


NOTICE OF DECISION

Regulation 104(3)(b) of the Environment Protection Regulations 2020 (EP Regulations) – Decision on terms of reference for an environmental impact statement (EIS)

Proposed action	Sweetwater Agricultural Development Stage 1
Proponent	Southern Cross Agri Pty Ltd
NT EPA reference	EP2025/042
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>
Decision	In accordance with EP regulation 104(3)(b), the terms of reference for an EIS are approved with changes the NT EPA considers appropriate.
Person authorised to make decision	Colin Joseph Woodward, Delegate Member Northern Territory Environment Protection Authority (NT EPA) Delegate of the NT EPA under section 36 of the Northern Territory <i>Environment Protection Authority Act 2012</i>
Signature	
Date of decision	22 October 2025
Matters considered under EP Regulation 100, 102 and 103	The NT EPA has considered the following:

- the accepted referral (including the referral form, referral report and appendices, proponent statement of reasons and proponent draft terms of reference)
 - submissions received during the public consultation period in relation to the published referral information, and
 - consultation with government authorities
 - submission from the Proponent on the draft Terms of Reference.
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Consultation

NT EPA consultation

Submission period:

- 13 August 2025 to 24 September 2025

Submissions received:

- public submissions received: 11
- NT government authority submissions received: 7
- Western Australian government authorities: 3
- Commonwealth government authorities: 1

The issues raised in submissions have been considered by the NT EPA and are addressed in the terms of reference for an EIS.
