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02/10/2025

Kim Hossack
General Manager
Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

Dear Kim,

Request for Information Response – Tarraleah Redevelopment Project (DA 2024/23)

Thank you for meeting with members of our planning team on 2 September 2025 to discuss the Tarraleah Redevelopment Project (the Project), prior to our lodgement of the updated development application (DA) in response to the Request for Information (RFI) issued by your Council in December 2024. A response to the questions posed in the RFI is provided in Table 1.

In accordance with s.25 of the Tasmanian *Environmental Management and Pollution Control Act 1994* (EMPC Act), the Project was referred to the Tasmanian Environmental Protection Authority (EPA) and determined to be a Level 2C activity in August 2024. Hydro Tasmania has since prepared an Environmental Impact Statement (EIS) addressing the Project-specific guidelines provided by the EPA to complete their Level 2C assessment. The draft EIS is currently under review by the EPA. Hydro Tasmania understands that the EIS and DA will be available for public display concurrently.

As a result of ongoing Project development, there have been several changes to the Project and its associated disturbance footprints. Project changes differing from the draft DA (submitted in April 2024), and not included in the scope of the RFI response, are as follows:

- **Transmission line and switchyard options:** A second 220kV transmission line and switchyard option has been included in the Project scope. This consists of a 15 km double-circuit line from Tarraleah Switchyard to Liapootah Substation (southern option). This option is in addition to the 14 km double-circuit line from Tungatinah Switchyard to Dee Lagoon Substation (northern option), which was included in the draft DA.
- Only one of these options will be constructed. Both options have been included in the DA to allow flexibility for the Engineering, Procurement and Construction (EPC) contractor to propose solutions that deliver economically, environmentally, and socially sustainable outcomes for the Project.
- The southern transmission line option intersects an additional five properties not previously included in the draft DA. The southern option and the additional cadastral parcels are shown in Figure 1. No additional zone or code overlays are intersected by this option.
- **Construction methods:** Further work has been undertaken on the reference construction method for the Project. Assessments considered the potential use of a tunnel boring machine in conjunction with conventional drill-and-blast techniques. This work has resulted in revisions to the Project's disturbance footprint (the total area physically disturbed by construction and operation).

The disturbance footprint represents the maximum potential land disturbance, allowing for refinement of the Project's design and construction methods. It has been developed from the Project's reference design and construction methodology.

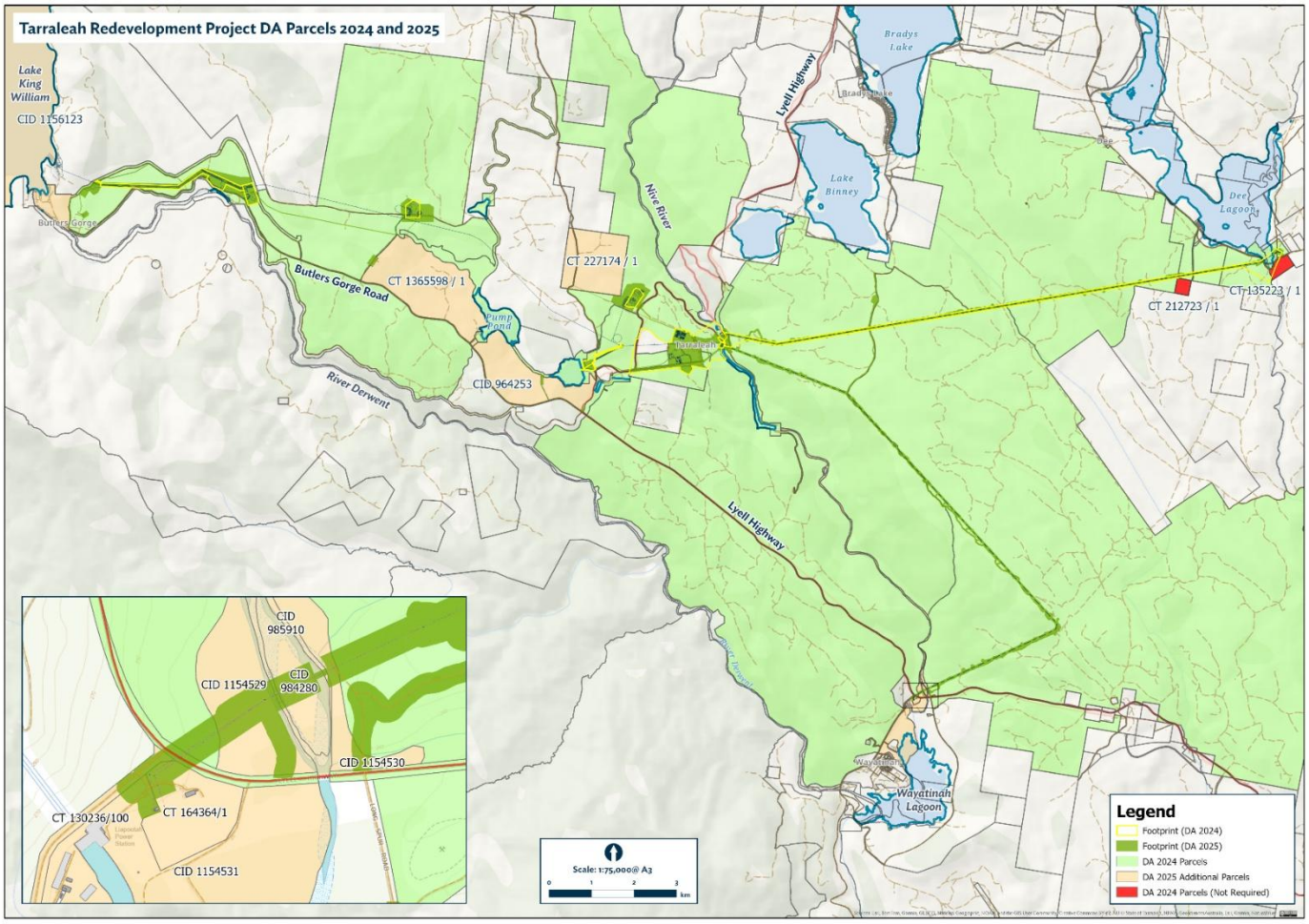
Table 1. RFI response

COUNCIL REQUEST	SECTION (NOTE ON STATUS)
Provide floor and elevation plans for the following project elements: **a.** Headrace pipeline **b.** Headrace tunnel **c.** Tunnel portals **d.** Transmission lines **e.** Switchyard **f.** New power station and asscoaited works **g.** Access roads, driveways, parking/loading areas **h.** Permanent spoil storage stockpiles **i.** Construction compound **j.** Fencing **k.** Demolition plans for removal or decommissioning of any exisiting buildings and works	Design drawings of the Project have been provided, including relevant dimensions. This includes Hydro Tasmania's standard fencing drawings, which will be applied in Project development and construction. Permanent spoil storage stockpiles and construction compounds are yet to undergo detailed engineering design; however, indicative dimensions have been discussed throughout the planning report and addressed in Section 5. No demolition or decommissioning is proposed as part of this Project scope. Some components of the existing scheme may require decommissioning; however, these will be subject to additional heritage assessments and submitted to Council through a separate DA. Decommissioning of temporary construction equipment is discussed in the Project EIS.
Ensure floor and/or site plans detail the boundaries in relation to proposed development.	While the design drawings do not detail boundary distances, Figure 3 in the planning report provides an overview of the Project in relation to relevant cadastral parcels, indicating boundary distances.
Provide confirmation on plans (via notation) that all exterior building surfaces in the environmental management zone will achieve a light reflectance value of not more than 40% or provide an amended planning report to demonstrate compliance with P1 of clause 23.4.3	Hydro Tasmania has confirmed all Project elements requring an exterior finish will be painted in N43 Pipeline Grey, a general purpose colour as classified by Australian Standard AS2700. N43 Pipeline Grey has a total light reflectance values of 33% and is therefore consistent with A1 of Clause 23.4.3.
Provide a copy of the Reserve Activity Assessment approval documents referred to in the planning report and/or proivde an amended planning report to demonstrate compliance with A1 or P1 of clause 23.4.4	In place of an RAA, the Tasmanian Parks and Wildlife Service (PWS) elected to conduct a parallel assessment of the Project alongside the EPA's assessment of the EIS. The report addressing PWS requirements is attached as Appendix E. It is considered to adequately address the PWS guidelines and serves as a sufficient substitute for an RAA.
Provide an ammended planning report that undertakes an appraisal of the new power station agasint the requirements at clause 26.4.1 P1 of the utilities zone	Section 5.4 of the planning report has been updated to include an appraisal of the new power station against the Utilities Zone requirements.

COUNCIL REQUEST	SECTION (NOTE ON STATUS)
Note: the planning report provides an assessment of the new power station against the rural zone requirements rather than utilities zone.	
Provide a copy of the reserve actvitiy assessment approval doucments referred to in the planning report and/or provide images of the proposed buildings in the environmental management zone as viewed from public roads to demonstrate compliance with clause 23.4.2.	As above, a report addressing PWS requirements in place of an RAA is provided in Appendix E.
Provide any confirmation of any aboveground development works on Tarraleah Village and Golf Course (titles CT139745/1; CT147038/2 16719/3). *Note: the planning report text indicates no above ground works are proposed. However, several maps in appendix B appear to show the village as aprt of the aboveground impact footprint*	Section 5.3 of the planning report has been updated to include an appraisal of works within the Village Zone. Works will include a construction compound.
Provide a traffic impact assessment undertaking an appraisal of the proposal to demonstrate compliance with the relevant provisions of the parking and sustainable transport code, and road and railway assets code.	An appraisal of the Parking and Sustainable Transport Code and Road and Railway Assets Code is included in Sections 5.8 and 5.9. A full traffic impact assessment is provided in Appendix B.
Proivde an update natural values assessment undertaking an appraisal of the proposal to demonstrate compliance with the relevant provisions of the natural assets code.	Section 5.11 provides an appraisal of the Natural Assets Code. Impacts on natural values are also discussed in Section 3.1 and Appendices A and F.
Provide a landslip hazard report undertaking an appraisal of the proposal to demonstrate compliance with the relevant provisions of the landslip hazard code. *Note: although utilities use and buildings are exempt from assessment pursuant to clause C15.4.1(c)(iv) and (d), any development that does not require a building permit must be assessed against the code.*	Section 5.15 provides an appraisal of the Landslip Hazard Code. Further information on landslip hazards is included in Appendix I.
If the proposed use and development includes storage of hazardous chemicals of manifest qunatity, provide a bushfire report undertaking an appraisal of the proposal to demonstrate compliance with the relevant provisions of the bushfire prone areas code.	No hazardous chemicals of manifest quantity will be stored within the Project area following practical completion. A preliminary bushfire hazard assessment report was prepared as an EIS requirement and is included in Appendix D.
Provide an environmental site assessment undertaking an appraisal of the proposal to deomnstrate comliance with the relevant provisions of the potentially contaminated land code. *Note: the proposal includes a new power station, which is listed as a potentially contaminating activity pursuant to table C14.2 of the potentially contaminated land code. Furthermore, the location*	Section 5.14 provides an appraisal of the Potentially Contaminated Land Code. A contaminated land report for the entire Project is included in Appendix H.

COUNCIL REQUEST	SECTION (NOTE ON STATUS)
of the new power station is over an exisiting switchyard, on land council deems to be potentially contaminated, pursuant to clause C14.2.1 of the code.	

Figure 1. Project comparison between Draft DA footprint (2024) and new DA footprint



I trust the above, along with our amended development application package, provides sufficient information for assessment. Please don't hesitate to contact me if you require further clarification.

Yours sincerely,

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