	NT-WA Border (western boundary of development envelope). Kununurra, WA, approximately 60km by road south-west of Stage 1. Refer to Attachment A for proposal shapefiles.
Name of the Local Government Area/s in which the proposal is located.	Victoria-Daly Regional Council
What is the land tenure type, and proposed land tenure type?	Sublease under <i>Pastoral Land Act 1992</i> on Spirit Hills PPL1200, supported by a Pastoral Land Clearing Permit and a Non-Pastoral Use Permit for primary production activities.
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. Refer to Attachment B.
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 lease
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.	Kneebone Community Outstation – approximately 10km east of Stage 1 (not permanently occupied). Marralum Community Outstation – approximately 20km east of Stage 1 (not permanently occupied). Kununurra – 60km southwest of Stage 1.
What is the proposed end land use of the proposal site/s	Agricultural cropping, consistent with the adjacent Ord River Irrigation Area and production activities currently undertaken and proposed for the adjoining Legune Station pastoral lease.

Consultation	
Provide an overview of consultation undertaken specific to the proposal and potential environmental impacts.	Consultation and stakeholder engagement is ongoing. Key elements are summarised in Section 4.0 of the supporting document.
List the matters raised in consultation and identify how the proposal has been modified to respond to stakeholder feedback.	<p>Matters raised to date which have informed the modification of the proposal include –</p> <ul style="list-style-type: none"> ➤ Location of culturally sensitive areas (per AAPA): exclusion zones applied. ➤ Flood and drainage risk management: proposed farm layouts designed to minimise flood risk. ➤ Groundwater and surface water management and avoidance of downstream pollution: monitoring and management plans identified in line with adjacent developments. ➤ Other matters will be investigated and discussed through the environmental impact assessment process.
PART C – Referral type	
What type of proposal is being referred?	<input type="checkbox"/> proposed action <input type="checkbox"/> strategic proposal <input checked="" type="checkbox"/> proponent initiated EIS referral
<p>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.</p> <p>Refer to section 11 of the EP Act and the NT EPA's environmental factors and objectives.</p>	<p>Proposal scale of clearing and development for dryland and potentially future irrigated agriculture.</p> <p>Known Matters of National Environmental Significance under <i>EPBC Act 1999</i> (Cth), including listed aquatic fauna in the Keep River.</p> <p>Other matters as summarised in the attached detailed referral document, draft Terms of Reference and Statement of Reasons.</p>
Does the proposal involve an action that may be or is a controlled action under the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<p>Has the proposed action been referred?</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes, provide the date referred and reference number (EPBC number)?</p> <p>Date: July 2025 EPBC number: 2025/10235</p>
<p>If referred, has a decision been made on whether the proposed action is a controlled action?</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes, check the appropriate decision outcome and provide the decision in an attachment.</p> <p><input type="checkbox"/> Decision – controlled action</p> <p><input type="checkbox"/> Decision – not a controlled action</p>
<p>PART D – Proponent referrer details and declaration</p> <p>*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.</p>	
<p>Who is referring this proposal?</p>	<p><input checked="" type="checkbox"/> Proponent</p> <p><input type="checkbox"/> Authorised representative within proponent entity</p>
<p>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?</p>	<p><input checked="" type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p> <p>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</p>
<p>Referral declaration <u>by proponent</u>:</p> <p>I, Garry Edwards, declare that I am authorised to refer this proposed action/strategic proposal on behalf of Southern Cross Agri Pty Ltd and further declare that:</p> <ul style="list-style-type: none"> • 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 <i>Criminal Code Act 1983</i>; 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)

Garry Edwards

Signature:



Date: 14 July 2025

Position:

Director

Organisation (if a business or organisation):

Southern Cross Agri Pty Ltd

Email:

compliance@aamig.com.au

Address:

GPO Box 352 Brisbane Qld 4001

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)

Business name: Southern Cross Agri Pty Ltd
Name of primary contact: Garry Edwards
Physical address: Level 12, 1 Eagle St Brisbane Qld 4000
Postal address: GPO Box 352 Brisbane Qld 4001
Phone: (07) 3153 8830
Email: compliance@aamig.com.au
Cc: Andrew.mccarron@aamig.com.au

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)

Business name:
Name of primary contact: Brendan Griffiths
Physical address: Level 12, 1 Eagle St Brisbane Qld 4000
Postal address: GPO Box 352 Brisbane Qld 4001
Phone: 0427 715 990
Email: Brendan.Griffiths@aamig.com.au

CHECKLIST 1 - Cross reference of matters addressed in the referral report (for more detail refer to the Referring a proposal to the NT EPA guidance)		
Item	See Referral guidance for further detail on information requirements	Report section / page
<i>Publication statement</i>	Provide name and qualifications of relevant contributors to the referral.	Table 2
<i>Executive summary</i>	Overview of the proposal, its potential for significant impact and key conclusions.	Table 2
<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 / environmental approval application form).	Table 2
<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>	Table 3
<i>Proposal description - Location and regional context</i>	Location and regional context.	Table 2
<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 principles of environment protection and management (Part 2 of the EP Act).</p> <p>Justification for the preferred/selected option.</p> <p>Describe any assumptions critical to your assessment.</p>	Section 2.3
<p><i>Proposal description - Application of the:</i></p> <ul style="list-style-type: none"> - Principles of environment protection and management (Part 2) - General duty of proponents (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 <p>Waste management hierarchy.</p>	Section 3.1.2

<p><i>Consultation</i></p> <p>Refer to NT EPA 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 <p>whether the consultation has or hasn't been undertaken in accordance with the section 43 (EP Act) general duty of proponents (see Checklist 2).</p>	<p>Section 4</p>
<p><i>Strategic and statutory context</i></p>	<p>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.</p>	<p>Section 3</p>
<p><i>Environmental Factors</i></p>	<p>The 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>	<p>Section 5 Section 6 Section 7 Section 8 Section 9</p> <p>Draft ToR (outstanding matters)</p>
<p><i>Environmental Factors and objectives</i></p> <p>Presence/absence of environmental values</p>	<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 and currency 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>	<p>Section 5 Section 6 Section 7 Section 8 Section 9</p> <p>Draft ToR</p>

		(outstanding matters)
<p><i>Environmental Factors and objectives</i></p> <p>Potential impacts and consistency with relevant policy/guidance</p>	<p><i>Repeat for each NT EPA Factor being considered for your proposal/referral</i></p> <p>Assessment of potential impacts (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>	<p>Section 5</p> <p>Section 6</p> <p>Section 7</p> <p>Section 8</p> <p>Section 9</p> <p>Draft ToR (outstanding matters)</p>
<p><i>Environmental Factors and objectives</i></p> <p>Environment protection and management</p>	<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 <p>whether the NT EPA’s objective for the environmental factor is likely to be met.</p>	<p>Section 5</p> <p>Section 6</p> <p>Section 7</p> <p>Section 8</p> <p>Section 9</p> <p>Draft ToR (outstanding matters)</p>
<p><i>Environmental Factors and objectives</i></p> <p>Cumulative impacts</p>	<p><i>Repeat for each NT EPA Factor being considered for your proposal/referral</i></p> <p>Describe potential cumulative impacts.</p>	<p>Section 5</p> <p>Section 6</p> <p>Section 7</p> <p>Section 8</p> <p>Section 9</p> <p>Section 10</p> <p>Draft ToR (outstanding matters)</p>

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

Section 43 General duty of proponents	Done	Comment
The following principles of ecologically sustainable development must be taken into consideration in the design of the proposed action.		Provide comment here

• Decision-making principle	✓	The Proponent is incorporating the principles of environment protection in the ongoing community engagement and consultation in the planning of the Sweetwater Stage 1 development. Prior and substantial effort by the NT Government, NT Land Corporation and others in relation to this priority NT project has informed the current proposal design and the stakeholder consultation program.
• Principle of proportionality	✓	
• Precautionary principle	✓	
• Principle of evidence-based decision-making	✓	
• Principle of intergenerational and intergenerational equity	✓	
• Principle of sustainable use	✓	
• Principle of conservation of biological diversity and ecological integrity	✓	
• Principle of improved valuation, pricing and incentive mechanisms	✓	
The following management hierarchies must be taken into consideration in the design of the proposed action.		Provide comment here
• Environmental decision-making hierarchy	✓	Avoiding significant sites, including cultural heritage areas, is a fundamental principle of the development planning. This includes environmental and geophysical risks such as those associated with drainage and the proximity to the multiple minor channels of the Keep River. AAM has further sought to minimise impacts where they cannot be avoided completely. Mitigation (and impact monitoring) measures will be addressed in the proposed EIS. Avoidance, minimisation and mitigation plans are outlined in the attached supporting document.
• Waste management hierarchy	✓	On-farm waste management will be addressed in operational planning and discussed in the EIS.
Other section 43 considerations		
• Have communities that may be affected by the proposed action been provided with information and opportunities for consultation?	✓	Multiple consultations have been undertaken with industry and government in the NT and in Kununurra (WA). This will continue as the environmental impact assessment process is undertaken.
• Has consultation with affected communities, including Aboriginal communities' been undertaken in a culturally appropriate manner?	✓	Initial consultations have occurred in a culturally appropriate manner, via the Native Title holders represented by MG Corporation. Further engagement and negotiation is scheduled.
• Has community knowledge and understanding (including scientific and	✓	AAM has secured substantial historic and recent community advice and perspectives, and

<p>traditional knowledge and understanding) of the natural and cultural values of areas that may be impacted by the proposed action been sought and documented?</p>		<p>scientific data, in relation to the Sweetwater Stage 1 proposal and the broader Ord River Irrigation Area developments which have preceded it. The bibliography attached to the support document is a non-exclusive list of studies and consultations undertaken. AAM will draw on local expertise and previous project development experiences in the region to ensure community and stakeholder input is considered and used to inform the project delivery.</p>
<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? 	<p>✓</p>	<p>Aboriginal values and the rights and interests will continue to be addressed as the project develops. This includes heritage and Native Title obligations.</p>

How to submit

Email your completed form to Environmental Assessments, Department of Environment, Parks and Water Security at eia.ntepa@nt.gov.au

Further information

For further information, contact Environmental Assessments, Department of Environment, Parks and Water Security (DEPWS) at eia.ntepa@nt.gov.au or phone 08 8924 4218.

Collection notice

Purpose: The purpose for the collection of information using this form is to provide the NT EPA with the relevant information needed to administer the environmental impact assessment process under the *Environment Protection Act 2019*.

Failure to collect information: If the DEPWS does not collect this information, then correspondence will continue to be with the proponent last notified to the NT EPA/Minister and it may have implications in the Minister's consideration of a fit and proper person under s 62 of the Environment Protection Act and environmental approval holder entity/name.

Who is collecting the information: The information is collected by the DEPWS, who provide services to the NT EPA/Minister.

Who to contact for more information: The [DEPWS Privacy Policy](#) sets out how you can access and/or correct your personal information and how you can make a complaint if you feel we have not complied with the [Privacy Act 1988](#).

All enquiries about access, correction or to make a complaint should be directed to the Privacy Officer on (08) 8999 4410 business days, 8.00am - 4.21pm or write to PO Box 496, Palmerston, NT 0831 or email StrategicServices.DEPWS@nt.gov.au