Environmental Assessment Report

Unity Mining Pty Limited

Henty Gold Mine – ROM Extension

Howards Rd, Queenstown

October 2025

ENVIRONMENT PROTECTION AUTHORITY

Environmental Assessment Report

Proponent	**Unity Mining Pty Limited**
Proposal	Henty Gold Mine – ROM Extension
Location	Howards Road, Queenstown 7321
Class of Assessment	2B
PCE no.	12087
Permit Application No.	DA2025/15 (West Coast Council)
myDAS Folder No.	24/3740.014
myDAS Document No.	D25-108561

Assessment Process Milestones

Date	Milestone
20 August 2024	Notice of Intent lodged
27 September 2024	Guidelines Issued
29 May 2025	Permit Application submitted to Council
16 June 2025	Referral received by the Board
9 July 2025	Start of public consultation period
7 August 2025	End of public consultation period
13 October 2025	Date draft conditions issued to proponent
21 October 2025	Statutory period for assessment ends; extended by agreement

Glossary/Acronyms

Term	Detail
AMD	Acid and metalliferous drainage
Board	Board of the Environment Protection Authority
EER	Environmental Effects Report
EIA	Environmental impact assessment
EMPCA	*Environmental Management and Pollution Control Act 1994*
EMPCS	Environmental management and pollution control system
EPBCA	*Environment Protection and Biodiversity Conservation Act 1999* (Cth)
EPN	Environment Protection Notice
LUPAA	*Land Use Planning and Approvals Act 1993*
NAF	Non-acid forming
NCA	*Nature Conservation Act 2002*
NOI	Notice of Intent
PAF	Potentially acid forming
UC	Means uncertain, defined as material with a NAPP of less than 0kg H2SO4/tonne AND a NAGpH of less than 4.5 OR material with NAPP of greater than or equal to 0kg H2SO4/tonne AND a NAG pH of greater than or equal to 4.5.
QCP	*Quarry Code of Practice* (EPA 2017)
RMPS	Resource Management and Planning System of Tasmania
ROM	Run of Mine
SD	Sustainable development
TSPA	*Threatened Species Protection Act 1995*

Report Summary

This report provides an environmental assessment of the **Henty Gold Mine – ROM Extension** by **Unity Mining Pty Limited**.

Henty Gold Mine produces gold Doré bars, which consist of 60% gold and 40% silver. This proposal involves expanding the existing Run of Mine (ROM) at the mine by 2.3 ha. The ROM is a flat, open area used to temporarily store three types of material: ore (mined from underground, used as feed for the processing plant), non-acid forming waste rock (NAF), and potentially acid forming waste rock (PAF). The different materials are brought to the surface in trucks and divided into stockpiles on the ROM, staying for varying periods of time before being moved on for future use. The purpose of the proposed extension is to increase the total stockpiling area available and reduce bottlenecking of ore moving from the underground mine into the processing plant.

This report has been prepared based on information provided in the permit application and Environmental Effects Report (EER). Relevant government agencies and the public were consulted, and their submissions considered as part of the assessment.

Appendix 1 contains details of matters raised by referral agencies, and in the public consultation process.

Appendix 2 contains a table of the proponent's proposed management measures.

Appendix 3 contains the environmental permit conditions for the proposal.

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1. Approval Process

This proposal is defined as a 'level 2 activity' under clause 2(e), Schedule 2 of the Environmental Management and Pollution Control Act 1994 (EMPCA), being a mineral works.

The Board of the Environment Protection Authority (the Board) received a Notice of Intent (NOI) in relation to this proposal on **20 August 2024**.

The Board required that information to support the proposal be provided in the form of an Environmental Effects Report (EER), prepared in accordance with the Guidelines issued by the Board on **27 September 2024**. Several drafts of the EER were submitted to EPA for review against the Guidelines prior to finalisation and acceptance on behalf of the Board on **2 May 2025**.

An application for a permit under the *Land Use Planning and Approvals Act 1993* (LUPAA) in relation to the proposal was submitted to West Coast Council on **29 May 2025**. The final EER was submitted to Council with the permit application.

Section 25(1) of the EMPCA required Council to refer the application to the Board for assessment under the Act. The application was received by the Board on **16 June 2025**.

The EER was released for public inspection for a 28-day period commencing on **9 July 2025**. Advertisements were placed in *The Advocate* and on the EPA website. The EER was also referred to relevant government agencies for comment. No representations were received.

The Acting Executive Director, Environmental Assessments has undertaken determination of the assessment under delegation from the Board.

2. SD Objectives and EIA Principles

The proposal must be considered by the Board in the context of the objectives of the Resource Management and Planning System of Tasmania (RMPS), and the Environmental Management and Pollution Control System (EMPCS). Both sets of objectives are specified in Schedule 1 of EMPCA.

The functions of the Board are to administer and enforce the provisions of EMPCA, and to use its best endeavours to further the RMPS and EMPCS objectives. The Board must assess the proposal in accordance with the Environmental Impact Assessment Principles defined in Section 74 of EMPCA.

3. The Proposal

The main characteristics of the proposal are summarised below. A detailed description of the proposal is provided in Section B of the EER.

Activity

Henty Gold Mine is an underground mine that produces gold Doré bars, utilising a Carbon in Leach process to extract gold from mined ore. The proposed activity is to extend the size of the existing Run of Mine (ROM) pad at the Henty Gold Mine by 2.3ha. This involves the clearance of native vegetation, stripping of topsoil, and levelling of the site to create an enlarged flat area.

Ore is extracted from within the mine then transported to the ROM, where it is stockpiled, crushed and fed into the adjacent mill for processing. The mining operation also produces large volumes of PAF and NAF waste rock, which must also be stored temporarily on the ROM prior to final use or deposition back into voids in the underground mine.

This activity is classified as a mineral works under 2(e) Schedule 2 of EMPCA, being "the conduct of works for processing mineral ores". The existing ROM pad currently operates in accordance with Permit no. 3562 (as varied by Environment Protection Notice 378/5), which applies to the whole Henty Gold Mine site. This assessment is restricted to the construction and operation of the extended ROM, and if approved, will result in a separate permit covering the entire ROM area. The conditions of Permit no. 3562 as varied by EPN 378/5 will continue to apply to the mining operation as a whole, including the ROM area.

Location and planning context

Location	Howards Road, Queenstown 7321 PID 1648634
Land zoning	Environmental Management (West Coast Council)
Land tenure	Regional Reserve (Mount Dundas Regional Reserve) (Authority: Parks and Wildlife Service)
Mining lease	7M/1991
Lease area	1457 hectares
Bond	$2,500,000 (for mining activity as a whole)

Activity site

Land Use	The Henty gold mine has operated continuously since 1996, with the existing ROM location.
Topography	Henty Gold Mine is south of Mt. Read, at the base of the mountain (see Figure 3). The existing ROM is a flattened area, approximately 550m in elevation. The northern portion of proposed extension area slopes upward from the existing ROM, while the southwestern side slopes downward.
Geology	Predominantly lithic breccia, basaltic dykes, Pleistocene glacial and glacigene deposits.
Soils	Predominately podzols, which are erodible when exposed to heavy rainfall with minimal vegetation cover. Not mapped as a potential acid sulfate soil site. There is potential for soil contamination due to mining/mineral processing activities occurring on site.
Hydrology	Henty River - 80 m east from the proposed ROM expansion.

	Johnston Creek - approximately 230 m west of the proposed expansion, flowing parallel to the site before entering Henty River. An ephemeral waterway flows immediately adjacent to and partly intersects with the northwest corner of the ROM pad. Lake Henty is 600m to the south.
Natural Values	The vegetation in the activity area is mapped in TASVEG 4.0 as the following Threatened Vegetation Communities under the NCA: • **RKF:** *Athrotaxis selaginoides – Nothofagus gunnii* short rainforest • **RKP**: *Athrotaxis selaginoides* rainforest However, ground-truthing surveys have revised these units as the following non-threatened communities: • **RMS**: *Nothofagus – Phyllocladus* short rainforest • **RML**: *Nothofagus – Leptospermum* short rainforest • **RMT**: *Nothofagus – Atherosperma* rainforest • **SRF**: *Leptospermum* with rainforest scrub See Issue 1: Natural Values for further discussion.

Location region

Climate	The Henty Gold Mine is situated inland on the West Coast of Tasmania, and the climate is characterized by year-round rainfall and moderate-cool temperatures. Average annual rainfall is 3714mm. Winds are predominantly from the north and west, with few calm days (winds less than 10km/hr).
Surrounding land zoning, tenure and uses	Mt Dundas Regional Reserve is situated to the north and west of the site, and the ROM is situated wholly within this reserve. Lukes Knob Regional Reserve is situated to the north and east of the site, and Tyndall Reserve is southeast of the site.
Species of conservation significance	**Flora:** The nearest listed threated flora species observations are >2.5km north/northwest of the site, and consist of the following species: • *Orites milliganii*, *Orites acicularis x milliganii* (Milligan's orites) - TSPA: Rare, EPBCA: not listed • *Rhodanthe anthmoides* (Chamomile sunray) - TSPA: Rare, EPBCA: not listed **Fauna:** The site supports potential habitat for the following threatened fauna species: • *Sarcophilus harrisii* (Tasmanian devil) - TSPA: Endangered, EPBCA: Endangered • *Dasyurus maculatus subsp. maculatus* (Spotted tailed quoll) - TSPA: Rare, EPBCA: Vulnerable • *Dasyurus viverrinus* (Eastern quoll) TSPA: not listed, EPBCA: Endangered • *Aquila audax subsp. fleayi* (Tasmanian wedge-tailed eagle) - TSPA: Endangered, EPBCA: Endangered • *Accipiter novaehollandiae* (Grey goshawk) - TSPA: Endangered, EPBCA: not listed • *Tyto novaehollandiae subsp. castanops* (Tasmanian masked owl)

Proposed infrastructure

Major equipment	**<u>Existing Mining Plant/Equipment:</u>** Caterpillar AD30 ejector truck x 3 Caterpillar AD30 tipper truck x 2 Caterpillar R1300 Loader Caterpillar R1600 Loader x 4 Caterpillar 950K Loader Hyundai HSL650-7I Skid Steer Hyundai 250LC-7 Excavator Sandvik DD420-40 Twin Boom x 2 Atlas Copco H104 Single Boom Atlas Copco H1254 Simba Epiroc S7C Simba JCB Loadall Telehandler x 4 JLG Loadall 4013PS Telehandler Dieci Zues 33.11TA loadall Komatsu FD20-11 Forklift Yale 2.5 ton Forklift Normet Charmec 1614B Detroit Diesel 12 V149TIB Generator x 2 Mitsubishi 56A Generator Hino 500 Series Light Truck Mitsubishi Canter Light Truck x 3 Miscellaneous light vehicles	**<u>Additional Equipment (construction of ROM extension):</u>** Excavator x 2 (15t and 24t) Dozer 40t articulated haul truck
Other infrastructure	There are no fixed buildings or structures currently on the ROM pad, and none are proposed.	
Stockpiling	Materials stockpiled on the ROM are segregated and classified as ore, NAF waste rock or PAF waste rock. Ore is used as feed for the processing plant. NAF waste rock is transported either to borrow pits for use in tailings dam lift projects, or to an historic open cut area at Whitespur for longer term storage. PAF waste rock is stockpiled until it can be backfilled into voids within the underground mine. The current EPN 378/5 condition WM4 requires that PAF material not be stored on the ROM for longer than 6 months. Temporary stockpiles of fill material will also be created during the ROM construction phase, while awaiting testing results for NAF/PAF classification. Topsoil that is stripped during clearing will also be stockpiled at the ROM, and will then remain as a windrow around the perimeter of the extended ROM, to be used in future rehabilitation works.	

Inputs

Water	Nil
Energy	Diesel fuel for machinery/vehicles during construction and operation.
Other raw materials	Fill material to level out the site during construction. The majority of this (40179 m^3) will be sourced from the extended ROM area itself (i.e. rock from the higher northern side will be used to level out the southwestern side). The remaining 1059 m^3 of fill material needed will comprise NAF waste rock sourced from within the underground mine. See Appendix B of the EER (Cut and Fill Plan)..

Wastes and emissions

Liquid	Stormwater runoff from the ROM area.
Atmospheric	Dust from internal traffic, and blow-off from stockpiles.
Solid	Minimal general waste from personnel, some scrap metal/vehicle servicing waste.
Controlled wastes	Potential for waste engine oil and hydrocarbon contaminated soil in case of accidental fuel spills.
Noise	Noise emissions from machinery/vehicles on site during construction and operations.
Greenhouse gases	Greenhouse gas emissions from machinery and vehicles on site.

Construction, commissioning and operations

Proposal timetable	The estimated remaining life of the Henty Gold Mine from 2025 is 6 years. Construction of the proposed ROM extension will commence as soon as approval is granted, estimated to take 3 months to complete. All mining and processing activities will continue while construction of the ROM extension is occurring.
Operating hours	Construction of the ROM extension will be limited to dayshift operations. ROM operations following construction will be unchanged from current. The site is operational 24 hours per day, 7 days per week.

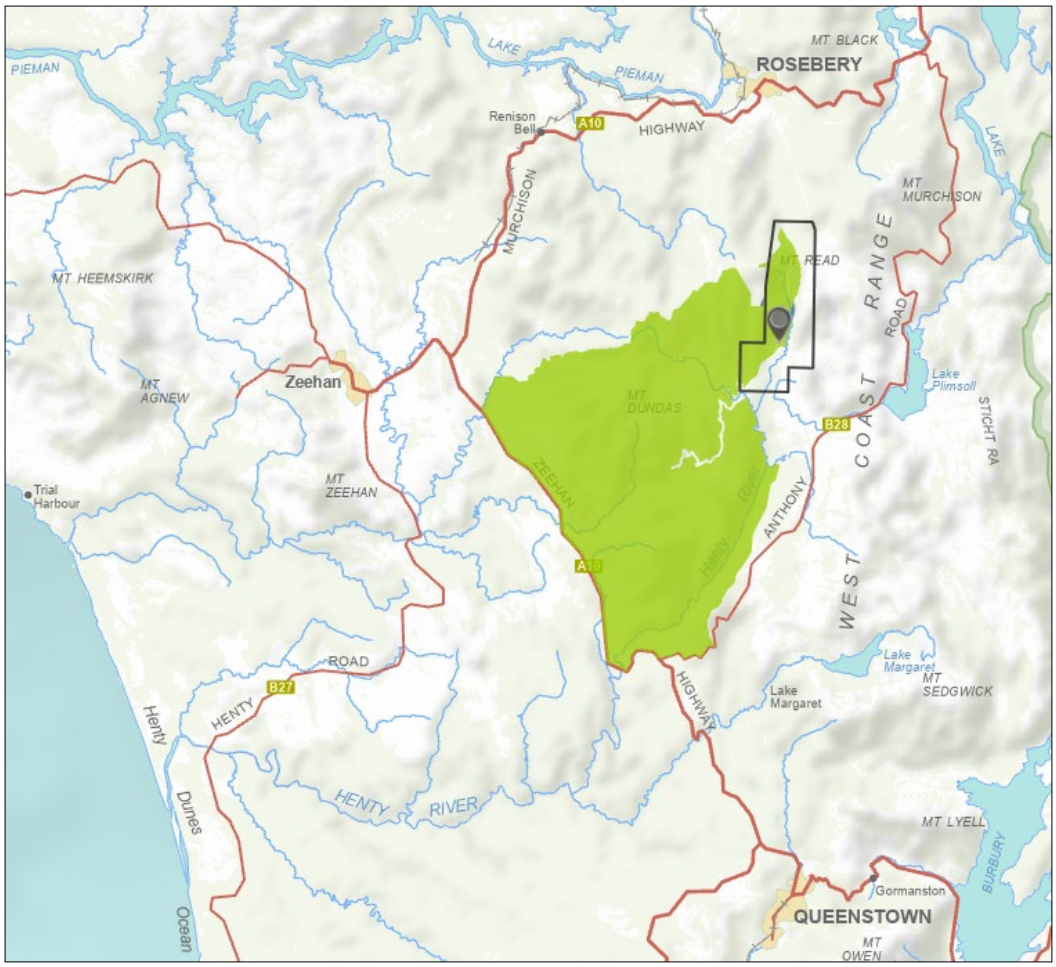

Figure 1: General location map, showing the ROM Pad (grey pin), within mining lease 7M/1991 (grey outline), and the Mount Dundas Regional Reserve (green). Image from www.theLIST.tas.gov.au ©State of Tasmania.

Figure 2: Henty Gold mine mill area and existing ROM pad with stockpiles (Cover image of EER)

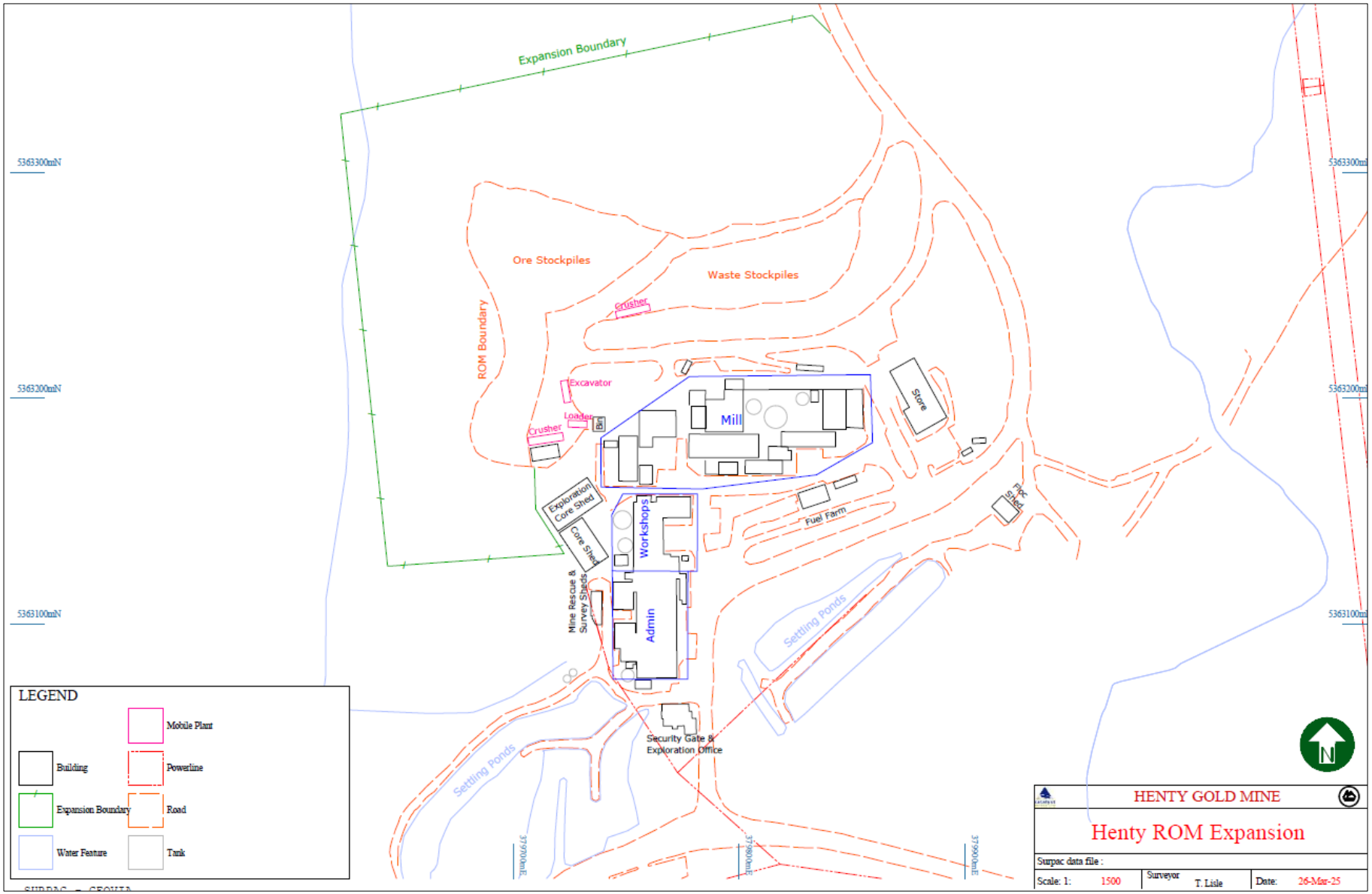

Figure 3: Site plan, showing existing ROM boundary, and proposed extension (Figure 1, Appendix A of the EER).

4. Project Rationale and Alternatives

The most recent previous extension of the ROM occurred in 2020. Since Catalyst Metals Ltd purchased Unity Mining Pty Limited in 2021, overall ore production at the mine has increased from 189kt to 264kt per annum. Total waste rock generation (including both NAF and PAF material) has also increased over this period.

According to the EER, the purpose of the ROM extension is to gain more open area for temporarily stockpiling different materials, including unprocessed ore, PAF waste rock and NAF waste rock. Additional open area is required for several key purposes:

a) to better separate ore by differing chemical and physical properties, optimising blending potential;
b) to improve safety and operational control by increasing the space available for working vehicles;
c) to de-bottleneck mine development by increasing temporary PAF rock storage capacity; and
d) to reduce operational bottlenecks, as underground mine performance currently exceeds milling capacity, and mill performance is constrained by the capacity of the ROM to store ores of different properties.

Alternatives to expanding the ROM pad were investigated, such as upgrading infrastructure to improve milling capacity, thereby preventing ore from accumulating on the ROM. However, this option was determined to be ineffective in reducing other constraints, such as separating different ores for optimal blending, and capacity for temporary storage of PAF waste rock. This alternative would also require large capital investment and cause major disruptions to mining operations, so was deemed unviable.

Construction of additional stockpile storage areas instead of expanding the existing ROM was also considered. While potential alternative locations for stockpile storage exist within the mine site, they would necessarily be further away from the processing plant feed inlet, which is immediately adjacent to the ROM. Additional machinery would be required, materials handling would become less efficient, and site traffic would increase. Therefore, this option was also deemed unsuitable.

Alternative ROM footprint designs were also evaluated, considering topography, construction material balance, and vegetation clearance. Extending the ROM fully to the west was deemed unfeasible due to the substantial volume of additional fill required, as the western area is significantly lower than the current ROM elevation. Expanding to the north would conversely result in excess material, requiring more cleared area in which to store it for future rehabilitation purposes. These were both considered inefficient options in comparison to balancing the expansion in both directions, optimising cut and fill balance and maintaining the smallest area of disturbance overall.

The EER notes that it is anticipated there will be no need for future expansion of the ROM after this proposed extension. Any potential proposal for increased stockpiling area in the future would investigate alternative locations instead of expanding the ROM again.

5. Public and Agency Consultation

No submissions were received during the public consultation period.

The EER was also referred to several government agencies throughout the assessment process. Comments were received from the following:

- Conservation Assessments Section (CAS, NRE Tas)
- Parks and Wildlife Service (PWS, NRE Tas)
- Tasmanian Vegetation Monitoring and Mapping Program (TVMMP, NRE Tas)
- Aboriginal Heritage Tasmania (AHT, NRE Tas)
- Mineral Resources Tasmania (MRT, State Growth)
- WorkSafe Tasmania
- Public Health (Department of Health)

The following also provided specialist advice on the EER:

- Regulatory Officer, Environment Protection Authority
- Air Section, Environment Protection Authority
- Water Section, Environment Protection Authority
- Noise Section, Environment Protection Authority

Appendix 1 of this report contains a summary of the public and government agency submissions received.

6. General Permit Conditions

The following general conditions will be imposed on the activity:

G1 Activity Area

G2 Access to and awareness of conditions and associated documents

G3 Incident response

G4 Proposed change to activity

G5 Change of responsibility

G6 Change of ownership

G7 Amendment of required plans and reports

7. Evaluation of Environmental Issues

The following environmental issues are considered relevant to the proposal and have been evaluated in this section:

1. Natural Values
2. Management of Potentially Acid-Forming (PAF) Material
3. Water Quality
4. Air Quality
5. Noise Emissions
6. Weeds, Pests and Pathogens
7. Waste and Hazardous Substances
8. Decommissioning and Rehabilitation

Issue 1: Natural Values

7.1.1 Potential impacts

Threatened Vegetation Communities

The proposed ROM extension will require clearance of 2.3 hectares of vegetation to create an open, flat area. The vegetation in the area proposed for clearing is currently mapped in TASVEG 4.0 as consisting of the vegetation communities *Athrotaxis selaginoides – Nothofagus gunnii* short rainforest (RKF) and *Athrotaxis selaginoides* rainforest (RKP) (Figure 4). Both RKF and RKP are currently listed in Schedule 3A of the *Nature Conservation Act 2002* as Threatened Native Vegetation Communities.

However, a natural values assessment was conducted by ECOtas in May 2024 (Appendix C of EER), which included ground-truthing of the vegetation mapping units within the proposed activity area. The assessment concluded the RKF community is not present. While individual *Athrotaxis selaginoides* (king billy pine) and *Nothofagus gunnii (*deciduous beech*)* were present, neither occur as a dominant species. Neither species is itself listed as threatened.

The RKP community was also determined to be absent from the area to be cleared, given that *Athrotaxis selaginoides* occurs as an occasional species but is not dominant. The natural values assessment also noted that the area mapped as RKP has been subject to historical commercial logging. The vegetation communities within the 2.3 hectares proposed for clearance have been revised by ECOtas to the following, none which are listed as threatened under the EPBCA or NCA (see Figure 5):

- RMS: *Nothofagus – Phyllocladus* short rainforest
- RML: *Nothofagus – Leptospermum* short rainforest
- RMT: *Nothofagus – Atherosperma* rainforest
- SRF: *Leptospermum* with rainforest scrub

Flora

Natural Values Atlas database searches indicate that the general area does not support known populations of threatened flora, with the closest threatened flora species observations being *Orites milliganii, Orites acicularis x milliganii*; (Milligan's orites) and *Rhodanthe anthmoides* (chamomile sunray), both observed more than 2.5km from the site. The on-site natural values assessment identified 53 vascular plant species within the proposed clearance area for the ROM. None of these species are listed as threatened under either the TSPA or EPBCA, and the report concluded that there is a low likelihood of flora with a high priority for conservation management being present within the activity area.

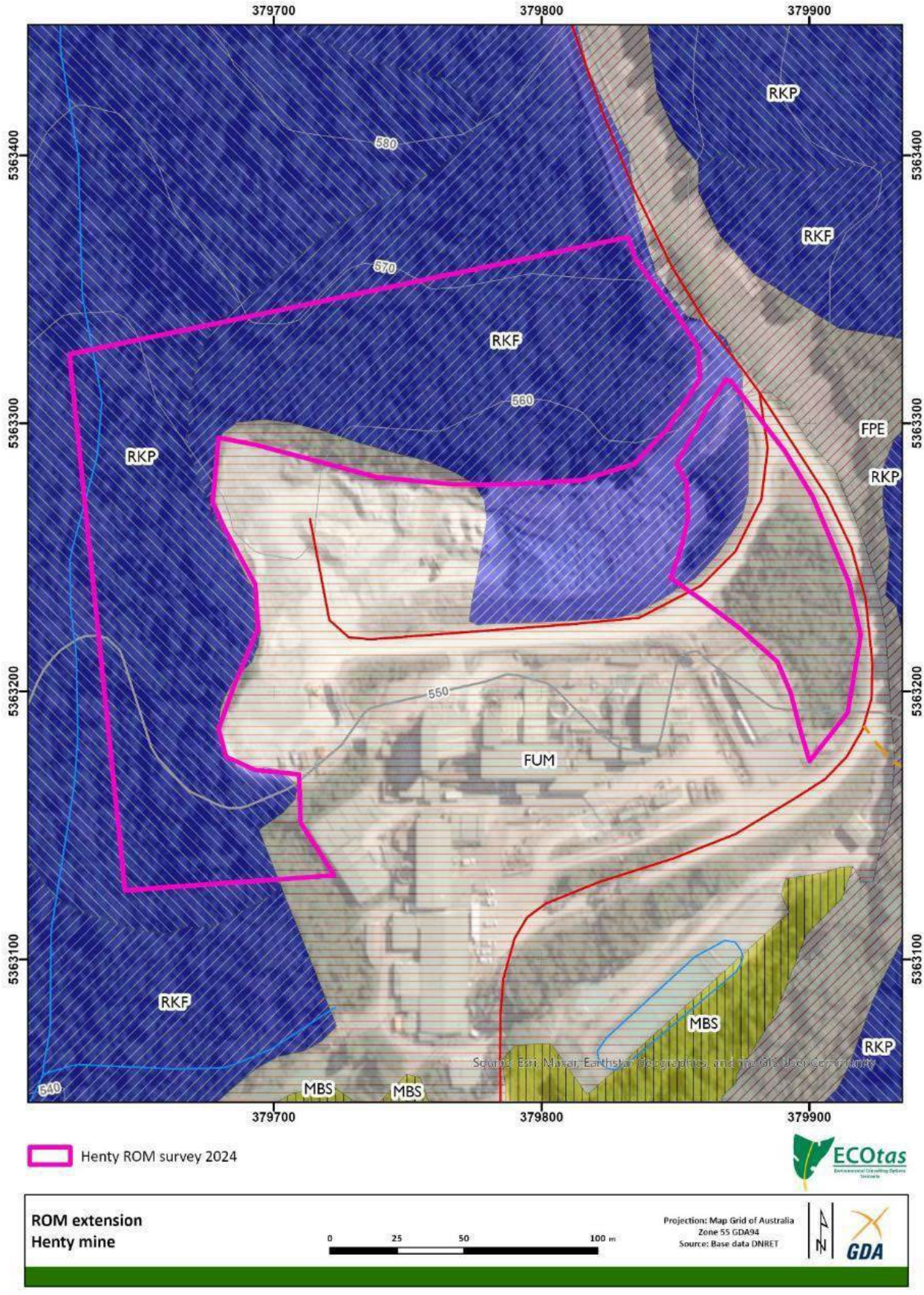

Figure 4. Vegetation communities as mapped in TASVEG 4.0 and TASVEG Live vegetation mapping (Figure 10, Appendix C of EER).

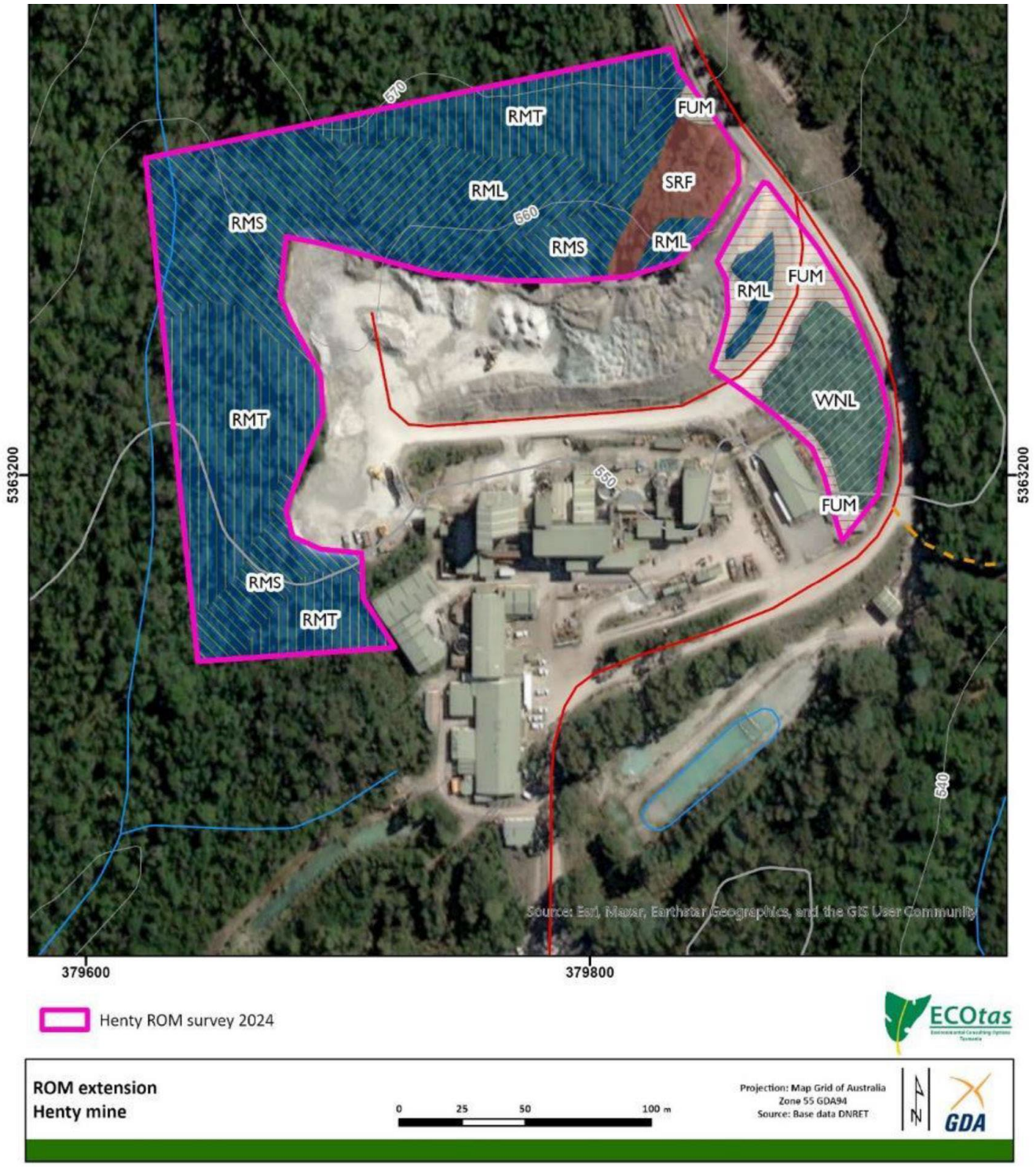

Figure 5. Revised vegetation communities after ground-truthing (Figure 13 of EER).

Fauna

The natural values assessment found that the ROM site has potential habitat for the following threatened fauna species:

- *Sarcophilus harrisii* (Tasmanian devil);
- *Dasyurus maculatus subsp. maculatus* (spotted tailed quoll);
- *Dasyurus viverrinus* (eastern quoll);

- *Aquila audax subsp. fleayi* (Tasmanian wedge-tailed eagle);
- *Accipiter novaehollandiae* (grey goshawk); and
- *Tyto novaehollandiae subsp. castanops* (Tasmanian masked owl).

The on-site natural values assessment included searches for potential marsupial carnivore dens and raptor nesting sites. Recent Natural Values Atlas observations show that spotted tailed quoll are using the area for foraging. However, no suspected den sites or potential denning habitat (caves, rocky overhangs, large intact logs) for any of the three marsupial carnivore species were found. Therefore, while the site is potential habitat for the Tasmanian devil, spotted tailed quoll and the eastern quoll, the EER concludes that it does not constitute significant habitat at any reasonable scale for conservation priority. The ROM development is not expected to increase overall on-site traffic, therefore roadkill risk is not likely to increase.

Aquila audax subsp. fleayi (Tasmanian wedge-tailed eagle) and *Tyto novaehollandiae subsp. castanops* (masked owl) have potential habitat within the area to be cleared, but this is likely foraging habitat only. The vegetation within the site lacks suitable structure for eagles to nest, and there are no large trees with hollows of a size suitable for masked owl. *Accipiter novaehollandiae* (grey goshawk) may have potential nesting habitat within the area to be cleared, and a portion of the ROM clearance area (RMT and RML - see Figure 5) meets the definition of 'significant habitat' for this species. No individuals or nests were observed, though the EER acknowledges that detecting nest sites is difficult for this secretive species, especially outside peak breeding season when birds are actively using nests. The EER concludes that the high level of disturbance associated with the existing processing plant and ROM makes it unlikely to be chosen as quality nesting habitat, and the small-scale nature of the proposed clearance should not have any significant impact on the species.

7.1.2 Management measures proposed in EER

No specific management measures were proposed in the EER for Natural Values. The EER states it is considered feasible to slightly modify the boundary of the ROM extension where practical, during construction in areas where *Athrotaxis selaginoides* and *Nothofagus gunnii* are located on the edges of the proposed construction footprint.

7.1.3 Public and agency comment

During the assessment process, the Conservation Assessments Section (CAS) sent a mapping alteration request to the Tasmanian Vegetation Monitoring and Mapping Program (TVMMP), based on the ground-truthing presented in the natural values assessment. The TVMMP is responsible for updating information on the extent, distribution, and condition of Tasmania's native vegetation, including threatened native vegetation communities. It is noted that the TVMMP did not support the consultant's conclusion that both threatened native vegetation communities are absent from the site. TVMMP commented that the revised RML, RMT, and RMS areas are likely historically disturbed remnants of RKP, and the presence of *Athrotaxis selaginoides* (King Billy Pine) at various stratum levels suggests regeneration and the potential for these areas to return to an exemplar state RKP community in the future. As such, the TVMMP recommended that a precautionary principle be applied, to recognise and manage these areas as the threatened RKP vegetation community.

In relation to other natural values, CAS advised that the EER and its conclusions were supported.

Parks and Wildlife Service (PWS) commented that *Athrotaxis selaginoides* and *Nothofagus gunnii* are considered important for conservation purposes due to their primitive, paleoendemic features and high sensitivity to fire and climate change. PWS recommended avoiding disturbance to individuals as far as possible, including consideration of reconfiguration of the ROM extension to avoid individual trees.

7.1.4 Evaluation

It is acknowledged that the TVMMP view may be correct, and if given enough time the vegetation within the activity area may have potential to be classified as RKP in the future. However, conventionally vegetation classification is based on current site conditions rather than potential future states, and the Board's assessment process must consider potential impacts to the existing environment at the time of assessment. Ground-truthing and revision of mapped units by appropriately qualified ecological consultants

is a common occurrence within the Tasmanian environmental impact assessment process. As such, it is recommended that the revised and ground-truthed classifications proposed by ECOtas take precedence over the mapped units in this case, and can be used as the basis for the Board's assessment of environmental impacts.

Taking the revised vegetation units described in the EER as appropriate, the proposal will result in the clearance of 2.3ha of native vegetation which does not include threatened vegetation communities or flora species. Standard condition **G1** requires that the activity (construction and operation of a Run of Mine pad) must be confined to the 'activity area' as proposed in the EER. This will ensure that any impacts to natural values, such as vegetation clearance, are confined to the surveyed area.

The footprint proposed by the proponent for the ROM extension includes an unnamed tributary in the northwest corner (see Figure 3). This is discussed further below in section 7.3 (Issue 3: Water Quality), with relevant conditions. Further refinement of the ROM footprint is required to avoid the tributary.

Individuals of *Athrotaxis selaginoides* and *Nothofagus gunnii* will be impacted by the clearance. These species are not listed threatened flora, however, they are considered important for conservation purposes. PWS feedback on the proposal recommended avoiding disturbance to these individual trees as far as possible, and the EER states that it is feasible to slightly modify the boundary of the ROM extension (where practical) in areas where *Athrotaxis selaginoides* and *Nothofagus gunnii* are located on the edges of the proposed construction footprint. As these are not listed threatened species, it is not considered appropriate to condition this management measure. It will be at the discretion of the proponent, in conjunction with PWS as land manager, whether it is practical to retain any trees during clearance.

A condition requiring pre-clearance surveys for Tasmanian devil (*Sarcophilus harrisii*) and quoll (*Dasyurus* sp.) dens is not considered necessary. No dens were found in the May 2024 natural values survey, and the site was not found to have potential denning habitat features, such as intact hollow logs, caves or rocky overhangs. Therefore, the likelihood of any new dens having been established since the original survey is very low, and hence the risk of accidentally clearing an active marsupial carnivore den is considered acceptable.

Pre-clearance surveys for threatened avian species are also not necessary. The known lack of suitable nesting habitat for Tasmanian wedge-tailed eagle and Tasmanian masked owl, combined with the high level of disturbance from existing activities and no observation of individuals or nests in recent surveys, make it unlikely that any of the three threatened avian species would be nesting in the proposal area. The challenges in detecting grey goshawk nests using opportunistic nest surveys outside the breeding season mean that such a survey would be of limited benefit, especially when weighed against the low likelihood of occurrence.

To ensure vegetation clearing and other forms of disturbance are contained, condition **CN1** includes a requirement for a visible barrier to be placed around the edge of the approved disturbance area, prior to commencement of works. As discussed in section 7.3, condition **FF2** requires that no works or vegetation disturbance is permitted to occur within any Waterway and Coastal Protection area as defined under the Natural Assets Code in the Tasmanian Planning Scheme and mapped in the Local Provisions Schedule under the Scheme for the West Coast municipality.

7.1.5 Conditions

The proponent will be required to comply with the following conditions:

G1 Activity Area

CN1 ROM Pad Construction Plan

FF2 Waterway and Coastal Protection Areas

Issue 2: Management of Potentially Acid-Forming (PAF) Material

7.1.6 Potential impacts

The current maximum capacity of the ROM is 15,000 tonnes of material, and the underground mine brings 20-30,000 tonnes of ore and waste rock to the surface per month. Waste rock is currently determined as NAF (Non-Acid Forming) or PAF (Potentially Acid Forming) prior to mine development. All stockpiles are temporary, and due to the rate at which material is milled, the turnover rate of ore stockpiles on the ROM is relatively fast. NAF waste rock is transported to other areas of the mine site for longer term storage or to borrow pits for use in tailings dam construction projects. PAF waste rock is stockpiled on the ROM until it can be backfilled into voids in the underground mine. The existing mine conditions (EPN 387/5) specify that any PAF waste rock must not be stored above ground for more than 6 months.

Waste rock brought for stockpiling is often crushed into small grain sizes. Exposure to atmospheric oxygen causes the sulphide minerals in PAF waste rock to oxidise. Subsequent exposure to water (e.g. stormwater) results in the outflow of acidic and/or metalliferous water, a process known as 'acid and metalliferous drainage' (AMD). AMD can have long term negative environmental impacts, including pollution of surface and ground water, and the mobilisation of toxic heavy metals into the environment.

Best practice management of waste rock includes geochemical testing and accurate characterisation, consistent segregation/isolation, measures to prevent the formation of AMD, and appropriate handling, reuse and disposal methods. Therefore, PAF waste rock stockpiled on the ROM, and material which is unconfirmed as either NAF or PAF, must be effectively managed to minimise the potential for oxidation and exposure to stormwater, and to prevent accidental mixing or incorrect deposition/use.

The proposed ROM extension will also involve cut and fill to level the site, and therefore material cut at the surface during construction will also require testing for potential PAF and appropriate management.

7.1.7 Management measures proposed in EER

The EER provides a general description of the current waste rock management measures, which are proposed to remain largely the same once the ROM is extended. Material is currently determined as NAF or PAF prior to mine development, by collecting one or more drill samples. Alternatively, sampling and testing may take place on historic holes where cores are already available. The samples are tested for total sulphur content, Net Acid Producing Potential (NAPP), and net acid generation (NAGpH), then characterised according to Table 1. Nearby holes and development are also inspected for rock type, and general classifications applied: rhyolite and shale are generally classified as NAF, volcaniclastics as either NAF or PAF, and pyritic schists and mineralised rocks generally classified as PAF. Certain areas of the mine are known to have a wide pyritic alteration zone and so are classified as PAF. In NAF headings, underground grab samples are collected for environmental testing during development, and regular inspections are conducted to check for visible sulphides.

Table 1. Henty Gold Mine waste rock classification system (Table 3 of EER).

NAPP	Total Sulphur	NAGpH	Classification
Greater than 0			PAF
Less than or equal to 0	<0.25%		NAF
	>0.25%	>4.5	Uncertain (NAF)
		<4.5	Uncertain (PAF)

NAF/PAF rock stockpiles remain segregated on the ROM, and each haul truck only carries designated material to the allocated stockpiles, minimising the potential for accidental mixing or mix-ups of NAF and PAF material. ROM maps are generated daily, indicating stockpile sizes, ore grades, origin of the material and NAF and PAF status (See Figure 10 of the EER). ROM maps are distributed to mill and mobile plant operators as they are generated, and stockpiles are signposted to assist with stockpile management.

Site levelling for the ROM extension will involve cutting material to lower the northern side, and using this material as fill to raise the south/southwestern side. Material excavated during the ROM extension will be temporarily stockpiled and tested in accordance with normal practices for material coming from the underground mine. A small amount of NAF waste rock from the underground mine is also intended for use as fill and will have been tested as part of routine operations. Only material confirmed as NAF will be used as fill in the ROM extension. During construction, stockpiles on the ROM will be marked to delineate untested, PAF and NAF material, using coloured cones, signage or survey tape.

If rock excavated during construction is classified as PAF, this material will be managed in accordance with the current site procedure (temporarily stockpiled on the ROM, before being moved to the underground mine as backfill). If PAF is identified in the remaining in-situ rock during construction, it will either be excavated and replaced with additional NAF fill (for small, clearly delineated pockets) or covered with a layer of compacted NAF rock to minimise exposure to oxygen and prevent rainfall ingress.

7.1.8 Public and agency comment

No public or agency comment was received in relation to management of PAF material.

7.1.9 Evaluation

Current waste rock management measures are described in the EER and are proposed to remain the same once the ROM is extended. These include processes for sampling, testing, characterisation and segregation of mined material. The management measures described are considered adequate to control the risks of PAF waste rock on the ROM resulting in AMD. Additionally, the extension will improve operational control of the ROM area, further reducing some of the risks associated with PAF material management, through providing increased space for segregating stockpiles, and the capacity for more efficient turnover of material.

Condition **CN2** requires that any waste rock to be used in construction undergo testing and classification prior to its use. A report containing the results of testing and quantities of waste rock used are to be submitted to the Director. Condition **CN3** ensures that no PAF material is to be utilised in the construction of the ROM pad, unless otherwise approved in writing by the Director. Together CN1 and CN2 seek to ensure that rock used in construction of the ROM pad is not PAF and does not result in AMD. **CN4** requires the proponent to notify the Director within 14 days of completing construction of the ROM extension.

Condition **OP1** requires that any waste rock to be stored on the ROM pad must be identified, segregated and managed according to Best Practice Environmental Management standards. Consistent with the existing wider mine conditions (EPN 387/5), this condition specifies that any waste rock identified as PAF, Uncertain (UC), or NAF with a Sulphur content (Total as S) greater than 0.25% (including ore), must not be stored above ground for more than 6 months. This serves to limit the exposure of PAF rock to atmospheric oxygen and stormwater, thereby reducing the potential for AMD.

Condition **M1** is a standard condition consistent with the existing wider mine conditions specifying requirements for any sampling and measuring undertaken, to ensure accuracy, quality control and data integrity.

7.1.10 Conditions

The proponent will be required to comply with the following conditions:

CN2 Construction material management

CN3 No PAF material in ROM pad construction

CN4 Notification of construction completion

OP1 Segregation of acid forming waste rock

M1 Samples and measurements for monitoring purposes

Issue 3: Water Quality

7.1.11 Potential impacts

The ROM extension will not generate any new water discharge sources, but will expand the open stockpiling area, increasing the total volume of stormwater runoff from the ROM. Sediment release into waterways through stormwater runoff can negatively impact upon water quality, and damage local macroinvertebrate communities via smothering. Interaction between PAF waste rock and stormwater runoff has the potential to cause AMD (discussed in Issue 2).

The main report of the EER did not provide information about the unnamed waterway (referred to in this section as waterway) which traverses the northwest corner of the originally proposed ROM pad footprint (See Figure 3). However, the natural values assessment noted there was a drainage feature within the study area. Construction of the ROM based on the footprint proposed in the EER and the cut and fill plan would result in filling and diversion of the waterway and subsequently result in sediment release direct to the waterway. The proposed footprint may also pose challenges for construction of the ROM extension due to flow from the waterway cutting through the northwestern corner of the proposed ROM pad footprint area. If the waterway flow broke through the bund around the ROM it may result in further stormwater drainage across the ROM pad, which could also contribute to increased sediment and stormwater runoff.

7.1.12 Management measures proposed in EER

Currently, NAF rock bunding surrounds the perimeter of the ROM to prevent uncontrolled runoff of stormwater. The base of the ROM is also constructed from NAF, and a slight grade channels surface water runoff to drains at the southern edge, then through stormwater sumps to collect sediment. These are emptied quarterly, and the sediment is disposed into the site's Newton Residual Leach Storage Facility (NRLSF). The EER states that the current design of the stormwater sump will be sufficient to manage runoff sediment accumulation and the increased stormwater volume from the ROM extension.

The EER also acknowledges that sediment runoff will increase during the construction phase of the ROM extension. Therefore, additional sediment traps and swales will be installed as required to control runoff during vegetation clearance and topsoil stripping. The ROM pad sump will also be monitored during construction and cleaned out more frequently if required.

Collected runoff from the ROM then enters the site's primary stormwater pond and wetland treatment system (comprising three wetland cells and a series of cascades) before being discharged to the Henty River. Water from various sources, including underground mine water dosed with flocculant and coagulant, and runoff from the truck washdown bay, also enter this system. Monitoring of water quality is performed at various locations, as prescribed by the mine's whole of site environmental conditions (EPN 378/5).

Management measures to address the impact of the unnamed waterway in the northwestern corner of the footprint proposed for the ROM extension were not provided. However, after being alerted to the presence of the waterway and confirming that it was a flowing waterway by site visit, the proponent has confirmed in writing that the ROM pad can be redesigned to avoid disturbance of the waterway.

7.1.13 Public and agency comment

No public or agency comment was received in relation to water quality.

7.1.14 Evaluation

Several appendices to the EER contain information implying that groundwater impacts are occurring from several other sources within the wider mine activity, such as the Tailings Storage Facility. Water quality impacts potentially occurring within the wider mine site from other sources than the ROM are considered outside the scope of this assessment, and are regulatory matters under the existing mine conditions (EPN 387/5).

The EPA Water Specialist has advised that the proposed approach of managing water quality from the ROM extension using existing water quality management engineered infrastructure is acceptable, and that additional monitoring is not necessary, given the existing monitoring schedule for the wider mine activity. Therefore, no specific water quality monitoring conditions are considered necessary. Standard stormwater

management conditions are applied, to prevent discharge of sediment-contaminated water to the receiving environment. Condition **SW1** requires the construction of appropriate perimeter cut-off drains, or bunds with the capacity to manage run off from a 1 in 20-year rainfall event. Condition **SW2** requires that any polluted stormwater must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm or environmental nuisance. Condition **SW3** requires the implementation of management measures (e.g. the proposed additional sediment traps and swales) to retain sediment within the Activity Area during construction activities.

The proposed approach of managing water quality from the ROM extension using existing water quality management engineered infrastructure at the site is considered to be acceptable. At the same time, it is considered important that, in the absence of an assessment of impact, physical disturbance of the identified waterway close the ROM pad be avoided.

Condition **CN1** requires that a ROM Pad Construction Plan be submitted and approved by the Director before commencement of construction. This plan requires the maximum area to be disturbed for the ROM Pad construction and operation to be clearly defined. The plan must also demonstrate how the tributary's riparian zone is to be avoided in accordance with condition **FF2,** which requires that no works or vegetation disturbance is permitted to occur within any Waterway and Coastal Protection areas. The Waterway and Coastal Protection Code applies a 10 metre buffer on either side of the unnamed waterway in question, and therefore the ROM Pad Construction Plan required by **CN1** will require the ROM extension footprint, including vegetation disturbance and the toe of any batter, to be at least 10 metres from the waterway.

The proponent has provided confirmation in writing that they will adjust the ROM Pad boundary to avoid the waterway and provide a construction plan before construction commences.

7.1.15 Conditions

The proponent will be required to comply with the following conditions:

CN1 ROM Pad Construction Plan

FF2 Waterway and Coastal Protection Areas

SW1 Perimeter drains or bunds

SW2 Stormwater

SW3 Retention of sediment

Issue 4: Air Quality

7.1.16 Potential impacts

The primary potential impact on air quality from the proposal is dust emissions, in the form of blowoff from construction surfaces, stockpiles, the ROM Pad mobile crusher, and dust from internal heavy vehicle traffic on site. Potential receptors of environmental relevance for the dust emissions generated on site are limited to the surrounding natural environment. Dust has the potential to smother native vegetation and pollute waterways. The nearest residential area is located 9.7 km north of the site at Rosebery.

7.1.17 Management measures proposed in EER

The EER proposes that during operations road sprinklers will be used on surface roads as dust emissions are observed, and that water sprays/wetting down of stockpiles may also occur.

During construction of the extension, the cut and fill processes will be free-dig only, with no blasting required. Water sprays and a water cart will be used as required to dampen construction surfaces and stockpiles. If weather conditions are unfavourable, work schedules may be adjusted to delay activities which produce larger amounts of dust.

7.1.18 Public and agency comment

No public or agency comment was received in relation to air quality.

7.1.19 Evaluation

The local climate aids in reducing potential dust emissions, due to the high number of rainfall days providing dampening to stockpiles and internal roads. The predominant wind direction is from the north, away from the nearest sensitive receptors in Rosebery, which are also so far away that dust emissions from the site are unlikely to present any issues. The EER states that no complaints relating to dust or atmospheric emissions from the site have been received within the previous 5 years.

The proposed measures to utilise road sprinklers and water sprays as required to dampen construction surfaces, stockpiles and ROM surface roads are considered sufficient to control dust emissions during construction and operations. Condition **A1** requires that dust emissions be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of the activity area. This is a standard condition typically applied to all materials handling activities and consistent with the current mine site conditions.

The existing and proposed dust controls are consistent with the *Quarry Code of Practice 2017*, and the proposal is overall consistent with the requirements of the *Environment Protection Policy (Air Quality) (2004)*.

7.1.20 Conditions

The proponent will be required to comply with the following conditions:

A1 Control of dust emissions

Issue 5: Noise Emissions

7.1.21 Potential impacts

Noise emissions from materials handling operations and construction activities have the potential to cause nuisance to nearby sensitive receptors, particularly when operations occur 24 hours per day. However, there are no nearby noise sensitive premises. Excessive noise may also affect the behaviour of sensitive fauna such as raptors, inducing/increasing physiological stress, reducing breeding success or causing individuals to abandon nests.

7.1.22 Management measures proposed in EER

The EER notes that all mobile plant equipment used on site is fitted with noise suppression systems such as exhaust mufflers. Construction of the ROM extension will be limited to dayshift hours (0600hrs – 1800hrs).

7.1.23 Public and agency comment

No public or agency comment was received in relation to noise emissions.

7.1.24 Evaluation

The 2024 Natural Values Assessment conducted by ECOTas (Appendix C of EER) found no noise sensitive fauna within 5000 metres of the site. Additionally, there are no residences or other sensitive human receptors within 1500 metres of the site, and the nearest residential property is 9.7 km away in Rosebery. Therefore, the risk to sensitive noise receptors from either construction of the proposed ROM extension or ongoing ROM operations is considered to be acceptable.

The proposal is consistent with the requirements of the *Environment Protection Policy (Noise) 2009,* and noise attenuation measures suggested in the *Quarry Code of Practice.* There are no specific noise conditions in the existing wider mine site permit. No specific conditions relating to noise emissions are considered necessary for the proposal.

7.1.25 Conditions

None required.

Issue 6: Weeds, Pests and Pathogens

7.1.26 Potential impacts

The proposed ROM pad extension presents potential risks associated with the introduction and spread of weeds and pathogens, particularly during the clearing and construction stages. Weed and disease introduction and spread may occur through:

- Vehicle and machinery movements carrying seeds or plant fragments;
- Introduction of contaminated soil, gravel or other construction materials;
- 'Natural' spread: wind, water runoff, and wildlife can disperse seeds;
- Site disturbance allowing for the establishment of weed species.

A Natural Values Assessment of the proposed activity area was conducted by ECOtas in May 2024. The assessment found no Declared weeds* within or adjacent to the study area (ROM extension and surrounds). Only one environmental weed was detected - *Cirsium vulgare* (Scotch thistle), which occurred as occasional plants around the processing facility and along roads. There was no evidence of *Phytophthora cinnamomi*, myrtle wilt or myrtle rust within the surveyed area.

7.1.27 Management measures proposed in EER

The EER proposes the following management measures:

- All staff and contractors working at the site will undergo training in weed and pathogen management, identification, and hygiene practices.
- Treat noticeable occurrences of *Cirsium vulgare* surrounding the processing plant area to prevent spread within and beyond the lease area.

7.1.28 Public and agency comment

*CAS noted that the *Weed Management Act 1999* was repealed on 17 May 2023. Declared weeds under the *Weed Management Act 1999* are now referred to as "declared pests" under the *Biosecurity Regulations 2022*.

7.1.29 Evaluation

The site is in good condition with only one environmental weed species (Scotch thistle) currently present. The proponent should be vigilant with weed hygiene and checking the site to maintain its relatively weed and disease-free status. Standard condition **FF1** requires that the activity area is kept substantially free of weeds to minimise spread.

Especially during the construction phase, any machinery brought in from offsite should be washed to prevent the introduction of new weeds through seed or plant fragments. The existing mine conditions (EPN 387/5) already require machinery washdown prior to entering the site.

7.1.30 Conditions

The proponent will be required to comply with the following conditions:

FF1 Weed management

Issue 7: Waste and Hazardous Substances

7.1.31 Potential impacts

Henty Gold mine uses a range of potentially hazardous substances (e.g. chemicals, explosives) during general mining operations, and produces various waste streams (e.g. waste rock, tailings). The release of such wastes and hazardous substances into the environment can have extremely harmful effects. However, no potentially hazardous substances are or will be used or stored within the area of the ROM pad, other than the diesel used to fuel machinery and vehicles. All other potentially hazardous substances are stored in other areas of the mine, such as the mill or flocculant dosing plant.

Other than waste rock (discussed separately under Issue 2), wastes produced specifically at the ROM consist of a small amount of general waste (e.g. from daily staff presence) and the potential for machinery oil waste or an accidental diesel spill resulting in contaminated soil.

7.1.32 Management measures proposed in EER

The EER states that diesel will be transferred into mobile plant equipment only via vehicular-mounted fuel transfer tanks. Spill kits will be available in the event of a diesel fuel spillage.

7.1.33 Public and agency comment

No public or agency comment was received in relation to waste and hazardous substances.

7.1.34 Evaluation

Wastes normally generated by the ROM, other than PAF and NAF waste rock, are not of sufficient quantities or significance to warrant specific permit conditions. General conditions regarding hazardous substances are recommended to ensure appropriate storage and handling of diesel fuel, and to maintain consistency with the existing conditions for the wider mine site. Standard condition **H1** requires all environmentally hazardous materials to be handled and stored appropriately to prevent accidental spills within the activity area. Standard condition **H2** requires spill kits to be kept on site in case any environmentally hazardous materials are accidentally spilt (e.g. diesel fuel).

7.1.35 Conditions

The proponent will be required to comply with the following conditions:

H1 Storage and handling of hazardous materials

H2 Spill Kits

Issue 8: Decommissioning and Rehabilitation

7.1.36 Potential impacts

Extractive industries have the potential to leave behind environmental issues, such as erosion, contamination and weed invasion. Rehabilitation aims to repair disturbed or degraded land to a stable and non-polluting state after the activity has finished.

7.1.37 Management measures proposed in EER

Decommissioning and rehabilitation of the ROM pad upon cessation of the activity will be completed as per the wider Henty Gold Mine Closure Plan (Appendix F of the EER). Specifically:

- Upon cessation of the activity any fixed or mobile equipment will be removed from the ROM.
- Before decommissioning of the processing plant occurs, waste rock which has been used to construct the ROM will be processed to recover any gold available.
- Topsoil stockpiled during development of the ROM will then be spread and contoured.
- Revegetation will occur using seeds from native vegetation communities from the local area.

7.1.38 Public and agency comment

No public or agency comment was received in relation to decommissioning and rehabilitation.

7.1.39 Evaluation

The EER proposes standard extractive industry decommissioning and rehabilitation measures, consistent with the EPA *Quarry Code of Practice*. The Henty Gold Mines Closure Plan (Appendix F of the EER) details the current approved closure and rehabilitation plans for the whole mine site under Permit no. 3562 (as varied by Environmental Protection Notice 378/5). The following standard decommissioning and rehabilitation conditions are recommended for the ROM extension activity. These will support the conditions in Permit no. 3562 (as varied by Environmental Protection Notice 378/5), which cover the whole site, including the ROM extension activity.

DC1 requires the activity area to be rehabilitated following permanent cessation of the activity, in accordance with a Mine Closure Plan (MCP) or a Decommissioning and Rehabilitation Plan (DRP) that is approved by the Director. **DC2** requires that any removed surface soils are stockpiled to be used for rehabilitation.

7.1.40 Conditions

The proponent will be required to comply with the following conditions:

DC1 Rehabilitation following cessation

DC2 Stockpiling of surface soil

8. Report Conclusions

This assessment has been based on the information provided by the proponent, **Unity Mining Pty Limited**, in the permit application, the case for assessment (the EER) and in subsequent discussion about the unnamed waterway traversing the northwestern corner of the ROM extension.

This report incorporates any specialist advice provided by EPA scientific and regulatory staff, the Department of Natural Resources and Environment Tasmania, and other government agencies, and considers any issues raised in public submissions.

It is concluded that:

1. the RMPS and EMPCS objectives have been duly and properly pursued in the assessment of the proposal; and
2. the assessment of the proposal has been undertaken in accordance with the Environmental Impact Assessment Principles; and
3. the proposal is capable of being managed in an environmentally acceptable manner such that it is unlikely that the RMPS and EMPCS objectives would be compromised, provided that the Permit Conditions - Environmental No. 12087 appended to this report are imposed and duly complied with.

The environmental conditions in Appendix 3 (PCE 12087) are intended to apply to the activity area for the extended ROM Pad, which is one component of the wider Henty Gold Mine activity. The whole mine site is currently regulated under Permit no. 3562 (as varied by Environment Protection Notice 378/5) which applies to the land that includes mining leases 7M/1991, 5M/2002 and 7M/2006. The conditions contained in Permit no. 3562 also apply to the construction and operation of the ROM Pad.

Once construction of the ROM extension is complete and the Director is notified, it is intended that the permit for this activity will be merged into the permit for the whole mine site. This aims to ensure consistency and improve ease of compliance and regulation across the whole site.

9. Report Approval

Environmental Assessment Report and conclusions, including environmental conditions, adopted:

Cindy Ong
A/EXECUTIVE DIRECTOR, ENVIRONMENTAL ASSESSMENTS
Acting under delegation from the Board of the Environment Protection Authority

Date: 21 October 2025

10. References

ES&D (2025) *Environmental Effects Report Henty Gold Mine – 2024 ROM Extension* (Version 2). 7 April 2025).

ECOtas (2024) *Natural Values Assessment of Run of Mine (ROM) Extension, Henty Gold Mine, Tasmania*. 15 May 2024.

11. Appendices

Appendix 1 Summary of public and agency submissions

Appendix 2 Table of proponent management measures

Appendix 3 Permit conditions No: 12087

Appendix 1: Summary of public and agency submissions

Table 1: Matters raised by referral agencies, and during public consultation

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
WorkSafe Tasmania	WorkSafe Tasmania supports the proposed ROM extension. They noted that additional capacity will ease current waste rock storage constraints, aiding with safe traffic management on the ROM and within the underground mine. Waste rock currently being stored underground due to lack of space on the ROM reduces the number of crosscuts that would normally be used for safe vehicular give ways or as passing bays.	No	Supports proponent's justification for requiring additional waste rock storage capacity.
Parks and Wildlife Service (PWS)	The proposal is wholly located within the Mount Dundas Regional Reserve, for which PWS holds statutory responsibility. PWS recommended that the proponent request a desktop Aboriginal Heritage assessment and follow the weed and disease hygiene recommendations as provided in the Natural Values Assessment. PWS recommends avoiding disturbance to individuals of *Athrotaxis selaginoides* and *Nothofagus gunnii* as far as possible, including consideration for reconfiguring the ROM extension to avoid these trees. PWS supported continuing the existing site condition permitting PAF material to be stored above ground for a maximum of 6 months.	No	Aboriginal Heritage is outside the scope of the Board's assessment, though the proposal was referred to AHT for a desktop Aboriginal Heritage assessment as part of this process. Other matters are discussed in Section 7.1, 7.2 and 7.6.
Conservation Assessments Section (CAS)	CAS generally supports the recommendations contained in the EER relating to natural values. CAS commented that Threatened Native Vegetation Communities are listed under the NCA, and impacts upon these communities should be minimised. They further stated that the EER sets out a compelling case for the currently mapped vegetation communities on site being inaccurate, and that therefore the impacted vegetation is not a threatened vegetation community. However, CAS did not wish to comment further on the accuracy of the mapping, as this was outside their area of expertise. CAS	No	These matters are discussed in Section 7.1 and 7.6

Representation No. / Agency	Comments and Issues	Further Information Requested	EPA Comments
	referred the natural values assessment to TVMMP, and stated that any discrepancies with vegetation mapping should be resolved with TVMMP directly. CAS also noted that the *Weed Management Act 1999* was repealed on 17 May 2023, and declared weeds under the *Weed Management Act 1999* are now referred to as "declared pests" under the *Biosecurity Regulations 2022*.		
Tasmanian Vegetation Monitoring and Mapping Program (TVMMP)	TVMMP does not support the conclusion of the Natural Values Assessment that the vegetation to be cleared does not constitute a threatened native vegetation type under schedule 3 of the *Nature Conservation Act* 2002. Areas identified in the Natural Values Assessment report as RML, RMT and RMS appear to be examples of historically disturbed RKP. The presence of scattered *Athrotaxis selaginoides* in various stratum levels appears indicative of succession and regeneration, with the capacity for this vegetation to return to an exemplar state of the *Athrotaxis selaginoides* rainforest community. The TVMMP recommendation was that a precautionary principle should be applied and these areas managed as though they were a threatened native vegetation community.	No	This response was forwarded to the proponent for their information. This matter is discussed in Section 7.1
Mineral Resources Tasmania (MRT)	MRT advised that they will require the proponent to provide an updated mining plan reflecting the intended changes and an increase in the amount of security deposit held.	No	These are matters for which MRT holds responsibility.
Aboriginal Heritage Tasmania (AHT)	AHT conducted a desktop review and stated that there is no known Aboriginal Heritage within the proposed works footprint, noting that the area has not been comprehensively assessed. They advised that works should be guided by the attached Unanticipated Discovery Plan.	No	This response was forwarded to the proponent for their information.

Appendix 2: Table of proponent management measures

Table 1: Proponent's proposed management measures (Section D of EER)

Number	Action	Timing
1	Daily during rainfall events, visual perimeter inspections of the ROM will be undertaken during construction and for 3 months following completion of the ROM extension, to ensure no uncontrolled runoff is leaving site.	Ongoing during construction + 3 months post-completion
2	Cutoff drains to prevent clean rainfall runoff entering the disturbed area of the ROM pad will be maintained and expanded as required during the ROM extension.	Ongoing during construction
3	Sediment traps and sumps will be maintained throughout construction of the ROM extension, and cleaned out as required to minimise the loss of sediment from the site.	Ongoing
4	All runoff from disturbed areas will be directed to the site wetland treatment system throughout construction.	Ongoing
5	All material used in the construction of the ROM extension will be confirmed as NAF through analytical testing by a NATA accredited laboratory prior to use.	Ongoing during construction
6	In the event that rock excavated during construction is classified as PAF, this material will be managed in accordance with the current site procedure (temporarily stockpiled on the ROM, before being moved to the underground mine as backfill).	Ongoing
7	In the event that exposed surfaces from the cut extension of the ROM show a high degree of sulphides this will be mitigated either through excavation of the exposed PAF rock (for small pockets), or covered by compacted NAF rock.	Ongoing during construction
8	Stockpiles on the ROM will be clearly delineated as NAF, PAF, or ore through clear signage and daily ROM map generation.	Ongoing
9	All personnel working in the ROM area will be appropriately trained in identification and management of NAF/PAF stockpiles.	Ongoing
10	Road sprinklers will be used to control dust emissions on the ROM and surface roads as dust emissions are observed.	Ongoing
11	Contractors working on the ROM project will undergo training in weed and pathogen management, identification, and hygiene practices.	Ongoing
12	Treat noticeable occurrences of *Cirsium vulgare* surrounding the processing plant area to prevent spread within and beyond the lease area	Ongoing
13	All equipment will be cleaned before entering and leaving the site. Washdown procedures will be undertaken in accordance with the appropriate guidelines (*Keeping it Clean: A Tasmanian Field Hygiene Manual to prevent the spread of freshwater pests and pathogens, 2010).*	Ongoing during construction
14	Wherever practical, and taking into account forest management safety protocols, trees felled to create the ROM area, will be directionally felled within the eventual cleared zone to minimise the risk of damage to retained mature myrtle trees.	Ongoing during construction
15	As far as reasonably practicable, the ROM, roads and working areas will be kept graded and well-drained such that water does not pool for long periods.	Ongoing

Appendix 3: Permit conditions – Environmental No: 12087

PERMIT PART B
PERMIT CONDITIONS - ENVIRONMENTAL No. 12087

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

Activity: **The construction and operation of a Run-of-Mine Pad (ACTIVITY TYPE: Mineral Works)**
HENTY GOLD PROSPECT, HOWARDS ROAD
QUEENSTOWN TAS 7467

The above activity has been assessed as a level 2 activity under the *Environmental Management and Pollution Control Act 1994*.

Acting under Section 25(5)(a)(i) of the EMPCA, the Board of the Environment Protection Authority has required that this Permit Part B be included in any Permit granted under the *Land Use Planning and Approvals Act 1993* with respect to the above activity.

Municipality: **WEST COAST**
Permit Application Reference: **DA 2025/15**
EPA file reference: **24/3740**

Date conditions approved: 21 October 2025

Signed: _____

DELEGATE FOR THE BOARD OF THE ENVIRONMENT PROTECTION AUTHORITY

DEFINITIONS

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

ENVIRONMENTAL CONDITIONS

The person responsible for the activity must comply with the conditions contained in **Schedule 2** of this Permit Part B.

INFORMATION

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

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Attachments

Schedule 1: Definitions

In this Permit Part B:-

Aboriginal Relic has the meaning described in section 2(3) of the *Aboriginal Heritage 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.

Activity Area means the area to be used for the Activity when these conditions take effect, as depicted in Attachment 1.

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.

Authorized Officer means an authorized officer under section 20 of EMPCA.

Best Practice Environmental Management or '**BPEM**' has the meaning described in section 4 of EMPCA.

Best Practice Erosion and Sediment Control means the document with this title by the International Erosion Control Association, dated November 2008, and any amendment to or substitution of this document.

Construction means activities associated with the construction phase of the activity, including but not limited to, activities associated with the clearance of vegetation, site works to create a level site, rock breaking, installation of fences and other infrastructure whether on land or in water.

Director means the Director, Environment Protection Authority holding office under section 18 of EMPCA and includes a delegate or person authorised in writing by the Director to exercise a power or function on the Director's behalf.

DRP means Decommissioning and Rehabilitation Plan.

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 has the meanings ascribed to it in section 3 of EMPCA.

Environmentally Hazardous Material means any substance or mixture of substances of a nature or held in quantities which present a reasonably foreseeable risk of causing serious or material environmental harm if released to the environment and includes fuels, oils, waste and chemicals but excludes sewage.

EPA Board means the Board of the Environment Protection Authority established under section 13 of EMPCA and includes a delegate or person authorised in writing by the EPA Board to exercise a power or function on the EPA Board's behalf.

NAF means non acid forming, being material with a NAG pH of greater than or equal to 4.5 and a Net Acid Producing Potential (NAPP) of less than 0kg H_2SO_4/tonne.

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.

Planning Authority means the Council(s) for the municipal area(s) in which the Activity Area is situated.

Pollutant has the meaning ascribed to it in section 3 of EMPCA.

ROM Pad means Run-of-Mine Pad.

Stormwater means water runoff as a consequence of a rainfall event, whether surface flow, piped flow, or flow within conduits, including any contaminants collected by the water during its passage.

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.

Waterway and Coastal Protection Areas are Waterway and Coastal Protection Areas as defined under the Natural Assets Code in the Tasmanian Planning Scheme and mapped in the Local Provisions Schedule under the Scheme for the West Coast Council area.

Weed means a plant species that has, or is likely to have, an adverse impact on the environment because of the introduction, spread or increase in population size of the species in an area; and includes a declared weed as defined in the *Biosecurity Act 2019* and subordinate regulations.

Schedule 2: Conditions

Maximum Quantities

Q1 Regulatory limits

1 The activity must not exceed the following limits:

1.1 No limit has been set for the purposes of the Environmental Management and Pollution Control (General) Regulations 2017.

General

G1 Activity Area

The activity must be confined to the Activity Area.

G2 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 within the Activity Area, including contractors and sub-contractors, are familiar with these conditions to the extent relevant to their work.

G3 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.

G4 Proposed change to activity

1 The person responsible must notify the Director in writing prior to implementing any change to the activity authorised by this document that may cause or increase the emission of a pollutant or which may result in environmental harm or environmental nuisance (even temporarily). A change includes, but is not limited to, any of the following:

1.1 an increase in the discharge of a pollutant, or the location of its discharge.

1.2 the construction, installation, alteration or removal of any structure or equipment used in the course of carrying out the activity.

1.3 any clearance of native vegetation or earthworks.

1.4 a change in the quantity or characteristics of materials used in carrying out the activity.

2 The notification must be in an approved form and include the following:

2.1 details of the proposed change;

2.2 an assessment of the environmental impacts that may result from the change;

2.3 any relevant approvals held by the person responsible; and

2.4 any advice from the relevant planning authority to the effect that approval is not required.

3 The person responsible must provide additional information as requested by an Authorized Officer.

4 The proposed change must not be implemented until the Director has confirmed in writing that they are satisfied that no other approval or variation of this document is required.

5 For the avoidance of doubt, a notification of a proposed change under this provision is not required if the proposed change is part of a referral to the EPA Board for assessment under sections 24, 25, 27 or 27AA of EMPCA.

G5 Change of responsibility

If the person responsible for the activity intends to cease to be responsible for the activity, that person must notify the Director in writing of the full particulars of any person who will become the person responsible for the activity, before such cessation.

G6 Change of ownership

If the owner of the Activity Area changes or is to change, then, as soon as reasonably practicable but no later than 30 days after becoming aware of the change or intended change in the ownership of the Activity Area, the person responsible must notify the Director in writing of the change or intended change of ownership.

G7 Amendment of required plans and reports

1 The plans and reports required by these conditions must be amended to address any matter required by the Director, as advised by notice in writing.

2 Amended plans and reports must be resubmitted within the timeframe that the Director specifies.

Atmospheric

A1 Control of dust emissions

Dust emissions from within the Activity Area must be controlled to the extent necessary to prevent environmental nuisance beyond the boundary of the Activity Area.

Construction

CN1 ROM Pad Construction Plan

1 A ROM Pad construction plan must be submitted and approved by the Director before commencement of construction.

2 Unless otherwise approved in writing by the Director, the ROM Pad construction plan must clearly define the maximum area to be disturbed for the ROM Pad construction and operation. This must include avoidance of Waterway and Coastal Protection areas as required by these conditions. No works or vegetation disturbance for the purpose of the ROM Pad is permitted to occur outside the maximum disturbance area.

3 Prior to commencement of works, the responsible person must delineate and maintain a visible barrier at the boundary of the maximum area to be disturbed, as defined in the ROM Pad construction plan required by these conditions, using markers, flagging, fencing or other similar method.

4 Once approved, the person responsible must act in accordance with the approved ROM Pad construction plan.

5 The person responsible may apply to the Director to vary or substitute the ROM Pad construction plan. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

CN2 Construction material management

1 For every 10,000 cubic metres of waste rock to be utilised in construction of the ROM Pad, a minimum of 1 (one) round of testing for NAPP and NAG pH must be undertaken before its use in construction, as per the ARD Test Handbook, Project 387A (AMIRA International Ltd, 2002).

2 A report containing details of the quantities of waste rock utilised in construction, and the results of testing for NAPP and NAG pH, must be submitted to the Director within 30 days of the receipt of results of NAPP and NAG pH testing.

3 For the purposes of this condition, any waste rock material that has not been classified as PAF, NAF or UC by a suitably qualified person must be treated as though it were PAF Material.

CN3 No PAF material in ROM Pad construction

Unless otherwise approved in writing by the Director, no PAF material is to be utilised in the construction of the ROM Pad.

CN4 Notification of construction completion

The Director must be notified in writing within 14 days of the completion of the ROM Pad construction.

Decommissioning And Rehabilitation

DC1 Rehabilitation following cessation

1 Following permanent cessation of the activity, and unless otherwise approved in writing by the Director, the Activity Area must be rehabilitated including:

1.1 stabilisation of any land surfaces that may be subject to erosion;

1.2 removal or mitigation of all environmental hazards or land contamination, that might pose an ongoing risk of causing environmental harm; and

1.3 decommissioning of any equipment that has not been removed.

2 Where a Mine Closure Plan (MCP) or Decommissioning and Rehabilitation Plan (DRP) has been approved by the Director, decommissioning and rehabilitation must be carried out in accordance with the requirements of the MCP or DRP, whichever was approved most recently by the Director.

3 The person responsible may apply to the Director to vary or substitute the DRP. Any variation or substitution of the plan approved by the Director, by notice in writing, replaces the earlier approval with effect from the date specified in the notice.

DC2 Stockpiling of surface soil

Prior to commencement of extractive activities on any portion of the Activity Area, surface soils must be removed in that portion of the Activity Area to be disturbed by the conduct of the activity and stockpiled for later use in rehabilitation of the Activity Area. Topsoil must be kept separate from other overburden and protected from erosion or other disturbance.

Flora And Fauna

FF1 Weed management

The Activity Area must be kept substantially free of weeds to minimise the risk of weeds being spread through the transport of products from the Activity Area.

FF2 Waterway and Coastal Protection Areas

Unless otherwise approved in writing by the Director, no works or vegetation disturbance is permitted to occur within any Waterway and Coastal Protection areas as defined under the Natural Assets Code in the Tasmanian Planning Scheme and mapped in the Local Provisions Schedule under the Scheme for the West Coast Council area.

Hazardous Substances

H1 Storage and handling of hazardous materials

1 Unless otherwise approved in writing by the Director, environmentally hazardous materials held within the Activity Area must be:

1.1 stored within maintained and functional impervious bunded areas, spill trays or other containment systems; and

1.2 managed to prevent unauthorised discharge, emission or deposition of pollutants:

1.2.1 to soils within the boundary of the Activity Area in a manner that is likely to cause serious or material environmental harm;

1.2.2 to groundwater;

1.2.3 to waterways; or

1.2.4 beyond the boundary of the Activity Area.

H2 Spill kits

Spill kits appropriate for the types and volumes of materials handled within the Activity Area must be kept in appropriate locations and maintained in a functional condition to assist with the containment of spilt environmentally hazardous materials.

Monitoring

M1 Samples and measurements for monitoring purposes

1 Any sample or measurement required under these conditions must be taken and processed in accordance with the following:

1.1 sampling and measuring must be undertaken by a person with training, experience, and knowledge of the appropriate procedure;

1.2 the integrity of samples must be maintained prior to delivery to a testing facility;

1.3 sample analysis must be conducted by a testing facility accredited by the National Association of Testing Authorities (NATA), or a testing facility approved in writing by the Director, for the specified test;

1.4 details of methods employed in taking samples and measurements and results of sample analysis, and measurements must be retained for at least three (3) years after the date of collection; and

1.5 sampling and measurement equipment must be maintained and operated in accordance with manufacturer's specifications and records of maintenance must be retained for at least three (3) years.

Operations

OP1 Segregation of acid forming waste rock

1 Unless otherwise approved in writing by the Director, any waste rock that is to be stored above ground must be:

1.1 identified and segregated into potentially acid forming (PAF) and non-acid forming (NAF) types; and

1.2 stockpiled or disposed of in accordance with Best Practice Environmental Management standards and must be managed and monitored as approved in writing by the Director.

2 Unless otherwise approved in writing by the Director, any waste rock identified as PAF, Uncertain (UC), or NAF with a Sulphur content (Total as S) greater than 0.25% (including ore), must not be stored above ground for more than 6 months.

Stormwater Management

SW1 Perimeter drains or bunds

1 Perimeter cut-off drains, or bunds, must be constructed at strategic locations within the Activity Area to prevent surface run-off from entering the area used or disturbed in carrying out the activity. All reasonable measures must be implemented to ensure that sediment transported along these drains, or bunds, remains within the Activity Area. Such measures may include provision of strategically located sediment fences, appropriately sized and maintained sediment settling ponds, vegetated swales, detention basins and other measures designed and operated in accordance with *Best Practice Erosion and Sediment Control* or similar.

2 Drains, or bunds, must have sufficient capacity to contain run-off that could reasonably be expected to arise during a 1 in 20 year rainfall event. Maintenance activities must be undertaken regularly to ensure that this capacity does not diminish.

SW2 Stormwater

1 Polluted stormwater that will be discharged from the Activity Area must be collected and treated prior to discharge to the extent necessary to prevent serious or material environmental harm, or environmental nuisance.

2 Notwithstanding the above, all stormwater that is discharged from the Activity Area must not carry pollutants such as sediment, oil and grease in quantities or concentrations that are likely to degrade the visual quality of any receiving waters outside the Activity Area.

3 All reasonable measures must be implemented to ensure that solids entrained in stormwater are retained within the Activity Area. Such measures may include appropriately sized and maintained sediment settling ponds or detention basins.

SW3 Retention of sediment

During construction activities all reasonable measures must be implemented to ensure that solids entrained in stormwater traversing the construction site are retained within the Activity Area. Such measures may include provision of strategically located sediment fences, and appropriately sized and maintained sediment settling ponds.

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 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*.

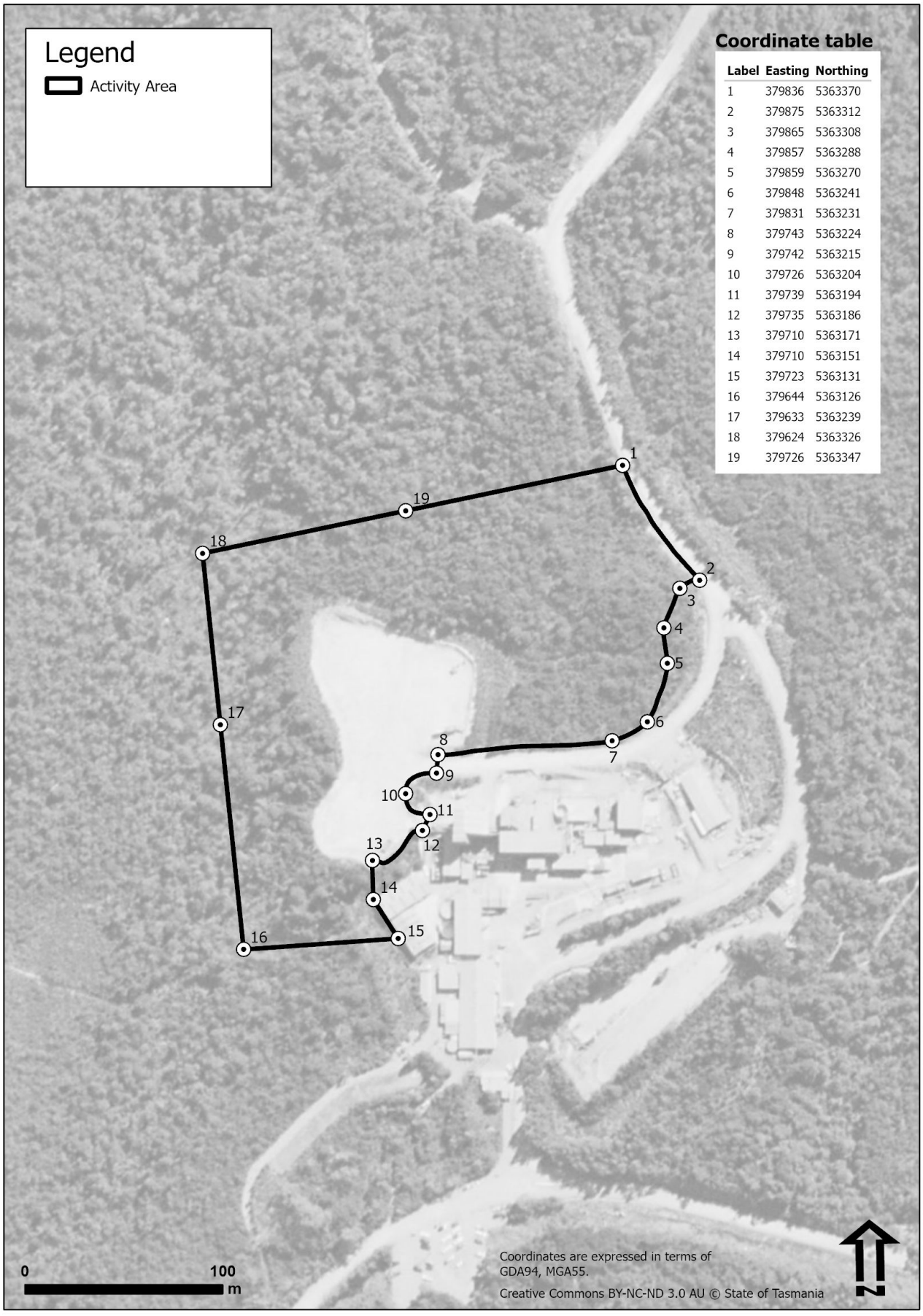
2 Unanticipated discoveries of Aboriginal heritage must be reported to Aboriginal Heritage Tasmania on **1300 487 045** as soon as possible.

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).

Attachment 1: Activity Area



ENVIRONMENT PROTECTION AUTHORITY