

# Referral form - Environment Protection Act 2019

## Guiding notes

- This form must be read in conjunction with environmental impact assessment guidance for proponents on the [NT EPA website](#) including Referring a proposal to the NT EPA
- This form contains five (5) parts:
  - Part A – Proponent details
  - Part B – Proposal details
  - Part C – Referral details
  - Part D – Referrer declaration
  - Part E – Nominated contact.
- This form contains two checklists:
  - Cross reference of matters addressed in the referral report
  - Proponent's general duty.
- This form will be published
- Further guidance or example responses are provided below in light grey text
- **Delete these guiding notes before submitting the referral form and report.**

### 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 (legal entity)	Proponent: Fortune Agribusiness Funds Management Pty Ltd (FAFM)
Proponent details	<p>Name: Peter Wood</p> <p>Position/responsibility: Director</p> <p>Physical address: Level 4, 158 City Road, Southbank VIC 3006</p> <p>Postal address: Level 4, 158 City Road, Southbank VIC 3006</p> <p>Phone: 0419 354 905 or 03 9686 8565</p> <p>Email: peter.wood@fortuneagri.com</p>
Proponent Trading Name if relevant	
Australian Business Number/s Australian Company Number/s	ACN 607 474 251
Provide a description of the organisational structure with respect to responsibility of the proposed action, environmental approvals and implementation.	<p>Both Singleton Horticulture Project and Singleton Station pastoral lease are owned by Fortune Agribusiness Funds Management Pty Ltd in its own capacity and as trustee for the Fortune Agribusiness Sub-Trust No 1. This trust is in turn owned by Fortune Agribusiness Funds Management Holdings Pty Ltd in its own capacity and as trustee for the Fortune Agribusiness Trust.</p> <p>Fortune Agribusiness Funds Management Pty Ltd in its own capacity and as trustee for Fortune Agribusiness Sub Trust No 1 also holds the 40,000ML Water Extraction License which has been granted.</p>

Joint-venture partners (if applicable)	Name: Physical address: Postal address: Phone: Email:

**PART B - Outline of the proposal and location**

**Outline of the Proposed action or strategic proposal (proposal)**

Title of the proposal	Singleton Horticulture Project
Provide a brief summary (one or two paragraphs) of the proposal including the activity type/ industry/ duration.	<p>FAFM acquired Singleton Station (PPL 1022, NTP 653), a 294,900 ha pastoral lease located in the Western Davenport region of the Northern Territory of Australia. The proposed Singleton Horticulture Project (the Proposal) involves 3,300 Ha of annual and perennial crop production on Singleton Station utilising 40GL of groundwater per annum, accommodation for workers, and infrastructure to support the farming operations.</p> <p>The Proposal is to be developed in four stages over 9 years, with construction for stage one proposed to commence in mid-2023 and full operation proposed to be reached in 2036 (approx..) when all trees and vines have reached maturity. A 30 year Water Extraction Licence (WEL) to access 40 GL groundwater per year has been granted to FAFM for the implementation of the Proposal.</p>

**Location**

Provide location details as:	Details must be entered here (not a cross-reference to the referral only)
a) street address, suburb	
b) tenement, lot/section numbers, town/hundred, NT Portion or pastoral lease numbers, as applicable	Singleton Station (PPL 1022, NTP 653)
c) the nearest town, recognisable feature, and distance and direction from that town/feature to the site of the proposed action.	The Proposal is located approximately 130 km south of Tennant Creek near Wycliffe Well within the Barkly Region. The nearest community is Ali Curung, about 35 km south-east of the Proposal area.
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.	
Name of the <a href="#">Local Government Area/s</a> in which the proposal is located.	Barkly Regional Council
What is the land tenure type?	Pastoral Leasehold
Does the proponent have the legal (land) access required for the implementation of all aspects of the proposal?	<p>✓ Yes</p> <p>The Proposal is located on the Singleton Station (PPL 1022, NTP 653), a 294,900 ha perpetual pastoral lease located in the Western Davenport region of the Northern Territory of Australia. FAFM as the proponent of the Proposal also holds the perpetual pastoral lease of the Singleton Station.</p> <p>FAFM has applied for Non-Pastoral Use (NPU) and Pastoral Land Clearing (PLC) permits for the Proposal.</p>
Is the <a href="#">land zoned under the NT Planning Scheme</a> ?	✓ No
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.	Approx 10 km north east to Wycliffe Well Roadhouse on the Stuart Highway, Davenport NT 0872
Consultation	
Provide an overview of consultation undertaken specific to the proposal and potential environmental impacts.	<p>Engagement with the local and regional community and key stakeholders has occurred since 2018. FAFM began consultation regarding the Proposal in 2018 and has continued since. Targeted consultation to inform the referral was undertaken by consultants GHD between March 2022 and June 2022.</p> <p>Consultation was planned for four key stakeholder groups to better understand their views, provide information about the proposal, and where possible, enable opportunities for collaboration on Proposal design including:</p>

	<ul style="list-style-type: none"> <li>• Group one: Traditional Owners and Local Aboriginal Land Council</li> <li>• Group two: Pastoral lease holders, Ali Curung community and nearby businesses</li> <li>• Group three: Government organisations, agencies, local councils, interest groups, industry groups</li> <li>• Group four: General public</li> </ul> <p>The purpose of these consultations was to inform the community of the Proposal and to understand their specific thoughts and concerns. Overall, stakeholders expressed positive sentiment regarding the proposal. It was also noted that there was not a thorough understanding of the Proposal for many people in community, particularly in Ali Curung.</p> <p>Targeted consultation to inform the referral did not include Group One stakeholders (Traditional Owners and Local Aboriginal Land Council). At the time of consultation, these stakeholders were unavailable due to pending legal action regarding the water licence decision.</p> <p>A Community and Stakeholder Engagement Strategy is planned for the Proposal, to manage ongoing communication with key stakeholders, and to guide consultation throughout design and delivery of the Proposal.</p>
<p>List the matters raised in consultation and identify how the proposal has been modified to respond to stakeholder feedback.</p>	<p>As a response to feedback raised by community and stakeholders, the following adjustments have been made to the Proposal to further minimise and manage impacts to community and stakeholders:</p> <ul style="list-style-type: none"> <li>• Moving the development blocks significantly west of the original site to minimise risk to sacred sites and GDEs</li> <li>• Stretching the Stage 1 development from 2 years to 3 years to allow more time to monitor the aquifer performance and adjustment of the development program if needed.</li> <li>• Staged development to allow monitoring of water table and vegetation, and adaptive management if negative trends are observed</li> <li>• Adding a bush tucker plot to the Proposal plan, with management to be offered to Ali Curung residents, and provide food for nearby communities</li> <li>• Adding a seasonal vegetable plot to help secure fresh produce for Tennant Creek and surrounding areas</li> <li>• Designing a reliable high speed communication system that can be accessed by Ali Curung as well as the Proposal to substantially improve communication reliability in that community</li> <li>• Including a new power supply system that can also be accessed by Ali Curung and minimise (or eliminate) their frequent outages</li> </ul>

	<ul style="list-style-type: none"> <li>Commencing discussions with training providers to explore how FAFM can support various initiatives to get local people “employment ready” for careers within the Proposal, or elsewhere.</li> </ul>
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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 <a href="#">NT EPA's environmental factors and objectives</a> .	<p>This Proposal has identified the following key environmental factors that may be impacted by the Singleton Horticulture Project for the relevant themes of Land, Water, Air and People.</p> <p>Landforms and terrestrial environmental quality</p> <p>Terrestrial ecosystems</p> <p>Hydrological processes</p> <p>Inland water quality</p> <p>Aquatic ecosystems</p> <p>Air quality and atmospheric processes</p> <p>Community and Economy</p> <p>Aboriginal and Cultural heritage</p>
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 <b>separate</b> attachment

### Referral declaration by proponent:

I, Peter Wood declare that I am authorised to refer this proposed action/strategic proposal on behalf of Fortune Agribusiness Funds Management Pty Ltd 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) Peter Wood	Signature* 		
Date 31 October 2022			
Position	Director	Organisation (if a business or organisation)	Fortune Agribusiness Funds Management Pty Ltd
Email	Peter.wood@fortuneagri.com		
Address	Level 4, 158	City Road	
SouthBank		Victoria	3006

## PART E – Nominated contact

<p>Contact details for proponent contact (provide the details for the person who will be corresponding with the NT EPA on the proposal)</p>	<p><i>Business name: Fortune Agribusiness Funds Management Pty Ltd</i>  <i>Name of primary contact: Peter Wood</i>  <i>Physical address: Level 4, 158 City Road, SouthBank, Victoria 3006</i>  <i>Postal address: Level 4, 158 City Road, SouthBank, Victoria 3006</i>  <i>Phone: 0419 354 905 or 03 9686 8565</i>  <i>Email: peter.wood@fortuneagri.com</i></p>
<p>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)</p>	<p><i>Business name: GHD Pty Ltd</i>  <i>Name of primary contact: Natalie Fries</i>  <i>Physical address: Level 7/24 Mitchell St, Darwin, NT</i>  <i>0800 Postal address: As above</i>  <i>Phone: 08 8982 0100</i>  <i>Email: natalie.fries@ghd.com</i></p>

**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 <a href="#">Referral guidance</a> for complete information requirements	Report page
Publication statement	Provide name and qualifications of relevant contributors to the referral.	2
Executive summary	Overview of the proposal, its potential for significant impact and key conclusions.	iv
Introduction	Include a brief introduction to the proposal and the proponent (noting proponent details are also to be included in the referral form).	1
Proposal description - Key components	<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>	21
Proposal description - Location and regional context	Location and regional context.	13
Proposal description - Alternatives (options)	<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>	49
Proposal description – Application of the: <ul style="list-style-type: none"> <li>– Principles of environment protection and management (Part 2)</li> <li>– General duty of proponents (s43)</li> </ul>	<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"> <li>• Principles of ecologically sustainable development</li> <li>• Environmental decision-making hierarchy</li> <li>• Waste management hierarchy.</li> </ul>	51
Consultation  <b><a href="#">Refer to NT EPA Stakeholder Engagement guidance 2020</a></b>	<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"> <li>• a description of stakeholder engagement and community consultation undertaken</li> <li>• an outline of the method and process of consultation with stakeholders</li> <li>• a summary of the key matters raised during consultation</li> <li>• any changes made as a result of consultation</li> <li>• the ongoing consultation, and options for feedback</li> <li>• whether the consultation has or has not been undertaken in accordance with NT EPA guidance on Stakeholder Engagement 2020</li> </ul>	51



Item	See <a href="#">Referral guidance</a> for complete information requirements	Report page
	<ul style="list-style-type: none"> <li>whether the consultation has or hasn't been undertaken in accordance with the section 43 (EP Act) general duty of proponents (see Checklist 2).</li> </ul>	
<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.	11
<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>	Land Chapter 5 and Chapter 7.1
<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>	Water Chapter 5 and Chapter 7.2
<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"> <li>measures proposed to avoid, mitigate or offset (if appropriate)</li> <li>effectiveness of proposed measures and the level of confidence of implementation</li> <li>whether the NT EPA's objective for the environmental factor is likely to be met.</li> </ul>	Air Chapter 5 and Chapter 7.3
<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"> <li>measures proposed to avoid, mitigate or offset (if appropriate)</li> <li>effectiveness of proposed measures and the level of confidence of implementation</li> </ul> <p>whether the NT EPA's objective for the environmental factor is likely to be met.</p>	People Chapter 5 and Chapter 7.4
<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>	Land – 7.1.4 Water – 7.2.6 Air – 7.3.3 People – 7.4

**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"> <li>Decision-making principle</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Precautionary principle</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Principle of evidence-based decision-making</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Principle of intergenerational and intergenerational equity</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Principle of sustainable use</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Principle of conservation of biological diversity and ecological integrity</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Principle of improved valuation, pricing and incentive mechanisms</li> </ul>	✓	
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"> <li>Environmental decision-making hierarchy</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Waste management hierarchy</li> </ul>	✓	
Other section 43 considerations		
<ul style="list-style-type: none"> <li>Have communities that may be affected by the proposed action been provided with information and opportunities for consultation?</li> </ul>	✓	
<ul style="list-style-type: none"> <li>Has consultation with affected communities, including Aboriginal communities’ been undertaken in a culturally appropriate manner?</li> </ul>	✓	
<ul style="list-style-type: none"> <li>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?</li> </ul>	✓	
<ul style="list-style-type: none"> <li>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?</li> </ul>	✓	