

Claravale Development Project Stage 2

Application Number: **03241**

Commencement Date:
28/11/2025

Status: **Locked**

1. About the project

1.1 Project details

1.1.1 Project title *

Claravale Development Project Stage 2

1.1.2 Project industry type *

Agriculture and Forestry

1.1.3 Project industry sub-type

Agriculture

1.1.4 Estimated start date *

14/01/2026

1.1.4 Estimated end date *

01/11/2027

1.2 Proposed Action details

1.2.1 Provide an overview of the proposed action, including all proposed activities. *

The Claravale Farm and Claravale Station Development Project Stage 2 proposal involves the clearing of native vegetation and development of 3,271.3 hectares (Albers) within NT Portion 1169 (Claravale Station) associated with Northern Territory of Australia Clearing Permit Number PLC25/14A, and a further proposed 1,313.76 hectares (Albers) within NT Portion 1188 (Claravale Farm) relating to development permit DP2024/0006. Claravale Station and Claravale Farm are adjacent properties, located in the Daly River catchment of the Northern Territory.

The Stage 2 proposed areas include clearing and development of land for agricultural cropping and unsealed farm vehicle access tracks, representing 4,585.06 hectares in total.

The Stage 2 development will commence upon receipt of all required approvals, with the intention to commence clearing activities in January and allow 2 years to complete Stage 2 land clearing activities. It is therefore expected that dryland (i.e. non-irrigated) cropping activities will commence in late 2026 and will consist of forage sorghum production.

There are existing Northern Territory development permit areas at both Claravale Farm and Claravale Station that represent Stage 1 of the Development Project. These include permit number PLC21/02 at Claravale Station (926.85 ha) and EU21/0001 at Claravale Farm (279.12 ha), consisting of 1,205.97 hectares in total.

Further extensions (which are not represented in this referral) include an additional 1,911.2 hectares at Claravale Station, which requires further assessment of potential impact to Ghost Bat (*Macroderma gigas*) foraging habitat. These areas will be referred to as Stage 3 of the Claravale Development Project.

1.2.2 Is the project action part of a staged development or related to other actions or proposals in the region?

Yes

1.2.3 Is the proposed action the first stage of a staged development (or a larger project)?

No

1.2.4 Related referral(s)

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1.2.5 Provide information about the staged development (or relevant larger project).

The development is intended to increase the capacity and productivity of both Claravale Station and Claravale Farm. The broader Claravale Development Project consists of Stages 1, 2 and 3, which are illustrated in Attachment B. The total staged development footprint is approximately 5,839.8 hectares, comprising areas proposed for agricultural production and associated unsealed vehicle access tracks to ensure internal connectivity across the properties. The initial proposed crop is forage sorghum; however, other annual fodder crops that may be grown in the future include, but are not limited to, cavalcade, grain sorghum, cotton, sabi grass, jarra grass, Rhodes grass, cowpea, and lablab.

1.2.6 What Commonwealth or state legislation, planning frameworks or policy documents are relevant to the proposed action, and how are they relevant? *

The proposed action is subject to several Commonwealth and Northern Territory statutory frameworks that regulate land clearing, environmental protection, heritage protection, biodiversity conservation and pastoral land management. These frameworks shape the assessment of potential impacts, guide the application of the mitigation hierarchy, and establish approval requirements. A summary of the most relevant legislation and policies, and their relevance to the proposed action, is provided below.

Commonwealth:

Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)

The EPBC Act is the primary Commonwealth environmental legislation and establishes the framework for assessing actions that may significantly impact Matters of National Environmental Significance (MNES). This referral is being submitted because the proposed clearing may affect listed threatened species and migratory species as identified in the Protected Matters Search Tool and in the NT Government's Technical Assessment advice. The EPBC Act Significant Impact Guidelines (2013) inform the assessment of likely impact pathways and the justification for referral.

EPBC Act Significant Impact Guidelines 1.1 – MNES (2013)

These guidelines provide criteria to determine whether an action is likely to have a significant impact on MNES. They are used to identify potential direct and indirect impacts (e.g., habitat loss, fragmentation, altered fire regimes, hydrological changes) and to frame the mitigation measures proposed for the Claravale project.

EPBC Act Environmental Offsets Policy (2012)

Should a significant residual impact be identified, this policy establishes the requirements for suitable environmental offsets. While the proposed action has been designed to avoid significant impacts through layout refinement and application of NT Land Clearing Guidelines, the offsets framework remains relevant for contingency planning.

Northern Territory:

Environment Protection Act 2019 (NT) and Environment Protection Regulations 2020 (NT)

Although the Claravale development is primarily regulated under the Planning Act and Pastoral Land Act, the NT Environment Protection Act provides overarching principles and assessment triggers for actions that may have a significant environmental impact.

Relevant aspects include:

- the principles of ecologically sustainable development
- avoidance and mitigation of significant environmental impacts
- consideration of biodiversity, soil stability, and water protection

These principles have informed project design, avoidance of sensitive land units where possible, and development of the mitigation framework.

Planning Act 1999 (NT) and Northern Territory Planning Scheme 2020

These instruments regulate land clearing on both freehold land (Claravale Farm) and pastoral land (where clearing occurs under the Planning Scheme).

They are relevant because they:

- establish the permit process for clearing of native vegetation
- incorporate the NT Land Clearing Guidelines
- require consideration of land suitability, erosion risk, riparian protection, drainage, and soil stability

Pastoral Land Act 1992 (NT)

Applies to Claravale Station (PPL 1169). This Act governs sustainable use and management of pastoral land and sets requirements for clearing and land development on pastoral leases.

Relevance includes:

- ensuring the proposed clearing does not result in land degradation
- requiring compliance with Pastoral Land Board conditions
- oversight of land capability and erosion risk management

NT Land Clearing Guidelines (current version)

Recognised under the Planning Act and Pastoral Land Act, these guidelines provide the technical framework for sustainable clearing practices.

They guide:

- required riparian buffers
- slope and erosion constraints
- soil capability considerations
- fire and weed risk management
- drainage and soil stability requirements

The design of the Claravale clearing footprint, including exclusion of sensitive land units and features, and avoidance of drainage depressions, has been informed by these guidelines.

Territory Parks and Wildlife Conservation Act 1976 (TPWC Act)

This Act protects NT-listed flora and fauna species. While the EPBC Act governs MNES, the TPWC Act is relevant to identification of potential locally significant species, management of fauna disturbance, and avoidance of sensitive habitats during clearing operations.

Heritage Act 2011 (NT)

The Act protects archaeological places and objects. This Act is relevant because the proposed action must ensure:

- avoidance of known heritage places
- compliance with stop-work and reporting requirements under an Unexpected Finds Procedure

Aboriginal Sacred Sites Act 1989 (NT)

Administered by the Aboriginal Areas Protection Authority (AAPA), the Act protects sacred sites on all tenures.

Relevance includes:

- ensuring sacred sites within and near the action area are identified and avoided
- ongoing compliance with AAPA certificates or Advice

Water Act 1992 (NT)

The Act provides the framework for protection of surface water and groundwater during land development activities. It is relevant to:

- preservation of natural drainage lines
- avoiding impacts to groundwater-dependent ecosystems
- managing potential runoff and sediment mobilisation during clearing

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Other Relevant NT Guidance and Technical Frameworks:

- NT Land Capability and Land Systems Mapping – informs suitability of soils and erosion risk.
- Soil erosion and sediment control guidelines (IECA / NTG) – guide clearing-phase soil management.

- NT Weed Management Act 2001 – relevant to managing declared weeds during and post-clearing.

Bushfires Management Act 2016 – relevant to firebreaks, fuel load management and operational fire control.

1.2.7 Describe any public consultation that has been, is being or will be undertaken regarding the project area, including with Indigenous stakeholders. Attach any completed consultation documentations, if relevant. *

Public consultation to date has included engagement with Aboriginal custodians through the Aboriginal Areas Protection Authority (AAPA). An application for an Authority Certificate covering Claravale Station and Claravale Farm was submitted in December 2021, and AAPA undertook consultation with the relevant Traditional Owners and custodians regarding sacred sites and cultural values. A draft Certificate was issued in October 2022, followed by further discussions between AAPA and the proponent to clarify project activities and water-use intentions. The final Authority Certificate (RA2021/172; C2022/085) was issued on 12 December 2022.

The Certificate identifies sacred sites, Restricted Work Areas, and known burial locations within the project area, and sets mandatory avoidance and access conditions. These requirements have been incorporated into project planning. The Certificate confirms that water-related sacred sites are culturally significant and that agricultural irrigation water extraction is not authorised under the current approval.

Consultation with AAPA and custodians will continue as required under the Authority Certificate during the implementation of the proposed action. Attachment D (Authority Certificate) provides documentation of Indigenous consultation undertaken to date.

In addition, the Northern Territory clearing of vegetation assessment process includes a formal public exhibition period during which individuals and organisations may make submissions on a proposed action. Public exhibition has occurred for Pastoral Land Clearing permit PLC25/14A at Claravale Station, and development permit DP2024/0006 at Claravale Farm that jointly represent Stage 2 of the project.

1.3.1 Identity: Referring party

Privacy Notice:

Personal information means information or an opinion about an identified individual, or an individual who is reasonably identifiable.

By completing and submitting this form, you consent to the collection of all personal information contained in this form. If you are providing the personal information of other individuals in this form, please ensure you have their consent before doing so.

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Alternatively, email us at privacy@dcceew.gov.au.

Confirm that you have read and understand this Privacy Notice *

1.3.1.1 Is Referring party an organisation or business? *

Yes

Referring party organisation details

ABN/ACN 78140821898
Organisation name MAGNAT LIVESTOCK PTY LTD
Organisation address 508 Pilton Valley Road, Pilton QLD 4361

Referring party details

Name Helen Groves
Job title
Phone 0439937802
Email helen@magnat.com.au
Address 508 Pilton Valley Road, Pilton QLD 4361

1.3.2 Identity: Person proposing to take the action

1.3.2.1 Are the Person proposing to take the action details the same as the Referring party details? *

No

1.3.2.2 Is Person proposing to take the action an organisation or business? *

Yes

Person proposing to take the action organisation details

ABN/ACN 647758272
Organisation name Top End Pastoral Company Pty Ltd
Organisation address Lot 1 Loudoun Road, Dalby QLD 4405

Person proposing to take the action details

Name Michael Simmich
Job title Director
Phone 0418197328
Email mick@simmichearthmoving.com.au
Address 324 Duncans Road, Dalby QLD 4405

1.3.2.14 Are you proposing the action as part of a Joint Venture? *

No

1.3.2.15 Are you proposing the action as part of a Trust? *

Yes

1.3.2.16 Describe the nature of the trust arrangement in relation to the proposed action. *

Both Claravale Station and Claravale Farm are held by Top End Pastoral Company Pty Ltd as trustee for the Top End Land Unit Trust. The trustee is the legal owner of the land and is responsible for managing the properties and undertaking all decisions and activities relating to the proposed action. The beneficiaries of the trust do not have operational control over the land or the proposed clearing activities; all management, compliance and decision-making authority rests with the trustee. Accordingly, the proposed action will be carried out by Top End Pastoral Company Pty Ltd in its capacity as trustee of the trust.

A copy of the Trust Deed is provided as an attachment to this self-referral.

1.3.2.17 Describe the Person proposing the action's history of responsible environmental management including details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against the Person proposing to take the action. *

A historic land-clearing compliance matter occurred at Claravale Farm relating to vegetation clearing undertaken by the previous owner prior to the land being fully brought under current management arrangements. The Northern Territory Government initiated proceedings under the Planning Act 1999; however, the matter has since been formally resolved through a negotiated outcome. As part of the settlement, an 80-hectare area adjacent to the Daly River was placed under a perpetual covenant requiring revegetation and long-term protection, with associated management obligations accepted by the landholder.

This issue is now finalised, and all conditions of the settlement have been integrated into current land management practices. The proposed action subject to this referral is unrelated to the historic compliance matter and will be undertaken strictly in accordance with all NT clearing approvals, covenant requirements and statutory obligations.

1.3.2.18 If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

Top End Pastoral Company Pty Ltd maintains an environmental policy and planning framework that applies to both pastoral operations and dryland fodder production, incorporating legal responsibilities and recognised agricultural best-practice standards. The framework prioritises avoidance of sensitive environmental and cultural areas, protection of soil and water resources, biodiversity conservation, sustainable grazing, dryland cropping suitability, and biosecurity. TEPC aligns operations with the NT Cattlemen's Association best practice principles, NT Farmers environmental codes, and Cotton Australia's myBMP accreditation standards, ensuring responsible land management that exceeds minimum statutory requirements. A copy of the full policy is attached to this referral (Attachment T).

1.3.3 Identity: Proposed designated proponent

1.3.3.1 Are the Proposed designated proponent details the same as the Person proposing to take the action? *

Yes

Proposed designated proponent organisation details

ABN/ACN	647758272
Organisation name	Top End Pastoral Company Pty Ltd
Organisation address	Lot 1 Loudoun Road, Dalby QLD 4405

Proposed designated proponent details

Name	Michael Simmich
Job title	Director
Phone	0418197328
Email	mick@simmichearthmoving.com.au
Address	324 Duncans Road, Dalby QLD 4405

1.3.4 Identity: Summary of allocation

✔ Confirmed Referring party's identity

The Referring party is the person preparing the information in this referral.

ABN/ACN	78140821898
Organisation name	MAGNAT LIVESTOCK PTY LTD
Organisation address	508 Pilton Valley Road, Pilton QLD 4361
Representative's name	Helen Groves
Representative's job title	
Phone	0439937802
Email	helen@magnat.com.au
Address	508 Pilton Valley Road, Pilton QLD 4361

✔ Confirmed Person proposing to take the action's identity

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	647758272
Organisation name	Top End Pastoral Company Pty Ltd
Organisation address	Lot 1 Loudoun Road, Dalby QLD 4405
Representative's name	Michael Simmich
Representative's job title	Director
Phone	0418197328
Email	mick@simmichearthmoving.com.au
Address	324 Duncans Road, Dalby QLD 4405

✔ Confirmed Proposed designated proponent's identity

The Person proposing to take the action is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

1.4 Payment details: Payment exemption and fee waiver

1.4.1 Do you qualify for an exemption from fees under EPBC Regulation 5.23 (1) (a)? *

No

1.4.3 Have you applied for or been granted a waiver for full or partial fees under Regulation 5.21A? *

No

1.4.5 Are you going to apply for a waiver of full or partial fees under EPBC Regulation 5.21A?

No

1.4.7 Has the department issued you with a credit note? *

No

1.4.9 Would you like to add a purchase order number to your invoice? *

No

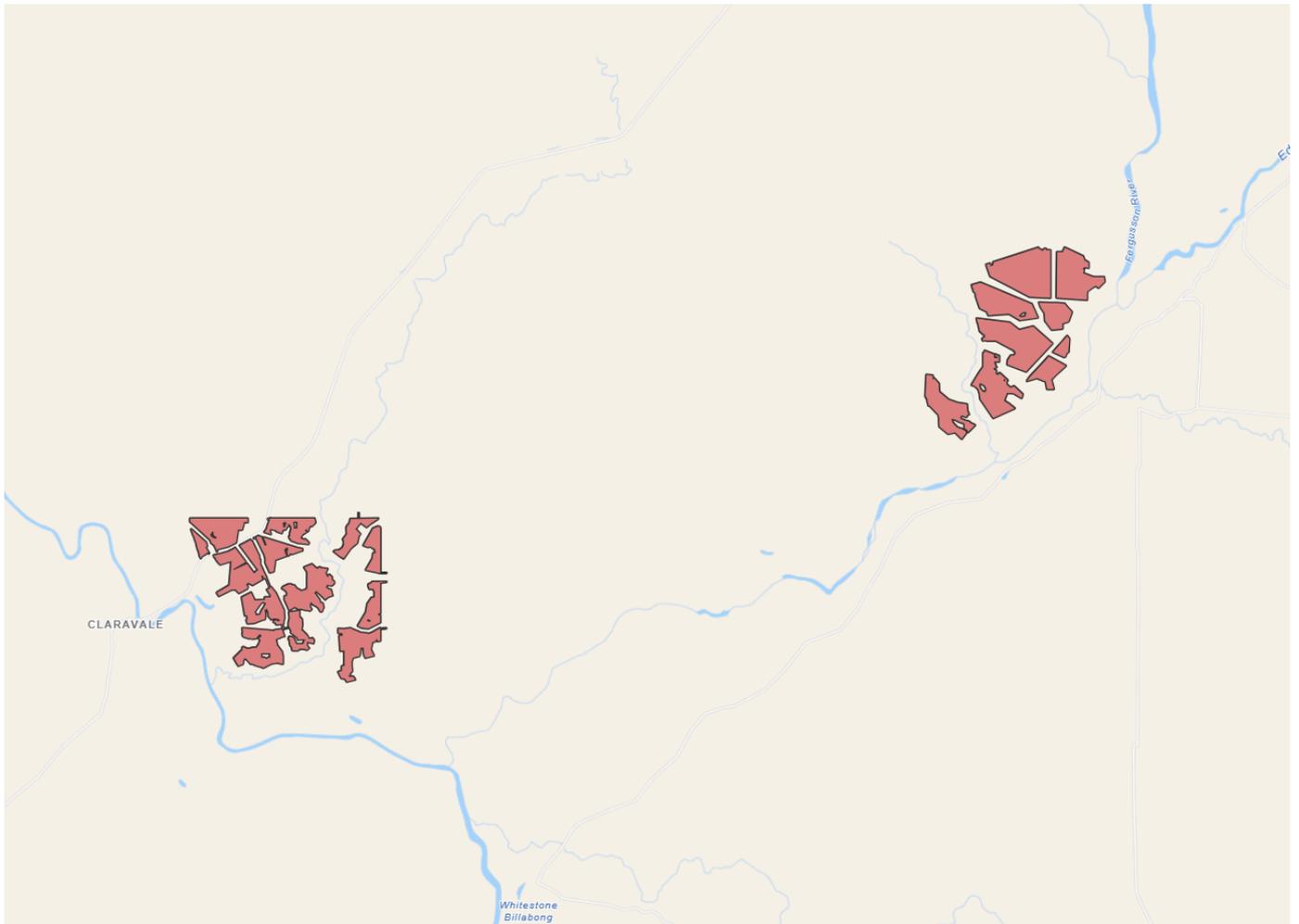
1.4 Payment details: Payment allocation

1.4.11 Who would you like to allocate as the entity responsible for payment? *

Person proposing to take the action

2. Location

2.1 Project footprint



Project Area: 2732.69 Ha Disturbance Footprint: 2732.69 Ha

2.2 Footprint details

2.2.1 What is the address of the proposed action? *

Claravale Station - NT Poriton 1169, Claravale NT; Claravale Farm - NT Portion 1188, Caravale

2.2.2 Where is the primary jurisdiction of the proposed action? *

Northern Territory

2.2.3 Is there a secondary jurisdiction for this proposed action? *

No

2.2.5 What is the tenure of the action area relevant to the project area? *

Claravale Station is held by the proponent under a Perpetual Pastoral Lease, and Claravale Farm is freehold land owned by the proponent.

3. Existing environment

3.1 Physical description

3.1.1 Describe the current condition of the project area's environment.

The Claravale Stage 2 project area consists of areas at Claravale Station and Claravale Farm, which are both used for pastoral production, formed of native vegetation.

Site photos taken at Claravale Station are provided in Attachment F.

Site photos taken at Claravale Farm are provided in Attachment G.

Mapping of photo site locations in relation to the Stage 2 project area is provided in Attachment H.

3.1.2 Describe any existing or proposed uses for the project area.

The Claravale Stage 2 project areas are currently used for pastoral production (grazing). The proposed use of these areas is for agricultural cropping as part of the broader Claravale Development Project. The Stage 2 clearing and development works form a key component of a staged program (Stages 1–3) designed to substantially increase the productive capacity of both Claravale Station and Claravale Farm.

Once developed, the project areas will be used for broadacre dryland cropping to support fodder and pasture production for the pastoral enterprise. The initial crop is proposed to be forage sorghum; however, the developed land will also be suitable for a range of annual fodder crops including (but not limited to) cavalcade, grain sorghum, cotton, sabi grass, jarra grass, Rhodes grass, cowpea and lablab. The establishment of internal unsealed vehicle access tracks will also support operational efficiency and connectivity across the properties.

Overall, the proposed use will transition the areas from unimproved native vegetation to a managed agricultural landscape, enabling increased reliability of feed supply, enhanced station productivity and improved long-term land-use capability within the existing pastoral operations.

3.1.3 Describe any outstanding natural features and/or any other important or unique values that applies to the project area.

A desktop assessment of groundwater dependent ecosystems (GDEs) within the Stage 2 development areas was completed in July 2024 by Innovative Groundwater Solutions, with spatial datasets of identified features, exclusion zones and recommended buffers provided (see Attachments I and J). The mapped locations of GDEs across both Claravale Farm and Claravale Station are presented in Attachment I.

Sinkholes and surface water features were identified using multiple lines of evidence. These included use of satellite imagery, remote sensing analysis, and a high-accuracy Digital Elevation Model generated from LiDAR capture and field inspection. Additional verification was supported through review of publicly available datasets via the Northern Territory Government's NR MAPS platform.

Further technical guidance was obtained from relevant Northern Territory Government service agencies, including the Land Resources Division and the Flora and Fauna Division, to ensure that all potentially sensitive hydrological and ecological values were captured. Identified GDEs and surface water features were then buffered in accordance with the Northern Territory Planning Scheme Land Clearing Guidelines (land-clearing-guidelines.pdf), with these buffers incorporated into the project design to avoid potential impacts on groundwater-dependent or surface-water-dependent ecological functions.

This assessment ensured that all known or likely sensitive features were appropriately considered and protected in planning the Stage 2 development footprint.

3.1.4 Describe the gradient (or depth range if action is to be taken in a marine area) relevant to the project area.

High-resolution LiDAR capture was undertaken across the project areas at Claravale Station and Claravale Farm, with capture metadata provided in Attachments K and L. A 30 m × 30 m resampled Digital Elevation Model (DEM) derived from the LiDAR dataset was used to interpret slope gradients across the areas of interest. Field-measured slope data from SALI description sites within the proposed clearing areas were used to validate the gradient values represented in the resampled DEM.

Consistent with the Northern Territory Planning Scheme Land Clearing Guidelines, all proposed clearing areas were restricted to land with a slope gradient of 2% or less to minimise erosion risk and ensure land suitability for agricultural development.

The Stage 2 project area at Claravale Station is located mostly within the *Kimbyan* land system, characterised by gently undulating plains of loamy red Kandosols formed over Cambrian limestone, sandstone and siltstone. The Claravale Farm Stage 2 area comprises portions of the *Blain*, *Claravale* and *Woggaman 1* land systems, which consist of gently sloping plains to undulating terrain, represented by sandy brown and red Kandosols. These land systems are consistent with the low-gradient conditions required for clearing under the NT guidelines.

3.2 Flora and fauna

3.2.1 Describe the flora and fauna within the affected area and attach any investigations of surveys if applicable.

The application Technical Assessment dated 1 July 2025 provided the following advice in relation to the Stage 2 areas at Claravale Farm:

“The Flora and Fauna Division advised that 13 fauna species, classified as threatened under the Territory Parks and Wildlife Conservation Act 1976 (TPWC Act) are known to occur, or have a high potential of occurring within the proposed clearing footprint.

These species include Northern Quoll which is listed as Critically Endangered, and Black-footed Tree-rat and Fawn Antechinus which are listed as Endangered. The following species are listed as Vulnerable: Partridge Pidgeon, Pale Field-rat, Yellow-spotted Monitor, Mertens’ Water Monitor, Mitchell’s Water Monitor, Gouldian Finch, Red Goshawk, Grey Falcon, Victoria River Squat Snail and Freshwater Sawfish.

In addition to the species declared under the TPWC Act, an additional five species (Ghost Bat, Northern Brushtail Possum, Northern Blue-tongued Skink, Bare-rumped Sheath-tailed Bat and Crested Shrike-tit(northern)) are declared as threatened under the Environment Protection and Biodiversity Conservation Act 1999.

Based on the current available information, the application as the potential to directly impact Ghost Bat through disturbance of undiscovered roosts and/or indirect impacts from clearing foraging habitat close to major roost(s).

The application is considered to pose an uncertain risk to Black-footed Tree-rat, Partridge Pigeon (eastern), Fawn Antechinus and Northern Blue-tongued Skink, however the risk to these species is likely to be low at a regional scale.”

Further correspondence received from the Department of Lands, Planning and Environment dated 11 November 2025 (Attachment M) stated:

“The Flora and Fauna Division’s previous recommendation relating to surveys for Ghost Bat roosts is no longer required. Further analysis of remote imagery and consideration of underlying geology suggests that the area is unlikely to contain sites suitable for Ghost Bat roosting. While some foraging habitat for Ghost Bat may be impacted by clearing, the absence of known or potential roosts sites in the vicinity of the project area means these impacts are not likely to be significant in the context of regional availability of similar habitat.”

Attachment N is a memorandum from the Development Assessment Coordinator of the Flora and Fauna Division to the Agriculture Division dated 16 May 2025, regarding the proposed land clearing works at Claravale Station (NT Portion 1169). For context, the memorandum is based on a historical version of the Stage 2 footprint, which at the time included project areas since identified as Stage 3.

Table 2 of the memorandum identified threatened species listed under the TPWC Act and EPBC Act that are known to occur or have a high potential of occurring within the proposed footprint at the time at Claravale Station. Species noted in Table 2 of Attachment N include the Ghost Bat, Partridge Pigeon, Northern Brushtail Possum, Black-footed Tree-rat, Fawn Antechinus, Northern Blue-tongued Skink, Pale Field Rat, Bare-rumped Sheath-tailed Bat, Northern Quoll, Yellow-spotted Monitor, Mertens’ Water Monitor, Mitchell’s Water Monitor, Crested Shrike-tit (northern), Gouldian Finch, Red Goshawk, Grey Falcon, Victoria River Squat Snail, and Bladderwort.

In addition to the risk of potential impact to threatened species noted in Table 2, Attachment 1 on page 10 of the memorandum provides further clarification to the threatened species identified as being at low risk of impact by the project for the Pale Field-Rat, Northern Quoll, Bare-rumped Sheath-tailed Bat, Yellow-spotted Monitor, Mertens’ Water Monitor, Mitchell’s Water Monitor, Gouldian Finch, Crested Shrike-tit (northern), Red Goshawk, Grey Falcon, Victoria River Squat Snail, and *Utricularia singeriana*.

Table 2 of the memorandum identifies the risk of potential impact to the Ghost Bat (*Macroderma gigas*) as potentially significant, with the possibility of direct impact through disturbance of undiscovered roosts and/or indirect impacts from clearing foraging habitat close to major roost(s).

In August 2025 Dr Nicola Hanrahan from the Charles Darwin University was engaged to carry out an assessment of Ghost Bat habitat at Claravale Station in relation to the proposed vegetation clearing activities. See Attachment O for the report on this survey. The report was reviewed by the Northern Territory Flora and Fauna Division, which concluded that the proposed clearing areas at Claravale Station south of the area examined in the report would represent a relatively low risk, which the clearing of the more northern polygons which are closer to the known roost sites (in the Version 6 clearing plan) may represent a significant risk. See Attachment P for a copy of this correspondence.

A revised clearing plan for the Stage 2 areas at Claravale Station was drafted (Draft Clearing Permit PLC25/14A), which excluded the areas north of the examination area, and was forwarded by the Northern Territory Pastoral Land Board to the Northern Territory Environment Protection Authority for review. On 11 October 2025 correspondence from the NT EPA advising that draft permit PLC25/14A would not require referral for assessment under section 48 of the EP Act. A copy of this correspondence is provided in Attachment Q.

Following the advice received from both the Flora and Fauna Division and the NT EPA, the Pastoral Land Board granted permit PLC25/14A, which makes up the Stage 2 areas at Claravale Station (notice of consent provided in Attachment R).

3.2.2 Describe the vegetation (including the status of native vegetation and soil) within the project area.

The Stage 2 project areas at Claravale Station (NT Portion 1169) and Claravale Farm (NT Portion 1188) support native savanna vegetation typical of the Daly Basin, dominated by open eucalypt woodland with a grassy understory. The vegetation across both properties remains intact and has not previously been cleared for intensive agricultural development.

At Claravale Station, vegetation occurs on loamy red Kandosols within the *Kimbyan* land system, characterised by gently undulating plains formed over Cambrian limestone, sandstone and siltstone. A desktop assessment and regulatory review confirmed that vegetation communities within the proposed Stage 2 clearing footprint remain well represented locally and regionally, with 45–98% of baseline vegetation extent still present following approved and proposed clearing under PLC25/14A.

At Claravale Farm, vegetation is associated with sandy brown and red Kandosols across the *Blain*, *Claravale* and *Woggaman 1* land systems. These soil landscapes are suitable for dryland fodder cropping where erosion-prone and hydrologically sensitive features are avoided. Technical assessment by the Department of Lands, Planning and Environment (DLPE) identified seasonal drainage lines, riparian features and low-lying depressions within the broader farm landscape; these areas have been excluded or buffered in accordance with the NT Planning Scheme Land Clearing Guidelines to protect hydrological function and reduce erosion risk. DLPE also identified the importance of retaining east–west wildlife corridors on NT Portion 1188, and these have been incorporated into the design to avoid fragmentation and maintain fauna connectivity.

Overall, the vegetation within the project areas comprises regionally common native savanna woodland over suitable agricultural soils. Areas of environmental sensitivity, including groundwater dependent ecosystems, drainage depressions and riparian corridors, have been excluded or buffered to maintain ecological connectivity, protect water resources, minimise erosion risk and support sustainable development.

3.3 Heritage

3.3.1 Describe any Commonwealth Heritage Places Overseas or other places recognised as having heritage values that apply to the project area.

The Northern Territory Heritage Branch has confirmed that there are no known, provisionally declared or declared heritage places or objects within the proposed Stage 2 project areas.

3.3.2 Describe any Indigenous heritage values that apply to the project area.

The proponent holds an Authority Certificate (C2022/085) for works associated with pastoral land use and management on both NT Portion 1188 (Claravale Farm) and NT Portion 1169 (Claravale Station).

The proposed clearing areas in Stage 2 are located outside of all identified Restricted Work Areas.

3.4 Hydrology

3.4.1 Describe the hydrology characteristics that apply to the project area and attach any hydrological investigations or surveys if applicable. *

The project areas at Claravale Station (NT Portion 1169) and Claravale Farm (NT Portion 1188) are situated within the Daly Basin and are influenced by perennial and seasonal surface water systems supported by groundwater baseflows.

Claravale Farm is bordered by the Daly River to the south and west, a perennial system with baseflow maintained by groundwater. Dead Horse Creek intersects the property and drains southward into the Daly River as a non-perennial system with seasonal flows. A desktop hydrological and Groundwater Dependent Ecosystem (GDE) assessment undertaken by Innovative Groundwater Solutions (IGS) identified aquatic and terrestrial GDEs associated with these riverine and drainage features, with NDVI analysis confirming persistent vegetation greenness during extended dry periods. These systems were assessed as high value under the NT Planning Scheme Land Clearing Guidelines and have been buffered by a minimum of 250 m from proposed clearing areas.

Claravale Station is bordered to the south by the Fergusson River, which contains seasonal flows with persistent waterholes maintained during the dry season by groundwater interaction. Non-perennial tributaries, including Eight Mile Creek and Polly Creek, drain through the station. The desktop GDE assessment identified potential riparian and aquatic groundwater-dependent habitats along these systems, as well as surrounding karstic landscapes associated with sinkholes in the northern portion of the station. These features have been excluded from clearing and buffered consistent with NT guidelines.

DLPE and DEPWS assessments further confirmed the presence of drainage depressions, riparian systems and erosion-sensitive hydrological features across both properties. These have been excluded from clearing and buffered in accordance with the NT Planning Scheme Land Clearing Guidelines to maintain natural hydrology, protect sensitive vegetation, and prevent erosion and sedimentation impacts.

Overall, the hydrology of the project area is characterised by groundwater-supported perennial rivers, non-perennial drainage systems and high-value riparian ecosystems. These features have been mapped, verified through multi-layer remote sensing and bore data, and protected through avoidance and hydrologic buffers consistent with regulatory requirements.

4. Impacts and mitigation

4.1 Impact details

Potential Matters of National Environmental Significance (MNES) relevant to your proposed action area.

EPBC Act section	Controlling provision	Impacted	Reviewed
S12	World Heritage	No	Yes
S15B	National Heritage	No	Yes
S16	Ramsar Wetland	No	Yes
S18	Threatened Species and Ecological Communities	Yes	Yes
S20	Migratory Species	Yes	Yes
S21	Nuclear	No	Yes
S23	Commonwealth Marine Area	No	Yes
S24B	Great Barrier Reef	No	Yes
S24D	Water resource in relation to large coal mining development or coal seam gas	No	Yes
S26	Commonwealth Land	No	Yes
S27B	Commonwealth Heritage Places Overseas	No	Yes
S28	Commonwealth or Commonwealth Agency	No	Yes

4.1.1 World Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.1.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.1.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

As per the EPBC Act Protected Matters Report for Stage 2 areas in Attachment S, there are No World Heritage Properties or National Heritage Places within the Stage 2 areas or within a 10km buffer area surrounding them.

4.1.2 National Heritage

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.2.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.2.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

As per Attachment S, there are no National Heritage matters listed in the Protected Matters Search Tool (PMST) report within the Stage 2 areas or 10km buffer areas surrounding them.

4.1.3 Ramsar Wetland

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.3.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.3.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no Ramsar Wetlands listed on the PMST report, and no Ramsar Wetlands in proximity to the Stage 2 areas.

4.1.4 Threatened Species and Ecological Communities

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Threatened species

Direct impact	Indirect impact	Species	Common name
Yes		<i>Antechinus bellus</i>	Fawn Antechinus
Yes		<i>Calidris acuminata</i>	Sharp-tailed Sandpiper
Yes		<i>Calidris ferruginea</i>	Curlew Sandpiper
Yes		<i>Carettochelys insculpta</i>	Pig-nosed Turtle, Pitted Shell Turtle
Yes		<i>Chloebia gouldiae</i>	Gouldian Finch
Yes		<i>Conilurus penicillatus</i>	Brush-tailed Rabbit-rat, Brush-tailed Tree-rat, Pakooma
Yes		<i>Dasyurus hallucatus</i>	Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu]
Yes		<i>Erythrotriorchis radiatus</i>	Red Goshawk
Yes		<i>Falco hypoleucos</i>	Grey Falcon
Yes		<i>Falcunculus frontatus whitei</i>	Crested Shrike-tit (northern), Northern Shrike-tit
Yes		<i>Geophaps smithii smithii</i>	Partridge Pigeon (eastern)
Yes		<i>Macroderma gigas</i>	Ghost Bat
Yes		<i>Phascogale pirata</i>	Northern Brush-tailed Phascogale
Yes		<i>Pristis pristis</i>	Large-tooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish
Yes		<i>Rostratula australis</i>	Australian Painted Snipe
Yes		<i>Saccolaimus saccolaimus nudicluniatus</i>	Bare-rumped Sheath-tailed Bat, Bare-rumped Sheath-tail Bat
Yes		<i>Tiliqua scincoides intermedia</i>	Northern Blue-tongued Skink
Yes		<i>Trichosurus vulpecula arnhemensis</i>	Northern Brushtail Possum

Direct impact	Indirect impact	Species	Common name
Yes		Tyto novaehollandiae kimberli	Masked Owl (northern)
Yes		Varanus mertensi	Mertens' Water Monitor
Yes		Varanus mitchelli	Mitchell's Water Monitor

Ecological communities

—

4.1.4.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.4.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The proposed action involves clearing native vegetation that may provide roosting, foraging, or dispersal habitat for listed threatened and migratory species identified for the region through the EPBC Protected Matters Search Tool (Attachment S) and NT biodiversity assessments, and therefore has the potential for direct or indirect impacts associated with habitat removal.

4.1.4.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?

*

No

4.1.4.6 Describe why you do not consider this to be a Significant Impact. *

The clearing footprint has been designed to avoid, buffer and retain all riparian corridors, drainage features, groundwater dependent ecosystems (GDEs), sinkholes and areas of high habitat value identified through NT biodiversity assessments and the desktop GDE assessment (Attachment I). These features are classified as high-value under the NT Land Clearing Guidelines and have been protected by buffers of at least 250 metres. As a result, the proposed development does not remove or modify key habitat features relied upon by EPBC Act-listed species.

The listed threatened and migratory species identified in Attachment S have highly specific habitat dependencies (e.g., permanent water, rocky escarpments, wetland margins, large hollow-bearing trees near water) that are absent from the Stage 2 clearing areas, or have been specifically avoided and buffered. Notably, expert assessment by the Flora and Fauna Division confirmed that ghost bat roost habitat is not present within or near the Stage 2 area, and no further surveys are required (Attachment M).

For species that may forage or disperse through the project area, only small areas of regionally common woodland will be affected, while large intact habitat blocks and wildlife corridors are retained, as confirmed in DLPE and DEPWS assessments. These assessments state that habitat loss is unlikely to result in regional population declines for species including Gouldian Finch, Partridge Pigeon, Northern Brushtail Possum, Fawn Antechinus, Northern Quoll, water monitors, and several raptors.

Additionally, species dependent on aquatic systems or riparian nesting and hunting—such as Mitchell's Water Monitor, Mertens' Water Monitor, Pig-nosed Turtle, Red Goshawk, and Australian Painted Snipe—will not be impacted because all creek lines, springs, wetlands and permanently vegetated drainage features were excluded from the clearing footprint and protected by buffers consistent with Attachment I and NT Government advice.

Given the limited extent of clearing in relation to the available regional habitat, absence of high-value habitat in the Stage 2 project area, the exclusion of GDEs and riparian features, protection of wildlife connectivity, and the absence of any species-specific critical habitat within the footprint, the action is not likely to have a significant impact on any listed threatened or migratory species under the EPBC Act.

4.1.4.7 Do you think your proposed action is a controlled action? *

No

4.1.4.9 Please elaborate why you do not think your proposed action is a controlled action.

*

Based on the application of the Significant Impact Guidelines (DoEE, 2013), the proposed action is not likely to have a significant impact on any Matter of National Environmental Significance (MNES) and therefore should not be considered a controlled action under the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

The development footprint has been refined to specifically avoid or buffer all riparian corridors, drainage features, groundwater dependent ecosystems, wetlands, sinkholes and other high-value ecological features identified through NT Government environmental assessments and the groundwater-dependent ecosystem mapping undertaken by Innovative Groundwater Solutions (Attachment I). By excluding these areas, the action does not remove or modify habitat that is critical to the survival, breeding, migration or life-cycle processes of any listed threatened species, migratory species or other MNES.

The vegetation proposed for clearing consists of regionally common savanna woodland on low-gradient, non-erosive land systems. These areas do not contain species-specific habitat elements considered essential under the EPBC Act, such as: roosting or nesting sites for Red Goshawk or masked owl, breeding waterholes for Pig-nosed Turtle, riparian basking or foraging habitat for water monitors, large hollow-bearing trees adjacent to permanent water supporting breeding for Gouldian Finch, or wetland foraging habitat for migratory waders. Independent review by NT Flora and Fauna Division confirmed that ghost bat roost habitat is absent and that no targeted survey is required (Attachment M).

While the project involves clearing of vegetation that could be used for opportunistic dispersal or foraging, these areas do not meet the definition of critical habitat under the EPBC Act, nor is the scale or configuration of clearing likely to result in population-scale decline, fragmentation, loss of recruitment potential, or disruption to essential behaviours. Extensive habitat remains on both properties, and landscape-scale connectivity is preserved through retained wildlife corridors, unaltered surface hydrology, and protected riparian systems.

Accordingly, the proposed action does not trigger a controlled action determination because no significant residual impact on MNES is likely, and the project can be appropriately managed under existing Northern Territory approvals and legislative frameworks without requiring Commonwealth assessment.

4.1.4.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

The proposed action has been designed using the mitigation hierarchy (avoid, then minimise, then mitigate), with a focus on preventing impacts to Matters of National Environmental Significance (MNES) and threatened species listed under the EPBC Act and the NT TPWC Act.

Avoidance Measures:

- All riparian corridors, creek lines, drainage depressions, wetland margins and permanent waterholes associated with the Daly River, Dead Horse Creek and Fergusson River have been excluded from the clearing footprint.
- All Groundwater Dependent Ecosystems (GDEs) mapped by Innovative Groundwater Solutions have been avoided and buffered, including NDVI-confirmed vegetation dependent on groundwater supply (Attachment I).
- A minimum 250m buffer has been applied to high-value riparian and aquatic systems consistent with the NT Planning Scheme Land Clearing Guidelines.
- Wildlife connectivity has been preserved through the retention of intact corridors at Claravale Farm and additionally large blocks of intact woodland at Claravale Station.
- Sinkholes and karst features mapped within and adjacent to the project area have been fully excluded from disturbance.

Minimisation Measures:

- Vegetation clearing has been limited to gently undulating land with slopes equal to or less than 2% based on LiDAR-derived DEM data (Attachments K and L), reducing erosion and off-site sediment transport to protected waterways.
- Clearing will be staged to avoid abrupt landscape modification and allow erosion controls to stabilise following initial disturbance.

Mitigation Measures:

- Weed hygiene protocols (wash-down, access restrictions, vehicle clean-downs) will be applied to reduce the spread of environmental weeds that alter fauna habitat quality.
- Fire risk will be managed through staged slashing and fire-break maintenance to protect hollow-bearing trees and seed resources important to species such as the Gouldian Finch.

Species-Specific Measures:

- Gouldian Finch – Hollow-bearing trees and riparian seed resources have been avoided and buffered, and vegetation corridors have been retained to maintain movement pathways.
- Ghost Bat – No roost habitat is present within or near the development footprint; this is confirmed by NT Flora and Fauna Division, and no targeted survey is required (Attachment M).
- Water Monitors & Pig-nosed Turtle – No disturbance will occur to aquatic feeding, basking or nesting habitat due to complete exclusion of riparian and wetland features and buffering.
- Plains Death Adder – No rocky or escarpment terrain (required for denning) will be disturbed.
- Red Goshawk and Grey Falcon – Large nesting trees associated with riparian corridors have been avoided and buffered, and foraging habitat remains available in extensive adjoining woodland.

Supporting Documentation (Attachments) for Avoidance and Mitigation Measures:

Attachment A1 – Updated Stage 2 clearing footprint and exclusion areas for Claravale Station, showing buffers applied to riparian corridors, drainage features, groundwater dependent ecosystems (GDEs) and karst features.

Attachment A2 – Updated Stage 2 clearing footprint and exclusion areas for Claravale Farm, showing removal of hydrologically sensitive drainage features and retention of wildlife corridors as required by NT Flora and Fauna Division advice.

Attachment D – Aboriginal Areas Protection Authority (AAPA) Authority Certificate identifying Restricted Work Areas, waterholes and culturally significant riparian areas to be avoided or buffered.

Attachment I – Groundwater Dependent Ecosystem Assessment by Innovative Groundwater Solutions mapping sinkholes, groundwater vegetation, springs and recommended buffers to avoid impacts.

Attachment K – LiDAR metadata confirming suitability of elevation dataset used to limit clearing to land with $\leq 2\%$ slope to minimise erosion at Claravale Station.

Attachment L – LiDAR metadata confirming suitability of elevation dataset used to limit clearing to land with $\leq 2\%$ slope to minimise erosion at Claravale Farm.

Attachment M – NT Flora and Fauna Division advice confirming absence of ghost bat roosting habitat within the Stage 2 areas and identifying sensitive drainage features to be excluded and buffered.

Attachment S – EPBC Protected Matters Search Tool results used to identify MNES and inform avoidance of specific habitat features and landscape connectivity.

4.1.4.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

No offsets are proposed because no significant residual impacts are anticipated.

4.1.5 Migratory Species

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

Direct impact	Indirect impact	Species	Common name
Yes		Acrocephalus orientalis	Oriental Reed-Warbler
Yes		Actitis hypoleucos	Common Sandpiper
Yes		Apus pacificus	Fork-tailed Swift
Yes		Calidris acuminata	Sharp-tailed Sandpiper
Yes		Calidris ferruginea	Curlew Sandpiper
Yes		Calidris melanotos	Pectoral Sandpiper
Yes		Cecropis daurica	Red-rumped Swallow
Yes		Charadrius veredus	Oriental Plover, Oriental Dotterel
Yes		Crocodylus porosus	Salt-water Crocodile, Estuarine Crocodile
Yes		Cuculus optatus	Oriental Cuckoo, Horsfield's Cuckoo
Yes		Glareola maldivarum	Oriental Pratincole
Yes		Hirundo rustica	Barn Swallow
Yes		Motacilla cinerea	Grey Wagtail
Yes		Motacilla flava	Yellow Wagtail
Yes		Pandion haliaetus	Osprey
Yes		Pristis pristis	Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish

4.1.5.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

Yes

4.1.5.2 Briefly describe why your action has a direct and/or indirect impact on these protected matters. *

The proposed action involves clearing native vegetation that may be traversed or opportunistically used for foraging by listed migratory species identified in the EPBC Protected Matters Search Tool for the Claravale region. Although the Stage 2 clearing footprint is restricted to dry eucalypt woodland savanna and does not contain wetland, estuarine or riparian habitat that these species depend on, the removal of native vegetation may indirectly represent a reduction in low-value dispersal habitat used occasionally by highly mobile migratory birds moving through the landscape.

Because some migratory bird species utilise broader landscapes when undertaking movement between critical habitats, the removal of approximately 4,585.06 ha of woodland could theoretically constitute a minor reduction in potential fly-through or incidental foraging habitat prior to application of avoidance and mitigation measures. For this reason, the action is considered to have a potential (albeit very low) direct or indirect impact when assessed conservatively at a regional scale and without considering the extensive habitat avoidance, buffering, and design modifications incorporated into the project.

4.1.5.4 Do you consider this likely direct and/or indirect impact to be a Significant Impact?

*

No

4.1.5.6 Describe why you do not consider this to be a Significant Impact. *

The proposed action is not considered likely to have a significant impact on listed migratory species because the type of vegetation to be cleared does not contain, support or contribute to habitat that is important for the survival or life-cycle needs of these species. The migratory species identified for the region in Attachment S (Pages 5–6) are ecologically dependent on aquatic environments such as estuaries, large floodplains, wetland margins, major river channels, permanent waterbodies or seasonally inundated foraging grounds. These habitat types are not present within the proposed clearing footprint, which consists solely of upland dry eucalypt woodland on gently undulating terrain without persistent or seasonal surface water suitable for migratory species.

As no listed migratory species are reliant on the affected woodland habitat for breeding, nesting, roosting, or essential foraging, the clearing does not remove habitat that is necessary to maintain viable populations, alter ecological connectivity relevant to migration, or modify water systems that underpin migratory habitat availability. Therefore, even before the application of avoidance and mitigation measures, the proposed action does not meet the EPBC Act threshold for a significant impact on migratory species.

4.1.5.7 Do you think your proposed action is a controlled action? *

No

4.1.5.9 Please elaborate why you do not think your proposed action is a controlled action.

*

The proposed action should not be considered a controlled action for migratory species because it is not likely to have a significant impact on any listed migratory species, even when assessed prior to the application of avoidance and mitigation measures. The migratory species identified in Attachment S (pages 5–6) rely on specific aquatic habitat features—such as permanent rivers, floodplain wetlands, estuarine or coastal systems—for feeding, roosting, nesting or staging. These habitat types do not occur within the proposed clearing footprint, which consists exclusively of upland woodland on gently undulating terrain without persistent surface water, hydrological connectivity, or wetland foraging values.

Because the action does not remove, modify or reduce the availability of habitat necessary for migratory species survival or life-cycle processes, and does not alter water regimes or hydrology that create or sustain migratory habitat, it does not meet the EPBC Act threshold for a significant impact. For these reasons, the proposal is not expected to trigger the need for Commonwealth assessment or approval as a controlled action under the migratory species provisions of the EPBC Act.

4.1.5.10 Please describe any avoidance or mitigation measures proposed for this action and attach any supporting documentation for these avoidance and mitigation measures. *

No significant impacts on listed migratory species are expected, however avoidance and mitigation have been incorporated into the project design to ensure protection of potential habitat values associated with riparian environments and drainage systems. Although migratory species identified for the region (Attachment S, pages 5–6) depend on aquatic habitat types that do not occur within the Stage 2 clearing footprint, the project has been designed to avoid any disturbance to suitable aquatic or riparian environments that may indirectly support migratory fauna.

Avoidance measures applied to protect potential migratory habitat include: full exclusion of riparian vegetation, drainage lines, waterholes, wetland margins and seasonal depressions associated with the Daly River, Dead Horse Creek and the Fergusson River. Buffers as required under the NT Land Clearing Guidelines have been applied to mapped waterways and groundwater-dependent vegetation to prevent disturbance of potential migratory foraging or roosting habitat and avoid changes to hydrology. No alteration of surface water flow paths or hydrological features that sustain riparian or wetland vegetation will occur. Karst and sinkhole features have been completely excluded from disturbance, preventing impacts to groundwater-fed vegetation communities that may indirectly support migratory birds.

Where clearing occurs adjacent to exclusion areas, the following minimisation and mitigation measures will be applied: sediment and erosion controls to prevent runoff into riparian or aquatic areas that may support migratory species; restriction of clearing activities to land with slopes $\leq 2\%$, reducing sediment mobilisation and potential downstream impacts; and staged clearing and soil disturbance to ensure land stabilisation prior to cultivation and minimise risk of sediment delivery to excluded drainage systems.

Supporting documentation for these avoidance and minimisation measures includes updated clearing footprints and buffers (Attachments A1 and A2), groundwater-dependent ecosystem mapping and recommended exclusion areas (Attachment I), and LiDAR-derived slope and hydrological risk information supporting protection of aquatic systems (Attachments K and L). These measures ensure that the proposed action will not alter suitable migratory habitat, reduce habitat availability, or impact ecological processes relied upon by listed migratory species.

4.1.5.11 Please describe any proposed offsets and attach any supporting documentation relevant to these measures. *

No offsets are proposed because no significant residual impacts are anticipated.

4.1.6 Nuclear

4.1.6.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.6.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The project does not relate to nuclear matters.

4.1.7 Commonwealth Marine Area

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.7.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.7.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

There are no Commonwealth Marine Areas identified in the Protected Matters Search Tool report (Attachment S), and the project area is not in a Commonwealth Marine Area.

4.1.8 Great Barrier Reef

4.1.8.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.8.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The project has no impact on the Great Barrier Reef.

4.1.9 Water resource in relation to large coal mining development or coal seam gas

4.1.9.1 Is the proposed action likely to have any direct and/or indirect impact on this protected matter? *

No

4.1.9.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The project does not relate to Coal Seam Gas or Coal mining.

4.1.10 Commonwealth Land

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.10.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.10.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The project area is not on or near Commonwealth Land.

4.1.11 Commonwealth Heritage Places Overseas

You have identified your proposed action will likely directly and/or indirectly impact the following protected matters.

A direct impact is a direct consequence of an action taken – for example, clearing of habitat for a threatened species or permanent shading on an ecological community as the result of installing solar panels.

An indirect impact is an 'indirect consequence' such as a downstream impact or a facilitated third-party action.

—

4.1.11.1 Is the proposed action likely to have any direct and/or indirect impact on any of these protected matters? *

No

4.1.11.3 Briefly describe why your action is unlikely to have a direct and/or indirect impact.

*

The project does not relate to Commonwealth Heritage Places Overseas.

4.1.12 Commonwealth or Commonwealth Agency

4.1.12.1 Is the proposed action to be taken by the Commonwealth or a Commonwealth Agency? *

No

4.2 Impact summary

Conclusion on the likelihood of significant impacts

You have indicated that the proposed action will likely have a significant impact on the following Matters of National Environmental Significance:

None

Conclusion on the likelihood of unlikely significant impacts

You have indicated that the proposed action will unlikely have a significant impact on the following Matters of National Environmental Significance:

- World Heritage (S12)
- National Heritage (S15B)
- Ramsar Wetland (S16)
- Threatened Species and Ecological Communities (S18)
- Migratory Species (S20)
- Nuclear (S21)
- Commonwealth Marine Area (S23)
- Great Barrier Reef (S24B)
- Water resource in relation to large coal mining development or coal seam gas (S24D)
- Commonwealth Land (S26)
- Commonwealth Heritage Places Overseas (S27B)
- Commonwealth or Commonwealth Agency (S28)

4.3 Alternatives

4.3.1 Do you have any possible alternatives for your proposed action to be considered as part of your referral? *

Yes

4.3.2 Do you have an alternative timeline you are proposing for your proposed action? *

No

4.3.3 Briefly describe why an alternate timeline for your proposed action was not possible.

*

An alternative timeline was not proposed because the project schedule is directly aligned with dry-season access, operational requirements for dryland fodder production, and the seasonal management needs of the cattle enterprise. Land preparation, cultivation and subsequent grazing or fodder harvesting must occur within specific seasonal windows to ensure soil stability, minimise erosion risk and maintain operational viability. Adjusting the timeline would not change the environmental outcomes or reduce potential impacts, as avoidance and mitigation measures are incorporated into the project design rather than the timing.

4.3.4 Do you have an alternative location you are proposing for your proposed action? *

No

4.3.5 Briefly describe why an alternative location for your proposed action was not possible. *

An alternative location was not possible because the proposed action is tied to the existing operational footprint, land capability, and tenure of Claravale Station and Claravale Farm. The areas selected for development contain the only suitable land systems, soil types and slope conditions on the properties that support dryland fodder production and expanded pastoral capacity. Development is restricted to freehold/pastoral lease land controlled by the proponent, and clearing or cultivation cannot be relocated to other properties or off-site areas. Furthermore, alternative locations on the same properties either contain riparian corridors, groundwater dependent ecosystems, drainage features, culturally restricted sites or unsuitable land systems, and therefore cannot be used. For these reasons, no practical or environmentally appropriate alternative location exists for the proposed action.

4.3.6 Do you have alternative activities you are proposing for your proposed action? *

No

4.3.7 Briefly describe why an alternative activity for your proposed action was not possible. *

An alternative activity was not possible because the proposed action is specifically intended to increase the productive capacity of the existing cattle and dryland fodder operations at Claravale Station and Claravale Farm. The development of additional fodder cropping areas and supporting pastoral infrastructure is the only feasible activity that achieves the operational objectives of improving feed security, reducing dependence on external fodder sources and supporting herd performance. Other activities—such as intensification without additional fodder production, alternative land uses, or shifting production off-site—would not meet the operational requirements of the enterprise or are not consistent with the land capability, tenure, and pastoral nature of the properties. Alternative activities would therefore fail to achieve the intended agricultural outcomes and do not provide any environmental advantage.

4.3.4 Alternatives: Impact and mitigation

4.3.4.1 Do these alternatives have a different impact, avoidance, or mitigation measure compared to what you have already provided? *

No

4.3.5 Alternatives: Considered alternatives

4.3.5.1 Do you have any other alternative actions, including not taking the action, that you have considered but are not proposing as part of this referral? *

No

5. Lodgement

5.1 Attachments

1.2.1 Overview of the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment C.zip Claravale Development Project Spatial Files	29/11/2025	No	High

1.2.5 Information about the staged development

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment B.pdf Claravale Development Project Stages Map	28/11/2025	No	High

1.2.7 Public consultation regarding the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment D.PDF AAPA Authority Certificate	12/12/2022	Yes	High

1.3.2.16 (Person proposing to take the action) Nature of the trust arrangement in relation to the proposed action

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	TRUST DEED.pdf	10/02/2021	Yes	

1.3.2.18 (Person proposing to take the action) If the person proposing to take the action is a corporation, provide details of the corporation's environmental policy and planning framework

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment T.pdf Corporate environmental policy and planning framework	27/11/2025	Yes	High

3.1.1 Current condition of the project area's environment

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment F.pdf Claravale Station - site photo	27/10/2023	No	High
#2.	Document	Attachment G.pdf Claravale Farm - Site photos	16/11/2023	No	High
#3.	Document	Attachment H.pdf Claravale Station and Claravale Farm - map of photo sites	29/11/2025	No	High

3.1.3 Natural features, important or unique values that applies to the project area

	Type	Name	Date	Sensitivity	Confidence
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#1.	Document	Attachment I.pdf Mapping of GDEs at Claravale Farm and Clarvale Station	23/07/2024	No	High
#2.	Document	Attachment J.zip GDE and GDE buffer spatial files	23/07/2024	No	High

3.1.4 Gradient relevant to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment K.pdf LiDAR survey metadata - Claravale Station	20/12/2022	No	High
#2.	Document	Attachment L.pdf LiDAR survey metadata - Claravale Farm	24/08/2022	No	High

3.2.1 Flora and fauna within the affected area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment M.pdf Department of Lands, Planning and Environment advice - Claravale Farm	11/11/2025	No	High
#2.	Document	Attachment N.pdf Memorandum - Flora and Fauna Division to the Agriculture Division	16/05/2025	No	High
#3.	Document	Attachment O.PDF Ghost Bat survey report	30/09/2025	No	High
#4.	Document	Attachment P.PDF Flora and Fauna Advice - Claravale Station Ghost Bat Report	26/09/2025	Yes	High
#5.	Document	Attachment Q.pdf NT EPA advice - Claravale Station clearing application	11/10/2025	No	High
#6.	Document	Attachment R.pdf Variation permit PLC25/14A - Claravale Station	29/10/2025	No	High

3.3.2 Indigenous heritage values that apply to the project area

	Type	Name	Date	Sensitivity	Confidence
#1.	Document	Attachment D.PDF AAPA Authority Certificate	11/12/2022		High

3.4.1 Hydrology characteristics that apply to the project area

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Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment I.pdf Mapping of GDEs at Claravale Farm and Claravale Station	22/07/2024		High
#2.	Link NT Planning Scheme Land Clearing Guidelines https://nt.gov.au/_media/docs/housing,-property-..			High

4.1.1.3 (World Heritage) Why your action is unlikely to have a direct and/or indirect impact

Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment S.pdf EPBC Act Protected Matters Report	21/11/2025	No	High

4.1.4.10 (Threatened Species and Ecological Communities) Avoidance or mitigation measures proposed for this action

Type	Name	Date	Sensitivity	Confidence
#1.	Document Attachment A1.pdf Claravale Station Stage 2 areas with NR Maps overlay of sensitive or signification features.	08/12/2025	No	Medium
#2.	Document Attachment A2.pdf Claravale Farm Stage 2 areas with NR Maps overlay of sensitive or signification features.	08/12/2025	No	Medium

5.2 Declarations

Completed Referring party's declaration

The Referring party is the person preparing the information in this referral.

ABN/ACN	78140821898
Organisation name	MAGNAT LIVESTOCK PTY LTD
Organisation address	508 Pilton Valley Road, Pilton QLD 4361
Representative's name	Helen Groves
Representative's job title	
Phone	0439937802
Email	helen@magnat.com.au
Address	508 Pilton Valley Road, Pilton QLD 4361

Check this box to indicate you have read the referral form. *

Check this box to confirm these are the correct identification details. *

By checking this box, I, **Helen Groves of MAGNAT LIVESTOCK PTY LTD**, declare that to the best of my knowledge the information I have given on, or attached to this EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

Completed Person proposing to take the action's declaration

The Person proposing to take the action is the individual, business, government agency or trustee that will be responsible for the proposed action.

ABN/ACN	647758272
Organisation name	Top End Pastoral Company Pty Ltd
Organisation address	Lot 1 Loudoun Road, Dalby QLD 4405
Representative's name	Michael Simmich

Representative's job title	Director
Phone	0418197328
Email	mick@simmichearthmoving.com.au
Address	324 Duncans Road, Dalby QLD 4405

Check this box to indicate you have read the referral form. *

Check this box to confirm these are the correct identification details. *

I, **Michael Simmich of Top End Pastoral Company Pty Ltd**, declare that to the best of my knowledge the information I have given on, or attached to the EPBC Act Referral is complete, current and correct. I understand that giving false or misleading information is a serious offence. I declare that I am not taking the action on behalf or for the benefit of any other person or entity. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.

Completed Proposed designated proponent's declaration

The Proposed designated proponent is the individual or organisation proposed to be responsible for meeting the requirements of the EPBC Act during the assessment process, if the Minister decides that this project is a controlled action.

Same as Person proposing to take the action information.

Check this box to indicate you have read the referral form. *

Check this box to confirm these are the correct identification details. *

I, **Michael Simmich of Top End Pastoral Company Pty Ltd**, the Proposed designated proponent, consent to the designation of myself as the Proposed designated proponent for the purposes of the action described in this EPBC Act Referral. *

You may receive automated notifications that aim to assist you in tracking the progress of your project. You can opt out of these notifications by updating your communication preferences on your profile.