

25 March 2026

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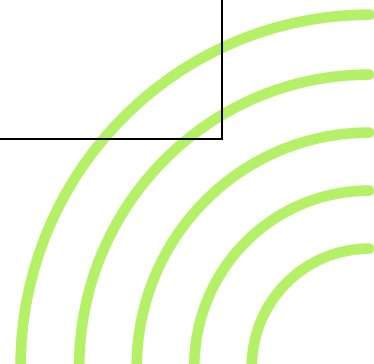
Dear Louisa,

Response to RFI – Tarraleah Redevelopment Project (DA2024/23)

Thank you for the additional request for information (dated 13 March 2026) on the Tarraleah Redevelopment Project, as well as further clarification sought in the emails dated 24 March 2026 and 25 March 2026. We have reviewed the requests, and a response to each of the review comments is summarised in the table below.

Due to the prescriptive nature of the planning system, some engineering detail cannot be provided in our submission because the Project is at the reference design stage. The complex nature of large infrastructure projects and the Early Contractor Involvement (ECI) and Engineer, Procure and Construct (EPC) contracting approach means that Hydro Tasmania, as the asset manager and owner, must allow flexibility for the specialist contractors to optimise the Project’s design. As such, we would appreciate Council’s understanding on some of the outstanding matters where we are unable to provide final design details. We welcome the opportunity to explore alternative methods to ensure an appropriate outcome for both Council’s planning assessment and the upcoming detailed design and delivery phase.

Original Council RFI (Dec 2025)		Council adequacy review (13/03/26)	Hydro Tasmania response (25/03/26)
Application requirements			
1b	Reproduce the transmission line elevation plan(s) so details are legible.	Please provide amended plans showing legible overall heights on the elevations	New transmission line drawings have been provided as part of Appendix K in high resolution PDF. See PDF pages 21 and 22.
1d	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.	The plans provided don’t clearly show the development proposed within the priority vegetation overlay to enable assessment of the applicable development under the Natural Assets Code. Accordingly, provide floor/site plans clearly showing all buildings and works in the overlay that require to be assessed under the Code; that is, development that is not subject to the	Map books showing all works within the waterway and coastal protection overlay and priority vegetation overlay for both transmission line options are provided in Attachment A to D of Appendix A1.



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		EPA's assessment. The plans provided for the waterway and coastal protection area overlay are satisfactory.	
1e	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. 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.	The mapping provided in the Flood Hazard Assessment does not include 1% Annual Exceedance Probability (Climate Change) hazard prepared by the State Emergency Service. Please explain why this has not been used to address the Flood Prone Areas Hazard Code.	The SES mapping was used by Entura to provide a general guide to the flood hazard risks for the Project. Because the overland flow and riverine flow will interact in varying degrees with the infrastructure, new flood modelling was required to quantify the hydraulic impacts of the infrastructure and the flood risks on the infrastructure. The "climate change" scenario used by the SES flood maps has been superseded by updates to Australian Rainfall and Runoff (increasing flood risks). Therefore the SES mapping was not suitable for the life of the asset.
1f	Include a maximum height dimension of all buildings, measured from natural ground level.	Sections have been provided for some buildings but it is not clear how the maximum height has been measured. Please provide elevations of all buildings proposed by the application, with existing ground level clearly marked and the overall maximum height dimensioned from natural ground level.	Building heights and height envelopes from ground level have been provided in Appendix K for the power station (TARDEV-HYD-AGA-XX-DR-C-0010 [PDF page 12]), the surge tower (TARDEV-HYD-AGA-XX-DR-C-0013 [PDF page 11]), the pump station and surge tank (TARDEV-HYD-AGA-XX-DR-C-0011 [PDF page 20]), the switchyard (TARDEV-ENT-EPS-SY-DR-E-0003 [PDF page 19]), and transmission lines/poles (PDF page 21 & 22). It is acknowledged that other civil works will be taking place throughout the Project alignment, however, they will be associated with tunnelling and excavation work and to our understanding are not considered as 'buildings'. Furthermore, almost all of these works will be taking place below ground level as indicated on the Project alignment drawings (TARDEV-HYD-AGA-XX-DR-C-0002 to HYD-AGA-XX-DR-C_0009 [PDF pages 3-10]).

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	<p>Further email received 24/03/2026:</p> <ul style="list-style-type: none"> • Legible dimensioned overall heights of the transmission towers (covered by item 1(b) of the RFI). • Overall height of the switchyard – a section is provided with a height dimension, but it is unclear where the dimension is measured from and if this is the overall height. • Above-ground sections of pipeline, penstocks and access tunnels – no overall heights provided measured from existing ground level (would accept an indicative max. overall height for each type as I can appreciate this would vary) • Power station – add the dimensioned overall height measured from existing ground level to the plans. I note that on the plans it says approx. 23m above existing switchyard but it's unclear if that's equivalent to existing ground level? • No.2 pump station – overall height of the pump station is provided, but not of the ancillary infrastructure (surge tank, switchyard, minor structures) – need clarification of the heights of these. • Surge tower – missing external materials/colours. The planning report says in one place that it's being finished with silver paint, and the response to C23.4.3 says its being finished in N43 Pipeline grey. The finish and colours needs to be added to the plans, even if indicative, as it needs to be assessed under the Environmental Management zone. 	<p>Refer to response to Item 1b and PDF pages 21 & 22 (drawing numbers to be included in final submission) of Appendix K.</p> <p>Refer to Appendix K Drawing TARDEV-ENT-EPS-SY-DR-E-0003 (PDF page 19).</p> <p>Sections of pipeline above ground will have a max height of 10 m above ground level – this is shown in Appendix K TARDEV-HYD-AGA-XX-DR-C-0003 (PDF page 4) and TARDEV-HYD-AGA-XX-DR-C-0004 (PDF page 5).</p> <p>Refer to Appendix K TARDEV-HYD-AGA-XX-DR-C-0010 (PDF page 12). A footnote has been included in the Section 5.5.5 (Clause 26.4.1) of the Planning Report to clarify the measurement from existing ground (i.e. the existing switchyard level).</p> <p>Refer to Appendix K TARDEV-HYD-AGA-XX-DR-C-0011 (PDF page 20).</p> <p>The Planning Report has been updated to state that both the power station and surge tower will be coloured in muted tones, achieving a light reflectance value of 40% or less.</p> <p>Reference to specific colours has been removed to allow for scope to include community feedback in the selection of a colour scheme for both the surge tower and power station.</p> <p>Indicative colours have not been added to plans but, to ensure colours and light reflectance values are consistent with Clause 23.4.3 the above commitment will be</p>

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		<ul style="list-style-type: none"> • Spoil emplacement areas – need some details of how the spoil will be stored – in piles or spread evenly across the identified locations? Need overall height dimensioned of the change in topography. Considered works under the planning scheme so needs to be assessed. • Construction compounds – no details provided for any of the compounds. Need elevations showing overall heights. Noted these are only temporary and will be removed post-construction. 	<p>included in Hydro Tasmania’s contractual requirements together with conditions received as part of the Project’s development consent.</p> <p>Heights of spoil emplacement areas (SPAs) have been indicated on the Project alignment drawings in Appendix K as follows:</p> <ul style="list-style-type: none"> - Western portal SPA (TARDEV-HYD-AGA-XX-DR-C-0004 [PDF page 5]) - Headrace Portal SPA (TARDEV-HYD-AGA-XX-DR-C-0005 [PDF page 6]) - Mid access SPA (TARDEV-HYD-AGA-XX-DR-C-0006 [PDF page 7] & TARDEV-HYD-AGA-XX-DR-C-0008 [PDF page 9]) - Paddy’s Quarry SPA (TARDEV-HYD-AGA-XX-DR-C-0008 [PDF page 9]) <p>Temporary structures used at construction compounds, namely sheds, do not currently have associated design drawings. Indicative dimensions have been included where appropriate in the Planning Report (e.g. Section 5.3.3 (Clause 12.3.1). Details of these structures will be confirmed by the EPC contractor. Pending final details, they may also be exempt under Clause 4.3.5 of the TPS.</p>
1g	Provide elevation plans of the new power station showing external building façades.	Please provide indicative external materials and colours.	<p>No further information on external materials and colours is currently available beyond what is provided in the Planning Report. External materials and colours will be confirmed by the EPC contractor, in accordance Hydro Tasmania’s requirements and conditions received as part of the Project’s development consent.</p> <p>The Planning Report has been updated to include a commitment for that the power station will use muted tones and colours within a light reflectance value of less than 40%.</p>

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1h	<p>Ensure floor and/or site plans detail title boundaries in relation to proposed development.</p> <p>Advice: Suitable details include notations on plans clarifying boundary setback distances to buildings.</p>	<p>Please provide dimensioned setbacks to title boundaries for all proposed development. The plans provided in Appendix K do not include setbacks, and do not show all development proposed.</p>	<p>The setback maps provided in Appendix J have been updated to show the distance from proposed development to the title boundaries.</p> <p>Development that is more than approximately 200 m from a title boundary has not been included in the setback maps provided in Appendix J. However, Section 5.3.4 (Clause 12.4) of the Planning Report has been updated to note that maps in Appendix J include only land parcels where work sites are located within 200m of a title boundary.</p>
Environmental Management Zone			
	<p>Provide additional photomontages of key viewing points towards the surge tower from Lyell Highway. 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.</p>	<p>Additional photomontages of key viewing points towards the surge tower from the Lyell Highway have not been provided.</p>	<p>Additional photomontages requested in the December 2025 RFI were provided in Appendix C1 in the package issued in March 2025.</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>Planning report has been updated but requires further detail as the Terrestrial Ecology and Aquatic Ecology reports have not been updated to separate out impacts for the Level 1 activity in Section 4. Therefore, this report cannot be referred to for detail as it is not clear what impacts are applicable.</p> <p>The assessment for C7.6 P1.1 (from (c) onwards) does not correlate to the performance criteria.</p> <p>This section requires more detail/evidence to complete the assessment, including:</p> <ul style="list-style-type: none"> - Number of watercourse crossings required for each option and whether these are new or existing (b, c, d). Describe the nature of works within watercourses potentially impacting riparian or littoral vegetation, streambank and streambed, instream habitat, and 	<p>A new appendix (Appendix A1 - Tarraleah Redevelopment Project - Assessment of the transmission line (Level 1 activity) against the TPS Natural Assets Code) has been provided that includes individual ecological assessments for the northern and southern transmission options.</p> <p>Section 5.11.1 (Clause 7.6.1) of the Planning Report has been updated to provide a more detailed and complete assessment of the northern and southern transmission option against performance criteria P1.1.</p>

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	<p>flow and drainage. Detail the potential impacts and how these are mitigated. A general reference to the Forest Practices Code of Practice is not adequate evidence to demonstrate that impacts are avoided or minimised.</p> <ul style="list-style-type: none"> - Describe how impacts to wetlands are avoided (noting that wetlands occur within the disturbance footprint) (g). - Detail estimated cut and fill requirements and how these are minimised (i). <p>Detail what (if any) future works are required, what these are, and how they are minimised (l)</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>Individual assessments for the northern and southern transmission line options are not provided. A combined assessment is provided but lacks adequate detail for the assessment (noting that detail cannot be drawn from the Terrestrial and Aquatic Ecology reports per above comment).</p>	<p>Section 5.11.1 (Clause 7.6.1 and Clause 7.6.2) of the Planning Report has been updated to provide individual assessments against relevant criteria for the northern and southern transmission line options.</p> <p>Appendix A1 – Section 4 provides individual ecological assessments for the northern and southern transmission options.</p>

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<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>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.</p>	<p>Update Figure 3-4 to just show Level 1 aspects only at a legible scale. Provide details on distance to eagle nests (buffer distance is not noted on Figure 3-4). Further detail required on potential impacts to threatened fauna habitat required (e.g. eagles) as this is not clearly broken out for the Level 1 aspects in the Terrestrial Ecology Assessment.</p> <p>Provide details of mitigation measures to minimise impacts on priority vegetation.</p>	<p>Updated Figure 4.19 in Appendix A1 shows the distance to eagle nests for both transmission line options. Note Figure 3-4 has been removed from the Planning Report.</p> <p>Further detail on potential impacts to threatened fauna habitat is provided in Section 4.3 of Appendix G.</p> <p>Detail of mitigation measures for priority vegetation is provided in Section 4 of Appendix G and Section 5.11.1 (Clause 7.6.2) of the Planning Report.</p>
<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>Requires further detail to complete the assessment, including details on potential impacts and proposed management, e.g.:</p> <ul style="list-style-type: none"> - Identify potential impacts, including what watercourses are impacted and whether impacts are during construction, operation, or both. - Identify whether any point source discharge(s) will be required and what watercourses are impacted. <p>Provide information regarding stormwater management and whether culverts and drains are included in the disturbance footprint. Outline whether management measures are during construction, operation, or both.</p>	<p>Detail of stormwater management addressing Clause 7.6.1 performance criteria P3 is provided in Section 5.11.1 (Clause 7.6) of the Planning Report.</p>
Flood prone hazards 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>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.</p>	<p>Update the Flood Hazard Report to explicitly address Clause C12.6.1 to demonstrate that the Level 1 activity can meet the performance criteria, specifically:</p> <p>a) Whether buildings and works within a flood-prone hazard area can achieve and maintain tolerable risk from a flood, having regard to whether any increase in the level of risk from flood requires any specific hazard reduction or protection</p>	<p>Section 6 of Appendix G Flood Hazard Assessment has been updated to include an assessment against C12.6.1.</p> <p>Sections 5.13.2 (Clause 12.5) and 5.13.3 (Clause 12.6) of the Planning Report revised for consistency with the updated Flood Hazard Assessment.</p>

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	<p>measures; and any advice from a State authority, regulated entity or a council.</p> <p>b) Demonstrate that the buildings and works do not cause or contribute to flood on the site, on adjacent land or public infrastructure; and can achieve and maintain a tolerable risk from a 1% annual exceedance probability flood event for the intended life of the use without requiring any flood protection measures.</p> <p>Refer to previous comment also about the Flood Hazard Assessment not using the 1% Annual Exceedance Probability (Climate Change) hazard mapping prepared by the State Emergency Service.</p>	
Parking and sustainable transport code		
<p>In addressing the Parking and Sustainable Transports 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). 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>Amend Planning Report and TIA to ensure information is clear and consistent, documents provided are inconsistent. Specifically demonstrate across all documents that parking and access areas at the power station and pump station (within the utility zone) are surfaced/sealed to meet the Acceptable Solution.</p>	<p>Section 5.8.2 (Clause 2.6.1) of the Planning Report and Section 6 of the TIA (Appendix B) have been updated to ensure consistency across both documents.</p>

We trust the above information provides sufficient clarification on the outstanding matters. Should you require clarification on our responses above, please don't hesitate to contact me on the details below.

We look forward to your confirmation.

Yours sincerely,

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