



2 March 2026

Stephen Mackey
General Manager
Central Highlands Council
19 Alexander Street
Bothwell TAS 7030

Dear Stephen,

Request for Information Response – Tarraleah Redevelopment Project [DA 2024/23]

Hydro Tasmania is pleased to provide an updated planning report and selected appendices to address the two Request for Information (RFI) documents issued by the Central Highlands Council to Hydro Tasmania on 2 and 22 December 2025. A summary of the changes made to address the RFIs is detailed in Table 1-1 and Table 1-2. Due to changes required to address the RFIs, appendix labels have changed in the revised planning report. Changes have been noted Table 1-1 and Table 1-2.

Table 1-1: Responses to RFI raised by CHC on 2 December 2025

Council Request	Response
Provide the following updates to the plans in Appendix G to the Planning Report:	
a. Remove or amend the watermark so more drawing details are legible.	Watermark has been removed. Please note these drawings remain reference designs and may be subject to change prior to construction.
b. Reproduce the transmission line elevation plan(s) so the details are legible.	Updated elevation plans are included in Appendix K – Structural designs and layouts (submitted previously as Appendix G).
c. Provide floor/site plan(s) of the transmission lines to clarify the number and location of towers/poles and access roads. <i>Advice: It is acknowledged that micro-siting of towers/poles will define the exact siting during detailed engineering design. Therefore, the best approximate location is requested.</i>	Plans for both transmission line options have been provided in Figures 6 and 7 in Appendix J - Map book, including the number and location of towers/poles and access tracks.



Council Request	Response
<p>d. Provide floor/site plan(s) clearly showing all buildings and works associated with the transmission lines in context of the priority vegetation overlay and waterway and coastal protection area overlay.</p>	<p>Plans showing the priority vegetation overlay and the waterway protection area overlay from the Tasmanian Natural Assets Code have been included in the planning report, refer to:</p> <ul style="list-style-type: none"> • Figure 3-4 and Figure 5-8 for the priority vegetation overlay; and • Figure 5-9, Figure 5-10 and Figure 5-11 for the waterway protection overlay
<p>e. Provide floor/site plan(s) clearly showing all buildings and works associated with the transmission lines in context of flood prone land subject to 1% Annual Exceedance Probability (Climate Change) hazard.</p> <p><i>Advice: Although flood prone land is not mapped in the planning scheme overlays, statewide flood mapping by the State Emergency Service does identify flood hazard within the transmission line alignments.</i></p>	<p>An assessment, including plans, of flood prone land subject to 1% Annual Exceedance Probability has been prepared and included as Appendix G (Flood Hazard Assessment).</p>
<p>f. Include a maximum height dimension of all buildings, measured from natural ground level.</p>	<p>Updated figures including maximum height dimensions of buildings have been included in Appendix K – Structural Designs and Layouts (submitted previously as Appendix G).</p>
<p>g. Provide elevation plans of the new power station showing external building façades.</p>	<p>Elevation plans of the new power station showing external building façades have been provided in Appendix K – Structural Designs and Layouts (submitted previously as Appendix G). The final exterior design and finish for the power station building are yet to be determined, with final design to be provided by the EPC contractor. At a minimum, the power station will meet the exterior design principles prepared by Hydro Tasmania, which consider the existing environment and infrastructure in the surrounding area.</p>
<p>h. Ensure floor and/or site plans detail title boundaries in relation to proposed development.</p> <p><i>Advice: Suitable details include notations on plans clarifying boundary setback distances to buildings.</i></p>	<p>Plans showing the location of project infrastructure in relation to relevant boundary setbacks have been provided in Appendix K - Structural designs and layouts (submitted previously as appendix G). The planning report and relevant zone assessments have been amended accordingly.</p> <p>For the purpose of the planning report, Hydro Tasmania has assumed a worse-case scenario, namely, that infrastructure will be sited within designated setbacks, hence triggering the performance criteria. However, detailed design will endeavour to locate project infrastructure outside of designated setbacks where possible, which will meet the relevant acceptable solution for the zone.</p>



Council Request	Response
<p>i. Provide demolition plans of the Tarraleah Switchyard.</p> <p><i>Advice: The new power station is located on land occupied by an existing switchyard. The proposal is reliant on demolition of this switchyard. Therefore, demolition plans are required as this needs to form part of the application.</i></p>	<p>Demolition of the Tarraleah Switchyard does not form part of the scope of works for which the planning report has been prepared.</p> <p>Pursuant to section 57 of the Tasmanian <i>Electricity Supply Industry Act 1995</i> and <i>Electricity Supply Industry Regulations 2018</i>, the removal of the switchyard is exempt from requiring planning approval.</p> <p>Application of this exemption is documented in Section 4.11 of the planning report.</p>
Utilities Zone	
<p>Clarify why the height of the new power station is necessary for the operation of the use.</p> <p><i>Advice: The planning response to clause 26.4.1 P1 in Section 5.4.4 of the Planning Report does not demonstrate why the building height is needed for the operation of the use. For example, is the proposed building height a direct result of the size of the power infrastructure?</i></p>	<p>Broadly, the design height of the power station is required to accommodate the safe and efficient use of machinery required to generate hydropower. A more detailed justification for the power station's height, and the specific machinery needing height clearance, is now included in Section 5.4.4 of the planning report.</p>
Rural Zone	
<p>Clarify why the height of the proposed transmission line towers/poles are necessary for the operation of the use.</p> <p><i>Advice: The planning response to clause 20.4.1 P1 in Section 5.5.4 of the Planning Report does not demonstrate why the building height is needed for the operation of the use. For example, are there specific design requirements that dictate the height of transmission lines?</i></p>	<p>The maximum height of the proposed transmission line towers is 52 m (but will average 41-46 m) to accommodate the proposed double circuit configuration. A double circuit configuration provides a narrower easement footprint and reduces the number of towers required when compared with the current single circuit configuration. Specific design requirements to accommodate the 220kV capacity of the new transmission line also influence the final tower height.</p> <p>Further information is provided in Section 5.5.4 (assessment against clause 20.4.1) of the planning report.</p>
<p>Clarify the height of the existing transmission line towers/poles.</p>	<p>The existing line transmission line towers/poles, which are in a single circuit configuration, are up to 18.3 m tall.</p>
<p>Clarify the location of the nearest sensitive uses/receptors in relation to the proposed transmission lines.</p>	<p>Within the context of the Project, sensitive receptors have been defined for both the noise and vibration impact assessment and the air quality assessment, both of which are discussed at length in the <i>Tarraleah Redevelopment Project - Environmental Impact Statement</i> (Sections 5.5 and 5.6 and supporting technical studies). These assessments have not been included in this planning report as they are not considered key matters with respect to an assessment against the Tasmanian Planning Scheme.</p>



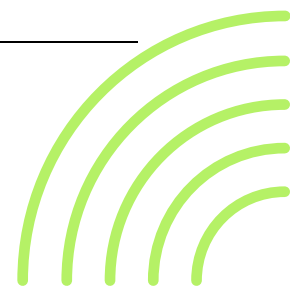
Council Request	Response
	<p>A map showing the location of sensitive receptors within approximately 2 km of both transmission lines is attached to this letter. The noise and vibration and air quality assessments concluded that there would be no significant impacts from the construction or operation of the Project to any sensitive receptors, noting that for the purposes of assessment, Hydro Tasmania owned infrastructure (i.e. the Tarraleah Village) is not considered a sensitive receptor.</p>
Environmental Management Zone	
<p>Provide additional photomontages of key viewing points towards the surge tower from Lyell Highway.</p> <p><i>Advice: There are limited photomontages provided in Appendix C to the Planning Report. Additional visual aids are required to complete assessment against clause 23.4.2 P1.</i></p>	<p>A series of additional photomontages from different points on the Lyell Highway has been included as Appendix C.1 (Visual Impact Assessment).</p>
Natural Assets Code	
<p>Provide an updated assessment against the relevant requirements of the Natural Assets Code that only considers the impacts from the transmission lines east of the new power station.</p> <p>In the updated assessment, ensure that the northern and southern transmission line alignments are separated into individual assessments against relevant Natural Assets Code requirements.</p> <p><i>Advice: Development west of and including the new power station forms part of the Level 2 Activity to be assessed by the EPA. Development east of the new power station (i.e. the transmission lines) does not form part of the Level 2 assessment and is not exempt from assessment against the Natural Assets Code. The natural values response to clause C7.6.1 P1 and C7.6.2 P1 in Section 5.11 of the Planning Report does not provide a clear appraisal of development to be assessed as a Level 1 Activity. Rather, it combines the Level 1 and Level 2 elements, and combines the northern and southern transmission line options. To enable adequate appraisal of the updated response in Section 5.11 of the Planning Report, it is likely that you will also need to separate the Level 1 and Level 2 assessment components in the Terrestrial Ecology and Aquatic Ecology reports.</i></p>	<p>Section 5.11 of the planning report has been updated to provide an assessment of the transmission line options against the Natural Assets Code. For the most part, impacts from each transmission line options will be similar regardless of which route is selected. Maps have been prepared to clearly show both options and the waterway protection overlay and priority vegetation overlay (Figures 5.8 – 5.11) and a table has been included which specifies the habitat types intersected by each option (Table 5).</p> <p>A more detailed appraisal of the ecological impacts of the construction and operation of each transmission line option on natural values is included in Section 4 of Appendix A (Terrestrial Ecology Assessment).</p> <p>Changes have not been made to the Terrestrial Ecology and Aquatic Ecology reports, as the Natural Assets Code overlays are specific to the Development Application process; as such, the details of the impacts of the proposed transmission line on priority vegetation and waterway protection areas is addressed in detail directly in Sections 3.1 and 5.11 of the planning report.</p>



Council Request	Response
Landslip Hazard Code	
<p>Provide an updated assessment against the relevant requirements of the Landslip Hazard Code that also considers the impacts from the transmission lines east of the new power station.</p> <p><i>Advice: The Landslip Hazard Assessment in Appendix I of the Planning Report does not provide an appraisal of the transmission lines against the relevant code requirements. Note that 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.</i></p>	<p>An updated assessment against the Landslide Hazard Code has been prepared by a suitably qualified practitioner and is included as Appendix H (Landslide Hazard Assessment).</p>
Flood Prone Areas Hazard Code	
<p>Provide a Flood Hazard Report undertaking an appraisal of the proposal to demonstrate compliance with the relevant provisions of the Flood Prone Areas Hazard Code.</p> <p><i>Advice: Use and development of land for infrastructure for the generation of hydro-electricity is exempt from assessment against the Flood Prone Areas Hazard Code. However, the transmission lines do not form part of this exemption.</i></p>	<p>An assessment of flood prone land subject to 1% Annual Exceedance Probability has been prepared and included as Appendix G (Flood Hazard Assessment).</p>

Table 1-2: Responses to RFI raised by CHC on 22 December 2025

Council Request	Response
Natural Assets Code	
<p>Provide plans showing all buildings, works and disturbance footprint east of the new power station in the context of priority vegetation (as surveyed by the Terrestrial Ecology Assessment). Quantify impacts.</p> <p><i>Advice: Priority vegetation is defined the Natural Assets Code as native vegetation where any of the following apply: a) it forms an integral part of a threatened native vegetation community as prescribed under Schedule 3A of the Nature Conservation Act 2002; (b) is a threatened flora species; (c) it forms a significant habitat for a threatened fauna species; or (d) it has been identified as native vegetation of local importance.</i></p>	<p>Section 5.11 of the planning report has been to provide an assessment of the transmission line options against the Natural Assets Code - priority vegetation overlay (refer Table 1-1 above).</p> <p>Both transmission line options intersect areas of priority vegetation, primarily mature eucalypt forest, which is likely to provide foraging habitat for Tasmanian devils and spotted-tailed quolls. There was one threatened flora species recorded from the northern transmission line disturbance footprint and there are no threatened vegetation communities intersected by either transmission line option.</p>
<p>Provide plans showing all buildings, works and disturbance footprint east of the new power station in the context of riparian vegetation (as surveyed by the Terrestrial Ecology Assessment). Include details of access road waterway crossings.</p>	<p>Section 5.11 of the planning report has been updated to provide an assessment of the transmission line options against the Natural Assets Code - waterway protection overlay (refer Table 1-1 above).</p> <p>The disturbance footprint for both transmission line options intersects the waterway protection overlay in several locations including both tower/pole pad locations and access tracks. Works within the waterway protection overlay will be managed to avoid impacts e.g. implementation of Forest Practices Authority Code of Practice.</p>



Council Request	Response
<p>Detail how stormwater runoff from hardstand areas and access roads east of the new power station is proposed to be managed. If a new stormwater point discharge is proposed in a waterway protection area, demonstrate how the proposal meets clause C7.6.1 P3.</p>	<p>Some stormwater management measures along both transmission line options will be required and may impact waterway protection areas. An updated appraisal of the Project against C7.6.1 P3 has been provided in section 5.11 of the planning report.</p>
Parking and Sustainable Transport Code	
<p>In addressing the Parking and Sustainable Transport Code C2.6.1 the planning report (as does the TIA) states the use of the term “all-weather seal” in the assessment is misleading and inconsistent with the terminology used in A1(a).</p> <p>The assessment states that the Project complies as parking, access ways, manoeuvring areas, and circulation spaces will be sealed in the vicinity of Tarraleah Village. These areas must also be sealed in accordance with A1(c) in the Utilities Zone to meet the acceptable solution. The planning report and TIA should be amended accordingly.</p>	<p>The terminology has now been changed to be consistent with the planning criteria (A1 of C2.6.1). Under this criteria, parking, access ways, manoeuvring and circulation for the power station (Utilities Zone) has now also been included – see section 5.8 of planning report and Appendix B – Traffic Impact Assessment for further detail.</p>
<p>The application has insufficient information to determine compliance with the Parking and Sustainable Transport Code. The documents state that compliance or performance criteria can be met but not actually demonstrated. It is noted that some of the information requested in Council’s letter dated 16 May 2024 advising the application at the time was invalid has still not been supplied, particularly in so far as plans of the new power station and associated works, access roads, driveways, parking/loading areas. Please provide this information.</p>	<p>Additional drawings have been provided in Appendix K – Structural designs and layouts (previously submitted as Appendix G) showing proposed parking spaces at the power station and pump station sites. An amended assessment against the planning scheme has additionally been provided in Section 5.8 of the planning report.</p>
Road and Railway Assets Code	
<p>In addressing the Road and Railway Assets Code C3.5 P1 of the planning report (as does the TIA) states existing roads and access will be used, however page 14 of the report summarises the new project infrastructure as including new access roads off Fourteen Mile Road ie new accesses off an existing Council Rd. Please update the reports and the response to the performance criteria where necessary.</p>	<p>The assessment against clause C3.5 of the planning scheme has been amended (see section 5.9 of the planning report) to include consideration of where new roads are required, noting that existing roads have been accommodated in the concept design and will be used where practicable to avoid disturbance.</p> <p>Further detail has also been included in Appendix B – Traffic Impact Assessment.</p>
<p>Page 11 of the TIA incorrectly states that Fourteen Mile Rd is owned by Northern Midlands Council. The report should be amended.</p>	<p>The TIA has been amended (Appendix B – Traffic Impact Assessment).</p>
<p>Page 30 of the TIA states that Victoria Valley Rd is privately owned. The report should be amended.</p>	<p>The TIA has been amended (Appendix B – Traffic Impact Assessment).</p>



Council Request	Response
<p>Landslip Hazard Code</p> <p>Please provide additional information for the Landslide Hazard Assessment (LHA) as discussed in Table 1 as attached [to the original RFI letter].</p> <p><i>Advice: Table 1 contains recommendations addressing some omissions in the LHA which from Figure 1 are required in a defensible landslide risk management assessment (LRM) accompanying an EIS for this type of development. The recommendations are underlined.</i></p> <p><i>Attachment 1 contains some worked examples for the main recommendation of this Review: 'Frequency and Consequence analysis should be used to generate risk estimation and assessment and should be included at LHA / EIS stage. This is conveniently done by including one or more schematic and conceptual hydrogeological cross sections through the escarpment (eg Inserts 17, 18 and Figs 14, 15 in Appendix H) with potential landslide forms ('what might happen') and in an accompanying Table showing characterisation, frequency, consequence, risk before treatment, treatment (if any) and the same factors after the treatment.'</i></p> <p><i>Section 8 of the LHA contains Tables 5 and 6 which address the requirements of C15.3.1, and C5.5 and C15.6, respectively. These Tables demonstrate generalised compliance with C15.0. However, if the Recommendations of this Review are followed, demonstration of compliance would be enhanced by reference in the Tables to relevant sections of the LHA. For example, in Table 5 the response to SPP Requirement (ii)h could then be more specific, and read something like: 'Hydro Tasmania implements an established landslide management program: inspections, monitoring, and maintenance, as summarised in Table X of this LHA and which addresses the potential landslide hazards characterised in Table XX (frequency/consequence/risk) and Figure XXX (cross sections').</i></p>	<p>Additional information regarding the landslip hazard code has been included in Appendix H - Landslide Hazard Assessment (refer to Table 1-1).</p>

We trust the clarification contained in this letter is sufficient for Council to accept the updated planning report and its appendices. Should you have any further queries please don't hesitate to contact me.

Yours sincerely,
 Bunfu Yu
 Senior Environmental Planner - Entura

t +61 437 026 788
 e bunfu.yu@entura.com.au



