Queensland Government

Application for Mining Lease

Mineral Resources Act 1989

Form MMOL-14 Version 7

Permit Application (ID: 10012983) - COMPLETE

Lodged On: 21/10/2025 12:17 PM

PERMIT DETAILS

Permit name:	Pardalote
Permit type:	Mining Lease - Eluvial, colluvial and alluvial gold, silver and tin
Permit term:	15 Years
Permit subtype:	Eluvial, colluvial and alluvial gold, silver and tin
General locality of the application:	Approximately 8km north west of Clermont
Specific minerals:	Gold
Specific infrastructures:	Living quarters / camp,Tourist mine / purposes,Workshop / machinery / storage,Water supply

PERMIT HOLDER DETAILS

Client name	Percent holding	Authorised
Lumei Pty Limited	100.000000000000	Yes

Holder address details:

Holder:	Lumei Pty Limited	**Address:**	[redacted]
ACN:	[redacted]	**Town/City:**	[redacted]
Email address:	[redacted]	**State:**	NSW
Business number:		**Postcode:**	[redacted]
Mobile number:	[redacted]	**Country:**	Australia

Applicant or associate disqualified: No

Authorised Holder Representative (AHR) address details:

Name:	[redacted]	**Address:**	[redacted]
		Town/City:	[redacted]
Email address:	[redacted]	**State:**	QLD
Business number:	[redacted]	**Postcode:**	[redacted]
Mobile number:		**Country:**	Australia

PERMIT AREA

Size of area applied for (ha):	144.7100
Size of surface area applied for (ha):	144.7100
Local government area(s):	Isaac Regional Council, Isaac Regional Council
Has a datum post been inserted?	Yes
Datum post standard used:	GDA2020
Provide coordinates for the datum post:	-22.78041, 147.57910
When was the land marked out?	15/10/2025
Is surface area within the permit area required?	Whole.
Provide width of access (m):	4.00
Provide any relevant information about access including start and end points:	Access commences on Laglan Road at -22.78191,147.57510 and ends within the mining lease

LAND INFORMATION DETAILS

Does this application involve the surrender of a granted permit in favour of whole or part of this application?	No
Is there any restricted land associated with this permit application?	No
Is the lease area within the surface of reserve?	Yes
Is the land applied for situated within an area of a greenhouse gas (GHG) permit?	No

Overlapping permits

Permit number	Holder	Status
EPM 25162	SPINIFEX RURAL MANAGEMENT PTY LTD	GRAN
EPM 27702	CQ22 PTY LTD	GRAN

Overlapping permits

Permit type	Permit number	Authorised holder	Expiry date
EPM	25162	SPINIFEX RURAL MANAGEMENT PTY LTD	21/04/2027

Constrained lands

Type	Brief definition	Details of constraint
Endangered Regional Ecosystems	Where the application overlaps with a regional ecosystem that is endangered, additional requirements for the Environmental Authority may be required. Remnant 2019 regional ecosystems are vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.	For more information please contact the Queensland Herbarium, Department of Environment and Science, Brisbane Botanic Gardens.
General Permission Area (Fossicking)	The landholder has given general permission as an area for fossicking and camping on specific areas of their property. This area is recognised by the State Government as an area for fossicking for gems, minerals and other precious materials.	Recognised area to search for gems, minerals and precious materials on the ground's surface, by digging with a hand tool, or collecting gems, minerals and precious materials. Conditions may apply to fossicking and camping.
RVM category A - vegetation offsets	This layer provides information about vegetation management activities within Queensland for landholders.	For more information please contact Department of Environment and Science.
State Forest	This is a region where the flora and fauna are being encouraged to flourish and strengthen. The area may be mined under carefully conditioned authority.	Category C Environmentally Sensitive Area. Additional conditions may be applied to any resource activities proposed in this area.
Strategic Cropping-Criteria Sub-Zone	The sub-zones for strategic cropping land mitigation rates is the map that identifies subzones that define relevant SCL mitigation rates for areas as specified in the RPIR.	Land that is parts of a criteria zone under the Strategic Cropping Land Act 2011.
Strategic Cropping-Criteria Zone	This land has been identified as having a majority of a particular crop, but may include sub-zones	Land that, under the SCL Act is defined as a zone, each zone may have a sub zone.

Land details

Description	Proposed usage	Current usage	Compensation required?
Lot 18 on plan CLM545 - Lands lease	Permit	Grazing	Yes
Lot 18 on plan CLM545 - Lands lease	Access	Grazing	Yes
Lot 117 on plan FTY1842 - Reserve Par Apsley State Forest	Permit	Other	Yes
Lot 117 on plan FTY1842 - Reserve Par Apsley State Forest	Access	Other	Yes
Lot 109 on plan SP276929 - Lands lease	Permit	Grazing	Yes

NATIVE TITLE

Native title process:	Exclusive Land (100%)
I confirm that when a full assessment is completed, if native title must be addressed, a native title process will be required and advertising fees will be requested by the department:	Yes
Determined native title claim:	No

OBLIGATIONS

As the authorised holder representative, I understand and agree to the obligations associated with the permit: Yes

PAYMENT DETAILS

Fee type	Details	Amount ($)
APPMLECAGECAT	Mining Lease - Eluvial, colluvial and alluvial gold, silver and tin	930.50
	Total Fee:	930.50

UPLOADED DOCUMENTS

Section	File name	Uploaded by	Date uploaded
Financial Capability	Financial capability statement	[redacted]	21/10/2025 10:11 AM
Financial Capability	Supporting Evidence	[redacted]	21/10/2025 10:11 AM
Land availability	Adjoining land details	[redacted]	21/10/2025 12:14 PM
Permit area	Access area file	[redacted]	21/10/2025 11:33 AM
Permit area	Additional information photos of posts or other relevant	[redacted]	21/10/2025 11:33 AM
Permit area	Map of boundaries and access	[redacted]	21/10/2025 11:32 AM
Permit area	Statement justifying the area	[redacted]	21/10/2025 11:32 AM
Permit area	Surface area justification statement	[redacted]	21/10/2025 11:33 AM
Technical capability	Other resource commitment statement	[redacted]	21/10/2025 10:11 AM
Work program	Proposed mining program	[redacted]	21/10/2025 11:35 AM
AHR	Letter of authority - AHR	[redacted]	21/10/2025 09:47 AM
Financial Capability	Financial Commitment	[redacted]	21/10/2025 10:11 AM
General	Company structure	[redacted]	21/10/2025 09:46 AM
Land availability	Land details	[redacted]	21/10/2025 12:14 PM
Permit area	Statement dealing permit location	[redacted]	21/10/2025 11:33 AM
Permit area	Statement detailing adjoining resource authorities and land parcel details	[redacted]	21/10/2025 11:32 AM
Permit area	Area file	[redacted]	21/10/2025 11:32 AM
Permit area	Graphic representation of area	[redacted]	21/10/2025 11:32 AM
Permit details	Permit term justification statement	[redacted]	21/10/2025 11:10 AM
Technical capability	Technical capability statement	[redacted]	21/10/2025 10:11 AM

OFFICE USE ONLY

Received AT: _____ **Received BY:** _____

DATE: _____ **TIME:** _____

FEE Paid: _____ **RECEIPT no:** _____

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ML 100475 Resource authority public report

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ML 100475 Resource authority public report

Queensland Government

Permit details

Permit ID:	ML 100475
Type:	Eluvial, colluvial and alluvial gold, silver and tin
Status:	Application
Lodged date:	21/10/2025
Grant date:	
Commencement date:	
Expiry date:	
Term sought:	15 years
Mining notice issued:	07/05/2026
Work program type:	
Conditions:	
Locality:	Approximately 8km north west of Clermont
Remarks:	
Act permit granted under:	
Act now administered under:	

Holders

Authorised holder representative (AHR)

Vault Permit and Land Access Consulting
PO Box 706 Mareeba QLD 4880

Holders

	Holder name	Share %	Status	Held from	Held to	Authorised holder
*	AQUA REGIA PTY LTD PO Box 315 Cessnock QLD 2325	100.000000000000	Current	06/08/2026		Yes
	LUMEI PTY LIMITED	100.000000000000	Former	21/10/2025	06/08/2026	

Tenancy type: Sole Holder

ML 100475 Resource authority public report

Queensland Government

Area

Location:	View Map
Mining district:	Emerald
Local authority:	Isaac Regional Council
Area:	144.4800 Hectares
Surface area:	144.4800
Surface restricted area:	
Exclusions:	
Marked out date:	15/10/2025

Sub-blocks

No data available

Background land

Land identifier	Land usage	Compensation required	Finalised
LOT 109 ON SP276929	Permit	Y	
LOT 117 ON FTY1842 Apsley State Forest	Permit	Y	
LOT 117 ON FTY1842 Apsley State Forest	Access	Y	
LOT 18 ON CLM545	Permit	Y	
LOT 18 ON CLM545	Access	Y	
LOT 454 ON MPH259	Permit	N	21/10/2025

Survey plans

No data available

Relinquishment details

No data available

Sub-blocks retained

No data available

Term history

Term	Date notice issued	Date lodged	Date approved	Date commenced	Date term ends	Term	Act granted under
		21/10/2025					

Native title

Outcome	Parties
Determination - Native Title does not exist	

Purpose and minerals

Prescribed Purpose
Living quarters / camp, Tourist mine / purposes, Water supply, Workshop / machinery / storage

Prescribed minerals
Gold

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Related permits

No data available

Financial

Rent details

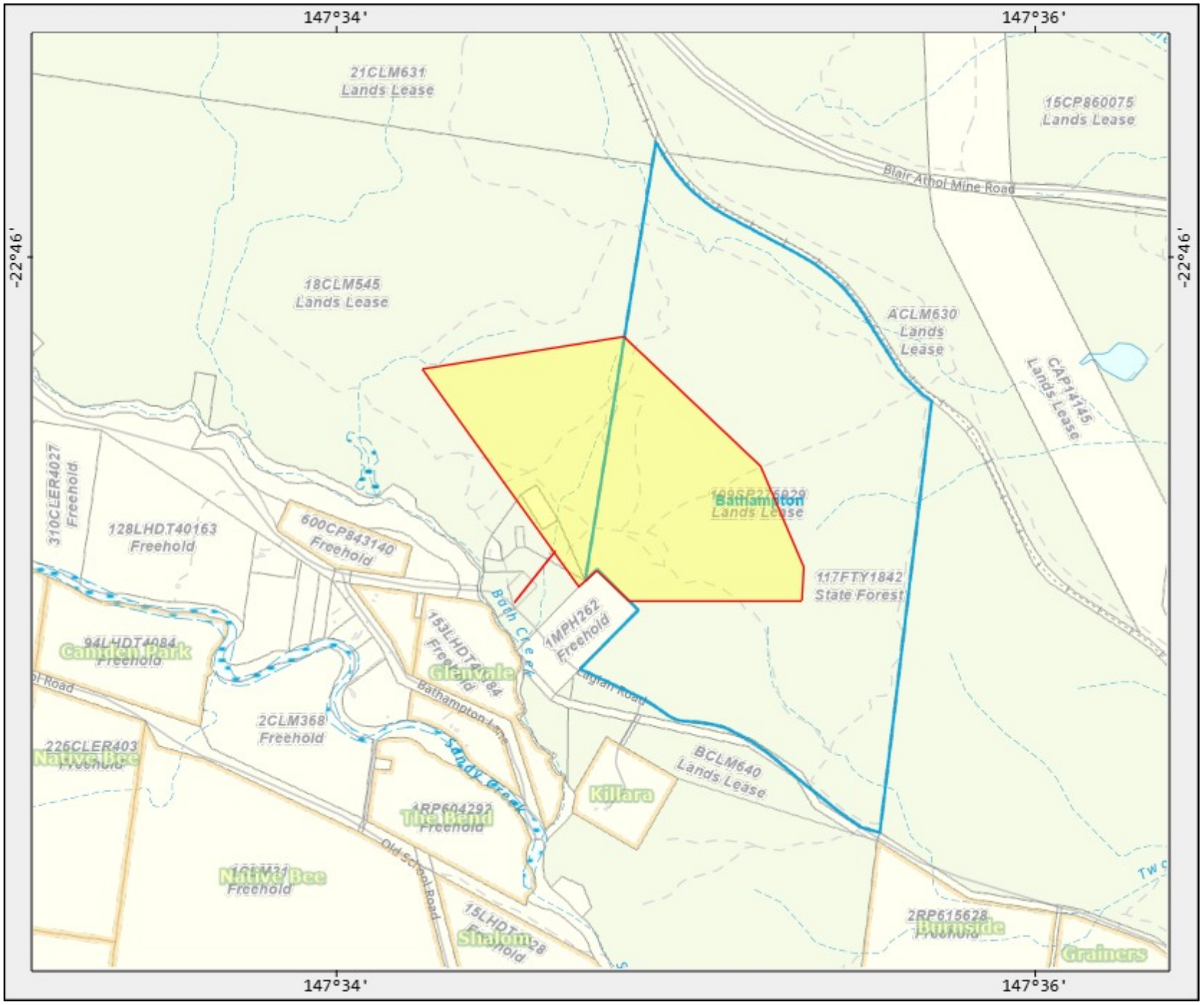
Area units:	145
Rate/unit area:	$73.42

Activities

No data available

Pardalote Permit and Access Map

Lumei Pty Limited



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GeoResGlobe



Legend located on next page

N

0 500 metres

Scale: 1:28837

Printed at: A4
Print date: 21/10/2025
Projection: Web Mercator EPSG 102100 (3857)

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Pardalote Permit and Access Map

Lumei Pty Limited

Legend

POLYGON-Pardalote Shape.zip - poly

Properties

General permission area

Cadastre (DCDB) parcel

Places: My Places(1)

Pardalote Access

Attribution

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Department of Resources, DESI, Esri, TomTom, Garmin, METI/NASA, USGS

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Legend

- POLYGON-Area file (11).zip - poly
- POLYLINE-Access area file (10).zip - line
- RVM category A - vegetation offsets; compliance notices; VDecs

Coordinated Projects - The Coordinator General

- Current EIS project
- Current IAR project
- Completed EIS project
- Completed IAR project

- MSES legally secured offset area [offset register]
- MC permit application
- MC access application
- MC permit granted
- MC access granted
- ML permit application

- ML surface area application
- ML access application
- ML permit granted
- ML surface area granted
- ML surface restricted land granted
- ML access granted

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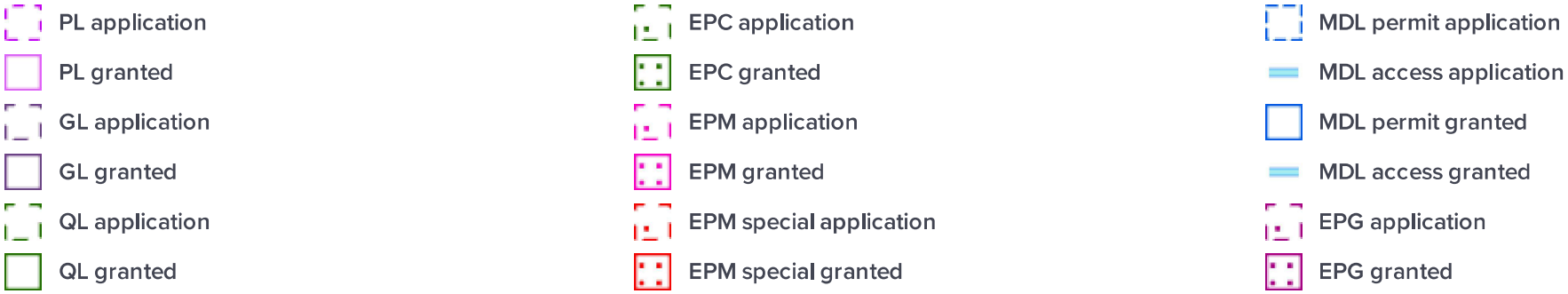
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National Native Title Tribunal, © Commonwealth of Australia

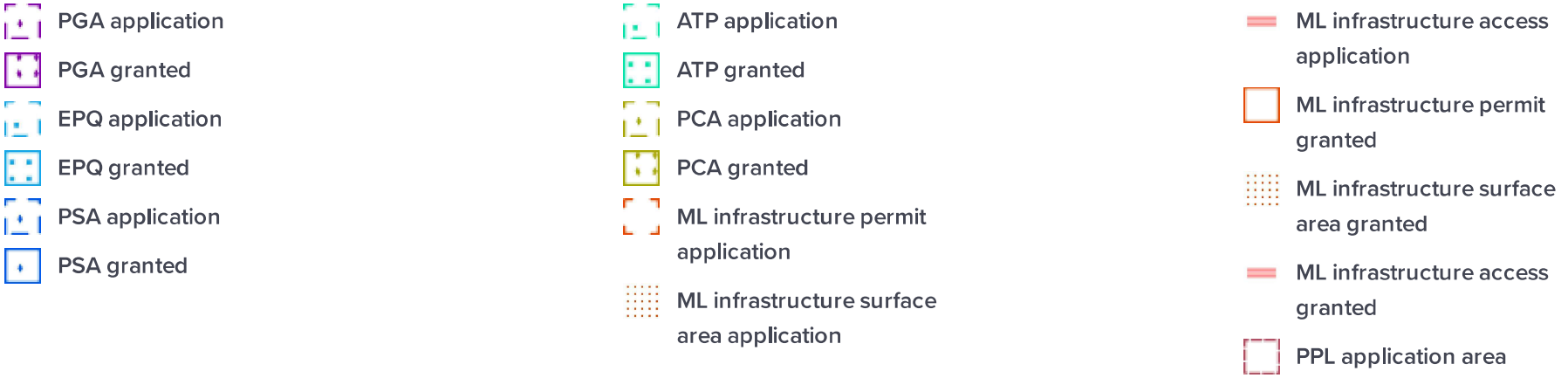
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Legend



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Legend

- EPG proposed advertised area
- GL proposed advertised area
- EPQ proposed advertised area
- QL proposed advertised area
- ATP proposed advertised area
- PL proposed advertised area
- EPC proposed advertised area
- ML coal proposed advertised area
- EPM proposed advertised area
- ML mineral proposed advertised area
- Queensland special wildlife reserve
- Cultural Heritage designated landscape area

Native Title Determination Outcomes

- Native title does not exist
- Native title exists (exclusive)
- Native title exists (non-exclusive)
- Native title extinguished
- Representative Aboriginal and Torres Strait Islander Body (RATSIB) area
- Deed of Grant in Trust

ML App #10012983 - Lumei Pty Limited

Legend



ML App #10012983 - Lumei Pty Limited

Legend



ML App #10012983 - Lumei Pty Limited

Legend



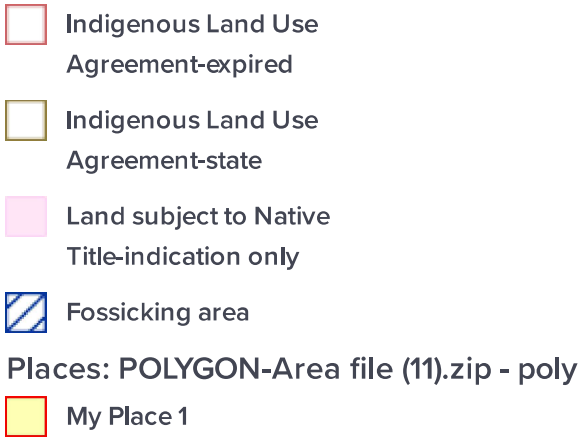
ML App #10012983 - Lumei Pty Limited

Legend



ML App #10012983 - Lumei Pty Limited

Legend



[redacted]

From: [redacted] <[redacted]>
Sent: Thursday, 29 January 2026 3:22 PM
To: Mineral Hub
Subject: RE: ML100475 - Lumei Pty Ltd - Area Confirmation and Restricted Areas

Categories: [redacted]

Caution: this message came from outside of the organisation.
Be careful before clicking any link or attachment.

Hi [redacted],
The intention is for the mining lease to be wholly within EPM 25162. The boundary needs to abut, not encroach into EPM 27702.
Regards
[redacted]

From: Mineral Hub
Sent: Wednesday, 10 December 2025 2:07 PM
To: [redacted]
Subject: FW: ML100475 - Lumei Pty Ltd - Area Confirmation and Restricted Areas
Importance: High

OFFICIAL

Good afternoon [redacted],
Just following up on below enquiry regarding the overlaps into EPMs or intension is to abut.
Can you please provide response by COB Friday 12 December.
With thanks,
[redacted]
Project Officer

Mineral Assessment Hub | Georesources Delivery
Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development
P: [redacted]
A: Level 9, Verde Tower 445 Flinders Street, Townsville Qld 4810, Townsville | 4810
E: mineralhub@nrmmrrd.qld.gov.au
W: www.nrmmrrd.qld.gov.au

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From: Mineral Hub
Sent: Monday, 10 November 2025 9:01 AM
To: [redacted]
Subject: ML100475 - Lumei Pty Ltd - Area Confirmation and Restricted Areas
Good morning,
Reference is made to ML100475 MLA boundary.

Coordinates match the area from the application. Issue with southern boundary with the cadastral boundary and sub-block boundary, out by approximately 2-3metres overlapping into EPMs. Can you please confirm if intension is to overlap into EPM #27702 and EPM #25162. Attached shapefile of area to abut these for your consideration and confirmation.
Application area is 144.71ha
Calculated area with shapefile created is 144.48ha
2 dams have also been identified within ML Surface area. These will require consent if the applicant wishes to access theses areas.



Kind regards,
[redacted]
Project Officer

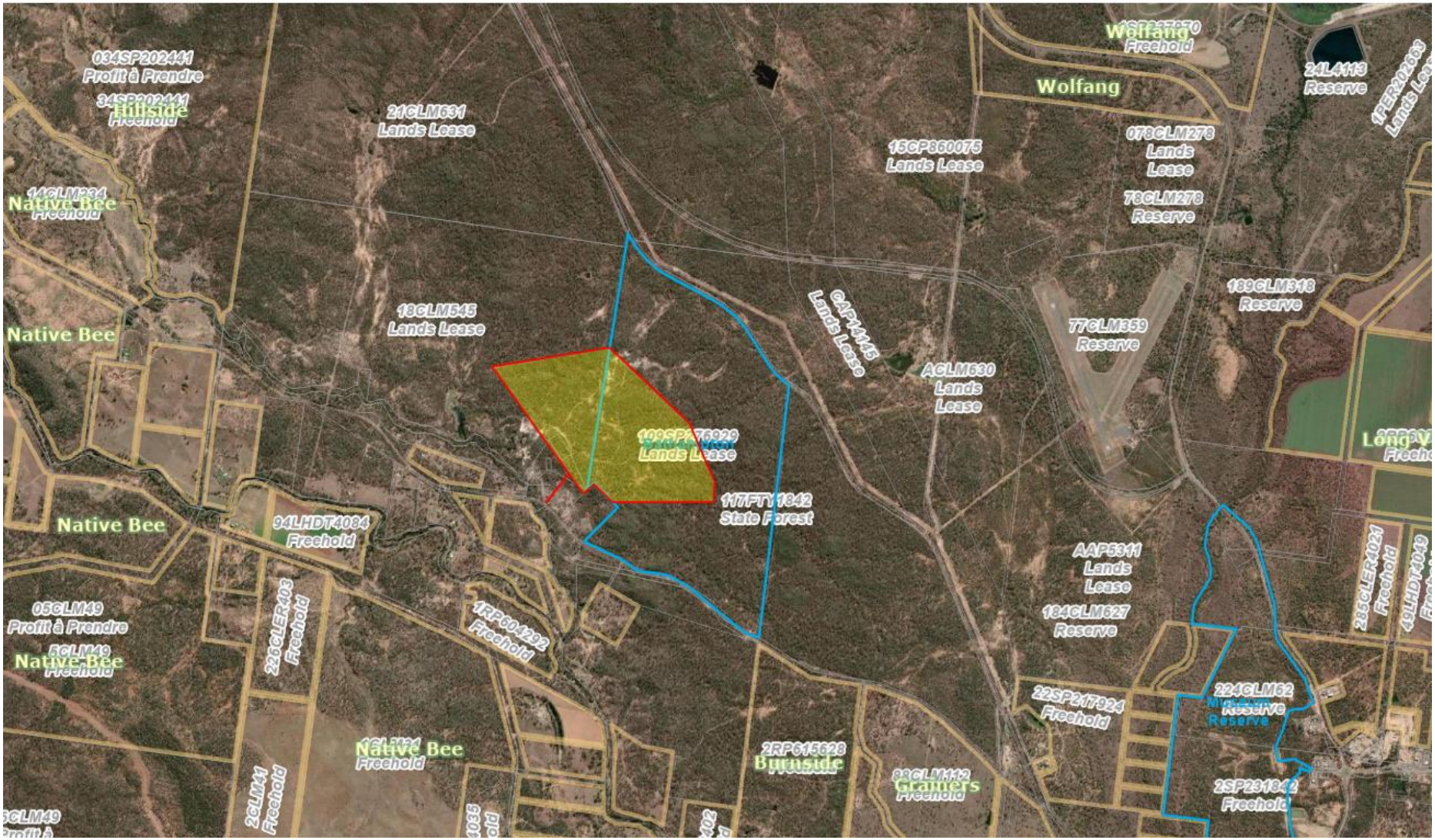
Mineral Assessment Hub | Georesources Delivery
Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development
P: [redacted]
A: Level 9, Verde Tower 445 Flinders Street, Townsville Qld 4810, Townsville | 4810
E: mineralhub@nrmmrrd.qld.gov.au
W: www.nrmmrrd.qld.gov.au

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Pardalote Mining Lease application – satellite image






LUMEI
PTY
LTD


LUMEI
PTY
LTD


DATUM


LUMEI
PTY




15.10.25




LUMEI
PTY
LTD
15
10
25

MINING LEASE WORK PROGRAM

Applicant/s:

Lumei Pty Ltd - ABN 39 119 544 606

Permit Number/Name:

Pardalote

Permit Term applied for:

15 years

When is mining going to start?

As soon as practicable after grant

Permit Term Justification:

A term of 15 years is applied for. It is expected that a **maximum** of 360m3 of gold bearing material would be moved each day over a maximum 8 month work program. At this rate the material processed would amount to 86,400m3 PA or 1,296,000m3 over 15 years

The estimated total resource (gold bearing) material over the site is up to 2,800,000m3, On that basis a 15 year lease term is warranted.

Permit Size and Shape (attach maps):

An area of approximately 140 hectares is applied for. The permit size and shape covers available alluvial and eluvial resources with the application area. There are indications of moderately deep leads many portions of the lease, based on extensive old timer workings. Some shallower ground particularly in the north shows evidence of surfacing potentially by both older timer and more modern mining. Due to certain areas being previously mined, the size and shape seek to encompass unmined areas alongside modern mined/disturbed areas. The whole of the surface area is sought as the whole of the area bears mineralisation. It also allows for the infrastructure required

Minerals Sought:

Alluvial/Eluvial Gold

Other Purposes Sought:

Camp/Living quarters; Mine Tourism

Mineralisation/Tonnes/Banked cubic metres (BCM); Grade:

Mineralisation across the site show significant indicators of gold. There are old timer workings which indicate reach lead deposits in the centre, south, east and north section of the lease, in various locations. These old timer workings are predominant in

small gully systems and benches, however there are also extensive areas of exposed white quartz which indicates previous surfacing activity particularly in the north.

There are indications of very extensive quartz gravels and with ironstone reefs evident particularly being exposed on higher ground.

Gold is possible and probable at maximum depths ranging from 400mm to 8000mm across a majority of the site.

We expect an average dig depth of to be shallower in the centre and east and deeper in the south, and west, though there are shallow leads shown in these areas. If an average dig depth of 2000mm is used as a guide to total expected volume of material containing gold, then the site would contain in the order of 2,800,000m3 of potential gold bearing material.

Mining Methodology:

Mining methodology consists of multiple disciplines. Initial work will include dig and detect operations, with small scall dry separating/ dry blowing.

Operations will involve standard alluvial mining techniques. Topsoil will be stockpiled adjacent to operation for rehabilitation.

Material will be dug with an excavator and metal detected.

The method removes 200-300mm deep strips in approximately 20m lengths which are then detected for gold. These strips progress down into the gold bearing strata until the gold bearing layer is exhausted. This method does not require water.

The pay layer material will be processed through a secondary dry separator or dry blower system to increase the recovery rate.
This method uses a trommel to break the material and a blower to separate the waste soil from the gold resource

Processed material will be used to progressively backfill.

The lease will be worked in the dry season with up to 5 workers. (minimum 2 workers)

Minimum Mining Rate (tonnes or BCM per hrs/days/years):

The minimum amount of material to be processed per year would be 16,200m3 PA (90 tonnes per day x 180) or 243,000m3 over the lease term, with the maximum expected to be 86,400m3 PA (360 tonnes per day x 240) or 1,296,000m3 over the lease term.

MINING LEASE WORK PROGRAM

The rate of extraction may vary over time, depending on the type of ground, the terrain and climate conditions (length of mineable season)

This is a dig and detect mining operation, there is no “wash” material.

Infrastructure:

Living quarters, workshop consisting of 1 shipping containers and a covered area. Caravans a portable accommodation (ATCO) type sheds with up to 4 rooms are also likely to be required/used.

Plant/Equipment:

It is expected that 1 larger excavator in the 25-30 tonne range will be purchased at grant. Depending on the ground conditions this site may run with a single team and machine or it may have a smaller machine allocated to work shallower ground. (12-15 tonne)

The expectation is this site will initially run a single team, but is likely to expand quickly to a second team depending on the nature of the gold resource uncovered.

A medium scale dry separation/dry blowing plant will be operational.

A mix of company and contract workers will be used for this site.

More machines can be deployed as the nature of the resources becomes more clear. With the certainty of a lease approval, further investment can be made into purchase of plant equipment as required.

Mine Closure/Rehabilitation:

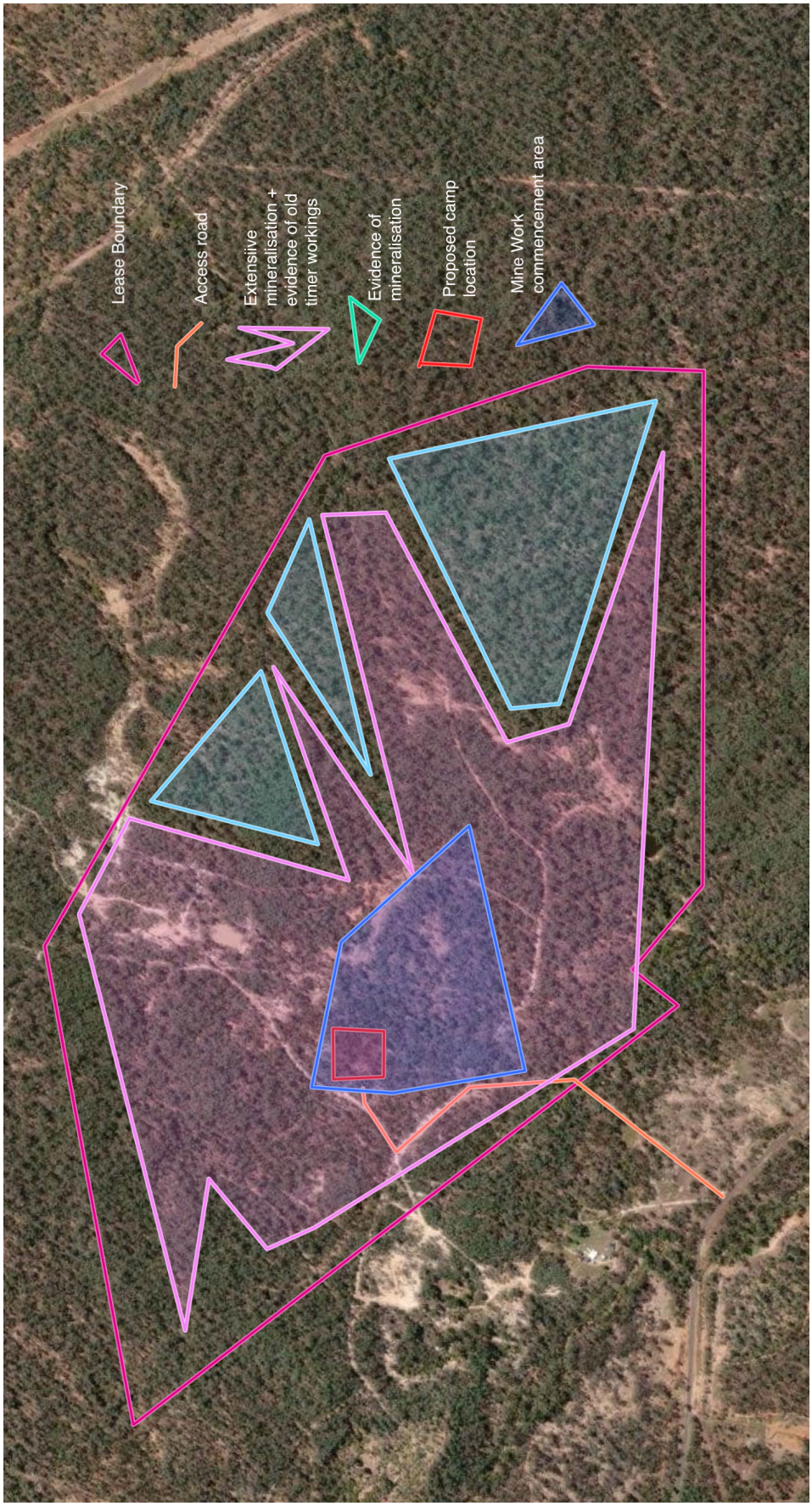
Rehabilitation will be progressive and ongoing. Rehabilitation will consist of backfilling, replacing topsoil and orgional timber, taking into account erosion control and reseeding with natives that exist in the area if necessary. Rehabilitation will be in accordance with the requirements of the DES eligibility criteria and standard conditions for a mining lease. All ground will be in a rehbilitated state at the time of mine closure.

Additional human/plant/equipment committed to the project:

Company assets are expected to be expand in alignment with approvals and on the ground activity. It is expected that investment into this project specifically would [redacted] A caretaker/supervisor would work and live on site full time.

MINING LEASE WORK PROGRAM

Proposed site plan



[redacted]

ABN: 34 687 084 050

21 October 2025

Mineral Hub
Department of Resources
PO box 1752
TOWNSVILLE QLD 4810

Dear Sir/Madam,

STATEMENT DETAILING ADJOINING LAND TENURE – PARDALOTE – LUMEI PTY LIMITED

I act on behalf of Lumei Pty Limited.

The Pardalote application is located approximately 8 kilometres north west of Clermont on lot 18 on CLM545, lot 454 on MPH259, lot 109 on SP276929 and lot 117 on FTY1842 (State Forest). The permit is pegged within EPM 25162 with the consent of the permit holder. There are current mining leases to the east and north east of this application.

The application is wholly within the Isaac Regional Council boundary. The Below table provides co-ordinates of boundary posts as taken at time of marking. The datum peg read as being located at -22.78041, 147.57910 on the day.

Peg	Latitude	Longitude	Peg	Latitude	Longitude
Datum	-22.78041	147.57910	5	-22.77582	147.58688
2	-22.78114	147.57826	6	-22.78031	147.58893
3	-22.77156	147.57078	7	-22.78178	147.58892
4	-22.77014	147.58040	8	-22.78179	147.58060

Please contact me on [redacted] or by email to [redacted] if you require further information in relation to this statement.

Yours sincerely

[redacted]

[redacted]
Tenement Manager

Lot number	Plan number	Land tenure type *	Land tenure name (if applicable)	Current land usage *	Proposed usage *	Land owner's name *	Land owners address	Is compensation required? *	Land subject to erosion control works
18	CLM545	Lands lease		Grazing	Permit	[redacted]	[redacted]	Yes	No
18	CLM545	Lands lease		Grazing	Access	[redacted]	[redacted]	Yes	No
117	FTY1842	Reserve	Apsley State Forest	Other	Permit	[redacted]	[redacted]	Yes	No
117	FTY1842	Reserve	Apsley State Forest	Other	Access	[redacted]	[redacted]	Yes	No
109	SP276929	Lands lease		Grazing	Permit	[redacted]	[redacted]	Yes	No
454	MPH259	Unallocated state land			Permit	[redacted]	[redacted]	No	No
1	MPH262	Freehold			Permit	[redacted]	[redacted]	Yes	No

Adjoining land information details for mining lease applications

In this worksheet, input the land information details that will be included in your new mining lease application. The column headings with * are mandatory and require data to be completed either by selection of an item from a pick-list or entering some texts. You can 'copy and paste' multiple items in the same column. Each individual cell will give you instruction on how to enter the correct data.

Lot number	Plan number	Land tenure type *	Land tenure name (if applicable)	Land owner's name *	Land owners address
1	MPH198	Freehold		[redacted]	[redacted]
34	SP202441	Freehold		[redacted]	[redacted]
A	AP10076	Lands lease		[redacted]	[redacted]
1	MPH21823	Lands lease		[redacted]	[redacted]
B	CLM640	Lands lease		[redacted]	[redacted]
2	RP615628	Freehold		[redacted]	[redacted]
88	CLM112	Freehold		[redacted]	[redacted]
4	RP906213	Freehold		[redacted]	[redacted]
61	SP129975	Lands lease		[redacted]	[redacted]

21	CLM631	Lands lease		[redacted]	[redacted]
153	LHDT40184	Freehold		[redacted]	[redacted]
128	LHDT40163	Freehold		[redacted]	[redacted]
310	CLER4027	Freehold		[redacted]	[redacted]
170	LHDT40232	Freehold		[redacted]	[redacted]
18	CLM545	Lands lease		[redacted]	[redacted]
109	SP276929	Lands lease		[redacted]	[redacted]
34	SP202441	Freehold		[redacted]	[redacted]
02	AP15615	Lands lease		[redacted]	[redacted]
1	SP237970	Freehold		[redacted]	[redacted]
15	LHDT4028	Freehold		[redacted]	[redacted]
1	RP604292	Freehold		[redacted]	[redacted]
2	MPH21825	Freehold		[redacted]	[redacted]
1	MPH262	Freehold		[redacted]	[redacted]

108	LHDT4098	Freehold		[redacted]	[redacted]
149	MPH32711	Freehold		[redacted]	[redacted]
251	CLER402	Freehold		[redacted]	[redacted]
1	MPH21821	Lands lease		[redacted]	[redacted]
A	CLM630	Lands lease		[redacted]	[redacted]
15	CP860075	Lands lease		[redacted]	[redacted]
C	AP22012	Lands lease		[redacted]	[redacted]
C	AP14145	Lands lease		[redacted]	[redacted]
B	AP14145	Lands lease		[redacted]	[redacted]
A	AP14145	Lands lease		[redacted]	[redacted]
A	AP5311	Lands lease		[redacted]	[redacted]
078	CLM278	Lands lease		[redacted]	[redacted]

B	AP22011	Lands lease		[redacted]	[redacted]
161	SP129976	Lands lease		[redacted]	[redacted]
162	SP129976	Other		[redacted]	[redacted]
8	SP225767	Freehold		[redacted]	[redacted]
5	SP225767	Freehold		[redacted]	[redacted]
6	SP225767	Freehold		[redacted]	[redacted]
117	SP232353	Freehold		[redacted]	[redacted]
19	SP238726	Freehold		[redacted]	[redacted]
26	CP855492	Lands lease		[redacted]	[redacted]
171	SP129977	Lands lease		[redacted]	[redacted]