
THE WEST PARK PRECINCT PROJECT

Stage Three - Strategic Planning Guidelines Draft Report

April 2008

Prepared for



By



Endorsed by Council on 22 July 2008, Item 669
Doc Code CD-LES-PLN-011



Moore Consulting

Management Consultant
Business Advisor

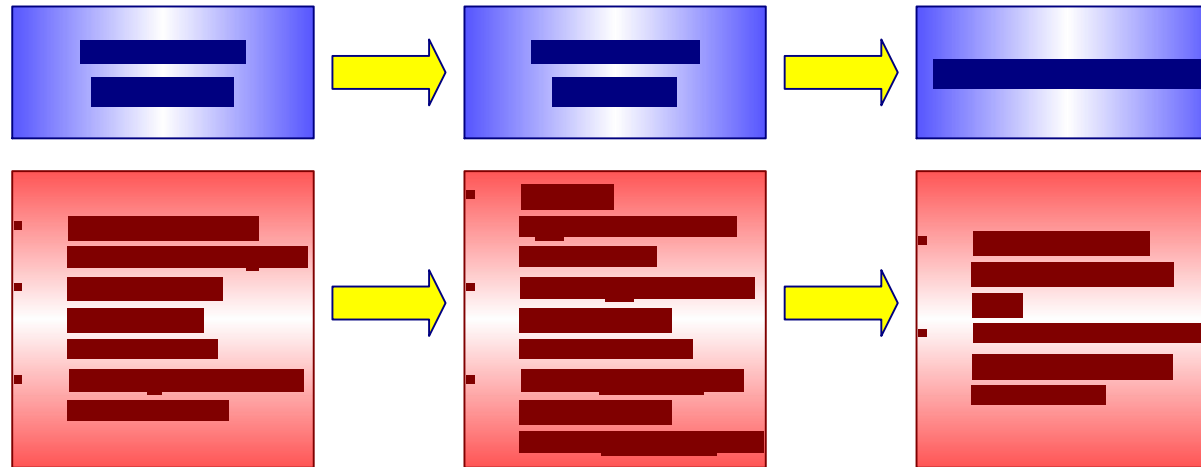
Table of Contents

INTRODUCTION	4
STRATEGIC GUIDING PRINCIPLES	7
MAINTAINS AND ENCOURAGES PUBLIC ACCESS	7
FITS WITH THE STRATEGIC PLAN OF BURNIE CITY COUNCIL	8
HAS A FOCUS ON THE DEVELOPMENT OF THE BURNIE REGION	8
MAINTAINS BURNIE AS A MAJOR PORT, SERVICE CENTRE AND COASTAL LOCATION	9
HAS THE CITY OF BURNIE CITY AS THE FOCUS	9
ARE UNDERPINNED BY RELEVANT STUDIES, INFORMATION AND DATA	9
MAINTAIN AND ARE CONSISTENT WITH BURNIE’S WATERFRONT THEME	10
IMPROVE LINKAGES WITH OTHER RELEVANT SECTIONS OF THE BURNIE MUNICIPALITY	10
PROVIDE FOR PUBLIC AND PRIVATE INVESTMENT WITH A PUBLIC BENEFIT	11
HAVE REALISTIC DEVELOPMENT TIMEFRAMES.....	11
HAVE AN ACCEPTABLE SCALE OF INVESTMENT AND RISK.....	11
DEVELOPS SUSTAINABLE COMPETITIVE ADVANTAGES.....	12
DELIVERS ECONOMIC BENEFITS.....	12
DELIVERS SUSTAINABLE ENVIRONMENTAL BENEFITS	12
DELIVERS IDENTIFIABLE SOCIAL BENEFITS	13
FOCUS ON BURNIE’S EXISTING CAPABILITY AND CAPACITY TO DELIVER	13
BUILD ON BURNIE’S EXISTING LEVEL OF INFRASTRUCTURE, SERVICES AND PRODUCTS.....	13
DELIVERS POSITIVE EFFECTS ON EXISTING BURNIE BUSINESSES	14
URBAN DESIGN GUIDING PRINCIPLES	15

CONNECTIONS AND ARRIVALS.....	16
CREATE A VISITOR DESTINATION.....	16
PROVIDE A STRONG LANDSCAPE STRUCTURE TO THE SITE.....	16
PUBLIC USE.....	17
LANDMARK BUILDINGS.....	17
CAR PARKING AND VEHICLE CIRCULATION.....	17
CAPITALIZE ON ITS PENINSULAR QUALITIES.....	17
EXTEND BURNIE PARK.....	18
CONSOLIDATION.....	18
ALLOW ACCESS TO THE EDGE.....	18
BASS HIGHWAY FRONTAGE.....	19
PLANNING GUIDING PRINCIPLES.....	20
REQUIREMENTS TO ENSURE FIT WITH EXISTING AND ADJOINING LAND USES.....	20
REQUIREMENTS TO ENSURE FIT WITH RELEVANT GEOGRAPHICAL AND GEOMORPHOLOGICAL PARAMETERS.....	21
REQUIREMENTS TO ENSURE FIT WITH EXISTING INFRASTRUCTURE AND SERVICES.....	21
REQUIREMENTS TO FIT WITH THE PRINCIPLES OF ENVIRONMENTALLY SUSTAINABLE DESIGN.....	24
REQUIREMENTS TO ENSURE SUPPORT FOR THE MAINTENANCE OF LOCAL FLORA, FAUNA AND BIODIVERSITY.....	25
DESIRABLE ASPECTS OF BUILDING DESIGN AND STRUCTURAL REQUIREMENTS.....	26
REQUIREMENTS TO ENSURE COMPLIANCE WITH RELEVANT LEGISLATION, CODES AND GUIDELINES.....	35
DESIRABLE ASPECTS OF BUILDING DEVELOPMENT ISSUES.....	35
REVISED IMPLEMENTATION SCHEDULE.....	36
APPENDIX A.....	40
DEVELOPMENT OF BUILDING AREA CONCEPT.....	40

Introduction

1. This report presents the analysis of information gathered from stage one and stage two of the project to prepare a strategic plan for the West Park precinct. Stage three of the project prepares the documented strategic, urban design and planning guidelines as represented in the following diagram.



2. The work undertaken during stage three has included:
 - a. Reviewing and documenting strategic guiding principles;
 - b. Reviewing and documenting urban design guiding principles ;
 - c. Reviewing and documenting planning guiding principles;
 - d. Reviewing the tasks to implement this strategic plan;

The project to prepare a strategic plan to guide the future usage, value and development of the West Park precinct has drawn information, preferences, values and guidance from a wide range of sources including the Burnie City Council, members and groups from the Burnie municipality and Burnie businesses. Guidance was also sought from relevant experts, studies, reports and plans.

This information has led to the development of:

- A set of broad principles to guide the strategic direction of the West Park Precinct;
- Principles to guide the urban design of the land uses and layout at West Park.
- Principles to guide land use planning at West Park; and
- An amendment to the current Burnie Planning Scheme in the form of a Specified Departure

This stage of the project, stage 3, will provide details relating to the:

- Strategic Guiding Principles;
- Urban Design Guiding Principles; and
- Planning Guiding Principles.

The documentation of the Specified Departure will be completed in conjunction with Burnie City Council planning staff and outside this project.

The following organisations and individuals have been involved in the preparation of this stage one report:

- e. Moore Consulting;
- f. Johnson Design Services Pty Ltd;
- g. SCA Marketing Pty Ltd;

- h. Taylor Cullity Lethlean;
- i. Dr Tony McCall;
- j. Merchant Creative
- k. Andrew Edwards; and
- l. Angela Castles.

Strategic Guiding Principles

This project has developed a set of principles to guide the longer term, strategic development of the West Park Precinct. These guiding principles reflect the long term, strategic nature of this plan to develop the West Park Precinct. The principles represent the first layer in the process to assess any developments (including public sector developments) proposed for the Precinct. Too often development proposals are assessed more at a technical and planning compliance levels and less with a view to the longer term implications of the proposal. The need to take a strategic view of any development proposal for the Precinct is considered more vital when consideration is made of the West Park Precinct site with regard to its:

- Iconic landmark status within the Burnie municipality;
- The passion and high regard with which it is held by residents of the municipality;
- The site's coastal location; and
- The commercial attractiveness of the site to potential developers.

Any development at West Park should address the following strategic criteria:

Maintains and Encourages Public Access

1. Preferred developments maintain and encourage access to the site and neighbouring sites. Public access is vital from both commercial sustainability and community benefit viewpoints. Proposals that discourage public access and limit the linkages with neighbouring sites are not preferred.
2. Developments should improve public amenity not restrict or diminish public amenity

Fits with the Strategic Plan of Burnie City Council

1. Facilitate Community Development
2. Facilitate local investment and development
3. Identification and promotion of opportunity
4. Facilitate strategic industry/business sector development locally
5. Development of appropriate linkages
6. Identification and promotion of opportunity

Has a Focus on the Development of the Burnie Region

1. Any proposed development should be aligned with the development of the City of Burnie and the surrounding areas.
2. The development of the region (rather than a focus on any development in particular) is expected to lead to:
 - a. higher rates of population growth;
 - b. increased market sizes; and
 - c. an increased capacity to develop the economic, social and natural environments in a way that leads to improved quality of life for the residents of Burnie and surrounding areas..
3. A focus on any development in particular only could severely limit the opportunities for growth by limiting market sizes, public funding bases and attractiveness for private investment.
4. A focus on any particular development without consideration of the wider region will fail to attract the range and quality of public and private investment that a focus on Burnie and surrounding areas as a whole would.

Maintains Burnie as a Major Port, Service Centre and Coastal Location

1. Development at the Precinct should enhance and compliment the values, attributes and characteristics that centre on Burnie as an important operational port and as a significant centre servicing the surrounding hinterland
2. These factors are valued by residents, visitors, businesses and industry of Burnie and form the attractiveness of the location as a place to live, work and invest.
3. Whilst some existing land uses in Burnie may diminish over time, this Strategic Plan provides the opportunity to develop other commercially viable and community acceptable land uses consistent with the overall activities of Burnie as a major port, service centre and coastal location

Has the City of Burnie City as the Focus

1. Any proposed development should focus on the City of Burnie. This has the propensity to increase economic activity in the city which flows on to surrounding areas
2. Focusing on the City of Burnie provides the opportunity to take advantage of infrastructure already established in the City of Burnie and reduces the chances of unnecessary duplication

Are Underpinned by Relevant Studies, Information and Data that Include

1. Burnie City Council Strategic Plan, 2006;
2. Recreation Plan and Aquatic Centre Feasibility Study, 2003;
3. Burnie Aquatic Centre Feasibility Study Review, 2006;
4. Preliminary Geotechnical Investigation Re the Proposed Aquatic Centre, 2006;

5. Environmental Site Assessment re the Proposed Aquatic Centre, 2006;
6. A Settlement and Investment Strategy for Burnie 2007;
7. Traffic Access Study re the Proposed Re-Development at West Park, 2007;
8. Ecological Assessment and Management: Rezoning of Burnie West Park, 2007; and
9. Burnie Tourism Development Plan, 2004.

Maintain and are Consistent with Burnie's Waterfront Theme

Development at the site should:

1. Provide access to waterfront as a community benefit
2. Focus on the waterfront as a visitor attraction
3. Fit with Capacity and capability of Burnie
4. Form an integral part of the Burnie Waterfront plan

Improve Linkages with Other Relevant Sections of the Burnie Municipality

Preferred developments at the site should:

1. Enhance movement of traffic and pedestrians between sections
2. Not isolate sections of the city (visually, traffic/pedestrian flow, commercially)
3. Not weaken current linkages between sections of the City that are likely to increase the chance that residents, visitors and others may choose to spend their time in some areas more than others.
4. Aim to improve linkages between major Burnie destinations, not detract from them or even create new ones.

Provide for Public and Private Investment with a Public Benefit

1. Any public investment leverages private investment (eg seed funding)
2. Projects should be compared in terms of ROI to the Burnie Community
3. Any public investment has a demonstrable public benefit
4. Public benefit may be in the form of relevant information, clear, well-defined processes, access to key sites
5. Public funds should be expended in a way that compliment rather than compete with, or even operate independent of, private sector funds.

Have Realistic Development Timeframes

1. The shorter the development time the sooner benefits will be experienced by the Burnie Community
2. Longer timeframes are based on less reliable data
3. Longer timeframes are more difficult to establish commercial viability
4. Timeframes need to be established, realistic and agreed

Have an Acceptable Scale of Investment and Risk

1. The larger the investment required the greater the risk of both non completion and the development of commercial sustainability
2. Projects should clearly identify the risks including strategies to mitigate and manage the risks identified
3. Projects should be ranked according to risk

Develops Sustainable Competitive Advantages

1. We need a clear understanding as to what are Burnie's sustainable competitive advantages and how these relate to any particular project
2. Sustaining competitive advantage is achieved through delivering products and services that are:
 - a. Valuable – serve a useful purpose
 - b. Rare – not found anywhere else
 - c. Hard to copy – difficult for others to replicate elsewhere
 - d. Non-Substitutable – cannot be replicated by other products
3. Developments that are unable to clearly demonstrate sustainability reduce the attractiveness of Burnie and 'crowd out' developments that are more likely to be commercially sustainable.

Delivers Economic Benefits with preferred developments options providing:

1. Higher levels of profitability for service providers
2. Employ more people over a longer period of time
3. Potential for further investment, growth and development

Delivers Sustainable Environmental Benefits where development:

1. Does not create irreversible environmental damage
2. Supports the concept of intergenerational equity of environmental assets
3. Results in a non-declining natural wealth
4. Is consistent with ecological resilience

Delivers Identifiable Social Benefits that:

1. Improve employment, incomes, government revenue
2. Provide equity of access and involvement
3. Improve public amenity
4. Maintain local character and identity

Focus on Burnie's Existing Capability and Capacity to Deliver

1. Projects that are based on and develop existing capability (skills and knowledge) and capacity (amount of work that can be undertaken locally) of Burnie are more likely to succeed than those that are entirely new.
2. This is due to the higher level of risk associated with projects where Burnie has little or no existing capability or capacity

Build on Burnie's Existing Level of Infrastructure, Services and Products where:

1. Projects that build on and enhance existing infrastructure, products and services are more likely to succeed than those that are based on entirely new infrastructure, products and services to the region.
2. Products and services that are entirely new to Burnie are more speculative, based on less robust local knowledge and are therefore represent a much higher level of risk

Delivers Positive Effects on Existing Burnie Businesses

1. Projects that demonstrate a net positive benefit to existing businesses are preferable that reduce the capacity of existing businesses to contribute to the Burnie economy. This does mean to say that competition is detrimental – quite the opposite
2. Competition may serve to improve the contribution of existing businesses by making it more difficult for those with low levels of competitive advantage to remain viable.
3. Developments that require customers to choose between discrete locations should be subject to close scrutiny
4. Any development must be able to attract new businesses that are higher yielding and offer growth prospects.
5. Developments that that discourage further business (eg anti competitive, assume all of available market, create excess supply) are not likely to attract further business and should be discouraged.

Urban Design Guiding Principles

1. The following principles that guide the urban design of the West Park Precinct have been developed by Taylor Cullity Lethlean in conjunction with Moore Consulting and the information generated through the research and public consultation processes that have integral to undertaking this project.

2. These urban design principles form the second layer of principles guiding the future development of the West Park Precinct and provide overall guidance regarding the nature and land uses at the West Park Precinct particularly as they relate to:
 - a. Connections with Adjoining Land Uses and Arrival
 - b. Creating a Visitor Destination
 - c. Providing a Strong Landscape Structure to the Site
 - d. Public Use of the West Park Precinct
 - e. The Role and Placement of Landmark Buildings
 - f. Car Parking and Vehicle Circulation
 - g. Capitalising on its Peninsular Qualities
 - h. Extending Burnie Park
 - i. Consolidation of Built Form
 - j. Allowing Access to the Coastal Edge
 - k. Relationship with the Bass Highway Frontage

3. Any development at West Park should address these Urban Design Principles:

Connections and Arrivals

1. Establish strong connections to adjoining land uses through clear and legible pathways and well defined vehicle entry points;
2. Establish a comprehensive pedestrian bike path network to the site; and
3. Accentuate the sense of arrival and destination experience

Create a Visitor Destination

Create a significant visitor focus to the site to reinforce this as a major public destination and ensure it becomes an integral part of The Burnie Waterfront.

Provide a Strong Landscape Structure to the Site

1. Create a park that reinforces the site's name.
2. Establish an overall landscape strategy that reinforces connections to Burnie Park and creates a strong indigenous fringe to the coastal edge.
3. The Landscape strategy should be comprehensive and be used to inform future development of the precinct, rather than conceived as an edge to any future built form.
4. Provide appropriate public facilities to encourage use and foster enjoyment of the site such as furniture, shelter, signage and a variety of landscape experiences and functions.

Public Use

1. This site is an underutilized asset for the citizens of Burnie.
2. Continue to develop this precinct as primarily for public use.
3. Development should be selected on stringent criteria, such as its public use, community benefit, appropriate scale, quality of architectural form and its ability to create a site as a visitor focus.
4. Any private developments will be sympathetic to the public use in the precinct.

Landmark Buildings

In the same way that the former primary school site provided a landmark bookend to the Waterfront of Burnie, new developments should create the same iconic function. The location of landmark buildings will create a destination along the waterfront and connect the site back to the retail core.

Car Parking and Vehicle Circulation

1. Provide a clear and legible circulation strategy for The West Park Precinct that establishes two main points of entry, which highlights a sense of arrival.
2. Create a singular access road to the site which connects to future uses and locates car parking to clearly defined locations.

Capitalize on its Peninsular Qualities

1. Ensure the sites particular qualities of peninsular and coastal edge are reinforced.
2. This will require the creation of a sense of distinctiveness from the adjacent residential land uses.

3. Continuing a public and community role.
4. Ensuring that any development is setback and primarily linear in arrangement to reinforce the linear coastal edge.
5. Development generally low scale to accentuate landform and flat peninsula versus elevated ridgeline behind.
6. Ensuring a generous public open space provision is developed for the entire coastal edge that is uninterrupted and accessible.
This should significantly extend beyond the current fence line.

Extend Burnie Park

1. Extend Burnie Park to The West Park Precinct and continue a park edge along the coastal edge.
2. This concept should extend and enhance the indigenous flora and incorporate park facilities such as pathways, furniture and signage.
3. Use this landscape feature to enframe future car parking and development.

Consolidation

1. Consolidate future built form to the eastern edge of the peninsular to connect thematically to the waterfront and retail core, and provide an experiential contrast to the more open character to the west.
2. Ensure development is linear in nature to reinforce the site's quality and generally of low scale.

Allow Access to the Edge

1. Whilst ensuring landscape and habitat values are protected and enhanced, provide for some significant access to the coastal edge in defined locations.

2. This will provide a sense of real wild landscape experience otherwise lacking along Burnie's waterfront and thereby create a point of contrast and attraction.
3. This access should be appropriately sited, be well designed and provide important interpretive material.

Bass Highway Frontage

1. Future planning should ensure that there is a visual and physical access to the site along Bass Highway.
2. New improved edge conditions including generous landscaped frontages should be part of any new development.
3. Considerations should be given to how new edge conditions contribute to a sense of arrival and gateway experience.
4. New development or land use should address this site as the principal frontage to the Precinct.
5. Future master planning should consider the former site as an important public use site with strong iconic qualities.
6. Development at the West Park Precinct should create a significant visitor focus at the Precinct to reinforce the site as a major public destination and to ensure the Precinct becomes a major part of the Burnie Waterfront.

Planning Guiding Principles

The following principles have been developed by Johnson Design Services in conjunction with Moore Consulting and the information generated through this project's research and public consultation processes.

Requirements to Ensure Fit with Existing and Adjoining Land Uses

1. West Park occupies a prominent location on a peninsula near the centre of Burnie, and in the hearts and minds of the Burnie community. It is necessary to ensure that development of the West Park precinct maintains the values and expectations that the community have of and for the precinct while maximizing opportunities for innovative and sustainable development.
2. To ensure West Park succeeds as a precinct vital to the lives and prosperity of the Burnie region, and is thought of as an integrated part of Burnie, rather than an exotic addition, development needs to acknowledge and respond to the various physical and intangible contexts with which the precinct is located. These contexts include:
 - a. Physical, environmental, social and economic landscapes;
 - b. Local park, suburb and city centre;
 - c. Burnie metropolitan area;
 - d. North West Coast and Tasmania; and
 - e. Nationally and internationally.

Requirements to Ensure Fit with Relevant Geographical and Geomorphological Parameters

According to an existing geotechnical report¹, the founding conditions for the majority of the West Park Precinct consist of fill of various types, including but not limited to clays, building rubble, concrete boulders, bricks, cobbles, and an old sea wall.

The report made recommendations that were relevant to one specific proposal. As such there is a risk that it may not be relevant to other potential future development proposals. It is recommended that appropriate site testing and analysis be undertaken to ensure the structure of any proposed development can be adequately designed to the satisfaction of the approving authority.

Requirements to Ensure Fit with Existing Infrastructure and Services

Pedestrian

A network of footpaths and walking tracks should be provided within the precinct. These should be designed for seamless integration with Burnie's existing network, especially Burnie park to the south, and the existing and proposed coastal paths, be unobtrusive and to allow for the effective design of other uses within the park (eg: parks). Internally, pedestrian access has number one priority in infrastructure terms. Apart from servicing, and goods delivery, public pedestrian access should be provided to all areas of the precinct, whether by footpath, track, paved areas, grass or other means. Opportunities for rest, seating and the like should be provided at appropriate locations throughout the network.

Human Powered Vehicles (HPV)

HPV's include bicycles, skateboards, scooters, roller blades and the like. Provision for a main cycleway, suitable for the use of all HPV's, linking the eastern side of the precinct with the west, at existing and proposed path points, is recommended. The route of the

¹ Coffey Geotechnics. "*Preliminary Geotechnical Investigation, Proposed Aquatic Centre*" 2 August 2006

cycleway is to provide convenient access to all major land uses within the precinct. Appropriate facilities for the secure storage of HPV's is to be provided for all developments (bike racks, lockers, etc). The existing skate park is to be retained, as well as public access to it, within any future development of that area.

Private Motor Vehicle

The private motor vehicle is the main form of transport in Burnie, as such needs to be accommodated within the precinct. To ensure public amenity is maintained, motor vehicle infrastructure is to be limited to the minimum required. Given both its adjacency to a major highway, and the public, park-like nature of the precinct, traffic access points will be required to be minimized. Appropriate traffic studies will need to demonstrate the effectiveness of any proposed solution. The impact of car parking should be minimized, with the development of underground parking facilities encouraged. Car parking should be located as close as practicable to the highway access. This is both to minimize the impact of road and parking infrastructure on the precinct as well as to encourage more healthy forms of transport such as walking. Where parking and access roads are located above ground, they are to be screened from public view with adequate and appropriate landscaping.

To encourage the use of more sustainable forms of transport, and to ensure the most efficient and inconspicuous provision of private motor vehicle infrastructure within the precinct, the development of such motor vehicle related infrastructure should be subject to discretionary approval.

Buses

1. Provision is to be made for buses and other forms of public transport. To encourage use of public transport, and reduce dependency on motor vehicles, public transport infrastructure is to be designed to take priority over the private motor vehicle, in terms of location, quality and legibility.

2. Provision also needs to be made for tourist coaches, to maximize opportunities for visitors to Burnie to experience the West Park Precinct. If coaches require long term parking within the precinct, then it should be unobtrusive and located to minimize its impact and maximize opportunities for other land uses within the precinct – preferably underground. Long term coach parking should also be subject to discretionary approval.

Railway

1. An existing railway corridor winds its way generally through the middle of the precinct. While it provides a physical demarcation line between high intensity and low intensity zones within the precinct, it also forms an extremely undesirable barrier between the zones. The railway corridor severely limits public access between the two zones. However, the railway corridor effectively isolates the two zones from each other without the provision of unsightly fencing and pedestrian and HPV infrastructure or significantly engineered land bridges these would obstruct valuable views from within and around the precinct.
2. Such a situation conflicts with the values, objectives and expectations stated or implied elsewhere within this plan. It is highly recommended that the railway line be either demolished or relocated to maximize public access and amenity within the precinct.
3. Given the likely constraining requirement of the railway corridor to continue to be maintained and/or used, a contingency design for the rail use encompassing safe pedestrian crossing points within a transparent design should be provided for.

Telecommunications

To maintain Burnie’s competitive advantage in the “marketplace”, provision is required for the latest communications technology infrastructure. Broadband internet, mobile telephone, satellite, digital television and other technologies, including those yet to be

developed, need to be allowed for. However, given the highly conspicuous nature and location of West Park and any constituent development, such infrastructure (phone towers, dishes, and the like) is required to be concealed from public view.

Requirements to Fit with the Principles of Environmentally Sustainable Design

1. Given the:
 - a. High profile nature of site,
 - b. Its ecological sensitivity,
 - c. Its importance to the Burnie community and business,
 - d. Current and predicted climate change complete with a responsive legislative environment,
 - e. Increasing range of successful precedents,
 - f. Constantly changing availability of applicable technology,

2. It is important that development at West Park achieve certain environmental performance benchmarks. These benchmarks should aim to establish Burnie as a leader in sustainable architecture and construction and provide a model for other development in Burnie, across Tasmania and nationally.

3. Development should aim to achieve the highest possible order of environmental sustainability. In order to encourage this, it is suggested that proposed developments be assessed against an appropriate and acceptable quality rating system.

4. Development also needs to take into account the consequences of future climate change possibilities. Issues to be considered include rising sea levels, increasing frequency and intensity of weather events, warming temperatures. To mitigate the risk of

rising sea levels, built form development should only be permitted on ground higher than or equal to 4.20m above Australian Height Datum.

5. Existing rocky peninsula landforms provide an important part of Burnie's physical identity and must be preserved. Development that preserves and enhances the experience of West Park's geology and wildlife should be encouraged.

Water Conservation

Opportunities exist for innovative use of water technologies including grey water recycling and rainwater harvesting. Use of such technologies that reduce load on existing infrastructure as well as minimize the ecological footprint of the development should be encouraged.

Requirements to Ensure Support for the Maintenance of Local Flora, Fauna and Biodiversity

1. Development must take into account existing and proposed flora and fauna biodiversity conditions, and be proceed in accordance with the Ecological Management Plan prepared by Applied Ecology Solutions Pty Ltd. Existing animal habitats especially, but not limited to, penguin colonies, are to be preserved or improved in accordance with the referred plan and associated report².
2. To reinforce West Park's integration into its physical context, as well as the encourage the reestablishment of indigenous fauna, indigenous flora should be reinstated. Plantings should include trees, shrubs and ground covers appropriately designed in

² Applied Ecology Solutions Pty Ltd, "Ecological Assessment and Management: Rezoning of Burnie Westpark" 3 August, 2007.

accordance with the values and objectives of this plan and landscape design best practice. This applies both to proposed parklands and plantings associated within and without proposed buildings.

3. desirable aspects of building design and structural requirements

Desirable Aspects of Building Design and Structural Requirements

Zones

1. To maximize the opportunities for the development of innovative design solutions for the precinct, only a minimum of zones have been proposed simply to maintain control of the extent of built form development in the context of the park setting. Within each zone, it is anticipated that a variety of uses will be developed to create a sustainable, vibrant community atmosphere.
2. To ensure a clear demarcation between levels of intensity of uses, as well as ensuring a vibrant and sustainable consolidation of built forms, the west park precinct has been divided into two (2) zones:
 - a. Medium intensity
 - b. Low intensity
3. The boundary between these two zones generally follows the centerline of the existing railway corridor. With Zone 1 located south of the railway and Zone 2 north of the railway. NOTE: Refer Floor Areas section below for maximum allowable built floor areas.

Zone 1: Medium Intensity

Values/Objectives

- To be characterized by built forms & themes
- To provide an adequate density of buildings to create a vibrant urban precinct that responds to its waterfront context adjacent to the Burnie CBD and inner suburbs.
- To provide a variety of community sporting, leisure and recreational experiences which reinforce this vibrancy.
- Public access to be maintained where relevant and practical
- Development to contrast with the more open character of Zone 2

Zone 2: Low Intensity

Values/Objectives

- To be characterized by park themes, forms and landscapes
- To be interpreted as a continuation of existing low intensity Burnie Park across the highway.
- To provide a variety of unstructured passive leisure and recreational experiences.
- Development to contrast with the more urban character of Zone 1
- Zone to contain not more than 10% of the maximum total permissible gross floor area.

Built Forms

Values/Objectives

To encourage innovative, exceptional and sustainable design solutions, as appropriate for such a high profile site, minimal restrictions should be placed on the design of built forms, apart from the following:

1. Built forms are to be designed to achieve compliance with the values and objectives of this plan and to the maximum permitted floor areas outlined in this plan.
2. To provide an adequate and appropriate mixture of built forms and public open space.
3. Built forms must be designed and located to maintain solar access to public open spaces.
4. Given the high profile nature and location of the precinct, all buildings must be of the highest architectural merit, designed only by accredited architects and building designers, and subject to peer review.
5. Development of one or several landmark buildings must be encouraged, to cement West Parks place in the psyche of Burnie community and beyond.
6. Buildings of different functions, or parts thereof, are to be designed such that they reflect their use and be developed so as to be clearly articulated, delineated and legible in order to avoid the creation of featureless monolithic structures.
7. To facilitate the design of a variety of building forms and heights, no prescriptive restrictions on height, bulk, scale, or the like should be placed over the precinct. Building height, bulk and scale will, however, be controlled by addressing criteria and constraints from the West Park Master Plan.
8. In light of the above, and to give the community “ownership” of the West Park precinct as desired, proposed developments should be subject to public commentary.
9. Buildings at West Park should be of a height that:
 - a. Addresses strategic, urban design and planning criteria as set out in the West Park Strategic Plan
 - b. Reflects the constraints imposed by the West Park Master Plan such as:

- i. Boundary set backs
- ii. Topography
- iii. Shadowing
- iv. Wind
- v. Effect on existing and adjoining land uses

For example:

- Buildings on the western side of the West Park precinct are likely to be lower than those on the eastern side;
- Buildings located towards the centre of precinct may be higher than those closer to the coastline;
- Buildings on the southern side cannot obscure the view or shadow land uses in areas such as West Park Grove;
- From a visual point of view, buildings on the West Park precinct at a lower height above sea level may be higher than those at a higher level.

Primary Land Uses

Development should complement rather than compete with (within reason) existing facilities within Burnie. Opportunities may exist for developments within West Park to replace existing developments elsewhere where they have been deemed inadequate or in need of replacement.

Note: Permitted uses – approval may be sought for uses other than those listed for each zone. Applicants must demonstrate how such proposed use meets or exceeds the values and objectives of that zone to the satisfaction of the approving authority and the intent of this plan.

Public Open Space

Values/Objectives:

1. Provide opportunities for passive informal play and unstructured recreation,
2. Provide an effective environmental buffer zone between built forms and sensitive ecologies and environments,
3. Reinstate sustainable indigenous ecologies,
4. Provide opportunities for water recycling, treatment, harvesting and other innovative sustainable environmental practices, associated with other development at West Park.
5. Provide “seamless” connection to existing adjacent parks and recreation areas.
6. Landscaping to be used to delineate a variety of distinct human scaled park areas, each with its own unique outlook, and provide appropriate wind and weather protection, and conceal associated car park areas.
7. Informal, quiet, natural design and “un-built” aspects provide a counterpoint to the hard landscaping and built forms elsewhere within the precinct, as well as reference the adjacent Burnie Park across the Bass Highway.
8. Maximize solar access to any adjacent buildings and allow views from such buildings to Bass Strait, City Centre, Round Hill, Table Cape, etc. as appropriate.
9. Designed to be used as overflow car parking when needed for significant events within the West Park Precinct. Consideration would need to be given to subsurface drainage of the parks to accommodate vehicular traffic in this regard.
10. Permitted uses:
 - a. Parkland
 - b. Footpath / Boardwalk
 - c. Cycleway
 - d. Toilet Block / Change rooms
 - e. Barbecue area / shelter

- f. Picnic Tables
- g. Play / exercise equipment
- h. Sculpture garden
- i. Wildlife viewing platform
- j. Associated car parking
- k. Mobile ice cream / snack food vendor

Sport, Leisure and Recreation

Values/Objectives

1. Facilitate the broadening of the focus of sporting, leisure and recreation activities from the current structured and organised activities to the less structured, informal and non-organised sporting, leisure and recreation activities.
2. Provide opportunities for structured sporting, leisure and recreational activities
3. Provide appropriate development to encourage users to maintain or enhance a healthy lifestyle
4. Retain the existing sports oval and velodrome. Opportunities exist to develop improved grandstand and seating areas, club facilities, amenities, etc.
5. To sustain its role as the primary sporting / recreational facility in the western North West Coast region, the eastern buildings of the sports oval should be redeveloped to incorporate modern football, cricket and other appropriate clubrooms and corporate suites that replace existing outdated facilities.
6. A new single access point to sports oval should be developed to replace the current inefficient multiple entry point system and encourage use of any proposed transport, car park and access systems.

7. Significant opportunities exist to develop elements of the sports oval to improve facilities and amenities for sports oval users and participants. For example provision of sun shading to currently un-shaded spectator seating.
8. Other sporting facilities should be developed to complement Burnie's existing facilities, fill any "gaps", and replace facilities that may be deemed inadequate elsewhere.
9. Facilities should be developed to allow both public accessibility and the hosting of organized sporting events.
10. Permitted uses:
 - a. Aquatic centre
 - b. Sports oval
 - c. Velodrome
 - d. Spectator viewing area
 - e. Grandstand
 - f. Sports Hall
 - g. Gymnasium
 - h. Squash courts
 - i. Associated amenities
11. Existing sports oval, velodrome and heritage grand stand are included in maximum total permissible gross floor areas.

Community & Cultural Activities

Values/Objectives

1. Provide opportunities for the display, celebration, storage, restoration and management of Burnie's contemporary culture and cultural heritage
2. Provide opportunities for civic & community activities to take place in West Park Precinct
3. Provide opportunities for visitors to Burnie to learn about and be exposed to its history, heritage, creativity and culture.
4. To provide opportunities for the community to contribute to its own development and quality of life.
5. To express the best that Burnie and Tasmania can be and has to offer.
6. Aside from servicing and the movement of goods / supplies, developments should be fully accessible to the public and serve the community's interest.
7. Development should be designed so that it is flexible enough to accommodate changes in community needs & expectations and the ongoing development of Burnie's culture and history.
8. Permitted uses:
 - a. Facility to interpret Burnie's cultural heritage
 - b. Art gallery
 - c. Tourist information centre
 - d. Performance space – theatre / amphitheatre / etc.
 - e. Community hall
 - f. Sculpture garden
 - g. Associated amenities

Commercial

Values/Objectives

1. Provide opportunities for income generating development
2. Provide nodes of ongoing employment, as well as providing maximum exposure to West Park and the City Centre for visitors to the city.
3. Developments should be designed to reference their contexts near City Centre to the east and within the greater Burnie and North West Coast context.
4. As such, developments should be located in closer proximity to the commercial heart of Burnie, the City Centre, and provide the opportunity to create a “storefront” for commercial development within the West Park Precinct.
5. Development of alfresco dining and other social opportunities that contribute to a vibrant precinct should be encouraged.
6. Permitted uses:
 - a. Hotel
 - b. Residential
 - c. Restaurant
 - d. Café / Takeaway
 - e. Associated retail
 - f. Associated amenities
 - g. Car park

Requirements to Ensure Compliance with Relevant Legislation, Codes and Guidelines

1. In addition to this plan, other legislation, codes & standards to which development in the precinct must comply with include but are not limited to:
 - a. Building Code of Australia
 - b. Australian Standards
 - c. Tasmanian Building Regulations
 - d. Burnie Planning Scheme
 - e. Green Building Council of Australia (recommended) or equivalent

Desirable Aspects of Building Development Issues

Development of the precinct should occur within time frames that meet or exceed council and community expectations and comply with any contractual agreements. If development is staged over time then it must be designed such that completed intermediate stages are perceived as complete development at all times. This could be achieved by such means as temporary landscaping and land form, and/or through particular attention to building design and planning.

Revised Implementation Schedule

The following table outlines the major tasks associated with the implementation of this strategic plan for the development of the West Park Precinct.

Task	Description	Start	Finish	Comments
1	Draft strategy reviewed by Burnie City Council	April 2008	April 2008	
2	Draft strategy modified to produce final draft	May 2008	May 2008	
3	Final draft strategy available for public comment	June 2008	June 2008	
4	Final strategy accepted by Burnie City Council	July 2008	July 2008	
5	Submission of vehicular access plan to DIER for approval after the final strategy is accepted by the Burnie City Council.	May 2008	July 2008	
6	Review and adoption of the Specified Departure from the Burnie Planning Scheme with regard to the West Park Precinct Development Strategy by the Burnie City Council.	May 2008	August 2008	

Task	Description	Start	Finish	Comments
7	Approval of the Specified Departure from the Burnie Planning Scheme from the RPDC.	August 2008	Dec 2008	
8	Preparation of Draft Memorandum of Information inviting Expressions of Interest from potential developers.	July 2008	Aug 2008	
9	Review and adoption of the Draft MOI by the Burnie City Council.	October 2008	October 2008	
10	Establishment of the West Park Precinct development Advisory Panel.	July 2008	October 2008	
11	Commence invitation to developers to submit Expressions of Interest in submitting proposals for the West Park Precinct.	Feb 2009	March 2009	
12	Assessment of Expressions of Interest	April 2009	April 2009	
13	Review short list with Burnie City Council	April 2009	April 2009	
14	Invite detailed submissions from short listed developers.	May 2009	August 2009	
15	Complete project and contractual documentation	August 2009	September 2009	
16	Commence developments	January 2010	Ongoing	

West Park Precinct Advisory Panel
Revised Draft Overview of Operations and Structure
February 2008

1. The primary role of the West Park Precinct Advisory Panel is to make recommendations to the Burnie City Council regarding potential development at the West Park Precinct.
2. The major tasks will include:
 - a. Making recommendations to the Burnie City Council regarding the fit of development proposals with the West Park Precinct Strategic Plan using Guiding Principles established for the West Park Precinct.
 - b. Making recommendations to the Burnie City Council regarding existing and potential land uses at the West Park Precinct sponsored by the Burnie City Council.
 - c. Provide relevant information to potential developers regarding proposals relating to the West Park Precinct.
3. The Panel's operations will be governed by procedures established by the Burnie City Council and will report to the Council on a regular basis regarding developments and activities at the West Park Precinct.
4. The recommended number of Panel members is seven. This is to provide the level of expertise required to assess development proposals with regard to the West Park Precinct. The Panel is to consist of a mix of members comprising individuals representing the Burnie City Council and individuals independent of the Burnie City Council. The Panel may operate as an entire Panel or as individuals as determined by the requirements of the project.
5. The West Park Precinct Advisory Panel process does not replace any other assessment process required of the Burnie City Council under the Local Government Act.
6. The mix of skills, knowledge and qualifications required by Panel members will include those relating to:
 - a. Property development;
 - b. Engineering;
 - c. Town planning;
 - d. Financial analysis;

- e. Community development;
 - f. Architecture and design;
 - g. Heritage and conservation; and
 - h. Environmental issues.
7. Other issues to be managed as part of the establishment and operations of the Panel include:
- a. The ability of the Panel to relate to the broad issues including economic development, the environment and community development;
 - b. A balance of gender and age;
 - c. Ability of Panel members to provide advice that can assist the implementation of the West Park Precinct Strategic Plan;
 - d. The value of Panel members that are currently working in their field of expertise; and
 - e. The management of actual and perceived conflict of interest.
8. Whilst the Burnie City Council will be responsible for setting the rules of the Panel and funding its operations, the Burnie City Council should outsource the establishment of the panel itself including replacement of panel members when necessary.

Appendix A

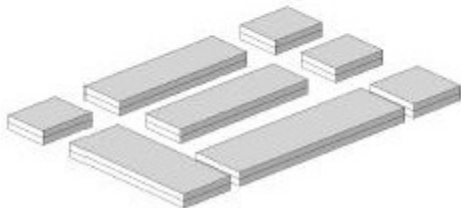
Development of Building Area Concept

The following diagram demonstrates the development of the building area formula and how it facilitates the development of a variety of iconic buildings, forms, heights and setbacks whilst ensuring the development of equally appropriate areas of substantial open space:

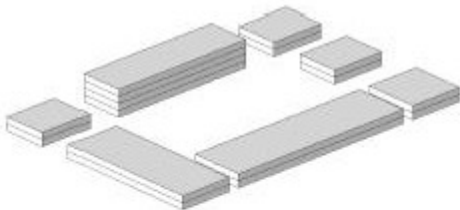
Land Use



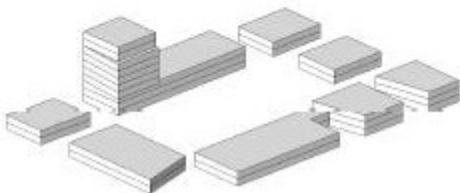
Step 1: $M = n \times a$
 Single storey
 100% site cover
 0% open space



Step 2: *Insert roads & paths*
 2 storey
 50% site cover
 50% open space



Step 3: *Create public space*
 2 – 4 storeys
 40% site cover
 60% open space



Step 4: *Create iconic buildings & spaces*
 multiple storeys
 30% site cover
 70% open space