PLEASE QUOTE
Your Ref:
Our Ref: DA 2025/76

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
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NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	**DA 2025/76**
Development Site: -	**Kara Road HAMPSHIRE** **CT: 239159/1 & PID: 3383414**
Proposal: -	**Lift of Kara Mine tailings dam (Extractive Industry)**

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **15 December 2025.** Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
PRINCIPAL PLANNER
Date of Notice**:** - **29 November 2025**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only

Application No _____

Date Received _____

Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address: 683 Kara Road, Hampshire TAS 7321

Certificate of Title Reference: PID 3383414, CT 239159/1

Applicant

First Name: GHD as agent for Tasmania Mines Pty Ltd

Second Name:

Surname:

Postal Address: 10 Columnar Court, Burnie

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address? YES (●) NO ( )

Applicants Signature: _____

Owner (note – if more than one owner, all names must be indicated)

Forestry Tasmania (interested party)
now Sustainable Timbers Tasmania

Tasmania Mines Pty Ltd

Level 33 ABN AMRO Tower

Instruction for making a permit application

a) ***Use or development?***

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

"Use" is the purpose or manner for which land is utilised. "Development" is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) ***Required Information***

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) ***Applicable Provisions and Standards***

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5*)

d) ***Discretionary Permits***

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) ***If the applicant is not the landowner***

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) ***Applicant declaration***

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) ***Payment of Fees***

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information (NB If insufficient space, please attach separate document)

Proposed Use:

Use Class Extractive Industry

Documents included with the permit application to describe the Use

Planning report

Proposed Development

Use class to which the development applies Extractive Industry

Documents included with the permit application to describe the Development

Planning report and appendices.

Provisions and Standards relied upon for grant of a Permit

Multiple

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, Tom Reilly , declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant  Date 05/11/2025

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature) Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) Date

Applicant Declaration

I, Tom Reilly

declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant  Date 05/11/2025

Office use only

Planning Permit Application

Lift of Kara mine tailings dam

Tasmania Mines Limited

05 November 2025

→ The Power of Commitment

Project name		Kara TSF - LOF Detailed Design					
Document title		Planning Permit Application | Lift of Kara mine tailings dam					
Project number		12676315					
File name		12676315-REP-Planning Report.docx					
Status Code	Revision	Author	Reviewer		Approved for issue		
			Name	Signature	Name	Signature	Date
S4	0	Matt Falconer	Tom Reilly		Stephen Kelly		30/10/25

GHD Pty Ltd | ABN 39 008 488 373

10 Columnar Court,

Burnie, Tasmania 7320, Australia

T +61 3 6432 7900 | **F** +61 3 8732 7046 | **E** bwtmail@ghd.com | **ghd.com**

Contents

Figure index

Appendices

1. Introduction

Kara Mine is a mining site located in northwest Tasmania, Australia, and is wholly owned by Tasmania Mines Pty Ltd. The operation lies approximately 35 kilometres south of the port city of Burnie, in the Hampshire region, and has been in continuous operation since 1978.

It is an open-pit mine primarily focused on the extraction of magnetite, a type of iron ore. Scheelite, a tungsten-bearing mineral, is recovered as a by-product during the magnetite processing. The site includes processing facilities designed to produce high-quality magnetite powders, which are used in various industrial applications, including coal beneficiation throughout Australia.

Resources are moved daily by road from the Kara mine site to the port of Burnie. From the port of Burnie, magnetite products are shipped to stock locations in Newcastle, Gladstone and Mackay for further distribution to local customers and export world-wide.

The Kara mine employs a work force of around 60 people, all locally based in north-west region. Over its lifetime, the mine has made and will continue to make, a significant economic contribution to Tasmania and the communities of the north-west.

The existing tailings storage facility, number 2 (TSF2) was initially constructed in 2015 with a crest elevation of RL558m. The first embankment extension, referred to as Stage 1 Augmentation, was completed between 2018 and 2019, maintaining the same crest level. Stage 2, constructed during 2020/21, raised the embankment to RL562m. The facility is currently operating at Stage 3, with a crest elevation of RL566m.

To accommodate future tailings deposition and extend the facility operational life, it is necessary for a two-stage lift to the height of the TSF2 embankment. Stage 4 will increase the crest elevation to RL569m. This will be followed by Stage 5, reaching RL572m, with the final closure elevation planned at RL573m.

Figure 1 ***Image courtesy Tasmania Mines website: www.tasmines.com.au/about***

Figure 2 *LISTmap ESRI Imagery with cadastral parcels shown.*

Figure 3 *Existing TSF2*

1.1 Purpose of this report

GHD Pty Ltd (GHD) has prepared this planning assessment report to support a development application for a seven-metre lift and a small increase in the overall dam footprint of the existing TSF2. The report provides an assessment of circumstances relevant to compliance with the Rural Zone and applicable codes of the Tasmanian Planning Scheme – Burnie (the Scheme) and the *Land Use Planning and Approvals Act 1993* (the Act).

This report is supported by an application form, titles (Appendix A), project drawings (Appendix B), a current EPN (Appendix C) and a letter from a certified environmental practitioner addressing the exemption requirements under the Potentially Contaminated Land Code (Appendix D).

1.2 Scope and limitations

This report has been prepared by GHD for Tasmania Mines Limited and may only be used and relied on by Tasmania Mines Limited for the purpose agreed between GHD and Tasmania Mines Limited as set out in section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than Tasmania Mines Limited arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD as described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.

1.3 Assumptions

Any material and relevant assumptions will be specifically stated within the context of the information provided.

2. The proposal

The intent of the proposal is to support the continuous operation of the existing mining and processing activities, at existing rates and pursuant to existing permit limits and requirements. Raising the tailings dam height would provide an additional 1000ML (approx.) of storage capacity, estimated to extend the life of the mine until 2031. The proposal would see the existing dam height raised a total of 7m in two stages from RL 566m to RL 573m.

Materials for the proposal will be sourced from both suitable mine waste and tailings. The outer layer will use Zone 3 rockfill material sourced from the existing mine. No potentially contaminating material will be used for the outer rockfill layer. General fill would use a combination of suitable mine waste and compacted tailings from the site. Tailings used for general fill will be kept internally within the outer layer of the dam. Zone 3 material (or similar) will also be used for the erosion control of the general fill. A 1m thick topsoil/mulch layer will provide coverage over the dam at the planned closure at RL 573m.

Materials will be placed in layers through the use of heavy equipment such as excavators, trucks, bulldozers and rollers. Sand or gravel materials will require the use of a drum smooth roller for compaction. Materials will be placed in layers and compacted to the required density.

There will be on-site verification by the designer (geotechnical engineer) both periodically and during critical stages of TSF2 construction, to verify design assumptions and to help ensure the quality of materials and placement.

Technical aspects of the dam construction will be addressed in a Pre-construction Report prepared in accordance with the Department of Primary Industries, Parks, Water and Environment (DPIPWE) Guidelines for Pre-Construction Reports (DPIPWE, 2015). This will include the required information on consequence category, geology and geotechnical investigations, hydrology, and construction details and will be submitted to the relevant authorities for approval prior to commencement.

3. Existing approvals

The most relevant planning approval for the activity is DA2009/151. The latest EPN issued by the EPA for TSF 2 is attached at Appendix C

4. Notification and consent

All activity would be on land owned by Sustainable Timber Tasmania and leased by Tasmania Mines Pty Ltd and would be contained within the existing mining leases 1934P/M and 8M/2008.

According to the Tasmanian Government's LISTmap records, the majority of the site, including all of the existing tailings dam, has no title, referenced only by PID3383414. Forestry Tasmania is listed as an interested party to this land only. Notwithstanding that unvested land may be recognised as Crown land, an application for mining operations within a mining lease does not require Crown consent, pursuant to s52(1H) of the Act..

North of the main pit but within the mining lease is a smaller parcel of land, which is further described in Certificate of Title Volume 239159, Folio 1 (see Appendix A). Some activity related to this application may affect this parcel of land but it is unlikely. Notwithstanding, further to s52(1A), notifications normally required by s52(1), are not required.

5. Site analysis

5.1 Location and access

The Hampshire area is a sparsely settled landscape dominated by production forestry and rural resource-based activity. A few dwellings are located approximately 4km north within a recognisable centre of the Hampshire locality. One isolated dwelling is located approximately 1750m north-west of the main pit and 2750m north-west of TSF2.

The site is located at the end of Kara Road, the majority of which is privately owned and managed by Tasmania Mines Pty Ltd. Access to and from the State owned and managed Ridgley Highway is via a short section of the locally owned and managed Upper Natone Road.

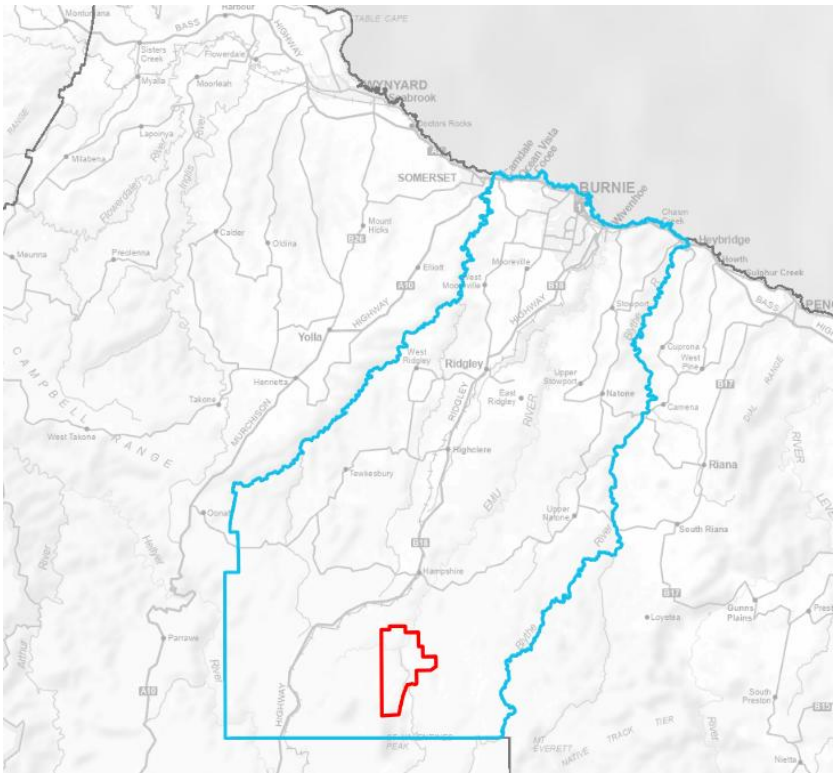


Figure 4 *Topographic map, site in red Burnie municipality in blue.*

2.2 Aboriginal heritage

The proposed activity would take place on already disturbed and cleared / developed land. In the unlikely event of unanticipated finds, the procedures outlined in the *Aboriginal Heritage Act 1975* will be followed, including ceasing work and seeking advice from relevant authorities.

5.2 European heritage

There are no places listed on the Tasmanian Heritage Register located on or near to the site. Therefore, the proposal does not require assessment under the *Historic Cultural Heritage Act 1995*.

5.3 Natural values

The expanded dam footprint and the associated activities on the site would be confined to already modified and cleared areas. This would occur within the context of surrounding land that is designated as a Permanent Timber Production Zone under the ***Forest Management Act 2013***. In this context, it is considered that significant natural values are unlikely to be impacted and therefore, no detailed assessment has been undertaken.

6. Planning scheme assessment

The following is an assessment of the proposed embankment lift use and development against the provisions of the *Tasmanian Planning Scheme – Burnie* pursuant to the *Land use Planning and Approvals Act 1993.* For the purpose of relevance and brevity, some Standards within the Zone and Codes, that are clearly inapplicable have been omitted.

6.1 Rural zone

The site is located within the Rural Zone, as shown in Figure 5.

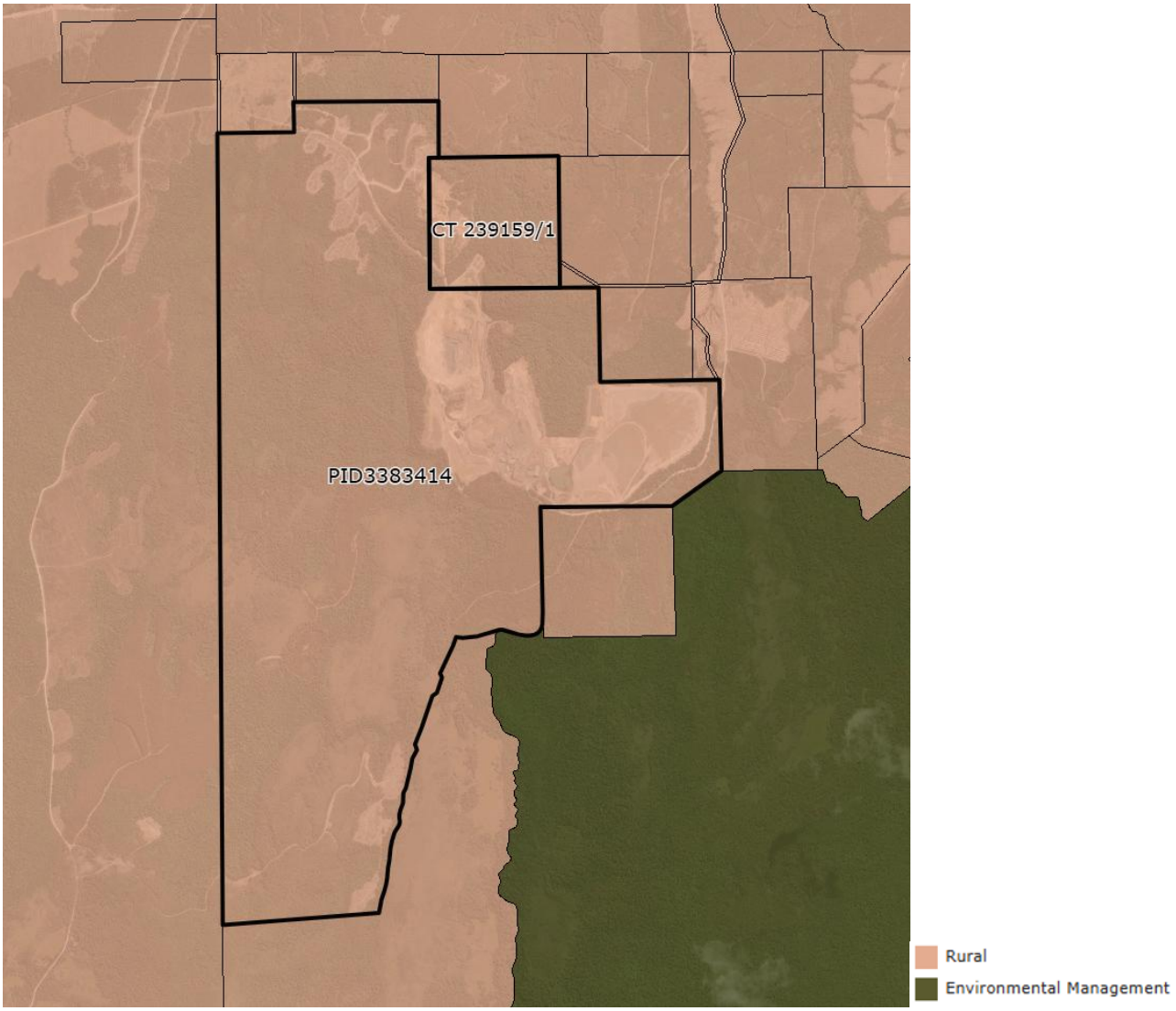


Figure 5 Site zone mapping (theLIST).

6.1.1 Zone purpose and use table

20.1 Zone Purpose		
20.1.1	*To provide for a range of use or development in a rural location:*	
	(a)	*where agricultural use is limited or marginal due to topographical, environmental or other site or regional characteristics;*
	(b)	*that requires a rural location for operational reasons;*
	(c)	*is compatible with agricultural use if occurring on agricultural land;*

20.1 Zone Purpose
(d) minimises adverse impacts on surrounding uses. *20.1.2 To minimise conversion of agricultural land for non-agricultural use.* *20.1.3 To ensure that use or development is of a scale and intensity that is appropriate for a rural location and does not compromise the function of surrounding settlements.*
Comment: Consistent The proposal complies with the Zone Purpose as it will allow for the continued Extractive Industry use at the site and provide for the use of land in a rural location where agricultural use limited. The proposal does not convert any agricultural land and is of a scale and intensity suitable for a rural location and does not compromise any surrounding settlements.

20.2 Use Table
Comment: Permitted The proposal is for works associated with the Extractive Industry Use, which is Permitted in the Zone.

6.1.2 20.3 Use Standards

Extractive Industry is a permitted use. The standards of Clause 20.3 do not apply.

6.1.3 20.4 Development Standards for Buildings and Works

20.4.1 Building height	
***Objective**:* *To provide for a building height that:* *(a) is necessary for the operation of the use; and* *(b) minimises adverse impacts on adjoining properties.*	
Acceptable Solutions	**Performance Criteria**
A1 Building height must be not more than 12m.	**P1** Building height must be necessary for the operation of the use and not cause an unreasonable impact on adjoining properties, having regard to: (a) the proposed height of the building; (b) the bulk and form of the building; (c) the separation from existing uses on adjoining properties; and (d) any buffers created by natural or other features.
Comment: Complies with the Performance Criteria TSF2 has an approved height of 16m. With an additional 7m, TSF2 would have a maximum height of approximately 23m and therefore must be assessed against the Performance Criteria. It is considered that the additional height is necessary for the continued containment of tailings on-site and will have no unreasonable impact on adjoining properties, having regard to: (a)(b) The height, bulk and form of the TSF will not be out of place in the heavily industrialised context (c)(d)The remote site of the TSF is separated from existing uses on adjoining properties by a substantial distance and a substantial amount of buffering vegetation.	

20.4.2 Setbacks	
***Objective**:* *That the siting of buildings minimises potential conflict with use on adjoining sites.*	
Acceptable Solutions	**Performance Criteria**
A1 Buildings must have a setback from all boundaries of:	**P1**

20.4.2 Setbacks	
(a) not less than 5m; or (b) if the setback of an existing building is within 5m, not less than the existing building.	Buildings must be sited to provide adequate vehicle access and not cause an unreasonable impact on existing use on adjoining properties, having regard to: (a) the bulk and form of the building; (b) the nature of existing use on the adjoining properties; (c) separation from existing use on the adjoining properties; and (d) any buffers created by natural or other features.
Comment: Complies Whilst not buildings, the TSF2 would be no closer than 17m to the nearest boundary. The spillway would be no less than 5m from that same boundary.	
A2 Buildings for a sensitive use must be separated from an Agriculture Zone a distance of: (a) not less than 200m; or (b) if an existing building for a sensitive use on the site is within 200m of that boundary, not less than the existing building.	**P2** Buildings for a sensitive use must be sited so as not to conflict or interfere with an agricultural use within the Agriculture Zone, having regard to: (a) the size, shape and topography of the site; (b) the prevailing setbacks of any existing buildings for sensitive uses on adjoining properties; (c) the location of existing buildings on the site; (d) the existing and potential use of adjoining properties; (e) any proposed attenuation measures; and (f) any buffers created by natural or other features.
Comment: Not applicable No buildings for sensitive use are proposed.	

6.1.4 20.4 Development Standards for Subdivision

No subdivision is proposed. The standards of Clause 20.5 do not apply.

6.2 Codes

6.2.1 C2.0 Parking and Sustainable Transport Code

C2.1 Code Purpose	
C2.1.1	*To ensure that an appropriate level of parking facilities is provided to service use and development.*
C2.1.2	*To ensure that cycling, walking and public transport are encouraged as a means of transport in urban areas.*
C2.1.3	*To ensure that access for pedestrians, vehicles and cyclists is safe and adequate.*
C2.1.4	*To ensure that parking does not cause an unreasonable loss of amenity to the surrounding area.*
C2.1.5	*To ensure that parking spaces and accesses meet appropriate standards.*
C2.1.6	*To provide for parking precincts and pedestrian priority streets.*
Comment: Consistent The TSF2 raise will be integrated with day to day mining operations. Whilst there may be a minor increase in vehicle movements to and from the site during construction, there would be no permanent increase to traffic. No additional staffing would be required. Vehicles accessing the site will primarily be for the existing mining use.	

6.2.1.1 C2.5 Use Standards

C2.5.1 Car parking numbers	
***Objective**:* *That an appropriate level of car parking spaces are provided to meet the needs of the use.*	
Acceptable Solutions	**Performance Criteria**
A1 The number of on-site car parking spaces must be no less than the number specified in Table C2.1, excluding if: (a) the site is subject to a parking plan for the area adopted by council, in which case parking provision (spaces or cash-in-lieu) must be in accordance with that plan; (b) the site is contained within a parking precinct plan and subject to Clause C2.7; (c) the site is subject to Clause C2.5.5; or (d) it relates to an intensification of an existing use or development or a change of use where: i. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is greater than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case no additional on-site car parking is required; or ii. the number of on-site car parking spaces for the existing use or development specified in Table C2.1 is less than the number of car parking spaces specified in Table C2.1 for the proposed use or development, in which case on-site car parking must be calculated as follows: N = A + (C- B) N = Number of on-site car parking spaces required A = Number of existing on site car parking spaces B = Number of on-site car parking spaces required for the existing use or development specified in Table C2.1 C= Number of on-site car parking spaces required for the proposed use or development specified in Table C2.1.	**P1.1** The number of on-site car parking spaces for uses, excluding dwellings, must meet the reasonable needs of the use, having regard to: (a) the availability of off-street public car parking spaces within reasonable walking distance of the site; (b) the ability of multiple users to share spaces because of: i. variations in car parking demand over time; or ii. efficiencies gained by consolidation of car parking spaces. (c) the availability and frequency of public transport within reasonable walking distance of the site; (d) the availability and frequency of other transport alternatives; (e) any site constraints such as existing buildings, slope, drainage, vegetation and landscaping; (f) the availability, accessibility and safety of on street parking, having regard to the nature of the roads, traffic management and other uses in the vicinity; (g) the effect on streetscape; and (h) any assessment by a suitably qualified person of the actual car parking demand determined having regard to the scale and nature of the use and development. **P1.2** The number of car parking spaces for dwellings must meet the reasonable needs of the use, having regard to: (a) the nature and intensity of the use and car parking required. (b) the size of the dwelling and the number of bedrooms; and (c) the pattern of parking in the surrounding area.
Comment: Complies Resources to construct the TSF2 raise would primarily be diverted from usual mining operations. Whilst there may be a minor increase (less than 10%) in vehicle movements to and from the site during construction, there would be no permanent increase to traffic. The site contains ample space for the reasonable needs of the activity, with no practical need to specify or formalise parking arrangements.	

6.2.1.2 C2.6 Development Standards for Buildings and Works

C2.6.1 Construction of parking areas	
***Objective**:* *That parking areas are constructed to an appropriate standard.*	
Acceptable Solutions	**Performance Criteria**
A1	**P1**

C2.6.1 Construction of parking areas	
All parking, access ways, manoeuvring and circulation spaces must: (a) be constructed with a durable all weather pavement; (b) be drained to the public stormwater system, or contain stormwater on the site; and (c) excluding all uses in the Rural Zone, Agriculture Zone, Landscape Conservation Zone, Environmental Management Zone, Recreation Zone and Open Space Zone, be surfaced by a spray seal, asphalt, concrete, pavers or equivalent material to restrict abrasion from traffic and minimise entry of water to the pavement.	All parking, access ways, manoeuvring and circulation spaces must be readily identifiable and constructed so that they are useable in all weather conditions, having regard to: (a) the nature of the use; (b) the topography of the land; (c) the drainage system available; (d) the likelihood of transporting sediment or debris from the site onto a road or public place; (e) the likelihood of generating dust; and (f) the nature of the proposed surfacing.
Comment: Complies No additional carparking is proposed or required. Noting that the activity takes place within the Rural Zone on a highly industrialised site, there is no requirement or practical need to formalise parking beyond that which already exists.	

C2.6.2 Design and layout of parking areas	
***Objective**:* *That parking areas are designed and laid out to provide convenient, safe and efficient parking.*	
Acceptable Solutions	**Performance Criteria**
A1.1 Parking, access ways, manoeuvring and circulation spaces must either: (a) comply with the following: i. have a gradient in accordance with *Australian Standard AS 2890 - Parking facilities, Parts 1-6*; ii. provide for vehicles to enter and exit the site in a forward direction where providing for more than 4 parking spaces; iii. have an access width not less than the requirements in Table C2.2; iv. have car parking space dimensions which satisfy the requirements in Table C2.3; v. have a combined access and manoeuvring width adjacent to parking spaces not less than the requirements in Table C2.3 where there are 3 or more car parking spaces; vi. have a vertical clearance of not less than 2.1m above the parking surface level; and vii. excluding a single dwelling, be delineated by line marking or other clear physical means; or (b) comply with *Australian Standard AS 2890-Parking facilities, Parts 1-6*. **A1.2** Parking spaces provided for use by persons with a disability must satisfy the following:	**P1** All parking, access ways, manoeuvring and circulation spaces must be designed and readily identifiable to provide convenient, safe and efficient parking, having regard to: (a) the characteristics of the site; (b) the proposed slope, dimensions and layout; (c) useability in all weather conditions; (d) vehicle and pedestrian traffic safety; (e) the nature and use of the development; (f) the expected number and type of vehicles; (g) the likely use of the parking areas by persons with a disability; (h) the nature of traffic in the surrounding area; (i) the proposed means of parking delineation; and (j) the provisions of *Australian Standard AS 2890.1:2004 Parking facilities, Part 1: Off-street car parking* and *AS 2890.2 -2002 Parking facilities, Part 2: Off street commercial vehicle facilities.*

C2.6.2 Design and layout of parking areas	
(a) be located as close as practicable to the main entry point to the building; (b) be incorporated into the overall car park design; and (c) be designed and constructed in accordance with *Australian/New Zealand Standard AS/NZS 2890.6:2009 Parking facilities, Off-street parking for people with disabilities*.	
Comment: Complies No additional carparking is proposed or required. Noting that the activity takes place within the Rural Zone on a highly industrialised site, there is no requirement or practical need to formalise parking beyond that which already exists.	

C2.6.3 Number of accesses for vehicles	
***Objective**:* *That:* *(a) access to land is provided which is safe and efficient for users of the land and all road network users, including but not limited to drivers, passengers, pedestrians and cyclists by minimising the number of vehicle accesses;* *(b) accesses do not cause an unreasonable loss of amenity of adjoining uses; and* *(c) the number of accesses minimise impacts on the streetscape.*	
Acceptable Solutions	**Performance Criteria**
A1 The number of accesses provided for each frontage must: (a) be no more than 1; or (b) no more than the existing number of accesses, whichever is the greater.	**P1** The number of accesses for each frontage must be minimised, having regard to: (a) any loss of on-street parking; and (b) pedestrian safety and amenity; (c) traffic safety; (d) residential amenity on adjoining land; and (e) the impact on the streetscape.
Comment: Not applicable No modifications to the existing access or additional accesses are proposed.	

C2.6.5 Pedestrian access	
***Objective**:* *That pedestrian access within parking areas is provided in a safe and convenient manner.*	
Acceptable Solutions	**Performance Criteria**
A1.1 Uses that require 10 or more car parking spaces must: (a) have a 1m wide footpath that is separated from the access ways or parking aisles, excluding where crossing access ways or parking aisles, by: i. a horizontal distance of 2.5m between the edge of the footpath and the access way or parking aisle; or ii. protective devices such as bollards, guard rails or planters between the footpath and the access way or parking aisle; and (b) be signed and line marked at points where pedestrians cross access ways or parking aisles.	**P1** Safe and convenient pedestrian access must be provided within parking areas, having regard to: (a) the characteristics of the site; (b) the nature of the use; (c) the number of parking spaces; (d) the frequency of vehicle movements; (e) the needs of persons with a disability; (f) the location and number of footpath crossings; (g) vehicle and pedestrian traffic safety; (h) the location of any access ways or parking aisles; and (i) any protective devices proposed for pedestrian safety.

C2.6.5 Pedestrian access	
A1.2 In parking areas containing accessible car parking spaces for use by persons with a disability, a footpath having a width not less than 1.5m and a gradient not steeper than 1 in 14 is required from those spaces to the main entry point to the building.	
Comment: Complies/condition No additional parking is required for the TSF2 raise. On this highly industrialised site, familiar to users and with low traffic speeds and volumes, it is considered that the safe and convenient movement of pedestrians can dealt with through a permit condition, if required.	

C2.6.6 Loading bays	
***Objective**:* *That the area and dimensions of loading bays are adequate to provide safe and efficient delivery and collection of goods.*	
Acceptable Solutions	**Performance Criteria**
A1 The area and dimensions of loading bays and access way areas must be designed in accordance with *Australian Standard AS 2890.2–2002, Parking facilities, Part 2: Off street commercial vehicle facilities,* for the type of vehicles likely to use the site.	**P1** Loading bays must have an area and dimensions suitable for the use, having regard to: (a) the types of vehicles likely to use the site; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the topography of the site; (f) the location of existing buildings on the site; and (g) any constraints imposed by existing development.
Comment: Complies No additional loading bays are required for the TSF2 raise. This is a spacious and highly industrialised site, with circulation and loading designed for operational efficiency based on unique operational requirements (suitable for use).	
A2 The type of commercial vehicles likely to use the site must be able to enter, park and exit the site in a forward direction in accordance with *Australian Standard AS 2890.2 – 2002, Parking Facilities, Part 2: Parking facilities Off street commercial vehicle facilities.*	**P2** Access for commercial vehicles to and from the site must be safe, having regard to: (a) the types of vehicles associated with the use; (b) the nature of the use; (c) the frequency of loading and unloading; (d) the area and dimensions of the site; (e) the location of the site and nature of traffic in the area of the site; (f) the effectiveness or efficiency of the surrounding road network; and (g) site constraints such as existing buildings, slope, drainage, vegetation, parking and landscaping.
Comment: Not applicable The site contains ample space for the safe and reasonable needs of commercial vehicles, with no practical need to specify or formalise access or circulation.	

6.2.2 C3.0 Road and Railway Assets Code

C3.1 Code Purpose
C3.1.1 To protect the safety and efficiency of the road and railway networks; and *C3.1.2 To reduce conflicts between sensitive uses and major road and the rail network.*
Comment: Consistent The proposal would have no significant impact on the interaction of traffic with the road network, including the well-formed, line-marked and signposted intersections of Kara Road/Upper Natone Road and Upper Natone Road/Ridgley Highway.

6.2.2.1 C3.5 Use Standards

C3.5.1 Traffic generation at a vehicle crossing, level crossing or new junction	
***Objective**:* *To minimise any adverse effects on the safety and efficiency of the road or rail network from vehicular traffic generated from the site at an existing or new vehicle crossing or level crossing or new junction.*	
Acceptable Solutions	**Performance Criteria**
A1.1 For a category 1 road or a limited access road, vehicular traffic to and from the site will not require: (a) a new junction; (b) a new vehicle crossing; or (c) a new level crossing. **A1.2** For a road, excluding a category 1 road or a limited access road, written consent for a new junction, vehicle crossing, or level crossing to serve the use and development has been issued by the road authority. **A1.3** For the rail network, written consent for a new private level crossing to serve the use and development has been issued by the rail authority. **A1.4** Vehicular traffic to and from the site, using an existing vehicle crossing or private level crossing, will not increase by more than: (a) the amounts in Table C3.1; or (b) allowed by a licence issued under Part IVA of the *Roads and Jetties Act 1935* in respect to a limited access road. **A1.5** Vehicular traffic must be able to enter and leave a major road in a forward direction.	**P1** Vehicular traffic to and from the site must minimise any adverse effects on the safety of a junction, vehicle crossing or level crossing or safety or efficiency of the road or rail network, having regard to: (a) any increase in traffic caused by the use; (b) the nature of the traffic generated by the use; (c) the nature of the road; (d) the speed limit and traffic flow of the road; (e) any alternative access to a road; (f) the need for the use; (g) any traffic impact assessment; and (h) any advice received from the rail or road authority.
Comment: Complies The proposal would have no significant impact on the interaction of traffic with the road network, including the well-formed, line-marked and signposted intersections of Kara Road/Upper Natone Road and Upper Natone Road/Ridgley Highway. Resources to construct the TSF2 raise would primarily be diverted from usual mining operations. Whilst there may be a minor increase in vehicle movements to and from the site during construction (less than 10%), there would be no permanent increase to traffic.	

C7.0 Natural Assets Code

C7.1 Code Purpose	
C7.1.1	*To minimise impacts on water quality, natural assets including native riparian vegetation, river condition and the natural ecological function of watercourses, wetlands and lakes.*
C7.1.2	*To minimise impacts on coastal and foreshore assets, native littoral vegetation, natural coastal processes and the natural ecological function of the coast.*
C7.1.3	*To protect vulnerable coastal areas to enable natural processes to continue to occur, including the landward transgression of sand dunes, wetlands, saltmarshes and other sensitive coastal habitats due to sea-level rise.*
C7.1.4	*To minimise impacts on identified priority vegetation.*
C7.1.5	*To manage impacts on threatened fauna species by minimising clearance of significant habitat.*

Comment: Consistent

The proposal is for a 7m raise and a small footprint expansion of the existing TSF2. The use of the site involves significant human interference with natural values. Prior clearance of the site and heavy disturbance has significantly reduced natural values. Nevertheless, the design minimises footprint expansion with no likelihood of significant vegetation removal and it maintains existing approved systems for maintaining water quality. It is considered that potential impacts to natural assets are appropriately minimised.

6.2.2.2 C7.6 Development Standards for Buildings and Works

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area

***Objective**:*

That buildings and works within a waterway and coastal protection area or future coastal refugia area will not have an unnecessary or unacceptable impact on natural assets.

Acceptable Solutions	Performance Criteria
A1 Buildings and works within a waterway and coastal protection area must: (a) be within a building area on a sealed plan approved under this planning scheme; (b) in relation to a Class 4 watercourse, be for a crossing or bridge not more than 5m in width; or (c) if within the spatial extent of tidal waters, be an extension to an existing boat ramp, car park, jetty, marina, marine farming shore facility or slipway that is not more than 20% of the area of the facility existing at the effective date.	**P1.1** Buildings and works within a waterway and coastal protection area must avoid or minimise adverse impacts on natural assets, having regard to: (a) impacts caused by erosion, siltation, sedimentation and runoff; (b) impacts on riparian or littoral vegetation; (c) maintaining natural streambank and streambed condition, where it exists; (d) impacts on in-stream natural habitat, such as fallen logs, bank overhangs, rocks and trailing vegetation; (e) the need to avoid significantly impeding natural flow and drainage; (f) the need to maintain fish passage, where known to exist; (g) the need to avoid land filling of wetlands; (h) the need to group new facilities with existing facilities, where reasonably practical; (i) minimising cut and fill; (j) building design that responds to the particular size, shape, contours or slope of the land; (k) minimising impacts on coastal processes, including sand movement and wave action; (l) minimising the need for future works for the protection of natural assets, infrastructure and property; (m) the environmental best practice guidelines in the *Wetlands and Waterways Works Manual*; and

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
	(n) the guidelines in the *Tasmanian Coastal Works Manual*.

Comment: Complies with P1

P1.1

A portion of the proposal is located within a waterway and coastal protection area overlay as indicated below within the red circle:

This is the low part of the site, currently used for tailings storage. Located here is the sump, which captures runoff, seepage and sediment to be pumped back into the TSF1 water dam. This already approved system will be repeated for the TSF2 raise in order to maintain water quality. It is anticipated that any additional impacts to waterways will be minimal.

(a) Impacts to erosion, siltation, sedimentation and runoff would be managed by on-site toe drainage and spillway adjacent to and surrounding TSF2. This is consistent with existing management at the site and minimises any potential impacts to the surrounding environment.

(b) No riparian or littoral vegetation will be impacted.

(c) No streambanks or streambed will be impacted by the proposal.

(d) No in-stream habitats will be impacted by the proposal.

(e) The proposal is for the increase in height to the existing TSF2 and would not cause additional impacts to natural flows.

(f) The proposal would not likely impact fish movements.

(g) There are no wetlands at the or surrounding the site.

(h) The proposal is for works on an existing TSF, which requires a raise for continued operations of the Kara Mine.

(i) No cut is proposed. Fill will be required to raise the dam wall.

(j) No buildings are included in the proposal.

(k) No coastal processes will be impacted by the proposal.

(l) The proposal will improve the capacity of TSF2, reducing the need for future works.

(m) The proposal does not involve works in a wetland.

(n) The proposal does not involve works in a coastal area.

A3	**P3**
Development within a waterway and coastal protection area or a future coastal refugia area must not involve a new stormwater point discharge into a watercourse, wetland or lake.	Development within a waterway and coastal protection area or a future coastal refugia area involving a new stormwater point discharge into a watercourse, wetland or lake must avoid or minimise adverse impacts on natural assets, having regard to: (a) the need to minimise impacts on water quality; and

C7.6.1 Buildings and works within a waterway and coastal protection area or a future coastal refugia area	
	(b) the need to mitigate and manage any impacts likely to arise from erosion, sedimentation or runoff.
Comment: Complies The proposal involves covering over the old TSF2 spillway and the construction of a new spillway adjacent to it. The spillway would be designed to provide an outfall for water to cope with specified storm events, as required by the existing and any future EPNs.	
A5 Coastal protection works or watercourse erosion or inundation protection works must not occur within a waterway and coastal protection area or a future coastal refugia area.	**P5** Coastal protection works or watercourse erosion or inundation protection works within a waterway and coastal protection area or a future coastal refugia area must be designed by a suitably qualified person and minimise adverse impacts on natural coastal processes, having regard to: (a) impacts on sand movement and wave action; and (b) the potential for increased risk of inundation to adjacent land.
Comment: Not applicable No watercourse erosion or inundation protection works are proposed.	

Table 1 [Insert Table Caption]

C7.6.2 Clearance within a priority vegetation area	
***Objective**:* *That clearance of native vegetation within a priority vegetation area:* *(a) does not result in unreasonable loss of priority vegetation;* *(b) is appropriately managed to adequately protect identified priority vegetation; and* *(c) minimises and appropriately manages impacts from construction and development activities.*	
Acceptable Solutions	**Performance Criteria**
A1 Clearance of native vegetation within a priority vegetation area must be within a building area on a sealed plan approved under this planning scheme.	**P1.1** Clearance of native vegetation within a priority vegetation area must be for: (a) an existing use on the site, provided any clearance is contained within the minimum area necessary to be cleared to provide adequate bushfire protection, as recommended by the Tasmania Fire Service or an accredited person; (b) buildings and works associated with the construction of a single dwelling or an associated outbuilding; (c) subdivision in the General Residential Zone or Low Density Residential Zone; (d) use or development that will result in significant long term social and economic benefits and there is no feasible alternative location or design; (e) clearance of native vegetation where it is demonstrated that on-going pre-existing management cannot ensure the survival of the priority vegetation and there is little potential for long-term persistence; or (f) the clearance of native vegetation that is of limited scale relative to the extent of priority vegetation on the site. **P1.2** Clearance of native vegetation within a priority vegetation area must minimise adverse impacts on priority vegetation, having regard to: (a) the design and location of buildings and works and any constraints such as topography or land hazards; (b) any particular requirements for the buildings and works; (c) minimising impacts resulting from bushfire hazard management measures through siting and fire-resistant design of habitable buildings; (d) any mitigation measures implemented to minimise the residual impacts on priority vegetation; (e) any on-site biodiversity offsets; and (f) any existing cleared areas on the site.
Comment: Complies with P1.1 and P1.2 As described in Section 2, the project will see TSF2 raised by 7m and require the expansion of the footprint by up to approximately 10m. Some the works would occur within the priority vegetation overlay as indicated by the green line below and on the project drawings.	

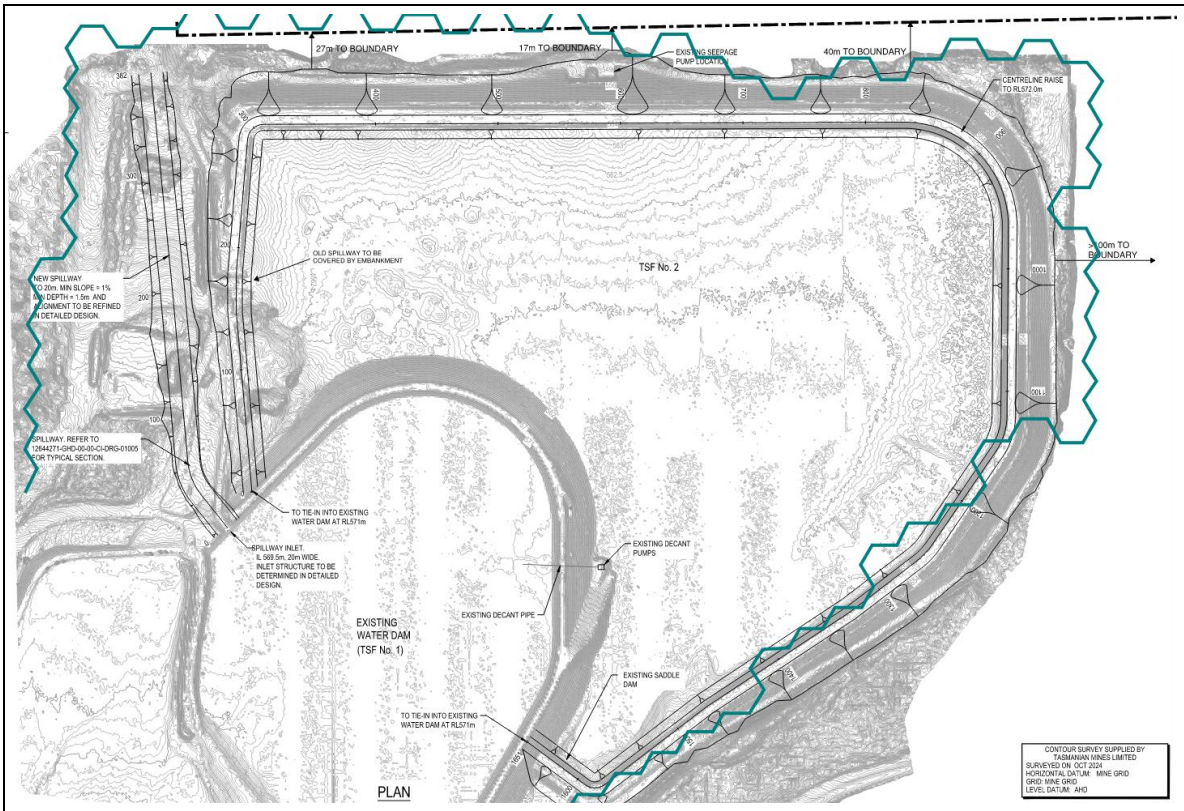


Figure 6 Project drawings showing title (black broken line) and Priority Vegetation (green line)

The overlay area does not match the existing extent of vegetation as seen on recent aerial photography, below:

Figure 7 ListMAP ESRI aerial imagery and Priority Vegetation Overlay

The site is a highly modified landscape and has been previously cleared for previous works to TSF2. It is anticipated no significant clearing will be required. Any clearing would be minimal, within the property boundaries and within the mining lease area. .

P1.1

Any clearance of native vegetation within the priority vegetation area would be only that required for the lift of TSF2. In accordance with the PC, the clearance is required for the continued operation of the Kara Mine until 2031, providing significant social and economic benefit to local region and wider Tasmanian economy. Alternatives for tailings storage are not feasible from a location, design and environmental perspective.

P1.2

As stated above it is anticipated that no significant clearing will be required due to previous clearance for works on TSF2 and that adverse impacts would be appropriately minimised, having regard to:

a) The location of the works is required as the proposal is to extend the life of the existing TSF2.

b) The proposed works are required to extend the life of TSF2.

c) The are not habitable buildings at the site or included in the proposal.

d) On-site biodiversity offsets will not be required as no significant vegetation clearance is proposed.

e) On-site biodiversity offsets will not be required as no significant clearing involved.

f) Proposed works will almost entirely be conducted within existing cleared areas at the site.

6.2.2.3 C7.7 Development Standards for Subdivision

Not applicable as subdivision does not form part of the application.

6.2.3 C9.0 Attenuation Code

C9.1 Code Purpose
C9.1.1 To minimise adverse impacts on the health, safety and amenity of sensitive use from activities which have the potential to cause emissions. *C9.1.2 To minimise the likelihood for sensitive use to conflict with, interfere with, or constrain, activities which have the potential to cause emissions.*
Comment: Consistent The proposal is located in a rural location on an approved mining lease/s that is well separated from sensitive uses. Given the existing use of the site, it is unlikely that there will be any material impacts to the health, safety and amenity of any nearby sensitive uses. It is unlikely that there will be any conflict between any sensitive uses and activities at the site.

6.2.3.1 C9.5 Use Standards

C9.5.1 Activities with potential to cause emission	
Objective: *That an activity with potential to cause emissions is located so that it does not cause an unreasonable impact on an existing sensitive use.*	
Acceptable Solutions	**Performance Criteria**
A1 The attenuation area of an activity listed in Tables C9.1 or C9.2 must not include: (a) a site used for a sensitive use which is existing; (b) a site that has a planning permit for a sensitive use; or (c) land within the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone.	**P1** An activity listed in Tables C9.1 or C9.2 must not cause: (a) an unreasonable loss of amenity or unreasonable impacts on health and safety of a sensitive use which is existing, or has a planning permit; or (b) unreasonable impacts on land within the relevant attenuation area that is in the General Residential Zone, Inner Residential Zone, Low Density Residential Zone, Rural Living Zone A, Rural Living Zone B, Village Zone or Urban Mixed Use Zone, having regard to: (i) operational characteristics of the activity;

C9.5.1 Activities with potential to cause emission	
	(ii) scale and intensity of the activity; (iii) degree of hazard or pollution that may be emitted from the activity; (iv) hours of operation of the activity; (v) nature of likely emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; (vi) existing emissions such as noise, odour, gases, dust, particulates, radiation, vibrations or waste; and (vii) measures to eliminate, mitigate or manage emissions from the activity.
Comment: Complies The proposal is for works associated with the operation of an open-cut mine which has existing approvals as a Level 2 activity and which has a Code prescribed attenuation distance of 2000m The nearest known sensitive use is a dwelling located on 240373/1, approximately 1750m from the main pit and 2750m from TSF2. The TSF2 raise would be undertaken in the same manner as past raises and would involve the continuation of the same mining activity currently in operation. No change is expected that would unreasonably impact amenity or the health and safety of any sensitive uses. Nevertheless, it is expected that the application would be referred to the EPA for consideration in relation to such matters.	

C9.5.2 Sensitive use within an attenuation area	
Objective: *That sensitive use located within an attenuation area does not interfere with or constrain the operation of an existing activity listed in Tables C9.1 or C9.2.*	
Acceptable Solutions	**Performance Criteria**
A1 No Acceptable Solution.	**P1** Sensitive use within an attenuation area, must not interfere with or constrain an existing activity listed in Tables C9.1 or C9.2, having regard to: (a) the nature of the activity with potential to cause emissions including: (i) operational characteristics of the activity; (ii) scale and intensity of the activity; and (iii) degree of hazard or pollution that may be emitted from the activity; (b) the nature of the sensitive use; (c) the extent of encroachment by the sensitive use into the attenuation area; (d) measures in the design, layout and construction of the development for the sensitive use to eliminate, mitigate or manage effects of emissions of the activity;

C9.5.2 Sensitive use within an attenuation area	
	(e) any advice from the Director, Environment Protection Authority; and (f) any advice from the Director of Mines.
Comment: Complies No significant change to operations is proposed and therefore, no interference or constraint is likely from the dwelling located on 240373/1. Nevertheless, it is expected that the application will be referred to the EPA and that the extent of constraint or interference will be considered in that process.	

6.3 Applicability of other codes

6.3.1 Signs Code

No signs are included in the proposal. The Code does not apply.

6.3.2 Electricity Transmission Infrastructure Protection Code

No electricity transmission infrastructure is proposed, nor is the proposal located in an Electricity Transmission Infrastructure Protection Code overlay. The Code does not apply.

6.3.3 Telecommunications Code

No telecommunications infrastructure is proposed. The Code does not apply.

6.3.4 Local Historic Heritage Code

The proposal is not located within a local heritage place, precinct, or historic landscape precinct; place or precinct of archaeological potential; and no significant trees are within the site. The Code does not apply.

6.3.5 Scenic Protection Code

The proposal is not located within a Scenic protection area overlay or on a Scenic Road corridor. The Code does not apply.

6.3.6 Coastal Erosion Hazard Code

The proposal is not located in a Coastal erosion area. The Code does not apply.

6.3.7 Coastal Inundation Hazard Code

The proposal is not located in a Coastal inundation hazard area. The Code does not apply.

6.3.8 Flood-Prone Areas Code

The proposal is not located in a Flood-prone area. The Code does not apply.

6.3.9 Bushfire Prone Areas Code

The site is located within a Bushfire-prone area. No subdivision, vulnerable or hazardous uses are proposed. The proposal does not involve the storage of hazardous chemicals of a manifest quantity. Whilst regular mining operations involve explosives, there would be no change to this aspect of the operation. The Code does not apply.

6.3.10 Potentially Contaminated Land Code

The site is not known to be contaminated land as defined but it does contain tailings deposit which is classified as a potentially contaminating activity in the Scheme. The risk of adverse environmental impacts from the tailings deposits is significantly reduced by the natural properties of the overburden and ore that make it non-acid generating.

Any potential construction works involving the use of tailings will be contained to within the tailings cell of TSF2. No tailings will leave TSF2 during or after the required works, resulting in no increased contamination risk.

Appendix D is a letter from a Certified Environmental Practitioner (Site Contamination Specialist), concluding that the proposal meets C14.4.1(d) and is thereby is exempt from the Code.

6.3.11 Landslip Hazard Code

The site contains areas of Low Landslip Hazard. The proposal is for Extractive Industry use on land within a mining lease under the *Mineral Resources Development Act 1995*. As per Clause C15.4, the proposal is exempt from the Code.

6.3.12 Safeguarding of Airports Code

The proposal is not located in an Airport obstacle limitation area or Airport noise exposure area. The Code does not apply.

7. Conclusion

The proposal represents an opportunity for the continuation of existing processes and extraction rates at the Kara Mine until approximately 2031. There would be no change to the nature of mining, already assessed and approved by Council and the EPA.

The proposal involves a small increase to the height of TSF2 and a small expansion of the footprint within an already heavily disturbed part of the site. Impacts on health, amenity, natural values, adjoining properties and other matters that are the subject of Planning Scheme requirements are low and manageable.

It is considered that the proposal meets the standards of the Scheme through both the Acceptable Solutions and Performance Criteria and that it can be approved subject to standard conditions.

Appendices

Appendix A

Title documents

RESULT OF SEARCH

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Government

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
239159	1
EDITION	DATE OF ISSUE
2	01-Feb-1996

SEARCH DATE : 05-Nov-2025
SEARCH TIME : 02.52 PM

DESCRIPTION OF LAND

City of BURNIE
Lot 1 on Plan 239159
Derivation : Whole of Lot 37267 Gtd. to M.T. & A.C. Ellis
Prior CT 3643/13

SCHEDULE 1

B66136 TASMANIA MINES N.L.

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

UNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

OS-D225

ANNEXURE TO CERTIFICATE OF TITLE **VOL.** 3643 **FOL.** 13

Recorder of Titles

RECORDER OF TITLES TASMANIA

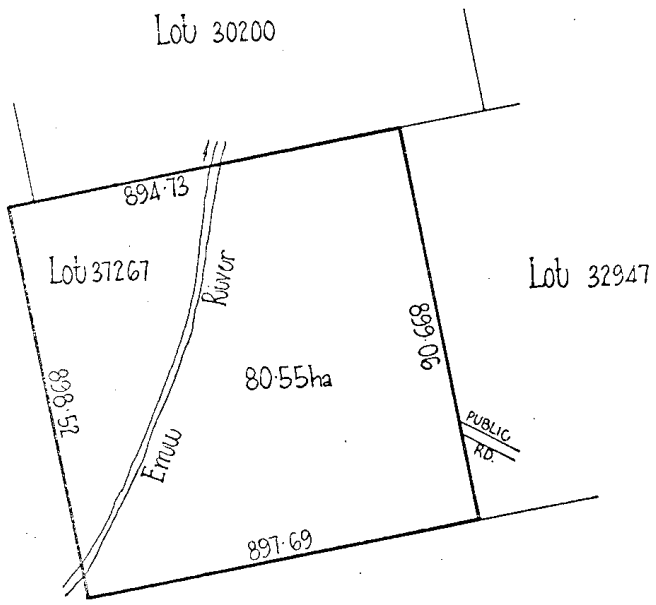
Whole of Lot 37267 Gtd. to M. T. & A. C. Ellis
Meas. in Metres

Lot 1 of this plan consists of all the land comprised in the above-mentioned cancelled folio of the Register.

REGISTERED NUMBER

239159

PH. KARA



Appendix B

Project drawings

PRIORITY VEGETATION OVERLAY

27m TO BOUNDARY

17m TO BOUNDARY

40m TO BOUNDARY

EXISTING SEEPAGE PUMP LOCATION

CENTRELINE RAISE TO RL572.0m

>100m TO BOUNDARY

N

NEW SPILLWAY
TO 20m. MIN SLOPE = 1%
MIN DEPTH = 1.5m AND
ALIGNMENT TO BE REFINED
IN DETAILED DESIGN.

OLD SPILLWAY TO BE COVERED BY EMBANKMENT

TSF No. 2

SPILLWAY. REFER TO
12644271-GHD-00-00-CI-DRG-01005
FOR TYPICAL SECTION.

TO TIE-IN INTO EXISTING WATER DAM AT RL571m

SPILLWAY INLET.
IL 569.5m, 20m WIDE.
INLET STRUCTURE TO BE
DETERMINED IN DETAILED
DESIGN.

EXISTING DECANT PUMPS

EXISTING DECANT PIPE

EXISTING
WATER DAM
(TSF No. 1)

EXISTING SADDLE DAM

TO TIE-IN INTO EXISTING WATER DAM AT RL571m

CONTOUR SURVEY SUPPLIED BY
TASMANIAN MINES LIMITED
SURVEYED ON OCT 2024
HORIZONTAL DATUM: MINE GRID
GRID: MINE GRID
LEVEL DATUM: AHD

PLAN

NTS

0 25 50 75m

Rev	Description	Checked	Approved	Date
P02	ISSUED FOR CLIENT REVIEW			
P01	ISSUED FOR CLIENT REVIEW	CC*	SK*	25.11.24

Author V. JENKINS Drafting Check C. LONG*
Designer J. PRIEST Design Check C. CAHILL*

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E mnlmail@ghd.com W www.ghd.com
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Project No. 12644271

Client TASMANIA MINES LIMITED

Project KARA MINE - TAILINGS STORAGE FACILITY No. 2
LIFE OF FACILITY DESIGN

Status CONCEPT DESIGN

Drawing Title GENERAL ARRANGEMENT

Size A3

Drawing No. 12644271-GHD-00-00-CI-DRG-01002

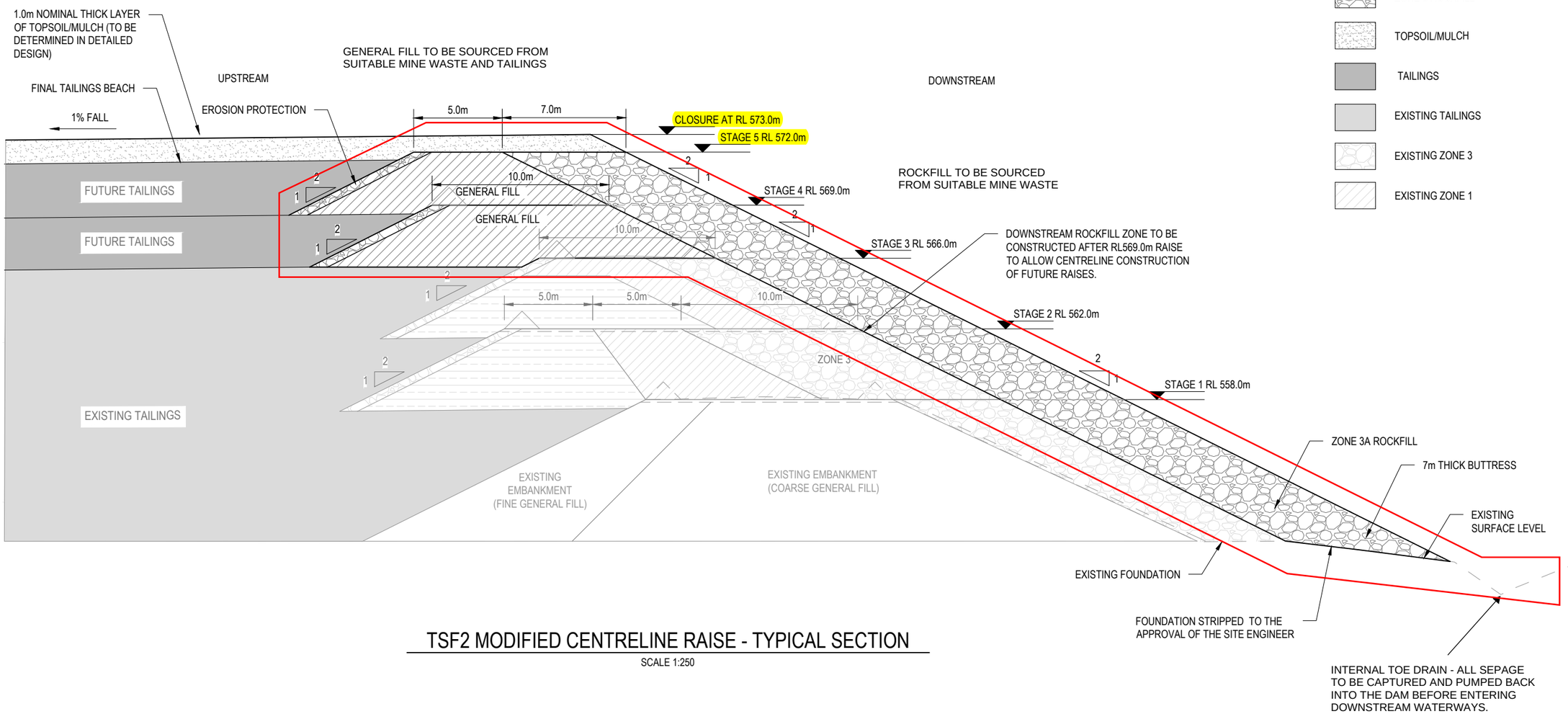
Rev P02

Plot Date: 9 October 2025 - 10:03 PM Plotted by: Victoria Jenkins

File Name: G:\32\12644271\CADD\Drawings\KARA MINE TSF ULTIMATE\12544271-GHD-00-00-CI-DRG-01002.dwg

MATERIAL DESCRIPTION:

- GENERAL FILL
- COMPACTED TAILINGS
- ZONE 3 ROCKFILL
- TOPSOIL/MULCH
- TAILINGS
- EXISTING TAILINGS
- EXISTING ZONE 3
- EXISTING ZONE 1



TSF2 MODIFIED CENTRELINE RAISE - TYPICAL SECTION

SCALE 1:250

Rev	Description	Checked	Approved	Date
P02	ISSUED FOR CLIENT REVIEW			
P01	ISSUED FOR CLIENT REVIEW	CC*	SK*	25.11.24

Author V. JENKINS **Drafting Check** C. LONG*
Designer J. PRIEST **Design Check** C. CAHILL*

0 2.5 5.0 7.5m
SCALE 1:250 AT ORIGINAL SIZE

GHD
11/F Alphaland Southgate Tower
2258 Chino Roce Ave corner EDSA
Makati City 1232 Philippines
T 63 2 909 8600 **F** 63 2 909 8601
E mnlmail@ghd.com **W** www.ghd.com
www.ghd.com

Project No. 12644271

Client TASMANIA MINES LIMITED
Project KARA MINE - TAILINGS STORAGE FACILITY No. 2 LIFE OF FACILITY DESIGN
Status CONCEPT DESIGN

Drawing Title TYPICAL SECTIONS - SHEET 2 OF 2
Size A3
Drawing No. 12644271-GHD-00-00-CI-DRG-01004
Rev P02

Plot Date: 13 October 2025 - 9:29 AM Plotted by: Victoria Jenkins
File Name: G:\32\12644271\CADD\Drawings\KARA MINE TSF ULTIMATE\12644271-GHD-00-00-CI-DRG-01004.dwg

Appendix C

EPN

Environment Protection Authority

GPO Box 1550 HOBART TAS 7001 Australia

Enquiries: Michael Gartrell
Phone: +61 3 6165 4587
Email: Michael.Gartrell@epa.tas.gov.au
Web: www.epa.tas.gov.au
Our Ref: EN-EM-PE-EX-038328-009 | D23-327642

ENVIRONMENT PROTECTION AUTHORITY

27 November 2023

Kenneth Broadfoot
Director
Tasmania Mines Pty Ltd
[redacted]

Dear Kenneth Broadfoot

ISSUE OF EPN NO. 11705/1 AND APPROVAL FOR STAGE 3 RAISE ON TAILINGS STORAGE FACILITY NO. 2 - KARA MINE

I refer to your application for a Stage 3 embankment raise at the Kara Mine Tailings Storage Facility (TSF) No. 2 to a crest elevation of RL 566m, provided in the document titled *Kara TSF, Stage 3 Raise - Preconstruction Report - Tasmania Mines Limited*, dated 21 September 2023, and prepared by GHD Pty Ltd.

On 30 October 2023, the proposal was referred to the Minister responsible for the administration of the *Water Management Act 1999* (The Minister) for assessment in accordance with the requirements of the *Water Management (Safety of Dams) Regulations 2015* and relevant ANCOLD guidelines, as required by Part 8 of the *Water Management Act 1999*. In referring the proposed dam works program to The Minister, advice was sought in relation to any conditions The Minister may require pursuant to the *Water Management Act 1999*, to be included in any approval issued by the Director, Environment Protection Authority.

The Minister, in assessing the works program, advised that the proposed works consisting of a 4 metre raise of the existing Kara Mine Tailings Storage Facility No. 2 to a final crest height of RL 566m, meets the requirements of the Regulations and is consistent with the ANCOLD 2003 guidelines on dam safety. It is noted that approval from The Minister for undertaking the proposed program of dam works is contingent on compliance with the recommended conditions issued pursuant to section 165F of the *Water Management Act 1999*, as detailed in The Minister's correspondence dated 3 November 2023.

Environment Protection Notice (EPN) No. 11705/1 is hereby issued to Tasmania Mines Pty Ltd under section 44(1)(a) of the *Environmental Management and Pollution Control Act 1994 (*EMPCA), to enact the Minister's requirements and to ensure the acceptable environmental management of disturbance associated with the dam raise construction. The EPN is appended to this correspondence.

Your attention is drawn to your rights under section 44(6) of the EMPCA, where should you find yourself aggrieved by the imposition of this notice or against any requirement contained in this notice, you may appeal to the Tasmanian Civil and Administrative Tribunal (Appeal Tribunal), within fourteen days from the date on which the EPN is served. The Appeal Tribunal contact details are:

Registry
Tasmanian Civil and Administrative Tribunal
GPO Box 1311
HOBART TAS 7001
Phone 1800 657 500
Email resourceplanning@tascat.tas.gov.au

Lodgement of an appeal may be subject to the payment of a fee. It is suggested that you contact the Appeal Tribunal to ascertain the requirements for making an appeal.

My officer will inspect the construction of the Kara Mine Stage 3 Tailings Storage Facility No. 2 raise in due course.

Please be advised that Section 44(3A) of the EMPCA allows for reasonable costs associated with issuing and ensuring compliance with an EPN to be recovered. Invoices for the fees for the preparation and issuing of EPN No. 11705/1 will be issued in due course.

Should you have any queries in relation to this correspondence, please contact Michael Gartrell on 6165 4587.

Yours sincerely

Glen Napthali
MANAGER INDUSTRIAL REGULATION
Delegate for the Director, Environment Protection Authority

Att Environment Protection Notice No. 11705/1

cc EPA Business Services, nelms@epa.tas.gov.au
Greg Doherty, Mine Manager, Kara Mine, Tasmania Mines Pty Ltd: greg.doherty@tasmines.com.au

ENVIRONMENT PROTECTION NOTICE No. 11705/1

Issued under the *Environmental Management and Pollution Control Act 1994*

Issued to: **TASMANIA MINES PTY LTD**
ACN 009 491 990
ABN AMRO TOWER - AURORA PLACE, LEVEL 33, 88 PHILLIP STREET
SYDNEY NSW 2000

Environmentally Relevant Activity: **The carrying out of dam works in respect of Tailing Storage Facility No.2 (ACTIVITY TYPE: EPN only)**
KARA MINE, KARA ROAD
HAMPSHIRE TAS 7320

GROUNDS

I, Glen Napthali, Delegate for the Director, Environment Protection Authority, being satisfied in accordance with section 44(1)(a) of the *Environmental Management and Pollution Control Act 1994* (EMPCA) that in relation to the above-mentioned environmentally relevant activity that serious or material environmental harm or environmental nuisance is being, or is likely to be, caused hereby issue this environment protection notice to the above-mentioned person as the person responsible for the activity.

PARTICULARS

The particulars of the grounds upon which this notice is issued are:

1 To ensure that there are adequate safeguards against environmental harm or nuisance being caused by the activity.

2 To ensure that the proposed works program in respect of the raise of the Tailings Storage Facility to a crest elevation RL 566m at the Kara Mine, is carried out in accordance with the pre-construction report, design plans and specification(s) titled *'Tasmania Mines Limited - Kara TSF - Stage 3 Raise - Pre-Construction Report'*, dated 21 September 2023 and prepared by GHD Pty Ltd.

3 To enable the imposition of conditions required by the Minister or delegate responsible for the administration of the *Water Management Act 1999* in the letter dated 3 November 2023, in respect of Tasmania Mines Pty Ltd's proposed Stage 3 embankment raise on the Tailings Storage Facility No.2 from a crest elevation of RL 562m to RL 566m at the Kara Mine.

DEFINITIONS

Unless the contrary appears, words and expressions used in this Notice have the meaning given to them in Schedule 1 of this Notice and in the EMPCA. If there is any inconsistency between a definition in the EMPCA and a definition in this Notice, the EMPCA prevails to the extent of the inconsistency.

REQUIREMENTS

The person responsible for the activity must comply with the conditions as set out in Schedule 2 of this Notice.

INFORMATION

Attention is drawn to **Schedule 3**, which contains important additional information.

PENALTIES

If a person bound by an environment protection notice contravenes a requirement of the notice, that person is guilty of an offence and is liable on summary conviction to a penalty not exceeding 1000 penalty units in the case of a body corporate or 500 penalty units in any other case (at the time of issuance of this Notice one penalty unit is equal to $198.00).

NOTICE TAKES EFFECT

This notice takes effect on the date on which it is served upon you.

APPEAL RIGHTS

You may appeal to the Appeal Tribunal against this notice, or against any requirement contained in this notice, within fourteen days from the date on which the notice is served. The Appeal Tribunal contact details are:

Registry
Tasmanian Civil & Administrative Tribunal
GPO Box 1311
Hobart TAS 7001

Phone: 1800 657 500
Email: resourceplanning@tascat.tas.gov.au

Signed: 

DELEGATE FOR THE DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Date: 27 November 2023

Table Of Contents

Attachments

Schedule 1: Definitions

Aboriginal Relic has the meaning described in section 2(3) of the *Aboriginal Relics Act* 1975.

Activity means any environmentally relevant activity (as defined in Section 3 of EMPCA) to which this document relates, and includes more than one such activity.

ANC means a measure of the potential acidity buffering capacity of a sample, typically due to the presence of calcium and magnesium bearing carbonate minerals. The test assumes all of the carbonate material is available for acid neutralisation and is expressed as kg H_2SO_4/tonne.

EMPCA means the *Environmental Management and Pollution Control Act 1994*.

Environmental Harm and **Material Environmental Harm** and **Serious Environmental Harm** each have the meanings ascribed to them in Section 5 of EMPCA.

Environmental Nuisance and **Pollutant** each have the meanings ascribed to them in Section 3 of EMPCA.

NAG pH means the pH of the post-reaction solution resulting from a Net Acid Generating (NAG) Test.

NAPP means net acid producing potential, being the estimated maximum potential acidity (assuming oxidation of all Sulphide) of a material less its acid neutralising capacity (ANC) as determined via a geochemical static test procedure and expressed in kg H_2SO_4/tonne.

PAF means potentially acid forming, defined as material with a NAG pH of less than 4.5 and a Net Acid Producing Potential (NAPP) of greater than or equal to 0kg of H_2SO_4/tonne and also includes UC material.

Person Responsible is any person who is or was responsible for the environmentally relevant activity to which this document relates and includes the officers, employees, contractors, joint venture partners and agents of that person, and includes a body corporate.

The Land means the land on which the activity to which this document relates may be carried out, and includes: buildings and other structures permanently fixed to the land, any part of the land covered with water, and any water covering the land. The Land falls within the area defined by:
1. Mining Leases 1934P/M and 8M/2008; and
2. as further delineated at Attachment 1.

TSS means total suspended solids.

UC means uncertain, defined as material with a NAPP of less than 0kg H_2SO_4/tonne AND a NAG pH of less than 4.5 OR material with NAPP of greater than or equal to 0kg H_2SO_4/tonne AND a NAG pH of greater than or equal to 4.5.

Weed And Disease Guidelines means the document titled *Weed and Disease Planning and Hygiene Guidelines - Preventing the spread of weeds and diseases in Tasmania*, by the Department of Primary Industries, Parks, Water and Environment, dated March 2015, and any amendment to or substitution of this document.

WS8 means the Mine Process Water Polishing Pond overflow to the Eastern Ridge Creek at location 398,213E and 5,425,507N.

Schedule 2: Conditions

General

G1 Access to and awareness of conditions and associated documents

A copy of these conditions and any associated documents referred to in these conditions must be held in a location that is known to and accessible to the person responsible for the activity. The person responsible for the activity must ensure that all persons who are responsible for undertaking work on The Land, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G2 Incident response

If an incident causing or threatening environmental nuisance, serious environmental harm or material environmental harm from pollution occurs in the course of the activity, then the person responsible for the activity must immediately take all reasonable and practicable action to minimise any adverse environmental effects from the incident.

Construction

CN1 Kara Tailings Storage Facility No.2 Raise to a Crest Elevation of RL 566m

1. The person responsible must comply with conditions 1 to 6 inclusive required by the Minister responsible for the administration of the *Water Management Act 1999* and listed in the letter dated 3 November 2023 as reproduced at Attachment 2 of this Notice.
2. Dam works must be carried out in accordance with the *Water Management (Safety of Dams) Regulations 2015* and the *Water Management Act 1999*.

CN2 Kara Tailings Storage Facility No.2 Embankment Construction Material

Materials used in the tailings storage facility embankment raise construction must not be potentially acid forming (PAF).

Effluent

EF1 Discharge of waste water from the Kara TSF No.2 via discharge point WS8.

1. Unless otherwise approved in writing by the Director, water quality discharged from the TSF via location WS8 shown in Attachment 3 of this Notice must be maintained in the pH range 6 to 8 and maximum TSS of 30 mg/L.
2. Weekly monitoring of water discharged from WS8 must be undertaken at the commencement of dam construction works and include as a minimum, pH, conductivity and TSS, unless otherwise approved in writing by the Director.
3. Unless otherwise approved in writing by the Director, pH, conductivity and TSS monitoring results at WS8 must be provided to the Director monthly until dam works have been completed. The results must be provided to the Director within 7 days of the end of the monthly reporting period.

Flora And Fauna

FF1 Machinery washdown

Prior to entering The Land, machinery must be washed in accordance with the Weed and Disease Guidelines, or any subsequent revisions of that document.

Schedule 3: Information

Legal Obligations

LO1 EMPCA

The activity must be conducted in accordance with both the conditions in this document and the obligations of the *Environmental Management and Pollution Control Act 1994* (EMPCA) and subordinate regulations. The conditions of this document do not replicate legislated obligations; therefore, you should ensure you are aware of your obligations under EMPCA and subordinate regulations.

LO2 Storage and handling of dangerous goods, explosives and dangerous substances

1 The storage, handling and transport of dangerous goods, explosives and dangerous substances must comply with the requirements of relevant State Acts and any regulations thereunder, including:

1.1 *Work Health and Safety Act 2012* and subordinate regulations;

1.2 *Explosives Act 2012* and subordinate regulations; and

1.3 *Dangerous Goods (Road and Rail Transport) Act 2010* and subordinate regulations.

LO3 Aboriginal relics requirements

1 Aboriginal relics, objects, sites, places and human remains regardless of whether they are located on public or private land, are protected under the *Aboriginal Heritage Act 1975*.

2 Unanticipated discoveries of Aboriginal heritage must be reported to Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible.

LO4 Change of responsibility

If the person responsible for the activity ceases to be responsible for the activity, they must notify the Director in accordance with Section 45 of the EMPCA.

Other Information

OI1 Notification of incidents under section 32 of EMPCA

Where a person is required by section 32 of EMPCA to notify the Director of the release of a pollutant, the Director can be notified by telephoning **1800 005 171** (a 24-hour emergency telephone number).

OI2 Waste management hierarchy

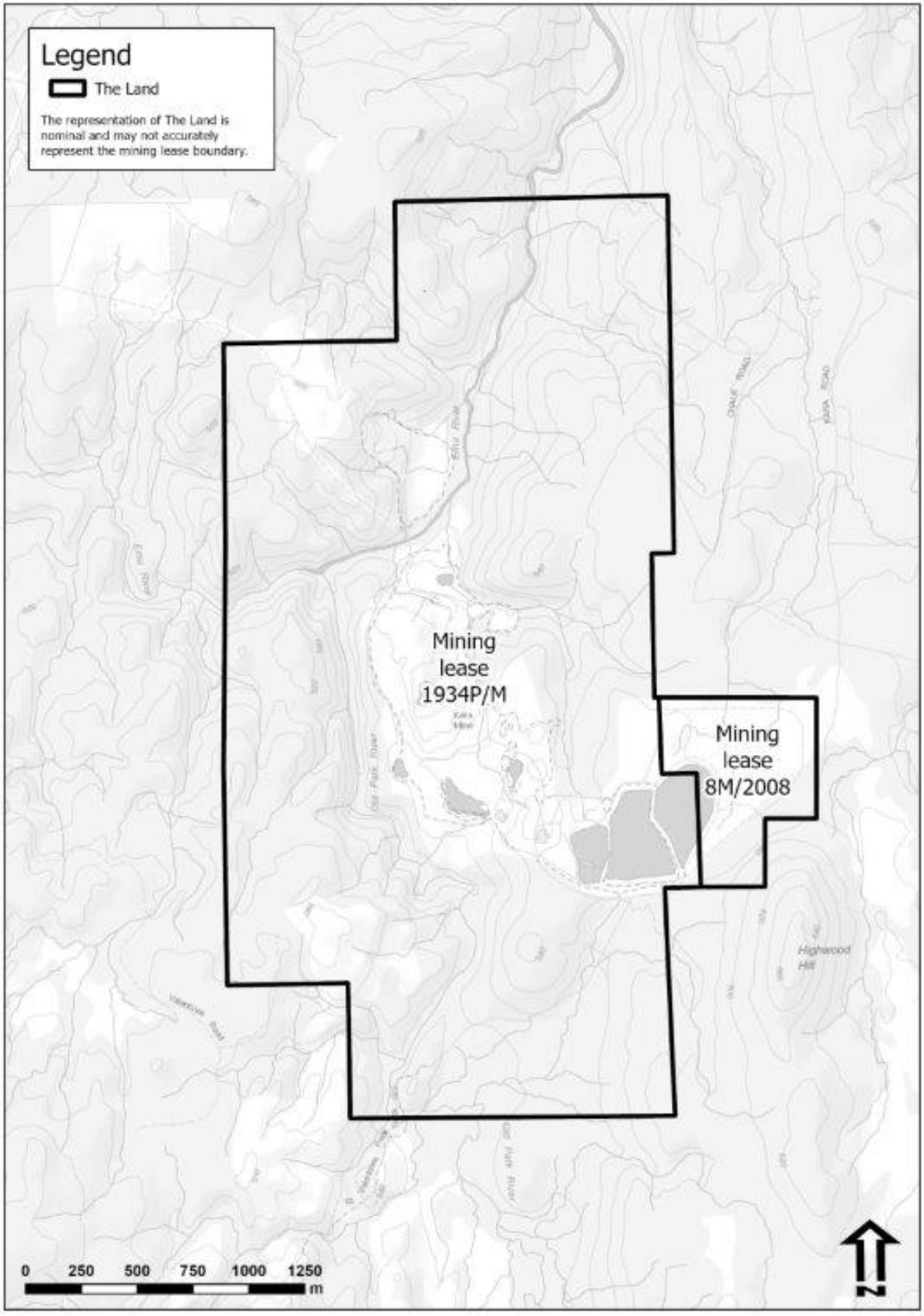
1 Wastes should be managed in accordance with the following hierarchy of waste management:

1.1 waste should be minimised, that is, the generation of waste must be reduced to the maximum extent that is reasonable and practicable, having regard to best practice environmental management;

1.2 waste should be re-used or recycled to the maximum extent that is practicable; and

1.3 waste that cannot be re-used or recycled must be disposed of at a waste depot site or treatment facility that has been approved in writing by the relevant planning authority or the Director to receive such waste, or otherwise in a manner approved in writing by the Director.

Attachment 1: The Land



DELEGATE FOR THE DIRECTOR, ENVIRONMENT PROTECTION AUTHORITY

Date of issue: 27 November 2023

Attachment 2

Department of Natural Resources and Environment Tasmania

Primary Industries and Water Division

GPO Box 44, Hobart, Tasmania, 7001
Web www.nre.tas.gov.au

Tasmanian Government

3 November 2023

Inquiries: Henry Maxwell
Phone: 6165 3010
E-mail: henry.maxwell@nre.tas.gov.au
Our Ref: D23-324306

Michael Gartrell
GPO Box 1550
HOBART TAS 7001

michael.gartrell@epa.tas.gov.au

Dear Michael

RE: Tasmania Mines Ltd – Kara Stage 3 Tailings Dam Raise

In accordance with section 165F of the *Water Management Act 1999* (the Act), as approval authority for the project, your referral of the above proposal has been considered by the Minister on 3 November 2023.

The Minister's assessment was restricted to the dam engineering and safety aspects of the project pursuant to the Act. It included a review by assessment staff of relevant investigation, design, and construction reports submitted by Tasmania Mines Ltd. It also involved assessing the consistency of the proposal with the *Water Management (Safety of Dams) Regulations* 2015 *and* the relevant guidelines for dam safety published by the Australian National Committee on Large Dams Inc. (ANCOLD).

Section 165F of the *Water Management Act* 1999 stipulates that where a person who proposes to undertake dam works is required under any other enactment to apply for any approval or a permit before those works are undertaken, the relevant authority must refer the application to the Minister before granting approval or issuing a permit. The Minister may require such terms and conditions necessary or desirable to ensure safety of the dam works, and the relevant approval authority must include them on the permit or approval.

Having considered the information submitted for the proposed works, the Minister has determined that the consequence category of the dam is "Significant" and the conditions for such a dam (attached below) should be included on your permit.

If you have any questions in relation to any matters in regard to the above, please do not hesitate to contact myself in the first instance.

Yours faithfully,

Bill Shackcloth
SECTION HEAD (WATER AND DAM ADMINISTRATION)

Conditions recommended under Section 165f *Water Management Act 1999* for the dam works consisting of a 4 m raise in the crest level from RL 562 m to RL 566 m of Tasmania Mines Limited's Kara tailings storage facility at Hampshire about 40 km south of Burnie.

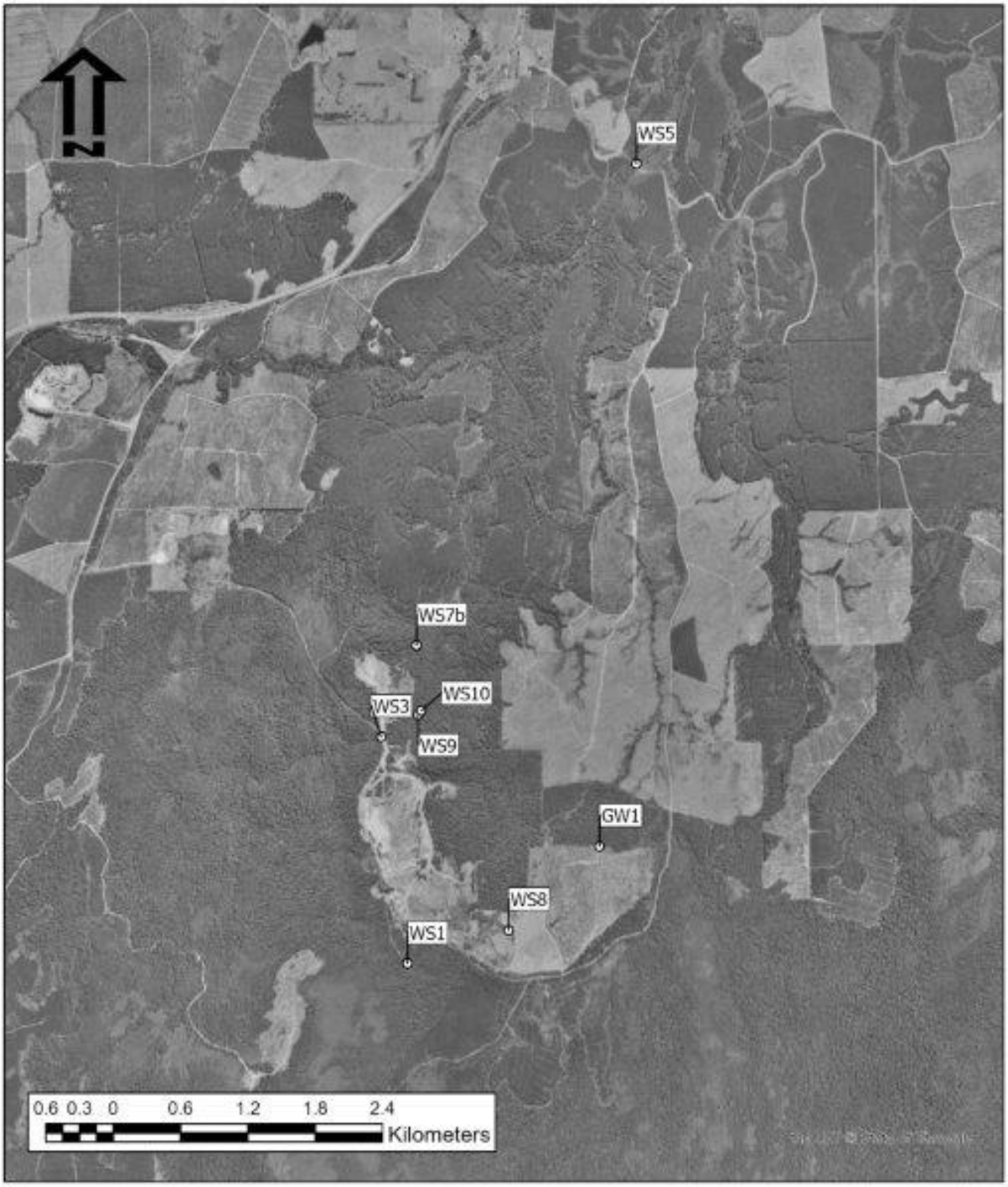
1. A Notice of Intent (Attached) to commence dam works must be submitted to the Department before dam works commence. Dam works must not commence prior to the nominated start date on this notice, unless otherwise authorised by the Department. The Notice of Intent to commence dam works must be signed by the permit holder, the person constructing the dam and the site supervising engineer, confirming that these persons have read and understand the permit and conditions and their responsibilities.
2. The dam works must be carried out in accordance with the pre-construction report, design plans and specifications contained in the report: "Kara TSF – Stage 3 Raise Pre-Construction Report" Engineering Consultants GHD 21 September 2023
3. The dam works must be supervised by a person with Class 1 competence (the "site engineer"). The level and nature of supervision must be sufficient to ensure that dam works are carried out in accordance with the conditions of this EPN and the Water Management (Safety of Dams) Regulations 2015, the Water Management Act 1999 and without limitation, should include:
    - Supervision of the construction;
    - Supervision of quality control tests and sampling in the field;
    - Verification of all quality control testing; and
    - Completion of documentation of all relevant activities including engineering design, construction and quality assurance activities.
4. Within 14 days of completion of the dam works and before the commencement of placement of tailings filling, a "Notice of Completion" report prepared by a person with Class 1 Competence, setting out full as-constructed details of the dam must be submitted to the Department.
5. In accordance with the following publications "Guidelines on Dam Safety Management 2003", "Guidelines on Tailings Dams" ANCOLD May 2012, before commencement of filing, an operations and maintenance manual (OMM) must be prepared by a person with Class 1 Competence (the site engineer).
6. The dam owner must arrange "comprehensive" dam safety inspections and reports every 5 years and thereafter for the life of the dam. The inspections must be by a person with Class 1 competence and a copy of the reports must be submitted to the Department within 28 days of each inspection.

Notes to Conditions:

Note 1 References to the "Department" mean the Department of Natural Resources and Environment Tasmania or its successor responsible for administration of the Water Management Act 1999. Where a permit condition requires a submission to, or authorisation from, the Department, the relevant contact officer is the Coordinator Permits and License unless otherwise specified.

Note 2 Site Engineer means a person whose qualifications meet the requirements of the Water Management (Safety of Dams) Regulations 2015 for a person with Class 1 competence. The person must be eligible for membership of the Institution of Engineers Australia and with at least 5 years' relevant experience undertaking investigation, design, construction and day-to-day safety management of dams, where the experience is appropriate for the height and type of dam to which the relevant sub-regulation applies.

Attachment 3: Monitoring Locations



Label	Description	Easting	Northing
WS1	Old Park River - Mine water supply point	397537	5425275
WS3	Emu River - upstream of Kara North access bridge	397341	5426784
WS5	Emu River - downstream of Natone Road bridge	398998	5430629
WS7b	Kara North Mine Settlement Pond outlet point	397569	5427396
WS8	Mine Process Water Polishing Pond overflow to Eastern Ridge Creek	398213	5425507
WS9	Kara No.1 Mine Settlement Pond outlet point or standing water	397587	5426932
WS10	Downstream of Kara No.1 Mine Settlement Ponds and Eastern Ridge Creek confluence	397608	5426962
GW1	Tailings Dam bore water sample	398814	5426075

All coordinates presented in GDA94

Appendix D

Contamination Code assessment

10 Columnar Court,
Burnie, Tasmania 7320
Australia
www.ghd.com

Our ref: 12676315

29 October 2025

Greg Doherty
Tasmania Mines Pty Ltd

Email: greg.doherty@tasmines.com.au

Advice and risk assessment on TSF No. 2 raise

Dear Greg

This letter has been prepared to provide environmental advice and an assessment of contamination risk in relation to the proposed works associated with a 7m raising of Tailings Storage Facility No. 2 (TSF2) at the Kara Mine in Hampshire. The purpose of the assessment is to support a planning application to the Burnie City Council by addressing relevant environmental considerations and compliance requirements.

1. Objectives

The specific objectives of this letter are to:

- **Describe the proposed activities** in the context of potential contamination within the areas of disturbance at the site;
- **Identify the current and required operational controls** to ensure safe and responsible handling of any materials that may pose a risk to human health or the environment; and
- **Identify a compliant pathway** under the exemption provisions of the Potentially Contaminated Land Code (the Code) within the Tasmanian Planning Scheme – Burnie, to facilitate regulatory approval.

2. Proposed activity

The lift, identified as Stages 4 and 5 on the design drawings, involves the use of waste materials (such as weathered and blasted rock) from the main pit and suitable tailings to increase the height of the existing embankments by 7m, from RL566m to RL573m in two stages. The design (refer Figure 1 below) replicates the proven zoned geometry successfully implemented in Stages 1, 2 and 3, maintaining consistency with established construction methods and performance standards.

The construction will utilise the same configuration as the existing TSF2, comprising Zone 3A rockfill downstream for structural stability and an upstream zone of compacted tailings and waste rock, protected from erosion by a covering of coarser rock. This approach does not require materials to be sourced from borrow pits and leverages the demonstrated effectiveness and operational familiarity gained from recent construction phases.

As is presently the case, a perimeter toe drain will be constructed at the base of the downstream embankment, which captures any runoff and allows for settlement of sediments prior to release. Seepage from the TSF is captured in an internal toe drain and is pumped back into the existing water storage dam on site.

3. Construction Materials and Management

Tailings material management will follow the same protocols successfully employed in the previous two raises. All tailings used as construction material will be sourced from and remain within the existing facility boundaries, maintaining the proven approach of:

– Borrowing tailings from the adjacent tailings beach while maintaining proper drainage to prevent ponding
– Placing materials only when unsaturated to achieve specified compaction requirements
– Implementing beach stockpiling as necessary to support construction scheduling
– Ensuring zero off-site movement of tailings materials.

10 Columnar Court,
Burnie, Tasmania 7320
Australia
www.ghd.com

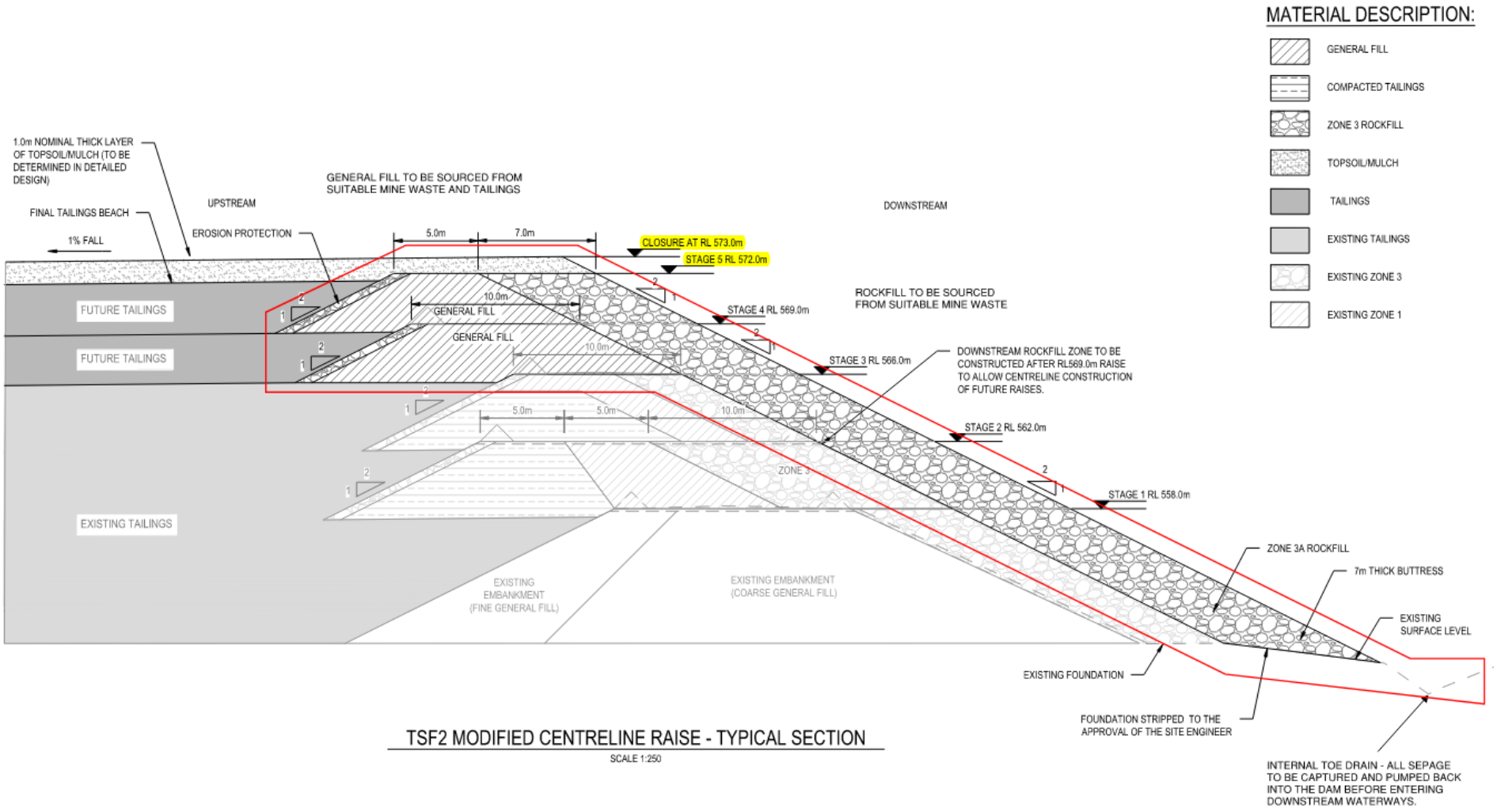


Figure 1 *Standard Cross Section with all new work occurring within the red line*

10 Columnar Court,
Burnie, Tasmania 7320
Australia
www.ghd.com

4. Exclusions and assumptions

This assessment excludes matters associated with the ongoing mining operations (other than as described below) and the management or handling of controlled substances. It also excludes matters associated with design and construction methodology, which will be considered through other permit processes.

It is assumed that the future closure of the mine will be subject to a detailed tailings geochemistry assessment, in which, the potential for the formation of acid and metalliferous drainage will be considered and appropriately managed.

5. Potential site contamination

The majority of the material used for the TSF2 raise would be excavated material from the main pit. This naturally occurring material does not pose an environmental contamination risk. Some tailings would be used as general fill. While the processed tailings are part of a potentially contaminating activity within the definitions of Planning Scheme, they are not potentially acid forming and are considered to pose a relatively low contamination risk. No tailings would leave the tailings storage facility at any stage during or after the works required for the raise.

6. Potential adverse impact

The primary activities involving potential adverse impact are those associated with the excavation, movement and deposition of waste rock and tailings. This is associated with potential risk to construction workers of excessive inhalation of dust or dermal contact with potentially impacted soil (unlikely) and the management of material release to the environment, such as down-gradient ecological receptors.

In the assessment of the risk to workers during construction, the primary exposure pathways are dermal contact and inhalation of dust. Based on the low-risk contamination scenario, these risks can be suitably addressed via a basic management plan and the use of PPE (i.e. protective gloves, long sleeve shirt, trousers, mask, etc.). As the site already has induction/education protocols in place for the broader mine site, including standard PPE requirements, these existing controls are considered sufficient to mitigate the potential risk from dermal exposure and dust inhalation.

The excavated material does not pose an environmental contamination risk providing it is stockpiled in areas where it is either bunded or appropriately drained or provided runoff is otherwise contained within the bounds of the TSF.

The current system of siltation and seepage management will be maintained in order to continue the management of risks to down-gradient receptors. As is presently the case, a perimeter toe drain will be constructed at the base of the downstream embankment, which captures any runoff and allows for settlement of sediments prior to release. Seepage from the TSF is captured in an internal toe drain and is pumped back into the existing water storage dam on site. It is considered that this system will ensure that risks of erosion and siltation are appropriately managed.

7. Operational Controls

Whilst the contamination risk is considered to be low, the following operational controls must be maintained:

– Ongoing non-acid forming (NAF) verification of all waste-rock inputs by Tasmania Mines Pty Ltd
– Site engineers monitoring the construction process
– Construction activity must continue to adhere to the following standard mining operational procedures.

Erosion and Sediment Control: All disturbance-related works will be managed to minimise erosion and prevent the unintended migration of materials beyond the work area. This will include the continued use of the toe drain, bunding around temporary stockpiling of excavated materials or location of temporary stockpiles in areas where erosion will not enter natural down-stream receptors.

Personal Protective Equipment (PPE): All personnel involved in soil testing, construction, or demolition activities on-site will wear suitable PPE, including protective gloves, long-sleeved shirts, trousers, sturdy footwear, safety glasses, and respiratory protection as required.

8. Planning Scheme assessment pathway

The proposal does not involve works on land that is 'contaminated' as per the definition under the Planning Scheme Clause C14.3 Definition of Terms. However, the proposed works do involve a tailings deposit, which is included in Table C14.2 as a 'potentially contaminating activity'. Therefore, it is considered that the code applies under Clause C14.2.1(b).

After considering the type, design and scale of the proposed activity, the potential relative residual contamination risk (based on an understanding of historical site activity and management), the existing site management controls and the required site management controls relative to the standards of the Code, it is concluded that there is insufficient increase in risk from contamination to warrant further specific remediation and protection measures.

Therefore, it is considered the proposed activity is exempt from the Code in accordance with Clause C14.4.1(d), which states:

> *The following use or development is exempt from this code:*
>
> *(d) any use or development that the Director, a site contamination practitioner, or a person approved by the Director for the purpose of this code, having regard to the applicable standards in this code, has issued a certificate stating that there is insufficient increase in risk from contamination to warrant any specific remediation and protection measures.*

9. Conclusion

Based on the activity taking place on land that is not 'contaminated' as defined and based on the suitability of the existing and standard mining operational controls, it is considered that environmental and human health risks are low. Accordingly, in accordance with the exemption at C14.4.1(d) of the Scheme, there is an insufficient increase in risk to warrant further specific remediation and protection measures.

We trust this assessment provides the necessary support for progressing the proposed activity in accordance with relevant planning requirements. Should you have any questions or would like to discuss please do not hesitate to contact the undersigned.

Regards

Lee Gedge
Certified Environmental Practitioner (Site Contamination Specialist) No. 1271

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lee.gedge@ghd.com

ghd.comghd.com

→ The Power of Commitment