



# Playground Study

City of Burnie

Prepared by Playstreet Pty Ltd for Burnie City Council



Playstreet Pty Ltd  
92 Argyle Street  
Hobart TAS 7000  
T +61 455 022 266  
W [www.playstreet.com.au](http://www.playstreet.com.au)  
E [info@playstreet.com.au](mailto:info@playstreet.com.au)  
ABN 36 162 916 485

*We acknowledge, with deep respect, the traditional owners of this land, the palawa people, as the original custodians of our land and waters, and their unique ability to care for country and deep spiritual connection to it.*

*We honour elders past and present whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.*

# Contents

Executive Summary	3
<b>Context and Analysis</b>	<b>4</b>
Background Reports	4
2018 Consultation Report Key Findings	5
Park Scale Definitions	6
Example Playground Developments	7
Successful Playgrounds	8
Regional Analysis	9
Burnie Parks and Playgrounds	10
Existing Conditions	11
<b>Strategy</b>	<b>12</b>
Five Connected Parks	14
Design Themes	15
1. Shorewell Park	16
2. View Rd Reserve	18
3. Burnie Park and Playground	20
4. Cooe Point	22
5. Waterfront Playground	24
<b>Concept Design</b>	<b>26</b>
Concept Plan	28
Indicative 3D Imagery	29
Indicative 3D Imagery	30
Indicative 3D Imagery	31



City of Burnie

Revision	Date	Description
Version 1	10.05.23	Draft Issue
Version 2	18.05.23	Preliminary Issue

# Executive Summary

The City of Burnie is home to a variety of parks and playgrounds, many of which have play equipment that has reached its practical end of life or are no longer meeting the needs of the community it supports. There is currently no regional level destination park or playground in Burnie to attract visitors or passersby to the area. Burnie is a city of many small neighbourhood and community parks and playgrounds with no strong hierarchy and, while there are some linking paths between existing parks, there is no strong access spine or overall strategy for the city's parks. Burnie's open space network is currently generally well located and provides a strong foundation for an improved park and playground network.

There is an opportunity for the City of Burnie to upgrade, redevelop and expand its existing parks and playgrounds to create a network which better supports the community and enhances the experience of not only living in Burnie, but visiting Burnie. A regional destination playground that caters to all ages and abilities could be a significant draw for people who are seeking unique playground opportunities in the north-west coast, something which is currently lacking. This opportunity presents not only a chance for a fantastic playground, but also for significant social and economic benefits for Burnie.

In response to these opportunities, this report serves as a strategic roadmap for the stageable upgrade and implementation of Burnie's parks and playgrounds through the creation of five key 'connected parks'. These connected parks are built upon existing assets and features, establishing a hierarchy and strengthening the sense of place and uniqueness of Burnie. They also acknowledge the desired individual scale to support the community's social and physical well-being by connecting open space and community facilities, creating a dialogue between the parks.

The report provides an analysis of each identified park, including an assessment of its opportunities and constraints. For each park, a design theme is proposed, along with suggestions for improvements such as the addition of new play spaces, improved accessibility, increased interest, and better connections between parks.

With the strong foundation provided by Burnie's current open space network, the implementation of this plan could have a significant positive impact on the Burnie community and the region as a whole.

# CONTEXT AND ANALYSIS

## Background Reports

Burnie Open Space Development Strategy, 2010  
Doc Code CD-WS-P-002  
*Inspiring Place*

Burnie City Centre  
Master Plan Report, October 2016  
*GHD*

Burnie Regional Playspace  
Consultation Report, April 2018  
*Playstreet*

Burnie Strategic Background Report, January 2023  
*SGS Economics and Planning*

### Learnings:

The *Burnie Open Space Development Strategy* recognises that maintaining and enhancing open space and recreational facilities is a crucial step towards achieving the City of Burnie's vision of being a "progressive and vibrant community" which "ensures a healthy and sustainable environment where the community's social and physical well-being are enhanced". The *Burnie Open Space Development Strategy* notes that achieving this goal requires the maintenance and enhancement of open spaces and recreational facilities to cater to the diverse needs of the community. It acknowledges that the Council's open space network is generally well located and has the potential to serve the community's needs for both active and passive recreation. However, there is a need to identify and build upon existing assets and features to enhance the overall experience of the open space system and create a stronger connection between parks, surrounding areas, and the city as a whole.

The background reports recommend that The City of Burnie should continue to actively manage planned open space opportunities in a sustainable manner and ensure that open spaces remain attractive and relevant to the community. By doing so, the social and physical well-being of the community will be supported and enhanced. The City of Burnie has an opportunity to offer a diverse range of recreational experiences that offer personal, social, economic, and environmental benefits to both the region and its visitors.

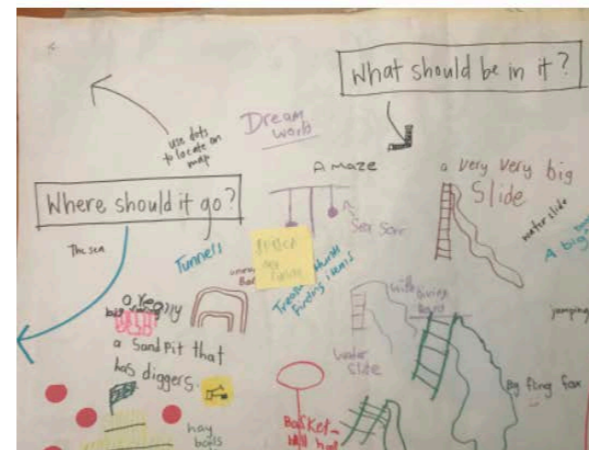
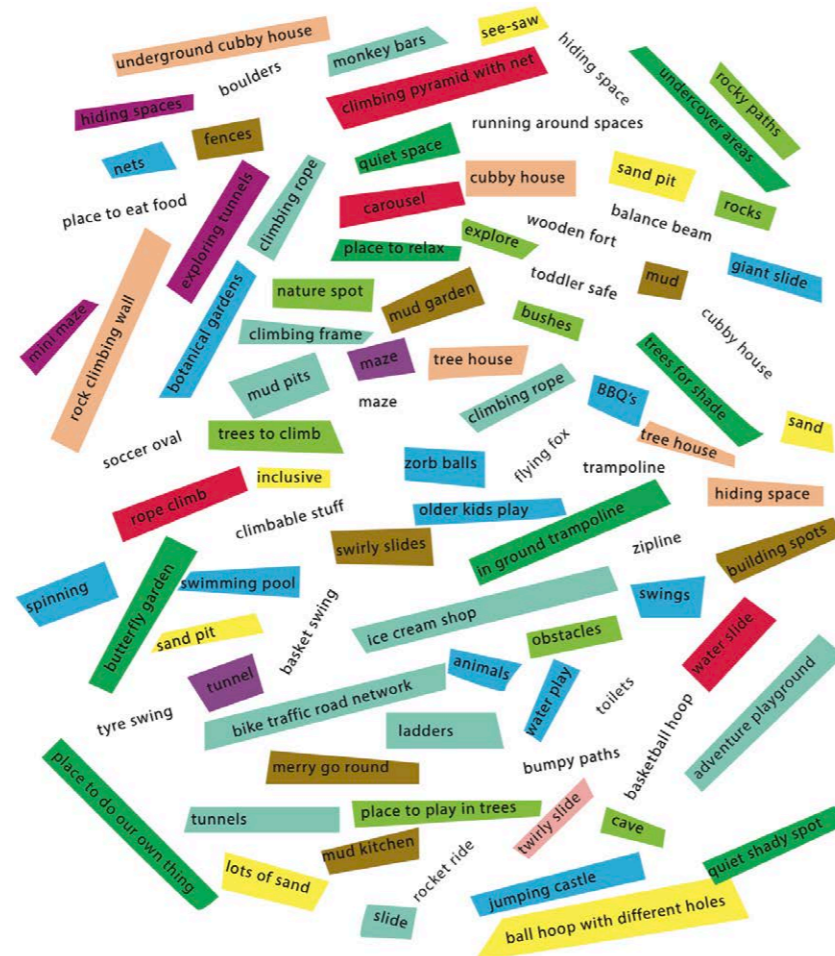
## 2018 Consultation Report Key Findings

In 2018, a series of 5 consultation events were conducted to determine the preferred type of future playground for the Burnie community. The majority of respondents were young families. Based on the feedback received, the community desired a playground that would cater to all ages and abilities and would be unique to Burnie. The community expressed a need for a space that enables families to gather, picnic and play. The playground should include play equipment suitable for toddlers, primary aged children, teenagers and adults. The community's favorite play items were identified as a big set of swings, a large slide, climbing frames or nets, in ground trampolines and nature-based play.

Key elements that were identified as important for any play space included accessibility, adequate parking, and close proximity to amenities. The community expressed a desire for a space natural and open, nature-based, creative, one offering meaningful active play, and one that caters for all abilities and ages. Shelter from all weather and with a variety of activities was also important.

The consultation revealed a high desire for a regional-type playground in Burnie. The community identified Burnie Park, the area in front of the Makers Workshop, and anywhere along the beachfront as suitable locations for a new playground. The consultation also explored the idea of a linear play experience along the Burnie Foreshore that would connect and link into the coastal walkway.

### “a city full of playful spaces”



# Park Scale Definitions



## NEIGHBOURHOOD PARKS

are small parks that serve as local gathering places for nearby residents. Neighborhood parks are intended to provide convenient recreational opportunities for people living within a short distance. They tend to cater for a younger age group and are safely accessible for nearby residents.



## COMMUNITY PARKS

are larger parks that serve a broader area and offer a wider range of recreational amenities. Community parks are designed to meet the needs of a diverse population and may attract visitors from beyond the immediate neighborhood. They will offer opportunities for all age groups and provide for longer stays with the inclusion of shelters and BBQ's.



## REGIONAL/ DESTINATION PARKS

are large parks that serve as major regional or national attractions. These parks may offer a wide range of recreational activities, natural and cultural attractions, and visitor services. Destination parks may require significant travel to reach and may serve as destinations for day trips, weekend getaways, or longer vacations. They are designed to encourage longer stays and as such have facilities such as toilets, shelters, BBQ's and ample car parking. They offer a unique experience in order to attract visitors from a wide catchment.



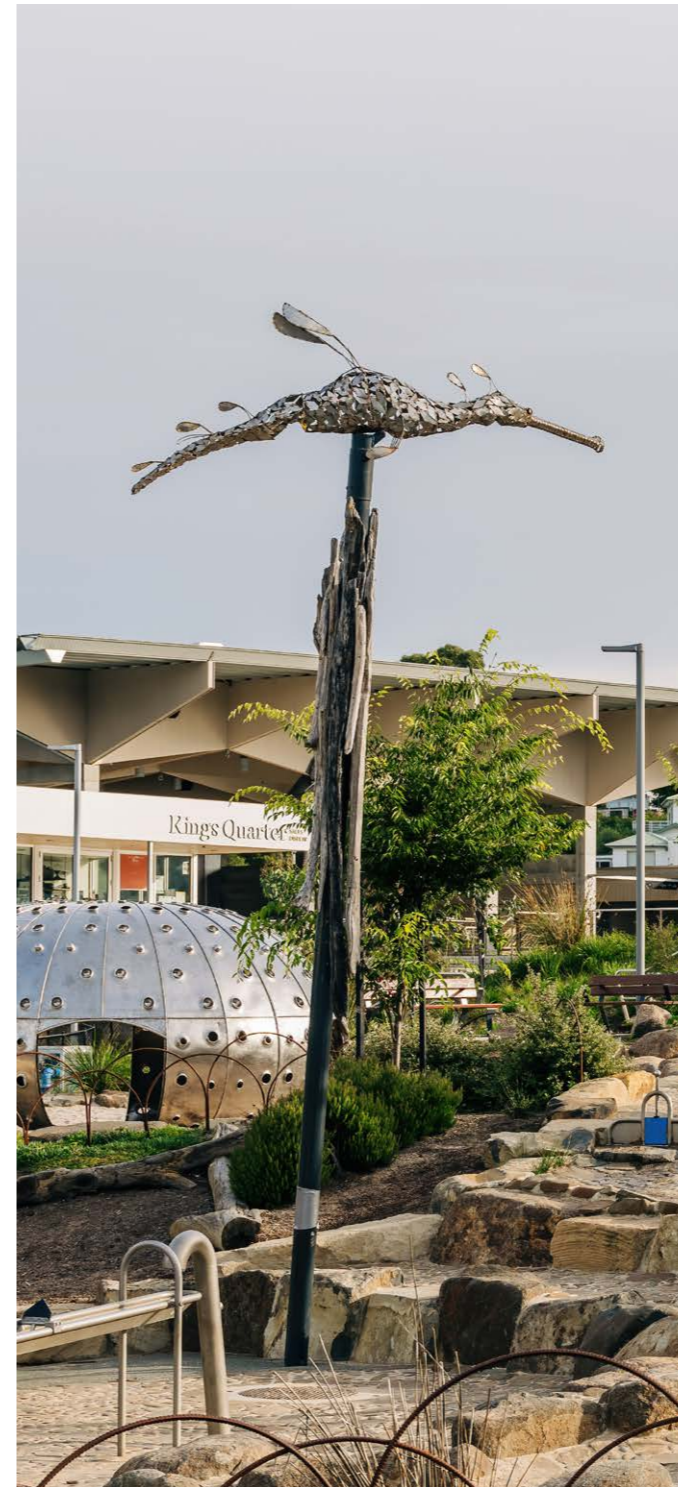
# Example Playground



**Bridgewater Community Parkland**  
Tasmanian community playground  
Cost: \$1 million



**Riverbend Park**  
Tasmanian destination playground  
Cost: \$8 million



**Kingston Park**  
Tasmanian destination playground  
Cost: \$6 million



**Darling Harbour Children's Playground**  
Waterfront destination playground  
Cost: \$17 million





# Regional Analysis



### Key Findings

Burnie has an opportunity to provide the best variety of open space on the north-west coast with a connected network of parks and a unique destination playground appropriate for all abilities and ages. There are a number of larger scale parks on the NW coast however none offer a unique play experience or offer a real sense of place.

### Surrounding Regional Playgrounds

**Wynyard: Rotary Park**

Plastic off-shelf equipment catering to a range of ages but with no sense of place or connection to foreshore.

**Somerset: Anzac Park Playground**

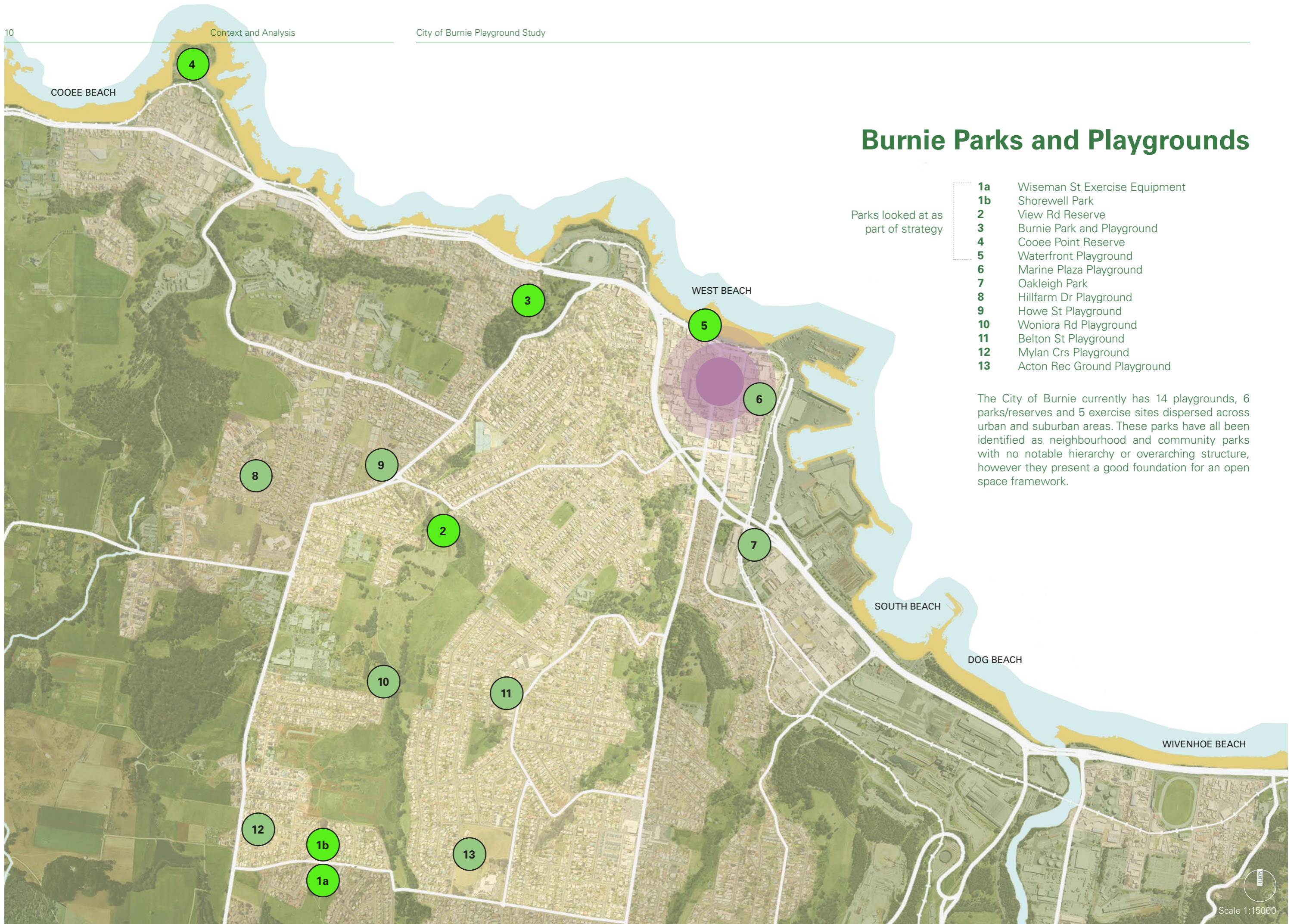
All abilities space largely off-shelf equipment, lack of shade and with no sense of place.

**Ulverstone: Anzac Park**

Linear spaces provides variation and a couple of pieces provide a quirkiness but it is essentially equipment installed in space, not designed as a parkland experience.

**Devonport: Mersey Bluff Beach Playground**

Location and amenities are fantastic but the play equipment is very standard and gives no sense of place.



# Burnie Parks and Playgrounds

Parks looked at as part of strategy

- 1a** Wiseman St Exercise Equipment
- 1b** Shorewell Park
- 2** View Rd Reserve
- 3** Burnie Park and Playground
- 4** Cooee Point Reserve
- 5** Waterfront Playground
- 6** Marine Plaza Playground
- 7** Oakleigh Park
- 8** Hillfarm Dr Playground
- 9** Howe St Playground
- 10** Woniora Rd Playground
- 11** Belton St Playground
- 12** Mylan Crs Playground
- 13** Acton Rec Ground Playground

The City of Burnie currently has 14 playgrounds, 6 parks/reserves and 5 exercise sites dispersed across urban and suburban areas. These parks have all been identified as neighbourhood and community parks with no notable hierarchy or overarching structure, however they present a good foundation for an open space framework.

**1a** Wiseman St Park

Play and amenities lack appeal and CPTED issues at back of existing development. Very exposed spaces with no landscaping. Front area of site could be used for a small sitting nook/ coffee cart visible from street.



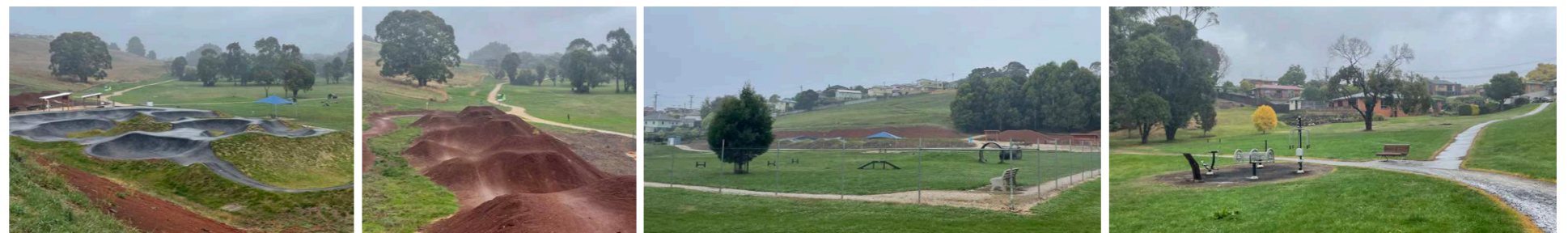
**1b** Shorewell Park

Opportunity to add to existing amenity and turn into a really great community park for all ages. Good connectivity around site to surrounding areas and space to increase carparking. An ideal location to hold small community events.



**2** View Rd Reserve

Developing as an older age group, adventure type space. Dog park at entry acts as a visual barrier, suggest relocating to side. Needs investigation because of prior use as a tip site but lends itself to further development as a destination adventure style recreation and playspace.



**3** Burnie Park and Playground

Great location and surrounding natural amenity but equipment is tired and areas are disjointed. Potential for the park to be developed to have more of a sense of place and for the spaces to flow into one another better. It would also be ideal to make the inclusive playground feel more integrated.



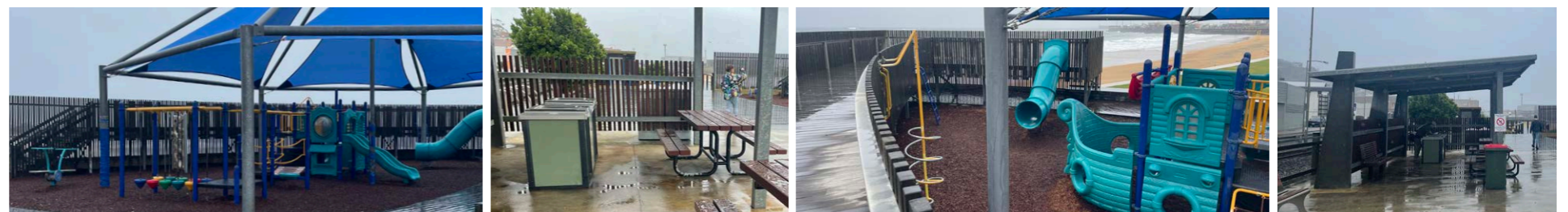
**4** Cooe Point Reserve

Existing open space in stunning location providing adequate space for play, amenities, parking, mixed use development. Exposure to wind would need to be addressed in design however this could determine the uniqueness of the space. Ideal for destination playground.



**5** Waterfront Playground

Current equipment tired and only catering to a younger age group. Playspace limited in size and disconnected from water play element. Great location and potential to improve experience for older age groups.



## Existing Conditions

# STRATEGY



### A network of **five connected parks**

1. Shorewell Park
2. View Rd Reserve
3. Burnie Park
4. Coeee Point
5. Waterfront Playground

### of varying hierarchy

- |                          |                  |
|--------------------------|------------------|
| 1. Shorewell Park        | Community Park   |
| 2. View Rd Reserve       | Destination Park |
| 3. Burnie Park           | Community Park   |
| 4. Coeee Point           | Destination Park |
| 5. Waterfront Playground | Community Park   |

### with unique **design themes**

- |                          |                  |                          |
|--------------------------|------------------|--------------------------|
| 1. Shorewell Park        | Community Park   | <b>Rural</b>             |
| 2. View Rd Reserve       | Destination Park | <b>Adventure</b>         |
| 3. Burnie Park           | Community Park   | <b>Nature</b>            |
| 4. Coeee Point           | Destination Park | <b>Geology / Coastal</b> |
| 5. Waterfront Playground | Community Park   | <b>Marine</b>            |



# Five Connected Parks

A fresh approach to open space in Burnie offering a network of five connected parks of varying hierarchy to offer diverse experiences for residents and visitors. Through strengthening the existing natural central spine, the network will hang off the city's current framework and build upon and enhance existing pathways, parks and playgrounds.

**KEY**

- North West Regional Hospital
- UTAS, Cradle Coast Campus
- Burnie CBD



# GEOLOGY/ COASTAL



## Design Themes

Each park has a unique placemaking opportunity and this could carry through to wayfinding etc. Destination parks will strengthen the sense of place and showcase Burnie's identity, attracting visitors while supporting the community's social and physical well-being. Community parks will foster community connections through improving current playgrounds and ensure Burnie remains a vibrant place to live and play.

### KEY

-  Community Park
-  Destination Park



# 1. Shorewell Park

Located in a dense residential area with multiple entrances and paths crossing through. Small existing shelters and proprietary playground equipment. Large Macrocarpa trees offer a reminder of the rural past and an opportunity to integrate some nature based play.

### Opportunities

- Strong community presence and access
- Ample space for meaningful play spaces
- Community interaction through markets / events
- Large existing shade trees
- Good passive surveillance with views in
- Easy to extend existing carpark

### Constraints

No obvious constraints

### Concept

Rural theme which could carry through to style of playground, wayfinding etc., which seeks to improve and foster community connections. Strengthen connection to the yellow brick road.

### Anticipated Budget

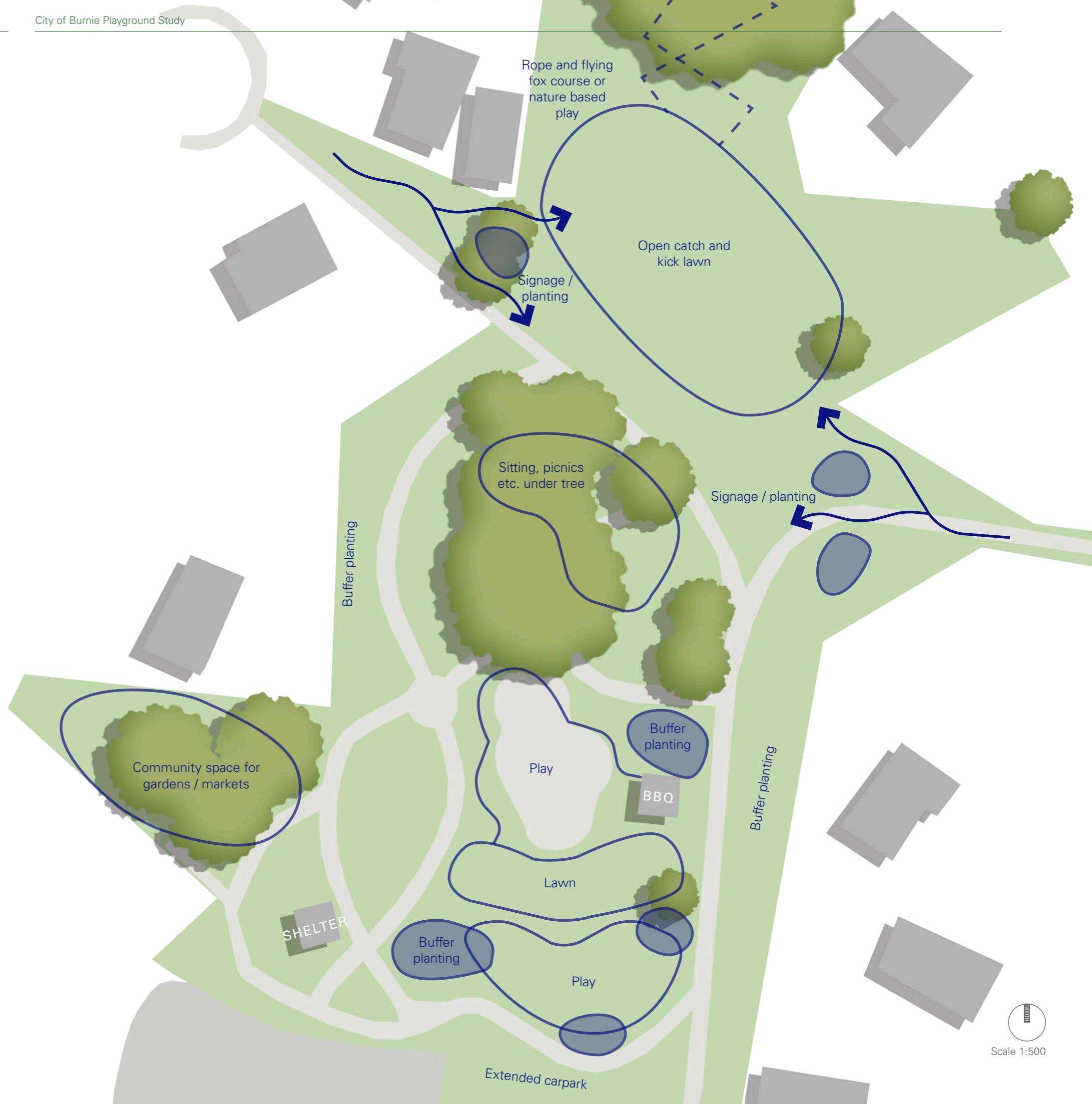
\$1.5 million (park only, excludes civil)

### Staging approach

Individual spaces could be developed and improved individually while still adding to the amenity of the space.









## 2. View Rd Reserve

Large open reserve with existing popular pump track and other amenities / attractions such as dog park and frisbee golf course. Existing large trees and large grassed areas.

### Opportunities

- Good access
- Potential to expand existing pump track to allow for all ages
- Prominent position in framework of city
- Strong residential presence
- Large open space
- Could connect into to strong park network
- Could be heart of park network
- Established trees
- Expand on current use of the reserve
- Could be regional destination
- Relocate skate park from foreshore

### Constraints

- Old tip? Potential contamination
- Residential infill - many neighbours

### Concept

Adventure style play for all age groups consolidated in one spot with other adventure style activities.

### Anticipated Budget

- \$2.5 million (adventure play)
- \$1 million (skate park)

### Staging approach

Larger elements could be long term projects. Play could be implemented separately.

Potential picnic node near creek

Extend carpark

Note: any work near creek would be sensitive to Burrowing Crayfish habitat

Move dog park and fence, currently a visual eyesore

Improve connection

Relocated dog park

Opportunity for trails







### 3. Burnie Park and Playground

Established park and playground with existing amenities such as shelters and sound shell with path connections to local waterfalls.

#### Opportunities

Tired equipment gives an opportunity to start again and create a more unique nature based playspace which doesn't currently exist in Burnie. Additional community amenities to increase use of the park.

#### Constraints

Existing levels pose a design challenge to connect play spaces equitably. The creek is a wonderful feature but poses design and construction challenges.

#### Concept

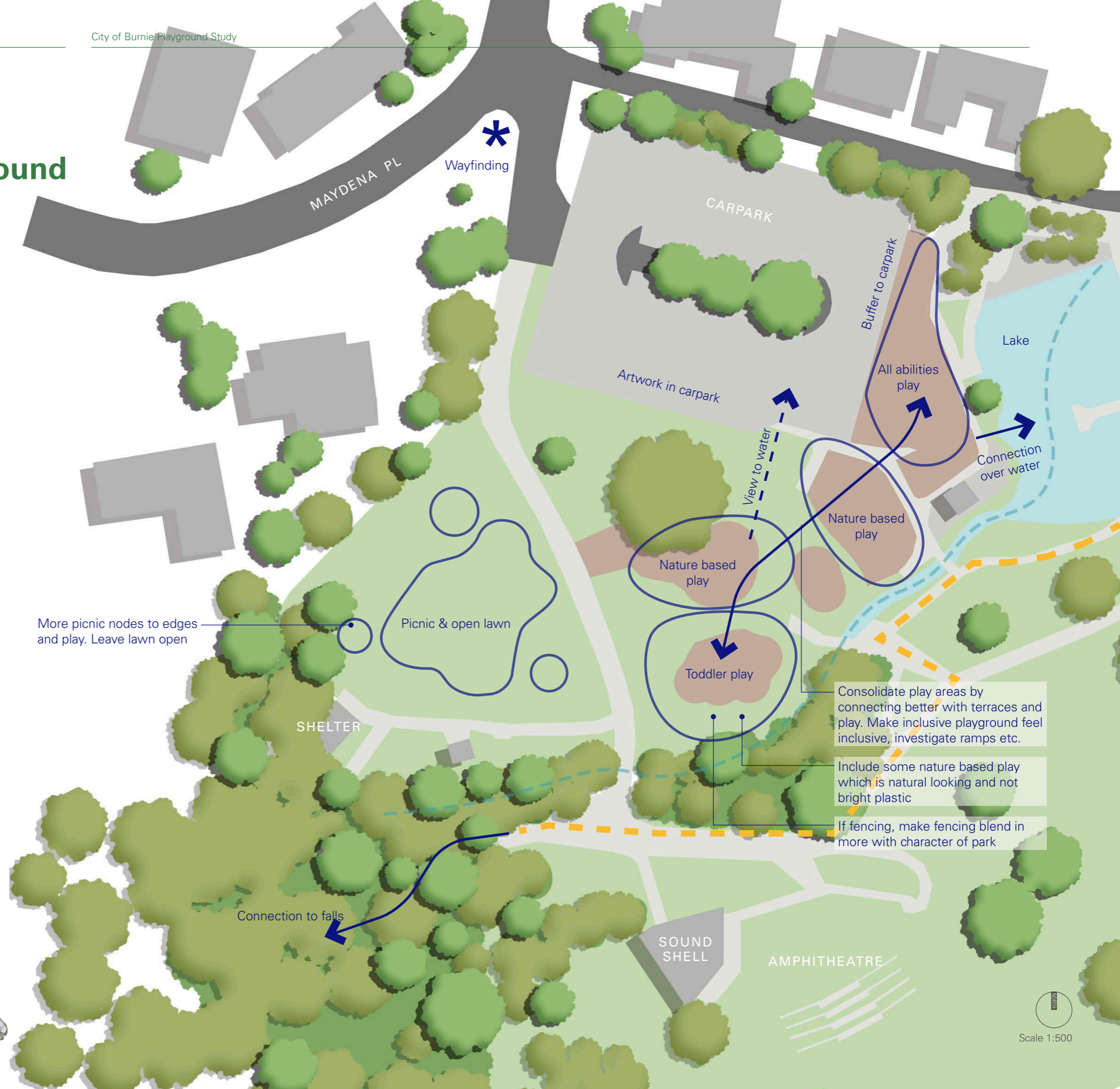
Build on burrowing crayfish theme to make a more natural looking playground to strengthen placemaking.

#### Anticipated Budget

\$2 million

#### Staging approach

Play spaces could be implemented individually although it may be easier to tackle all at once to ensure access and connection is the best solution.



More picnic nodes to edges and play. Leave lawn open

Picnic & open lawn

SHELTER

Connection to falls

Wayfinding

MAYDENA PL

CARPARK

Artwork in carpark

Buffer to carpark

Lake

All abilities play

Connection over water

Nature based play

Nature based play

Toddler play

Consolidate play areas by connecting better with terraces and play. Make inclusive playground feel inclusive, investigate ramps etc.

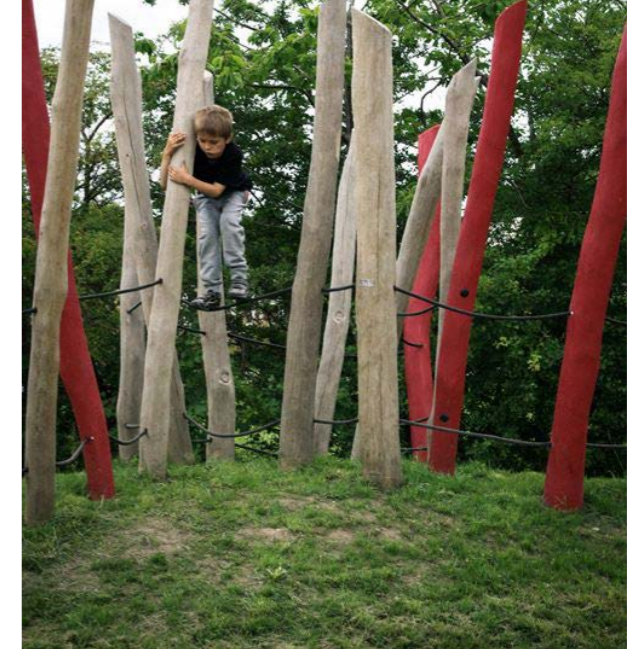
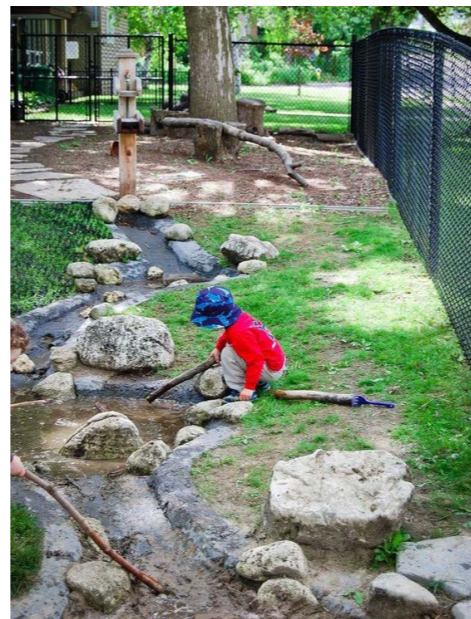
Include some nature based play which is natural looking and not bright plastic

If fencing, make fencing blend in more with character of park

SOUND SHELL

AMPHITHEATRE







# 4. Cooee Point

A large, mostly untouched open space with stunning views and connection to the water and nearby beach.

### Opportunities

- Potential to be the best destination play space in the state
- Large site to enable large playground
- Ample space for parking, mixed use etc.
- Unique location and potential to connect to Cooee Beach
- Visual connection from the highway
- New coastal walkway could connect in
- Suitable and attractive for all ages

### Constraints

Exposed site posing design challenges to deal with weather.

### Concept

- Needs to be iconic / unique and different to anything in state
- Create protection from winds and shelter using landforms, mounds, tunnels etc.
- Interesting geology
- Rolling / rugged dunes

### Anticipated Budget

\$5 million (play only, excludes civil)

### Staging approach

As a large site, staging could be implemented to add value to the site over time.

## GEOLOGY/ COASTAL

Sea creatures crawling in the water / sea sculptures

Large mounds for shelter, slides, climbing etc

Loop coastal walking track

Shelter

Mound

Open space / recreation

Toddler play

Parking

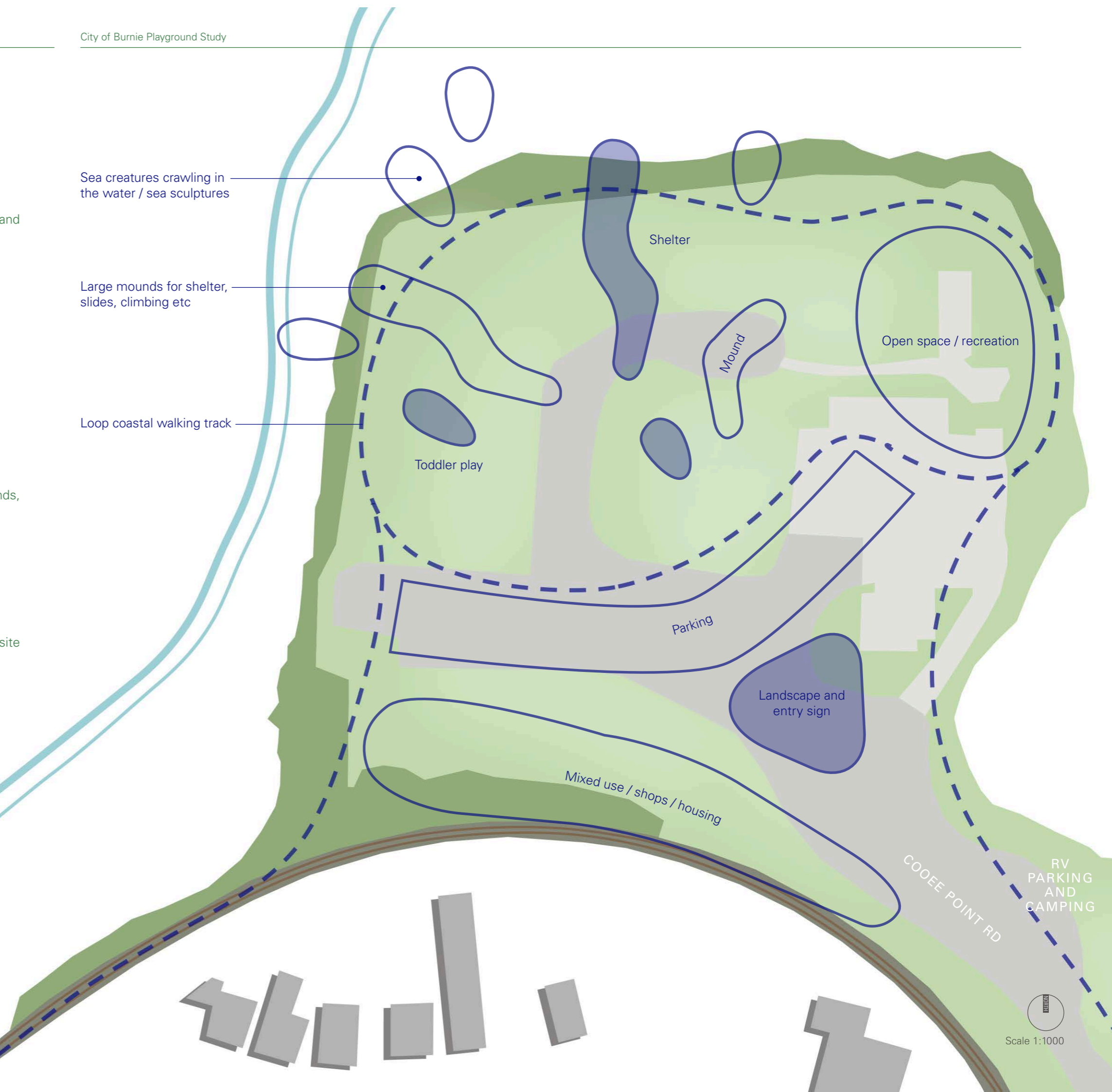
Landscape and entry sign

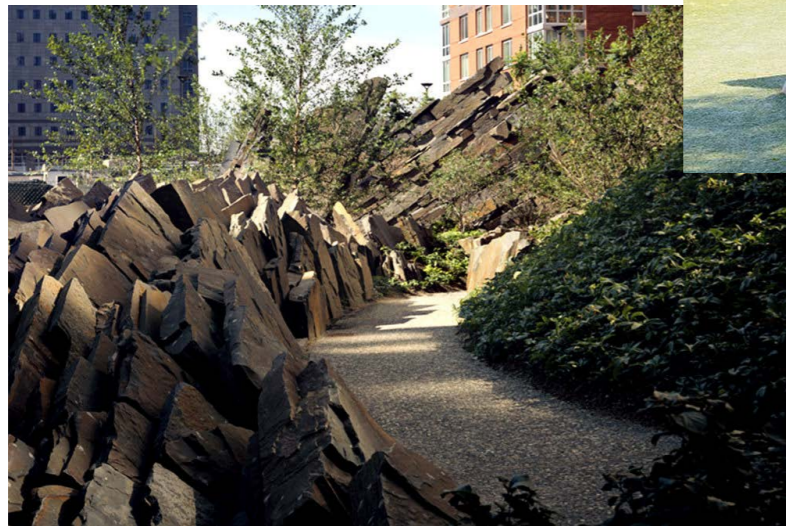
Mixed use / shops / housing

COOEE POINT RD

RV PARKING AND CAMPING

Scale 1:1000







# 5. Waterfront Playground

An existing prominent park close to Burnie CBD with access to West Beach and the Coastal Boardwalk with existing amenities like toilets, BBQs, seats and shade.

### Opportunities

- Already used and in a great location
- Potential to strengthen access to beach
- Potential to appeal to other ages

### Constraints

- Both structures limit what can go in due to confined size and poles
- Mainly caters for younger age groups.

### Concept

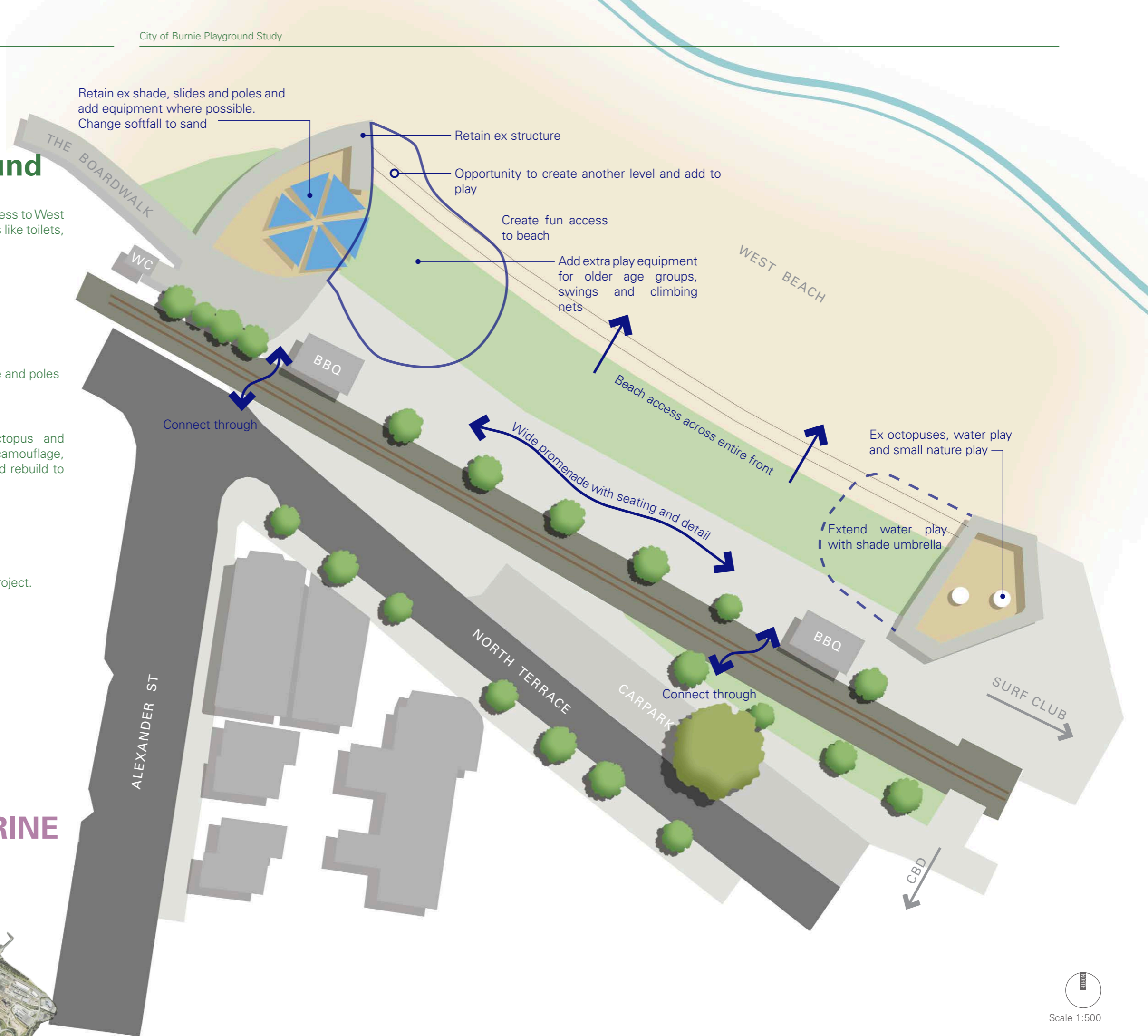
Build on Octopus theme: relate to Tasmanian octopus and interesting facts with cute interpretations, for example: camouflage, octopuses build underwater cities, can detach arms and rebuild to trick predators, have 3 hearts, etc.

### Anticipated Budget

\$1.5 million

### Staging approach

Ideally the upgrade of this park would be done as one project.



MARINE





# CONCEPT DESIGN



### Applying the design strategy to a casestudy project:



## Burnie Waterfront Park & Playground

### The Design

The concept for the Burnie Waterfront Park & Playground draws on the existing octopus theme to inform the character of the site and seeks to define the linear park as one space with a central lawn acting as a connecting zone. Existing waterplay & bbq facilities are retained and expanded upon with additional waterplay, a new playspace and improved public gathering areas. This scheme is envisioned as a pilot project that will inform and act as a catalyst for the subsequent play spaces.



# Burnie Waterfront Park & Playground

Scale 1:500

### New Play Area

A climbing structure and swing set to add more play for older children to the space. Sculptural elements chosen to complement the theme and rubber softfall to be patterned as indicated like tentacles. All colours to be in varying shades of blue, sea green.

### Existing Play Area

Remove existing play equipment and softfall and replace with sand softfall and new equipment and play sculpture. The existing space and shade structure limit the options for larger play items and in order to make the most of the upper level walkway and extra slide has been added. A new seesaw and colored rubber 'bubbles' and a sculptural octopus to emerge from the sand and act as a playful jumping element.

### Additional Water Play

Extend existing water play at edge with a raised wall/ seating edge and playful water sculptures such as whales and fish to have water fountain spouts coming out of them and a textured pebbled surface with further channels for water play. Shade umbrellas over water play.

### Lounging Deck Over Beach

A steel framed deck attached to existing structure to float over end of steps and have a hammock built into the surface for lounging. Sets of binoculars attached to balustrade in several directions. Octopus tentacle to be painted on concrete steps and run up side of balustrade.







