

Burnie Settlement Strategy **Draft for Review**

Burnie City Council | July 2024



ERA Planning Pty Ltd trading as ERA Planning and Environment

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Cover image: Burnie CBD Aerial | Shayne Andrews



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Acknowledgement of Country

Burnie City Council acknowledges that every part of Australia is, always was and always will be, Aboriginal land.

Burnie City Council pays respect to the pakana / palawa – original owners and cultural custodians – of all the lands and waters across trouwunna / lutruwita / Tasmania upon which pataway / Burnie is situated.

Burnie waterfront | Photo courtesy of Brand Tasmania and Moon Cheese Studio





Burnie CBD | Photo by Ed Jones

How to get involved

The project team is looking forward to receiving feedback from the community on the Burnie settlement strategy. There are lots of ways that you can become involved and provide valuable feedback.

Once you have read the settlement strategy, you can provide feedback via the Burnie City Council website at <https://www.burnie.tas.gov.au/BSS>.

If you have any questions, please contact the project team on (03) 6430 5700.

We look forward to hearing from you about this exciting project guiding Burnie's future!



Glossary

Abbreviation	Definition
ABS	Australian Bureau of Statistics
Burnie	the settlement of Burnie
Burnie LGA	Burnie City Council LGA
CBD	central business district
CCRLUS	Cradle Coast Regional Land Use Strategy 2010-2030
COVID-19	Coronavirus pandemic
Council	Burnie City Council
DoTF	Tasmanian Department of Treasury and Finance
ERA	ERA Planning and Environment
Greater Burnie	the study area (refer to Figure 4)
LGA	local government area
LPS	Local Provisions Schedule
RMPS	Resource Management and Planning System
STP	sewage treatment plant
TPP	Tasmanian Planning Policies
UTAS	University of Tasmania

The page features a solid teal background with abstract, semi-transparent shapes in a lighter shade of teal. A large circle is positioned in the upper left, and a wide, curved band sweeps across the lower half of the page. The text 'Section 1 Introduction' is centered in white, with 'Introduction' in a larger, bold font.

Section 1 **Introduction**

Introduction

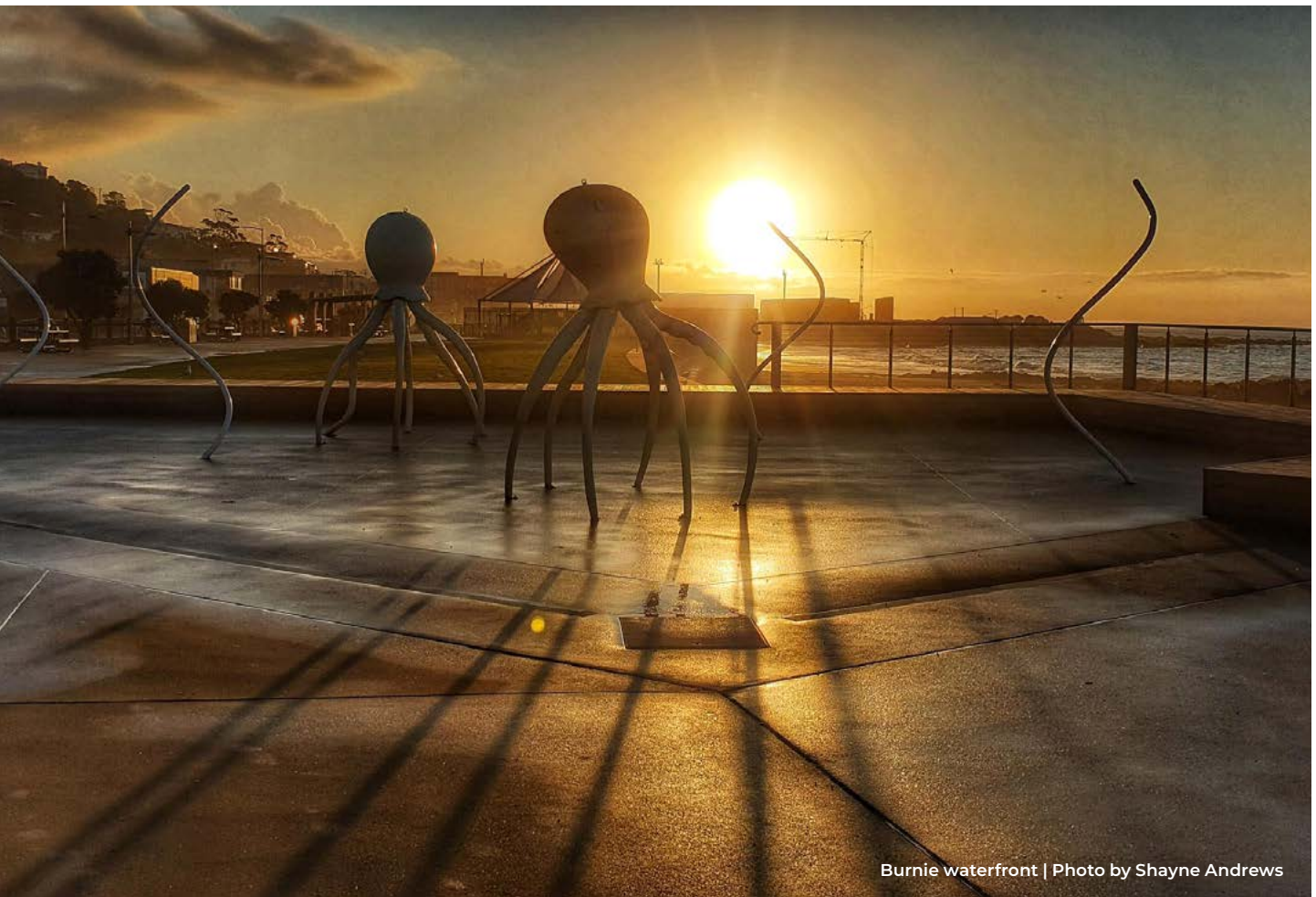
Burnie City Council has commissioned the preparation of this settlement strategy to provide a blueprint for growth and development for the Greater Burnie area over the next 20 years, through to 2044. The strategy is intended to sustainably manage use and development in the area in a manner that furthers Burnie's role as a key city and population centre for North-West Tasmania.

The Burnie local government area (LGA) is located on the north-west coast of Tasmania (**Figure 1**) and comprises just over 20,000 people. With a total area of 611 km² the LGA extends along the coast from the Blythe River in the east to the Cam River in the west and inland as far as St Valentines Peak to the south.

Approximately 87% of the Burnie LGA population live in the Greater Burnie area that is the focus of this project. Greater Burnie also serves as the centre

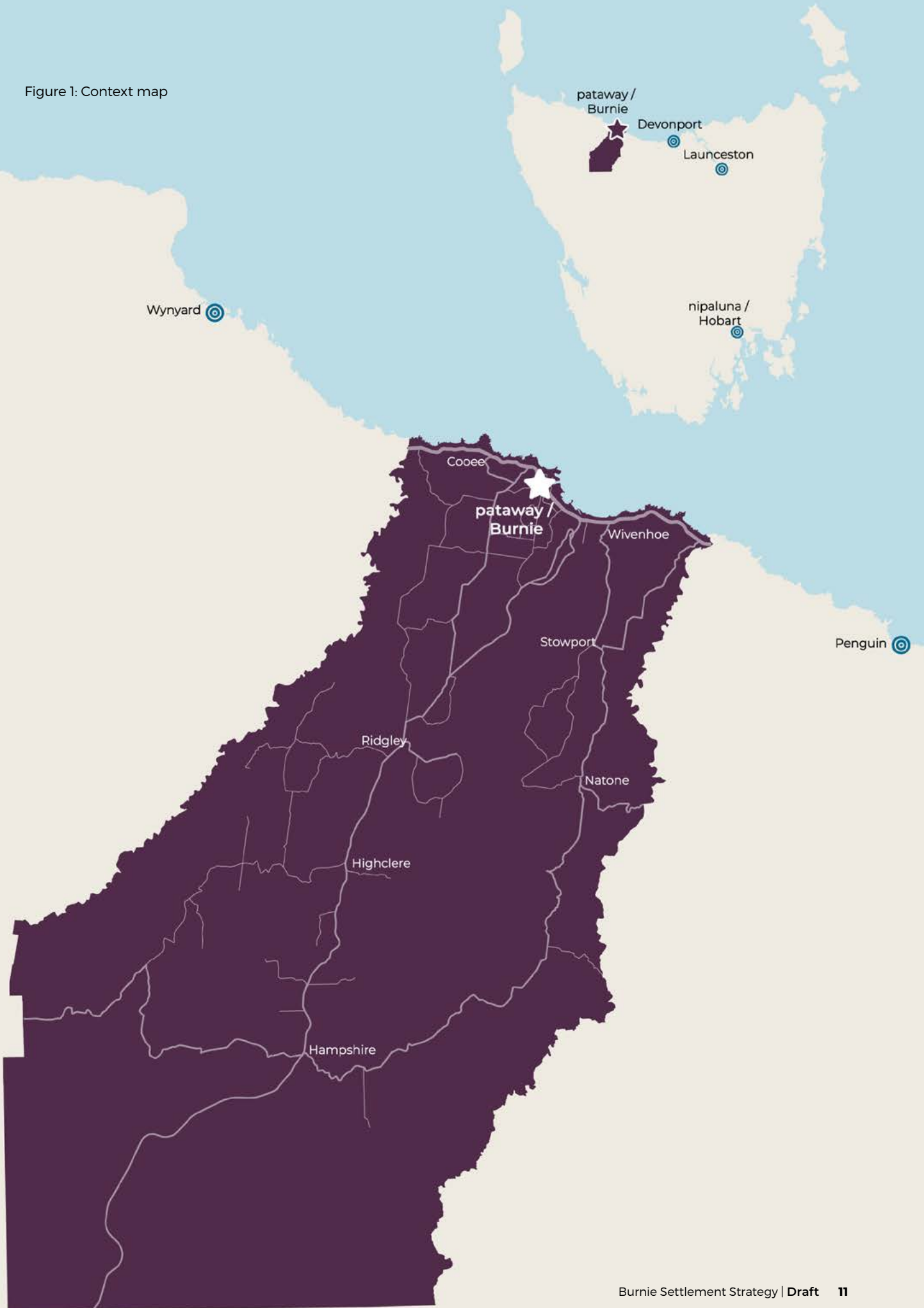
for most community services and facilities as well as commercial and industrial activity for the broader area. This area is defined as the study area and is shown in **Figure 4**.

The past 15 years have seen key changes in Greater Burnie which are likely to continue. Long-term ageing population trends have in the last five years changed, with new families and workers arriving to live in Burnie. Larger households are now also less prevalent with an increase in single person households. At the same time there have been significant shifts in the employment landscape after a period of decline in local jobs between 2009 and 2013. Today there are a significant range of major projects planned for the area which can drive an economic and employment resurgence. These, along with other key factors outlined in this report are driving the need for a contemporary settlement strategy.



Burnie waterfront | Photo by Shayne Andrews

Figure 1: Context map



About the project

This settlement strategy is being developed through a phased program which involves five key stages, as shown in Figure 2.

Project methodology

The project methodology follows five key stages:

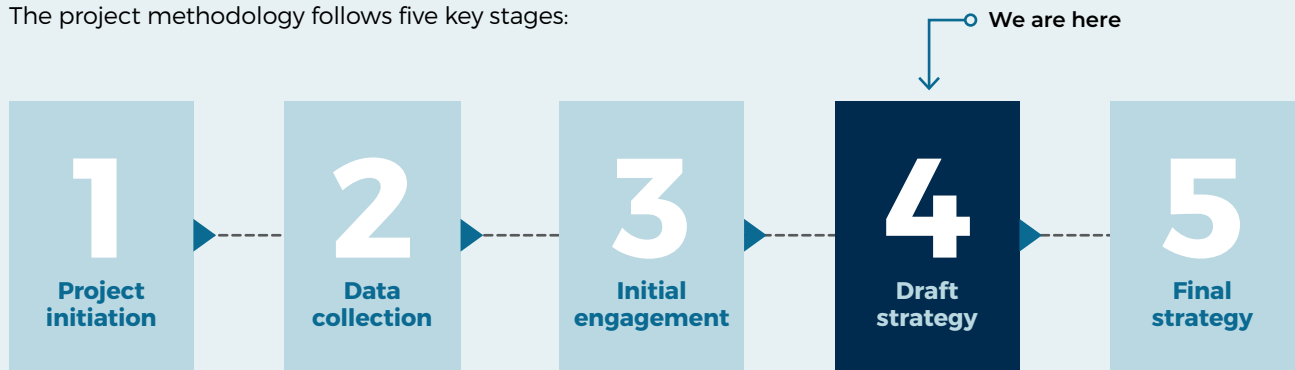


Figure 2: Project methodology

This draft settlement strategy is the fourth stage of the program. Following stage four, the draft settlement strategy will be placed on public exhibition prior to being finalised and endorsed.

Earlier stages of the project sought to understand Burnie as it is now, the current planning environment, and the future and potential key challenges and opportunities for Burnie. A summary of this background analysis was made available to the community for feedback in the form of a discussion paper, which is available separately, along with a detailed state of play report. This draft strategy has been informed by the state of play report, which contains further detail about the data collection, background analysis and projects.

The structure of the settlement strategy is shown in Figure 3.



Figure 3: Report structure

Strategy study area



Figure 4 Greater Burnie (study area)



Upper Burnie | Photo by Shayne Andrews

What is a settlement strategy?

A settlement strategy is a strategic document used by local government to guide decisions relating to the management of cities, towns and communities in a local area. It provides a blueprint for planning decisions and can be used to guide the application of the planning scheme through zonings, overlays and specific provisions. It also helps to identify priorities for Council expenditure and facilitation.

A settlement strategy provides a tangible framework to identify priorities relating to growth opportunities, provision of zoned land for residential, commercial and industrial purposes, and areas required to be preserved due to natural values, land hazards or other reasons. A settlement strategy is used to apply higher order planning policies such as State Policies or the Cradle Coast Regional Land Use Strategy at a municipal scale but is usually

supported by specific local strategies that deal with specific neighbourhoods or local areas, for example the Burnie City Centre Master Plan. It uses known factual data to plan for the likely future needs of the community.

A settlement strategy is not a population or economic strategy, but rather seeks to manage predicted change in an area having regard to an analysis of the planning environment. The planning environment comprises three broad components:

- The macro, external 'big picture' environment, which comprises the broader economic, social, technological, environmental, legislative and policy factors that influence what the strategy needs to consider and respond to. Council has no influence over these external factors, and they include the policy settings in the Tasmanian planning system (see **section 2**), climate change considerations, and state and federal economic and social policies.
- The micro, external 'regional picture' environment, which comprises the external factors that Council has capacity to influence or shape. These will include community perspectives, population projections, and regional industry and economic drivers.
- The internal 'local' environment, which comprises local, specific factors like land characteristics, infrastructure capacity, and Council's strategic plan.

These elements of the planning environment are shown in Figure 5, explored in summary in sections 2, 4 and 6 and in more detail in the separately available state of play report.



Burnie CBD | Photo courtesy Burnie City Council

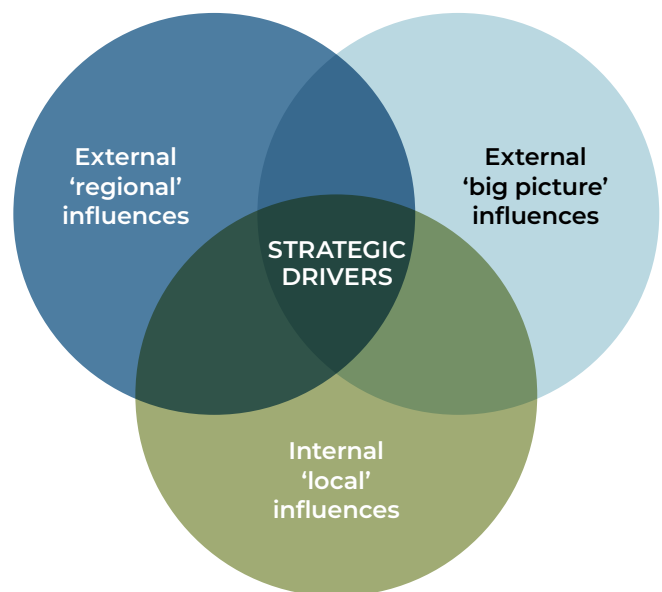


Figure 5: The planning environment

Section 2

Policy setting

Policy setting

Policy framework

Land use and development in Tasmania is undertaken within the framework of a planning system known as the Resource Management and Planning System (RMPS). The RMPS comprises a suite of legislation, supported by a network of planning schemes, policies and strategies. The RMPS provides a legislative framework for decision-making to ensure the sustainable use and development of Tasmania's natural and

physical resources. A settlement strategy must be consistent with the policies and strategies in this planning framework. In other words, this strategy did not start with a 'blank slate': it already had a robust policy foundation from which it was developed.

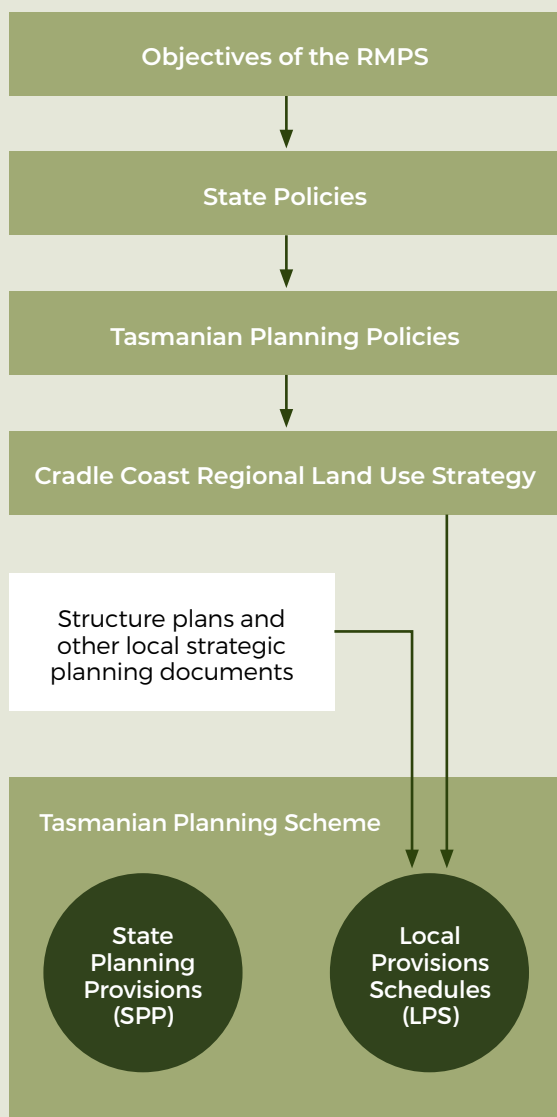
The hierarchy of these policies is shown in Figure 6.

Key elements of the system relevant to this settlement strategy include:

- **State Policies** – which are made under the *State Policies and Projects Act 1993* and articulate the State's position on significant matters relating to the sustainable development of land. All decisions under the RMPS are required to be consistent with relevant State Policies. Key relevant principles from State Policies to this settlement strategy are identified in **section 2.2**.
- **Tasmanian Planning Policies (TPPs)** – which are intended to provide strategic direction on land use planning matters relevant to decisions under the *Land Use Planning and Approvals Act 1993*. Draft TPPs have been prepared but are not yet in effect.
- **The Cradle Coast Regional Land Use Strategy (CCRLUS)** – which establishes the medium- to long-term strategic direction for the Cradle Coast region.
- **The Tasmanian Planning Scheme** which includes both the State Planning Provisions and a Local Provision Schedule (LPS) for each municipal area. The LPS include zoning and overlay maps as well as unique local provisions and are a way to implement policy and strategy, such as this settlement strategy, through planning decisions on individual projects.

In addition to these formal elements of the RMPS, several local strategic documents prepared by or for the Burnie City Council were reviewed as part of the literature review for this project and are referred to in the state of play report. These reports provided insightful information for the preparation of the settlement strategy.

Figure 6 Planning policy hierarchy



Key principles from policy framework

A summary of the key relevant principles from the policy framework that have informed this settlement strategy are listed below under the strategy's five key themes: residential land and housing; activity centre network; industry and employment; transport and infrastructure; and recreation, open space and the

environment. These themes were developed from the initial background analysis for the settlement strategy and from community feedback.

These principles promote use and development in appropriate locations, respect the natural environment, facilitate a robust and successful economy, provide liveable communities and a sustainable settlement pattern and, ultimately, will guide Burnie towards a secure and stable future.



Residential land and housing

Policies	Source
Promote compact and contained settlement centres which allow reduced car dependency and provide communities with ready local access to daily needs.	CCRLUS
Promote settlement and development compatible with the underlying heritage values of a location.	CCRLUS
Promote established settlement areas as the focus for growth and development.	CCRLUS
Match land supply to need and provide sufficient land within the designated urban settlement boundaries of each centre to meet forecast need for a time horizon of not less than 10 years but not more than 20 years, unless a contemporary land supply and demand analysis demonstrates that additional urban land should be made available.	CCRLUS
Restrict opportunity for expansion to locations where there is demonstrated need and the scale, form and sequence of the release are justified under local strategy.	CCRLUS
Provide a pattern of settlement which maintains separated settlements and an absence of linear development or expansion aligned to a coastline, ridgeline, or river or road frontage.	CCRLUS
Implement structure plans and regulatory instruments for each centre that identify arrangements for intensification through infill, redevelopment and conversion of vacant and underdeveloped land, including for intensity of buildings and density of population; identify arrangements for the expansion of urban boundaries; retain compact urban forms; embed opportunity for a mix of use and development within each centre; and promote active and healthy communities.	CCRLUS
Where providing opportunity for rural-residential growth, prioritise the intensification of established rural-residential areas over the expansion or creation of new rural-residential areas.	CCRLUS
Limit use or development that does not have a need or reason to be located on rural land.	CCRLUS
Identify at all times the ability to accommodate forecast housing demand for a minimum future period of 10 years through infill development or land designated for settlement growth.	CCRLUS
Facilitate choice and diversity in location, form and type of housing.	CCRLUS
Promote higher dwelling density to optimise use of land and infrastructure and community service facilities.	CCRLUS
Rationalise or remove opportunity for housing in locations where oversupply is identified, and in locations where access, servicing, safety or impact is unacceptable.	CCRLUS

Residential land and housing continued

Policies	Source
Take care to minimise, or where possible totally avoid, any impact on environmentally sensitive areas from the expansion of urban and residential areas, including the provision of infrastructure for urban and residential areas.	State Coastal Policy 1996
Base urban and residential development in the coastal zone on existing towns and townships. Encourage compact and contained planned urban and residential development in order to avoid ribbon development and unrelated cluster developments along the coast.	State Coastal Policy 1996



Activity centre network

Policies	Source
Integrate tourist experience and infrastructure into settlement centres to support and reinforce economic function.	CCRLUS
Promote the distribution of higher order retail goods and services throughout the region in a manner consistent with recognised settlement patterns and at a scale, type and frequency of occurrence appropriate to settlement size, local consumer demand and relationship to the wider regional market. Burnie will provide regional or district business and commercial service roles in addition to meeting local demand.	CCRLUS
Promote increased mix of land use, including for housing, within accessible business centres to encourage viability and vitality.	CCRLUS
Maintain the integrity, viability and vitality of established centres by locating new business and commercial development onto land within or immediately contiguous with existing town centres and commercial zones.	CCRLUS



Burnie Tennis Centre | Photo by Shayne Andrews



Industry and employment

Policies	Source
Facilitate supply of employment land in all settlement areas for industrial, business and institutional use including in residential locations.	CCRLUS
Protect and buffer agriculture against incompatible use which may conflict and constrain potential for sustainable production.	CCRLUS
Provide land for service and support industries, including trade, construction and fabrication, maintenance, repair, distribution and transport in all settlement areas.	CCRLUS
Locate new industrial land to avoid adverse impact on other land uses, natural or cultural values or high volume transport routes or facilities, and buffer against encroachment.	CCRLUS
Direct tourism use and development in the coastal zone, including visitor accommodation and other facilities, to suitable locations based on the objectives, principles and outcomes of this strategy and subject to planning controls.	CCRLUS
Recognise that agricultural land is a valuable resource and do not unreasonably confine or restrain its use for the sustainable development of agriculture through non-agricultural use or development.	State Policy on the Protection of Agricultural Land 2009
Do not allow the use or development of prime agricultural land to result in unnecessary conversion to non-agricultural use or agricultural use not dependent on the soil as the growth medium.	State Policy on the Protection of Agricultural Land 2009



Transport, infrastructure and services

Policies	Source
Direct new and intensified use or development to locations where there is available or planned infrastructure capacity and function appropriate to the need of communities and economic activity.	CCRLUS
Require that use or development optimise capacity and function in available and planned infrastructure services and utilities.	CCRLUS
Protect infrastructure assets, corridors, facility sites and systems from use or development likely to create conflict or interference with the operational capacity, function or security of services and utilities.	CCRLUS
Recognise the strategic significance to Tasmania of the Burnie and Devonport ports for freight movement in import and export trade.	CCRLUS
Recognise the strategic importance of major road freight and passenger transport corridors.	CCRLUS
Require reticulated water supply and wastewater disposal systems as the priority arrangement for servicing of settlement areas.	CCRLUS
Plan, develop and maintain all transport infrastructure and associated services consistent with the State Coastal Policy.	CCRLUS



Recreation, open space and the environment

Policies	Source
Ensure the sustainable use or development of land in accordance with its capability to provide the greatest economic and social benefit for the region's communities at least cost to natural values.	CCRLUS
Require that settlement development and growth has regard to likely adverse effect on areas of natural conservation value, including remnant vegetation, waterways and water bodies, and coastal systems.	CCRLUS
Place limits on the expansion of urban and residential use and development within the coastal zone to avoid linear settlement patterns and encroachment onto areas of intact coastal environment.	State Coastal Policy 1996
Avoid use and development on land where there is an unacceptable level of risk.	CCRLUS
Protect the natural and cultural values of the coast, and protect coastal sites and features of cultural and historic value of state and regional significance.	State Coastal Policy 1996
Ensure the coast is used and developed in a sustainable manner.	State Coastal Policy 1996
Apply the precautionary principle to development that may pose serious or irreversible environmental damage to ensure that environmental degradation can be avoided, remedied or mitigated.	State Coastal Policy 1996
Ensure that the achievement of water quality objectives are met and that pollutants discharged to waterways are reduced as far as is reasonable and practical by the use of best practice environmental management.	State Policy on Water Quality Management 1997



Upper Burnie Lookout | Photo courtesy Burnie City Council

Section 3

Engagement to date

Engagement to date

Council sought feedback from the community to understand why people love living in Burnie, and how they would like to see Burnie change and grow in the future. Around 200 people provided written feedback to Council on the discussion paper, explaining what they value about the area and what they feel is important to ensure a strong

future for Burnie. The data collected by Council has been vital in developing the draft settlement strategy, guiding its directions and actions to ensure they best benefit the local community.

The community engagement undertaken by Council to date has included:



Online survey

196 responses via the online survey.



Presentation

Presentation at a Business North-West breakfast.



Input from key providers

Input from key infrastructure providers and state agencies, such as TasWater, TasNetworks, the Department of State Growth and the Department for Education, Children and Young People.



Dedicated webpage

Information provided on a dedicated webpage on Council's website.



Local radio

Information provided by local radio about the project and engagement dates.



Drop-in session

Significant attendance at the drop-in session on Saturday, 24 February 2024 at the Burnie foreshore.



Briefings

Councillor briefings.



Facebook posts

Three posts with a combined total reach of 21,999 interactions

What did we hear from the community?

Council received insightful and valuable feedback from the community, which has shaped and guided this settlement strategy. Feedback was received via the online survey, through Council social media posts, in person, and via written feedback.

The results of the engagement have been analysed by Council and are provided separately in the Consultation Summary report, available on the Council website. Through this work the five key themes that are important to the people of Burnie have been identified and used to guide the contents of this settlement strategy. The five key themes are:



Theme 1:
Residential land
and housing



Theme 2:
Activity centre
network



Theme 3:
Industry and
employment



Theme 4:
Transport, infrastructure
and services



Theme 5:
Recreation, open space
and the environment

Council's summary of the feedback stated that the community want greater housing diversity, more input into location of future housing growth, and additional community facilities required to support the population. Based on the feedback, the community are passionate about the local beaches, parks and recreational grounds and stunning views, and they are seeking a vibrant and thriving city.

The consultation summary report, prepared by Burnie City Council, is available on the Council website.



Burnie City Council's Community BBQ and Consultation drop-in event | Photo by ERA Planning and Environment



What's next?

Now that this draft strategy is finalised, Council will provide a further opportunity for the community to provide input and feedback to the project team before the settlement strategy is finalised. Details of how you can have your say are provided in **How to get involved** at the beginning of this document and on Council's website and social media.

Section 4

Burnie today

Burnie today

The Burnie LGA is in North-West Tasmania, with the primary settlement being pataway/Burnie, situated in the heart of the LGA on the coast. Burnie is one of two regional cities in North-West Tasmania, the other being Devonport. Burnie provides services and facilities to meet the needs of the wider north-west region, particularly those in the Circular Head, Waratah-Wynyard, Central Coast and West Coast LGAs.

The sections below provide a snapshot of Burnie today. More detail is provided in the accompanying state of play report.

Population

In 2022, the Burnie LGA was home to 20,472 people, and the population is projected to continue increasing over the next 20 years. To adequately plan for the future, demographic data and trends have been analysed to predict the requirements for residential, commercial and industrial land.



Population trends help Council understand the types of housing and services the Burnie LGA will need in the future. The Burnie LGA has experienced change in the socio-demographic profile of its population since 2011, with a steady increase in the total population, concurrent with an increase in the median age. This indicates a growing yet ageing population. Consistent with these trends, there has been a decrease in the average number of people per household, a slight decrease in the number of children (aged 0-14 years), and a decrease in the working-age population (aged 15-64 years). Thoughtful consideration will need to be given to the types of services and infrastructure that Burnie's population will require into the future.

Population snapshot

ABS Census data

The Burnie LGA's population profile has experienced a change since 2011, including a steady increase in total population. Key population numbers and trends for the Burnie LGA include:



3% overall growth rate in population from 2011 to 2021



Median age of **40 years old**

Burnie's median age increased from 38 in 2011 to 40 in 2021.

The Burnie median age remains younger than the median age of Tasmania's population of 42.



56% of the population are working age.



Unemployment rate of **6%**

Burnie's unemployment rate dropped from 8.5% in 2011 to 6% in 2021.

This indicates that there are good employment prospects in the Burnie LGA and Cradle Coast region.



39.4% have a long-term health condition.



920 Socio-Economic Indexes for Areas (SEIFA) score.



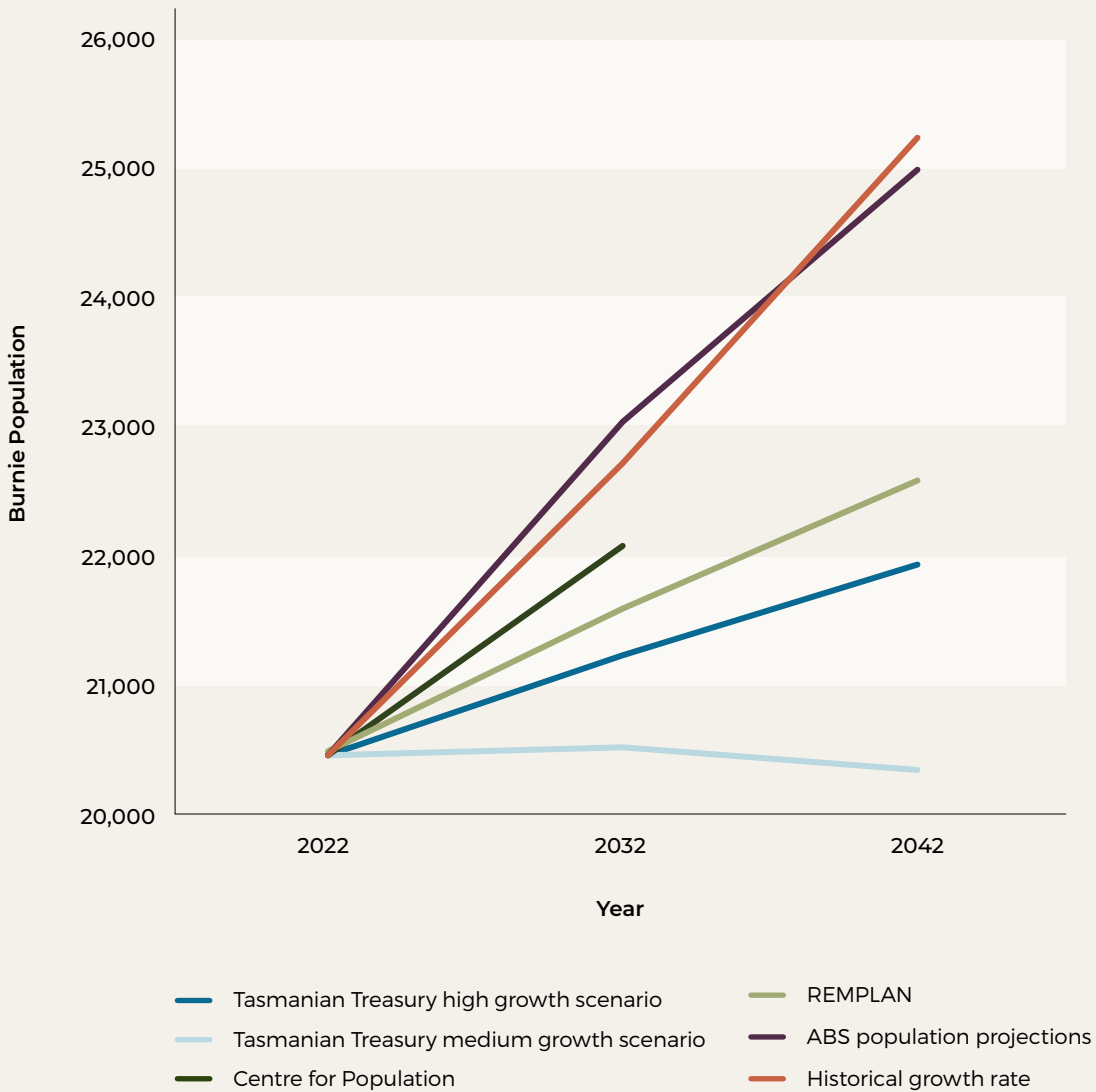
Population projections provide an indication of what the LGA's population will look like if demographic trends and patterns are held true into the future. They predict not only the number of people, but the age profile, and how this may change over time, and are therefore key in planning for services and infrastructure.

It is important to recognise that population projections are not an exact science. They are speculative forecasts that estimate what may happen in the future if a set of underlying assumptions occur and based on current and past demographic and growth trends. This is why a range of scenarios have been considered. That said, unexpected factors may arise in the future which influence population growth and demographic changes: COVID-19 is an example. It is therefore important that there is regular monitoring over the life of the strategy.

For this settlement strategy, six different scenarios were considered for the LGA in relation to population projections and dwelling demand. These are detailed below and shown graphically in **Figure 7**.

1. Tasmanian Treasury medium growth scenario indicates a population decline from 20,472 in 2022 to 20,352 in 2042, with a negative overall growth rate of -0.59%.
2. Tasmanian Treasury high growth scenario indicates a population increase from 20,472 in 2022 to 21,944 in 2042, with a positive overall growth rate of 7.19%.
3. The Centre for Population predictions, although not being modelled to 2042, indicates a 10-year overall growth rate of 7.85% from 2022 to 2032.
4. The REMPLAN scenario indicates a positive population growth at a rate of 10.2% over the next 20 years, resulting in a population of 22,588 in 2024.
5. The ABS high growth scenario indicates a growth in population from 20,472 to 24,985, with an overall growth rate of 22% from 2022 to 2042.
6. The historical growth rate represents the highest growth scenario for Burnie. It is based on the past 10-year population numbers in Burnie and indicates that Burnie will grow by 23% between 2022 and 2042, from 20,472 to 25,228.

Figure 7: Population projections



These projections are all for the Burnie LGA, not just the Greater Burnie urban area. Based on the population projections, it is anticipated that the Burnie LGA's growth rate will sit between 7.2% (Tasmanian Treasury high growth scenario) and 23% (based on the historical growth rate) over the next 20 years.

These population projections do not, however, consider major employment-generating projects that could be progressed in the Burnie LGA and

the Cradle Coast region. These include Marinus Link, the e-fuel plant, wind farms, and job demand in existing employment industries such as the Port of Burnie. If these were factored in, then the population projections would likely be higher still.

Refer to the state of play report prepared by ERA Planning and Environment, which provides a further detailed analysis of the population trends and projections.

Housing and residential land

Between 2011 and 2021 there was nearly a 6% increase in the total number of private dwellings in the Burnie LGA, with the predominant dwelling type being a 3-4 bedroom, separate house. This dwelling type has consistently made up about 90% of Burnie's housing stock over the past 10 years, even though household trends show there has been

a decrease in family households and an increase in single-person households over that time. This indicates that a greater variety of housing types will be needed in the future if Burnie is to meet the needs of the changing population.

While mortgage and rental payments have increased over the past 10 years, data indicates that housing in relation to median income in the Burnie LGA is cheaper than the Tasmanian average.

Land and housing snapshot

ABS Census data The Burnie LGA's land and housing profile has experienced a change since 2011. Key land and housing statistics for the Burnie LGA include:



37 average annual planning permits issued per year between 2012-2022



405 residential planning permits issued 2012 - 2022



536 new lots approved across 11 subdivisions since 2013



Housing stock - **90%** are separate houses and **75%** are 3+ bedroom



31.9% of homes are rented and **65.5%** are owned (mortgage and outright)



Median weekly household income of **\$1,225**



Median monthly mortgage repayments of **\$975**



10% of mortgages exceed 30% of household income

Approvals data

Between 2012 and 2022 there were 405 planning permits issued in the Burnie LGA that were associated with a residential use. This includes permits for single dwellings, multiple dwellings, outbuildings, alterations and additions, and other residential approvals, and equates to an average of 37 residential planning permits per year. About 61% of these approvals were in the General Residential zone and more than 80% were in residential zones.

Land availability

Existing vacant land supply in the Burnie LGA consists of approximately 582 vacant lots in residential zones, with nearly 90% of these being in the General Residential zone. Refer to **Figure 8**. The theoretical dwelling yield on vacant land in the General Residential, Village, Low Density Residential and Rural Living zones is of 2,365 dwellings.

Table 1 includes the annual indicative dwelling demand rates, and the indicative total years of land supply, applicable for the Tasmanian Treasury high growth scenario, Centre for Population scenario, REMPLAN scenario, ABS high growth scenario and the historical growth rate.

Table 1 Dwelling demand rates and total years land supply for the five scenarios

Scenario	Dwelling demand total from 2022 to 2042	Total years land supply Burnie LGA
Tasmanian Treasury high growth scenario	5.5 houses per year	430 years
Centre for Population scenario	69.9 houses per year (between 2022 and 2032, noting there is no modelling available for 2023 to 2042)	34 years
REMPAN scenario	66.0 houses per year	36 years
ABS high growth scenario	98.1 houses per year	24 years
Historical growth rate	103.3 houses per year	23 years

The population projections and dwelling demand scenarios indicate that the Burnie LGA has approximately 23-34 years of residential land supply, with most of this supply being in the General Residential zone and located in Greater Burnie. Based on best practice planning, this is the correct zoning and location where the greatest amount of residential land should be situated.

The CCRLUS states that land supply should provide sufficient land in an urban settlement to meet a forecast need for a time horizon of not less than 10 years but not exceeding 20 years. The supply provided in the Burnie LGA is therefore greater than the CCRLUS directs. However, given the anticipated population growth associated with proposed renewable energy projects in the area, this land supply will likely be required.

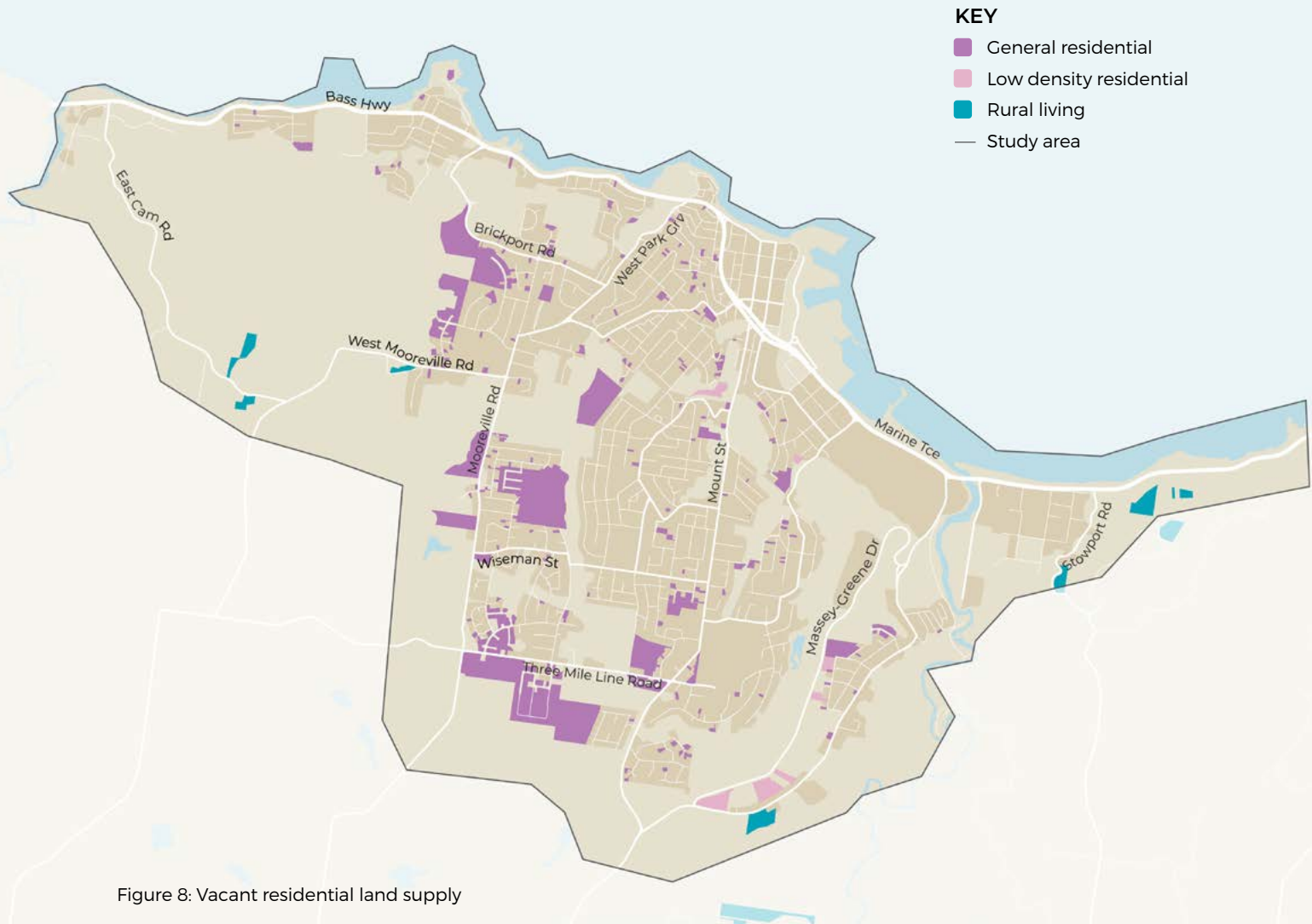


Figure 8: Vacant residential land supply

Dwelling density

In accordance with the CCRLUS, residential development should be favoured in the Greater Burnie area, as a regional activity centre. This is so that the population is close to existing services, infrastructure and employment opportunities, which will continue to facilitate a consolidated growth structure.

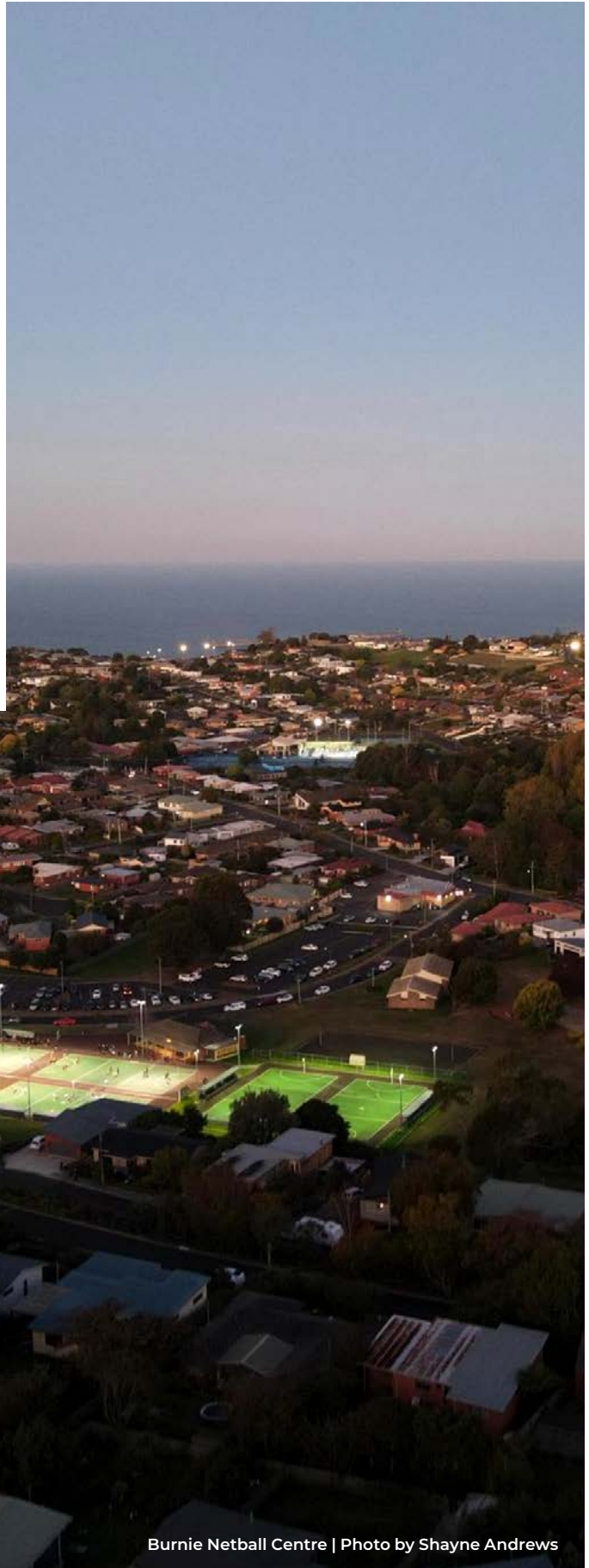
A vibrant regional city requires a diverse range of housing options within the existing urban form. Due to the dominance of single,

detached dwellings in the Burnie LGA and the existing low density characteristics, future housing options include infill developments on vacant or underdeveloped land, redevelopment of aged or redundant sites, and a greater provision of smaller dwellings including townhouses and apartments located near facilities and services. This will create greater housing diversity as well as increased commercial and retail activity, resulting in a lively city and compact urban form while meeting the projected needs of the future households of Burnie.

Activity centre network

Activity centres are areas which provide the focus for services, employment and social interaction in cities and towns. They are not only where there is a concentration of commercial, office and retail activity but also provide community meeting places, a location for government services, and settings for recreation, leisure and entertainment activities.

The five key activity centres in Greater Burnie are the Burnie central business district (CBD), Upper Burnie, Wivenhoe/South Burnie, Cooeee/Ocean Vista, and Shorewell Park. Burnie CBD is an established Regional Activity Centre under the CCRLUS. Upper Burnie and Wivenhoe/South Burnie act as Local Service Centres and have solidified this role in the past few years through growth in retail and community services that support the local area. Shorewell Park and Cooeee/Ocean Vista are not recognised in the CCRLUS but will become more important as population growth occurs in those catchment areas.



Burnie Netball Centre | Photo by Shayne Andrews

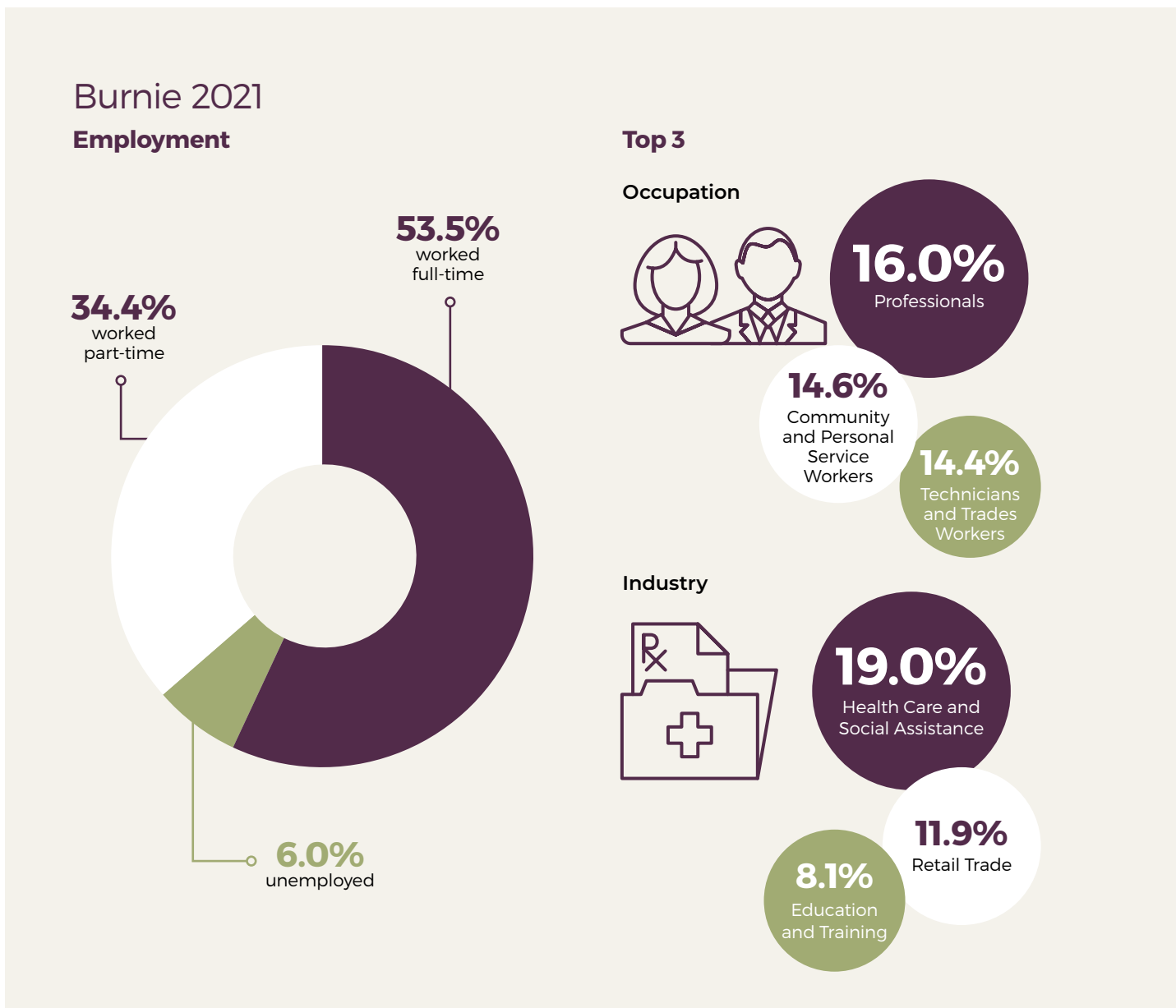
Industry and employment

The Burnie LGA's unemployment rate decreased by 29% between 2011 and 2021 according to the ABS Census data. This is a sign of a resurgence after a loss of workers due to major industry closures including the Burnie Pulp Mill and Caterpillar factory. Census data allows us to understand key industry trends and employment opportunities.

In 2021, the four leading employment industry sectors in the Burnie LGA were Health Care and Social Assistance, Retail Trade, Education and Training, and Manufacturing. Combined, these top four industries employ nearly 50% of the working

population (which includes Burnie LGA residents and those living elsewhere).

In the wider region, there are several significant renewable energy projects that are proposed or approved. The existing and proposed renewable energy projects in the area will continue the trend of the Burnie LGA being a significant manufacturing and industrial hub, with an expected upwards of 5,000 construction jobs for the region being created and hundreds of ongoing operational jobs. This level of employment growth will result in increased pressure on housing and commercial and industrial activity in the Burnie LGA and the greater Cradle Coast region.



Commercial and industrial land supply

An analysis of vacant commercial and industrial land in Burnie shows there is 3.92 ha of vacant commercial land across 47 lots in the Burnie LGA, and 44.13 ha of vacant industrial land across 48 lots. Refer to Figure 9. The vacant commercial land is predominantly located in Burnie, South Burnie, and some in Cooeee. The vacant industrial land is predominantly located in Wivenhoe, South Burnie, Round Hill and Camdale¹.

There is likely to be sufficient commercial floorspace, particularly given the potential for refurbished or new multistorey buildings within the Burnie CBD; however, additional industrial land may be required

to facilitate the proposed renewable energy projects for the area. As Burnie's industrial areas are located within the existing urban areas primarily close to Burnie Port, the expansion potential of these existing areas is limited due to existing commercial and residential land use. It is recommended that a specific commercial land analysis is undertaken to determine whether the current supply will be sufficient for the next 20 years. It is recognised that the statewide industrial analysis² currently being prepared may result in the need for additional local-level work, including changes to zoning or coordination with adjoining LGAs, such as Waratah Wynyard, to plan for additional industrial land.

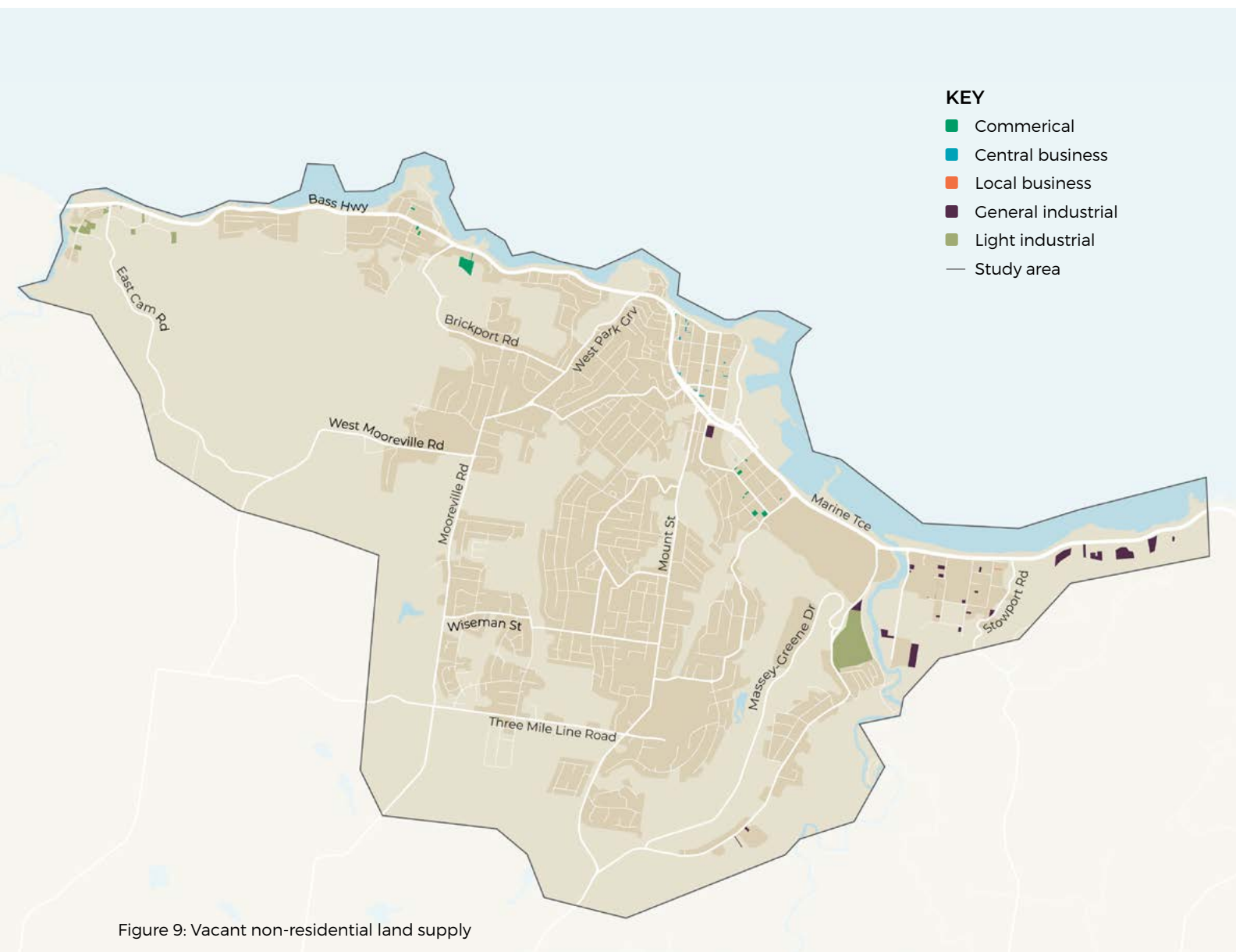


Figure 9: Vacant non-residential land supply

Tourism

Visitation to Tasmania was significantly affected by the COVID-19 pandemic. Pre-COVID, the Burnie LGA received 410,000 domestic and international visitors in 2019, with 12,000 of these being international visitors. The average length of stay was three nights and the average spend per visitor was \$117 per night.

Many visitors use Burnie as a base for exploring the region or for business purposes while other visitors arrive on cruise ships docking at the Port of Burnie. Over the past 12 months scheduled cruise ship arrivals into Burnie have returned to pre-COVID levels.

In 2021-22, tourism sales (including direct and indirect sales) in the Burnie LGA totalled \$186.2 million, which was up from the previous financial year, 2020-21, of \$179.5 million.

The upgrade of the Spirit of Tasmania ferries will affect tourism demand and supply in the Burnie LGA. The ferries are expected to carry up to 40% more passengers and vehicles across Bass Strait. The first new ferry is scheduled to begin operations in 2024 and is projected to boost visitor numbers and spending in Tasmania, especially in Burnie and the Cradle Coast region. Additional demand for visitor accommodation in Burnie will also arise due to the major projects planned in the area.

1 Vacant refers to land that is devoid of built form and/or is significantly underutilised, and therefore it could be used for such uses as car parking or outdoor storage. The vacant sites included in the analysis may also have had planning or building approvals issued; however, these have not yet been acted on at the time of undertaking the analysis.

2 The Department of State Growth is currently preparing a comprehensive strategy advising on future industrial land requirements across Tasmania. The project will consider demand across sectors, regional and local comparative advantages, relationship to infrastructure networks and services, and local planning considerations.



Cruise ship, Burnie port | Photo by Shayne Andrews

Transport, infrastructure and services

Road and rail infrastructure is key to the effective management of the Burnie LGA. This is particularly important given the statewide significance of the Port of Burnie, Burnie being the start of the Burnie to Brighton primary freight corridor, the significant industries operating in Burnie, and the role that Burnie plays as a regional activity centre in the north-west region for tourists and locals. Several road studies and upgrades completed in recent years have resulted in a road network that effectively and efficiently manages the movement of people and goods. Protecting the rail corridor through the Burnie LGA is important to ensure it can adequately support Burnie's industrial sector.

Council is responsible for stormwater pipes, stormwater pits, and stormwater detention and infiltration basins across the municipal area; TasWater is responsible for water and sewage.

Transport

Burnie is well serviced by road infrastructure, particularly the Bass Highway, which is the key transport corridor that connects settlements, transport hubs and agricultural areas across the region. It is an integral part of the State road network and has been subject to ongoing upgrades and road corridor studies over recent years.

The Bass Highway between Cooee and Wynyard is currently subject to a program of upgrades to increase traffic flow, improve safety, extend the life of the road infrastructure, and provide cycling infrastructure. A recently completed upgrade includes the replacement of the Cam River Bridge, reducing the risk posed by floods.

The Port of Burnie is one of Tasmania's major ports, moving high volumes of containers, forestry and mineral products. Future upgrades to address capacity and infrastructure at the port have been identified as a Priority Initiative on Infrastructure Australia's Infrastructure Priority List.

Burnie is located at the start of Tasmania's primary freight corridor, extending through to Brighton. TasRail estimates that it hauls around 70% of the contestable freight task across this freight corridor, therefore, it is significant to the freight transportation and industrial sectors of Tasmania. Burnie also comprises TasRail's Bulk Mineral Export Facility and Tasmania's only multi-commodity shiploader, providing storage and shiploading services for the West Coast mines. The shiploader is the only open-access facility of its kind in Tasmania.

Metro Tasmania is the primary bus service provider in Burnie, with routes passing through most suburbs nearer to the CBD. However, there are significant distances between routes, and the buses are not frequent. The lack of public transport in Burnie was a key concern expressed by residents during community consultation.

Water, sewage and stormwater

Burnie benefits from high annual rainfall (947 mm³) and multiple catchments. In the wider Cradle Coast area, these are extensively used for hydro-generation, irrigation and urban water schemes. There are currently no major constraints associated with urban water storage in Burnie; however, TasWater has advised that some upgrades may be required to water mains.

In the Burnie LGA, both Burnie and Ridgley are serviced by full reticulated sewerage infrastructure. TasWater has two sewage treatment plants (STPs)



Round Hill Lookout | Photo courtesy of Burnie City Council

within the LGA, located at Round Hill (Burnie STP) and Ridgley (Ridgley STP). The Burnie STP is currently operating at full capacity and TasWater is in the process of identifying a location for a new STP that will treat sewage from Wynyard, Somerset and Burnie. TasWater has also identified that there is a need to upgrade sewer mains in the older parts of Burnie in the near future.

Stormwater management is the responsibility of Council and is becoming a more significant issue due to an increasing number of storm events and inundation, more development occurring in urban areas, and an increasing population. Increasingly new development is expected to incorporate water sensitive urban design measures to maintain stormwater quality as well as minimise downstream flooding in significant rain events.

Community facilities

Community facilities include health services, recreational facilities, schools and educational institutions, emergency services, shops and services, libraries, arts and cultural facilities, and others.

Burnie is well serviced by community services and facilities, and it is likely that those existing are sufficient and will continue to be so if well maintained into the future. This particularly applies to educational facilities, government health facilities and library facilities. Based on the population and demographic analysis, there is likely to be a need for additional and/or improved mental health support facilities and residential aged care facilities.

Initial community feedback indicates that Burnie residents would like better access to health services, specifically mental health services and youth support services, a greater variety of shops, and more aged care housing, social housing and childcare centres.



³ http://www.bom.gov.au/climate/averages/tables/cw_091009.shtml (searched 15 December 2023)

Recreation, open space and the environment

Integrated planning for settlement growth and development with planning for recreation and open space must be coordinated and concurrent. This will ensure reliable services are available at appropriate capacity and function to meet the current needs and future growth of Burnie. The provision of recreational facilities, open space and natural areas is essential to support the overall health and wellbeing of a community, and improve the liveability of an area.

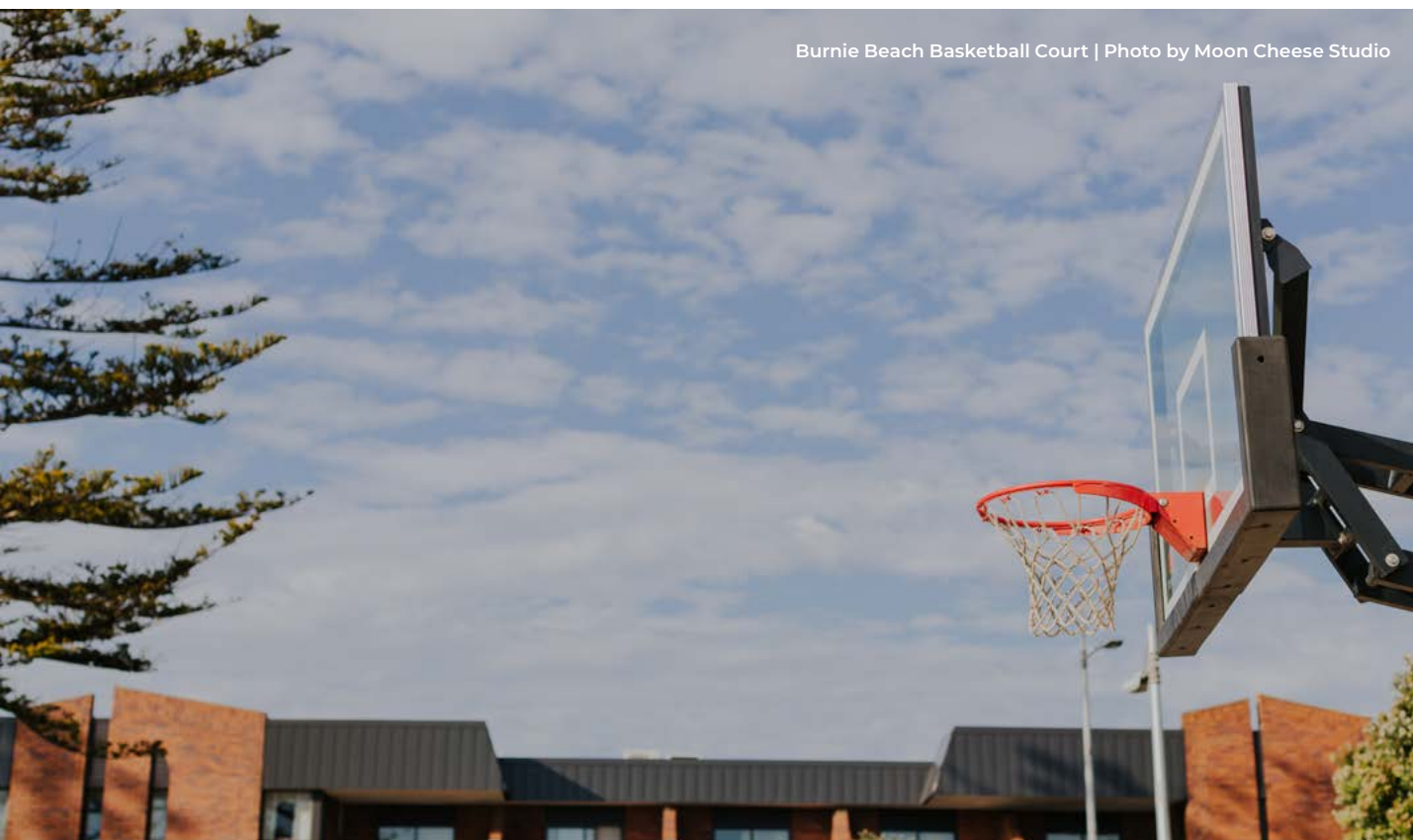
Recreational facilities

As a regional city, Burnie has a vast array of services and facilities that support the residents of Burnie and surrounding settlements. The feedback from the community on this settlement strategy has been that many people are proud of Burnie's parks and recreational grounds, local beaches and sporting facilities. Moving forward, Burnie should look to collocate recreational facilities to create recreational precincts, which will be beneficial for residents and also to facilitate the sustainable maintenance of facilities.

Physical environment

The Greater Burnie area is located on the coast of Bass Strait and is where most of the Burnie LGA population resides, in the coastal towns stretching from Chasm Creek to the east and Camdale to the west. Agricultural land sits predominantly outside Greater Burnie, surrounding Ridgley and other inland settlements and extending as far south as Hampshire.

The Burnie LGA is subject to several physical and land use constraints which will continue to affect the development potential of land and, in some ways, inadvertently contribute to the creation of a compact settlement. These include the important agricultural land to the south, west and east of Burnie, which is generally zoned Agriculture, and the vegetated hills primarily on the boundaries of the LGA (privately owned and subject to private timber reserves). Additionally, there are environmental constraints associated with climate change, flooding, bushfire management, landslip, and coastal erosion and inundation. These risks and potential for land use conflicts need to be considered when making decisions about land use, and avoided in the first instance particularly in terms of sensitive, vulnerable and hazardous uses and for medium-high density developments.



Burnie Beach Basketball Court | Photo by Moon Cheese Studio

Section 5

Future Burnie



Burnie Port | Photo by Natasha Mulhall

Future Burnie

What is shaping the future?

The following trends have been identified as the most significant drivers of change for how Greater Burnie as a settlement is growing and changing.

Burnie as the renewables powerhouse centre

Burnie is seeing an economic and employment resurgence after a recent history of prominent industry and employers closing, shrinking or relocating. It is now positioned to become Tasmania's renewables powerhouse centre. Large-scale renewable energy projects are coming to the region, and as the major urban and civic centre near these projects, Burnie is likely to experience direct impacts including demand for housing and services for new workers.

Major projects will increase demand for more industrial land due to aligned processing, warehousing and transport functions. Burnie has the capacity to accommodate this, and land will need to be available to facilitate these projects.

Activity at the Port of Burnie is strong and will continue to grow, with major port upgrades and expansion works identified on Infrastructure Australia's Priority List, which recognises its national significance.

Housing needs are changing

The population of Burnie is growing but ageing: the median age of the population increased between 2011 and 2021 from 38 to 40 years; there has been a reduction in the working age cohort of 15-65 years; and larger family households are less prevalent, while single person households are increasing. This, combined with cost of living pressures, means that residents need smaller households to live in.

At the same time, new workers will be relocating to Burnie, or continuing to call Burnie home, as major renewables projects come online. This will mean an influx of working-age people that will be looking for a range of housing sizes and types to meet their needs.

As previously noted, the predominant housing stock in Burnie is 3 to 4 bedroom, separate houses on their own allotment. More diverse housing stock is needed to meet the needs of the population and provide more sustainable types of housing to ensure Burnie continues to grow into a compact, vibrant city.

Investment will continue to strengthen Burnie's identity

People want to live in a place they are proud of and that has a strong identity. Important factors in driving this include investment and collaboration from the private and government sectors; good design outcomes for significant buildings; engagement with the community and key stakeholders to drive change; and creation of a network of local activity centres to focus neighbourhood identity.

Significant investment in Burnie is already occurring and further investment should be supported.

Investment at a smaller scale is equally important. Embracing placemaking principles creates spaces that people enjoy spending time in, establishes character, increases employment and economic opportunities, and has positive impacts on investment outcomes. Put simply, if a space is designed well, then people want to live there, spend time there and invest there.

A regional activity centre

Burnie is a regional activity centre, meaning it is a strategically important city for Tasmania, economically, commercially and socially. Investment by all tiers of government is important to reinforce Burnie's regional activity centre status and ensure the city supports other centres in the regional area.

Burnie's smaller activity centres, such as Wivenhoe/South Burnie and Cooee/Ocean Vista, have the capacity to grow and more widely support the population that travels to and from Burnie to work each day. Journey to work data shows that more than 5,000 people travel to Burnie for work, which the smaller activity centres could be supporting. Wivenhoe/South Burnie has already established themselves in the last few years as a convenient location for commuters to stop who are travelling east, and similarly, Cooee/Ocean Vista has the capacity to better serve commuters travelling west.

Upper Burnie and Shorewell Park require significant investment and a stronger vision for better serving the Greater Burnie population. There is adequate commercial land available in both activity centres, and with a growing population in Burnie, there is great opportunity for these locations.

A changing climate

Climate change will continue to impact Burnie into the future, with an increasing number of extreme weather events predicted, such as stormwater flooding, river flooding, bushfires in the Burnie hinterland, and more extreme heat events. It is predicted that the study area will be mostly impacted by flooding events in the major rivers and waterways, coastal erosion and sea level rise.

Implementing mitigation and prevention strategies will be important to minimise impacts and respond appropriately. Future developments should be in areas with low risks from natural hazards and climate change impacts. This will minimise potential impacts on residents, properties, the local economy and tourism.






Like Burnie, other LGAs will similarly experience changes in the climate, and this is expected to drive population migration from interstate. Given Burnie's temperate climate, it is likely that people will move to the LGA for relief from higher temperatures elsewhere in the country.

View towards Wivenhoe from Upper Burnie Lookout | Photo courtesy Burnie City Council



Opportunities and constraints

After completing the initial stages of community engagement and undertaking the background analysis, the following strengths, weaknesses, future opportunities and potential challenges of Burnie have been determined.

	Strengths	Weaknesses
<p>Residential land and housing</p> 	<ul style="list-style-type: none"> • Burnie has experienced a relatively high rate of dwellings constructed and subdivisions approved in over the past 10 years. • Renting and buying in Burnie is comparatively cheaper than other areas in Tasmania. • Most vacant residential land in Burnie is serviced and already zoned General Residential. • The regional character and charm of Burnie LGA settlements add to its appeal. 	<ul style="list-style-type: none"> • There is a lack of diverse housing stock in Greater Burnie to match future demographic trends and create a compact settlement. • There is a lack of visitor accommodation in the Burnie LGA. • A significant proportion of Greater Burnie has a steep topography, which can limit affordable and denser residential development opportunities. • Land suitable for infill and redevelopment are not yet recognised.
<p>Activity centre network</p> 	<ul style="list-style-type: none"> • The Burnie CBD and the wider activity centre network support the needs of the regional population. • Wivenhoe has successfully been revitalised as a stronger activity centre in recent years. • The gateway project enhances the entrance into Burnie. • Council is in the process of planning for improved public realm and urban design outcomes for the CBD making it a more attractive place for investment. 	<ul style="list-style-type: none"> • There are vacant retail spaces in the Burnie CBD, Shorewell Park and Upper Burnie. • Connections between the Burnie CBD and nearby residential areas is affected by the Bass Highway and topography reducing walkability for residents. • Existing local activity centres at Shorewell Park and Upper Burnie have limited vibrancy and places for social activity. • The western part of Burnie near Cooee has no identifiable local activity centre to meet residents daily needs.
<p>Industry and employment</p> 	<ul style="list-style-type: none"> • The unemployment rate dropped in Burnie between 2011 and 2021. • The median age in Burnie is lower than the Tasmanian median age. • South Burnie, Wivenhoe and Hampshire are identified as major industrial sites in the Cradle Coast region. • North-West Tasmania has been identified as a high-priority renewable energy zone. • The Port of Burnie is a state-significant port and also attracts multiple cruise ships each year. • A strong agricultural area exists in the Burnie hinterland. 	<ul style="list-style-type: none"> • There is a risk of not having enough workers, and workers with the right skills, to fill positions to support the future significant projects in the area. • There are limited significant tourist drawcards in the LGA that encourage extended stays. • Potential industrial land supply constraints within Burnie LGA could arise, particularly given that key vacant industrial land is under limited land ownership.
<p>Transport, services and infrastructure</p> 	<ul style="list-style-type: none"> • The quality of roads in the area allows for efficient connections between settlements. • Burnie has access to two airports within 40 minutes' drive, the Spirit of Tasmania, and a cruise ship port. • The Burnie LGA is supported by a water treatment plant located at Ridgley, which has capacity for future growth. • Burnie is situated at the start of the primary freight corridor through to Brighton. • All public schools in Burnie have capacity for additional students, based on advice from state government. 	<ul style="list-style-type: none"> • There is a lack of walking and riding infrastructure to provide active transport opportunities between suburbs, the Burnie CBD, public open space and key services. • A lack of public transport exists between suburbs and the CBD. • There is a high level of car dependency in Burnie. • Burnie STP is currently operating at full capacity. • Burnie Airport is primarily used by residents and commuting workers.
<p>Recreation, open space and the environment</p> 	<ul style="list-style-type: none"> • Burnie's foreshore redevelopment has improved public access to the beach and public open space. • The Burnie CBD is on the waterfront with vegetated hills as a backdrop. This provides a strong sense of place for the residents and a memorable setting for visitors. • Burnie has many beautiful public spaces and parks. • The ecology and main rivers in Burnie LGA - the Cam River and the Blythe River - are valued for their natural and recreational values. • Changes in weather events may mean new industries are possible in the area, particularly in agriculture. 	<ul style="list-style-type: none"> • No specific climate change study for Burnie has been undertaken to understand impacts and how climate change risks can be mitigated and managed in the future. • Development occurring in locations that are at risk of natural hazards is a concern.

Opportunities

- Public-private partnerships to deliver housing diversity and a mix of social and affordable housing while minimising development costs by using appropriate public land and government funding.
- Promote and leverage the low cost of renting and buying a house in Burnie to bring new workers to the area and interstate and overseas migration.
- Attract workers coming into the region as part of the energy transition or as climate change refugees.

- With the new subdivisions near Three Mile Line Road and Mooreville Road, Upper Burnie and Shorewell Park have capacity to grow and serve a wider population.
- Population growth will enable enhanced and additional provision of community facilities and services to strengthen Burnie's role as a Regional Activity Centre.
- Public realm improvements can drive private investment in building improvements and upgrades.
- There is likely demand for increased food retailing floor area to support additional or redeveloped supermarket centres.

- New workers to the area can slow or reverse the trend towards an ageing population.
- Leverage economic and social opportunities from new renewable energy projects that are in the LGA and surrounds.
- Leverage Elphinstone's presence in Burnie to support growth in the manufacturing industry.
- Utilise the expanded capacity of the new Spirit of Tasmania ships to increase tourism in the area.

- Improve public transport provision and walking/cycling paths to encourage active transport.
- Capitalise on the increased capacity of the new Spirit ferries.
- The expansion of the Port of Burnie will have employment, economic and social benefits for Burnie.

- Consider how public open spaces are currently used and speak with the community to determine how they can be better used and allocate funding accordingly.
- Improve the streetscapes of the main settlements to encourage more activity.
- Implement the Council-commissioned playground study and thereby enhance playgrounds for children.
- Adequately plan for development to occur in suitable locations with low risk of being exposed to natural hazards.

Challenges

- Development industry geared towards delivering greenfield single dwelling housing.
- The cost of construction materials and labour constrains the viability of developing housing other than detached dwellings, particularly given the median house and unit price in Burnie.
- Competition with other LGAs in the region to attract new workers given similar lifestyle benefits.
- Insufficient housing in Burnie may result in workers living in neighbouring LGAs, causing benefits to leak outside Burnie.

- The proximity of the Burnie CBD to the Port of Burnie and associated industrial-scale uses may undermine the amenity of potential residents and businesses both within and near to the CBD/port if not managed appropriately.

- Broader economic conditions may limit public and private investment in developments in the foreseeable future.
- Large renewables projects could impact local workforce supply and have flow-on effects to other industries.
- There is a risk of failing to attract workers for renewables projects.
- The collapse or restructuring of any of the major employers in Burnie would have a significant impact on the local economy.
- Tourists tend to use Burnie as a base for exploring the wider region rather than spending time in the LGA.

- The Burnie STP not being upgraded soon could limit subdivision and housing approvals.
- TasWater has not provided timing for a new STP to alleviate the pressures on the Burnie STP.

- Climate change is likely to result in sea level rise, which will continually have a greater impact on the coastlines and waterways in and near Burnie as well as increase the severity of weather events.
- Flooding, bushfires and coastal hazards can result in long-lasting damage to the natural environment, including soil erosion, loss of vegetation, harm to wildlife habitats and water pollution.



Burnie Ten | Photo by Shayne Andrews

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Section 6

The strategy

The strategy

How to use this strategy

The future focus for Burnie is to ensure that a range of housing types and densities are provided in the right locations, and to deliver social, community and physical infrastructure to support the needs of the growing and changing population. Burnie is a regional city, and has the capacity to further establish itself as the primary city in Tasmania's North-West, through becoming the renewables powerhouse centre, encouraging private and public investment in the city, and creating a compact, vibrant city that people are proud to live, work and recreate in.

This settlement strategy provides a framework for future development and investment in Burnie over the next 20 years. It provides a strategic lens for land use and planning decisions relevant to Burnie and will guide the long-term growth of the city. The settlement strategy comprises two key components:

1. A suite of strategic directions underpinned by the existing planning policy framework in Tasmania.
2. A framework based on five key themes, and within these are:
 - a. Land use directions aimed at addressing the drivers of change
 - b. Supporting actions to provide a holistic framework for future growth.

The land use directions and supporting actions are also underpinned and consistent with the planning policy framework, as detailed in **Section 2** above.

Strategic directions

The following strategic directions are overarching planning strategies that have been identified to guide future decisions and ensure an appropriate response to the strategic analysis of the planning environment. They can also be used to guide future decision-making by Council as it continues to monitor and review specific actions identified in this strategy.

Urban consolidation

The majority of Greater Burnie comprises relatively low dwelling densities. Promoting intensified, higher dwelling density in the existing urban form of Burnie will optimise use of land, infrastructure, services and community facilities. It will also encourage a more diverse range of housing options and residential uses, support lively communities and local places, and ultimately create a more sustainable and compact settlement pattern.

Infill development and medium density developments close to services should be favoured over new land release. This is particularly given Burnie has limited capacity to continue expanding over the long term due to physical constraints such as the significance of adjacent agricultural areas, topography and the coastline. The supply and demand analysis identifies that Burnie has between 23 and 34 years of greenfield residential land supply and additional land is unlikely to be required in the short term. This should however be continually monitored given more residential land might be required than projected if the renewable energy projects proceed.

Housing diversity

Approximately 90% of Burnie's housing stock is single, standalone dwellings, comprising 3-4 bedrooms. To meet the needs of the population now and into the future, a greater diversity of housing stock is required, including medium to high density housing, social and affordable housing, attached housing (apartments and townhouses), and accessible and supportive housing for those with additional needs.



UTAS Cradle Coast Campus | Photo courtesy of Brand Tasmania and Moon Cheese Studio

A vibrant and attractive small city

Burnie is a major employment centre with a role of supporting the wider north-west population through the provision of regional-level community and health services, education, culture, entertainment, professional and personal services, specialty retail, and sport and recreation opportunities. With the anticipated population growth in the future, Burnie has the potential to position itself as the primary population centre in the north-west region.

Council is to encourage and facilitate public and private investment in the Greater Burnie area. Investment should be focused on improving the public domain, placemaking activities, encouraging a range of uses, facilitating economic activity and employment opportunities in the CBD, activating streetscapes, redevelopment and improvements to landmark buildings, enhancing the open space network, creating an inclusive, safe and accessible city, and a city that the population is proud of.

Tasmanian leader in renewable energy projects

Council must actively support and encourage renewable energy projects and associated activities coming to the Burnie LGA. Burnie can leverage itself to be the state's renewable energy hub, given there are more renewable energy projects proposed in and near the Burnie LGA than elsewhere in the state. Land and resources can be made available, and port and transport activities expanded, to support additional projects as required. Council is to work with the private sector and adjoining LGAs to proactively plan for this and engage in facilitation programs to attract projects and workers to the area.

To support new projects, appropriate housing for workers must be made available to support employment opportunities. This housing should be situated close to industry, public transport, shops and services.

A liveable community

The Burnie CBD is well supported by accessible public transport, roads and car parking, and pathways in and around the city. However, outside the CBD, there are limited pathways and open space connections to enable permeable connections between suburbs, and to/from the CBD, via active and public transport. Public access and walkability must be improved to ensure the population can easily move to places where they live, work and play, without always relying on a car.

Council is to work with developers to improve the walkability of Burnie to allow for better access to public places, shops and services, transport, and places of education and employment. This can be improved by adding new pathways/cycleways in the LGA and contributing to the open space network to encourage pedestrian movement between suburbs, and through to the CBD and beaches.

Development in the right locations

Climate change impacts will continue to impact Burnie into the future, with a predicted increase in the frequency and severity of extreme weather events, bushfires, flooding, inundation and erosion. This will potentially have severe impacts on the population. Climate change mitigation measures must be appropriately implemented to reduce risk exposure to acceptable levels, particularly for sensitive and vulnerable uses. Infrastructure and services that service a wider area must not be exposed to unacceptable levels of risk.

Council is to ensure that uses and developments are on land that is suitable for and capable of supporting that purpose now and into the future. Most development should continue to be focused in the Greater Burnie area.



Residential land and housing

Relevant strategic directions

Urban consolidation

Housing diversity

A vibrant and attractive small city

Tasmanian leader in renewable energy projects

Development in the right locations

Overview

Providing the right types and forms of housing, in the locations they are needed and at a range of densities, is key in meeting the needs of Burnie's community in the future. It impacts the extent of urban development, economic and social prosperity, the health of the population, demand for community and physical infrastructure, the natural environment and climate change, and the capacity to accommodate a growing and ageing population. As one of the largest cities in Northern Tasmania, but also a regional area, Burnie requires a nuanced approach to housing provision.

The findings presented in the state of play report show that there is a sufficient provision of vacant greenfield land in Burnie to accommodate the projected population increase over the next 20 years. However, this should be closely monitored given the proposed renewable energy projects that may be coming to the region which could result in a greater than anticipated population rise. What Burnie isn't doing well is providing enough housing diversity, or at a range of densities. This should be a focus over the next 20 years to ensure that the housing supply meets the needs of the population.



Greater Burnie Aerial | Photo courtesy Burnie City Council







Burnie Waterfront and CBD | Photo by Shayne Andrews

Settlement hierarchy

A settlement hierarchy has been established to identify the main settlements in the Burnie LGA, and subsequently to provide overall direction for how growth should be directed spatially in the municipality. It has been informed by the background analysis undertaken for this strategy and the CCRLUS. Refer to Table 2 and **Figure 10**.

Table 2: Settlement hierarchy

Settlement	Municipal function	Description	Growth strategy	Growth scenario
Burnie	Primary settlement	The major settlement for the Burnie LGA (comprising Burnie and surrounding suburbs) has a population of 17,361 ⁴ , providing for significant housing, services and employment opportunities for the municipal area. Burnie is classified as a Regional Activity Centre under the CCRLUS, meaning it provides services and facilities for the local community, but also a wider regional catchment.	Contained	
Ridgley	Secondary settlement	The second largest settlement for the Burnie LGA has a population of 645 ⁵ . It provides housing, education, community and retail services for the local community. It is classified as a Local Service Centre under the CCRLUS.	Contained	
Natone	Village	A smaller settlement that has a local shop/post office/primary school and some recreational or community facilities. Residents rely on Burnie to meet their weekly needs.	Stable	
Other small settlements/localities		Discrete, small residential areas with no or limited land uses other than housing.	Stable	

A **low growth scenario** means demand is driven largely by internal population change and very low rates of inward migration. Growth relies on existing land supply (including vacant zoned land) and available infrastructure within the designated urban boundary without need for intensification.

A **medium growth scenario** means demand is driven by internal population change and growth and/or moderate positive inward migration. Growth relies on intensification of existing land supply within designated urban boundaries and/or expansion.

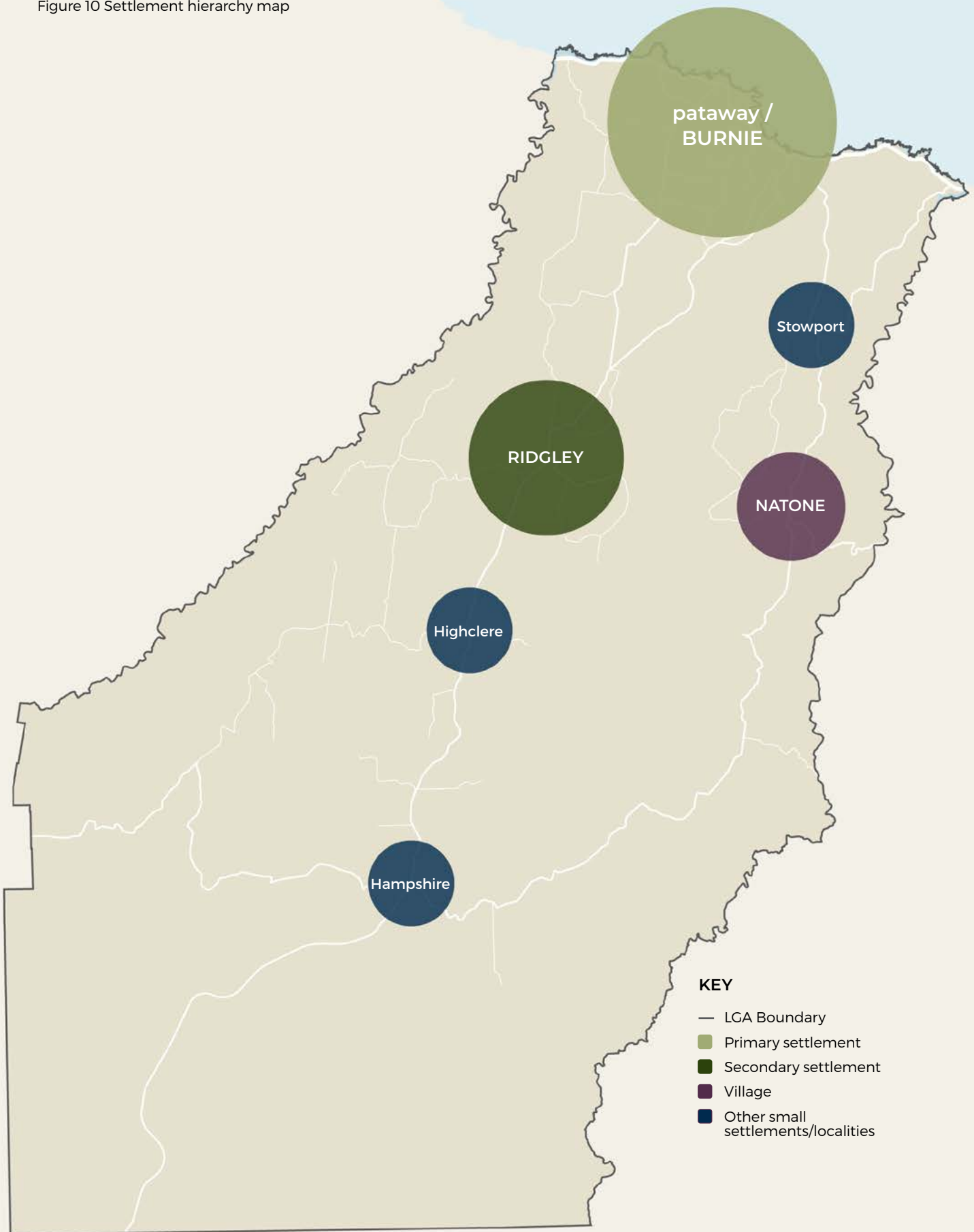
A **stable settlement strategy** restricts new development to existing land supply within the designated urban boundary without priority for intensification. The strategy is appropriate for low growth settlements.

A **contained settlement** strategy promotes a mix of intensification and strategically planned expansion to retain compact urban form and provide a mix of development and growth opportunities. The mix does not need to occur in balanced proportion. The approach allows for optimum use of available and planned infrastructure in both established and new release areas.

⁴ Australian Bureau of Statistics 2021 census (Parklands-Camdale, Romaine-Havenview, Acton-Upper Burnie, and Burnie-Wivenhoe statistical areas level 2 populations)

⁵ Australian Bureau of Statistics 2021 census (Ridgley suburbs and localities population)

Figure 10 Settlement hierarchy map



Residential land and housing directions

The following table outlines residential land and housing land use directions to achieve the strategic directions above. These are consistent with relevant land use planning policies. The actions detail how each direction should be achieved. Locations mentioned are identified in **Figure 12**.

Reference	Direction	Action
Residential land and housing		
R1	Identify development opportunities for additional housing through rezoning	<p>R1.1 Identify the urban growth boundary.</p> <p>R1.2 Utilise the Future Urban zone for land that can be released for residential purposes in the medium to long term, in accordance with the CCRLUS supply requirements. Potential land parcels for investigation include:</p> <ul style="list-style-type: none"> • Land at the eastern end of Singline Avenue (23 Devon Street, South Burnie) that is currently zoned Rural. • 62 West Mooreville Road and 64 West Mooreville Road, Park Grove, currently zoned Rural. • 443 – 473 Mount Street, Romaine, currently zoned Rural. • 431 – 441 Mount Street, Romaine, currently zoned Rural. <p>R1.3 Investigate land that is within the urban growth boundary and zoned Low Density Residential; and that does not have a lack of service capacity or environmental constraints. If it meets those criteria, then the land should be investigated to be rezoned to General Residential to provide for additional housing. Investigation areas include:</p> <ul style="list-style-type: none"> • Low Density zoned land along Massey-Greene Drive. • 2A Brooklyn Road South Burnie. <p>R1.4 Investigate suitably located land near to public transport corridors, services and open space that could be rezoned to provide for a greater density and variety of housing, such as the Inner Residential Zone and Urban Mixed Use Zone. Areas for consideration and further investigation include:</p> <ul style="list-style-type: none"> • Land between the Burnie Park and CBD, around Olive Street, Gilbert Street and Queen Street. • Land within approximately 200 metres of the Upper Burnie activity centre. • Residential land near the Bass Highway, between Burnie High School and Brickport Road, near the Cooe commercial area. • Other parcels that could be rezoned to facilitate greater diversity of housing, aligning better with this settlement strategy, including areas zoned Commercial that could be zoned Urban Mixed use. <p>R1.5 Identify land in the Rural Living zone and on the edge of Burnie, where there is potential to change the subgroup that will facilitate efficient use of land through additional subdivision, such as:</p> <ul style="list-style-type: none"> • The Rural Living land at Round Hill currently in the subgroup Rural Living Area B, to Rural Living Area A. <p>R1.6 Investigate the rezoning of suitable sites that are subject to zoning anomalies or split zones that do not align with the zoning pattern and existing land uses including:</p> <ul style="list-style-type: none"> • Residential dwellings located on Old Surrey Road, Havenview, currently zoned General Industrial. • 1 Young Street, South Burnie – a private freehold title that is split zoned Low Density and Environmental Management.

Reference	Direction	Action
R2	Identify key development sites in the Burnie CBD	<p>R2.1 Burnie CBD has a significant number of underutilised land parcels. Work with landowners to realise the development potential of these sites, and relocate car parking ideally to above or below ground, allowing for activated street frontages. Potential development sites include:</p> <ul style="list-style-type: none"> • 11 Alexander Street, Burnie • 12-20 King Street, Burnie (owned by Burnie City Council) • 10 Wilson Street, Burnie • Ladbrook Street, Burnie (behind Services Australia) • 118 Wilson Street, Burnie (associated with McDonalds)
		<p>R2.2 Encourage higher density residential and mixed use developments in the Burnie CBD to deliver a greater variety of housing types and to revitalise the CBD. This could be via new development or repurposing existing built form. Potential locations include:</p> <ul style="list-style-type: none"> • 1 Mount Street, 2 Wilson Street, and 10 Wilson Street, Burnie, three lots located next to each other. These properties are directly opposite the Burnie Surf Club and have significant development potential for residential, commercial and/or tourism related uses. • 'Regent Hotel' 26-27 North Terrace, Burnie – this is a gateway site for those approaching the Burnie CBD from the west.
		<p>R2.3 Encourage new developments or redevelopments in the CBD to improve the public realm. This could be the provision of landscaping in the street frontage, lighting, street furniture and public art, or providing a component of public space on site; all of which contribute to a high quality public interface and in turn an active CBD.</p>
R3	Diversify housing types and forms	<p>R3.1 Council to work with landowners and proponents to increase housing numbers and diversity in established residential areas, near activity centres and employment centres, and/or on key transport corridors through infill development.</p>
		<p>R3.2 Increase the supply of affordable housing, social housing, residential aged care facilities and independent living units in well serviced area of Greater Burnie.</p>
		<p>R3.3 Work with developers to educate them on the benefits of providing diverse housing options.</p>
		<p>R3.4 Ensure new subdivisions provide a range of lot sizes to accommodate a diversity of housing types as well as permeability (e.g. minimal cul-de-sacs) to encourage active transport options such as walking and riding .</p>
		<p>R3.5 Encourage and support high quality and innovative housing options.</p>
		<p>E3.6 Encourage residential uses above ground floor level in the Burnie CBD, as is allowed for under the Central Business zone.</p>
R4	Manage residential growth	<p>R4.1 Undertake a residential supply and demand analysis every 5 years to ensure a sufficient supply of housing is being provided to meet current demand.</p>
		<p>R4.2 Direct population growth in accordance with the settlement hierarchy to support efficient use of land and infrastructure.</p>
		<p>R4.3 Encourage and support residential development within and adjacent to activity centres.</p>

Reference	Direction	Action
R5	Provide clear parameters for future residential growth in Burnie	R5.1 Consolidate and ensure new residential growth to be located within Burnie's urban growth boundary.
		R5.2 Direct the majority of new housing to be located in the Greater Burnie area, as opposed to elsewhere in the LGA.
		R5.3 Encourage and monitor infill development over greenfield development to identify that there is an increase in the percentage of infill compared with greenfield and determine whether interventions are required to increase greenfield.
		R5.4 Council to monitor infill and greenfield approvals to ensure an appropriate balance is achieved.
		R5.5 Council to keep regular and accurate records of development and subdivision applications. Data records should include the application date, application number, street address, title, zoning, number of existing dwellings, number of dwellings demolished, number of proposed dwellings, consistent description of proposals with reference to relevant dwelling typology, and the assessment result (approved, refused, withdrawn).
		R5.6 Regularly review residential land supply, including on release of new ABS census data.
R6	Obtain input from housing providers	R6.1 Work with Homes Tasmania to identify opportunities for new social housing in the Burnie LGA, and the future housing demand.
		R6.2 Work with state government and community housing providers to deliver more affordable and social housing options in Greater Burnie.
		R6.3 Work with the aged care and disability services sector to identify opportunities for the appropriate provision of housing for Burnie's ageing population and people living with a disability.





South Burnie | Photo by Shayne Andrews



Burnie | Photo courtesy of Brand Tasmania and Moon Cheese Studio



Activity centre network

Relevant strategic directions

Urban consolidation

A vibrant and attractive small city

Tasmanian leader in renewable energy projects

A liveable community

Overview

Activity centres are concentrated areas comprising a broad range of services, employment opportunities and social infrastructure, and typically comprising mixed-use developments that include retail, commercial and/or residential uses. They allow for efficient and equitable use of resources and infrastructure, assist in focusing the delivery of key community services, provide a centre around which housing can be planned, facilitate agglomeration economies for industries, and create a more sustainable urban environment.

In the Burnie LGA, the Burnie CBD is the major activity centre, and more broadly, this is identified as a Regional Activity Centre for Tasmania as it services not only the Burnie LGA, but a much wider, regional catchment. In addition to the Burnie CBD, Upper Burnie and Wivenhoe/South Burnie are established smaller activity centres, and Cooeee/Ocean Vista and Shorewell Park are evolving into activity centres.

Activity centres should be more than just centres for retail and commercial activity. They can be community meeting places, centres of community and government services, locations for education and employment, settings for recreation, leisure and entertainment activities, and places for living through new forms of higher density housing with high levels of amenity.

Mount Street, Burnie | Photo courtesy of Brand Tasmania and Moon Cheese Studio





Figure 11 Activity Centre hierarchy map



Burnie Park | Courtesy Burnie City Council

Activity centre network hierarchy

The activity centre hierarchy for Burnie is provided below in Table 3 and shown in **Figure 11**. While the activity centres are described in a hierarchy of importance, in practice they work as a network

servicing a broader population centre with a continuum of size and function, so that each centre can deliver community requirements in a manner which is complementary. That is, the needs of the resident and catchment population of that centre, together with the Cradle Coast region more generally, can be met efficiently when the activity centres function as a sustainable network.

Table 3: Activity Centre network hierarchy

Activity Centre type	Description in the CCRLUS	Centre in LGA
Regional Activity Centre	Provide services and facilities which deliver for needs of the local community together with a wider regional or subregional catchment.	Burnie CBD
District Activity Centre	<p>These towns have a larger population base for a discrete part of the Region providing services and facilities which meet the needs of the local community and an immediate discrete hinterland and may also contain some activity which is of a regional scale.</p> <p>These towns offer a range of services in education, health, culture and entertainment, community support, and personal service. Comparison retail options where sustainable service levels can be supported across a number of sites.</p> <p>District centres are to offer a range of employment and business opportunities.</p>	There are no District Activity Centres in the Burnie LGA
Local Service Centre	<p>Local centres are of varying population size and cater primarily to the immediate needs of the local community in housing, education, health, culture and entertainment, community support, personal service, and convenience retail options at a level which does not service a regional or sub-regional population.</p> <p>Employment and business options are sized and orientated to the local population. This may involve economic activity dependent on a strategic or resource based need.</p>	Upper Burnie, Wivenhoe/South Burnie, Cooee/Ocean Vista and Shorewell Park
Speciality Centres	<p>Small centres are places which include a singular primary purpose derived from natural attributes of the locality and support resource development or tourism and may support a permanent population unrelated to that activity.</p> <p>Specialty centres also operate as local centres and provide convenience services for the local community.</p>	There are no Specialty Centres in the Burnie LGA
Localities	Small settlements where limited small-scale convenience retail or community facilities provide a focus for very localised or rural communities.	Ridgley, Natone and Stowport

Activity centre network directions

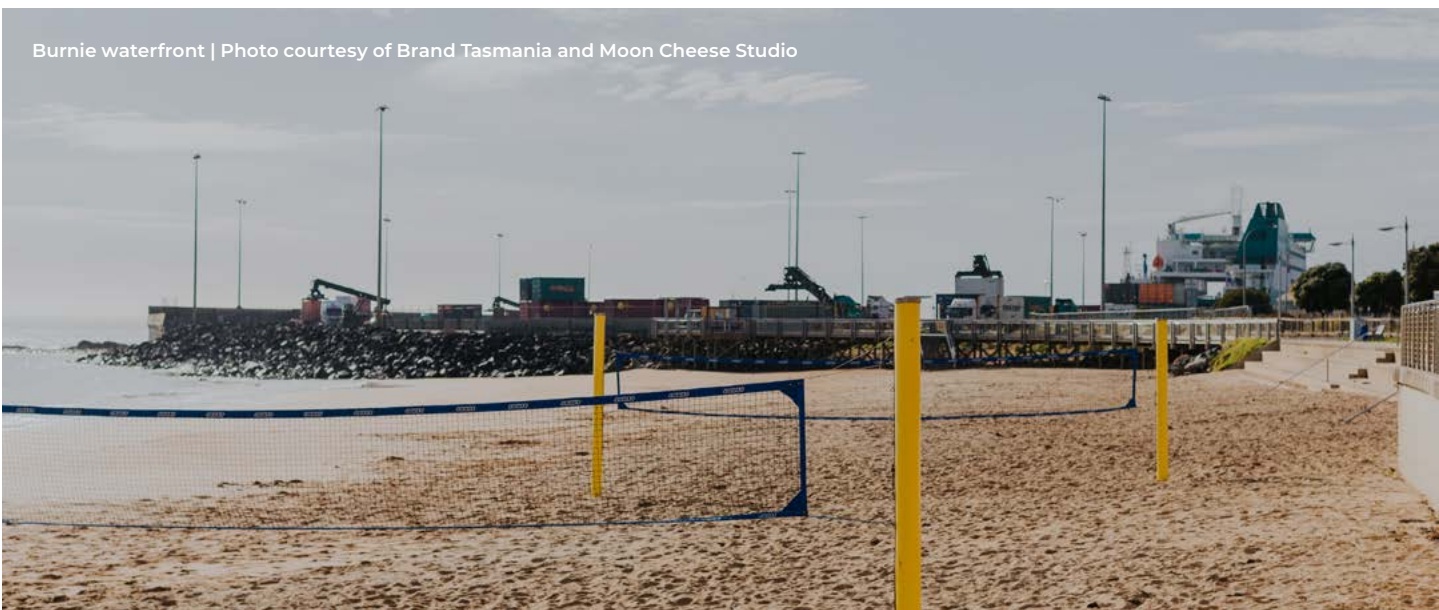
The following table outlines activity centre network land use directions to achieve the strategic directions above. These are consistent with relevant land use planning policies. The actions detail how each direction should be achieved. Locations mentioned are identified in **Figure 13**.

Reference	Direction	Action
Activity centre network		
A1	Identify key development opportunity sites	A1.1 Identify vacant and underutilised sites for urban renewal and redevelopment that have convenient access to public transport, facilities and services.
		A1.2 There are a number of sites that are considered to be underutilised and have the potential for renewal and redevelopment: <ul style="list-style-type: none"> · Burnie Paper Mill site · Wivenhoe Showgrounds · Former UTAS site (Mooreville Road) · Upper Burnie sports ground · Montello Recreation Ground · Les Clark Drive area <p>Council to work with landowner in undertaking development potential assessments to determine how these sites can best support the activity centres and the needs of the local population.</p>
		A1.3 Council to facilitate changes of land use, development and subdivision on key development sites.
A2	Reinforce purpose of activity centres	<p>A2.1 Aim to create activity centres that are safe, accessible and welcoming to all demographics.</p> <p>A2.2 Adopt the '20-minute neighbourhoods' model, encouraging development that allows residents who live near activity centres to meet all of their daily needs within a 20-minute walk from their home.</p> <p>A2.3 Council to invest in high quality urban design in the public realm.</p>
A3	Revitalise activity centres	<p>A3.1 Support redevelopment of sites to accommodate mixed use developments with active street frontages.</p> <p>A3.2 Encourage on-street dining and site activation opportunities in activity centres, and educate private developers on the benefits.</p> <p>A3.3 Invest in placemaking activities to improve the amenity and character of the activity centres.</p> <p>A3.4 Council to invest in the enhancement of the public environment.</p> <p>A3.5 Council to identify new opportunities for the provision of improved lighting, footpaths, shelters, signage and street furniture to improve the public environment.</p> <p>A3.6 Council to encourage investment from both public and private sectors in new street trees to improve canopy coverage in Burnie.</p> <p>E3.7 Encourage car parking to be located at the rear of properties, underground, or above ground, and not at the front of a site. This minimises the impact of parked cars on the pedestrian experience.</p>
A4	Provide a variety of consolidated uses in new developments	A4.1 Encourage new developments to provide for public open space and street furniture.
		A4.2 Encourage new developments to incorporate a mixture of residential, commercial, retail and entertainment uses to provide a range of employment, housing and recreational opportunities.

Figure 12 Underutilised sites (A1.2)



Burnie waterfront | Photo courtesy of Brand Tasmania and Moon Cheese Studio





Industry and employment

Relevant strategic directions

A vibrant and attractive small city

Tasmanian leader in renewable energy projects

A liveable community

Development in the right locations

Overview

Industrial land uses can include manufacture, assembly, processing, storage and distribution of products and goods, and may also include selling these from site. Industrial land uses can occur on all scales, for example, the former Burnie Paper Mill required a significant amount of land for operational purposes, but an equipment manufacturer would only need a small industrial zoned site. Burnie has two major industrial precincts – at Wivenhoe/South Burnie and Camdale – and some smaller industrial pockets – around the Hellyers Road Distillery off Old Surrey Road, and around the Monson Logistics site off Brickport Road. It is important for industrial uses to be co-located, have access to freight transport routes, be suitably serviced, not be located near sensitive uses, not cause unreasonable environmental impacts, and have the ability for expansion.

Commercial land uses are similar to industrial uses in that they range in size from small local shops and services to larger bulky goods retailers. These are typically co-located in activity centres, such as in the Burnie CBD, but it is important for smaller commercial uses to be dispersed in residential areas also where appropriate. The primary commercial precincts in Burnie are situated at South Burnie, Burnie CBD and Cooee.

It is key that a city provides adequate industrial and commercial land supply to match current and future demands. This is important from an economic perspective and providing a sufficient supply and range of employment opportunities for the regional population. The supply and demand requirements can be determined by undertaking regular supply and demand analyses, understanding the growth strategies of existing industries and retailers in the area, and identifying and promoting new opportunities for employment-generating businesses. For Burnie, a significant opportunity in the short term are the proposals associated with the renewable energy sector.

Industry and employment directions

The following table outlines industry and employment land use directions to achieve the strategic directions above. These are consistent with relevant land use planning policies. The actions detail how each direction should be achieved. Locations mentioned are identified in **Figure 13**.



Jayben Manufacturing, Cooee | Photo by Natasha Mulhall



Burnie Port | Photo by Ed Jones

Reference	Direction	Action
Industry and employment		
E1	Coordination with others	E1.1 Work with the Department of State Growth during the preparation of the Statewide Industrial Land Study, Tasmania, which will be considering trends, freight systems, and the demand and supply of industrial land on a state, regional and local government level.
		E1.2 Work with other Councils in the Cradle Coast area to take a wider regional approach to the planning of industrial and employment generating uses in the area.
E2	Identify new opportunities for industrial land in Greater Burnie	E2.1 Monitor the outcomes of E1.1, and if required, identify expansion opportunities for the existing Wivenhoe/South Burnie and Camdale industrial precincts, including the land zoned Rural along Scarfe Street, East Cam.
		E2.2 Monitor the outcomes of E1.1, and if required, undertake an industrial supply and demand study to determine whether additional industrial land is required in Greater Burnie.
		E2.3 Council to liaise with landowners of the larger industries in Burnie to understand future plans and requirements.
E3	Facilitate commercial opportunities	E3.1 Undertake a commercial land supply and demand analysis to determine whether additional commercial land is required in Greater Burnie over the next 20 years.
		E3.2 Gather data on retail floorspace in the Greater Burnie area to gain more insight on how to strategically use the existing retail floorspace available, particularly vacant floorspace.
		E3.2 Work with retail and commercial operators to understand how they can be better supported in the community.
E4	Leverage off renewable energy projects	E4.1 Prioritise and support renewable energy projects in Burnie to enable Burnie to become the renewable energy hub of the state.
		E4.2 Identify vacant and underutilised sites that could support the renewable energy industry. Ideal locations would be at Wivenhoe and South Burnie, near the Port of Burnie.



Transport, infrastructure and services

Relevant strategic directions

Urban consolidation

A vibrant and attractive small city

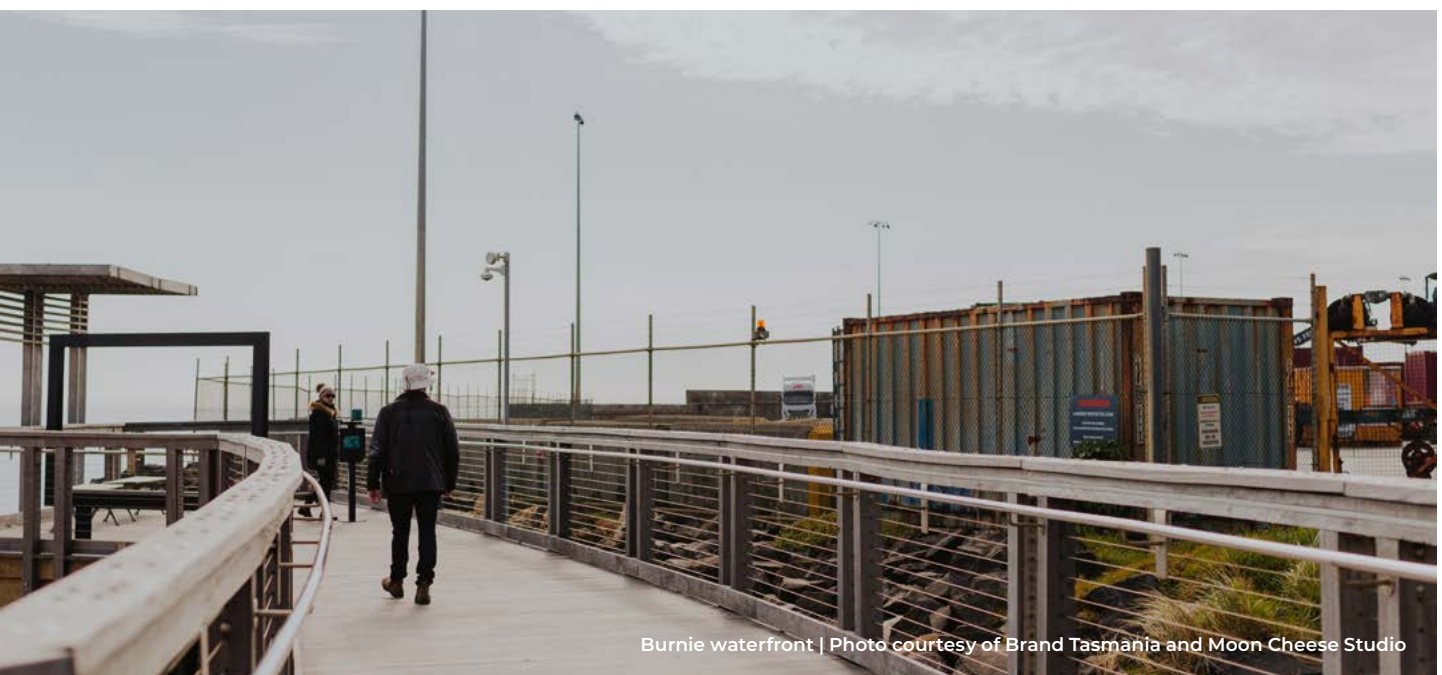
A liveable community

Development in the right locations

Overview

The location, delivery and efficiency of transport and service infrastructure is key to a functioning region, and can have a significant impact on settlement planning and development. Given the provision and financing of physical infrastructure is often undertaken by state agencies or the private sector, collaboration between key stakeholders is vital to ensure the efficient delivery of infrastructure in the region to accommodate the current and future populations. Further, the improved integration of transport and land use planning is a critical factor in providing a liveable city.

In Burnie, most residents currently rely on private vehicles as their main mode of transport, with nearly 93% of households having access to a car. The local and arterial roads around Burnie are of a high quality and are well maintained, allowing residents to easily get to where they need to go, and for freight to be moved effectively. Comparatively, for residents reliant on public transport, there are significant distances between routes, and outside of peak times, buses travelling into the Burnie CBD are infrequent. It will be important to continually ensure that major infrastructure corridors and assets are protected, including the state rail corridor, and that walking and cycling infrastructure links are improved, freight and public transport corridors are efficiently used, and residential densities and mixed uses are co-located and integrated with transport corridors.



Burnie waterfront | Photo courtesy of Brand Tasmania and Moon Cheese Studio

Transport, infrastructure and services directions

The following table outlines transport, infrastructure and services land use directions to achieve the strategic directions above. These are consistent with relevant land use planning policies. The actions detail how each direction should be achieved.

Reference	Direction	Action
Transport, infrastructure and services		
T1	Plan service infrastructure provision	T1.1 Continue discussions with TasWater, TasNetworks and the Department of State Growth on the provision of infrastructure to support the Burnie population.
		T1.2 Discourage new developments that cannot easily connect to existing infrastructure.
		T1.3 Undertake a car parking study to better manage parking provision in activity centres, particularly the Burnie CBD.
		T1.4 Continue working with TasRail to ensure the state rail corridor is adequately protected to support current and future rail operations.
T2	Enhance public transport	T2.1 Liaise with Metro Tasmania to determine whether the public transport system can be expanded to better meet the needs of the Burnie population.
		T2.2 Encourage new developments to be located on public and active transport routes.
T3	Ensure community infrastructure meets the needs of the population	T3.1 Council to undertake a community infrastructure assessment to adequately provide for the current and future needs of the Burnie population over the next 20 years.
		T3.2 Council to actively engage with developers to invest in new aged care facilities in Burnie.
		T3.3 Council to identify financial and locational opportunities for the provision of new mental health care providers in Burnie.
T4	Encourage uptake of active transport methods	T4.1 Identify key shared pathways and walking routes and ensure they are well-lit, accessible and have shelters, to support and encourage use.
		T4.2 Council to invest in the provision of on-road bicycle lanes to encourage and facilitate cycling as an alternative to using private vehicles.
		T4.3 Council to invest in public bicycle parking infrastructure and encourage end of trip facilities in private developments to support cyclists.
T5	Improve permeability throughout Greater Burnie	T5.1 Council to identify opportunities for new shared pathways to be provided throughout Greater Burnie that connect with the North West Coastal Pathway.
		T5.2 Improve the quality of footpaths throughout Burnie to encourage active transport.



Recreation, open space and the environment

Relevant strategic directions

Urban consolidation

A vibrant and attractive small city

A liveable community

Development in the right locations

Overview

Well-planned and designed open spaces and recreational facilities contribute to a better quality of life and provide broader social, economic and environmental benefits for the community. In Burnie, existing spaces for the community to enjoy include the Burnie foreshore and local beaches, the Burnie Park, Fern Glade, the network of footpaths and walking trails in the region, the numerous sporting facilities, along with reserves and bushland. The spaces allow for physical activity, improve the liveability and permeability of the LGA, conserve natural values, encourage healthy lifestyles, and provide spaces for social interaction. For these reasons, they are important to maintain, value and make readily accessible to ensure the Burnie community continues to enjoy the benefits.

In the hinterland beyond the settlements in the Burnie LGA there are expanses of agricultural land and highly vegetated bushland. There is limited native vegetation located on the agricultural land due to it being used for agricultural activities for many years; however, on the non-agricultural land there is a diverse range of vegetation communities and threatened species. This settlement strategy recognises and protects biodiversity values, habitat and native vegetation, and these should be taken into account with any land use planning decisions.



Walking track and paper trail | Courtesy of Burnie Council Website

Recreation, open space and the environment directions

The following table outlines recreation, open space, and environmental land use directions to achieve the strategic directions above. These are consistent with relevant land use planning policies. The actions detail how each direction should be achieved. Locations mentioned are identified in **Figure 13**.

Reference	Direction	Action
Recreation, open space and the environment		
P1	Improve connections and permeability in Greater Burnie	P1.1 Identify areas with poor permeability by consulting with residents and determining how it can be overcome or addressed.
		P1.2 Identify opportunities for new shared pathways in Greater Burnie to improve connections between suburbs, and to the activity centres.
		P1.3 Council to identify and action footpath upgrades throughout the Greater Burnie area to ensure all members of the population can move around their local area.
P2	Ensure the open space provision meets the needs of the community	P2.1 Council to prepare an open space strategy which will: <ul style="list-style-type: none"> Review existing open space resources and future needs. Determine whether open space resources can be better utilised and protected. Ensure current open space provision is accessible and convenient for people to use. Identify opportunities to acquire additional open space, particularly adjacent to existing resources. Reflect the community's needs and aspirations in relation to open space provision and development.
		P2.2 Protect and conserve land zoned Open Space, which provides buffers between agricultural and residential land, and conserves natural values.
P3	Improve the provision of recreational facilities	P3.1 Identify opportunities to better utilise recreational facilities to better serve the local populations, particularly on land owned by Burnie City Council. These include: <ul style="list-style-type: none"> Upper Burnie Recreation Ground and the Wilfred Campbell Memorial Reserve Montello Recreation Ground Acton Recreation Ground View Road Reserve Howe Street Netball Centre and Playground Burnie Bowls Club at Cooe McKenna Park Regional Hockey Complex Wivenhoe Showground
		P3.2 Identify opportunities to collocate recreational facilities to create recreational precincts, which will be beneficial for residents and also to facilitate the sustainable maintenance of facilities.
		P3.3 Implement the actions of the Burnie playground study, including identifying the new location for a large destination park in the Greater Burnie area, and upgrades to other playgrounds.
		P3.4 Identify opportunities for the addition of new dog parks in existing parks owned by Burnie City Council. P3.5 identify possible locations for new recreational facilities and parks in the Greater Burnie area to ensure the future needs of the population are met.

Land use actions map

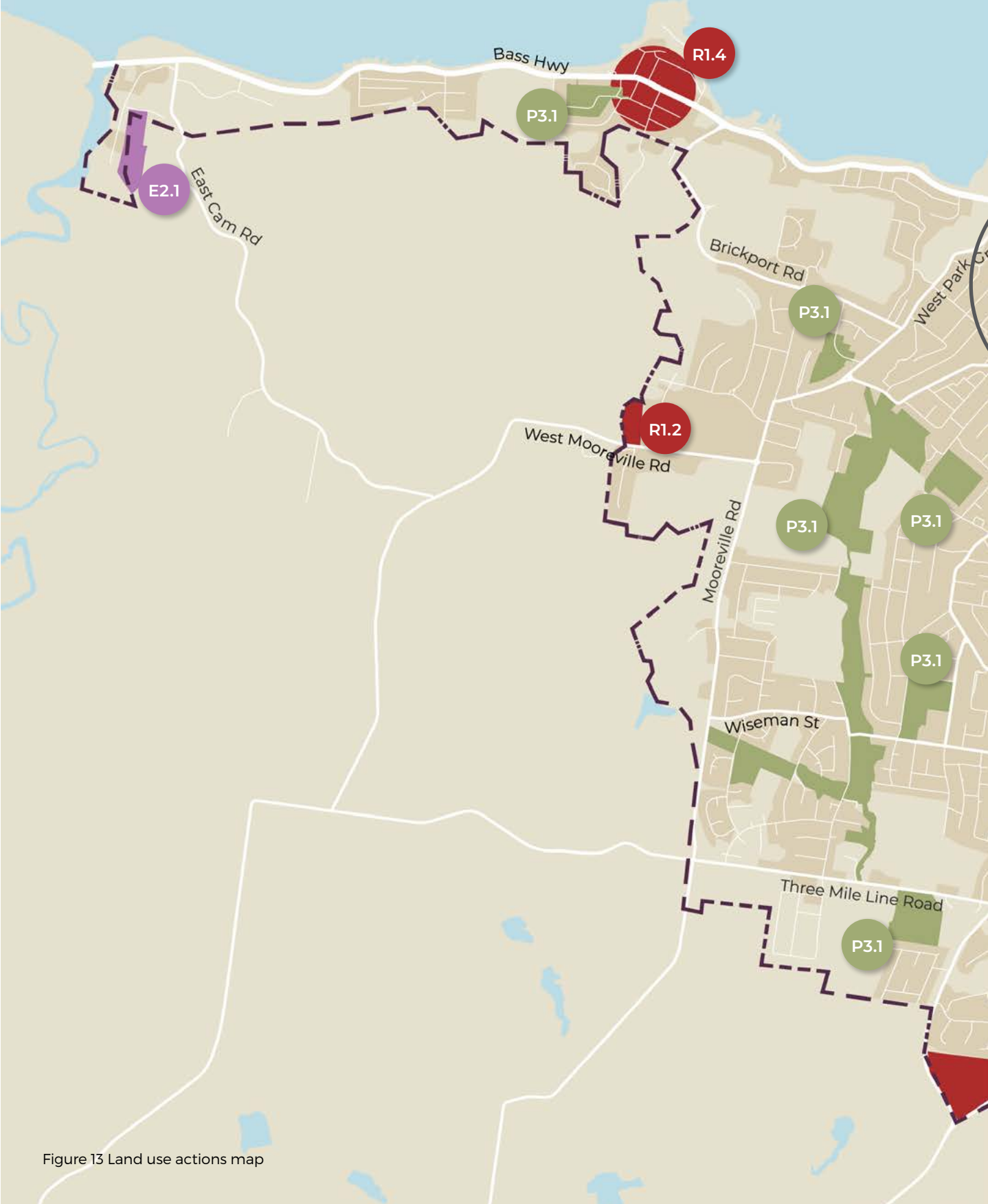
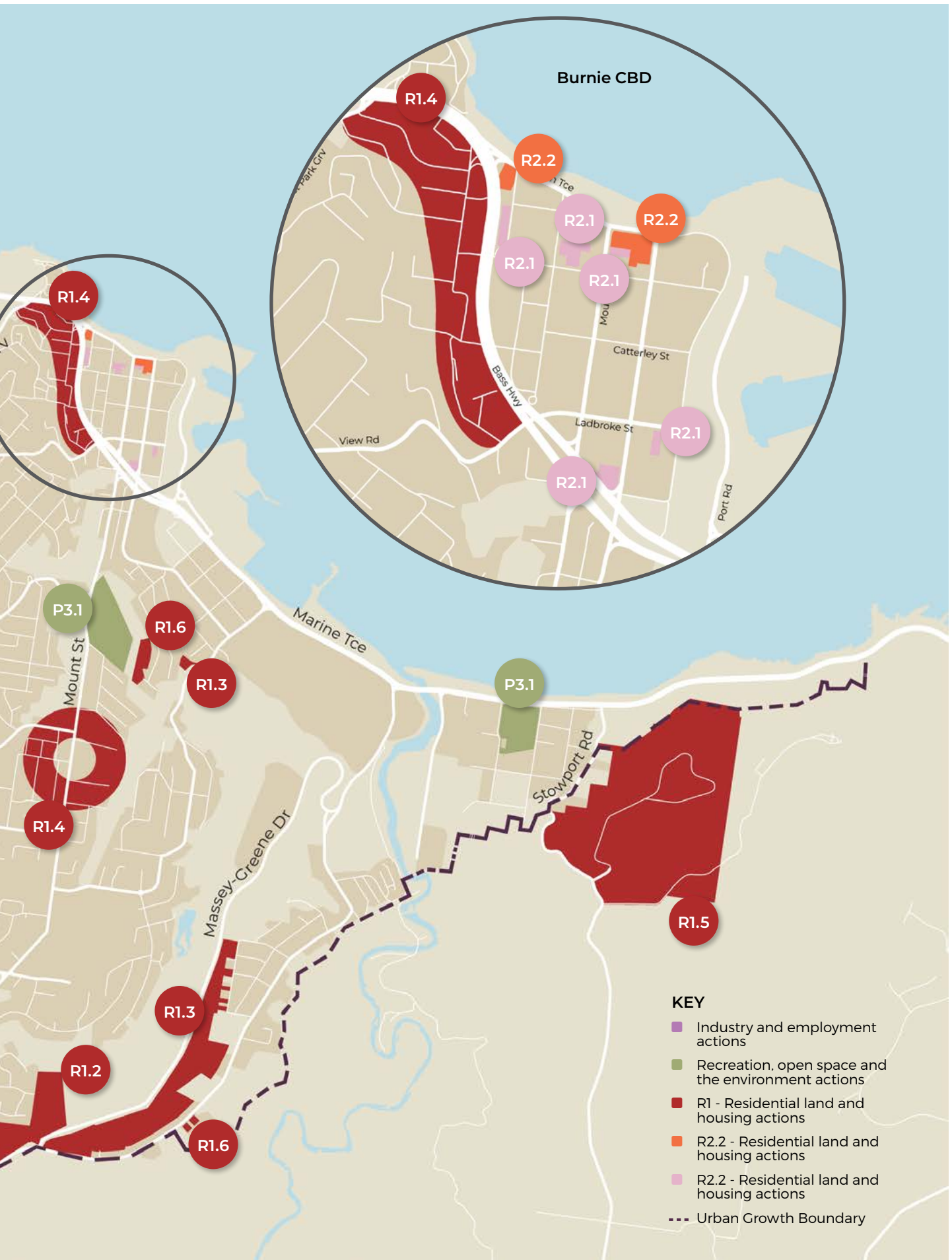


Figure 13 Land use actions map





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