



BACKGROUND REPORT

Proposed changes to the Tasmanian State Coastal Policy 1996 and the proposed Robbins Island wind farm

Summary and Key Issues and Concerns

PMAT does not have a position on the proposed Robbins Island wind farm.

See PMAT's two joint media releases here: [State Government must not legislate to kill ongoing court case over Robbins Island wind farm](#) and [State Government must scrap its proposed legislation to weaken the Tasmanian Coastal Policy](#).

The *Validation (State Coastal Policy) Bill 2024* was released for very limited public consultation from the 16 July – 1 August 2024 and is available [here](#) and [here](#).

The proposed changes will profoundly change the State Coastal Policy and the way our coasts are managed and protected in Tasmania.

PMAT, and other Tasmanian conservation organisations, highlight the following nine key issues and concerns:

1. The State Government immediately stops its attempt to amend the Tasmanian State Coastal Policy, **ensuring there is no impact to the ongoing Robbins Island Supreme Court case.**
2. **Rather than fast tracking the proposed changes through the Tasmanian Parliament, any proposed changes to the State Coastal Policy must follow the existing robust legislated eight-week public consultation process (with opportunity for public hearings) conducted by the Tasmanian Planning Commission.**
3. If, as the State Government asserts, the legality of existing structures such as jetties and wharves is in doubt, they have a responsibility to the Tasmanian community to **release the legal reasons** (if not the legal advice) supporting these assertions to ensure transparency in the proposal.
4. **Note the Robbins Island wind farm is yet to gain approval from the Australian Government.** Thus, there is no immediate need to rush through the proposed changes to the State Coastal Policy.
5. **The Tasmanian Government has yet to demonstrate the need for this wide-ranging legislation. Evidence must be provided by the Government for the need for the draft legislation to change the State Coastal Policy.** The Minister for Renewable Energy and Minister for Parks and Environment Nick Duigan was asked in the



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Tasmanian Parliament to provide a list of structures that had legal uncertainties (structures such as jetties and wharves). **No such evidence has been provided and thus we remain sceptical of the Tasmanian Government's justification for the proposed changes to the State Coastal Policy.**

6. **Any proposed changes to the State Coastal Policy must be dealt with by the Tasmanian Parliament in one package at the same time, and not by two separate Bills being tabled at different times. The Government's approach prevents an integrated review of the State Coastal Policy as the second bill is yet to be released.** The State Government is proposing to make two lots of changes to the State Coastal Policy – both changes dealt with by separate Bills. The Bill currently out for public comment aims to validate previously approved developments while the yet to be released Bill is expected to create a new assessment and approval processes. The Parliament deserves to see a complete picture of the changes to this important State Policy so it can properly assess whether to approve the draft changes or not.
7. **We strongly encourage our State Parliamentarians to vote to send any draft legislation to change the State Coastal Policy to Committee for further review. This would at least allow further (but limited) community consultation/engagement.** This is especially important as the State Government is choosing not to follow the existing, legislated eight week public consultation process conducted by the Tasmanian Planning Commission. With such an open-ended broad ranging Bill and so many unanswered questions it is critical that it go to committee for proper scrutiny.
8. **The draft legislation (*the [Validation \(State Coastal Policy\) Bill 2024](#)*) will potentially provide for a retrospective, blanket approval for all coastal developments statewide since 2009. Such a broad-brush approval undermines previous assessments and permits issued, potentially leading to unintended legal consequences.** The Draft Bill provides a retrospective blanket approval for all developments in the coastal zone from 2009 to whenever the Act receives Royal Assent. Section 3 Interpretation of the draft Bill [here](#) states that '*validation period means the period commencing on 25 February 2009 and expiring on the commencement of this Act*' means that anything built during this time, with or without a permit, is suddenly approved taking away any legal recourse.



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9. **The State Government’s claim that no mapping of mobile landforms have been conducted is incorrect, with coastal erosion and inundation mapped statewide and publicly available.** Mobile landforms have been mapped for example since 2016 via the Coastal Inundation and Coastal Erosion Hazards Bands outlined on the www.thelist.tas.gov.au. The LIST (Land Information System Tasmania) is a whole-of-government online infrastructure that helps the public find and use information about land and property in Tasmania. **See page 17 below for further details on the mapping issue and contradictory statement by the State Government.**

In December 2023, the Circular Head Community Awareness Network Inc commenced a Supreme Court challenge to the Tasmanian Civil and Administrative Tribunal’s November 2023 decision to uphold the approval of the proposed Robbins Island wind farm. In March 2024, the Environment Protection Authority (EPA) joined the Robbins Island wind farm Supreme Court case, following advice from the Solicitor General regarding the interpretation of the Tasmanian State Coastal Policy.

6 May 2024

On 6 May 2024, the Minister for Renewable Energy and Minister for Parks and Environment Nick Duigan issued a media release announcing that *“The Government will be looking to amend the Tasmanian State Coastal Policy to ensure that we can both protect our coastal environment, and allow sensible and sustainable recreational and other infrastructure that is necessarily connected to our coasts.”*

17 May 2024

The Environment Protection Authority issued a media statement on 17 May 2024 (in an email to the Tasmanian Conservation Trust) saying that they had received advice that the Environment Protection Authority had erred in law by not ensuring compliance with the Tasmanian State Coastal Policy, and thus they were required to join the Robbins Island Supreme Court case.

The Tasmanian Conservation Trust, Planning Matters Alliance Tasmania and the Australian Coastal Society are concerned the Minister’s reference to allowing *“sensible infrastructure”*



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in fact, means the Government wants to ensure the 500m wharf required to construct the Robbins Island wind farm is not threatened by the ongoing Supreme Court case.

The Minister's reference to supporting "Tasmania's way of life" and the claims of validating previous approvals of jetties and wharves around Tasmania have been made without justification and are believed to be a smokescreen for forcing changes to the Tasmanian State Coastal Policy to stop the Supreme Court case and ensure the approval of the controversial wind farm.

Rather than allowing the project to be assessed under the existing Tasmanian State Coastal Policy, the Government wants to intervene, while the Supreme Court case is ongoing, to change the policy to ensure the Robbins Island wharf can be constructed.

Retrospectively changing the Tasmanian State Coastal Policy to accommodate a proponent's development and potentially interfering in a community group's ongoing court action is a serious abuse of the Parliament's powers.

16 July 2024

The *Validation (State Coastal Policy) Bill 2024* was released for public consultation and is available [here](#). Submissions on the draft Bill close on the 1 August 2024.

See Minister Duigan's media release [here](#) and further comment on the Department of Premier and cabinet website [here](#). Both releases are outlined in full below (pages 15 and 16). Also note the statement published on DPAC's website – outlined below on page 17.

Our concerns on this announcement, and previous announcement by the State Government are highlighted in our nine points above.



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State Policies

- State Policies are made under the [State Policies and Projects Act 1993](#) to articulate the Tasmanian Government's strategic policy direction on matters of State significance related to sustainable development of natural and physical resources, land use planning, land management, environmental management and environment protection.
- A State Policy, amongst other matters, must seek to further the objectives of the Resource Management and Planning System (RMPS) which are set out in [Schedule 1](#) of the [State Policies and Projects Act 1993](#).
- The Tasmanian Liberal Party's 2014 State Election planning policy promised to develop a suite of State Policies to inform the development of the [Tasmanian Planning Scheme](#) – but failed to do so. Instead, the Liberal Government created a new subordinate level of policy called the [Tasmanian Planning Policies](#) (which as of June 2024 are still in draft).
- **PMAT's position is that we should create a suite of State Policies to guide the planning system rather than adopting the subordinate Tasmanian Planning Policies.**

State Policies are a far more superior mechanism to set the intent of our planning system. Critically, they:

- ✓ Bind all state government agencies and provide a whole-of-government approach to land use planning and development (binding the Crown and councils).
- ✓ Ensure a person who contravenes or fails to comply with a provision of a State Policy or a requirement or obligation imposed under a State Policy is guilty of an offence punishable on summary conviction – **which means that it is a criminal offence to fail to comply with a State Policy.**
- ✓ Are self-executing. That is, it can be an offence to not comply with a State Policy, regardless of what a planning scheme says.
- ✓ They provide a whole-of-government strategic approach on various issues and apply across the State.
- ✓ Are created in a more robust and democratic way as they must be approved by both houses of the Tasmanian Parliament.



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- ✓ Ensure amendments to State Policies are subject to a robust process and must be approved by both houses of Parliament.
- ✓ Have longevity, as they have survived successive Governments.

Tasmanian Planning Policies are subordinate as they:

- ✗ Only affect Tasmania's land use planning system.
- ✗ Are not self-executing and do not apply to development applications.
- ✗ Are signed off only by the Minister, rather than both houses of Parliament.

Amending State Policies

The standard process of amending a State Policy is outlined in the *State Policies and Projects Act 1993*.

A person may submit a proposed amendment to the Minister. The Minister may then direct the Tasmanian Planning Commission to give advice as to whether the proposed amendment is a significant change to the State Policy.

Minor Amendment to a State Policy

Where, after considering the Tasmanian Planning Commission's advice, the Minister is satisfied that the amendment is not a significant change, then the Minister must publish a notice of the proposed amendment in the Gazette and lay the notice of the amendment and the Tasmanian Planning Commission's advice before both Houses of Parliament.

If not disallowed by Parliament, the amendment comes into effect when published in the Gazette.

A Significant Amendment to a State Policy

If the Minister determines the amendment is a significant change, **then the same process for the creation of State Policies must be followed before the amendment is made.**

An amendment is taken to be a significant change to the State Policy to which it relates if it is a change which substantially alters the content or effect of the State Policy.



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Standard State Policy Amendment Process

The standard State Policy amendment process is outlined in the steps below.

1. Minister to prepare draft amendment and provide a notice to the Tasmanian Planning Commission to prepare a report.
2. Tasmanian Planning Commission to place draft amendment on public exhibition for a period of 8 weeks.
3. Representations can be made to the Tasmanian Planning Commission during the public exhibition period.
4. The Tasmanian Planning Commission must consider the representations and may hold a hearing in relation to any representations.
5. Tasmanian Planning Commission may make modifications to a draft amendment (at which point, the modifications may need to be publicly exhibited again).
6. The Tasmanian Planning Commission must then submit a report to the Minister, and the Minister may recommend that the Governor make the draft amendment.
7. The Governor may make the draft amendment and fix the day it shall come into effect.
8. However, before it comes into effect the draft amendment must be notified in the Gazette and laid in both Houses of Parliament within the first 10 sitting days of the Gazette notice.
9. The draft amendment is of no effect until approved by both Houses of Parliament.

Tasmania's State Policies

Tasmania currently only has three State Policies: 1) *State Policy on the Protection of Agricultural land 2009*, 2) *State Coastal Policy 1996* and 3) *State Policy on Water Quality Management 1997*. Further information about each policy can be seen [here](#).

Tasmanian State Coastal Policy 1996

- The [purpose](#) of the *Tasmanian State Coastal Policy 1996* is to 'To protect the natural and cultural values of the coast, provide for sustainable use and development of the coast, and promote shared responsibility for its integrated management and protection.'



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- The [developments that are affected](#) are 'Proposed use and development in a coastal area that is 'discretionary 'or 'prohibited' under land use zones applying to coastal areas in planning schemes.'
- The *Tasmanian State Coastal Policy 1996* has been amended twice since it was created:
 - Revised 16 April 2003 in accordance with the *State Coastal Policy Validation Act 2003* (this followed a Supreme Court decision)
 - Revised to take account of a minor amendment (*with input from the Resource Planning and Development Commission, which has been replaced with the Tasmanian Planning Commission*) that was Gazetted on 25 February 2009.

Proposed Changes to Tasmanian State Coastal Policy

- On 6 May 2024, the Tasmanian Government issued a [media release](#) stating its intention, based on 'advice' (*note – no mention of legal advice*) regarding the application of the Tasmanian State Coastal Policy, to amend the [Tasmanian State Coastal Policy 1996](#).
- The Tasmanian Government justified the proposed changes to the [Tasmanian State Coastal Policy 1996](#) saying it threatens "Tasmania's way of life" and because it "led to the Environmental Protection Authority joining an appeal against Robbins Island windfarm in March 2024 in Tasmania's Supreme Court."
- The public deserve to know exactly what the State Government believes is the problem with the [Tasmanian State Coastal Policy 1996](#), why it threatens "Tasmania's way of life" and why it caused the State Government to intervene in a Supreme Court case seeking to retrospectively change the [Tasmanian State Coastal Policy 1996](#).
- To date, the Tasmanian Government has failed to publicly release the legal advice or to provide a summary of the advice.
- **There is a strong perception that the Tasmanian Government is seeking to retrospectively change Tasmania's [Tasmanian State Coastal Policy 1996](#) to facilitate the construction of infrastructure for the Proposed Robbins Island Wind Farm. That is the construction of a 500 m wharf on Back Banks on Ransonnet Bay, eastern Robbins Island, northwest Tasmania (see photos below, pages 13 and 14).**



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- The retrospective amendment to the [Tasmanian State Coastal Policy 1996](#) is likely to be related to clause 1.4.2:

Clause 1.4.2: Development on actively mobile landforms such as frontal dunes will not be permitted except for works consistent with Outcome 1.4.1.

Clause 1.4.1: Areas subject to significant risk from natural coastal processes and hazards such as flooding, storms, erosion, landslip, littoral drift, dune mobility and sea level rise will be identified and managed to minimise the need for engineering or remediation works to protect land, property and human life.
- **Dilution of environmental protection:** If clause 1.4.2 is amended it is likely to result in many unexpected outcomes, such as marina/canal estates, and pave the way for coastal subdivisions and other infrastructure and development throughout Tasmania's coastal areas.
- Any amendment of section 1.4.2 of the Tasmanian State Coastal Policy 1996 is not only a dilution of environmental protection but also **undermines strategic planning in Tasmania.**
- **Maintain the separation of powers between the Parliament and the justice system.** Why not leave the Supreme Court to decide if the permit for the Robbins Island wind farm is valid or not, and if not, identify the problem? **For integrity and transparency in decision making, it is critical to maintain the separation of powers between the Parliament and the justice system. It is inappropriate for the State Government to intervene in the proposed manner.**
- **We are concerned that the State Government may avoid going through the standard public consultation process for amending State Policies** by either amending the *State Policies and Projects Act 1993* or introduce clarifying legislation – or maybe there is some other mechanism? (*PMAT is currently seeking advice on this matter*).
- **The Tasmanian Government is intervening in a Supreme Court Case and at the same time not releasing the legal advice that has led to their course of action.** This is a complex and controversial retrospective change to planning law that the government is proposing, while a Supreme Court proceeding is underway.

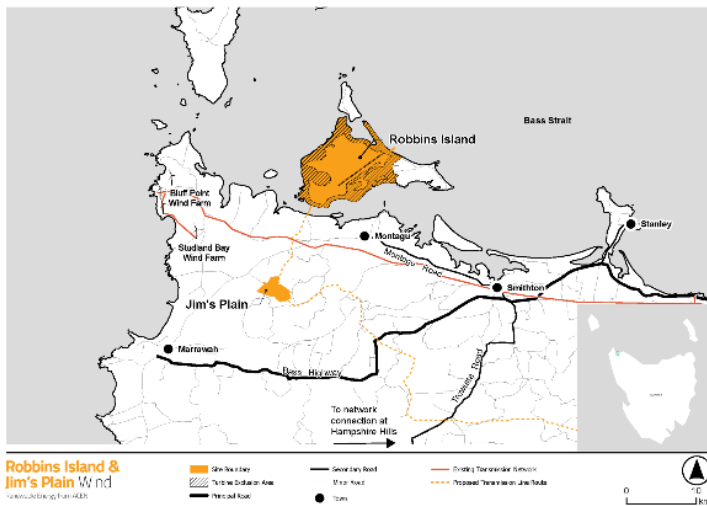


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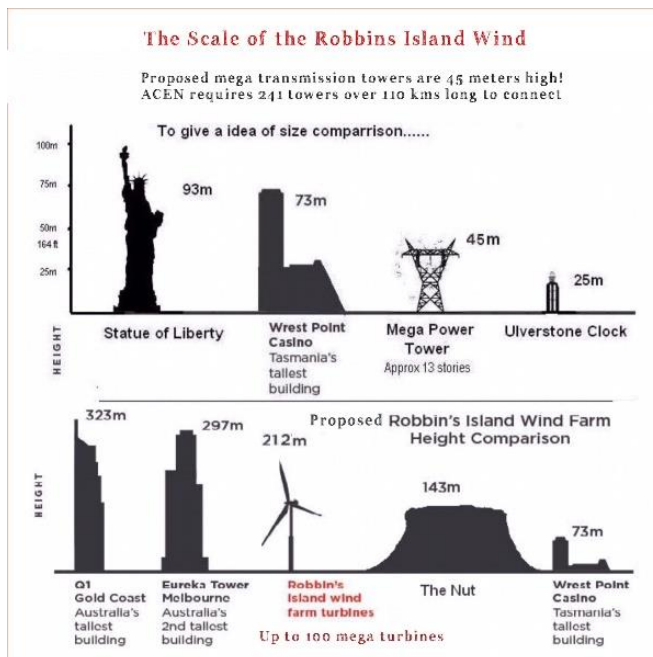
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Proposed Robbins Island Wind Farm

The Robbins Island proposed 100-turbine wind farm project is located in the Circular Head Municipality in northwest Tasmania, in the electorate of Braddon.



Source: www.acenrenewables.com.au





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The proposed Robbins Island wind farm includes:

- The construction of 100 turbines with maximum tip height of 276m.
- A 500m long wharf to be constructed across the Back Banks mobile frontal dunes on Ransonnet Bay, on the east coast of Robbins Island (the wharf will face into Bass Strait to allow the 85m long turbine blades to be transported onto the island).
- A 1.8 km bridge across Robbins Passage to permanently connect the island to the adjacent mainland.
- The surrounding wetlands support between 20,000 and 30,000 shorebirds and waterbirds, and the wetlands meet 7 of the 9 criteria for nominating the wetlands for protection as Ramsar Wetlands of International Significance. This places the wetlands in the top 10 wetlands in Australia.
- See photos below, pages 13 and 14.



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Appeal Timelines

The Tasmanian Civil and Administrative Tribunal Planning Appeal

- **17 February 2023:** The Circular Head Council approved the Robbins Island wind farm.
- **March - September 2023:** The decision was appealed to [Tasmanian Civil and Administrative Tribunal](#) by numerous parties, including ACEN, the Bob Brown Foundation, BirdLife Tasmania, the Circular Head Coastal Awareness Network Inc. (CHCAN), and various individuals.

The Environment Protection Authority was not an appellant but did join as a party to the appeals. ACEN was an appellant against the EPA FF6 condition (which imposed shutdown periods totalling five months when the turbines cannot operate).

- **27 November 2023:** The Tasmanian Civil and Administrative Tribunal refused the appeal and ordered that a permit be issued for the Robbins Island wind farm – see decision [here](#).

Supreme Court Appeal

There are currently two appeals being run in Tasmania's Supreme Court with regards to the proposed Robbins Island wind farm.

- **December 2023:** CHCAN- Circular Head Coastal Awareness Network Inc. initiated a Supreme Court challenge to the Tasmanian Civil and Administrative Tribunal decision. The Environment Protection Authority joined as a party to the appeal.
- **March 2024:** The Environment Protection Authority and State government received legal advice (presumably from the Solicitor General) that the Environment Protection Authority had erred in law in not requiring the Robbins Island wind farm proponent ACEN to assess the proposal against the [Tasmanian State Coastal Policy 1996](#).
- **March 2024:** The Environment Protection Authority commenced a proceeding in the Supreme Court in an effort to appeal the Tasmanian Civil and Administrative Tribunal's decision to approve a wind farm at Robbins Island and correct its error in law in not applying clause 1.4.2 of the [Tasmanian State Coastal Policy 1996](#). CHCAN- Circular Head Coastal Awareness Network Inc. joined as a party to the appeal.



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- **4 May 2024:** the Department of Justice on behalf of the Environment Protection Authority advised that the State Government was seeking retrospectivity of amendments to the [Tasmanian State Coastal Policy 1996](#) which might render nugatory the Environment Protection Authority's Supreme Court case. This means the Environment Protection Authority would cease involvement in the Supreme Court case.
- **6 May 2024:** The Environment Protection Authority's Supreme Court case was listed for a Directions Hearing. The Environment Protection Authority requested an adjournment, causing it to be adjourned to 28 June 2024.
- **6 May 2024:** Nick Duigan, Minister for Parks and Environment, issued his first media release: '[Changes to Tasmanian State Coastal Policy proposed](#)' (copy below).
- **17 May 2023:** The Environment Protection Authority released its only official statement (via an email to the Tasmanian Conservation Trust): "*The EPA required ACEN Australia to provide information about the application of the State Coastal Policy on the proposed development of the [Robbins Island] wind farm, including the construction of the [500 metre long] wharf [on a mobile frontal dune – see photos below]. ACEN Australia did not provide any information addressing clause 1.4.2 of the Policy. The Board was not aware of its legal obligations in relation to the application of clause 1.4.2 at the time it undertook its assessment and made its decision. The Board received advice in March 2024 that it was required to have regard to clause 1.4.2 and in not doing so it had erred at law, and hence had no option other than to lodge the appeal. As the matter is now before the Supreme Court the EPA will not be commenting further.*"
- **27 May 2024:** As of the 27 May 2024, it is our understanding that the Tasmanian Planning Commission has no knowledge of what is proposed in relation to any changes to the [Tasmanian State Coastal Policy 1996](#). The Commission will only become involved if the Minister gives it a written direction under section 15A of the *State Policies and Projects Act 1993*. The Tasmanian Planning Commission will consider any proposed amendment in accordance with the requirements of section 15A.
- **28 June 2024** – the Supreme Court holds its next Directions Hearing in the Environment Protection Authority [appeal](#) – i.e. Environment Protection Authority's concerns regarding the [Tasmanian State Coastal Policy 1996](#). The Environment Protection



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Authority could request that this appeal date be postponed. The CHCAN- Circular Head Coastal Awareness Network Inc. appeal is not being held as part of this Directions Hearing as the next stage of their appeal is set down for the 4 November 2024.

- **16 July 2024:** The *Validation (State Coastal Policy) Bill 2024* was released for public consultation and is available [here](#). Submissions on the draft Bill close on the 1 August 2024. See Minister Duigan’s media release [here](#) and further comment on the Department of Premier and cabinet website [here](#).
- **4 November 2024:** A final Supreme Court hearing has been set down for the related case (brought by CHCAN - Circular Head Coastal Awareness Network Inc.) on 4 November 2024. But if the [Tasmanian State Coastal Policy 1996](#) is amended, then the Environment Protection Authority proceeding may come to an end and not be part of the 4 November hearing.



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Media Release: [Changes to Tasmanian State Coastal Policy proposed - Premier of Tasmania](#)

6 May 2024 Nick Duigan, Minister for Parks and Environment

Changes to Tasmanian State Coastal Policy proposed

The Tasmanian Government supports a balanced and sensible approach to developments that benefit Tasmanians, while also protecting our coast lines and their environmental values.

Minister for Parks and Environment, Nick Duigan, said that the Government received advice in March regarding the application of the Tasmanian State Coastal Policy.

“This advice is different to the way that the Policy had been applied to developments in coastal areas since being introduced,” Minister Duigan said.

“This could potentially impact on the use of all coastal infrastructure, including community infrastructure such as jetties and boat ramps.”

This interpretation also led to the Environmental Protection Authority joining an appeal against Robbins Island windfarm in March 2024, which has been approved by the Council, with the decision upheld by the Tasmanian Civil and Administrative Tribunal (TasCAT).

“Our Government wants to ensure Tasmanian communities have the necessary infrastructure to safely enjoy marine recreation, while also providing developers and regulators with confidence in how our State Policies are to be interpreted and applied” Minister Duigan said.

“The Government will be looking to amend the Tasmanian State Coastal Policy to ensure that there we can both protect our coastal environment, and allow sensible and sustainable recreational and other infrastructure that is necessarily connected to our coasts.

“The Government will also ensure that decisions made under previous interpretations of the State Coastal Policy and Tasmania’s planning system are validated to address any unintended liability consequences that may now arise.”

“This Government will always support Tasmania’s way of life and provide confidence in our planning laws for coastal infrastructure.”



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Media Release: [Draft Coastal Policy released.](#)

16 July 2024

Nick Duigan, Minister for Parks and Environment

Draft Coastal Policy released

The Tasmanian Government has released draft legislation for consultation to remove uncertainties around coastal infrastructure.

Minister for Parks and Environment, Nick Duigan, said the changes follow advice in March regarding the application of the Tasmanian State Coastal Policy.

“The interpretation of the Policy could potentially impact on existing coastal infrastructure, including boardwalks through the dunes, fencing, lookouts, boat launching facilities, bridges, and jetties,” Minister Duigan said.

“It has also impacted on the approval given to the Robbins Island windfarm which needs clarification.”

The draft Bill seeks to validate previous permits issued for coastal infrastructure under the *Land Use Planning and Approvals Act 1993 (LUPAA)* from 25 February 2009 until the date of the commencement of the proposed legislation.

It also ensures that no action can be taken against individuals or organisations that have acted in line with permits issued under LUPAA.

The draft legislation is available at https://www.dpac.tas.gov.au/divisions/policy/state_policies/validation-state-coastal-policy-act-2024

Submissions on the draft Bill can be forwarded to stateplanning@dpac.tas.gov.au by 5pm on Thursday 1, August 2024.



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From the Department of Premier and cabinet website [here](#): Validation (State Coastal Policy) Act 2024.

[Note the highlighted contradictory statement about the availability of statewide mapping by the State Government]

Published July 2024

The *Validation (State Coastal Policy) Bill 2024* has been released for consultation and is [available here](#). Submissions on the draft Bill can be forwarded to stateplanning@dpac.tas.gov.au by **5pm on Thursday, 1 August 2024**.

The State Coastal Policy 1996 (SCP) is a critically important part of the State's Resource Management and Planning System (RMPS) and has served the State well in protecting the coast and providing for sustainable development. Introduced almost 30 years ago the SCP has been amended twice to improve its operation.

In recent months the way that the SCP has been applied with respect to development on actively mobile landforms has come under question. The recent approval of the Robbins Island windfarm (more specifically the wharf required for the construction of the windfarm) by the Tasmanian Civil and Administrative Tribunal (TasCAT) has raised questions around the manner in which the SCP has been previously applied in relation to Outcome 1.4.2 of the SCP. That Outcome prohibits all development on actively mobile land unless it is for a purpose provided for under Outcome 1.4.1 (which relates to the protection of land, property and human life).

The location of the wharf and wharf infrastructure on Robbins Island was considered and approved by the Circular Head Council and the Tasmanian Civil and Administrative Tribunal.

The ongoing concerns with the operation of the current SCP is compounded by there being no definitive description of an actively mobile landform or any accepted map of their location.

Tasmania has numerous developments that might be on actively mobile landforms which provide access, recreation, and help conserve areas of fragile environment. These range from boardwalks through the dunes, fencing, lookouts, boat launching facilities, bridges, jetties, and even golf courses.

The SCP Outcome 1.4.2 also required identification of areas where there is significant risk from coastal processes and hazards such as flooding, storms, erosion, landslip, sea level rise and other changes. **With the introduction of the Tasmanian Planning Scheme across the State, there are now statewide mapping of these hazards and detailed planning scheme provisions for assessment of development in these areas.** Furthermore, the new Tasmanian Planning Policies provide a second more detailed set of policies to guide future land use in the coastal zone.



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The draft Bill seeks to validate previous permits issued under the *Land Use Planning and Approvals Act 1993* (LUPA) from 25 February 2009 until the date of the commencement of the proposed legislation. It also ensures that no action can be taken against individuals or organisations that have acted in line with permits issued under LUPA.

Now that management measures have been put in place through the Tasmanian Planning Scheme, the Government also considers that the SCP should be changed to include more contemporary planning controls for actively mobile land on our coasts. **A separate position paper will be released in coming weeks outlining the proposed changes.**



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Rob Blakers photography of Robbins Island mobile frontal dunes (2023)

The 500m wharf is proposed to be constructed on the eastern coast of Robbins Island, northwest Tasmania.



Back Banks mobile frontal dunes on Ransonnet Bay, northeast Robbins Island, northwest Tasmania. Photo: Rob Blakers.



Back Banks mobile frontal dunes on Ransonnet Bay, eastern Robbins Island, northwest Tasmania. Photo: Rob Blakers.



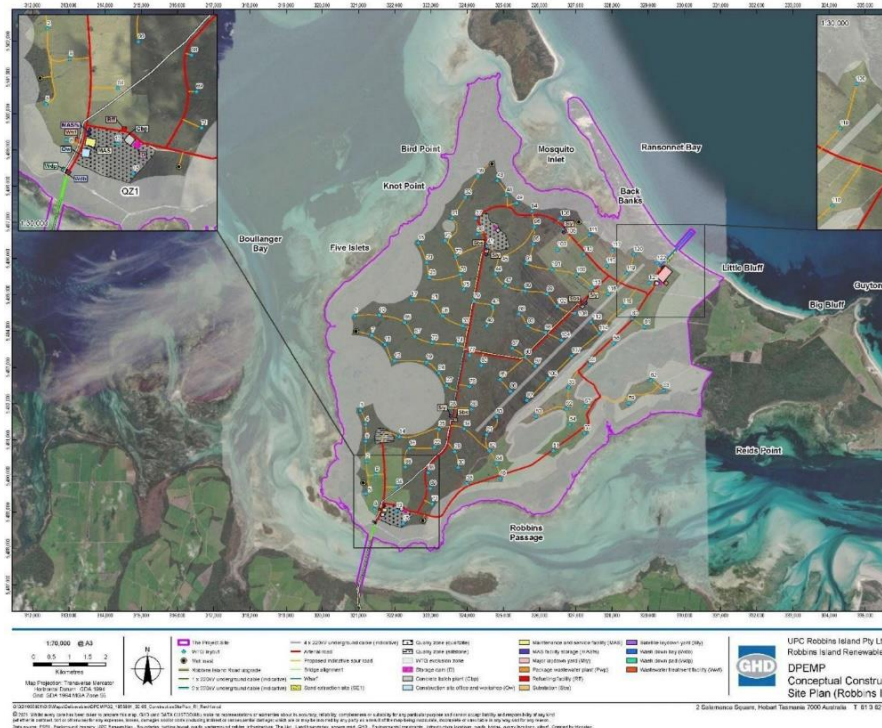
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Back Banks mobile frontal dunes on Ransonnet Bay, Robbins Island, northwest Tasmania.

Photo: Rob Blakers.



This indicative map shows the proposed location of 500 m wharf to be constructed on Back Banks on Ransonnet Bay, eastern Robbins Island, northwest Tasmania.