UNCONFIRMED MINUTES

Ordinary Meeting

TUESDAY, 25 AUGUST 2026

7.00PM

Burnie City Council, 80 Wilson Street, Burnie

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MINUTES OF THE OPEN SESSION ORDINARY MEETING OF THE BURNIE CITY COUNCIL HELD AT THE CITY OFFICES ON TUESDAY, 25 AUGUST 2026

HOUR:
6.00pm – 6.01pm
7.05pm – 8.39pm
8.46pm – 9.29pm

TIME OCCUPIED: 2 hours 18 minutes

PRESENT: Mayor T Brumby (Chairperson), Deputy Mayor G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease

Officers in Attendance:
General Manager (S Crawford), Deputy General Manager (D Aherne), Acting Executive Manager Corporate Governance (N French), Executive Manager Community Services (C Bryant), Executive Manager Financial Services (D Lohrey), Executive Manager Development Services (T McCarthy) and Communications and Engagement Advisor (K Kong)

APOLOGIES: There were no apologies tendered.

'CLOSED SESSION': COUNCIL

The General Manager advised that in his opinion, the agenda items listed below are prescribed items in accordance with Clause 17 of the *Local Government (Meeting Procedures) Regulations 2025* (confidential matters), and therefore Council may by absolute majority determine to close the meeting to the general public.

		Meeting Regulations Reference
AC088-26	COUNCILLORS DECLARATIONS OF INTEREST	17(2)(h)
AC089-26	CONFIRMATION OF MINUTES OF THE 'CLOSED SESSION' MEETING OF COUNCIL HELD ON 28 JULY 2026	17(2)(h)
AC090-26	LEAVE OF ABSENCE	17(2)(i)
AC091-26	BURNIE AIRPORT CORPORATION - QUARTERLY REPORT MARCH 2026	17(2)(h)
AC092-26	TENDER - REGIONAL KERBSIDE WASTE COLLECTION	17(2)(e)
AC093-26	STRATEGIC LAND DISCUSSIONS	17(2)(g)
AC094-26	STRATEGIC LAND ACQUISITION	17(2)(g)
AC095-26	UNCOLLECTABLE PARKING INFRINGEMENTS MONETARY PENALTIES ENFORCEMENT SERVICES (MPES) 1 JULY 2025 - 30 JUNE 2026	17(2)(h)
AC096-26	BURNIE COMMUNITY MARKETS	17(2)(a)
AC097-26	MANAGEMENT REPORT - JULY 2026	17(2)(a)
AC098-26	NON AGENDA ITEMS	17(2)(h)
AC099-26	MATTERS CONSIDERED IN CLOSED SESSION	17(2)(h)
AC100-26	AUTHORISATION TO DISCLOSE CONFIDENTIAL INFORMATION	17(2)(h)
AC101-26	COMPLETION OF CLOSED SESSION / MEETING ADJOURNMENT	17(2)(h)

RECOMMENDATION

"THAT the meeting be closed to the public to enable Council to consider agenda items AC088-26 to AC101-26 which are confidential matters as prescribed in Clause 17 of the Local Government (Meeting Procedures) Regulations 2025."

COUNCIL RESOLUTION

MOVED: ***Cr G Simpson***

SECONDED: ***Cr A Keygan***

"THAT the meeting be closed to the public to enable Council to consider agenda items AC088-26 to AC101-26 which are confidential matters as prescribed in Clause 17 of the Local Government (Meeting Procedures) Regulations 2025."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Reg	Confidential Reason
17(2)(a)	Personnel matters, including complaints against an employee of the council
17(2)(b)	Industrial relations matters
17(2)(c)	Information that, if disclosed, is likely to confer a commercial advantage or impose a commercial disadvantage on a person with whom the council is conducting, or proposes to conduct, business
17(2)(d)	Commercial information of a confidential nature that, if disclosed, is likely to (i) prejudice the commercial position of the person who supplied it; or (ii) confer a commercial advantage on a competitor of the council; or (iii) reveal a trade secret
17(2)(e)	Contracts, and tenders, for the supply of goods and services and their terms, conditions, approval and renewal
17(2)(f)	The security of (i) the council, councillors and council staff; or (ii) the property of the council
17(2)(g)	Proposals for the council to acquire land or an interest in land or for the disposal of land
17(2)(h)	Information that is (i) of a personal and confidential nature; or (ii) provided to the council on the condition that it be kept confidential
17(2)(i)	Requests by councillors for leave of absence
17(2)(j)	Notifications by councillors of leave of absence for parental leave
17(2)(k)	Matters relating to actual or possible litigation taken, or to be taken, by or involving the council or an employee of the council
17(2)(l)	The personal hardship of any person who is resident in, or is a ratepayer in, the relevant municipal area

In accordance with Regulation 40(1)(b) of the *Local Government (Meeting Procedures) Regulations 2025*, it is reported that the following matters were considered in Closed Session:

Agenda Item	**Title**	**Brief Description**
AC088-26	Councillor Declarations of Interest	A report to consider any declarations of interest by Councillors in any matter in the Agenda
AC089-26	Confirmation of Minutes of the Closed Session Meeting of Council held on 28 July 2026	A motion to confirm the Minutes of the previous meeting
AC090-26	Leave of Absence	A report to consider any requests for leave of absence; or notification of parental leave by a Councillor
AC091-26	Burnie Airport Corporation - Quarterly Report March 2026	A report to receive the quarterly report from Burnie Airport Corporation, of which Council is a shareholder
AC092-26	Tender – Regional Kerbside Waste Collection	A report to consider a Tender for Regional Kerbside Waste Collection
AC093-26	Strategic Land Discussion	A report to consider strategic land discussions
AC094-26	Strategic Land Acquisition	A report to consider strategic land acquisition
AC095-26	Uncollectable Parking Infringements - Monetary Penalties Enforcement Services (MPES) – 1 July 2025 – 30 June 2026	A report to consider historical parking infringements
AC096-26	Burnie Community Markets	A report to consider Burnie Community Markets
AC097-26	Management Report – July 2026	A report that considers various operational updates of a confidential nature
AC098-26	Non Agenda Items	A report to consider dealing with any matter that is not on the Council Agenda
AC099-26	Matters Considered in Closed Session	A report containing a brief description of all reports considered by Council in the Closed Session
AC100-26	Authorisation to Disclose Confidential Information	A report that authorises the Mayor and General Manager to disclose information if required during the course of implementing the decisions of Council
AC101-26	Completion of Closed Session/Meeting Adjournment	This report confirms the completion of the Closed Session

RESUMPTION

At 7.00pm the Meeting of Council resumed in Open Session.

ACKNOWLEDGEMENT OF COUNTRY

Deputy Mayor G Simpson commenced the Open Session with the 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 and where our Council meets.

VIDEO RECORDING AND LIVE STREAMING

It was noted that the open session of the Council Meeting is video recorded and live streamed.

The video recording will be made available to the public in accordance with Regulation 43 of the *Local Government (Meeting Procedures) Regulations 2025*. The live stream is accessible from https://webcast.burnie.tas.gov.au/

Participation in person at a Council Meeting is considered that attendees have given their consent to Council to broadcast images and speech to be video recorded and live streamed.

OPENING STATEMENT

In accordance with Regulation 8 of the *Local Government (Meeting Procedures) Regulations 2025*, all persons attending the meeting are to be respectful of, and considerate towards, other persons attending the meeting.

Language and conduct at the meeting that could be perceived as offensive, defamatory or threatening to a person attending the meeting, or listening to the recording, is not acceptable.

PRAYER

The meeting was opened with prayer by Steve Arnol, Burnie City Chaplain.

AO136-26 COUNCILLORS DECLARATIONS OF INTEREST

The Chairperson requested Councillors to declare any interest that they or a close associate may have in respect of any matter appearing on the agenda.

Cr J Grave declared an interest in Item AC093-26 Strategic Land Discussions due to his professional duties.

Cr K Dorsey declared an interest in Item AC093-26 Strategic Land Discussions and Item AC094-26 Strategic Land Acquisition due to owning property in the CBD.

AO137-26 CONFIRMATION OF MINUTES OF THE 'OPEN SESSION' MEETING OF COUNCIL HELD ON 28 JULY 2026

RECOMMENDATION:

"THAT the minutes of the 'Open Session' of the Burnie City Council, held at the City Office on 28 July 2026, be confirmed as true and correct."

COUNCIL RESOLUTION

MOVED: ***Cr A Keygan***

SECONDED: ***Cr D Pease***

"THAT the minutes of the 'Open Session' of the Burnie City Council, held at the City Office on 28 July 2026, be confirmed as true and correct."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

PUBLIC QUESTION TIME

AO138-26 PUBLIC QUESTIONS ON NOTICE
FILE NO: 15/5/5

In accordance with Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* Council conduct a Public Question Time.

A limit of two questions received in writing by 5pm Tuesday, one week prior to the Council meeting, are treated as Public Questions on Notice – Reg 38.

Questions must relate to the activities of Council (Reg 38(2)), and should be clear and concise with minimal pre-amble. Statements will not be accepted – Reg 33(2).

Questions and answers cannot be debated – Reg 36(2).

You do not need to be present at the meeting to ask your question.

Your question and answer will be published in the Agenda and Minutes of the Council

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The following question was submitted to Council on 23 July 2026 by Gordon Russell, of Burnie.

1) **If a revaluation of property value is challenged and successful will the council adjust the already issued rates notice or do they give a refund for the difference.**

   Yes. Upon receipt of a revised or supplementary valuation, Council will amend rates, whether up or down, and provide a refund to people if their valuation is reduced. Valuation Notices have been issued and residents have until the 16 August 2026 to submit an objection to the Valuer General.

The following questions were submitted to Council on 18 August 2026 by Adrian Pickin, of Burnie.

1) **I am seeking clarification on the financial impact of TasWater's Price and Service Plan 6 (PSP6) on Council's water and sewerage charges. Has Council modelled the impact of PSP6 and, if so, can it provide details of any Council facilities expected to experience significant increases, including sporting grounds, recreational reserves, community facilities and other high-water-use properties, including the estimated dollar and percentage increases?**

We assume the question relates to TasWater's Price and Service Plan PSP5 which runs from 1 July 2026 through until 30 June 2030.

Council has not modelled specific sites as indicated, however on average Council spends approximately $520,000 per year on water and sewerage services through TasWater.

Under PSP5, prices will increase each year by 5.7%. For Council, the impact of pricing changes during the four year period is likely to be approximately $313,000 or on average $78,250 per year. This does not take into account any structural changes to TasWater's billing, charging structures or impacts on dividends.

2) Given that significant increases in Council's water and sewerage costs ultimately have the potential to place additional pressure on ratepayers, I believe it is important that Council clearly identifies the likely financial impact of PSP6 and explains what action it is taking to ensure that Burnie ratepayers are not paying substantially more for a service where there has been no corresponding increase in the level of service provided.

Council, like any business or household, faces increased expenditure due to price increases. This is one such example, but Council has literally hundreds of materials and contracts that will increase in price in any given year.

Council has options to find efficiencies to minimise any impact of price increases, review service levels to find financial gains, or pass on increases in part or full through rating mechanisms. The past two years prove that Council is very conscious of minimising rate increases where possible.

The following questions were submitted to Council on 18 August 2026 by Frances Williams, of Burnie.

1) Romaine Picnic Area - Introduce trout into lake. Since the lake was drained to carry out works on wall, no trout have been observed. Visitors and locals like to see the trout, especially when spawning and jumping the weir (southern end).

Upgrading of paths and tree planting in Romaine Reserve has been greatly appreciated. Some kind of motive be cut into dead trees? This would enhance the trees as a local point. Motive type suggested:

The reintroduction of trout is not supported at this time, given the lake's role within the stormwater network and the potential environmental and water-quality risks associated with introducing an exotic species. Preference should be given to maintaining and enhancing native aquatic habitat and species within the Romaine catchment.

The motive and art work suggestion are noted and could be considered as a future opportunity. It is not proposed as a short-term priority, with current focus remaining on the delivery and maintenance of the existing Romaine Reserve improvements, however, will be recorded for future consideration.

PUBLIC QUESTION TIME

AO139-26 PUBLIC QUESTIONS WITHOUT NOTICE
FILE NO: 15/5/5

In accordance with Regulation 36 of the *Local Government (Meeting Procedures) Regulations 2025* Council conduct a Public Question Time.

A limit of two questions received in writing after 5pm Tuesday, but before 5pm Friday, prior to the Council Meeting, are treated as a Public Questions without Notice – Reg 37(1). Questions received after this time will be deferred to the next scheduled Council Meeting and be treated as a Public Question on Notice.

Questions must relate to the activities of Council (Reg 37(2)), and should be clear and concise with minimal pre-amble. Statements will not be accepted – Reg 33(2).

You need to be present at the Council Meeting to ask your question.

If your question is accepted, it will be either answered at the Council Meeting or Taken on Notice and tabled in the Minutes of the following meeting.

If you are absent at the Meeting, the question will not be read or answered. Your question will be tabled at the next meeting as a Public Question on Notice.

If a question is refused, the Minutes will record your name and the reason for refusal – Reg 33(4).

The following questions were submitted to Council on 21 August 2026 by Paula Kirkpatrick, of Burnie.

1) **Many complaints have been made regarding the damaged condition of the footpath pavers in the CBD. I am aware that the UDP is to replace many areas of paving with new surfaces. Unfortunately the plan to action this may still be a few years away. Council has been lucky that no claims for compensation have been lodged by people who have fallen and injured themselves. When and how is Council going to repair or replace broken pavers or change the footpath surfaces under the UDP and could a timeframe be provided please? The money is sitting in the bank. Thank you.**

   The General Manager provided the following response:

   Council understands the frustration about the condition of some of the footpaths in the CBD and agrees that improving their quality, safety and accessibility is important.

Replacing the pavers is more involved than simply lifting the old ones and putting down new ones. Before we invest significant money, we need to make sure we understand what is happening underneath the footpaths and how the CBD will function in the future. This includes looking at accessibility, pedestrian movements, drainage, underground services and footpath widths.

Council is currently undertaking geotechnical investigations and a traffic study to help us make these decisions. We expect this work to be completed by December 2026. Council will then be in a much better position to provide likely cost and timing of the works.

In the meantime encourage the community to report any footpath hazards through Snap, Send, Solve.

2) **Apologies if I have misunderstood the agenda which states that the title for the land at West Park, "lot 1" will be transferred into the name of UTAS. My understanding was the arrangement was for a 25 year lease for $1, so why is the land ownership title being changed from Burnie Council ownership? The Makers, lot 2 is to be retained under ownership of Burnie City Council, but leased to UTAS.**

The General Manager provided the following response:

Council executed a legally binding Development Deed with the University of Tasmania in June 2014 for the transfer of land at West Park and long-term lease of the building known as Makers' Workshop to UTAS.

The details of land ownership under this arrangement have not changed, with the intent always to transfer ownership of the land to Utas and Council to maintain ownership of the land occupied by the Makers Workshop.

The following questions were submitted to Council on 21 August 2026 by Michael Chamley, of Burnie.

1) **Why did CBD receive special treatment in rate charges 26/27 considering economics in Primary Production is no better than retail. Having received another 10% increase, 5 years in a row, along with others in primary production rated property we are not happy with subsidizing other categories. In last 10 years CBD have had 3 rises, 3 years with no increases and 4 years of cuts, while primary production and others have had 4 years of cuts, 1 year of no increases and 5 years of rises.**

The General Manager provided the following response:

For 2026/27, Council has a general rate of 11.5245 cents in the dollar of AAV. For all land which is used or predominantly used for primary production the general rate is varied to 8.2665 cents in the dollar of the AAV. For CBD properties used or predominantly used for a commercial or industrial purpose, the general rate is varied

to 12.8585 cents in the dollar AAV. The CBD properties pay approximately 55% more than primary production. The recent 0% increases to CBD properties are to close this gap and was fully subsidised by the residential category, not primary production.

2) Will this special treatment of CBD properties become the norm for financial decisions of this council going forward.

The General Manager provided the following response:

CBD properties pay much higher rates than any other areas of the municipality. It is hard to justify this is considered “special treatment”. Future rating decisions will be made by the Council of the day when setting their budget estimates.

COUNCIL MEETING AS A PLANNING AUTHORITY

The Mayor advised that for item AO140-26 Council is acting as a Planning Authority under the provisions of the *Land Use Planning and Approvals Act 1993*.

The Mayor advised that the following provisions apply with respect to motions relating to recommendations on a land use planning process:

(a) a councillor moving a motion contrary to the recommendation is to:-

(i) provide the motion in writing; and

(ii) provide in writing supporting reasons for approval or refusal;

(b) the motion and supporting reasons for approval or refusal are to be provided to the general manager at least 24 hours prior to the meeting to allow for circulation and consideration by all members of the planning authority;

(c) the general manager is to ensure that the supporting reasons provided under paragraph (a)(ii) are recorded in the minutes, in accordance with Regulation 29 of the *Local Government (Meeting Procedures) Regulations 2025*.

PLANNING AUTHORITY

AO140-26 TASMANIAN PLANNING SCHEME - PERMIT APPLICATION DA 2026/49 - 3 SUNNY PLACE, HEYBRIDGE - PROPOSED OUTBUILDING ASSOCIATED WITH AN EXISTING RESIDENTIAL USE

FILE NO: **DD001.2026.00000049.001**
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council in its role as a planning authority under the Land Use Planning and Approvals Act 1993 determine in accordance with Section 51 and Section 57 of the Land Use Planning and Approvals Act 1993 and Clause 6.8 of the Tasmanian Planning Scheme to GRANT a Permit for application DA 2026/49 for an Outbuilding (shed) associated with an existing Residential use (Single Dwelling) on land described in CT 179347/8 and identified as 3 Sunny Place, HEYBRIDGE subject to the following conditions:-

Nature of Approval

1. ***That the use and development is to proceed and be maintained generally in accordance with the descriptions, commitments and requirements contained in the following documents – copies of which are attached and endorsed to form part of this permit:-***

    a) ***Demonstration of Planning Compliance (updated), as prepared by abel drafting + design, project no. 26087, dated 29 July 2026;***
    b) ***Site Plan, as prepared by abel drafting + design, project no. 26087, drawing no. 4, dated 29 July 2026;***
    c) ***Typical Site Section A/5, as prepared by abel drafting + design, project no. 26087, drawing no. 5, dated 29 July 2026;***
    d) ***Shadow Diagrams (9am, 10am & 11am), as prepared by abel drafting + design, project no. 26087, drawing no. 7, dated 29 July 2026;***
    e) ***Shadow Diagrams (12pm. 1pm & 2pm), as prepared by abel drafting + design, project no. 26087, drawing no. 8, dated 29 July 2026;***
    f) ***Shadow Diagrams (3pm & 4pm), as prepared by abel drafting + design, project no. 26087, drawing no. 9, dated 29 July 2026;***
    g) ***Elevations, as prepared by Titan Garages & Sheds, job reference no. 137241; and***
    h) ***Floor Plan, as prepared by Titan Garages & Sheds, job reference no. 137241***

Operating and Management Constraints

Nil

Notes:

1. It is the responsibility of the Permit holder to:-

a) identify the correct boundaries of the land and to ensure the outbuilding will be located where approved;
b) cover all costs associated with the provision and construction of access to the site and with the connection of utilities;
c) have regard to the peaceful enjoyment and protection of occupation and use and development on adjacent land, and to program the nature and timing of work to minimise potential for disturbance, disruption or harm;
d) identify the need for and obtain all other permits or approvals which may be required by the law of Tasmania in relation to the conduct of the use and the carrying out of development on the land; and
e) notify the Planning Authority when the development is complete to enable conduct of an inspection to verify compliance to the terms and conditions of this Permit."

2.0 EXECUTIVE SUMMARY

Purpose and Background

Application has been made to Council seeking grant of a permit under the *Land Use Planning and Approvals Act 1993* (Act) to construct an outbuilding (shed) in association with an existing residential use (single dwelling) on land identified in Certificate of Title 179347/8 and known as 3 Sunny Place, Heybridge.

This report provides an assessment of the proposed use and development against the relevant requirements of the Tasmanian Planning Scheme (Scheme) taking into consideration the matters contained within one (1) representation received during the public exhibition period under section 57 of the Act.

Key Issues

The proposal invokes discretion under the following applicable standard within the planning scheme:

a) BUR-S1.7.2 – Building height and siting (P3.1 & P3.2) relating to the proposed setback of the outbuilding to within 10m of the southern side boundary; and
b) BUR-S1.7.3 Landscape protection (P3) in relation to cut resulting in a change to existing ground level by more than 1.0m

One (1) representation was received during the statutory exhibition period. A summary of the issues raised and planning response is provided in Table 4.

It is noted that the 42-day timeframe in which Council must assess and determine the application under the Act lapsed on 6 August 2026. An extension of time has been sought

from the applicant and agreed upon allowing an extension of time for the application to be determined by Council at its meeting of 25 August 2026.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report relates to the Council Plan Goal 2: Making liveable local communities; Goal 3: Making sustainably built and natural environments; Goal 4: Making culturally rich and vibrant communities.

Legal

The Council is established as a planning authority by definition under section 3(1) of the Act and must enforce the planning scheme under section 48 of the Act. The purpose of this report is to enable the planning authority to determine application DA 2026/49.

In accordance with section 57 of the Act and the planning scheme, this proposal is an application for a discretionary permit. Council, as the planning authority, may approve or refuse discretionary permit applications after considering both Council's planning scheme and the public representations received.

Council's assessment of this proposal should also consider the issues raised in any representations received, the outcomes of the State Policies and the objectives of Schedule 1 of the Act.

This report details the reasons for the officer recommendation. The planning authority must consider this report, but is not bound to adopt the recommendation. Broadly, the planning authority can:

1. Adopt the recommendation, or
2. Vary the recommendation by adding, modifying, or removing recommended reasons and conditions or
3. Replace an approval with a refusal (or vice versa).

Any alternative decision requires a full statement of reasons to comply with the Judicial Review Act 2000 and the Local Government (Meeting Procedures) Regulations 2025.

Finance

There are no specific financial impacts associated with assessment and determination of a permit application. Should the planning authority's decision on a permit application be appealed, there is the likelihood that the planning authority will be responsible for its own costs of representation and appearances before the Tasmanian Civil and Administrative Tribunal.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

Refer to report detail and attachments for further information.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

There is limited risk for the Council acting as planning authority, provided that decisions are made in accordance with the planning scheme and within the statutory assessment timeframe (or additional time as granted by the applicant).

Should the planning authority wish to make a decision against the professional advice provided, the reasons will need to be detailed.

The Act provides for penalties against a planning authority that fails to enforce its planning scheme (sections 63a and 64). Going against advice provided in the planning report, without seeking alternative qualified advice, may create unnecessary risk for the Council in exercising its statutory functions as a planning authority.

Should a decision by the planning authority be contrary to professional advice provided and the matter is taken to the Tasmanian Civil and Administrative Tribunal, Council would need to obtain separate professional advice to represent Council through the appeal process.

Associated risks include (but may not be limited to) –

a) The decision of a planning authority may be appealed if the applicant, or any person who has made a relevant representation during the exhibition period, is dissatisfied with the decision;
b) The applicant or a third party may allege breach of procedural fairness in relation to the execution of one or more of the statutory processes applicable to assessment and determination of a permit application;
c) The applicant will bring an action before the Tasmanian Civil and Administrative Tribunal (TASCAT) if the planning authority fails to make a decision within the relevant statutory timeframe, in which event the planning authority will be liable for the costs of all parties;
d) A person may allege the planning authority has failed to exercise, or improperly exercised, a statutory power relating to assessment and determination of a permit application; or

e) A person may allege a planning authority, or a person appointed or employed by a planning authority has engaged in improper conduct relating to assessment and determination of a permit application.

A planning authority may minimise risk by –

a) Determining a permit application by reference only to the information provided with the permit application or in any representation received during the exhibition period;
b) Determining compliance by reference only to the regulatory provisions and processes which are relevant to the use or development described in the permit application;
c) Remaining impartial, observe all relevant processes, and not indicating any position on the application until the matter is presented for decision;
d) Not accepting or inviting any inducement relating to a decision on a permit application.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

4.0 DETAIL

Subject Site

The subject site is identified in CT 179347/8 and known as 3 Sunny Place, Heybridge.

An existing residential use exists on the property in the form of a single dwelling.

The site contains an area of 4271m2 and has frontage to Sunny Place with an existing vehicular access located on the northern side of the frontage.

The site has a crossfall towards the southwestern corner of the lot.

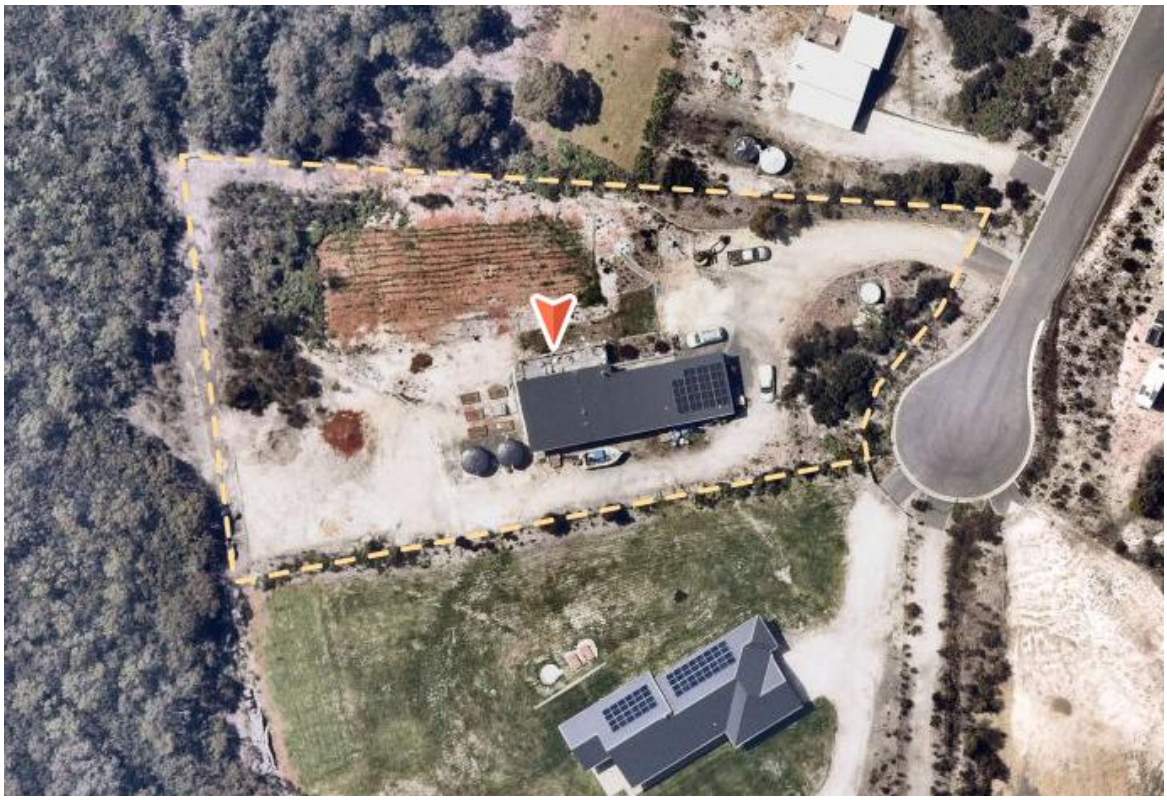


Figure 1 – Aerial photograph of the subject site (source: NearMap – fly over 21 November 2025)

Zoning

The site is zoned Landscape Conservation under the Tasmanian Planning Scheme.

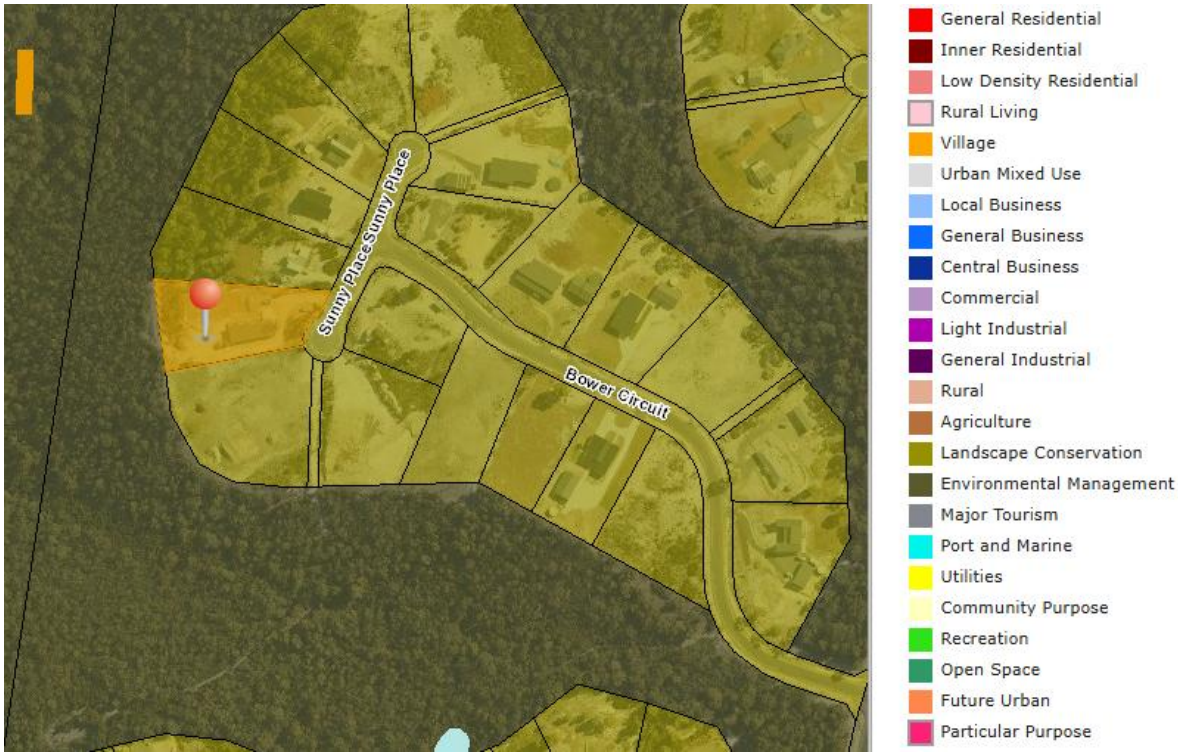


Figure 2 – Zoning of the subject site (source: The List Maps 3/8/2026)

Proposal

The outbuilding is proposed to be 18.0m x 10.0m in size totalling 180m2. It is proposed that the outbuilding be located in the southwestern corner of the lot 3.0m from the rear boundary and 4.0m from the southern side boundary.

Cut is proposed to a total depth of 1.5m to facilitate a level area for the shed with a total of 0.39m of fill.

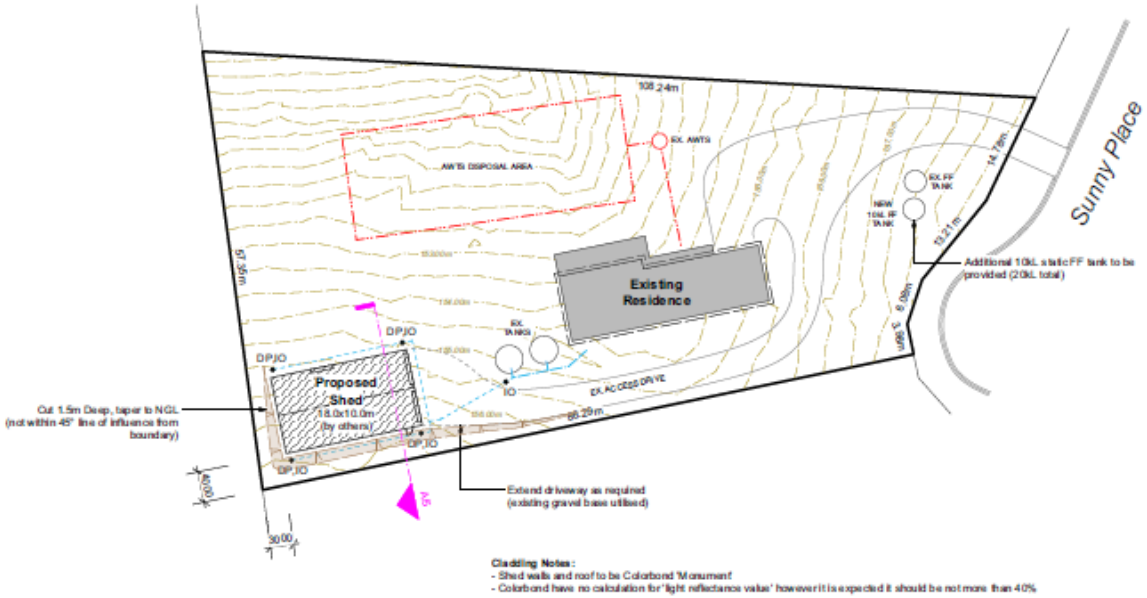


Figure 3 – Extract from proposal plans showing the proposed shed location (source – Able design & drafting, project no. 26087, drawing 4, dated 29/7/26)

This will mean that the shed will be situated lower than the natural ground level. This can be seen in the typical site section as provided by the applicant and copied below in figure 4 which shows the side boundary line adjoining 2 Sunny Place in relation to the proposed shed location (see also section line A5 in the site plan above – shown in pink showing the direction the section is taken from).

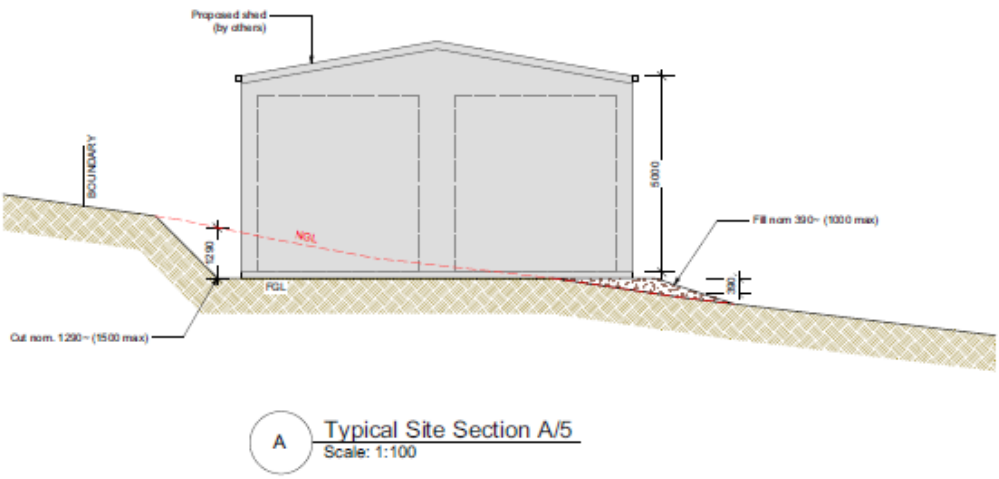


Figure 4 – Typical Site Section showing the side boundary line to the adjoining lot at 2 Sunny Place (source – Able design & drafting, project no. 26087, drawing 5, dated 29/7/26)

The shed is proposed to have a wall height of 5m and a total height of 5.88m.

Applicable Codes

The following codes are identified as being applicable:-

- C2.0 Parking and Sustainable Transport Code (applicable to all use and development)

Applicable SAP's, SSQ's and LAO's

The site is subject to BUR-S1.0 – Heybridge Residential Nature Reserve Specific Area Plan. This plan substitutes the provisions of the Landscape Conservation zone.

Use Classification

Clause 6.2.1 of the Scheme requires that each use or development is categorised into one of the use classes listed in Table 6.2.

The proposed development falls within a residential use class defined within the planning scheme as:-

> *Use of land for self-contained or shared accommodation. Examples include a secondary residence, boarding house, communal residence, home-based business, home-based child care, residential care facility, residential college, respite centre, assisted housing, retirement village and single or multiple dwellings.*

A residential use if for a single dwelling per lot located within a building area showing on a sealed plan for the approved subdivision is permitted within the Heybridge Residential Nature Reserve Specific Area Plan.

Assessment Summary

Table 1 – Assessment against relevant provisions within the Heybridge Residential Nature Reserve Specific Area Plan – Tasmanian Planning Scheme

Clause	Standard	Acceptable solution / performance criteria
BUR-S1.7 - Development Standards for Buildings and Works		
BUR-S1.7.1	Site Coverage	Complies with A1
		Complies with A2
BUR-S1.7.2	Building height and siting	Complies with A1
		Complies with A2
		Relies on P3.1 & P3.2
BUR-S1.7.3	Landscape Protection	Complies with A1
		Complies with A2
		Relies on P3
BUR-S1.7.4	Clearance within a priority vegetation area	Complies with A1
BUR-S1.7.5	Development within a scenic protection area	Complies with A1
BUR-S1.7.6	Provision of a water supply for firefighting purposes	Not applicable
C2.0 Parking and Sustainable Transport Code		
C2.5.1	Car parking numbers	Complies with A1
C2.5.2	Bicycle parking numbers	Not applicable
C2.5.3	Motorcycle parking numbers	Not applicable
C2.5.4	Loading bays	Not applicable
C2.5.5	Number of car parking spaces within the General Residential Zone and Inner Residential Zone	Not applicable
C2.6.1	Construction of parking areas	Complies with A1
C2.6.2	Design and layout of parking areas	Complies with A1.1
		Complies with A1.2
C2.6.3	Number of accesses for vehicles	Complies with A1
		Not applicable
C2.6.4	Lighting of parking areas within the General Business Zone and Central Business Zone	Not applicable
C2.6.5	Pedestrian access	Not applicable
C2.6.6	Loading bays	Not applicable
		Not applicable
C2.6.7	Bicycle parking and storage facilities within the	Not applicable

Clause	Standard	Acceptable solution / performance criteria
	General Business Zone and Central Business Zone	Not applicable
C2.6.8	Siting of parking and turning areas	Not applicable
		Not applicable
C2.7.1	Parking precinct plan	Not applicable

Table 2 – Assessment against BUR-S1.7.2 – Building height and siting

BUR-S1.7.2 Building height and siting This clause is in substitution for Landscape Conservation Zone - clause 22.4.2 Building height, siting and exterior finishes.	
Objective:	That building height, setback and siting: (a) minimises impacts on the landscape values of the Heybridge Nature Reserve when viewed from any location outside the boundaries of a hamlet; (b) is compatible with the bushland setting; and (c) provides sufficient separation between dwellings on adjoining lots to minimise impact on amenity by overshadowing and overlooking.
Acceptable Solutions	**Performance Criteria**
A3 Buildings must have a setback from a side and rear boundary of not less than 10m.	**P3.1** Buildings must be sited to not cause an unreasonable loss of amenity or impact on the landscape values of the Heybridge Nature Reserve, having regard to: (a) the appearance when viewed from any location outside the boundaries of the hamlet; (b) the topography of the site; (c) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer; (d) whether location will assist in the retention of existing vegetation to screen development on the site and within the hamlet; (e) the ability for landscape planting within the site to screen the building; (f) the bulk, form and external finishes of the building; (g) the size, shape and orientation of the lot; and (h) the side and rear setbacks of adjacent buildings. **P3.2** Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties having regard to: (a) The impact of shadowing from the building on access by sunlight to a habitable room,

	roof area, and private open space for existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement; and (b) The potential for overlooking on visual privacy in a habitable room or private open space area for area for an existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement.

P3.1 –

The proposal is reliant on assessment against the Performance Criteria in P3.1 as the proposed setback to the southwestern side boundary is 4.0m.

The Heybridge Nature Reserve is defined within the specific area plan to mean the area of common land within the Heybridge Residential Nature Reserve as described in folio of Register 160924/1. The common land is the land surrounding the individual hamlets and can be seen in figure 5 below showing the hamlets shaded in grey with the common area contained within the dashed line and surrounding the hamlets.

Figure 5 – Extract of figure BUR-S1.2.1 from the Specific Area Plan

The proposed outbuilding is to be situated in the southwestern corner of the lot. Approximately 1.5m of cut will be required to provide a flat site for the shed. The 'typical site section A/5' on page 5 of the drawing set shows the shed as being below the boundary line to the adjoining property to the south. The south-western corner of the site is slightly lower than the road level by approximately 1-2m.

The shed is proposed to have a wall height of 5.0m and a total height to the ridgeline of 5.8m. In this respect, the proposal meets the permitted building height for the area of 6.0m.

Figure 6 – Showing the subject site at 3 Sunny Place and approximate proposed shed location in relation to the adjoining property at 2 Sunny Place (source- Google Maps StreetView – accessed 10/8/26)

Figure 7 – Showing the subject site at 3 Sunny Place and approximate proposed shed location in relation to the adjoining property at 2 Sunny Place (source- googlemaps streetview – accessed 10/8/26)

The proposed location of the shed within 10.0m of the side boundary is not dissimilar to other adjacent outbuildings (adjacent defined in the TPS as 'means near to and includes adjoining). There are several outbuildings existing adjacent to the site located within 10m of a side boundary including 9 Sunny Place which has an outbuilding located 1.6m from a side boundary and 10 & 3 Bower Circuit both have outbuildings located within 10m of a side boundary. The bulk, form and external finishes of the proposed shed are typical of those existing in the area. The shed is proposed to be clad in colourbond cladding in the colour 'monument' which will blend with the natural environment.

The site is on the western side of the hamlet and backs onto vegetated area within the Heybridge Nature Reserve buffer. There are no prominent accessible viewpoints outside of the hamlet upon

which the shed would be viewed.

It is concluded that the proposed outbuilding (shed) will have minimal impacts on the landscape values of the Heybridge Nature Reserve when viewed from any location outside the boundaries of a hamlet and will fit within the bushland setting in terms of scale, bulk and exterior finish and colour.

P3.2 -

P3.2 looks at the impact of shadowing from the building on access by sunlight to a habitable room, roof area, and private open space for an existing dwelling on an adjoining lot and the potential for overlooking to a habitable room or private open space area.

In this respect it is proposed to cut into the ground approximately 1.5m to make a level site for the shed. The plans submitted as part of the application show that the shed will sit lower than the adjoining property on the southern side boundary.

The location of the shed in the southwestern corner of the lot means it is located at the rear of the property. The adjoining dwelling at 2 Sunny Place is located further forward than the proposed outbuilding and is approximately 34m from the proposed position of the outbuilding.

There are no windows proposed within the outbuilding. Two roller doors will be located on the eastern side of the outbuilding facing the site frontage and an additional door on the northern side of the outbuilding facing inward to the subject site.

Following public notification and the receipt by Council of a representation to the proposal, shadow diagrams were requested from the applicant and provided to address concerns raised – see shadow diagrams within the attachments to this report. The diagrams show shading details from 9am, 10am, 11am, 12pm, 1pm, 2pm, 3pm and 4pm on the 21 June being the day of the year where the longest shadow is cast. The diagrams indicate that shading will be very minimal throughout the day with the longest shadow being cast at 4pm. At no time during the day do the diagrams indicate that this shadow will reach the adjoining dwelling. It is considered that any shadow cast on the adjoining property is negligible and will have no impact on sunlight to habitable rooms and no unreasonable impact to private open space.

In relation to criteria (b) due to the distance of the proposed outbuilding from the adjoining dwelling, difference in elevation, location of outbuilding openings (roller doors) it is considered that there is little potential for overlooking on visual privacy to a habitable room or private open space. Both sites are large with ample room acting as private open space.

Table 3 – Assessment against BUR-S1.7.3 – Landscape Protection

BUR-S1.7.3 Landscape protection This clause is in substitution for Landscape Conservation Zone - clause 22.4.4 Landscape protection.	
Objective:	The landscape values of the Heybridge Residential Nature Reserve are protected and managed to minimise adverse impacts when viewed from any location outside the boundaries of a hamlet.
Acceptable Solutions	**Performance Criteria**
A3 Buildings and works must not include cut or land filling that will result in a change to existing ground level by more than 1m.	**P3** Buildings and works must be located to minimise impacts on landscape values, having regard to:

	(a) the appearance when viewed from any location outside the boundaries of the hamlet; (b) the topography of the site; (c) the extent of existing clearing and the need for additional removal of vegetation; (d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer; (e) the ability for specified landscape planting within the site to screen the building or works to view from locations external to the site; and (f) likely impact on the stability of adjacent land.

Assessment:

P3

To facilitate development of the outbuilding (shed) excavation of up to 1.5m is proposed with creation of a batter to provide a level area for location of the structure.

As this will result in a change to existing ground level by more than 1.0m, the proposal relies on assessment against the Performance Criteria under P3.

The excavation will lower the shed into the landscape making it less prominent.

The site is cleared of vegetation and therefore there will be no vegetation removal. The shed will be screened by vegetation to the west of the site within the Heybridge Nature Reserve Buffer.

The is some area on the southern side of the shed that could be planted with native vegetation however this is not considered necessary to achieve compliance with the Performance Criteria.

The proposed shed will be located approximately 34m from the adjoining dwelling at 2 Sunny Place as shown in figure 8 below.

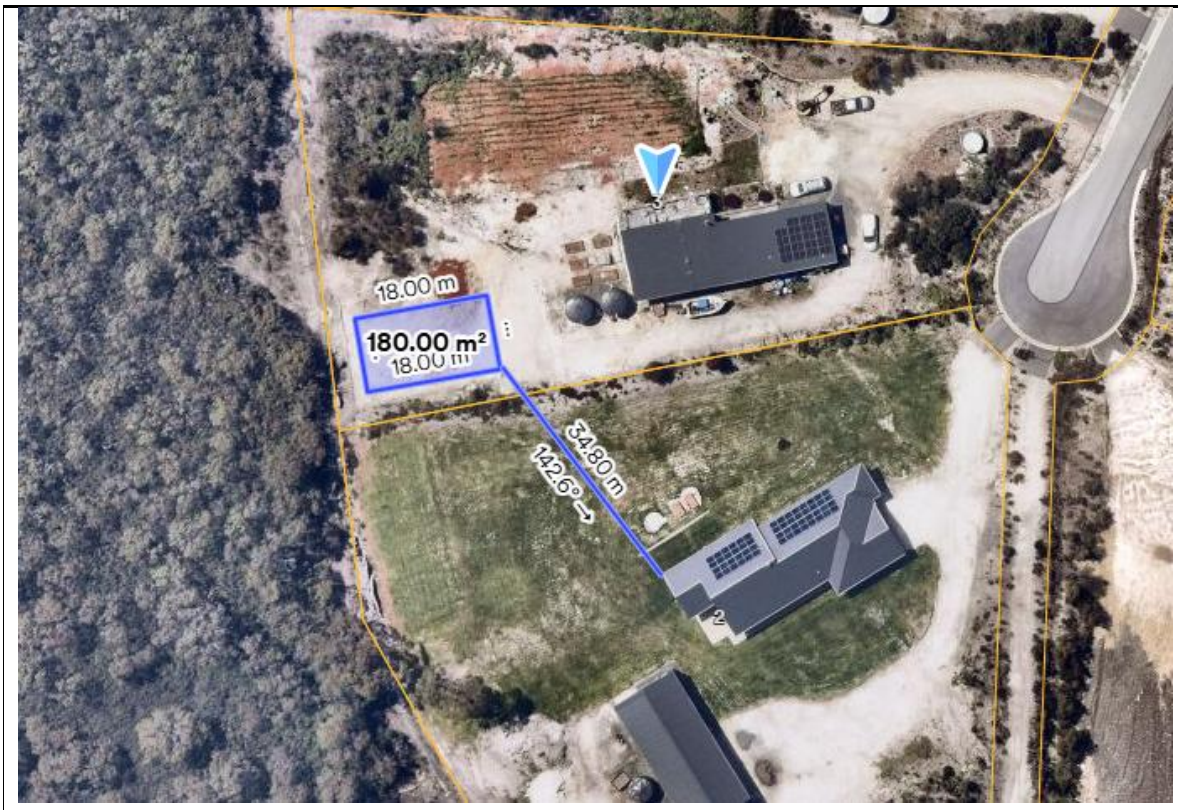


Figure 8 – Aerial photograph showing the approximate location of the proposed shed at 3 Sunny Place in relation to the adjoining dwelling at 2 Sunny Place (source – Near maps – flyover dated 21 November 2025 – accessed 10/8/2026)

The site is not within an area mapped as landslide hazard. The applicant states that the proposal will meet the National Construction Code for un-retained bulk earthworks which requires un-retained cuts to be within the property boundary, remain outside neighbouring structures zones of influence and not exceed 2m in height or depth.

These factors combined with the colour and finish of the shed in monument will contribute to the shed having minimal impacts on the landscape values when viewed from any location outside the boundaries of the hamlet.

5.0 REPRESENTATION

Clause 6.10.1 of the Scheme requires a decision on a permit application to take into consideration all applicable standards and requirements of the planning scheme and any representations made during the public exhibition period, but only insofar as each such matter is relevant to the particular discretion being exercised.

There was one (1) representation received during the public exhibition period from the owners of the adjoining property at 2 Sunny Place, Heybridge.

The representation and planning responses to the issues raised are provided in Table 4. While every effort has been made to include all issues raised, this summary should be read in conjunction with the representations which are included as an enclosure to this report.

Table 4 – Matters raised in representation and planning response

Issue Raised	Planning Response
The proposed development does not comply with performance criteria P3.2 as it will cause unreasonable loss of amenity to the property at 2 Sunny Place because it results in unreasonable showing to the private open space. The proposed shed sits on the northern boundary, this will cause shading for a significant part of the day, for the majority portion of the year.	As a result of the representors concerns regarding overshadowing, Council sought shadow diagrams from the applicant. The applicant provided shadow diagrams, shown in the attachments as drawing no.s 7, 8 and 9 of the drawing set. Shadow diagrams show shading at 9am, 10am, 11am, 12pm, 1pm, 2pm, 3pm and 4pm on 21st June where the shadow cast is at its longest. The diagrams show very minimal shading onto the adjoining property at 2 Sunny Place throughout the day. After 3pm the shadow starts to lengthen for the remainder of the day. The shadowing is not considered unreasonable and will not have any unreasonable impact to private open space. The proposal is considered to comply with the Performance Criteria within P3.2 of Clause BUR-S1.7.2 for building height and siting – see discussion above in body of report.
The application states that there remains 4m of area to the side boundary which can be vegetated/landscaped in the future. That 4m faces south which would therefore be shaded almost year round and it is unlikely much will grow, resulting in a large shed as the main focal point of our backyard.	It is not considered necessary to impose any conditions relating to landscaping and vegetation in relation to the proposed shed. This is due to a number of factors including that the topography of the site and the excavation required to provide a level site for the shed will result in the shed being located at a lower elevation than the adjoining property, the finish and colour of the shed is similar to those in the area and therefore blends in with the character of the area and the distance of the proposed shed from the adjoining dwelling.

ATTACHMENTS

1⇩. Public Exhibition Documents

2⇩. Representation Received

3⇩. Updated Demonstration of Planning Compliance

4⇩. Shadow Diagrams

5⇩. Agreed Extension of Time

COUNCIL RESOLUTION

MOVED: ***Cr K Dorsey***

SECONDED: ***Cr A Keygan***

"THAT Council in its role as a planning authority under the Land Use Planning and Approvals Act 1993 determine in accordance with Section 51 and Section 57 of the Land Use Planning and Approvals Act 1993 and Clause 6.8 of the Tasmanian Planning Scheme to GRANT a Permit for application DA 2026/49 for an Outbuilding (shed) associated with an existing Residential use (Single Dwelling) on land described in CT 179347/8 and identified as 3 Sunny Place, HEYBRIDGE subject to the following conditions:-

Nature of Approval

1. ***That the use and development is to proceed and be maintained generally in accordance with the descriptions, commitments and requirements contained in the following documents – copies of which are attached and endorsed to form part of this permit:-***

    a) ***Demonstration of Planning Compliance (updated), as prepared by abel drafting + design, project no. 26087, dated 29 July 2026;***
    b) ***Site Plan, as prepared by abel drafting + design, project no. 26087, drawing no. 4, dated 29 July 2026;***
    c) ***Typical Site Section A/5, as prepared by abel drafting + design, project no. 26087, drawing no. 5, dated 29 July 2026;***
    d) ***Shadow Diagrams (9am, 10am & 11am), as prepared by abel drafting + design, project no. 26087, drawing no. 7, dated 29 July 2026;***
    e) ***Shadow Diagrams (12pm. 1pm & 2pm), as prepared by abel drafting + design, project no. 26087, drawing no. 8, dated 29 July 2026;***
    f) ***Shadow Diagrams (3pm & 4pm), as prepared by abel drafting + design, project no. 26087, drawing no. 9, dated 29 July 2026;***
    g) ***Elevations, as prepared by Titan Garages & Sheds, job reference no. 137241; and***
    h) ***Floor Plan, as prepared by Titan Garages & Sheds, job reference no. 137241***

Operating and Management Constraints

Nil

Notes:

1. ***It is the responsibility of the Permit holder to:-***

    a) ***identify the correct boundaries of the land and to ensure the outbuilding will be located where approved;***
    b) ***cover all costs associated with the provision and construction of access to***

	the site and with the connection of utilities;
	c) have regard to the peaceful enjoyment and protection of occupation and use and development on adjacent land, and to program the nature and timing of work to minimise potential for disturbance, disruption or harm;
	d) identify the need for and obtain all other permits or approvals which may be required by the law of Tasmania in relation to the conduct of the use and the carrying out of development on the land; and
	e) notify the Planning Authority when the development is complete to enable conduct of an inspection to verify compliance to the terms and conditions of this Permit."
For:	Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.
Against:	
	CARRIED UNANIMOUSLY

PLEASE QUOTE
Your Ref:
Our Ref: DA 2026/49

Enquiries: Planning Department

80 Wilson Street, Burnie Tasmania
PO Box 973, Burnie TAS 7320

ABN: 29 846 979 690
Phone: (03) 6430 5700
Email: burnie@burnie.tas.gov.au
Web: www.burnie.tas.gov.au

We value your feedback on our service.
Tell us about it at www.burnie.tas.gov.au/feedback

BURNIE CITY COUNCIL

NOTICE OF APPLICATION FOR LAND USE PERMIT

(Section 57(3) Land Use Planning and Approvals Act 1993)

Advice to Adjoining Land Owner or Occupier

Application No: -	**DA 2026/49**
Development Site: -	**3 Sunny Place HEYBRIDGE** **CT 179347/8**
Proposal: -	**Residential - Outbuilding (Shed)**

Notice of the above application is served on you as an adjoining land owner or occupier.

The application may be viewed at -

Burnie City Council Customer Services Counter
Ground Floor, City Offices,
80 Wilson Street, Burnie

Between the hours of 8.45 am – 4.45 pm Monday to Friday inclusive (excluding public holidays) or on Council's website at www.burnie.tas.gov.au/permits

You are entitled to make representation in writing on any aspect of the proposal addressed to: -

General Manager,
Burnie City Council,
PO Box 973, Burnie 7320

or burnie@burnie.tas.gov.au by no later than 5.00 pm on **22 July 2026.** Council must have regard to any written representation received during the exhibition period when considering its decision on the application.

All persons who make representation will be notified within seven (7) days of the Council's decision. Any persons who made representation and is not satisfied with the Council decision may, under Section 61(5) of the *Land Use Planning and Approvals Act 1993*, lodge an appeal against that decision within fourteen (14) days of the date of that notice to: -

The Tasmanian Civil and Administrative Tribunal,
GPO Box 1311,
HOBART TAS 7001.

Should you have any enquiries regarding this development proposal, please do not hesitate to contact the Planning Department on (03) 6430 5700.

Troy McCarthy
EXECUTIVE MANAGER – DEVELOPMENT SERVICES
Date of Notice**: - 8 July 2026**

BURNIE CITY COUNCIL
PO Box 973, BURNIE, TASMANIA 7320.
Ph : (03) 6430 5700
Email : burnie@burnie.tas.gov.au

BURNIE CITY COUNCIL

Land Use Planning and Approvals Act 1993

Tasmanian Planning Scheme

PERMIT APPLICATION

Office use only
Application No _____
Date Received _____
Permit Pathway - *Permitted/Discretionary*

Use or Development Site:

Street Address 3 Sunny Place, Heybridge

Certificate of Title Reference 179347/8

Applicant

First Name David **Second Name** Joseph

Surname Sharman

Postal Address:

Phone No:

Mobile:

Email Address:

I/we consent for all giving of information and the serving of notices in relation to this application to be delivered electronically to the above email address? YES ◉ NO ○

Applicants Signature: DSharman

Owner (note – if more than one owner, all names must be indicated)

First Name Jessica **Second Name** Ann

Surname Egginton/Bishop

Postal Address:

Phone No:

Instruction for making a permit application

a) ***Use or development?***

The application must provide a full description of the proposed use and/or development and of the manner in which the use and/or development is to operate.

"Use" is the purpose or manner for which land is utilised. "Development" is any site works (including any change in natural condition or topography of land and the clearing or conversion of vegetation), and the construction, alteration, or removal of buildings, structures and signs, required in order to prepare a site for use or to change existing conditions within a site. Subdivision is development.

Clause 6.2 Tasmanian Planning Scheme provides the use classes by which all use or development must be described. Development must be categorised by reference to the use class it is to serve.

b) ***Required Information***

Adequate statements, plans and specifications must be included within the permit application to address and demonstrate compliance with all applicable requirements of the planning scheme, including any site analysis, impact report and recommendation, and advice, consent or determination required from a State agency or utility entity.

The application must clearly identify the documents relied upon for determination.

Section 51(1AC) *Land Use Planning and Approvals Act 1993* provides that a permit application is not valid unless it includes all of the information required by a planning scheme. Clause 6.1 Tasmanian Planning Scheme prescribes the minimum information that is necessary in order to complete a valid permit application.

S54 *Land Use Planning and Approvals Act 1993* provides that the planning authority may require the applicant to supply further information before it considers a permit application. If the planning authority requires further information to more particularly address one or more of the applicable requirements of the Tasmanian Planning Scheme, the statutory period for determination of a permit application does not run until that information is answered to the satisfaction of the planning authority

c) ***Applicable Provisions and Standards***

The permit application must be assessed against the applicable provisions and standards of the Tasmanian Planning Scheme. The

application is to identify by reference the clauses it relies upon to demonstrate compliance. (eg *clause 8.4.3 (A1 – A4, and P5*)

d) ***Discretionary Permits***

If a permit is discretionary the permit application must be notified for a period of 14 days to allow opportunity for any interested person to consider the proposed use and/or development and to provide comment on the discretionary matter.

If a permit application relies on performance criteria to satisfy an applicable standard or is discretionary under another provision of the interim planning scheme, the permit is discretionary only with respect to that standard.

The Council must have regard to all representations received during the notification period on a discretionary matter when determining whether to grant or refuse a permit.

e) ***If the applicant is not the landowner***

If the applicant is not the owner of the land in the use or development site, the applicant is required to notify all of the owners either prior to or within 7 days from the date of making the permit application.

The permit application must identify all of the landowners; and the applicant must sign the application form to acknowledge the obligation to advise such landowners that the permit application has been made.

If the site includes land owned or administered by the Burnie City Council or by a State government agency, the consent in writing from the Council or the Minister responsible for Crown land must be provided at the time of making the application.

f) ***Applicant declaration***

It is an offence for a person to do any act that is contrary to a compliance requirement created under the section 63 *Land Use Planning and Approvals Act 1993*. The applicant is required to complete a declaration that the information given in the permit application is true and correct.

g) ***Payment of Fees***

The Council is not required to take any action on the permit application until all the relevant fees have been paid.

Permit Information (NB If insufficient space, please attach separate document)
Proposed Use:
Use Class Class 10A
Documents included with the permit application to describe the Use
Proposed Development
Use class to which the development applies
Documents included with the permit application to describe the Development
Provisions and Standards relied upon for grant of a Permit

Value of use and/or development

Notification of Landowner/s

If land is not in applicant's ownership

I, David Sharman, declare that the owner/each of the owners of the land has been notified of the intention to make this permit application.

Signature of Applicant DSharman Date 11-6-26

If the permit application involves land owned or administered by the BURNIE CITY COUNCIL

Burnie City Council consents to the making of this permit application.

General Manager (Signature) Date

If the permit application involves land owned or administered by the CROWN

I, the Minister responsible for the land, consent to the making of this permit application.

Minister (Signature) Date

Applicant Declaration

I, David Sharman
declare that the information I have given in this permit application to be true and correct to the best of my knowledge.

Signature of Applicant DSharman Date 11-6-26

Office use only

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmania Governme

SEARCH OF TORRENS TITLE

VOLUME	FOLIO
179347	8
EDITION	DATE OF ISSUE
3	16-Aug-2021

EARCH DATE : 28-May-2026
EARCH TIME : 03.04 pm

ESCRIPTION OF LAND

City of BURNIE
Lot 8 on Sealed Plan 179347
Derivation : Part of Lot 22544, 496A-2R-12P Gtd. to L Bryant
Prior CT 179255/101

CHEDULE 1

M899333 TRANSFER to JESSICA ANN EGGINTON Registered 16-Aug-2021 at noon

CHEDULE 2

Reservations and conditions in the Crown Grant if any
SP179347 EASEMENTS in Schedule of Easements
SP179347 COVENANTS in Schedule of Easements
SP179347 FENCING PROVISION in Schedule of Easements
SP160924 & SP179255 COVENANTS in Schedule of Easements
SP160924 & SP179255 FENCING PROVISION in Schedule of Easements
SP135405 FENCING COVENANT in Schedule of Easements
C811122 FENCING PROVISION in Transfer
C924601 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered 14-Jan-2011 at 12.03 pm
E221229 AGREEMENT pursuant to Section 78 of the Land Use Planning and Approvals Act 1993 Registered 07-July-2020 at noon
E271841 MORTGAGE to Westpac Banking Corporation Registered 16-Aug-2021 at 12.01 pm
C924602 APPLICATION for registration of a community development scheme including first by-laws of the body corporate Registered 14-Jan-2011 at 12.04 pm

NREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

OWNERS: Eagle Sea Pty Ltd

FOLIO REFERENCE: 179255/101

GRANTEE: Part of Lot 22544, 496A-2R-12P
Gtd.to L. Bryant.

PLAN OF SURVEY

BY SURVEYOR: JOHN E W MAGEE
PDA SURVEYORS

LOCATION: CITY OF BURNIE

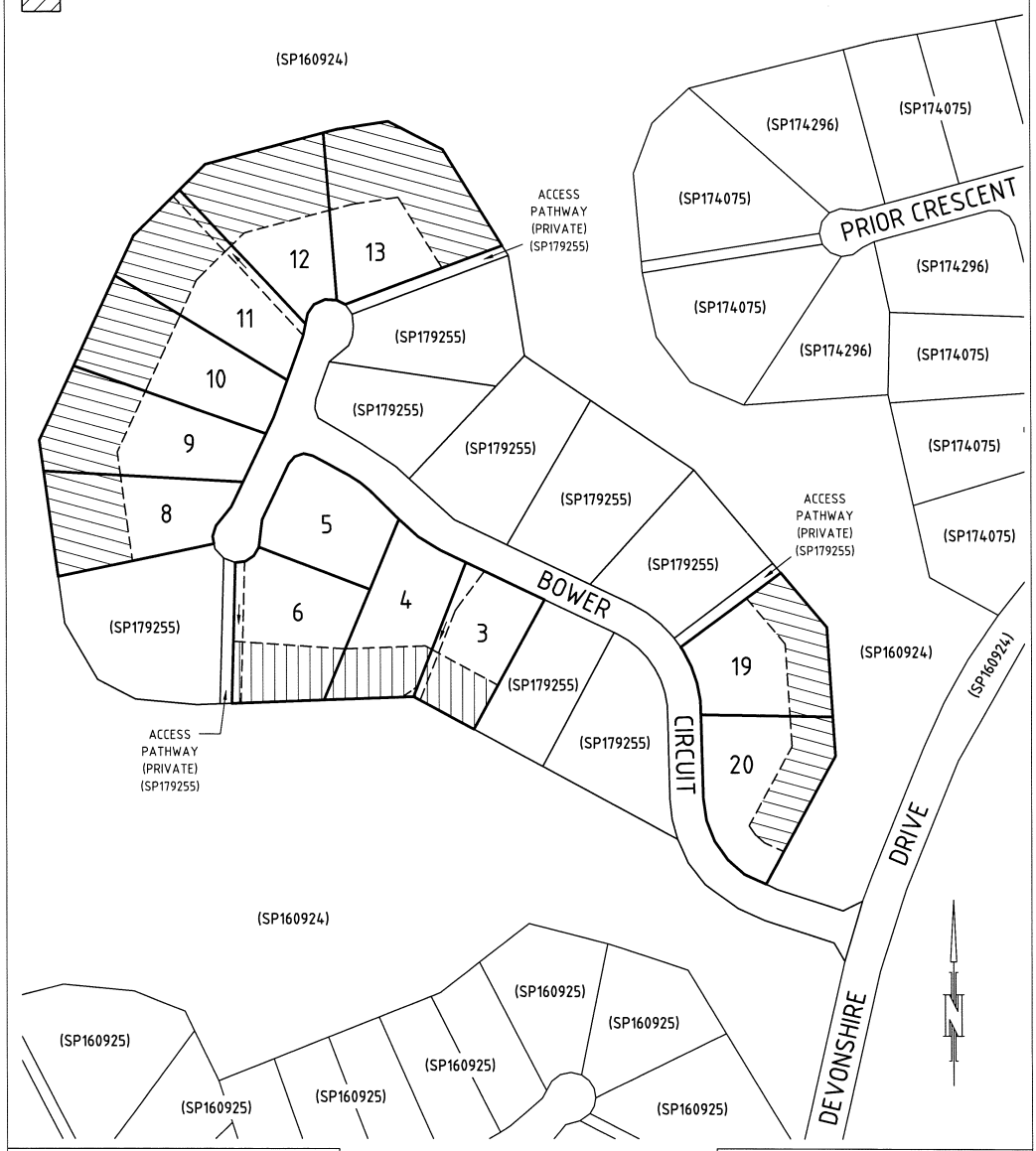
SCALE 1: 2000 LENGTHS IN METRES

REGISTERED NUMBER
SP179347

APPROVED
EFFECTIVE FROM 27 JUL 2020

Recorder of Titles

ALL EXISTING SURVEY NUMBERS TO BE CROSS REFERENCED ON THIS PLAN



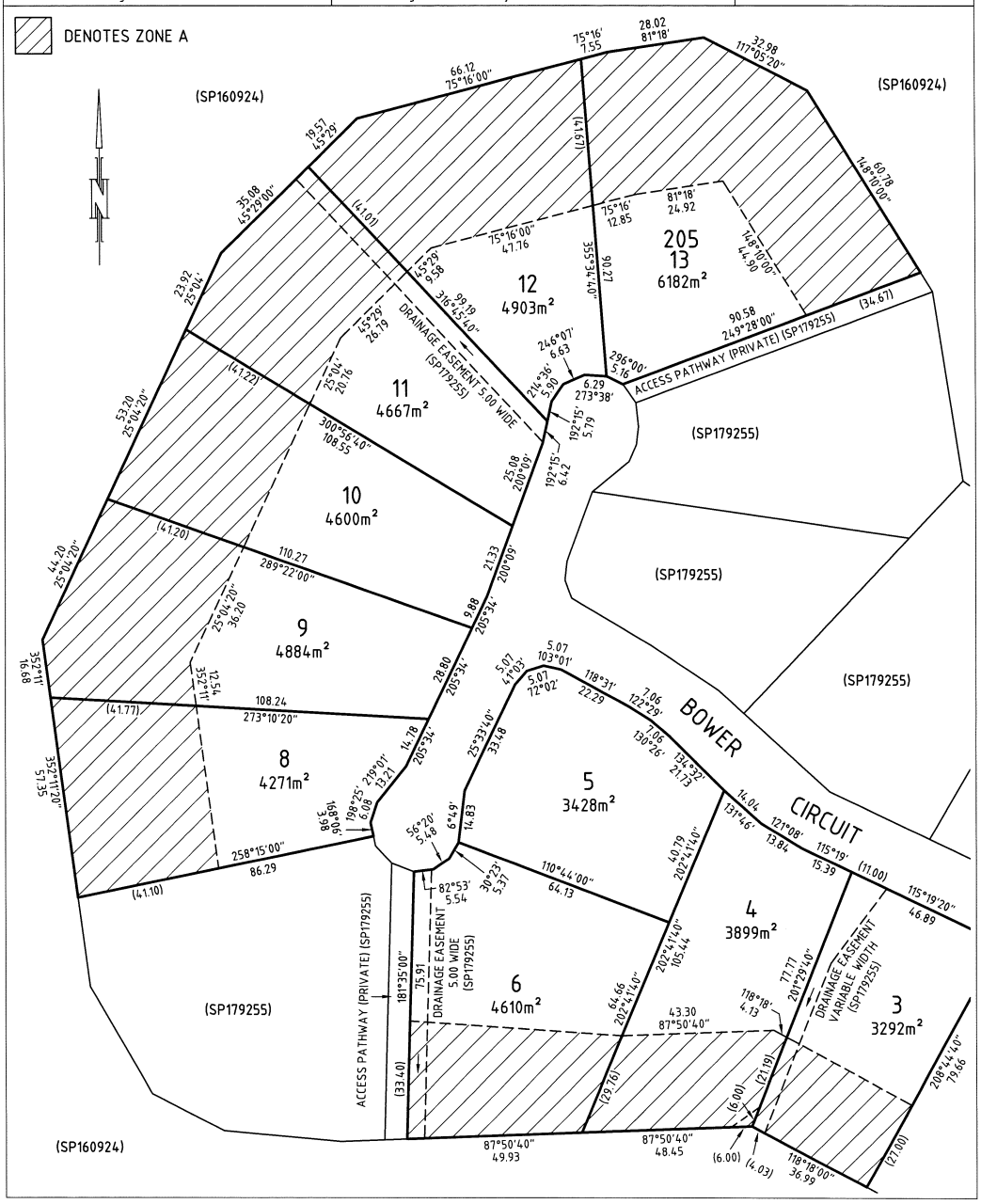
Registered Land Surveyor — Date 12/06/2020

Council Delegate — Date 7.7.20

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

PLAN OF SURVEY ANNEXURE SHEET SHEET 1 OF 2 SHEETS	OWNER: Eagle Sea Pty Ltd FOLIO REFERENCE: 179255/101 SCALE 1: 1000 LENGTH IN METRES	Registered Number SP 179347
SIGNED FOR IDENTIFICATION PURPOSES Council Delegate — Date 7.7.20	THIS ANNEXURE SHEET FORMS PART OF THE ATTACHED INDEX PLAN. Registered Land Surveyor — Date 12/06/2020	APPROVED / EFFECTIVE FROM 27 JUL 2020 Recorder of Titles



arch Date: 28 May 2026 Search Time: 03:05 pm Volume Number: 179347 Revision Number: 01 Page 2 of 3

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

PLAN OF SURVEY ANNEXURE SHEET SHEET 2 OF 2 SHEETS	OWNER: Eagle Sea Pty Ltd FOLIO REFERENCE: 179255/101 SCALE 1: 1000 LENGTH IN METRES	Registered Number SP 179347
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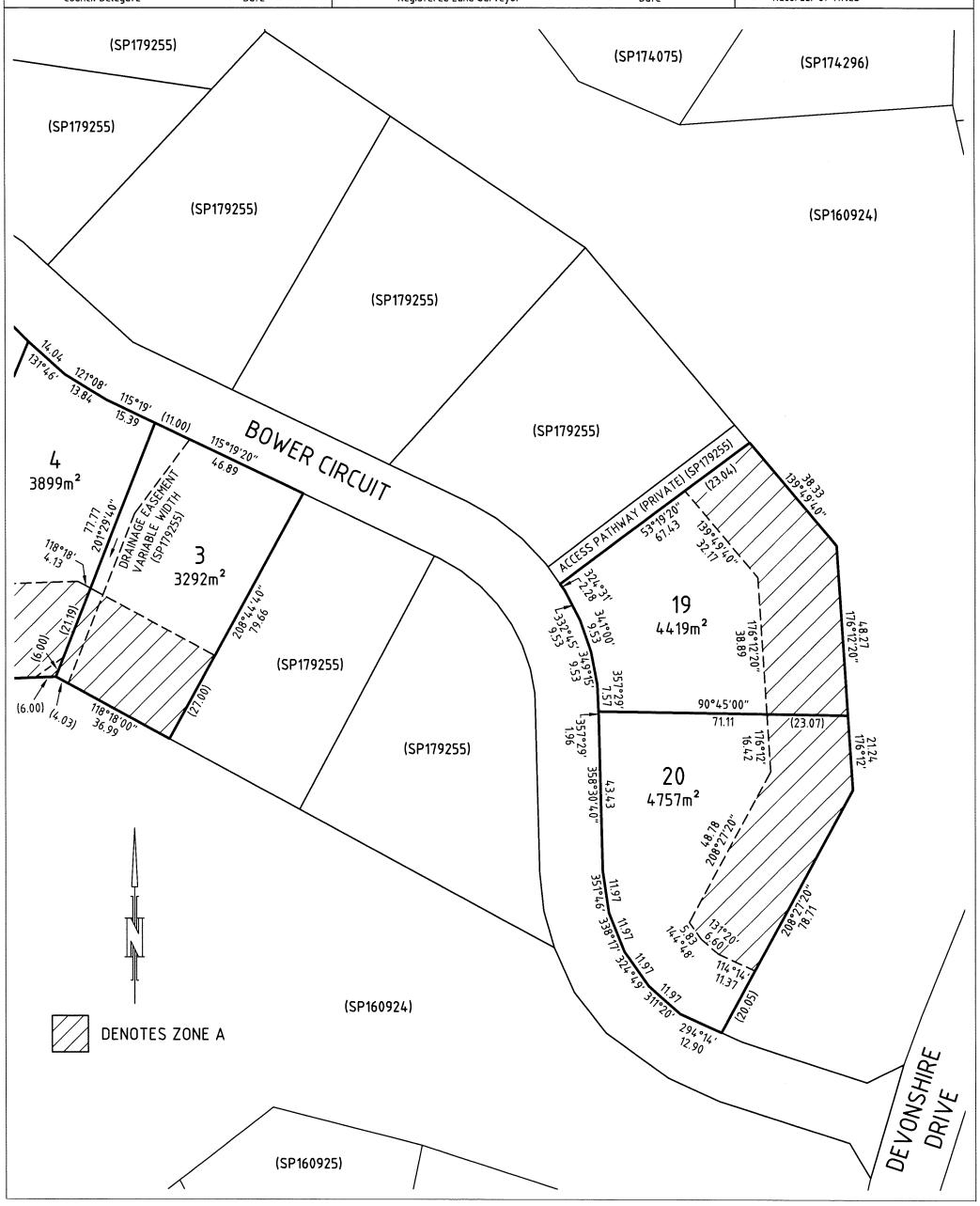

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Governme

SCHEDULE OF EASEMENTS	Registered Number
NOTE: THE SCHEDULE MUST BE SIGNED BY THE OWNERS & MORTGAGEES OF THE LAND AFFECTED. SIGNATURES MUST BE ATTESTED.	SP 179347

PAGE 1 OF 3 PAGE/S

EASEMENTS AND PROFITS

Each lot on the plan is together with:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as may be necessary to drain the stormwater and other surplus water from such lot; and
(2) any easements or profits a prendre described hereunder.
Each lot on the plan is subject to:-
(1) such rights of drainage over the drainage easements shown on the plan (if any) as passing through such lot as may be necessary to drain the stormwater and other surplus water from any other lot on the plan; and
(2) any easements or profits a prendre described hereunder.
The direction of the flow of water through the drainage easements shown on the plan is indicated by arrows.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with a right of carriageway over the Right of Way (Private) & Service Easement Variable Width shown on Sealed Plan 160924.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with a pipeline easement as hereinafter defined over the Pipeline & Service Easement Variable Width shown on Sealed Plan 160924 and more particularly described on SP153919.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with service easements as hereinafter defined over the Right of Way (Private) & Service Easement Variable Width and Pipeline & Service Easement Variable Width shown on Sealed Plan 160924 and more particularly described on SP153919.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with a service easement as hereinafter defined over the Emergency Evacuation Way (Private) & Service Easement 8.00 Wide shown on Sealed Plan 160924.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with a right of drainage over the Drainage Easement over the whole of Lot 1 on Sealed Plan 160924.

Lot 3 on the Plan is subject to a right of drainage in favour of the Burnie City Council over Drainage Easement Variable Width shown on ~~Sealed Plan 179255~~ (SP179255). ~~.~~ the plan.

Lot 6 on the Plan is subject to a right of drainage in favour of the Burnie City Council over Drainage Easement 5.00 Wide shown on ~~Sealed Plan 179255~~ (SP179255). ~~.~~ the plan.

A Messieh

(USE ANNEXURE PAGES FOR CONTINUATION)

SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REF: 179255/101 SOLICITOR & REFERENCE: Jo-anne McGrath 31192	PLAN SEALED BY: Burnie City Council DATE: 7-7-20 SD 2008/1113 REF NO. Council Delegate
NOTE: The Council Delegate must sign the Certificate for the purposes of identification.	

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

Tasmanian Governme

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 2 OF 3 PAGE/S	Registered Number SP 179347
SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REFERENCE: 179255/101	

Lot 11 on the Plan is subject to a right of drainage in favour of the Burnie City Council over Drainage Easement 5.00 Wide shown on ~~Sealed Plan 179255~~ (SP179255). the plan.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with a right of footway over the Access Pathways (Private) shown as Lot 204, Lot 205 and Lot 212 on Sealed Plan 179255.

Lots 3 to 6, 8 to 13, 19 and 20 on the Plan are each together with a right of evacuation as hereinafter defined over the Fire Escape Way (Private) 8.00 Wide shown on Sealed Plan 160924 and more particularly described on SP 153919.

DEFINITIONS

"Pipeline Easement" means the full and free right and liberty for the proprietor of the dominant tenement at all times with others and machinery to enter upon the land marked "Pipeline Easement" on Sealed Plan 160924

(a) To lay and maintain water pipes, valves and fittings along through and under the said land for the purpose of providing a supply of water to the dominant tenement; and

(b) To inspect cleanse repair and maintain such pipes provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible and to do as little damage as practicable to the said land;

"Right of Evacuation" means the full and free right:-

(a) For the proprietor of the dominant tenement to enter upon the land marked "Fire Escape Way (Private) 8.00 wide on Sealed Plan 160924 to establish and maintain a trafficable 2WD access to George Street;

(b) For the owners occupiers and invitees of the dominant tenement to use the way only in the event of a bush fire, or other emergency that requires evacuation to George Street

"Service Easement" means the full and free right and liberty for the proprietor of the dominant tenement, the Burnie City Council, Telstra Corporation Limited, Aurora Energy Pty Ltd and the Crown its agents and contractors to enter upon the land marked "Service Easement" on Sealed Plan 160924 to lay, inspect, maintain, repair, and amend water mains, pipes, pumps, drains, mains, channels, gutters, sewers, wires, cables and other conducting media along and under the surface of the land provided that the rights granted are exercised in a proper manner so as to cause as little inconvenience as possible as to do as little damage as practicable to the said land

COVENANTS Lots 3, 4, 5, 6, 8, 9, 10, 11, 12, 13, 19 & 20 on the plan are each burdened by the restrictive covenants created by and more fully set forth in Sealed Plan 160924.

The owners of Lots 3 to 6, 8 to 13, 19 and 20 on the Plan covenant with Eagle Sea Pty Ltd

.....
A Messieh

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

RECORDER OF TITLES

Issued Pursuant to the Land Titles Act 1980

ANNEXURE TO SCHEDULE OF EASEMENTS PAGE 3 OF 3 PAGE/S	Registered Number SP 179347
SUBDIVIDER: EAGLE SEA PTY LTD FOLIO REFERENCE: 179255/101	

("the Subdivider") and the owners for the time being of every other lot shown on the Plan to the intent that the burden of this covenant may run with and bind the covenantor's lot and every part thereof, and that the benefit thereof may be annexed to and devolve with each and every part of every other lot shown on the Plan to observe the following stipulations.

1. Not to erect, construct or permit to remain on the lot any dwelling other than a single private dwelling;

2. Not to erect, construct or permit to remain on the lot any building for the purposes of a residential dwelling inside the areas denoted as Zone A on the plan;

3. Not to erect, construct or permit to remain on the lots a residential building without submitting to the Burnie City Council with a development application a waste water treatment scheme designed by an appropriately qualified person; and (without making arrangements satisfactory to the Burnie City Council for on-site disposal of sewerage within the boundaries of the lot; and)

4. Not to use or permit or suffer the use of the land marked Emergency Evacuation Way (Private) 8.00 wide on Sealed Plan 160924 unless it is in the event of a bush fire, or other emergency, that requires evacuation to George Street,

BUT nothing above contained or implied will prevent the Subdivider from:-

(a) Selling any lot free or exempt from one or more of the restrictive covenants and stipulations contained in the above covenants;
(b) Modifying, waiving or releasing or allowing any departure from any of the above covenants in relation to any lot or portion of any lot.

FENCING PROVISION

In respect of the Lots on the Plan the Vendor Eagle Sea Pty Ltd shall not be required to fence.

EXECUTED by **EAGLE SEA PTY LTD**)
(ACN 129 309 815) the registered proprietor)
of the land comprised in Folio of the Register)
Volume 160924 Folio 98 in accordance with)
Section 127 (1) of the Corporations Act 2001)

.....
ALFONSO MESSIEH
(Sole Director/Sole Secretary)

NOTE: Every annexed page must be signed by the parties to the dealing or where the party is a corporate body be signed by the persons who have attested the affixing of the seal of that body to the dealing.

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

DEMONSTRATION OF PLANNING COMPLIANCE

Project No:	**26087**	**Property ID:**	**9190608**
Date:	**10/6/2026**	**Title:**	**179348/8**
Client:	**J.A. Egginton**	**Land Zoning:**	**Landscape Conservation**
Address:	**3 Sunny Place, Heybridge 7316**		
Project :	**Proposed Shed (by others)**		

6.0 Assessment of an application for use or development.

The client proposes a new shed appurtenant to an existing residence in the Landscape Conservation Zone. There is a variation to Development Standards for Buildings and Works under the Burnie local provisions schedule.

Burnie Local Provisions Schedule BUR-S1.0

BUR-S1.7.3 Building height and siting

Objective:

That building height, setback and siting:

(a) minimises impacts on the landscape values of the Heybridge Nature Reserve when viewed from any location outside the boundaries of a hamlet;
(b) is compatible with the bushland setting; and
(c) provides sufficient separation between dwellings on adjoining lots to minimise impact on amenity by overshadowing and overlooking.

A3

Does not satisfy

P3.1

Buildings must be sited to not cause an unreasonable loss of amenity or impact on the landscape values of the Heybridge Nature Reserve, having regard to:

(a) the appearance when viewed from any location outside the boundaries of the hamlet;
(b) the topography of the site;
(c) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;
(d) whether location will assist in the retention of existing vegetation to screen development on the site and within the hamlet;
(e) the ability for landscape planting within the site to screen the building;
(f) the bulk, form and external finishes of the building;
(g) the size, shape and orientation of the lot; and
(h) the side and rear setbacks of adjacent buildings.

Topography and existing arrangements on site for both waste water disposal, vehicle access and the residence limit any real practical location to where proposed. As the development is to be down-slope toward the rear of the lot it is not expected to impose any unreasonable loss of amenity to the values of the area. There remains 4m of area to the side boundary which can be vegetated/landscaped in the future. This arrangement is quite typical of the area where all three developed hamlets present many cases of a similar arrangement of a shed or garage toward the rear at a setback closer than that defined under A3 of the scheme. Notably 3 & 10 Bower Circuit, along with almost every developed lot in Winforton Avenue, Prior Court, Arlington Place & Bissett Place.

P3.2

Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties having regard to:

(a) the impact of shadowing from the building on access by sunlight to a habitable room, roof area, and private open space area for existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement; and
(b) the potential for overlooking on visual privacy in a habitable room or private open space area for an existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement.

The adjacent property to the South consists of a recently developed residence some 30m away from the proposed shed site. The large lot offers an expanse of private open space which is expected to remain almost entirely unaffected. With the proposed development begin downslope of the adjacent lot, with 4m of separation and around 1.5m lower in elevation, it is not expected the proposed development will cause any unreasonable loss of amenity. Shadow diagrams have been omitted from the drawing set as they are not expected to show anything of value given the setback and drop in elevation considering a 5m wall height.

BUR-S1.7.3 Landscape protection

Objective:

The landscape values of the Heybridge Residential Nature Reserve are protected and managed to minimise adverse impacts when viewed from any location outside the boundaries of a hamlet.

A3

Does not satisfy

P3

Buildings and works must be located to minimise impacts on landscape values, having regard to:

(a) the appearance when viewed from any location outside the boundaries of the hamlet;
(b) the topography of the site;
(c) the extent of existing clearing and the need for additional removal of vegetation;
(d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;
(e) the ability for specified landscape planting within the site to screen the building or works to view from locations external to the site; and
(f) likely impact on the stability of adjacent land.

The site itself being toward the rear of the hamlet and downslope of the roadway is not visible from beyond the hamlet.

The impacted area is currently void of any vegetation, minor excavation tapering from 0 to 1.5m is expected to facilitate a level area typically required for a garage/shed. Topography of the site and general area is typically consistently sloping leaving little area suitable for such a development without excavation.

The cut remains at such a distance as to comply with the building code NCC 3.2.1 for un-retained earthworks, and not within the zone of influence of the adjacent property.

C8.0 Scenic Protection Code

C8.1 Code Purpose
The purpose of the Scenic Protection Code is:
C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.

C8.6.1 Development within a scenic protection area

Objective
That:
(a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and
(b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

A1

Does not satisfy

P1.1

Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:
(a) the nature of the vegetation to be removed;
(b) the area of vegetation to be removed;
(c) the topography of the site;
(d) any visual impact on a skyline;
(e) the nature of the reduction of the scenic value; and
(f) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

Site was cleared of vegetation at the time of the creation of the subdivision. Minor revegetation has occurred to the extent of patchy grassed areas. This is typical of the surrounding area. The location of the proposed shed is on an existing area void of any vegetation.

P1.2

Buildings and works must be located to minimise impacts on landscape values, having regard to:

(a) the topography of the site;
(b) the size and shape of the site;
(c) the proposed building height, size and bulk;
(d) any constraints imposed by existing development;
(e) visual impact when viewed from roads and public places; and
(f) any screening vegetation.

Building location, size/scale and bulk is typical of the hamlets atop the hillside, each hamlet concealed amongst the native woodland vegetation. Size & topography of the lot dictates location.

Proposed Shed
3 Sunny Place, Heybridge 7316
J.A. Egginton

Drawing Schedule

Drawing #	Drawing	Revision	Plot Date
1	Project Information		25/06/2026
2	General Notes		25/06/2026
3	NCC Compliance Notes		25/06/2026
4	Site Plan		25/06/2026
5	Site Section		25/06/2026
6	Stormwater Drainage Notes		25/06/2026

Drawing Count:
6

Project Information

Property ID (PID)	9190608	
Title Reference No.	179348/8	
Site Area	4271 m²	
Site Coverage	432 m²	(10%)
Local Authority	BCC	
Zoning	Landscape Conservation	
Building Class	10a	
Category of Building Works	3	
Category of Plumbing Works	2	
Soil Classification	Assumed m	
Wind Classification	Assumed N2	
Climate Zone	7	
Bushfire (BAL) Rating	N/A	
Alpine Area	N/A	
Corrosion Environment	Medium	
Site Hazards	Nil Observed	

Other Documents Schedule

Title	Supplied
Shed Supplier & Form 55	Supplied
Energy Efficiency & Form 55	-
Site Classification & Form 55	-
Structural Engineering & Form 55	-
Waste Water Report & Form 55	-
Geotech Report & Form 55	-
Bushfire Assessment & Form 55	-

Floor Area

Existing residence	252m²
Proposed shed	180m²
Total	432m²

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REVISION BY:
PROJECT Proposed Shed
3 Sunny Place, Heybridge 7316
CLIENT J.A. Egginton
DWG **Project Information**
PROJECT DATE 10/05/2024
SCALE @ A3 (uno)
DRAWN AD
CHECKED RF
PLOT DATE 25/06/202
PROJECT # 2608
DWG # 1
SHEET 1 OF

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330

General Notes

1. It is the builders responsibility to verify all title boundaries, dimensions, levels & existing conditions on site and ensure that any discrepancies &/or omissions in these documents, are resolved prior to commencement of any works. The builder shall incur all costs as a result of not verifying the above mentioned.
2. Do not scale from drawings. Confirm all dimensions on site proir to commencement of works
3. NCC refers to the National Construction Code.
4. All sewage & stormwater to discharge into existing drains as directed by the local municipal council/authority
5. Smoke detectors are to be installed in accordance with AS3786.
6. Balustrade required when any level is more than 1000 above the surface beneath and to conform to NCC requirements i.e. max. vertical & horizontal spacing of all members (excluding wire) to be no greater than 125 mm.
7. Stairs to NCC 11.2, to have min. going/rise 240/115 & max. going/rise of 355/190, provide handrail 865 above nosing each stair one side min.
8. These drawings shall be read in conjunction with all architectural and other consultant's drawings and specifications, and with such other written instructions as may be issued over the course of the contract.
9. During construction the structure shall be maintained in a stable condition and no part shall shall be overstressed. The builder shall be responsible for any damage to the works during construction.
10. All workmanship and materials shall be in accordance with the requirements of the current editions of the Australian Standards (AS) codes and the by-laws and ordinances of the relevant building authority.
11. The sections on these drawings are intended to give the structural details only, and architectural details are illustrative only.
12. All slabs and footings are to be inspected by the building surveyor prior to the pouring of concrete.
    Give 48 hours notice to the building surveyor for all required inspections.
13. Brittle floor coverings such as ceramic tiles should be laid using an approved flexible adhesive system to control the effect of shrinkage cracking.
    A minimum period of three months drying of the concrete is usually required before the placement of brittle floor coverings.
14. Ensure all wet areas are waterprooofed in accordance with NCC 10.2, AS3740 & AS4858
15. The location of services indicated on these drawings are indicative only and all service locations should be confirmed prior to starting on site.
16. Engineered products e.g. trusses, laminated beams, cladding systems etc. to be installed as per manufacturers specifications.

Site Preparation Notes

1. All site preparation to comply with NCC part 3.
2. All topsoil, organic and deleterious material is to be stripped from the building site.
3. The site is to be cut and filled to form a level building platform where applicable. batters around the house should be designed to withstand weather erosion.
4. The owners attention should be drawn to Appendix B of AS2870 "performance requirements and foundation maintenance" on completion of the job.
5. Excavation shall not extend below a line dipping at 45˚ for clay or and away from the nearest underside corner of any existing footings.
6. Fill material beneath slab is to be compacted in accordance with AS2870. Piering is required where this fill material is greater than 400mm.
   Not more than 300mm for sand material or 400mm compacted in layers
   Not more than 150mm for other material.
7. The slab is to be entirely underlaid with a 0.2mm polyethylene vapour barrier with all joints adequately lapped and taped at penetrations.
8. The builder shall provide protection to adjoining properties & buildings in accordance with all building regulations.
9. All neighbouring building locations are approximate only. If further information is required, builder to consult surveyor with owners approval.
10. Level information provided on these drawings is limited only. Further detail if required should be obtained from a surveyor.

Earthworks

1. Earthwork construction shall comply with guidelines set out in AS3798.
2. Cut and fill shall comply with NCC 3.2
3. Excavations and service trenches shall comply with the following guidelines unless otherwise approved by the design engineer.
4. Selected fill shall be approved natural material, gravel, decomposed or broken rock, free from clay lumps and organic matter.
5. The area of works shall be stripped of all topsoil and filled in 150mm compacted layers to 95%MDD, sand blinding layer directly below concrete shall be compacted by vibrating plate or flooding to 95%MDD.
6. Ensure area of excavation is properly drained from the time of excavation to ensure no ponding of water. Install drains as required.
7. Embankments that are left exposed at the end of construction works must be stabilised by vegetation or similar works to prevent soil erosion.

Footings & Foundation Notes

1. Footings have been designed for an allowable soil bearing capacity of 100 kpa.
2. The assumed founding levels of the footings are to be as indicated on the drawings.
   Excavation shall continue until the required bearing capacity is found.
   The over-excavation shall be back-filled with a mass concrete mix to the approval of the engineer.
3. All walls and columns shall be concentric with supporting footing unless noted otherwise on drawings.
4. Service penetrations are permitted through the middle third of the depth of the footing/edge & stiffening beams. The effect of other footing penetrations shall be taken into account by the provision of extra concrete depth or reinforcement.

Plumbing Notes

1. Generally plumbing works shall be carried out by plumbers who have necessary licenses and registrations required by the governing authority and who are qualified to provide the required certificate of compliance.
2. Cold water: From meter to house use 25mm class 12 polyethelene. Inside house use 20mm Rehau class 'B' or PB with 12mm class 'B' Rehau or PB branch lines.
3. Hot water: From heater use 20mm Rehau class 'B' with 15mm Rehau branch lines to fixtures. Install 'RMC' or equivalent tempering valve set to 50˚C.

4. Legend of outlet diameters:
   Trough - 50mm
   Sink - 50mm
   Bath - 40mm
   Basin - 40mm
   Shower - 50mm

5. Taps, fittings & hot water unit refer to owners requirements.
6. Where the works requirements provide for the installation of a heating appliance that requires a flu, the flu must be be installed in accordance with the NCC.
7. New connections for both water and sewage, to be carried out by the governing Utility, or the Utilities nominated contractor. The cost to be borne by the Developer.
8. In the event the sewer connection is in a trafficable area, then, an I.O. trafficable box & lid (to AS3996) shall be supplied and installed by the Developer.

Steelwork Notes

1. All workmanship and materials shall be in accordance with as 4100 and except where varied by the contract documents.
2. Unless otherwise noted, all steel shall be in accordance with:
   AS 3679.1 grade 300 for rolled sections.
   AS 1163 grade 350 for rhs sections.
   AS 1163 grade 350 for chs sections.
   AS 3378 grade 350 for all plate.
   AS 3679.1 grade 350 for all flat.
   AS 1397 grade 450 for 1.5, 1.9, 2.4 and 3.0 bmt of cold-formed steel sections.
3. The builder shall prepare workshop drawings and shall submit three copies of each drawing for conditional approval. fabrication shall not commence until this approval has been given.
4. Unless noted otherwise all welds shall be 6mm continuous fillet welds and all gusset plates shall be 10mm thick.
5. Butt welds where indicated in the drawings are to be complete penetration butt welds. As defined in as 1554.
6. Unless noted otherwise all bolts shall be 20 dia. commercial grade conforming to as 1111 with a minimum of 2 bolts per connection. high strength (h.s.) bolts shall conform to as 1252 and shall beinstalled in accordance with as 4100.
7. All bolts for purlins and girts shall be M12-4.6 (commercial grade). All bolts, nuts and washers are to be galvanised.
8. The builder shall provide all cleats and holes for fixing steel to steel and timber to steel as required by engineering and architectural drawings whether or not shown.
9. The builder is to be present when all holding down bolts are installed to ensure they are not displaced during concrete placement.
10. The builder is to make good and/or repair all damaged surfaces during performance of the work.
11. Unless noted otherwise, the roof structure has been designed for normal roof loads only and does not allow any extraneous loads such as hoists, monorails etc.
12. Surfaces of existing material, which are to be strengthened, repaired, or welded shall be cleaned of dirt, rust, and other foreign matter except adherent surface protection. The portions of such surfaces that are to be welded shall be cleaned thoroughly of all foreign matter, including paint film, for a distance of 50mm from each side of the outside lines of the welds. the welding sequence shall be chosen so as to minimize distortion of the member and ensure that its straightness remains within the appropriate straightness limits of clauses in 14.4 of AS4100-1998.

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REVISION	BY:		PLOT DATE 25/06/202
PROJECT	Proposed Shed 3 Sunny Place, Heybridge 7316		PROJECT # 2608
CLIENT	J.A. Egginton	PROJECT DATE 10/05/2024 SCALE @ A3 (uno)	DWG # 2
DWG	**General Notes**	DRAWN AD CHECKED RF	SHEET 2 OF

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330

National Construction Code (NCC) Compliance Notes

1. GENERAL
All other matters not specifically mentioned are to comply with the NCC.

2. STRUCTURE
Generally in accordance with NCC part 2

3. SITE PREPARATION
Generally in accordance with NCC part 3
Earthworks in accordance with NCC3.2
A site cut using an un-retained embankment must be within the allotment; and not within the zone of influence of any existing structure on the property, or the allotment boundary as defined in NCC3.2.1, typically at 1:1 for firm clay soils (class M-E) or 1:2 for sand (class A).
Fill, using an un-retained embankment must be placed within the allotment; and be placed at a gradient as per NCC3.2.1, typically at 1:2 for firm clay soils (class M-E) and sand (class A).; and be placed and mechanically compacted in layers not more than 150 mm; and be not more than 2 m in height from the natural ground level at any point; and where used to support footings or slabs, be placed and compacted in accordance with Part 4.2; and have surface water diverted away from any existing structure on the property or adjoining allotment in accordance with 3.3.3.
Drainage in accordance with NCC 3.3
Surface water drainage in accordance with NCC3.3.3
Site to fall away from building at 50mm over the first 1,
Finished slab on ground heights to be min. 150mm above finished ground u.n.o.
Height may be reduced to 50mm where impermeable areas slope away from the building at 50mm over 1m.

4. FOOTINGS AND SLABS
Generally in accordance with NCC part 4
Excavation for footings in accordance with NCC4.2.3
Excavation for footings, including thickenings for slabs and pads must be clean cut with vertical sides, wherever possible. The base of the excavation must be-
for flat sites, generally level but may slope not more than 1:40 to allow excavations to drain; and for sloping sites at an angle of not more than 1:10; and for stepped footings in accordance with NCC4.2.7.
Footing excavations must be free of loose earth, tree roots, mud or debris. Topsoil containing grass roots must be removed from the site of the foundation. Excavation depths and soil cuts must comply with NCC3.2. On loose sand sites or sites subject to wind or water erosion, the depth below finished ground level to the bottom of footings must be not less than 300 mm.
Filling under concrete slabs in accordance with NCC4.2.4
Sand used in controlled fill or rolled fill must not contain any gravel size material and achieve a blow count of 7 or more per 300 mm using the test method described in AS 1289.6.3.3. Clay used in controlled fill or rolled fill must be moist during compaction.
Sand fill up to 800 mm deep – well compacted in layers not more than 300 mm deep by vibrating plate or vibrating roller.
Clay fill up to 400 mm deep – well compacted in layers of not more than 150 mm by a mechanical roller.
A level layer of clean quarry sand must be placed on top of the fill, with a depth of not less than 20 mm. Nominally 50mm layer.
Vapour barriers in accordance with NCC4.2.8 & AS2870
0.2mm nominal thickness polyethylene film, medium impact resistance.
Lap not less than 200mm at all joints. Tape/seal as per NCC 4.2.8
Concrete in accordance with NCC4.2.10 & AS3600
Must achieve min. 20MPa at 28 days, max. 20mm aggregate & nominal 100mm slump.
Steel reinforcement in accordance with NCC4.2.11 & AS2870

5. MASONRY
Generally in accordance with NCC part 5
All masonry and masonry accessories to comply with AS 3700 & AS 4773.
Brick ties to be: for 0-1km from marine environment, stainless steel (R4) sheet and wire ties; for 1-10kms from marine environment, stainless steel (R4) sheet ties, red CTA wire ties; for 10km+ from marine environment, galvanised Z600 (R2) sheet ties, red CTA wire ties.
Brick mortar to be; for >1.0km to coast M3 cement, lime, sand (1:1:6);
for <1.0km to coast M4 cement, lime, sand (1:0.5:4.5).
Masonry bed and perpendicular joints to be nominal 10mm, raked joints to NCC5.6.4, not to be raked in saline or heavy industrial environments.
Wall ties in accordance with NCC5.6.5 & AS2699.1
Lintels in accordance with NCC5.6.7
Typically 90x6EA for spans up to 2650 for brick veneer only u.n.o
Articulation joints in accordance with NCC 5.6.8
Articulation joints to be at not more than 5m centres, and not more than 4.5m from all corners, and not more than 1.2m from openings greater than 900x900mm.
Cavities shall be free from mortar droppings or other materials that might bridge the cavity and allow transmission of moisture. Where ducts, sleeves or pipes are laid along or across a cavity construction shall be such that transmission of moisture is prevented.
Weep holes @ 1200crs.
Brickwork walls etc. to be provided with flashings and damp proof course, appropriately located as per NCC part 5.

6. FRAMING
Generally in accordance with NCC part 6

7. ROOF AND WALL CLADDING
Generally in accordance with NCC part 7
Corrosion Protection and compatibility requirements for roofing in accordance with NCC7.2.2
Environments typically as follows-

Low	>1km from sheltered bays
Medium	>1km from breaking surf, >50m from sheltered bays
High	>200m from breaking surf, <50m from sheltered bays
Very High	100-200m from breaking surf
Very High	within 100m of breaking surf

For 'Very High' environments; where Colorbond roofing/walling products are used, Typically Colorbond Ultra used within 100-200m from breaking surf, Superdura Stainless within 100m from braking surf.
Fixings in accordance with NCC7.2

Flashings and cappings in accordance with NCC7.2.7.
Water discharge in accordance with NCC7.2.8
Sheets must overhang the fascia, or end batten where there is no fascia, by not less than 50 mm.
Gutters and downpipes in accordance with NCC7.4
Timber and composite wall cladding in accordance with NCC7.5
Fibre cement weatherboards compliant with AS/NZS2908.2 or ISO8336. Lapped min, 25mm. Fixed at each stud; 1 fixing for boards <130mm wide, 2 fixings for boards >130mm wide. Fixings at 100mm centres.
Fibre cement sheet wall cladding compliant with AS/NZS2908.2 or ISO8336. Hardboard sheet wall cladding compliant with AS/NZS 1859.4 for exterior grade. Structural plywood wall cladding compliant with AS/NZS 2269.0. Fixings as per NCC7.5.4
Clearance between cladding and ground in accordance with NCC7.5.7
50 mm above impermeable (paved or concreted) areas that slope away from the building in accordance with NCC3.3.3(a) or 150 mm in any other case.

8. GLAZING
Generally in accordance with NCC part 8, AS1288 & AS1170.1.

9. FIRE SAFETY
Generally to be in accordance with NCC Part 9.
An external wall required to be fire-resisting (including gable ends and any openings) constructed within 900mm of boundary must commence at the footings/ground slab and to extend to underside of non combustible roofing/eaves and are to be constructed of a masonry skin 90mm thick or with an FRL of 60/60/60.
Sarking to have a flammability index less than 5.
Roof lights/windows not to be placed closer than 900mm from boundary.
Smoke alarm installation to be in accordance with NCC 9.5. Locations indicated on reflected ceiling plan.
Installation locations: Ceilings - 300mm away from wall junction.
Cathedral ceilings - 500mm down from apex.
Walls - 300mm down from ceiling junction.
Smoke alarms shall be connected to mains power if available, and interconnected if there is more than one alarm, in accordance with N.C.C. 9.5.1

10. HEALTH AND AMENITY
Generally in accordance with NCC part 10.
Wet areas in accordance with NCC10.2
Refer details in drawing set.

Room heights to be in accordance with NCC 10.3 Refer to drawing.
Door of a fully enclosed sanitary compartment must open outwards, slide or be readily removable from the outside of the compartment unless there is 1200mm between the closet pan within the sanitary compartment and the nearest part of the doorway
Condensation management in generally in accordance with NCC 10.8.

Flow rate and discharge of exhaust systems to comply with NCC 10.8.2
25 L/s for a bathroom or sanitary compartment; and 40 L/s for a kitchen or laundry.
Ventilation of roof spaces to comply with NCC 10.8.3
Typically as follows;

Roof pitch	Ventilation openings
< 10°	25,000 mm2/m provided at each of two opposing ends
≥ 10° and < 15°	25,000 mm2/m provided at the eaves and 5,000 mm2/m at high level
≥ 15° and < 75°	7,000 mm2/m provided at the eaves and 5,000 mm2/m at high level, plus an additional 18,000 mm2/m at the eaves if the roof has a cathedral ceiling (cont...)

Note:
Ventilation openings are specified as a minimum free open area per metre length of the longest horizontal dimension of the roof.
High level openings are openings provided at the ridge or not more than 900 mm below the ridge or highest point of the roof space, measured vertically.

11. SAFE MOVEMENT AND ACCESS
Generally in accordance with NCC part 11
Stairs to be generally in accordance with NCC 11.2
Maximum of 18 risers to each flight.
Riser opening to be less than 125mm.
Treads must have a slip-resistant finish or a suitable non-skid strip near the ede of the nosings.
Riser - min. 115mm, max. 190mm.
Tread - min. 240mm, max. 355mm.
Balustrade/handrail generally in accordance with NCC 11.3
Balustrade/handrail required where area is not bounded by a wall or where level exceeds 1000mm above floor level or ground level.
865mm high on stairs, measured from line of stair nosing.
1000mm high above floor or landing.
Openings between balusters/infill members to be constructed so as to not allow 125mm sphere to pass between members. Where floor level exceeds 4000mm above lower level, infill members between 150mm and 760mm above floor level to be constructed so as to restrict climbing.
Ramps shall comply with the NCC 11.2.3 - Slope gradient shall not exceed 1:8 and have a non-slip surface.

12. ANCILLARY PROVISIONS
Generally in accordance with NCC part 12
Fixing of decks and balconies to external walls in accordance with NCC12.3.2
Typically not to be fixed to external walls unless compliance can be achieved with a wailing plate. Refer drawings/sections in drawing set.
Decks and balconies shall be braced in accordance with NCC12.3.4
Heating appliances generally to be in compliance with NCC 12.4 and AS 2918.
Fireplace - extend hearth 400mm beyond unit.
Freestanding appliance to be 1200mm from combustible wall surface. 50mm from masonry wall.
Heat shield - 90mm masonry with 25mm air gap to combustible wall, extend 600mm above unit.
Flue installation to NCC 12.4.3
Top of chimney/flue to terminate 300mm above horizontal plane 3600mm away from roof.
Construction in Bush Fire Area to be in accordance with NCC H7D4 and AS 3959.

13. ENERGY EFFICIENCY
Generally to be in accordance with NCC part 13
Climate Zone 7 applicable to Tasmania (Zone 8 applicable to alpine areas).
Building fabric in accordance with NCC 13.2, insulation to comply with AS/NZS4859.1
Exhaust fans in accordance with NCC13.4.5, must be fitted with a sealing device such as a self-closing damper, filter or the like.
BUILDING MEMBRANE/WRAP
Use only vapour permeable membranes tested to AS/NZS 4200.1:1994 with minimum specifications;
Duty - light for walls, meduim/heavy for roofs. Vapour barrier - low. Water barrier class - High.
Emittance - Non-reflective. Flammability index - Low (less than 5).

14. SWIMMING POOLS
Generally swimming pools and safety fences to be constructed in accordance with NCC H7D2. and AS 1926.1, AS1926.2 & AS1926.3

15. SHEDULE 9 TASMANIA
In Tasmania, Section 13 is replaced with BCA 2019 Part 3.12.
TAS Part H6 Energy efficiency, in Tasmania, Part H6 is replaced with BCA 2019 Amendment 1 Part 2.6.
If energy report is provided as part of this documentation, then it shall take precedence over the above energy efficiency provisions.
For residence construction these plans should be read in conjunction with the attached "First Rate Energy Report".

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REVISION	BY:		PLOT DATE 25/06/202
PROJECT	Proposed Shed 3 Sunny Place, Heybridge 7316		PROJECT # 2608
CLIENT	J.A. Egginton	PROJECT DATE 10/05/2024 SCALE @ A3 (uno)	DWG #
DWG	**NCC Compliance Notes**	DRAWN AD CHECKED RF	SHEET 3 OF

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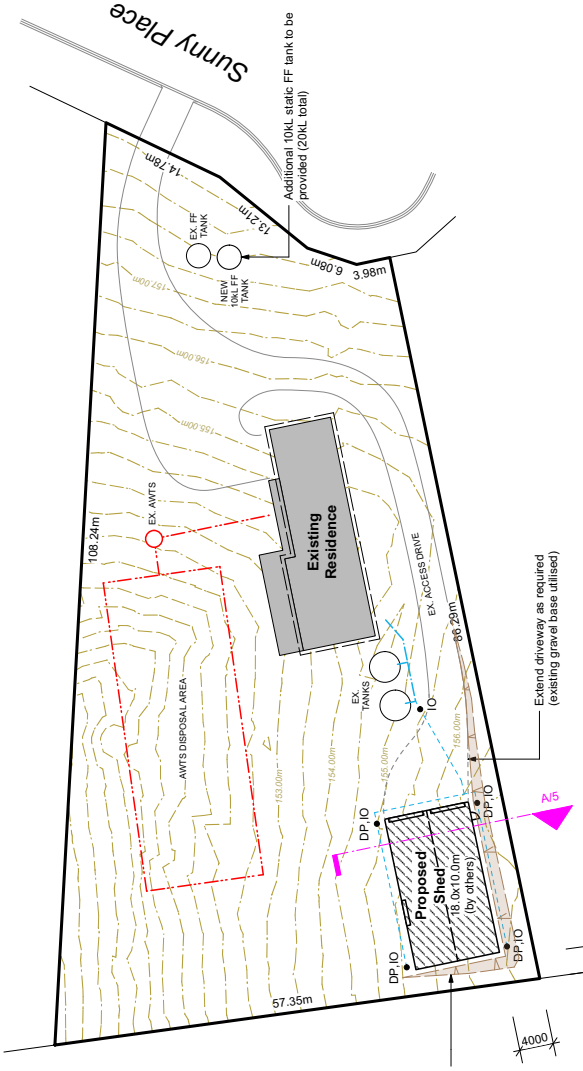
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
Licence No: 832965057, Aaron Duff
PO Box 219, Smithton TAS 7330

Note: Builder to verify title boundaries on site prior to start works. Abel Design Tas to be notified of any discrepancies if found.
Fence lines not to be relied upon for boundary locations.
Builder to locate any existing services within the extent of any proposed works and relocate as required prior to start works.



Legend:
- Existing sewer line
- Existing S.W. line
- New Ø100 n.d. PVC sewer line
- New Ø100 n.d. PVC S.W. line (Ø100 where charged)
- DP Ø90 downpipe
- IO Inspection opening

Gutter Notes:
- Roof catchment area: 196.2m²
(catchment per DP: 49.05m²)
- Gutter length: 36m
- 1% rainfall intesity: 178mm/h
- 5% rainfall intesity: 128mm/h

Gutter min. cross section 5200mm²
Nominally 115 D gutter or medium rectangular gutter
Gutter either slotted or spaced from fascia to NCC 7.4.6

Cladding Notes:
- Shed walls and roof to be Colorbond 'Monument'
- Colorbond have no calculation for 'light reflectance value' however it is expected it should be not more than 40%

Site Plan
Scale: 1:500 @A3

REVISION	
BY:	
PLOT DATE	25/06/202
PROJECT	Proposed Shed 3 Sunny Place, Heybridge 7316
PROJECT #	2608
CLIENT	J.A. Egginton
PROJECT DATE	10/05/2024
DWG #	2
SCALE @ A3 (unless otherwise specified)	1:200
DWG	Site Plan
DRAWN	AD
CHECKED	RF
SHEET	4 OF

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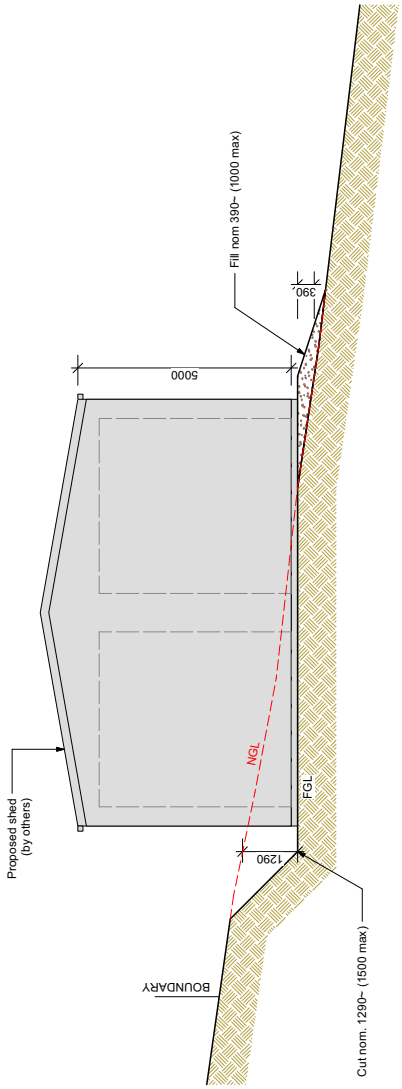

A
Typical Site Section A/5
Scale: 1:100

REVISION
BY:
PLOT DATE
25/06/202
PROJECT
Proposed Shed
3 Sunny Place, Heybridge 7316
PROJECT #
2608
CLIENT
J.A. Egginton
PROJECT DATE 10/05/2024
SCALE @ A3 (unc) 1:200
DRAWN AD
CHECKED RF
DWG #
DWG
Site Section
SHEET 5 OF

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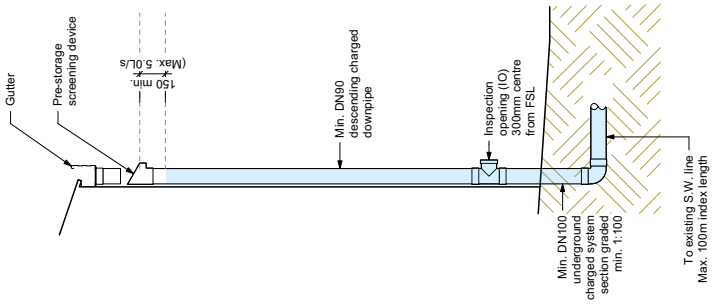

Downpipe Detail
Scale: 1:25

REVISION
BY:
PROJECT
Proposed Shed
3 Sunny Place, Heybridge 7316
CLIENT
J.A. Egginton
DWG
Stormwater Drainage Notes

PLOT DATE
25/06/202
PROJECT #
2608
PROJECT DATE 10/05/2024
DWG #
SCALE @ A3 (unless)
DRAWN AD
CHECKED RF
SHEET 6 OF

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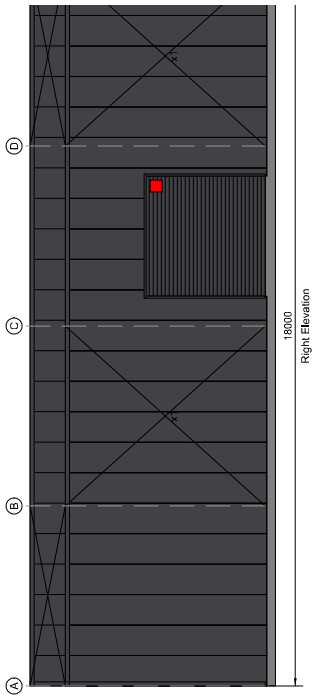

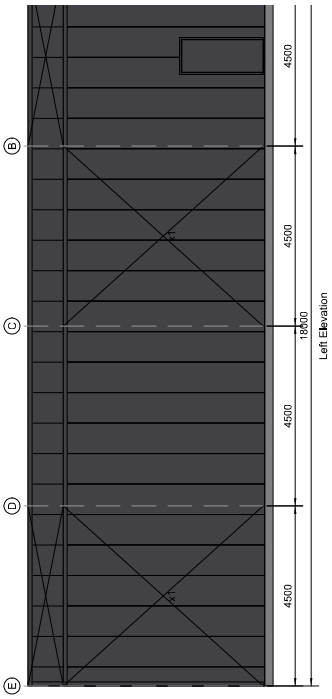

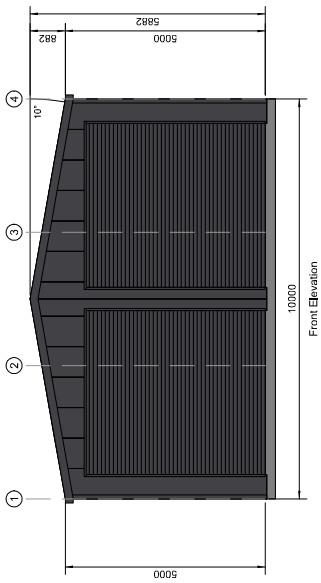

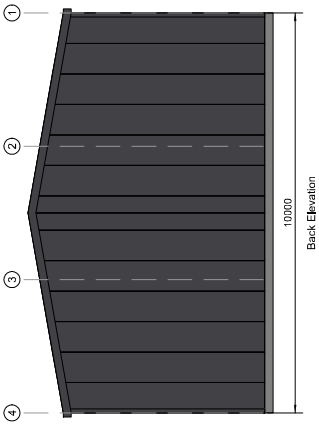

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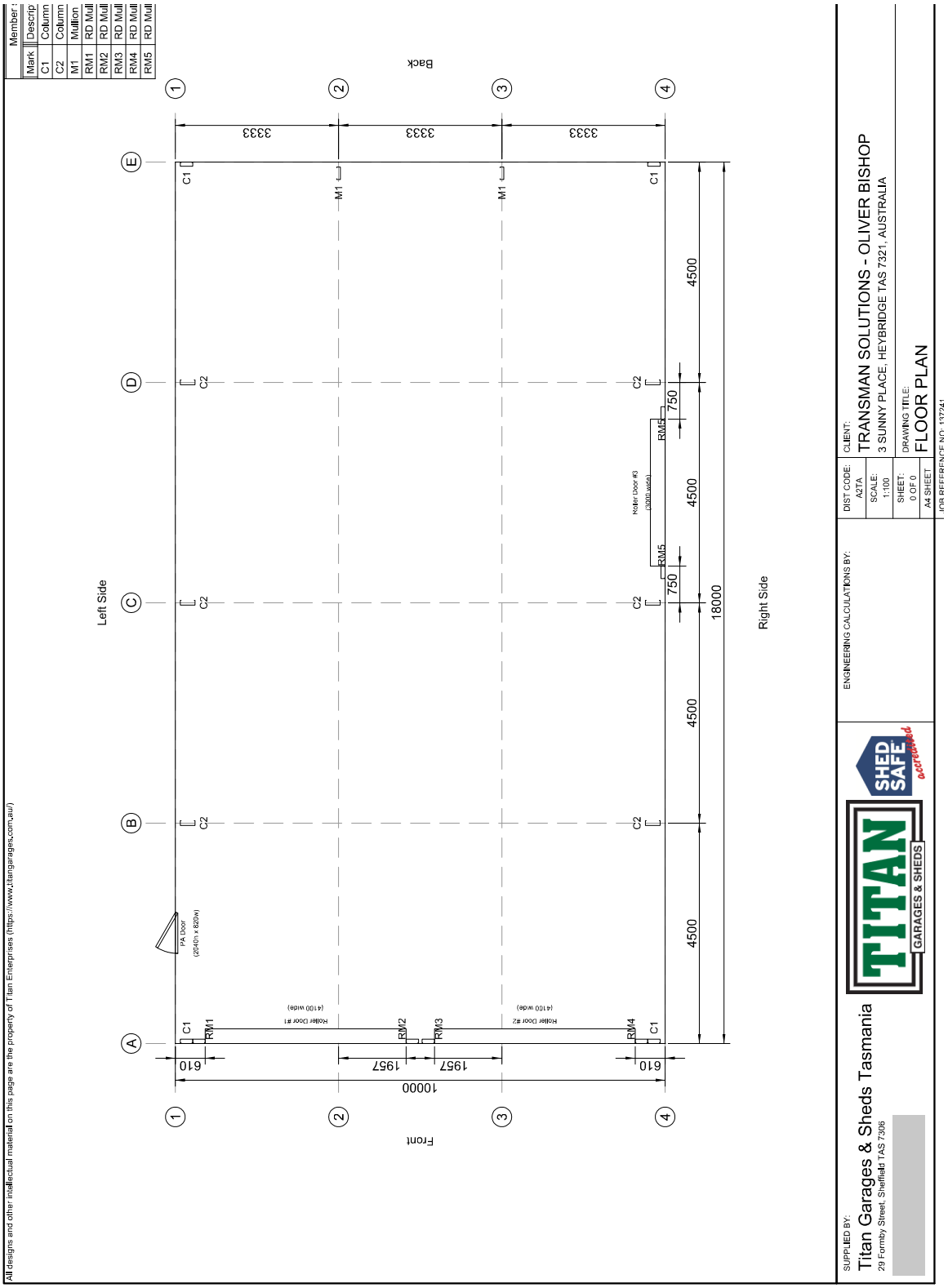
DIST CODE: A2TA
SCALE: 1:150
SHEET: 0 OF 0
A4 SHEET

CLIENT: TRANSMAN SOLUTIONS - OLIVER BISHOP
3 SUNNY PLACE, HEYBRIDGE TAS 7321, AUSTRALIA

DRAWING TITLE: ELEVATIONS (ALL)

JOB REFERENCE NO: 117741


Member :
Mark | Descrip
C1 | Column
C2 | Column
M1 | Mullion
RM1 | RD Mull
RM2 | RD Mull
RM3 | RD Mull
RM4 | RD Mull
RM5 | RD Mull
Back
Front
Left Side
Right Side
A
B
C
D
E
1
2
3
4
3333
3333
3333
4500
4500
4500
4500
750
750
18000
10000
610
1957
1957
610
C1
C2
M1
RM1
RM2
RM3
RM4
RM5
RM6
PA Door
(2340h x 820w)
Roller Door #1
(4100 wide)
Roller Door #2
(4100 wide)
Roller Door #3
(3000 wide)
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SHEET: 0 OF 0
A4 SHEET
CLIENT:
TRANSMAN SOLUTIONS - OLIVER BISHOP
3 SUNNY PLACE, HEYBRIDGE TAS 7321, AUSTRALIA
DRAWING TITLE:
FLOOR PLAN
JOB REFERENCE NO: 117741

20 July 2026

Planning Department
Burnie City Council
PO Box 973
BURNIE TAS 7320

Sent by email: burnie@burnie.tas.gov.au

Dear Sir/Madam

Representation Land Use Permit Application - CT 179347/8

Application reference - DA 2026/49

We refer to the permit application of 3 Sunny Place, Heybridge 7316 currently on exhibition with the Burnie Council.

It is clear that the proposed shed in this exhibition is in violation of the *Tasmanian Planning Scheme – State Planning Provisions.*

We are the current owners of 2 Sunny Place in Heybridge and set out our representations of the proposed exhibition below.

Clause BUR-S1.7.2 Building Height and Siting

BUR-S1.7.2 clearly states that "*Buildings must have a setback from a side and rear boundary of not less than 10m".* We note that on page 19 of the exhibition the proposed shed is to sit 4m from the southern boundary and therefore does not comply with the acceptable solution A3.

The proposed development does not comply with performance criteria P3.2 as it will cause unreasonable loss of amenity to the property at 2 Sunny Place in Heybridge because it results in unreasonable shadowing to the private open space.

The application gives examples of previously approved buildings within the 10m of the shared boundary; the two examples (3 & 10 Bower Circuit) are built on an east/ west boundary. An east/ west boundary causes shading in early morning or late afternoon. However, the proposed shed for 3 Sunny Place sits on our northern boundary, this will cause shading on our property for a significant part of the day, for the majority portion of the year.

At page 13 of the exhibition it states "*There remains 4m of area to the side boundary which can be vegetated/landscaped in the future*". That 4m faces south which would therefore be shaded almost year round and it is unlikely that much will grow, resulting in a large shed as the main focal point in our backyard.

On page 14 of the exhibition it states that the proposed shed is downslope of the rear lot (2 Sunny Place). Using the ridge height in the proposed shed suppliers drawings (5.88m), and the site cut of 1.29m up to a stated maximum of 1.5m from page 20 of the exhibition, the proposed shed presents at approximately 4.4m - 4.6m above natural ground level at the shared boundary.

We have laser measured the slope having a rise of 0.535m at 8m from the shared boundary and 0.607m at 20m from the shared boundary. These measurements are averaged over the length of the proposed shed in-line with the proposed location. We note the slope on our property is minimal when the realised boundary height of the shed is taken into account.

We note page 14 of the exhibition states:

> *"is expected to remain almost entirely unaffected.*
>
> *…*
>
> *Shadow diagrams have been omitted from the drawing set as they are not expected to show anything of value ".*

We disagree and have done our own calculations and note that the resulting shadowing will almost entirely affect us.

Using the realised boundary height and 4m setback of the proposed shed we have used suncalc.org to calculate midday shading on our property for 6 ½ months of the year (being from early March to late September). For example, on 21 June at midday there is approximately a 10m x 18m shadow which at 3:00PM extends to approximately a 17m x 18m (306sqm) shadow cast from the proposed shed. This shadowing is unreasonable.

The shadow the proposed shed will cast with the proposed setback of only 4m will cause unreasonable loss to the private open space area of our property and should be moved to at least 10m from the boundary.

We agree that a 10m setback from their rear (west) boundary isn't viable due to access. However, the supplied plans in the exhibition suggest that there is ample room to move the proposed shed at least 10m from the shared boundary with it still remaining accessible. This will minimise the shadowing and visual impact to our property.

Finally

We appreciate you taking these representations into consideration and look forward to hearing from you.

Kind Regards

Per:

Bradley Van der Drift

Alice Weldon

Abel Design Tas Pty Ltd
Postal: P.O. Box 219
SMITHTON TAS 7330

ABN: 32 675 872 938

abel
drafting + design

WYNYARD OFFICE
33 Goldie Street, Wynyard
Telephone 03 6442 3411

SMITHTON OFFICE
5 Brittons Road, Smithton
Telephone 0427 528 326

DEMONSTRATION OF PLANNING COMPLIANCE

Project No:	**26087**	**Property ID:**	**9190608**
Date:	**29/7/2026**	**Title:**	**179348/8**
Client:	**J.A. Egginton**	**Land Zoning:**	**Landscape Conservation**
Address:	**3 Sunny Place, Heybridge 7316**		
Project :	**Proposed Shed (by others)**		

6.0 Assessment of an application for use or development.

The client proposes a new shed appurtenant to an existing residence in the Landscape Conservation Zone. There is a variation to Development Standards for Buildings and Works under the Burnie local provisions schedule.

Burnie Local Provisions Schedule BUR-S1.0

BUR-S1.7.2 Building height and siting

Objective:

That building height, setback and siting:

(a) minimises impacts on the landscape values of the Heybridge Nature Reserve when viewed from any location outside the boundaries of a hamlet;
(b) is compatible with the bushland setting; and
(c) provides sufficient separation between dwellings on adjoining lots to minimise impact on amenity by overshadowing and overlooking.

A3

Does not satisfy

P3.1

Buildings must be sited to not cause an unreasonable loss of amenity or impact on the landscape values of the Heybridge Nature Reserve, having regard to:

(a) the appearance when viewed from any location outside the boundaries of the hamlet;
(b) the topography of the site;
(c) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;
(d) whether location will assist in the retention of existing vegetation to screen development on the site and within the hamlet;
(e) the ability for landscape planting within the site to screen the building;
(f) the bulk, form and external finishes of the building;
(g) the size, shape and orientation of the lot; and
(h) the side and rear setbacks of adjacent buildings.

Topography and existing arrangements on site for both waste water disposal, vehicle access and the residence limit any real practical location to where proposed. As the development is to be down-slope toward the rear of the lot it is not expected to impose any unreasonable loss of amenity to the values of the area. There remains 4m of area to the side boundary which can be vegetated/landscaped in the future. This arrangement is quite typical of the area where all three developed hamlets present many cases of a similar arrangement of a shed or garage toward the rear at a setback closer than that defined under A3 of the scheme. Notably 3 & 10 Bower Circuit, along with almost every developed lot in Winforton Avenue, Prior Court, Arlington Place & Bissett Place.

P3.2

Buildings must be sited to not cause an unreasonable loss of amenity to adjoining properties having regard to:

(a) the impact of shadowing from the building on access by sunlight to a habitable room, roof area, and private open space area for existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement; and
(b) the potential for overlooking on visual privacy in a habitable room or private open space area for an existing dwelling on an adjoining lot, or if a vacant lot, the place where a dwelling may be located in accordance with the relevant acceptable solution requirement.

The adjacent property to the South consists of a recently developed residence some 30m away from the proposed shed site. The large lot offers an expanse of private open space which is expected to remain almost entirely unaffected. With the proposed development begin downslope of the adjacent lot, with 4m of separation and around 1.5m lower in elevation, it is not expected the proposed development will cause any unreasonable loss of amenity. Shadow diagrams have been provided in the drawings set which show minimal shading to the neighbouring property for an absolute wort-case scenario on the winter solstice.

BUR-S1.7.3 Landscape protection

Objective:

The landscape values of the Heybridge Residential Nature Reserve are protected and managed to minimise adverse impacts when viewed from any location outside the boundaries of a hamlet.

A3

Does not satisfy

P3

Buildings and works must be located to minimise impacts on landscape values, having regard to:

(a) the appearance when viewed from any location outside the boundaries of the hamlet;
(b) the topography of the site;
(c) the extent of existing clearing and the need for additional removal of vegetation;
(d) the opportunity for screening afforded by the height and density of existing vegetation within the hamlet and in the surrounding Heybridge Nature Reserve buffer;
(e) the ability for specified landscape planting within the site to screen the building or works to view from locations external to the site; and
(f) likely impact on the stability of adjacent land.

The site itself being toward the rear of the hamlet and downslope of the roadway is not visible from beyond the hamlet.

The impacted area is currently void of any vegetation, minor excavation tapering from 0 to 1.5m is expected to facilitate a level area typically required for a garage/shed. Topography of the site and general area is typically consistently sloping leaving little area suitable for such a development without excavation.

The cut remains at such a distance as to comply with the building code NCC 3.2.1 for un-retained earthworks, and not within the zone of influence of the adjacent property.

C8.0 Scenic Protection Code

C8.1 Code Purpose
The purpose of the Scenic Protection Code is:
C8.1.1 To recognise and protect landscapes that are identified as important for their scenic values.

C8.6.1 Development within a scenic protection area

Objective
That:
(a) destruction of vegetation does not cause an unreasonable reduction of the scenic value of a scenic protection area; and
(b) buildings and works do not cause an unreasonable reduction of the scenic value of a scenic protection area.

A1

Does not satisfy

P1.1

Destruction of vegetation within a scenic protection area must not cause an unreasonable impact on the scenic value of a scenic protection area, having regard to:
(a) the nature of the vegetation to be removed;
(b) the area of vegetation to be removed;
(c) the topography of the site;
(d) any visual impact on a skyline;
(e) the nature of the reduction of the scenic value; and
(f) the purpose of any management objectives identified in the relevant Local Provisions Schedule.

Site was cleared of vegetation at the time of the creation of the subdivision. Minor revegetation has occurred to the extent of patchy grassed areas. This is typical of the surrounding area. The location of the proposed shed is on an existing area void of any vegetation.

P1.2

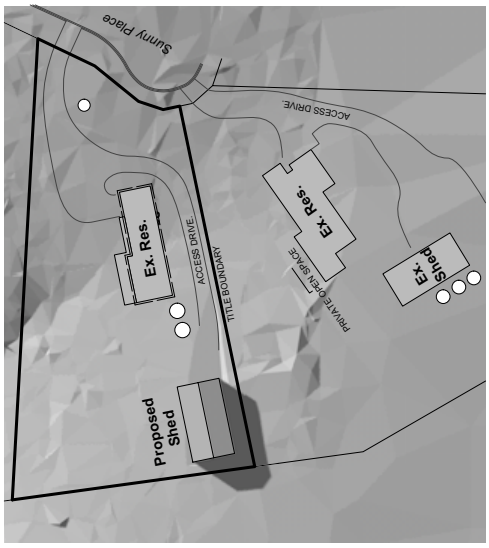
Buildings and works must be located to minimise impacts on landscape values, having regard to:

(a) the topography of the site;
(b) the size and shape of the site;
(c) the proposed building height, size and bulk;
(d) any constraints imposed by existing development;
(e) visual impact when viewed from roads and public places; and
(f) any screening vegetation.

Building location, size/scale and bulk is typical of the hamlets atop the hillside, each hamlet concealed amongst the native woodland vegetation. Size & topography of the lot dictates location.

Note:
Shaodow diagrams depicted on the winter solstice (21st June) for a worst case scenario

June 21st - 9am
Scale: 1:1000 @A3



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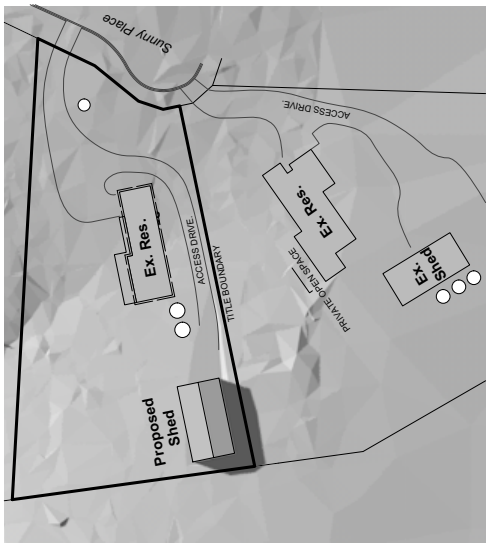
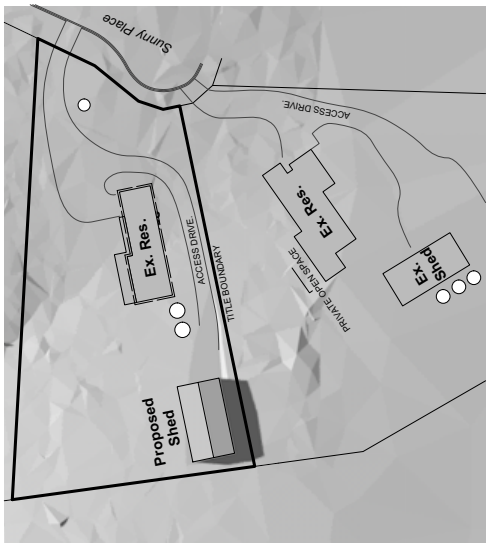


June 21st - 11am
Scale: 1:1000 @A3

REVISION BY:
PROJECT Proposed Shed
3 Sunny Place, Heybridge 7316
CLIENT J.A. Egginton
DWG **Shadow Diagrams**
Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
License No: 832965067, Aaron Duff
PO Box 219, Smithton TAS 7330
abel design + drafting
PLOT DATE 29/07/202
PROJECT # 2608
PROJECT DATE 10/05/2024 DWG #
SCALE @ A3 (unless)
DRAWN AD
CHECKED RF SHEET 7 OF

Note:
Shaodow diagrams depicted on the winter solstice (21st June) for a worst case scenario



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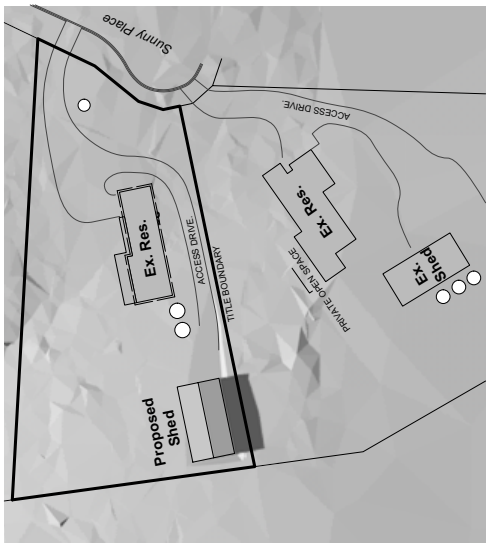
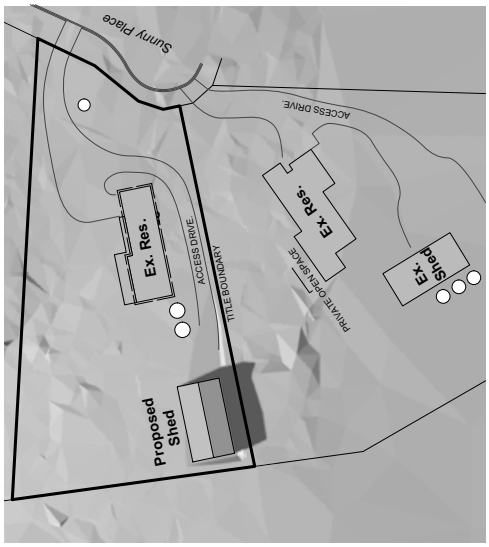


June 21st - 1pm
Scale: 1:1000 @A3

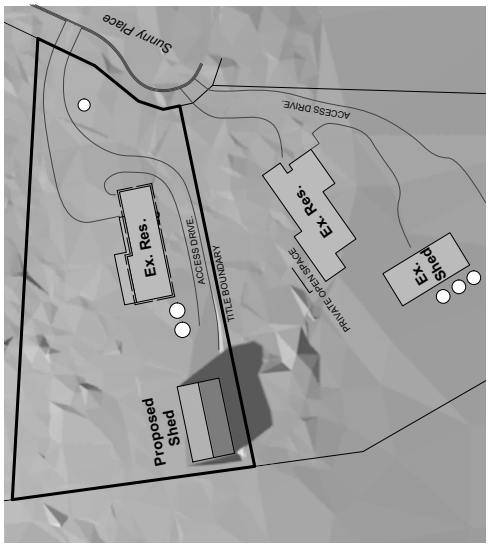


June 21st - 2pm
Scale: 1:1000 @A3

REVISION BY: PLOT DATE 29/07/202
PROJECT Proposed Shed
3 Sunny Place, Heybridge 7316
PROJECT # 2608
CLIENT J.A. Egginton
PROJECT DATE 10/05/2024 DWG # 3
SCALE @ A3 (unc)
DWG **Shadow Diagrams**
DRAWN AD
CHECKED RF SHEET 8 OF
Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
License No: 832965067, Aaron Duff
PO Box 219, Smithton TAS 7330

abel
design + drafting

Note:
Shaodow diagrams depicted on the winter solstice (21st June) for a worst case scenario



June 21st - 3pm
Scale: 1:1000 @A3

June 21st - 4pm
Scale: 1:1000 @A3

REVISION	BY:	PLOT DATE 29/07/202
PROJECT	Proposed Shed 3 Sunny Place, Heybridge 7316	PROJECT # 2608
CLIENT	J.A. Egginton	PROJECT DATE 10/05/2024 DWG #
DWG	**Shadow Diagrams**	SCALE @ A3 (unc) DRAWN AD CHECKED RF SHEET 9 OF

Abel Design TAS Pty Ltd ABN: 32 675 872 938
33 Goldie Street, Wynyard / 5 Brittons Road, Smithton
License No: 832965067, Aaron Duff
PO Box 219, Smithton TAS 7330

abel
design + drafting

AGREEMENT FOR AN EXTENSION OF TIME

Pursuant to Clause 57(6A) of the *Land Use Planning and Approvals Act 1993*

I, David Sharman, as a representative of the D Sharman, agree to an extension of time until 27 August 2026 for DA 2026/49 at 3 Sunny Place HEYBRIDGE.

Signed .....

Date: 30-7-26

MOTIONS ON NOTICE

AO141-26 MOTION ON NOTICE - COUNCIL COMMITTEE GENDER BALANCE POLICY 40/40/20

FILE NO: **15/5/2, 26/13810**
PREVIOUS MIN:

Councillor Ken Dorsey has given notice that he would move the following motion at this meeting:-

"THAT Council adopt the 40/40/20 principle across all standing and advisory committees — a minimum 40% women, 40% men, and 20% flexible — and that this be embedded in the Terms of Reference for all committees, with compliance reported annually in the Council's Annual Report."

COUNCILLOR'S COMMENTS

1. Best Practice Standard

The 40/40/20 model is already the standard applied to ASX-listed company boards and many state and federal government advisory bodies. Burnie City Council adopting it places us alongside leading institutions.

2. Better Decisions Come From Diverse Groups

Research consistently shows that gender-balanced committees make better, more considered decisions. They consider a wider range of community impacts, ask different questions, and are less prone to groupthink. For a council serving an entire community, that matters.

3. Our Committees Should Reflect Our Community

Burnie's population is roughly half women and half men. Committees that are dominated by any one gender do not properly represent the people they serve — regardless of how capable the individual members are.

4. The 20% Flexible Component is Practical and Inclusive

Unlike a rigid 50/50 requirement, the 40/40/20 model acknowledges that recruitment is imperfect and that gender identity is not binary. It sets a clear and defensible standard without being unworkable in practice.

5. Accountability Through Reporting

Annual reporting on compliance ensures this does not become a policy that sits in a drawer. Council will be held visibly accountable to the standard it sets.

Local Context

This motion is not theoretical. A recent example illustrates precisely why this policy is needed. An independent committee was convened, a process intended to be independent of elected Councillors (Councillors did vote on the recommendations). The panel that formed was composed entirely of women, with no male representation. Additionally, the Mayor became involved in the decision-making process, contrary to the committee's independent purpose.
I want to be very clear; I have no doubt that a differently composed committee would have reached the same conclusions. This is not about the outcome — it is about the process. A flawed process that happens to produce the right result is still a flawed process, and next time it may not.

The reason Councillors were excluded from this process in the first place was precisely so that politics would play no part and it was an entirely independent process. That principle is worth protecting or alternatively amending.

Both issues — the gender imbalance and the breach of committee independence — were raised at the time. Had a 40/40/20 policy been in place with clear Terms of Reference: The gender composition would have been identified and corrected before the committee convened.

The Terms of Reference would have clearly defined who could and could not participate, unless it met the 40/40/20 rule.

The integrity and credibility of the committee decisions would be beyond question. This is not a criticism of the individuals involved nor does it bring into question the decisions made. It is an argument for having clear, consistent policy that protects the integrity of all committee processes — and protects Councillors and staff alike from finding themselves in an ambiguous position.

GENERAL MANAGER’S COMMENTS

Council supports the principle of diversity and recognises the value that different perspectives, experiences and backgrounds can bring to committee deliberations. However, a mandatory 40/40/20 composition across all standing and advisory committees is considered too prescriptive and does not adequately recognise the different purposes, functions and membership requirements of individual committees.

The motion appears to have arisen from the composition and operation of an informal working group. An identified systemic issue of gender imbalance across Council's standing and advisory committees has not been established.

Diversity encompasses a range of characteristics, experiences and perspectives, including but not limited to gender, age, disability, cultural and ethnic background, lived experience, skills, expertise and community perspective. The relevance of these considerations will vary depending on the purpose and function of each committee. A mandatory numerical formula may therefore place greater emphasis on meeting a prescribed composition than on selecting members with the skills, experience, knowledge and community perspectives most relevant to the committee's purpose. For committees established to provide specific community or lived-experience representation, a uniform 40/40/20 requirement may not be practical or appropriate, for instance the LGBTIQA+ Community Advisory Group.

The concerns raised in the motion regarding committee independence, the involvement of elected members and the clarity of Terms of Reference are governance matters. These are more appropriately addressed through clear Terms of Reference, transparent appointment processes, defined roles and responsibilities, conflict of interest provisions and clear requirements regarding the independence of advisory or review processes.

The proposed requirement to report compliance with the 40/40/20 composition annually through Council's Annual Report is considered unnecessary. Given the differing purposes and membership requirements of individual committees, reporting against a single prescribed composition would not necessarily provide a meaningful measure of diversity or effective representation.

Accordingly, the proposed 40/40/20 policy is not supported. A broader principles-based approach to diversity, inclusion and committee governance is considered more appropriate.

An alternative motion suggested by officers is:

"That Council require the Terms of Reference for each committee to include appropriate provisions relating to diversity, gender equity and representation, having regard to the purpose and function of the committee, and ensure appointments reflect the skills, expertise, lived experience and community perspectives relevant to that purpose."

COUNCIL RESOLUTION

MOVED: ***Cr K Dorsey***

SECONDED: ***Cr J Grave***

"THAT Council require the Terms of Reference for each committee to include appropriate provisions relating to diversity, gender equity and representation, having regard to the purpose and function of the committee, and ensure appointments reflect the skills, expertise, lived experience and community perspectives relevant to that purpose."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

MOTIONS ON NOTICE

AO142-26 MOTION ON NOTICE - RESERVED PARKING - BURNIE ARTS

FILE NO: **15/5/2, 26/20942**
PREVIOUS MIN:

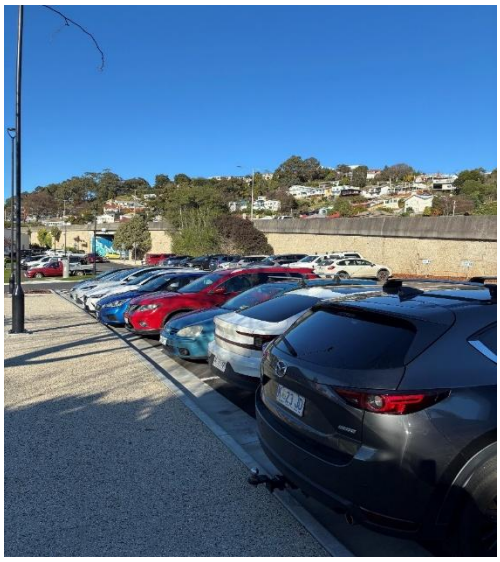
Councillor Ken Dorsey has given notice that he would move the following motion at this meeting:-

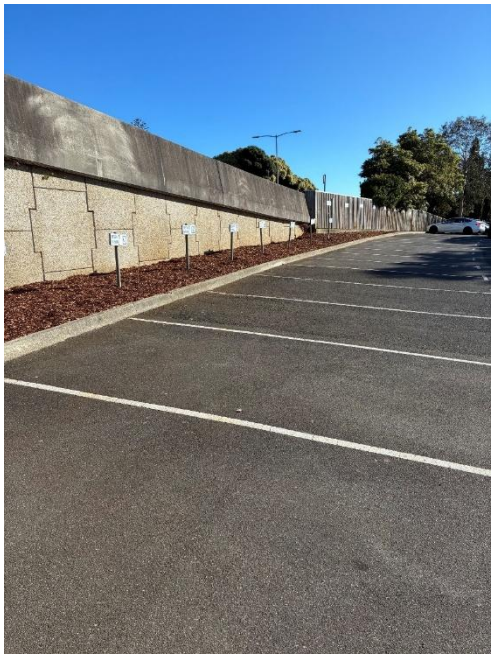
"THAT Council negotiate with the holders of reserved parking spaces at Burnie Arts to secure alternative parking arrangements for them elsewhere in the city, freeing these spaces for general public use."

COUNCILLOR'S COMMENTS

Photographic evidence (attached), taken on Saturday 15 August 2026 during a sell-out event featuring Dr Karl, shows 22 car parks — those in closest proximity to the entrance — sitting reserved and vacant while patrons were unable to find parking.

If Burnie Arts is to function as a genuine hub of the city, it is inconsistent with that role for the most accessible parking at the venue to be reserved and unavailable to the public, particularly during the numerous well-attended functions held there. This arrangement unnecessarily restricts access — including for those with mobility needs who would most benefit from parking closest to the entrance — for the very audiences the venue is intended to serve.





GENERAL MANAGER'S COMMENTS

This matter has been discussed extensively at workshop over recent months.

Council officers have indicated during these discussions they have full intention of exploring alternative parking arrangements with current permit holders to free up parking spaces at Burnie Arts. The motion reflects the action that officers have indicated to Councillors will occur.

22 spaces are allocated for reserved parking at Burnie Arts, with 21 of these spaces currently allocated as at the end of financial year. Discussions are yet to be undertaken with current reserved space holders to explore alternatives. These alternatives include use of the multi-storey car park.

Council's draft Parking Operational Plan includes an action to "investigate opportunities to maximise off-street parking supply within key locations, including the potential redevelopment of the Little Alexander Street car park to accommodate future demand". This project has been included in the adopted capital budget and could be seen as a viable alternative for the reserved spaces currently occupying Burnie Arts.

COUNCIL RESOLUTION

MOVED: ***Cr K Dorsey***

SECONDED: ***Cr A Keygan***

"THAT Council negotiate with the holders of reserved parking spaces at Burnie Arts to secure alternative parking arrangements for them elsewhere in the city, freeing these spaces for general public use."

The motion was not put due to the following amendment motion

MOVED: ***Cr T Aitken***

SECONDED: ***Cr J Grave***

"THAT the motion be amended to read:

THAT Council negotiate with the holders of reserved parking spaces at Burnie Arts to secure alternative parking arrangements elsewhere in Council owned carparks in the city, freeing these spaces for general public use."

For: Cr T Aitken, Cr K Dorsey, Cr J Grave, Cr D Pease.

Against: Cr T Brumby, Cr G Simpson, Cr A Boyd, Cr A Keygan, Cr C Lynch. ***LOST***
The meeting returned to the original substantive motion
"THAT Council negotiate with the holders of reserved parking spaces at Burnie Arts to secure alternative parking arrangements for them elsewhere in the city, freeing these spaces for general public use."
The motion was then withdrawn by the Mover with the consent of the meeting

MOTIONS ON NOTICE

AO143-26 MOTION ON NOTICE - BURNIE CITY YOUTH COUNCIL - GIANT EMU

FILE NO: **15/5/2, 26/20972**
PREVIOUS MIN:

Councillor Giovanna Simpson has given notice that she would move the following motion at this meeting:-

"THAT Council investigate the possibility of a Giant Emu as an iconic Burnie Visitor attraction."

COUNCILLOR'S COMMENTS

This motion asks that the Council:

1) Directs Council officers to investigate the feasibility and cost associated with the design, construction, and installation of a giant emu sculpture in Burnie. Intended to become an iconic visitor attraction and recognisable symbol of the city and to coincide with our emus that are currently in our Burnie Arts precinct.

2) That Council officers investigate the potential locations within the city of Burnie for the installation of the giant emu and take into consideration the following:

   - Visibility and accessibility for visitors and residents.
   - The costs and requirements associated with the project. Including the engagement of the local artist responsible for the existing emu sculptures within the Burnie Arts precinct.
   - The proximity to the CBD, waterfront postcard, Burnie Arts and other existing attractions.
   - Opportunities for photographs and social media promotion. Accessibility, pedestrian movement and parking.
   - Opportunities to enhance the surrounding area through landscaping, signage and the potential for the location to become a recognised visitor stop and destination in its own right.

This motion asks if Council can provide a report to Council, that can also be provided to the Burnie Youth Council, that explains costs, potential locations, and whether it is possible to establish a giant emu as an iconic Burnie attraction.

Burnie has an opportunity to create a distinctive visitor attraction that gives people a reason to stop, explore and experience our City, rather than simply passing through it. Large

sculptures and big things, have become recognisable attractions throughout Australia and our neighbouring Big Penguin is the perfect example, as is the giant Tassie Devil in Mole Creek and the Giant Lobster at Burnie Park. The Giant Emu could become a photographic landmark and social media destination. This would provide Burnie with a landmark and the emu is a natural connection to the history of Burnie and it strengthens our reputation as a City of Makers.

GENERAL MANAGER'S COMMENTS

Council's recent work in relation to visitor servicing has highlighted the importance of taking a coordinated approach to destination development and ensuring that investment contributes to strengthening the overall visitor experience. The Visitor Information Centre Location Investigation, tabled at the July meeting, identified that continued investment in Burnie's existing destination offering, including the waterfront, Burnie Arts precinct, Little Penguins, events, reserves and other existing experiences, remains fundamental to growing the visitor economy.

The implementation of the Urban Plan will also provide significant opportunities to improve the presentation, functionality and overall experience of the city centre, and in turn enhance the appeal of the city as a place for visitors to stop, explore and spend time.

In considering future investment, there are competing demands across Council's strategic commitments. Priority should be given to progressing and completing existing plans and projects, and to investments that strengthen Burnie's visitor attractions. In this context, the focus should remain on improving the appeal of Burnie as a visitor destination by strengthening what already exists, improving connections between existing attractions and making the overall visitor experience more accessible, attractive and engaging.

The Giant Emu sculpture concept is not currently identified as a priority within Council's existing strategic planning. Accordingly, it is considered that the proposal should not be progressed as a standalone Council priority at this stage.

This does not rule out future consideration of an emu sculpture or theme as part of a creative, placemaking or visitor experience initiative, when appropriate resources, partnerships or external funding are available.

COUNCIL RESOLUTION

MOVED: ***Cr G Simpson***

SECONDED: ***Cr K Dorsey***

"THAT Council investigate the possibility of a Giant Emu as an iconic Burnie Visitor attraction."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

MOTIONS ON NOTICE

AO144-26 MOTION ON NOTICE - STREET ART AND SCULPTURE LANEWAY

FILE NO: 15/5/2, 26/21085
PREVIOUS MIN:

Councillor Giovanna Simpson has given notice that she would move the following motion at this meeting:-

"THAT Council investigate the feasibility, design options and associated costs of transforming Little Alexander Street, Burnie, (between the Library and Burnie Arts), into a community street art and sculpture laneway, including opportunities for collaboration with local artist groups including stARTS, local graffiti artists and sculptors, as well as possibly involving youth organisations, Burnie Youth Council, and provide a report back to Council on potential funding sources, implementation options and ongoing maintenance requirements."

COUNCILLOR'S COMMENTS

This motion if successful, will transform a normally overlooked space and create a destination, rather than an unattractive thoroughfare. It would encourage people to explore beyond the main area of our new Burnie Arts precinct and can only add to the space, by complimenting these facilities that are already now in place. And importantly, this activation would also create a seamless, natural creative corridor connecting the outdoor plaza area of Burnie Arts, directly to the indoor gallery.

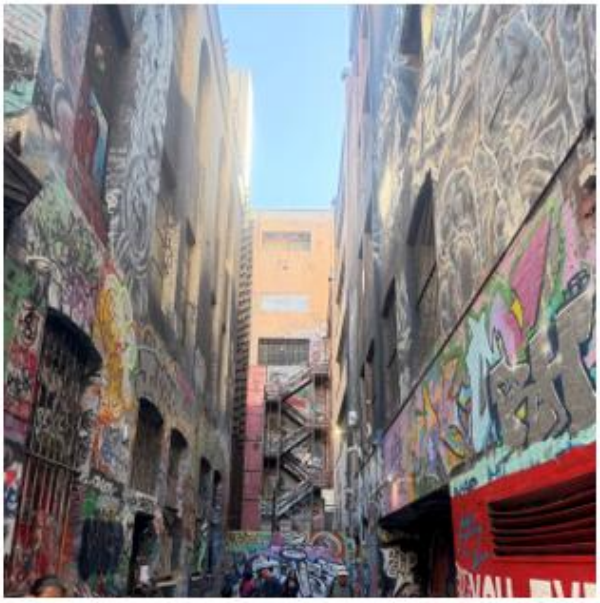
This motion if successful, will also help reinforce Burnie's reputation as a creative and innovative city, a title we once lost for a number of years. It will provide a public canvas and outdoor gallery space to celebrate our local visual artists, sculptors and makers.

This reimagined space could also provide a positive and legal outlet for artistic impression across both 2D and 3D sculptural installations (artists could also potentially work with artist in residence)

I recently visited a major street art laneway in Melbourne, and it proved to create an instagram worthy destination for tourists and locals alike and with a hashtag of Burnie, we can only increase our visitor numbers. (Image below) #stop #explore #stay #burnie

An art and sculpture lane can only encourage visitors that are attending performances, to take the extra time to walk the lit-up lane way at night and discover the magic of the urban art gallery. it can be developed and refreshed over time with artwork panels (as shown in image 2) and sculptural plinths that can be changed showing varying artists, media and styles.

The theme would be a celebration of our arts precinct. This includes art, music, theatre and dance. If this motion is successful, I would strongly recommend that Council work alongside stARTS to complete this project.



GENERAL MANAGER'S COMMENTS

It is recommended that opportunities for Little Alexander Street (between the Library and Burnie Arts) be considered as part of Council's Urban Plan and broader city activation initiatives. This would allow the form and scale of any future works to be considered alongside other city priorities.

Any future works would be subject to funding availability, appropriate permissions and approvals including property owner permissions, alignment with Council's Public Art Policy, and consideration of traffic management, safety and maintenance requirements. The timing and progression of progressing a project should also have regard to the finalisation of existing commitments associated with the Burnie Arts Centre building and larger precinct and Council's capacity to deliver its existing priorities. Relevant local artists, cultural, community and youth organisations, may be consulted as part of future project development.

No further report to Council is proposed, with any future opportunities to be progressed through the existing Urban Plan and city activation projects, with the scale of any initiative subject to Council's usual budget and planning processes, including active pursuit of external grant funding and partnership opportunities.

Alternative Motion

An alternative motion suggested by officers is:

"That Council consider opportunities for Little Alexander Street (between the Library and Burnie Arts) as part of Council's Urban Plan and broader city activation initiatives, including public art, in collaboration with relevant local artists, cultural, community and youth organisations, subject to the availability of funding and delivery of Council's existing commitments and priorities."

COUNCIL RESOLUTION

MOVED: ***Cr G Simpson***

SECONDED: ***Cr J Grave***

"THAT Council investigate the feasibility, design options and associated costs of transforming Little Alexander Street, Burnie, (between the Library and Burnie Arts), into a community street art and sculpture laneway, including opportunities for collaboration with local artist groups including stARTS, local graffiti artists and sculptors, as well as possibly involving youth organisations, Burnie Youth Council, and provide a report back to Council on potential funding sources, implementation options and ongoing maintenance requirements."

For: Cr T Brumby, Cr G Simpson, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against: Cr T Aitken.

CARRIED

QUESTIONS WITHOUT NOTICE

AO145-26 COUNCILLOR QUESTIONS WITHOUT NOTICE
FILE NO: 15/5/5

Councillor Questions without Notice

Questions without notice may be asked by councillors, in accordance with Regulation 34 of the *Local Government (Meeting Procedures) Regulations 2025*.

The Regulation provides that a councillor may ask a question of the chairperson, another councillor, or the general manager - Reg 34(1).

In asking a question without notice at a meeting, a councillor must not offer an argument or opinion, or draw any inference or make any imputations, except so far as may be necessary to explain the question - Reg 34(2).

The chairperson must not permit any debate of a question without notice, or its answer - Reg 34(3).

The chairperson, councillor or general manager who is asked a question without notice at a meeting may decline to answer the question - Reg 34(4).

The chairperson may refuse to accept a question without notice - Reg 33(3) - if it is:

- defamatory;
- contains offensive language;
- is unlawful;
- does not relate to the activities of the Council; or
- does not meet the requirements specified in Reg 33(2).

The chairperson must give reasons for the refusal - Reg 33(4).

The chairperson may require a councillor to put a question without notice in writing – Reg 34(5).

Cr Ken Dorsey asked the following questions:

1) Can you please provide an update on the stormwater drain replacement, which ones are being replaced and if any are noted as dangerous?

   The Deputy General Manager replied that Council will provide Councillors with a list of which stormwater drains are being targeted this year and if any have been noted as dangerous.

2) Has Council changed the way pensioner discounts are applied to rates?

The General Manager replied that eligible pensioners are entitled to a remission for discounted council rates which can be applied for upon payment of rates.

Cr Trent Aitken asked the following questions:

1) Has the process changed for paying rates at the Post Office, and if yes, why?

The General Manager replied that due to a significant increase in the fee that Australia Post were going to charge Council for accepting rates transactions over the counter, this particular offering has been removed.

There remain a number of ways which people can pay online and remotely. All information is available on the rates notices and on Council's website.

2) Regarding the previous Motion – Street Art and Sculpture Laneway [AO144-26] – if we enhance the area, what are the hazards Council will need to mitigate given that the location is on the boundary of a child care centre, eg. fencing?

The General Manager replied that Council would undertake necessary consultation with the operators of the child care centre to hear and take their views into account.

Cr Amina Keygan asked the following questions:

1) Is it possible for the Urban Plan Meeting Minutes to be included in the council agenda?

The General Manager replied that we haven't chosen to do so to date. Currently we provide a quarterly update in the open session of the Agenda to inform the community of the progress of the Urban Plan. The Minutes may be less meaningful to people. If there are particular elements of the Urban Plan that people are interested in we can add more information to the quarterly report. Council will discuss this further to see which is the best course to take.

2) Election signs – how many complaints has Council received with regard to incorrect location and/or size of candidate signs? Could Council please provide the process for of how council officers investigate these complaints and how long does it take to investigate each complaint?

The General Manager replied that a number of complaints have been received and a number of notices for action have been issued for non-conforming signs.

To investigate a complain, a council officer will attend the site, measure the sign, and check the land ownership. If we believe there is a non-conformance, a notice will be issued to the person. There is generally a 7 day period for the person to rectify the

matter. If no action is taken during that time, Council can remove the signs.

Ultimately the length of time for the investigation itself will depend on travel time, online research and if a notice is required to be issued. This is estimated around 1-2 hours.

The requirements for election signage is available online or in the Planning Scheme or by contacting the electoral commission.

Cr Justin Grave asked the following questions:

1) Election signs – does the 1.5m^2 only apply to temporary signage? If it is not a temporary sign, eg. placed on a preposition billboard, can your election sign be greater than 1.5m^2 ?

   The Executive Manager Development Services replied that if it is an approved third party sign approved for the purposes of advertising, then yes it could go on that sign. For example the illuminated signage at Massey Greene Drive could be utilised across elections but for the purposes of election signage.

   A 'temporary' sign has its own category requirements.

   Elections signs should not be erected no less than 8 weeks prior to the polling period, and removed 7 days thereafter, and not be placed on public land.

2) Elections signs - would a sign over 1.5m^2 on a trailer meet the election signage requirements?

   The Executive Manager Development Services replied that the Planning Scheme does not regulate vehicles, including trailers.

Cr Trent Aitken asked the following question:

1) Elections signs – does an election trailer have to be coupled to a vehicle?

   The Executive Manager Development Services replied that Council does not regulate trailers. Council's adopted position is that if an election sign is on a trailer, it needs to move regularly (once a day).

   Cr Chris Lynch replied that the Transport Department provides information around election signage on trailers and can be found online.

OFFICERS' REPORTS

AO146-26 CBD COMMUNITY SAFETY

FILE NO: **15/5/2, 26/15279, 26/15283**
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council:

1) Note the information provided regarding the Hobart Safe City Liaison Program and the current Burnie offence rates;

2) Continue to monitor the outcomes of the Hobart Safe City Liaison Program trial to determine whether the model delivers on its aims and is worthy of consideration in Burnie;

3) Reestablish Council's community roundtable regarding CBD safety and ensure a more formal action plan is created and enacted by stakeholders; and

4) Work with Tasmania Police to deliver on agreed actions to form a more collaborate approach to address issues."

2.0 EXECUTIVE SUMMARY

Purpose and Background

At the 23 June 2026 Council meeting, Councillor Keygan successfully moved the following motion (Item AO104-26):

> ***"THAT Council write to Tasmania Police to request a briefing from Burnie station in relation to:***
> ***1) Offence rates throughout the municipality and in the CBD centre specifically;***
> ***2) Any current or forthcoming early intervention or diversionary programs in place to deter anti- social behaviour; and***
> ***3) The capacity of Tasmania Police to increase foot patrols throughout the Burnie CBD."***

At the same meeting, Councillor Ken Dorsey successfully moved (Item AO101-26):

> ***"THAT Council requests that the General Manager prepare a briefing report for Councillors that examines the Hobart proposal in detail and explores comparable programs operating in other Australian cities, considering the applicability of a similar model for Burnie - including resourcing options and opportunities for partnership with local businesses, community organisations, Tasmania Police, and relevant support agencies."***

This report is intended to respond to the above motions.

Key Issues

Anecdotally, Burnie's CBD has experienced a concerning increase in public safety incidents in recent times. These include repeated assaults, aggressive and threatening behaviour, issues related to homelessness, and regular disturbances that are distressing to bystanders and damaging to the city's reputation as a welcoming place to live, work, and visit.

Modern expectations of local government have evolved significantly, with communities increasingly looking to councils to play a more visible and proactive role in public safety, amenity and wellbeing within public spaces.

3.0 SUPPORTING INFORMATION

Strategic Alignment

The Burnie City Council Plan 2024-27 includes a Goal “Making an active town centre” which outlines an aim to have a CBD that is amongst other things, visually attractive and safe.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

There are no financial impacts resulting from this report.

Council has made significant investments in community safety infrastructure and initiatives, including an extensive CCTV network and contracted security, including patrols. While these initiatives provide important value, they do not deliver continuous, relationship-based engagement or early intervention capability to address underlying issues or support vulnerable community members. CCTV can identify incidents but cannot intervene, reassure, educate or connect individuals to support services.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

<u>Offence Rates and Data</u>

In relation to the motion from Councillor Keygan, Council officers wrote to Tasmania Police requesting a briefing as per the motion. The Mayor and General Manager met with Acting Commander Craig Joel and Inspector Anthea Maingay from Tasmania Police to discuss the

ongoing issue of anti-social behaviour in the Burnie CBD and the impact it is having on community, businesses and visitors.

As part of the discussions, police provided an intelligence snapshot of offending within the CBD, including an overview of the key offence categories and emerging trends that have been identified.

Recent police data shows 69 offences recorded in the CBD over the past five months, with assault, shop stealing, property damage and trespass among the most common offences. Incidents are most prevalent in public spaces, retail precincts and car parks, particularly between 4pm and 10pm.

Property damage offences comprised a significant proportion of recorded incidents. Included offences Destroy/Injure Property, Graffiti, and Unlawfully Set Fire.

Common locations included:

- Public places
- Retail precincts
- Car parks
- Businesses
- Residential premises

Property damage offences commonly remained unresolved at the time of reporting, indicating ongoing investigative demand. Graffiti offences were recurring, although at a lower frequency than general property damage offences. Anti-social behaviour offences included trespass, resisting Police and committing a Nuisance.

Common themes identified were:

- Offending occurring within retail precincts, public spaces and community facilities.
- Repeat police interactions involving intoxicated persons.
- Frequent offences occurring within public space environments where high pedestrian traffic exists.
- Instances of offenders resisting or obstructing police during enforcement action.

The meeting covered the role that young offending, homelessness and alcohol and drug use continues to play in many of these incidents and the need for a coordinated approach to improve community safety. Police are looking at a number of ways to more effectively task police resources to these hotspots to disrupt and deter anti-social behaviour.

As a result of the discussions, the following actions were recommended by Tasmania Police:

1. Build on the intelligence snapshot we have developed. Our operational taskings and partnership approach should be intelligence-led, and maintaining strong situational awareness will help ensure our efforts remain focused on the areas of greatest need.

2. Strengthen the sharing of anecdotal information. Local observations and community feedback can often provide valuable insights that complement, and at times exceed, what can be gleaned from statistical data alone.
3. Review police resource deployment. We will assess our taskings against the intelligence snapshot and provide feedback on outcomes, successes and any challenges encountered.
4. Reinforce the collaborative nature of this work. Addressing these issues requires a genuine partnership approach, and it is important that this remains at the forefront of our efforts.
5. Improve communication with the community. We should ensure relevant media releases and updates are shared with you in a timely manner. It is important that the Burnie community understands the work being undertaken through our partnership to enhance community safety, while also demonstrating that we are listening and responding to community concerns.
6. Provide context alongside statistical reporting. While statistics remain an important measure of progress and can be readily shared, there is significant value in discussing the data together to ensure the broader context and underlying trends are understood.

Discussions with Tasmania Police have confirmed that police staffing levels and patrol capacity are determined through Government allocation and cannot be expanded through fee-for-service arrangements.

Hobart City Council

Hobart Council considered a report in March 2026 regarding the proposed establishment of a Safe City Liaison Program, a dedicated, Council-led community safety and engagement initiative designed to enhance safety, visibility and community connection across Hobart's public spaces, with a primary focus on the CBD.

The program was supported but is yet to commence. It is established as a three-year trial.

The Program plans to utilise three staff to support a coordinated and proactive response to community safety issues, business concerns, and emerging social challenges in the city.

The proposed model draws on best practice from other Australian cities where local governments have implemented community-facing safety and engagement roles as a complement to traditional policing and security arrangements. These models have demonstrated value in improving perceptions of safety, supporting early intervention, strengthening local partnerships and providing public reassurance through a consistent, visible and approachable presence.

The focus of the staff members deployed under this program will be to focus on customer service, business and community safety engagement, providing a consistent and visible Council presence within the Hobart CBD. Primary responsibilities will include business engagement, education-based by-law compliance support, referral of vulnerable individuals, collection of localised safety data and coordination with Tasmania Police and community

partners. A core objective of the program is to support and reassure local businesses while contributing to broader improvements in community wellbeing.

In addition, the team will be responsible for proactive monitoring and management of CCTV insights, to identify patterns, respond early and coordinate services. Comprehensive training will be provided to ensure staff are skilled in de-escalation, trauma-informed practice, community engagement, legislative and by-law awareness and safe operating procedures.

During routine patrols, officers will also support the monitoring of business-related compliance areas such as outdoor dining layouts, footpath signage and roadside vending. Their role is educative and supportive, helping businesses navigate requirements and identify minor issues before they escalate.

A suite of Key Performance Indicators has been developed to evaluate the success of the program, including:

- Perceptions of Safety
- Effectiveness of Referral Pathways
- Service Demand and Issue Trends
- Stakeholder Confidence and Feedback
- Business Engagement Outcomes
- Compliance-Related Engagement (Education-Based)

The Hobart CBD is significantly larger than that within Burnie, with greater population and number of businesses. It may be beneficial for Council to monitor progress of this program as it is implemented before looking to introduce a similar program at this time.

Burnie City Council's Responsibilities

Council's role is to use its functions, assets, resources and partnerships to prevent, respond to and reduce the impact of anti-social behaviour within Council's sphere of responsibility. This includes:

- Council property and public spaces - managing Council-owned and controlled property and public spaces to support safety, amenity, accessibility and appropriate use.
- Prevention and design - incorporating safety, visibility, lighting, passive surveillance and appropriate activation into the design and management of public spaces.
- Council initiatives and investment - considering and supporting appropriate initiatives, infrastructure and other measures that can prevent or reduce anti-social behaviour.
- Responding to Council matters - taking action where an issue falls within Council's legislative, operational, or property-management responsibilities.

- Partnerships and coordination - working with Tasmania Police, State Government, businesses, community organisations and other stakeholders to share information and where appropriate coordinate appropriate responses.
- Staff safety - ensuring staff have appropriate procedures, training, support and escalation pathways when dealing with anti-social or threatening behaviour. Council has an obligation to provide a safe working environment for its employees.
- Referral, escalation and advocacy – referring matters that are primarily the responsibility of Tasmania Police or another agency, and advocating where issues require action or resources beyond Council's direct role.

In August 2023 Council initiated a community roundtable to begin to develop community-based solutions to CBD safety. One of the key outcomes of the community roundtable was to address the anti-social behaviour of a small group of people that was causing the majority of the issues at the time. Some improvement resulted and as such the community roundtable met less frequently. The roundtable was reconvened in October 2025 as new issues started to emerge. The group does not have formal structure or an action plan and therein lies an opportunity for improvement.

Council's Urban Plan redevelopment of the CBD will include design elements to help with community safety, including lighting and improved walkways.

Health and Safety

Council has employees that work within the CBD that are faced with the same challenges as members of the community. Council must ensure a safe work environment for its employees.

Risk

Regular briefings and information sharing with Tasmania Police and relevant community services will ensure situational awareness and support early, coordinated interventions.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

Personnel from Tasmania Police and Hobart City Council have been consulted along with relevant Council Officers in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

COUNCIL RESOLUTION

MOVED: ***Cr A Keygan***

SECONDED: ***Cr D Pease***

"THAT Council:

1) Note the information provided regarding the Hobart Safe City Liaison Program and the current Burnie offence rates;

2) Continue to monitor the outcomes of the Hobart Safe City Liaison Program trial to determine whether the model delivers on its aims and is worthy of consideration in Burnie;

3) Reestablish Council's community roundtable regarding CBD safety and ensure a more formal action plan is created and enacted by stakeholders; and

4) Work with Tasmania Police to deliver on agreed actions to form a more collaborate approach to address issues."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

OFFICERS' REPORTS

AO147-26 RECREATIONAL MASTER PLAN MULTIPURPOSE SPORTS CENTRE

FILE NO: 15/5/2, 2862413
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council adopt the Draft Multipurpose Sports Precinct Master Plan."

2.0 EXECUTIVE SUMMARY

Purpose and Background

The Purpose of this report is for Council to adopt the attached Multipurpose Sports Precinct Master Plan.

Key Issues

Through the development of a new four-court indoor stadium and a multi-sport precinct at McKenna Park Council can provide enhanced sporting infrastructure which will provide increased capacity, modern facilities and support future participation growth.

By co-locating sporting organisations and establishing a shared-use partnership with Burnie High School, Council can create greater collaboration and utilisation between groups whilst maximising the use of Council facilities and improving the experience for clubs, participants and the wider community.

Council can strategically rationalise its assets through the consolidation of sporting facilities into purpose-built precincts, enabling surplus sites such as the current basketball site and part of Wivenhoe Showgrounds to be repurposed.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns to Council's Strategic Plan Making a Better Burnie 2044 Goal 1: Making an active town centre and Goal 2: Making liveable local communities.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

The adoption of the Multipurpose Sports Precinct Master plan does not have any immediate financial implications. The plan provides a long-term strategic framework that will require Council to consider future own-source funding allocations and actively pursue State and Federal Government funding and external grant opportunities to support its staged delivery.

There are significant long-term financial and economic benefits by releasing the current Council owned industrial zoned land at Wivenhoe for future development, creating redevelopment opportunities, increasing Council's future rate base and meeting current industrial demand.

The development of this master plan has been fully funded via a State Government grant coordinated via Active Tasmania.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

Council engaged @leisure through an Active Tasmania grant to help guide the development of a Multipurpose Sports Precinct Master Plan. As part of this process, Council worked closely with sporting groups across the municipality to understand their current challenges, future needs and the opportunities to better support participation in sport.

Through this work, Council considered several potential locations for a multi-sport facility. Following this assessment, it was determined that a two-site approach provided the best outcome for the community. A key factor in this decision was the amount of land required to accommodate the range of sporting groups, with no single suitable site currently available in Burnie that could cater for all proposed facilities in one location.

By separating the indoor court facilities from the broader multi-sport precinct, Council can reduce the overall land requirements for the main precinct while also creating an opportunity to partner with Burnie High School.

The proposed Council-owned four-court indoor stadium will significantly enhance indoor sporting infrastructure within Burnie by increasing court capacity from two to four courts. This will provide local sporting clubs with additional training and competition space, reduce scheduling constraints, and support the continued growth of indoor sports.

Locating the facility on Burnie High School land also creates a shared use partnership, enabling the school to access a modern, purpose built facility during school hours while

maximising utilisation of the asset throughout the day. This approach delivers greater value from Council's investment, avoids duplication of infrastructure, and provides long-term social, recreational and educational benefits for the wider community. A concept of the location at Burnie High School can be seen in Figure 1. Council have received a letter of in principle support from Burnie High and if adopted Council will have further detailed discussions around the site.

Figure 1

The proposed development of a multisport precinct at McKenna Park will create a purpose-built hub accommodating rugby, gymnastics, cheerleading and community facilities alongside the existing sporting users of the site. Co-locating these organisations will improve the efficiency and utilisation of shared infrastructure, encourage collaboration between clubs, and create opportunities to share amenities and resources. The development will also deliver significant upgrades to existing facilities, improving the quality of infrastructure available to current users while providing capacity to meet future participation growth and enhancing the overall experience for participants, volunteers and spectators.

The consolidation of sporting groups into purpose built multisport precincts provides Council with the opportunity to rationalise a number of existing sporting sites, creating potential for these properties to be sold, redeveloped or repurposed. The sale of surplus sites may generate funds that can be reinvested into the delivery of the Multi Sport Precinct Plan.

Relocating facilities from the Wivenhoe site will also free up industrial-zoned land that can be made available for future industrial development, addressing the current shortage of industrial land in Burnie.

A concept for the McKenna Park site can be seen below in Figure 2.

Figure 2

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

Financial – Adoption of the Masterplan will require Council to strategically invest funding in future capital budgets to ensure delivery of the plan.

Assets and Infrastructure – As identified throughout the report, Council's current sporting assets require significant renewal. The proposed consolidation of assets aligns with the strategic outcomes of Council's Strategic Asset Management Plan and provides an opportunity to reduce long-term maintenance and renewal pressures while improving the quality and utilisation of sporting facilities.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

Council Officers consulted with all relevant sporting groups at the commencement of the project. The draft Multi Sport Precinct Plan was subsequently circulated to all affected sporting clubs and Burnie High School for feedback prior to being presented to Council. Through these conversations Council have received overwhelming support towards both sites. Relevant Council Officers have also been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

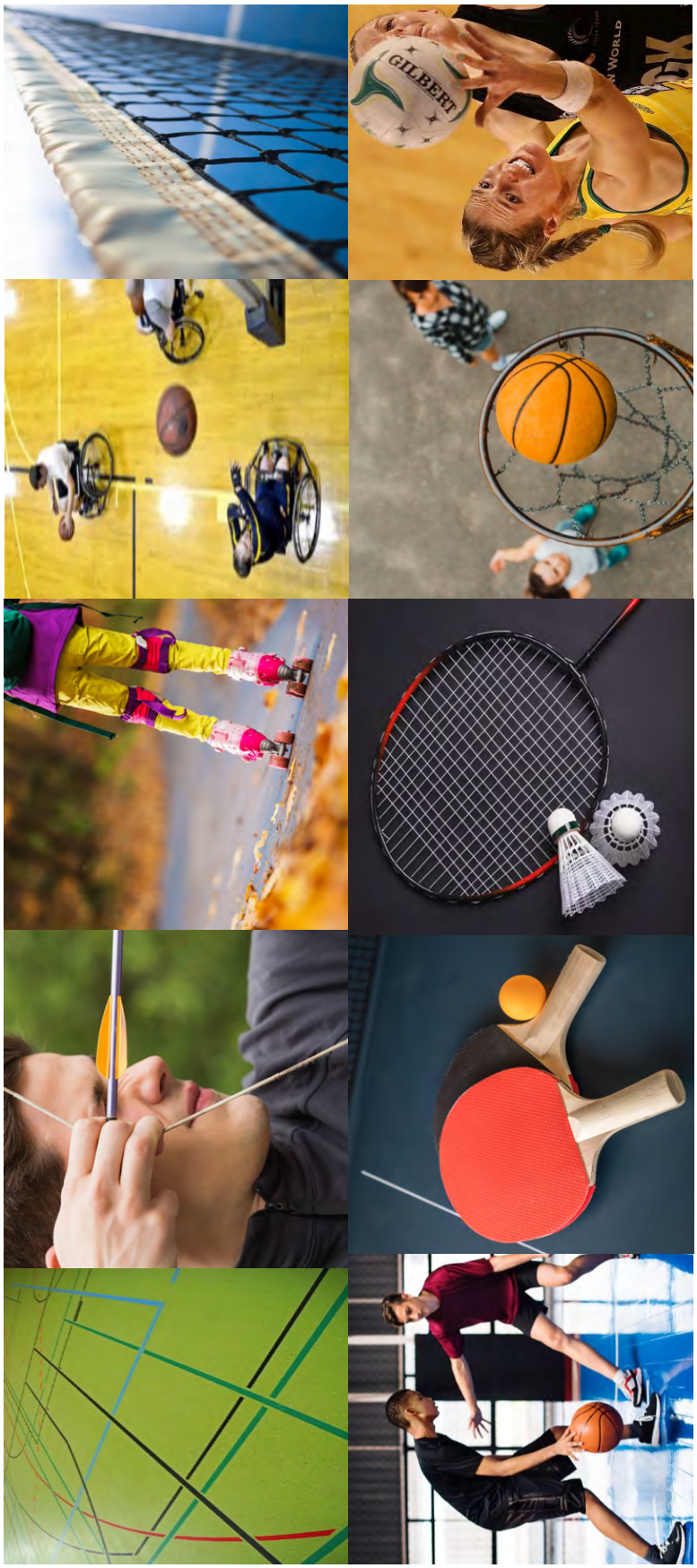
ATTACHMENTS

1⇩. DRAFT Burnie Indoor Sports Centre Feasibility - @leisure

COUNCIL RESOLUTION

MOVED:	***Cr A Keygan***
SECONDED:	***Cr G Simpson***
"THAT Council adopt the Draft Multipurpose Sports Precinct Master Plan."	
For:	Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.
Against:	
	CARRIED UNANIMOUSLY

BURNIE INDOOR SPORTS CENTRE FEASIBILITY



leisure

August 2026

About this document

This document is the Burnie Indoor Sports Centre Feasibility. It updates a previous study conducted in 2020.

The views expressed from consultation in this document are those provided by the Burnie sporting community. They do not necessarily reflect the views held by @leisure or Council.

Acknowledgements

@leisure would like to acknowledge the support and assistance provided by Council staff including:

- Shane Crawford - General Manager
- Damien Aherne - Director Operations
- Aaron Johnston - Recreation and Community Facilities Co-ordinator

We would also like to thank the sports clubs, associations, state sporting bodies and schools who have contributed their time and information to this project.

Burnie City Council and @leisure pay 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 and where our Council meets.

@leisure PLANNERS
Rear 534 Mt Alexander Road Ascot Vale VIC 3032 Australia
+61 3 9326 1662 info@atleisure.com.au www.atleisure.com.au

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SUMMARY

The 2026 feasibility update confirms a compelling need for a new, modern indoor sports facility in Burnie to replace the existing ageing and undersized Burnie Sports Centre. Consultation with clubs, schools, community organisations and state sporting bodies highlights significant unmet demand, infrastructure limitations, and strong population-driven opportunities for growth in indoor court sports and complementary activities.

Burnie's population of approximately 25,000, with a comparatively young demographic and growing cultural diversity, demonstrates high potential participation across basketball, netball, volleyball, badminton, futsal, pickleball, archery, cheerleading, dance and para-sports.

Demand is also driven by local schools, disability service providers, and older adult activity programs. Existing facilities—mostly single courts in schools—are inadequate for competition, have limited availability, or lack compliant flooring, dimensions, accessibility or seating. This constrains sport growth, limits equity of access, and forces travel to other municipalities.

Industry trends show rapid growth in social formats, casual pay-to-play, all abilities programs, and indoor training for outdoor sports. This further reinforces the need for a contemporary, flexible multi-court venue.

Recommended Facility

The study recommends development of a four-court indoor stadium featuring:

- Four compliant, sprung-timber multi-use courts (basketball, netball, volleyball, badminton, futsal, wheelchair sports).
- Flexible configuration (one hall of four courts, or two halls of two courts).
- Seating for 500–750 spectators with accessibility features.
- Multipurpose community/program rooms.
- Change rooms, umpire/official spaces, storage, kiosk, administration areas.
- Design suitable for everyday community use, school use, and regional-level tournaments.

Gymnastics and cheerleading, requiring specialist infrastructure, are recommended for a separate facility due to land size, cost, and operational constraints. A sports precinct concept for McKenna Park that includes a Gymnastics/cheerleading facility is shown in Chapter 6.5

Indoor Sports Stadium; Preferred Site: Burnie High School

After a detailed assessment of 11 sites, Burnie High School scored highest against weighted criteria including accessibility, centrality, land suitability, integration with schools, visibility, parking potential, and planning viability.

Key advantages include:

- Adequate flat land to accommodate the full footprint and parking needs.
- Excellent access to the Bass Highway and shared pathways.

- Strong alignment with school programs, youth access, and daytime utilisation.
- Opportunities for shared parking, security, and operational efficiencies.
- Minimal planning constraints compared with alternative sites.

Other assessed sites either lacked buildable area, had major topographical or planning constraints, were too remote, or were unsuitable for traffic, access or co-location.

Demand and usage

Burnie currently has 1,100+ indoor sports participants, excluding school competitions. With increased court capacity and appropriate programming, participation across all sports is projected to grow, particularly basketball, volleyball, futsal, badminton, pickleball and all-abilities activities. Schools expressed strong interest in daytime access, and clubs forecast substantial membership and competition growth.

The new stadium could host regional tournaments and school championships, though major professional events will be directed to larger hubs such as Devonport, Launceston and Penguin.

Management and Operating Model

A Council-managed model is recommended, supported by a dedicated stadium manager and a governance structure including Council, Burnie High School and key sporting associations.

The facility should provide swipe-card access for extended casual use and support partnerships with local sports, schools, and community organisations.

Projected base-case operations indicate an annual operating shortfall of approximately $60,000, depending on staffing, pricing, kiosk operation and demand assumptions—typical for community indoor sports facilities.

Concept

A high-level concept for the court stadium is shown in Chapter 6.4

Multiple locations on the school site were investigated, but due to school operations, supervision, existing uses, the most important spaces for outdoor field sports, in addition to the location of services, access, and parking, etc., the preferred site is to the southwest of the school. This has minimal interruptions with other key uses and the school farm.

Further options for Gymnastics and Cheerleading

Multiple options were investigated to accommodate gymnastics and cheerleading, as well as provide additional multipurpose community rooms that would be less suitable for the school site in conjunction with the sports courts.

While no ideal location was identified, several sites were investigated, and high-level layouts prepared to determine the most satisfactory for a building of such scale.

McKenna Park presents a challenging site due to its topography, configuration, and the location of services and overhead transmission wires. However, it has the potential to create a sporting hub with colocation efficiencies. This could be achieved in a staged development, including a new gymnastics/cheerleading and dance space.

The development hub could also include a relocated rugby pitch from the upper Burnie site, as well as a new combined building to service multiple football and rugby pitches. This building would be designed to be shared and accommodate an extension above the existing hockey pavilion.

The hub could be developed over stages.

A draft layout for McKenna Park is shown on Chapter 6, page 32.

Detailed Design and Costing

The estimated construction cost for a four-court stadium (2021) was $21.4 million, with substantial escalation expected.

No cost for a gymnastics / cheerleading centre have been prepared.

Next steps include:

1. Work with all stakeholders, including Council's planning and traffic departments to prepare detailed concept designs including access, parking and service requirements in conjunction with potential user groups.
2. Prepare a formal MOU between Council and the Department of Education for shared land use for the Burnie High School Site.
3. Conduct any other site investigations required for example surveying, planning, traffic, Geotech etc.
4. Prepare a quantity survey cost estimate
5. Commence funding applications aligned with state and federal sport infrastructure priorities.
6. Prepare management plans for the two development sites to ensure design can reflect operational efficiency and the roles and responsibilities of different parties.

1. The Project

The project aims to:

- Update the feasibility assessment for an indoor sports stadium in 2020, and Council's decision not to upgrade the Burnie Sports Centre.
- Gain a clear analysis of indoor recreation facility needs
- Compare costs and benefits associated with the development of additional indoor facility space.
- Determine the most suitable site for development and provide a high-level concept for the preferred nature of an indoor sports centre.

1.1 Project scope

The following tasks were conducted:

- Assess current and projected population and likely participation levels in sports and the potential catchment of a new facility
- Interview sports clubs and peak sporting sports bodies.
- Assess potential sites most suitable for locating an indoor facility, with a view of consolidated but more sustainable facilities, include those potential sites identified by Council.
- Determine the suggested sports centre facilities and configuration.
- Update the probable recurrent costs associated with the operation of the centre.

1.2 Context

Burnie is located on the North-West coast of Tasmania, 50km from Devonport and 150km from Launceston, in the Cradle Coast region.

The Cradle Coast region includes King Island, Burnie City, West Coast, Circular Head, Waratah-Wynyard, Central Coast, Kentish, Devonport City and Latrobe Councils. See map following.

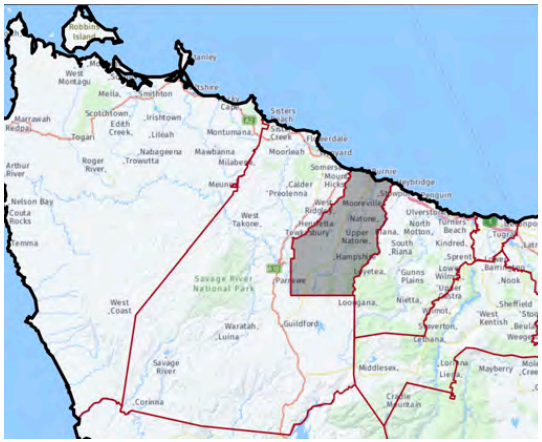


Figure 1. Burnie Located in the Cradle Coast region. Source: Profile id.

Note this map does not show King Island also in the region, or the whole of the West Coast Council area.

Stakeholder engagement

A variety of clubs and organisations were engaged about membership, facility requirements, issues and opportunities.

Discussions were undertaken with the following clubs and organisations:

- Burnie High School (3)
- Burnie PCYC
- Active Tasmania (Burnie)
- Burnie Netball Association
- Loxley Archers
- Western Division Badminton
- Burnie Women's Badminton Club
- Burnie Basketball Association (2)
- Burnie Indoor Volleyball
- Volleyball Tasmania
- Basketball Tasmania
- Pickleball / RecLink
- Burnie Archery Club
- Zodiac Gymnastics
- Paraquad
- McKenna Park Hockey Centre
- Futsal – Australian Futsal
- Cheerleading Committee
- Department of Education, Children and Young People (2*)
- Internal stakeholders -concerning sites, traffic and planning.
- Burnie Swimming Pool Management

A number of schools were called to update their information, and preferences, and potential usage of new facility.

Key schools how responded and have additional demand for indoor sport include Parklands High, Burnie Primary, and Burnie High School.

Casual interviews were also conducted with adjacent Council's, Wynyard Waratah Council, and Central Coast Council.

1.3 The existing Indoor Sports Centre in Burnie

The Burnie Sports Centre is located 1.5km from the city centre and is nearby to Wilfred Campbell Memorial Reserve. The images following show the stadium and its location.

There are two indoor sports courts in the facility, one which has a high ceiling and parquetry floor and limited seating, the other older stadium has a lower roof and acrylic surfaced floor.

Figure 2. Burnie Sports Centre

The centre has parking for approximately one hundred cars – shared with the adjacent playing fields.

These nearby sports fields are used by rugby, touch rugby, and occasionally, circuses.

Figure 3. Location of the existing stadium and the immediate surrounds

2. Demand and likely use of a new indoor sporting centre

2.1 Catchment population

The resident population for Burnie City is estimated at 20,400 people. In conjunction with Somerset the population is approximately 25,000- and environs, approximately 27,000.

The City of Burnie is a regional city, and a key industrial, educational and service hub for the northwest of Tasmania. It is the fourth largest city in Tasmania and acts as a major port city, connecting the region to Melbourne.

Burnie does not have strong population growth projected; however, it will be subject to population rise and fall due to the economic cycle and project life cycles.

Currently it has several development projects in train that are likely to bring construction workers and then ongoing employment opportunities. On this basis the assumptions used in demand section of this report are based on the Department of Treasury high scenario growth projections and the population of Burnie in 2040 of 21,613.

The catchment for different activities will however be different – based on where there are facilities, the quality of those, clubs and its reputation and what programs and events offered at each.

For example, gymnastics and cheer leading in Burnie draw from a wide area including Wynyard.

People consulted for this project suggest some participants are willing to travel considerable distances to play their sport or with their club of choice, while others said some neighbouring communities are unlikely to travel to the other club, to play.

Age, gender and cultural diversity

Population estimates for Burnie show a slightly higher proportion of residents in each 5-year age cohort up to 44 years – where the highest sports participation is, compared to the rest of Tasmania.

The figures show a higher proportion of females, who have different preferences for sports activities and patterns of participation than males.

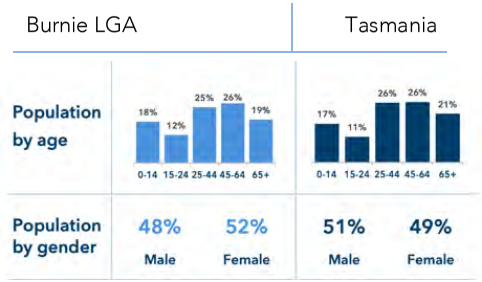


Figure 4. Figure Age profile and Gender Primary Health Tas 2025

Burnie has a mean age of 40, which is younger than Tasmania as a whole and the surrounding areas in Wynyard, Waratah, and Central Coast (48 years). A young median age supports strong interest in sports such as basketball.

Some ageing of the population is projected (mean of 43 years by 2040), although student populations, and potential development projects attracting a young workforce, or new families, are likely to keep the mean lower than the current state average (51).

An increasing number of older adults are, however, participating in organised physical activity, group fitness, and indoor social sports, and if there was capacity in a new stadium, additional programs and sports to suit older adults are likely to be in demand.

The Burnie population is becoming more diverse

At the last census, a higher percentage of the population was born overseas than in surrounding LGAs and Tasmania as a whole. This diversity will likely increase the variety of sports sought after. The increasing number of Asian and South Asian families is influencing preferences and patterns of participation in some sports, such as badminton; however, there are some considerations related to target groups, such as Aboriginal people, who make up 9% of the population (5% statewide). This population group, who are typically poorly represented in sports, have a high propensity to play sport.

Burnie residents reported needing help with their daily life due to disability at a higher rate (7.3% estimate (Primary Health Tasmania) than the Regional Tasmanian average.

While fewer people with a disability can play sport, involvement in sport may provide even more significant benefits to this population in the resulting sense of wellbeing and inclusion. There are multiple disability providers active in the region.

The existing facility is not accessible, and a new more accessible site and facility could provide opportunities for a range of new target groups.

Several interviewed for this project indicate there is a high demand for indoor sports facilities and inadequate supply to enable this market to be served.

Social disadvantage

According to the ABS, Burnie has a SEIFA index of 920 (2023), indicating a relatively high level of disadvantage, equivalent to the 8th highest level of disadvantage for an LGA in Tasmania.

Residents experiencing social disadvantage are less likely to play sports, need more accessible and conveniently located facilities, and often need programs to encourage participation. A number of providers serve this market in Burnie and seek indoor court space for programs such as Pickleball.

Relatively high levels of disadvantage (lower incomes) and high levels of disengagement suggest that sports will need to be affordable. Several sports identified it was a significant issue for families to find funds for sport. Sports said they recognise the value to children of sport and therefore intentionally kept Club membership costs low. It was a common complaint of small clubs that hiring halls in Burnie was very expensive.

The most significant age group of disengagement in Burnie is the 15-24-year age cohort. Sport can provide this age group with a potential pathway into a career, or productive activities, social connections, and a higher employment level of self-esteem for participants who may not be actively engaged in education or the workforce.

In fact, this was a strong theme arising from the engagement with clubs; the fact that some children had the opportunities to gain a wide range of skills not just in the specific sport activity, but through volunteering activities. Some said their club encourage children to go there after school, as a safe place and voluntary work for example working in the canteen, had resulted in these young

people more easily getting jobs than other children.

Health indicators

Primary Health Tas data 2025 suggests that the Burnie population has some higher risk factors than the Tasmanian population as a whole.

Some of these risks could be minimised by increased physical activity, and suggest the potential benefits of a new facility, programming, and a greater range of activities than currently available to the population locally.

Figure 5. Risk Factors Burnie compared to Tasmania as a whole; Primary Health Tas 2025

Risk factors

Risk factors are conditions or behaviours that make it more likely people will get a chronic condition or health problem.

	Burnie	Tasmania
Obese body mass index (BMI)	67%	62%
Current smoker	19%	15%
Daily/occasional vaping	4%	3%
Single occasion risky drinking (>4 alcoholic standard drinks)*	35%	37%
Insufficient moderate/vigorous activity*	27%	24%
Did not meet recommended daily vegetable intake*	88%	91%
Did not meet recommended daily fruit intake*	65%	61%

2.2 Potential participation in indoor sports

State participation rates for the primary indoor court sports (AusPlay 2025) have been applied to the existing and forecast population up to 2040 to provide a potential market estimate by activity (everyone who has played in the last 12 months).

Participation rate scenarios have also been applied to the Burnie population based on club membership (where available).

The figures provided for basketball indicate that Burnie may currently have a lower per capita participation in basketball than potential.

Potential growth

Projections for likely participation in indoor sports show that club and social competition sports should be able to grow substantially, even though population growth may be slow.

Participation in indoor sports in the Northwest region appear higher than those for the state as a whole and club membership.

Burnie has an excellent capacity to increase indoor sports competition given a high proportion of school-aged people, the number of schools, a diversifying population, and potentially slightly higher growth rates than other towns due to potential developments.

Burnie also has a number of training courts in schools, more than most other LGAs in Tasmania. Few of these are compliant for competition sports especially basketball and netball, and few have suitable surfaces, however such facilities are important multiple sports who can use a new major venue.

Further junior development programs may be necessary – especially continuing to involve schools, given the large number of schools in Burnie to maintain and grow participation in the long term.

The main sports that a new stadium could cater for are basketball, badminton, futsal, archery, netball, roller derby, pickleball, and volleyball.

Additional sports such as archery, wheelchair sports, indoor hockey etc may also develop if time is available. (Archery for example has around 70 members across two clubs, the next closest being Launceston).

At present, there are some 1,100 club or social indoor sports competitors in Burnie. This excludes those playing in school competitions and other representative /regional tournaments).

With additional court capacity, marketing, and programming, all sports identified have the potential to grow. In addition, some existing participants (for example, those who play netball outdoors may also wish to play indoors).

Additional court time could provide an opportunity for sports in recess or currently only played socially (e.g., table tennis) to restart and grow into pennant competitions and include para-athletes.

However, with the time spent setting up and packing down tables, it is suggested that table tennis would be better accommodated in a more dedicated indoor facility for table tennis.

There are some opportunities to facilitate casual and social use of the stadium to encourage use that is not possible now—later at night and during off-peak times, especially for badminton, basketball, and volleyball.

The table in Appendix 1 shows potential participation, based on the participation rates from AusPlay organised participation applied to the Burnie population and existing club participation rates.

Previous projections included other adjacent Council areas within the catchment. These have not been included as projected under construction such as Devonport are likely to absorb some demand for high-level competitions including some from Central Coast. Planned developments in Somerset will also increase the carrying capacity of existing centres.

2.3 Demand identified by existing clubs, schools, and community organisations /Clubs

Many of the clubs interviewed believed that there is significant demand for additional indoor sports, and the lack of facility space limits latent demand and existing participation.

Secondary schools similarly are very keen to have additional indoor sports facilities, and most do not have full, compliant indoor courts for netball, basketball, futsal, volleyball, and badminton.

Some sports are seeing growth in demand all year, especially for social play where members can just turn up and play. Some sports say this is becoming more difficult as the stadium is closed over Christmas until February.

Clubs expressed that many sports could benefit from additional playing time as basketball experiences overwhelming demand, pushing out other sports from playing spaces and peak usage times.

Some sports also believe a more comfortable climate control venue will also increase participation.

A number of sports said they would use a court if it were available and the cost was reasonable: including archery, pickleball, futsal, cheerleading, and dance.

Some sports noted that what they pay in Burnie to use the sports centre is considerably more than clubs in Wynyard, Waratah, for example, and price will be important in determining use.

Schools

Not all primary schools have an indoor court in Burnie, and some would use additional courts weekly and others yearly.

Some schools that hire other courts would prefer to use courts locally.

Burnie Netball Association (BNA) indicate they would not use a new indoor sport court venue as they need to keep all their activities on their own site, as they rely on the same people who play to volunteer, coach, and umpire. BNA however are seeking to provide a covered/ indoor court at their own site, and further one eventually.

There is some social indoor netball played in Central Coasts and Devonport that attract people from Burnie, which would return to play locally if there was a new facility.

Outdoor sports playing indoors

Both archery clubs may use indoor courts if there was capacity for training and development programs, and if facilities are suitable.

There would need to be a frame for targets provided, and basketball hoops that swing away.

Other users

Sports interviewed said there was a high demand for futsal, indoor cricket in Burnie, and indoor space for outdoor sports to train.

The previous plan to provide a stadium in Burnie considered provision of indoor space for cricket and outdoor football training. However, the lack of large sites to accommodate more than four courts means non-court space is unlikely.

Other sports venues in Tasmania are seeing growth in demand for sports halls for events, expos, exhibitions, etc.

The Central Coast is seeing this demand to the point where they need to determine a prioritisation process for hall use.

3. Current provision and use of indoor sports and recreation facilities

3.1 Indoor sports facilities in Burnie

There are seven facilities with indoor courts in Burnie. Only two facilities have multiple courts, the Marist Regional College and Council's existing Burnie Sports Stadium.

Only the Marist College has courts side by side, which is essential for the larger footprint sports, for development programs, tournaments and just generally to minimise supervision. However, these courts do not have sprung timber flooring, suitable for competition basketball for example.

In the region, some stadiums with multiple courts have walls between the courts, and one hall is not a full-size basketball or netball court (Somerset, Burnie, and Ulverstone).

Five of the venues in Burnie are schools. Several church / other halls are being used for sport and dance. The school courts are not fully accessible for community sport, and the churches halls only allow for training or non-ball-game ports.

Only one school interviewed had an indoor stadium suitable for competition basketball – and which is hired out after hours (Marist Regional College,) who have a shot clock.

Burnie High School does not have a competition grade indoor facility; however, it is hired out after hours.

The schools surveyed had a variety of floor surfaces in their indoor facilities, including carpet (no sports facilities), Acrobat, hard wood timber, and sprung timber.

The table in Appendix 1. shows the facilities in Burnie.

As noted previously, Burnie does have a number of venues that can be used for sports training (whilst not compliant competition venues) than adjacent LGAs. Most are in schools and have either limited availability or constraints in size, configuration, or quality. One of those facilities has two courts together.

The advantages of the number of other courts in Burnie is that school venues provide a good opportunity for clubs to train, for affordable junior development programs etc, and to supplement competition venues.

These venues will continue to be required and will be important as a new stadium will also stimulate demand to play indoor sports and provide affordable opportunities for students, and preschool and young children to learn basic skills and transition to club sports.

Zodiacs Gymnastics Club is a not-for-profit club ran by a volunteer committee. They currently operate out of a leased building in an industrial area in Wivenhoe. They share the facility with Burnie Tigers Cheerleaders two night a week.

The clubs are out growing the current premises and would move to a larger facility if one became available.

3.2 Developments proposed or underway in Northern Tasmania

Devonport Oval redevelopment includes a new six-indoor basketball / netball courts in two indoor sports halls, one community 3 courts and the other 3 courts in a show court and events centre, with 2000 seats.

Five outdoor netball courts, and an indoor cricket and high-performance training facilities are also to be provided on site. It will be the high-performance facility.

Immediately to the east of Burnie, some unmet demand for indoor sports in the Central Coast may be taken up by the new facility being constructed in Devonport.

There are no development plans for the Penguin court however a court at the neighbouring school, is planned to be covered/or converted to indoor court.

Some further work in Ulverstone may create more access for ball courts.

In Wynyard Waratah, there has been sustained demand for an additional basketball court in Wynyard.

In Somerset, the neighbouring town to Burnie, Wynyard Waratah Council has undertaken a master plan for a new four sports court and indoor bowls venue and seek to consolidate several sports facilities at the Somerset Primary. A design for the facility is in progress. No funds have been allocated to the project.

In view of the costs, Wynyard Waratah Council staff suggest they would not be opposed to consider a potential joint development with Burnie for example, if a suitable site and proposal could be devised.

Launceston, some 1.75 hours away is a key hub for basketball in the north. Elphin Sports Precinct has 4 indoor basketball courts. This will be furthered by additional access to courts at the Northern Suburbs Community Recreation Hub, (11 courts) which includes four designated indoor courts for netball, and four separate basketball courts and three indoor multi-use courts for basketball, volleyball, futsal, table tennis, pickleball, wheelchair sports etc.,

A Rock climbing, gym, dojo, boxing and weightlifting facilities and outdoor activities are also provided in addition to a designated gymnastics area. This project is being delivered in partnership with the PCYC.

Whilst this development may well further support Launceston's dominant position with respect to basketball, and gymnastics a new centre in Devonport and Burnie would increase participation and provide for a greater depth of competition rather than compete with Burnie.

Implications for Burnie of these neighbouring developments

There is a significant demand for local, and affordable courts in Burnie. Four-six courts would not preclude Burnie from holding regional carnivals, but it is unlikely to benefit from the number of spectator seats required to host NBL1 games or higher competitions.

What Burnie has that few of the towns have is the additional supplementary training and community courts in schools. These provide important spaces for the smaller sports and to ensure basketball games and frequency of training is not reduced when more players need to be accommodated.

One of the challenges in seeking to provide a single development to accommodate demand in Burnie and Somerset, rather than separate developments, aside from potential community sentiment, is finding a suitable site.

Burnie has very difficult topography.

Much of the space, either in conjunction with schools or adjacent to existing facilities, is encumbered, or relatively internalised, with difficult, configured spaces surrounded by residential areas. Such areas are not conducive to a major sports stadium where access, traffic and some degree of noise will make it difficult to site a large facility.

The Somerset and Devonport developments are likely to face challenges in management due to the relatively confined sites.

3.3 Other facilities in the catchment and region that compete with Burnie

Existing facilities were identified across the northwest of Tasmania, and in the immediate local government areas ,and those that may impact on the viability or development of an indoor sports facility in Burnie.

No complaint public basketball / netball facilities are provided in George Town or West Tamar.

Appendix 1 shows all the key facilities in the catchment that Burnie may compete with due to the large number of spectator seats and therefore the ability to host NBL1 games , some preseason WNBL games and other regional events.

There are three venues with 2000 or more seats under construction or planned. Therefore it is not proposed to provide a significant number of spectator seats in a new facility in Burnie, i.e. more than say 750.

Silverdome will ultimately host up to 4000 spectators, Devonport 2000, and the planned facility in Somerset, 2000 seats.

4. Issues and industry trends impacting on indoor sports provision and use

More social, non-club and venue-based competitions

A key change occurring in indoor sport is the increasing proportion of people who are participating in:

- Social competitions, and casual use that are "pay as you play" and typically do not have regular training requirements
- Sports run by small and micro business from private facilities

The implication for a new centre is the need to program especially in off-peak times to deliver these different forms of sport, and 24hr/ late swipe access to courts for casual use/

There is also fewer volunteer-based club participation, and more teams for male female, other gender /mixed in many sports

Aging and non-compliant infrastructure, changes in volunteering and employment, as well as a desire for non-routine commitment and more flexibility in when to participate, as well as time-poor lifestyles has fuelled these changes.

Preschool, older adult sports and all ability movement programs

There is an increased demand for preschool sports movement programs (such as Sporteka, Kelly Mini sports, ReadySteadyGo Kids) that are using indoor courts, development programs promoted as a precursor to a specific sport (Kindergym, Cali-fit), or for physical education.

Many sports have adapted to a more diverse market including older adults – walking basketball and walking soccer, soft tennis, keen-agers table tennis, etc., and seek indoor spaces to conduct these.

There is more demand from community agencies and disability providers for sports activities as a method of encouraging social connections, developing confidence, and enhancing wellbeing.

A staff person will need to make connections with potential partners to facilitate use during the day.

More outdoor sports are moving indoors

More sports are moving indoors for all-weather surety, to reduce injury (netball), to encourage a broader (younger and older) market and to establish a base from which to grow. Archery, hockey, and lacrosse have strong indoor formats.

In Tasmania netball is still largely outdoors whereas in other states it is now approximately 50% indoor. In the consultation for this study netball indicated that they are starting to lose some players to indoor rosters in Ulverstone. This loss is beginning to affect the numbers available for their outdoor rosters. Other providers may well deliver sport opportunities that a sport does not wish to.

Coaching, camps, and performance development programs are becoming more prevalent with elite sports programs in schools and more peak bodies and associations seeking court time for development programs, academies, and similar programs.

Both large format sports and development programs need multiple courts side by side.

Outdoor playing fields sports expressed a very strong demand to access to indoor courts as training facilities because of the lack of access to their grounds in wet weather. This demand is unlikely to be met in this instance because of the lack of space to cater to all demand.

A greater diversity of sports is being played

There is an increasing demand for the larger footprint indoor sports, such as those requiring 25m x 40m floor space such as futsal, indoor hockey, lacrosse, handball and floorball, roller derby and archery. There is also an increasing range of parasports.

Sports such as pickle ball has experience considerable growth in Tasmania and elsewhere and using outdoor courts and indoor courts in more flexible times than some others.

These larger footprint sports, as well as coaching and clinics, seek more courts together in the one venue, and side-by-side.

More courts together are designed for flexibility, programming and to house bigger sports. Standards for support facilities such as change facilities, doctor's rooms, officials, massage, and gyms are increasing, and universal design means indoor sports facilities are increasing in size.

In metropolitan locations, there are more dedicated venues for sports such as gymnastics, table tennis and badminton that can be highly programmed or run along commercial lines and are no longer cost-effective to pack up and share.

Partnerships in joint court developments and community use of education stadiums

More not-for-profit entities, schools and universities are partnering with Councils and schools to provide sports facilities. Some developments include external private consortia or peak sporting bodies, to provide sports facilities, especially where land is scarce.

In recent years here have been several joint developments with the PCYC to deliver high quality facilities, and some with are heavily subsidised.

Some sports associations are creating partnerships based on assured end-use or management roles, to influence or fast track joint school developments.

There is an increasing demand for space for development squads, and basketball academies run by schools and associations. These provide opportunities for associations to generate revenue.

In Burnie, there are clear opportunities to provide courts in conjunction with a high school campus who have their own sports teams, and a young demographic likely to use the facility on a casual basis. Such a facility may also provide opportunities for university gatherings and exams, for example.

Facilities provided on school land provide significant benefits in terms of encouraging participation by students and facilitating more logistically easy access to sport as well as catering for a wide range of physical education programs for schools. Due to existing priorities it is unlikely that a school or State Education Department would be able to contribute to the capital cost of such a facility , or substantial recurrent costs.

Cost of participation and strategies to address these

The willingness to pay for courts appears relatively low in Burnie.

One of the organisations interviewed suggested that the costs of participation will be a major issue as well as the drop-out rate in the 13 to 20-year age group.

One of the major reasons indicated by basketball is the limited opportunities other than membership to generate income and the difficulty in finding volunteers to run a canteen for example.

Strategies used to address the low willingness or ability to pay in some groups include subsidising participation by sponsors that can be administered through vouchers at the stadium entry, directly to an association for specific players, or by funding community organisations memberships that can be shared among people with higher needs.

In other locations sports such as netball are often concerned about the likely increase in the cost of using indoor facilities over what they pay for outdoor courts.

In this case netball has expressed the desire to be contained on their own site, and in future include the own indoor spaces.

5. Suggested sports centre facilities and configuration

5.1 Demand for, and the most logical scale of new indoor sports facilities

The key facility components highlighted by sport were:

- Multiple compliant sprung timber floor courts (4-6), to serve basketball, netball volleyball, badminton and a range of other indoor sports.
- Gymnastics requires a larger facility than presently available in Wivenhoe, and cheer leading would like a purpose-built facility suitable for cheerleading and dance. These related facilities would not be able to use courts as equipment and mats are logistically expensive and difficult to set out and pack up. Although some overflow use of courts for warming up and preschool programs for example may be possible.
- However, no suitable stadium sites were large enough to accommodate both 4 or more courts, and gymnastics and cheer leading.
- Squash was identified as in high demand but without facilities, and with other clubs in the north-west a facility in Burnie could provide for interclub tournaments etc., No squash representative could be contacted.
- Table tennis which has not been active in recent years is increasing in demand and could be a user of the stadium, although another hall space where dedicated table could be set up is more sustainable for the sport.

The most practical form of development

- The preferred approach is to seek to construct a medium-scale indoor court sports facility that is more feasible to locate and fund. Hence a facility of 4+ courts which are netball sized, for flexibility, and marked primarily for basketball, badminton and volleyball, and which can be hired for a wide range of other sports, is the priority.
- Some netball use is anticipated in the proposed stadium however the Burnie Netball Association have a preference to provide some covered / indoor courts at their existing outdoor courts, due to the way the sport is run.
- If a show court is possible, it could also potentially provide for futsal and hockey that need a larger footprint 20m x 40m however a large number of spectators would be required.
- The demand for a new site for gymnastics, dance and cheerleading is more feasible to meet on a separate site. A number of sites were investigated. The preferred site, which allows for additional playing fields also, without impacting on residential amenity or other sports, is the development of McKenna Park, adjacent to hockey.

5.2 Recommended facility components

The preferred indoor sport court facility will have the following core components:

- Four indoor netball/basketball courts with sprung timber flooring to accommodate sports such as basketball, netball, futsal, badminton, volleyball, and wheelchair sports etc. The minimum sized sport hall would be large enough for 2-4 courts side by side (depending on the site configuration and whether a school location may seek 2 for their primary use during the day).
- Four courts side by side is the preferred configuration to enhance flexibility of use, however opaque dividers should also be included, to enable different type of activities to be conducted side by side.
- If on a school site, two halls of two courts may be preferred so that school activities could have some separation from public or club activities.
- Configuration of courts to facilitate one show court to suit regional tournaments and seating to include 500 -750 with wheelchair bays.
- Multipurpose function room (e.g., for basketball games suppers, referees, training, staff meetings and other support activities)
- Umpires/officials room
- Players change and amenities x 4
- Appropriate change facilities including all gender toilet/ change and change with an adult change table and hoist
- A function space/large social area, commercial kitchen
- Small office space
- Storage (for all clubs)
- Scoreboards and shot clocks
- Robust materials and finishes suitable for sports such as futsal and roller derby
- CCT cameras (to connect with the schools)
- Opaque dividing curtains/ between courts.
- Card/ pin access system to facilitate casual use. The facility would be a 24 access facility to enable casual use particularly for basketball shooting and coaching, and badminton and these would be available via a membership.
- Front of house area reception and staff administration area
- Kitchen, small seating area and servery
- A large multipurpose room that can be divided and serve referees, event registration, a club meeting and supper room, training, and staff rooms. (When not in use for sport in off-peak times this can be used for hirers as well as for physical activity programs)
- Circulation spaces
- First aid
- Plant room
- LED lighting to suit basketball and badminton
- Heating and cooling and air handling to suit badminton as well as other ball sports.

The preferred gymnastics/cheerleading facility will have the following core components:

- 1,500 m2 gymnastic area with sprung floor
- Cheerleading floors, 2*16.5 * 13.5 sqm plus storage
- Roof height of 12m to suit trampolining
- Foam pit
- Change rooms
- Spectator area for 100-150 people
- Kitchen/ canteen.

- In addition the facility could accommodate a suite of different sized meeting spaces for other clubs and to accommodate large events.
- Storage 2 x 150sqm
- First aid

Concepts for the two separate facilities are provided xxx

6. Site selection

6.1 Potential sites

Seven potential sites for the development of an indoor sport centre in Burnie were identified in conjunction with Council and the former Project Steering Committee in the last project. These were:

1. Burnie Bowls Club (land to the rear of club)
2. View Rd (vacant land adjacent to View Road)
3. Upper Burnie Sports Centre site (the existing site)
4. Land adjoining, south of the Burnie Showgrounds
5. Cooee Point.
6. Wiseman Street Community Centre.

Status of previous sites investigated

- The Burnie Bowls Club site has a number of impediments to development, and a ball sport facility so close to residents can be quite noisy, however it may provide opportunities for overflow car parking,
- The View Rd Reserve has been since been developed.
- The land south of the Burnie Showgrounds was well suited to a stadium and has the advantage of being the only site able to address future needs of gymnastics where they are currently, as well as indoor courts. However, the site has some flooding hazard and is zoned industrial. Given the importance of industrial land to Burnie and the need for additional industrial land and the long-term process to configure the site suitable for development suggests that this site is not feasible for the development of indoor sports centre.
- The Cooee Point site is in the process of being sold.
- The previous review found Councillors preferred the Wiseman Street, however it is very residential in focus and other sites for example in conjunction with a school may have additional advantages.

Additional sites assessed

Four other sites were assessed in this review:

- The Burnie High School site
- The Burnie Netball site
- A green field site on the corner of Mount Street and Old Surrey Road (443-447 Mount Street Romaine, and
- Corner of Thorne and Payne Street adjacent to the Acton Community Hub
- Other school sites
- McKenna Park Sports Precinct, and
- The swimming pool site.

Site evaluation criteria

@leisure prepared a set of detailed site selection criteria to provide rigour to a difficult process. These criteria were weighted in term of significance.

A. Central to the population it needs to serve (Pop density, people under 18, low income, families with children under 15 yrs.)

B. The site can accommodate required components – around 5000 sq metre including power/water, have adequate car parking of 2-300 including (9000 sqm) and opportunities for outdoor training

C. Space on-street or adjacent for overflow – event parking – may be in conjunction with adjacent facility or landowner

D. Easy access for cars including during events i.e., preferrable 2 accessways and bus, accessible to maintenance vehicles for ease of access

E. Relatively flat land with suitable configuration for a building, not encumbered with services etc . Access from a shared path.

F. The site visually prominent, on or close easy access onto to a main road/ highway, easily accessible for residents and visitors

G. Minimal constraints concerning planning including. Flood, heritage, environmental, zoning, drainage, geotechnical, easement, trunk sewer etc, electric supply, ease of planning approval.

H. Land owned or managed by Council / government, so no purchase required

I. Can complement or replace any existing public land use

J. Potential to encourage participation/use and especially at off peak times, and through casual use, or colocation with a school/ or schools/ education facilities in walking distance

K. Easily accessible; close to residential areas and public bus, coastal path etc.,

L. Opportunities to co-locate with, or be adjacent to education, sport or community services to create economies of scale minimise cost.

M. Ability to commence development in short term.

A very detailed model was used that assessed the number of residences within walking distance, public transport into term of access routes, stops with 400m and 800m, frequency and schedules etc., distance and elevation for walking and cycling, and distance for arterial road for access etc.,

The following table provides weighted scores for each of these criteria and applies them to each site.

A summary of weightings applied are as follows:

A summary of weightings by criterion

Criterion	Weight
Walk Bike	0.09
Car Access	0.14
Proximity To Schools	0.08
Prominence	0.02
Buildable Area	0.27
Parking Potential	0.22
Public Transport	0.1
Colocation With School	0.08

6.2 Summary of findings; site selection

Four other sites were assessed in this review:

- The Burnie High School site
- The Burnie Netball site
- A green field site on the corner of Mount Street and Old Surrey Road (443-447 Mount Street Romaine, and
- Crn of Thorne and Payne Street adjacent to the Acton Community Hub
- Other school sites
- McKenna Park Sports Precinct, and
- The swimming pool site.
- Action Street adjacent to the communality / education precinct.

No other school sites were found to be suitable.

McKenna Park Sports Precinct was investigated; however the site did not meet an indoor facility area size criterion. Due to the configuration of the site with electric supply easements etc., Hockey also do not see any advantages.

The swimming pool site also is not large enough for an additional facility, or a reconfiguration of the existing indoor space and could not meet the requirements for car parking.

Disadvantages of providing for indoor courts and a gymnastics /cheerleading facility on the same site

If the priority is to provide indoor sports courts, cheerleading, and gymnastics in one venue, the facility would need to be located in a less central site. However, this would result in a significant capital cost, which could be a major obstacle to its initial provision.

No suitable site was found that was large enough, had minimal planning issues, and was centrally located near the residential population and schools to accommodate four indoor courts for ball sports, dance, and gymnastics. Therefore, the site investigations led to assuming the development of two separate facilities would be required. Therefore feasibility and merit of sites accommodating a four-court indoor sports stadium was focused on.

If this assumption is correct, the preferred site for four indoor courts is Burnie High School, which cannot reasonably accommodate gymnastics and dance.

A redeveloped McKenna Park could accommodate a building with a smaller footprint along with other field sports.

The following table provides a quick summary of the key selection criteria for each site.

Appendix 3. provides more details about the sites and configurations.

Figure 6. Key points under the summary criteria for each site investigated in this project

Site	Buildable area for +5,500 m² + 200 parking	Car access & arterial reach
Burnie High School (Cooee) (ranked 1)	High — on northern playing fields, adjacent to outdoor courts or Sth west of the main buildings. Can avoid sewer and flooding etc.,	Excellent — immediate Bass Hwy (A2) access for regional catchments. Overflow parking cl by. https://au-prod.asyncgw.teams.microsoft.com/v1/objects/0-eaua-d3-936093d8bfb75daa0edd09cdc437f61f/views/original/Burnie_site_weighted_scoring_v7_BH
Burnie Netball Courts (Howe St) ((ranked 2 – if a challenging design can be achieved	Difficult -without major site redevelopment- due to through street and existing buildings, drainage issues — retention of 6 courts reduces "white space" vs full re-plan (i.e. would replace 2 outdoor courts)	Relatively good — local streets to arterials. Lack of parking at adjacent school creates a pr

Site	Buildable area for +5,500 m² + 200 parking	Car access & arterial reach
Burnie Sports Centre (Southwell St)	Would need to utilise large outdoor sports footprint; event access; ~200 bays https://au-prod.asyncgw.teams.microsoft.com/v1/objects/0-eaua-d1-97b2adaa77649d370e4bf2aadaab066c/views/original/Burnie_site_weighted_scoring_v2.xlsx	Not prominent but direct access to Mount St (B18) 9
443 Mount Street (Romaine)	Very high — ~6.65 ha parcel (ample room) https://www.burnie.tas.gov.au/tourism/Plan/Getting-Around/Google-Maps-of-Burnie . Could probably support both a gymnastics and indoor court sport centre – although topography may be an issue.	Excellent — frontage on B18 Mount St (State route), strong event ingress/egress
Acton reserve/ Support School (Thorne St)	Marginal sized site: unlikely to provide for parking, details of other developments occurring not known – impact on cricket.	Fair — indirect to arterials

6.3 Indicative scale, court configuration and siting option: Burnie High School

The preferred options is either the configuration shown as A2 and C2, beneficial to more easily separate school and non-school activities, should there be bookings during the day.

Note option B which is shown over the top of the existing ball court is not feasible as it would mean the existing bus and car drop off would need to be relocated.

Figure 7 Burnie High School: Image showing the sewer line and three siting options, and two halls, four court options.

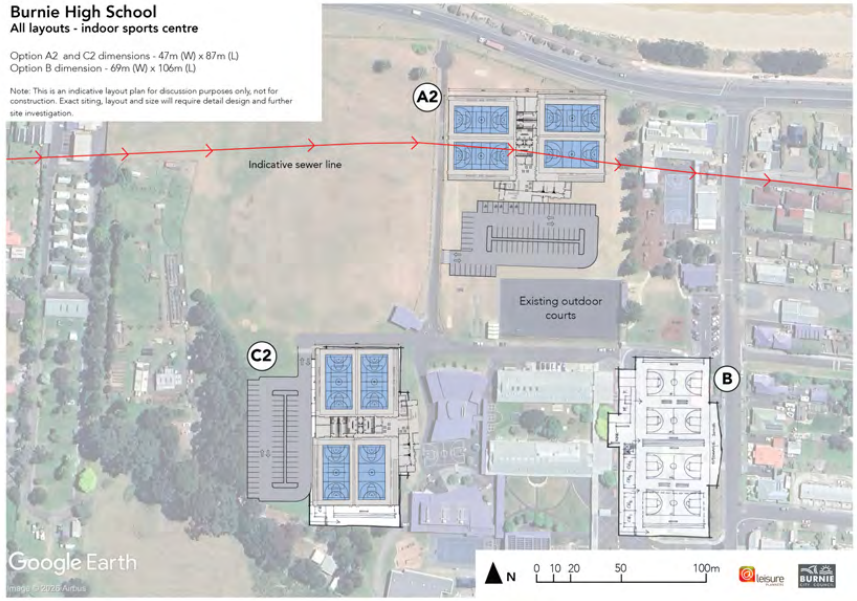


Figure 8 Burnie High School: Image showing the sewer line and three siting options as a single hall, four court options.

6.4 The preferred site for indoor sports courts; Burnie High School

The key benefits of this site on the school campus include:

- The site is relatively flat and is not likely to have significant planning or traffic implications. There may be potential overflow car parking for events close by.
- A very prominent site accessible from the highway, which is controlled by traffic lights. For visiting teams, and shared path for users.
- Access to the stadium is not likely to have a significant impact on the campus given the lower sports fields are out of bounds to students unless sport is occurring and the alternative site in the south is around the outside of the campus.
- An indoor sports complex is complimentary to the outdoor courts currently available and existing sports uses such as cricket and athletics are able to be relocated to the other oval space.
- An indoor stadium would have greater use than the existing playing fields other than kick to kick etc.
- Access to the site via bicycle and walkers shared path is relative good.
- The site to enable several configurations, including four courts in two separate halls could enable two courts to be managed during school hours for the school's own sports and physical education programs
- A new facility could provide a fit for purpose indoor court space (as the existing indoor space no longer meets core sports competition requirements, and retains the existing space for music, assembly and other school purposes).
- Indoor courts on the campus minimises the cost and inconvenience of hiring courts and taking *students elsewhere* and can increase participation in school based sport.
- Co-locating such a facility on a school site also provide benefits of colocation with car parking for example, general surveillance etc.,
- A stadium on a school site will not have a significant peak in in sports drop off that coincides with school end, as many students may stay on and be picked up later – after training.
- Some minor economies of scale may be accrued by colocation with outdoor courts, school parking, minor maintenance, cleaning, casual surveillance and security.

Site options and layout

Several site options have been considered at Burnie High School to maximise the building's functionality, provide adequate car parking, minimise inconvenience to the school's operation especially during tournaments, ensure easy access for users, and avoid flooding and service location impacts.

Site B over the existing indoor gymnasium cannot be progressed because it impacts on the school drop-off.

Site A on the lower athletics and cricket field requires careful consideration to avoid the sewer main (which is possible) and ensure any remaining sports space can be supervised.

A preliminary layout suggests this option is possible, though it would require road access across the campus, which is currently out of bounds to students. This option may also have overflow car parking in close proximity. This site whilst taking up outdoor sport space, would be proximate to the existing outdoor sport courts and hence could lead to additional programming and hire of these.

Site C offers good direct access from Fidler Street without requiring access across the campus, but it has stormwater issues from the slope that will need management and lacks a quick emergency second access point.

Building configuration options

Two options exist for a four-court facility: two halls with two courts and central circulation space, or one hall with four courts. Both configurations have advantages and disadvantages. The four-court option offers greater flexibility for large groups and may minimises supervision costs.

An opaque divider can ensure limited conflict between activities, such as when music is playing on one court.

The two-hall configuration provides a cleaner separation between school and public facilities, sharing between two sports during peak times, reducing potential interaction between school and casual users during school hours, and increasing casual use opportunities. In both configurations, it should be possible to configure the courts to have one show court.

The preferred configuration and option for Burnie High School is shown on the following page.

The preferred concept follows.

BURNIE CITY COUNCIL

Revised AUGUST 2026

Indoor sports courts concept; Burnie High School

LEGEND

- EXISTING OUTDOOR COURTS
- PROPOSED COURTS
- PROPOSED BUILDING ENVELOPE
- PROPOSED OVERRUNS ZONE
- MAIN ENTRY

AREA SCHEDULE

NAME	AREA
1. INDOOR STADIUM (4 COURTS)	3400m2
2. CHANGE ROOM	65m2 EACH
3. STAIRS AND LIFT FOR POSSIBLE GALLERY SPACE AND SEATING	45m2
4. AMENITIES	60m2 EACH
5. STORAGE	55m2 EACH

1 PROPOSED SITE PLAN
1 : 1000

0 25 m 50 m

nrch

@leisure PLANNERS

Architectural render of the preliminary indoor sports courts concept: Burnie High

6.5 Gymnastics and cheer centre and multi-purpose spaces

Multiple locations were investigated for a joint sports court and gymnastic facility, however no site proved suitable for both.

A development at McKenna Park in conjunction with additional playing fields could provide an expanded hub with economies of scale including hockey, cricket, rugby and soccer/football fields along with a gymnastics/cheerleading facility

The concept for this site follows.

The building include space for gymnastics, cheer leading, change and storage and a series of flexible multipurpose rooms. A new a club room/ change facility provided for the rugby and football clubs. The hockey club rooms are provided with an addition storey overlooking gymnastics, and the hockey field..

Revised AUGUST 2026

BURNIE CITY COUNCIL

Gymnastics and cheer centre and multi-purpose spaces

1 PROPOSED SITE PLAN
1 : 2000

LEGEND

- TRANSMISSION LINE
- SEWER LINE
- EXISTING BUILDING
- PROPOSED COURTS
- PROPOSED BUILDING ENVELOPE
- MULTI-PURPOSE ROOM
- PROPOSED OVERRUNS ZONE
- EXISTING TREES
- MAIN ENTRY

AREA SCHEDULE

NAME	AREA
1. GYMNASTICS	1500m2
2. CHEER SQUAD	2x225=450m2
3. STORAGE	2x100=200m2
4. CHANGE (GROUND FLOOR)	320m2
5. OFFICE	12m2
6. MULTI-PURPOSE ROOM ON LEVEL 1	420m2
7. OUTDOOR BALCONY (COVERED) OVER THE EXISTING PAVILION WITH VIEWS OVER THE HOCKEY FIELD	550m2

0 50 m 100 m

mrch

leisure PLANNERS

BURNIE INDOOR SPORTS CENTRE FEASIBILITY UPDATE 35

Architectural render of the preliminary concept gymnastic and cheerleading centre: McKenna Park

7. Likely use and program of activities

The indicative programme for the proposed indoor sports stadium has been prepared with the following in mind:

- Available suitability of sites and space for car parking (limits the scale to around four courts)
- The size of the footprint needed to include gymnastics, major use by netball, the full demand from growth sports such as cheerleading, pickleball, and outdoor sports training (as was previously proposed)
- The likely success of bids to host the tournament due to competition from new / redeveloped facilities in Launceston and Devonport
- Likely capital and recurrent costs
- Possible development of another stadium in Somerset
- Existing courts in schools that can be used for training.

Considering this context, and the likely schedule, modelling of likely income and expenditure is for four courts.

7.1 Users and program of use; indoor sports courts centre

Basketball

Current basketball competitions that would use the basket stadium include: The Northwest Basketball Union (NWBU) and the Tasmanian Junior Basketball League (JBL). There is also an NBL1 competition (not likely to be played in Burnie, unless preseason).

In addition to these competitions are the school competitions including the midwinter classic schools competition, tournaments, state junior tournaments and the Tri series.

The Tasmanian Senior Basketball League (TSBL) only plays in southern Tasmania.

Burnie plays in the NWBU senior representative competition for both men and women's with seven others (Devonport, Latrobe, Penguin, Smithton, Somerset, Ulverstone and Wynyard). The competition runs from February through to June utilising a three round roster format.

As well as the senior representative competition the NWBU conducts an Under 22 representative roster for both men and women's teams that runs from September to December.

The major junior tournaments include the Mid-Winter Classic: As Tasmania's largest junior basketball event, it features over 150 teams and 1,400+ participants. Major finals are held at larger hubs like the Silverdome or Elphin Sports Centre to accommodate the high volume of spectators.

The Tas school-based competitions include the College Championships with senior athletes (many of whom have NBL1 experience). Regional Primary events and Regional High School competitions take place across Northwest, (as well as North and South Tasmania). The top three teams from each region in the High Schools competition then advance to compete in the State Finals.
The High School State Championships are held at the Elphin Sports Centre, draws teams and families from across the state, necessitating larger court-side seating capacities.

Other tournaments

There are a range of tournaments that the stadium could seek to run. Examples of similar tournament include:

- Super Masters Basketball Tournament: A 2025 event in Shepparton featuring Over 40s, all-abilities, and wheelchair competitions.
- Tasmanian Pickleball (every 2 years)
- NBL Blitz: The pre-season tournament features all NBL teams. It has been hosted at various Tasmanian venues like the Ulverstone Sports Centre and the Elphin Sports Centre. With considerable additional seating being provided in the redevelopment of Silverdome and the new stadium at Devonport, a new stadium in Burnie is unlikely to attract NBL games.

The range of uses

There are some potential 22 organised stadium use types, in addition to casual use for basketball, badminton and volleyball, which could be organised by a separate membership. These uses are shown in the following legend.

Basketball, badminton and volleyball would likely be the core users, as these activities have been constrained by the lack of courts at peak times.

Due to the high demand for games if new compliant courts are provided for sports including netball, there will still be a need to utilise school venues for training due to the demand at peak times.

Cheerleading has been included as an option; however it is best aligned with gymnastics and not likely to fit at Burnie High School.

Table 1. Uses included in the indoor sports program

Indoor Sports Court Uses
Burnie Basketball Association
Holiday Program
Basketball Tasmania
Tournaments
Badminton
Archery
Netball
Cheerleading
Futsal
Pickleball
Volleyball
After School Sport
Burnie High School
Northwest sport days
School Hire
Meeting / General room Hire
Kinder Gym
Group Fitness Classes
Dance
Yoga/ Pilates
Paraquad /Disability Sport
Roller sports

As the most feasible location is likely to be Burnie High School, it has been assumed that two courts in the facility would be available for school use from 9.00am – 3.00pm.

The following image (Figure 9) shows the likely nature and times of use for the core programs.

This program has been used to project reasonable recurrent income and costs.

BURNIE CITY COUNCIL

Revised AUGUST 2026

Figure 9. Indicative program for an indoor sport court facility term program (40 weeks) and holiday program (6 weeks)

Estimated: Burnie Indoor Sports Facility Update Feb 2026

Facility	Quarter 1 (Jan-Mar)	7:00 am	8:00 am	9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm	4:00 pm	5:00 pm	6:00 pm	7:00 pm	8:00 pm	9:00 pm	10:00 pm	11:00 pm
Indoor court 1	10	Weeks																
Monday				15	15	15	15	15	15	15	10	10	1	1				
Tuesday				15	15	15	15	15	15	15	10	10	1	1				
Wednesday				15	15	15	15	15	15	15	10	10	1	6	6			
Thursday				15	15	15	15	15	15	15	10	10	1	1				
Friday				15	15	15	15	15	15	15	10	10	1	1				
Saturday				8	8	8	0	0	0	0	0	0	0	0	0			
Sunday				1	1	1	1	1	1	1	1	0	0	0	0			
Indoor court 2																		
Monday				15	15	15	15	15	15	15	10	10	1	1				
Tuesday				15	15	15	15	15	15	15	10	6	6	6	6			
Wednesday				15	15	15	15	15	15	15	10	10	6	6	6			
Thursday				15	15	15	15	15	15	15	10	10	1	1				
Friday				15	15	15	15	15	15	15	10	10	1	1				
Saturday				8	8	8	0	0	0	0	0	0	0	0	0			
Sunday				3	3	3	3	3	3	3	3	0	0	0	0			
Indoor court 3																		
Monday				0	0	0	0	0	0	0	10	10	1	1				
Tuesday				6	6	0	0	0	0	0	10	10	6	6	6			
Wednesday				0	0	0	0	0	0	0	10	10	13	13	13			
Thursday				17	17	0	0	0	0	0	10	10	8	8	8			
Friday				0	0	0	0	0	0	0	10	10	1	1				
Saturday				8	8	8	0	0	0	0	0	0	0	0	0			
Sunday				0	0	0	0	0	11	11	11	0	0	0	0			
Indoor Court 4																		
Monday				0	0	0	0	0	0	0	10	10	1	1				
Tuesday				0	0	0	0	0	0	0	10	10	6	6	6			
Wednesday				12	12	0	0	0	0	0	10	10	13	13	13			
Thursday				0	0	0	0	0	0	14	14	14	12	12	12			
Friday				0	0	0	0	0	0	0	10	10	10	7	7			
Saturday				9	9	9	9	0	0	0	0	0	0	0	0			
Sunday				21	21	21	21	11	11	11	0	0	0	0	0			
Multi purpose																		
Monday				0	0	0	0	0	0	0	21	21	0	22				
Tuesday				0	0	0	0	0	0	0	0	0	0	0				
Wednesday				0	0	0	0	0	0	0	21	21	18	18				
Thursday				0	0	0	0	0	0	14	14	0	0	22				
Friday				0	0	0	0	0	0	0	0	0	0	0				
Saturday				0	0	0	0	0	0	0	0	0	0	0	0			
Sunday				0	0	0	0	0	0	0	0	0	0	0	0			

Facility	Quarter 2, 3 and 4 (Apr-Dec)	7:00 am	8:00 am	9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm	4:00 pm	5:00 pm	6:00 pm	7:00 pm	8:00 pm	9:00 pm	10:00 pm	11:00 pm
Indoor court 1	30	Weeks																
Monday				15	15	15	15	15	15	15	10	10	1	1	1			
Tuesday				15	15	15	15	15	15	15	10	10	1	1	1			
Wednesday				15	15	15	15	15	15	15	10	10	1	6	6			
Thursday				15	15	15	15	15	15	15	10	10	1	1	1			
Friday				15	15	15	15	15	15	15	10	10	1	1	1			
Saturday				8	8	8	0	0	0	0	0	0	0	0	0			
Sunday				1	1	1	1	1	1	1	1	0	0	0	0			
Indoor court 2																		
Monday				15	15	15	15	15	15	15	10	10	1	1	1			
Tuesday				15	15	15	15	15	15	15	10	6	6	6	6			
Wednesday				15	15	15	15	15	15	15	10	10	6	6	6			
Thursday				15	15	15	15	15	15	15	10	10	1	1	1			
Friday				15	15	15	15	15	15	15	10	10	1	1	1			
Saturday				8	8	8	0	0	0	0	0	0	0	0	0			
Sunday				3	3	3	3	3	3	3	3	0	0	0	0			
Indoor court 3																		
Monday				0	0	0	0	0	0	0	10	10	1	1	1			
Tuesday				6	6	0	0	0	0	0	10	10	6	6	6			
Wednesday				24	24	0	0	0	0	0	10	10	13	13	13			
Thursday				17	17	0	0	0	0	0	10	10	8	8	8			
Friday				0	0	0	0	0	0	14	14	3	3	3	3			
Saturday				8	8	8	0	0	0	0	0	0	0	0	0			
Sunday				0	0	0	0	0	11	11	11	0	0	0	0			
Indoor Court 4																		
Monday				0	0	0	0	0	0	0	10	10	1	1	1			
Tuesday				0	0	0	0	0	0	0	10	10	6	6	6			
Wednesday				12	12	0	0	0	0	0	10	10	13	13	13			
Thursday				0	0	0	0	0	0	14	14	14	12	12	12			
Friday				0	0	0	0	0	0	0	14	14	0	0	7	7		
Saturday				9	9	9	9	0	25	25	25	25	0	0	0			
Sunday				21	21	21	21	11	11	11	11	0	0	0	0			
Multi purpose																		
Monday				0	0	0	0	0	0	0	21	21	0	22				
Tuesday				0	0	0	0	0	0	0	0	0	0	0				
Wednesday				0	0	0	0	0	0	0	21	21	18	18				
Thursday				0	0	0	0	0	0	14	14	0	0	22				
Friday				0	0	0	0	0	0	0	0	0	0	0				
Saturday				0	0	0	0	0	0	0	0	0	0	0	0			
Sunday				0	0	0	0	0	0	0	0	0	0	0	0			

Facility	School Holidays	7:00 am	8:00 am	9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm	4:00 pm	5:00 pm	6:00 pm	7:00 pm	8:00 pm	9:00 pm
Indoor court 1	6	Weeks														
Monday			2	2	2	2	2	2	2	2	2	2				
Tuesday			2	2	2	2	2	2	2	2	2	2				
Wednesday			2	2	2	2	2	2	2	2	2	2				
Thursday			2	2	2	2	2	2	2	2	2	2				
Friday			2	2	2	2	2	2	2	2	2	2				
Saturday			4	4	4	4	4	4	4	4	4	4	4			
Sunday			4	4	4	4	4	4	4	4	4	4	4			
Indoor court 2																
Monday			0	0	0	0	0	0	0	0	0	0				
Tuesday			0	0	10	10	10	10	0	0	0	0				
Wednesday			0	0	0	0	0	0	3	3	3	0	0			
Thursday			0	0	10	10	10	10	0	0	0	0	0			
Friday			0	0	0	0	0	0	0	0	0	0				
Saturday			0	0	0	0	0	0	0	0	0	0	4			
Sunday			0	0	0	0	0	0	0	0	0	0	4			
Indoor court 3																
Monday			0	0	0	0	0	0	0	0	0	0				
Tuesday			0	0	10	10	10	10	0	0	0	0				
Wednesday			0	0	0	0	0	0	3	3	3	0	0			
Thursday			0	0	10	10	10	10	0	0	0	0	0			
Friday			0	0	0	0	0	0	0	0	0	0				
Saturday			4	4	4	4	4	4	4	4	4	4	4			
Sunday			4	4	4	4	4	4	4	4	4	4	4			
Indoor Court 4																
Monday			0	0	0	0	0	0	0	0	0	0				
Tuesday			0	0	0	0	0	0	0	0	0	0				
Wednesday			0	0	16	16	16	16	16	16	0	0	0			
Thursday			0	0	0	0	0	0	0	0	0	0	0			
Friday			0	0	0	0	0	0	0	0	0	0				
Saturday			4	4	4	4	4	4	4	4	4	4	4			
Sunday			4	4	4	4	4	4	4	4	4	4	4			
Multi purpose																
Monday			0	0	0	0	0	0	21	21	0	22				
Tuesday			0	0	0	0	0	0	0	0	0	0				
Wednesday			0	0	0	0	0	0	21	21	18	18				
Thursday			0	0	0	0	0	14	14	0	0	22				
Friday			0	0	0	0	0	0	0	0	0	0				
Saturday			0	0	0	0	0	0	0	0	0	0	0			
Sunday			0	0	0	0	0	0	0	0	0	0	0			

7.2 Gymnastics and cheer leading centre

Gymnastics

Zodiacs Gymnastics, Wivenhoe, currently hold 46 sessions per week totalling over 85 hours a week to cater for their 300 members. (Figure 10 below outlines the current gymnastics timetable.)

Classes range from toddlers and kinder gym classes through to Australian National Level 10 program for elite athletes.

Classes are held on a school term basis with holiday programs, birthday parties and specialist gymnastics sessions fitted in around the scheduled program.

Cheerleading

Cheerleading, which operates out of the shared facility with gymnastics, ran 8 sessions per week over 11.5 hours in 2025.

The group compete regularly at events across the State and have competed successfully internationally with further overseas competitions planned.

The growth of both sports is restricted by the current facility size.

Data based on AusPlay participation estimates a further 100 participants (See Appendix 2) would take part in gymnastics and cheerleading if facilities could accommodate them.

Gymnastics organisers have suggested the market in Burnie and surrounds could provide a further 200 participants in gymnastics alone.

Figure 10. Zodiacs Gymnastics Club 2026 program shows a total of 85.25 hours per week from toddlers to senior elite

Day	Time	Level	Age group
Monday	3.30pm-4.30pm	Boys	5 years and up
	3.30pm-5-30pm	Levels 8+	5 years and up
	3.40pm-4.40pm	Levels 1-3	5 years and up
	4.00pm-8.00pm	ALP Levels 7-10	Senior
	4.30pm-6.30pm	Levels 8+	5 years and up
	4.30pm-7.30pm	ALP Level 5/6	5 years and up
	4.45pm-6.15pm	Levels 4-5	5 years and up
	14.5 hours		
Tuesday	3.30pm-5.30pm	Levels 6-7	5 years and up
	3.40pm-4.40pm	Levels 1-3	5 years and up
	4.00pm-6.30pm	ALP Level 3	5 years and up
	4.00pm-7.00pm	ALP Level 4	5 years and up
	4.30pm-6.30pm	Levels 6-7	5 years and up
	4.45pm-6.15pm	Levels 4-5	5 years and up
	12 hours		
Wednesday	9.15am-10.00	Mini Movers	2-4 years
	10.15am-12.00	Open gym session	0-5 years
	3.30pm-5.30pm	Levels 6-7	5 years and up
	3.40pm-4.40pm	Levels 1-3	5 years and up
	4.00pm-8.00pm	ALP Levels 7-10	Senior
	4.30pm-6.30pm	Levels 8+	5 years and up
	4.30pm-7.30pm	ALP Level 5/6	5 years and up
	4.45pm-6.15pm	Levels 4-5	5 years and up
	16 hours		
Thursday	9.15am-10.00	Mini Movers	2-4 years

Day	Time	Level	Age group
	10.15am-12.00	Open gym session	0-5 years
	12.30pm-1.30pm	Hone school	0-5 years
	3.30pm-5.30pm	Levels 8+	5 years and up
	3.30pm-5.30pm	Levels 6-7	5 years and up
	3.40pm-4.40pm	Levels 1-3	5 years and up
	4.30pm-6.30pm	4.30pm-6.30pm	5 years and up
	4.45pm-6.15pm	Levels 4-5	5 years and up
	12 hours		
Friday	9.15am-10.00	Mini Movers	2-4 years
	10.15am-11.00	Kinder Gym	4-5 years
	11.15am-12.00	Kinder Gym	4-5 years
	3.30pm-4.30pm	Boys	5 years and up
	3.40pm-4.40pm	Levels 1-3	5 years and up
	4.00pm-7.00pm	ALP Levels 5/6	5 years and up
	4.00pm-7.00pm	ALP Levels 7-10	ALP Levels 7-10
	4.45pm-6.15pm	Levels 4-5	5 years and up
	11.75 hours		
Saturday	9.00am-10.00am	Levels 1-3	5 years and up
	11.00am-12.30pm	Levels 4-5	5 years and up
	11.00am-1.00pm	Levels 8+	5 years and up
	11.00am-1.00pm	Levels 6-7	5 years and up
	1.00pm-3.30pm	ALP Level 3	5 years and up
	1.00pm-4.00pm	ALP Level 4	5 years and up
	1.00pm-4.00pm	ALP Levels 7-10	Senior
	4.30pm-6.30pm	Levels 6-7	5 years and up
	4.30pm-6.30p	Levels 8+	5 years and up
	19 hours		
Sunday	No sessions		

Figure 11. Burnie Tigers Cheerleading (2025 timetable) with programs for 4 year olds to 15 years 2 days a week.

Day	Time	Level	Age group
Tuesday	3.30pm-5.00pm	Youth Novice	5-12 years
	4.30pm-6.00pm	Junior Level 1	8-15 years
	5.30pm-7.00pm	Junior Level 2	8-15 years
	7.00pm-8.00pm	Technique Improvement	12 years+
	5.5 hours		
Thursday	3.30pm-4.30pm	Mini Novice	4-9 years
	4.30pm-6.00pm	Junior Level 1	8-15 years
	5.30pm-7.00pm	Junior Level 2	8-15 years
	6.30pm-8.30pm	Senior Level 1 & 2	14 years+
	6 hours		

8. Future management of an indoor stadium

The common types of entities managing stadiums are:

1. Direct stadium management by Council staff and then licence or hire courts to sports. This does not preclude the stadium having a board of management representing sports, a School and Council. This type of management is most common when the facility is small-to-medium scale and heavily focused on community access and local clubs.
2. Committee of Council/ Committee of management – delegated authority to a more community-based voluntary organisation (not recommended).
3. Council leases a stadium to a sport or community organisation. This is not generally recommended, as a stadium needs to cater to multiple sports and exclusive use is not appropriate. Also, a sports association is unlikely to be able to adequately manage the asset, as well as programme and manage multiple sports.
4. Council contracts the stadium to a management entity, for example, YMCA, Belgravia Leisure, Club Links etc. A stadium on its own may not be as cost-effective to outsource because of the management fee. It may be more appealing to package with the pool, etc. However, if the stadium were to be contracted out, it would be desirable to run the facility in the first term, so Council is able to know the costs first. Typically this model is chosen based on strong community programming and engagement capabilities.
5. A company owned by Council. This and any contract option is most appropriate when Council does not have the stadium management skill set internally. This form of management will have cost implications, including the legal set up and specification of service that may be more economical if it involves multiple facilities or services.
6. Other options

The management of major stadiums in Tasmania will be migrated to central authority Stadiums Tasmania a Tasmanian Government–established statutory authority created under the *Stadiums Tasmania Act 2022*, similar to other state models. It will offer centralising *ownership, management, operations, and future development* to ensure stadiums operate effectively, and efficiently, and to coordinate events, investment, and long-term strategic planning. The facilities likely to be transferred to Stadium management include:

- UTAS Stadium (Launceston)
- Silverdome (Launceston)
- MyState Bank Arena (Hobart)
- Blundstone Arena (Bellerive)
- Dial Park, Penguin
- Future Macquarie Point Stadium (Hobart).

It is unlikely that this entity would be interested in taking on Burnie, although close by to the Dial Range Sports Precinct.

It is understood that the new Devonport Sports Precinct and indoor courts will be managed by the City of Devonport.

8.1 A successful management model

The key elements of a successful management model for the proposed stadium are likely to be:

1. A full-time management presence at the stadium- to program, and encourage walk-ins, especially casual and social activity, increase the convenience of use in low peak times, be able to offer timely support to users and manage the operation of the stadium.

- (Note: It could be considered whether a stadium manager could be a shared position or partly funded by others, such as a development officer with basketball-related responsibilities. This has not discussed with the sports.)
- A paid professional and experienced stadium manager could:
  - Oversee building operations, maintenance, and procedures
  - Oversee financial and social performance and manage the day-to-day financial control and budget of the stadium
  - Develop partnerships with sports
  - Market the stadium, and bid for events
  - Encourage the development of programs or facilitate other local sport or fitness businesses, not- for-profit and club to provide programs and ongoing participation options for target groups: social and school sports and physical activity, recreation opportunities for older adults and people with a disability, sport development programs for all existing sports in Burnie – and other sports.
  - Encourage and manage use, and manage the relationship with tenants and hirers
  - Record usage and report on participation performance
  - Manage cleaning and any contract staff.
  - Implement a court allocations policy which provides for one anchor tenant and prioritises competition use, and allow for multiple sports in peak times
  - Manage the use of the stadium in conjunction with other sports venues in Burnie, in conjunction with other facility providers and stakeholders
  - Assist with encouraging and bidding for regional and higher events.
- The recurrent costing provided assumes that a staff member would be present for all hours the stadium is to be open. It may be an option to limit these hours if required.

2. A board representing the school, key users (e.g. basketball, badminton, volleyball) and Council could be created to represent all interests.

- Licences for with each key sport with a regular program, with a schedule to be revised annually.
- The stadium should have late night early morning access via swipe card/ code entry etc.,

Implications for management of locating an indoor sports stadium on a school site

If the stadium is constructed on school land, the assumption is that the stadium would be a Council facility, essentially managed by Council with an MOU with the Department of Education children and Youth. The exact content of the MOU could be negotiated.

No other precedent exists in Tasmania at this time.

The school is not likely to be responsible for ongoing management, maintenance, renewal or capital costs etc., however there may be some contribution to items such as cleaning and security.

Management of the McKenna Park sport hub and indoor stadium

If Council provides two indoor stadiums in different locations, there may be economies of scale in managing both assets together. Gymnastics and cheerleading facilities may suit less hands-on management by Council as they are less flexibly programmed than courts.

Similar centres have a more exclusive use arrangement than typical in courts and may be directly licenced by Council to user group or company. The management agreement likely to work best with multiple users in a sports hub is a licence to individual user groups.

9. Probable operational costs

The likely management and operational costs are as significant to a Council as the capital costs, largely because there are ongoing and unlikely to be subsidised by the state and federal government.

9.1 Probable operational costs

An estimation of the base case recurrent costs suggests that the indoor sports courts stadium, with the proposed program (as described in Figure 9.), internal Council staffing structure and a court hire fee of $22 - $42 per hour would have an estimated operating loss $60,000. (Excluding asset renewal and depreciation costs. These costs will be included once capital costs are estimated)

If the canteen is excluded (and run by a sport for example) then this will result in the estimated operating loss of loss of $84 834. The success of the canteen will be influenced by management, opening hours, the location of the stadium and the building design.

If the stadium is a prominent location and without major competition from adjacent cafes, it may draw from beyond the regular stadium users.

In the initial year considerable funds are allocated to staffing, to establish partnerships, programs, and the like. This should be able to be reduced considerably after the first year.

The following table shows the projected revenue and expenditure of the proposed centre.

Figure 12. Probable base case revenue and expenses

Estimated Profit and Loss: Full version	
Base case prof it and loss	Base case scenario $
Estimated revenue	
Venue hire	$273,131
Canteen revenue	$55,908
Cleaning Contribution – Burnie High	$5,
Total estimated revenue	**$334,039**
Estimated expenses	
Facility cleaning	$33,545
Canteen costs of goods sold	$30,749
Centre coordinator	$85,000
Duty supervisor	$89,120
Allowance for additional staff costs	$40,000
Banking and finance expenses	$4,000
Booking system license fees	$2,000
Information technology	$5,000
Communication and Phones	$8,400
Advertising	$5,000
Electricity	$22,000
Water Rates and usage.	$5,500

Estimated Profit and Loss: Full version	
Sewer Rates	$5,000
Floors resurface	$23,400
General maintenance	$16,000
Security	$2,500
Fire and safety maintenance	$2,000
Insurance	$7,500
Equipment furniture and fitting purchases	$3,000
Immediate surrounds mowing, etc	$3,000
Total estimated expenses	**$393,714**
Net result	-$59,675

The cost of constructing the four-court stadium was estimated in 2021 21.4 million dollars. The design concept on which this based is shown with the quantity surveyors cost estimate is shown in full in Appendix 2. This cost will have escalated considerably since this time, likely more than 20% .

9.2 Financial assumptions

Pricing

All estimated court income is based on an hourly hire fee.

The centre's hourly court hire fees are based on Council's 2025/2026 fees and charges of $42 per court per hour for permanent users which includes lighting and a junior rate of $22 per hour per court.

The junior sport court hire charge for permanent users of $22 per court per hour is applied to Burnie Basketball Association, Holiday programs, After school sport and North- West sport days. A spectator entry fee is not applied.

Multi-purpose room

The multi-purpose room would be provided for club and association use to complement their sports court programs for use as referee/ umpire rooms, supper rooms, club rooms during court hire periods, to facilitate training, tournament registrations and staff activities etc.,

In off peak times Council could encourage external providers to hire the space to conduct community health, development and exercise classes including yoga, kinder gym, martial arts, dance, etc.

Other benefits of hiring the multi-purpose rooms- even for social occasions includes:

- Widening the awareness of the facility within the surrounding community.

- Reduced financial burden to ratepayers for ongoing financial needs and costs that may occur from time to time.
- Reduced reliance on 3rd party entities i.e., ratepayers, Council, State Government for future facility costs i.e., carpet replacement, first aid equipment, etc
- Increased community wellbeing and health through participation in positive, active programs.

Other costs

The recurrent costs of a centre are dependent on many assumptions, especially those concerning management.

Key decisions include roles and responsibilities as well as hire rates and how income is apportioned, i.e., how the canteen is run, and the multi-purpose room programmed. In this case, 25% of one salary is included in the costs, to ensure the stadium can be programmed

As a base case, the following assumptions have been made.

Base case income

- Court hires flat rate hire of $42 ($22 junior) including lights per hour. No peak or off-peak rate applies. The centres costs are fixed and do not vary according to time of day, assuming lighting is always on when centre is in use
- Burnie Basketball Association is anticipated to be the major hirer paying $89,792 per annum from 2,836 hours across the 4 courts
- Burnie High School have access to two courts during school hours and no cost. They would contribute a cleaning fee estimated at 15% of total.
- Tournaments – up to 6 are included per annum
- Holiday programs hire $480 per day includes one court and multipurpose room
- The kiosk is operated by centre staff assuming a design that allows easy access
- Income is calculated at an average secondary spend of $0.50 per participant visit. Cost of goods sold at 55% of sales.
- Multipurpose room activities are based on $22 per hour hire (regardless of the space utilised within the rooms). No charge is allocated for use as referee/ umpire/ training or supper room to associations when they have booked the courts.

Base case expenditure

Facility cleaning costs

Allowance of $33,545 to reflect both increased facility size and visitation levels.

Staff expenses

These costs assume staff are employed by Council with a Centre Manager and Duty Supervisor/s

Centre coordinator / manager: Employment cost of $85.000 p/a not including superannuation or on costs. The Centre is programmed to operate 72 hours per week

Program staff:

- There are no program staff employed by Council. These are to be external enterprises who may hire the spaces for programs.

Maintenance

Court resurfacing: $6 per m2 from previous projects ($23,400 pa). This is critical in maintaining a high-grade playing surface within an indoor sports facility and will extend the life of the floor and reduce the need for sanding.

Current centre expenditure considerations

Consideration has been given to the current facility operating costs, and the following have been included:

- Water rates $5,500 charge of $962
- Sewer rates $5,000
- Security $5,000
- Insurance $7,500 allowance as a contribution.
- External immediate surrounds maintenance of $3,000.
  (Other current grounds maintenance costs related to playing fields and their surrounds are excluded)

Other expenditure items

Other typical expense items were benchmarked to offer an indicative operational cost. On completion of final detailed facility design these could be further refined.

Depreciation

Depreciation will be calculated once an estimated building cost is provided by the Quantity Surveyor.

Asset maintenance and renewal cost

Asset maintenance and renewal costs are not included in this preliminary base case annual recurrent costs. These can be costed once a firm design has been prepared and quality surveyor costs are known.

10. Conclusions/summary

Consultation findings

Consultation with users of the existing centre and other indoor sports indicated that the current facility is no longer fit-for-purpose for indoor competition sports. The existing indoor sports centre's design and capacity limits:

- The growth of existing sports
- The range of sports that can be played
- The diversity of residents needs that can be welcomed and included
- The sustainability of existing sports because they cannot grow.

Existing facilities

While Burnie has a number of schools with indoor facilities, their size, configuration, and court surface limits their use for competition sports. In addition, users are not necessarily matched with the available courts that are most suitable for the sport, based on number, configuration, and floor type.

These other facilities will continue to be important especially for training, school use and affordable development programs.

A new indoor court stadium should be the focus of competition opportunities for multiple court sports.

The proposed scale of development

The high demand for gymnastics and cheerleading, or a larger centre to accommodate the demand from Somerset as a combined centre may not be practical to include in the same footprint as the core four courts – due that large land size required, and the cost of a combined centre – which may then delay anything being delivered in the short term.

In addition the economies of scale that can be achieved in a larger centre, may be exceeded if the centre is too big, for example greater than equivalent of 8-10 courts, and noise, car parking and congestion may be significant.

A suitable site for a facility larger than four courts may be difficult to find in Burnie.

In the short term it is proposed that the four court stadium be sought separately as a priority.

An opportunity exists for an indoor gymnastics /cheerleading facility to locate at McKenna Park to create more of a sports hub, creating greater colocation opportunities and more cost-effective management of those.

Demand

The demand assessment indicates there is considerable capacity for the growth of sports in Burnie. A relatively young population with some further growth projected, a relatively low penetration rate for most indoor sports compared to other municipalities close by, and a good depth of competition in the north-west with support from peak bodies to grow sports opportunities, will support this growth.

Also, there are multiple schools as users, some untapped markets (such as university students, and all-ability providers) and opportunities to grow sports such as futsal, badminton, table tennis, indoor netball, and basketball with more capacity and better facilities.

A new facility of at least four indoor courts together and preferably side by side (minimum 2), would enable a large proportion of the demand for indoor sports to be met.

This is especially the case if a new facility focused on providing competition for multiple large-footprint sports and available school courts focused on small footprint sports, training and sports not needing sprung floors.

Management

A new centre should have a manager, a management presence, and programming.

A board representing the school, key users (e.g. basketball, badminton, volleyball etc.,) and Council could be created to represent all interests. Sports could have an annual program secured by a licence.

In the short term, the Council would need to negotiate an MOU for the location of the stadium on the Burnie High School site and detail arrangements as to how the day-to-day management would work in conjunction with sports, roles, and any costs apportionment.

However, any occupancy arrangements should support a range of competition sports being played.

Facility components

The core facilities to be included in a new Burnie Indoor Sports Stadium include:

- Four indoor netball/basketball courts with sprung timber flooring to accommodate sports such as basketball, netball, futsal, badminton, volleyball, and wheelchair sports, etc.
- Configuration of the facility into a two-hall facility may suit the school better. so as one side could be allocated to the school during school hours. One of these two halls could be set up so as to offer one court for large footprint sports across two courts for example for indoor hockey, futsal, floorball etc., and facilitate one show court if required.
- Spectator seats for 500–750 including retractable seats and with wheelchair bays courtside.
- Materials and finishes suitable for sports such as futsal and roller derby
- Dividing nets between courts
- A large multipurpose room that can be divided and serve as referees' room, event registration, a function room, club meeting

and player supper rooms, training and staff rooms. (When not in use for sport in off-peak times this can be used for hirers as well as for physical activity programs)

- All public amenities should include all-gender and accessible facilities.
- Lighting and air handling should suit badminton as well as other ball sports.

Site selection

The Burnie High School site is the preferred site for a four-court stadium. It was tested against a number of potential sites and scored against the following criteria:

- Community need and accessibility
- Site size, layout and suitability
- Access and traffic requirements
- Visibility and strategic location
- Planning and environmental considerations
- Land ownership and integration, and
- Delivery feasibility.

Estimated capital and recurrent costs

In 2021 the cost of constructing a four-court stadium was estimated by Turner and Townsend Quantity Surveyors as 21.4 million dollars.

A revised cost estimate will need to be prepared following a design concept on the agreed site.

Depending on detailed management arrangements, staff, hours and pricing, a new four-court centre could almost break even or turn a small loss (current estimate of $60,000).

Next steps

Following agreement of the preferred site, a more detailed design concept should be prepared to refine layout with stakeholder, access details, parking etc and any more detailed site capability studies before a traffic impact and planning assessment can be undertaken.

Preparation of a MOU with the school/ Department of Education, Children and Young People should be prepared in conjunction with the concept.

Details related to the management of the expanded sports hub at Mckenna Park, and the indoor gymnastic/ cheer leading facility should be determine prior to the concept being finalised.

Sourcing funds for construction should be a priority over detailed design, to be undertaken in conjunction with user groups.

11. Appendices

Appendix 1. Existing and proposed facilities

LGA	Address	Indoor Facility	No. of courts	Surface	Other facilities/ description	User groups	Distance from the BIS	Other comments	Owner/ Manager
Burnie	Paraka St Burnie 7320 (Parklands)	Marist Regional College-Harcombe Centre	2	Acrylic over concrete	School gym – used by external groups also. Too hard for competition sports – have had injuries.	Basketball Tas Development Programs, Netball practice, Burnie Football practice. (Futsal used to be based here) but say could not get enough access for games and training	3.8 km (6 mins)	A surface good for futsal and roller derby May not be compliant size?	Marist Regional College
Burnie	41-43 Mooreville Rd Burnie 7320 Shorewell Park	Hellyer College	1	Parquetry Flooring	School gym – used by external groups also.	Basketball Tas Development programs, Volleyball, N.W. Thunder Basketball Club, Burnie Basketball Mens (1 night per week)	4.2 km (8 mins)	Note: 2.5 courts wide and provides plenty of space to run drills and activities for soccer etc.,	Education Dept.
Burnie	15 A Van Diemens Cres Park Grove 7320	Burnie Primary School	1	Gerflor/ Taraflex	School gym – used by external groups also. Not likely to be competition.	Burnie United Soccer Club used the indoor courts occasionally.	3.8 km (7 mins)	More classrooms being built in 29, but not another court. Assume existing is complaint size as built relatively recently under the Kevin Rudd Grant scheme.	Education Dept.

LGA	Address	Indoor Facility	No. of courts	Surface	Other facilities/ description	User groups	Distance from the BIS	Other comments	Owner/ Manager
Burnie	11 Atkins Dr Romaine	Parklands High School	1	Gerflor/Tarafl ex	School gym – used by external groups also. Is not in good condition – runoff is only 1m	Was used by Burnie Netball Association. Not used by Burnie Basketball or Basketball Tas Archery uses outdoor space.	2.7 km (6 mins)	Would like additional indoor court space. Electric Supply easement between Parklands secondary and the primary school .	Education Dept.
Burnie	43 Fidler St Cooee	Burnie High School	1	Sprung Floor	Not suitable for competition basketball – used mainly for music / assemblies etc .	Occasional hirers. Some sports said they had tried to use or did previously	6.2 km (9 mins)	Low roof . In a good location on the street, easy access to the Hwy etc., Keen to provide for basketball and other indoor sport on the campus.	Education Sept
Burnie	Burnie	Burnie PCYC	1	Timber	2 x other spaces including 25 x 20 for Table Tennis and 20 x 20 for martial arts. Basketball court used by PCYC resilience program only/ defence training.	PCYC has range of school users. Other hall used by martial arts etc . Not current used for table tennis (in recess) was previously.	1.7 km (5 mins)	PCYC set up permanently with equipment so cannot be used for other sports. Basic condition. Not really suited to sports.	Council long term agreement with PCYC
Burnie	Burnie	Upper Burnie Sports Centre	1.75	Hardwood flooring	2 x indoor courts, separate halls. One court not to the standard size for basketball with limited runoffs. Small kitchen, meeting	Basketball, badminton, primarily and other hirers. Has been also used by Romaine Park Primary School, Burnie High School	0	Although some upgrade, not fully compliant, no accessible toilets and change for example – issues with the life of the building. Limited parking etc,	Burnie City Council

LGA	Address	Indoor Facility	No. of courts	Surface	Other facilities/ description	User groups	Distance from the BIS	Other comments	Owner/ Manager
					room, change rooms.	and Cooee Primary School.		cannot sustain the demand from even existing demand.	
Burnie	Les Clarke Drive Cooee	Cooee Memorial Hall	0	Hardwood flooring	Open Hall space current used for Cheerleading and Dance	Cheerleading committee and Ballet (possibly other non-sports hirers)		No purpose-built for dance or sports	Council
Burnie	242 Mount Street, Upper Burnie 7320	Upper Burnie Memorial Hall	0	Hardwood Timber Floor	Hall used for meetings, Cultural activities and dance and fitness hirers. Has had sports users including archery.				
Burnie	1/10 Smith Street, Wivenhoe	Zodiac Gymnastics	Several spaces including one space divisible into two.	An in-ground trampoline and foam pit. A full-size sprung floor, air floors, and vault runway	Dedicated gymnastics facility	Zodiac Gymnastics Wide range of age groups	6km -10 minutes	Have outgrown their facility	Zodiac Gymnastics (lease)
Burnie	-	Gospel Hall	2		One space used for Ballet and the other Cheerleading	Cheerleading Committee		Not fit for purpose for sports or cheerleading etc.	-

Figure 13. Other facilities that the Burnie facility may compete with in the north/ northwest, especially for tournaments and events

Key Facilities	Location	No. of courts	Seating capacity	Competitions held
Silverdome	Launceston	3 courts	3,250 (Upgrading to ~4,000)	NBL, WNBL, State Championships
Ulverstone Sports & Leisure Centre	Ulverstone	3 + squash	1,200	NBL1 South, NBL Pre-season, Regional Finals (not NBL1, as this is likely to transition to Devonport when open)
Elphin Sports Centre	Launceston	4 courts	1,000 – 1,400	NBL Blitz, WNBL, Junior State Championships
Devonport Oval Sports Precinct (in construction)	Devonport	6 indoor and 6 outdoor	Show court (hall) with 2000 seats	NBL1 etc., NBL Jack Jumpers exhibition matches.
Northern Suburbs Community Recreation Hub (The Hub)	Launceston	11,courts (4 dedicated netball and 4 dedicated Basketball 3 additional multipurpose + gymnastics etc.,	200	Regional netball and basketball tournaments
Somerset Indoor Recreation Centre (new proposed)	Somerset	2 (one junior sized) proposed 4 basketball (2 shared with netball)	? Proposed 2000	2000

Appendix 2. Participation Information

Figure 14. Projected participation key indoor sports courts only 2026 Burnie LGA Catchment (C1) *

Sport	Potential Participation 2026 [1]	Club Membership est.
Archery (2)	28	50
Badminton (2)	105	102#
Basketball	604	400
Floorball	8	0
Handball	7	0
Netball (indoor only)	540	43
Roller sports (roller derby, inline racing & hockey)	3	14
Soccer/futsal (indoor)	211	(Some from Burnie play in Devonport – want to get it going again)

[1] Based on Organised State by age applied to the current Burnie population.

Sport	Potential Participation 2026 [1]	Club Membership est.
Table tennis	58	(In recess)
Volleyball	100	45
Pickle ball	80	Program commencing
Gymnastics	386	300
Cheerleading	142	130
Dancesport	277	40 + (only one organisation reported)

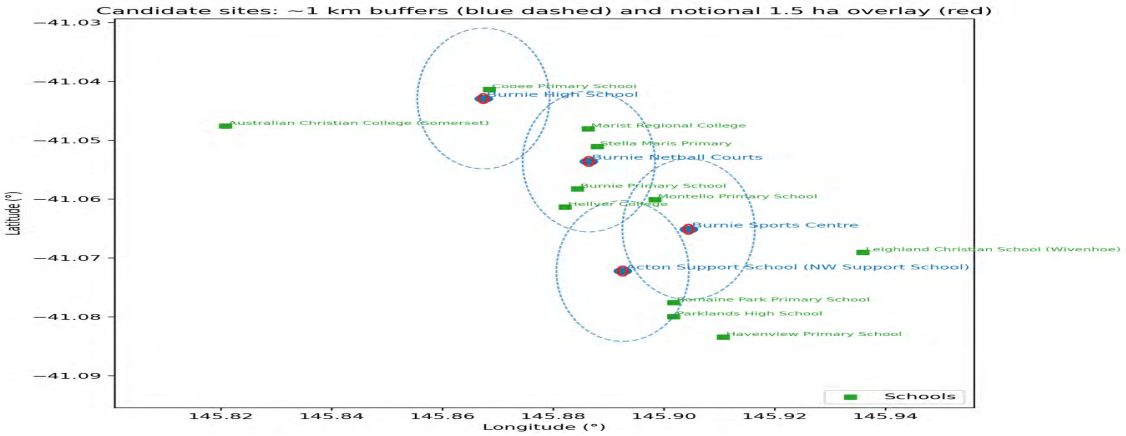
Note: No peak bodies could provide updated numbers for the region or LGA, although contacted.

Note: some members are member of both badminton clubs.

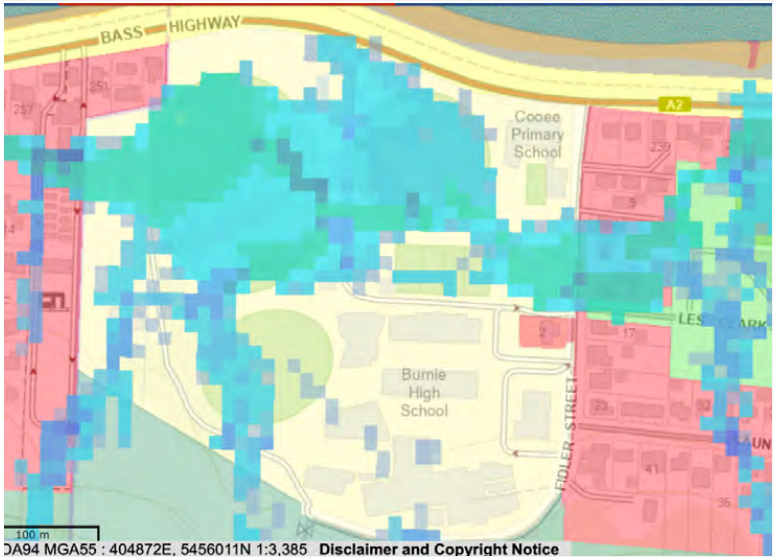
Appendix 3. Site selection information; indoor sports courts

Figure 15 Summary scoring for each site against the selection criteria; Indoor sports court

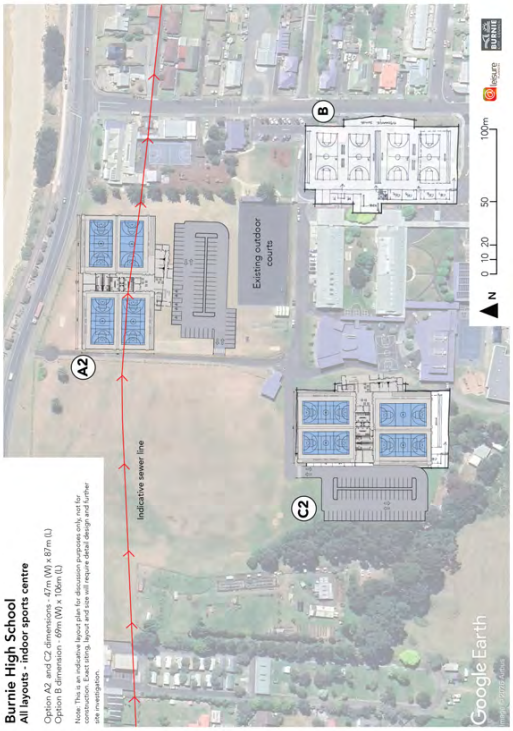
Site	PT Final Score (stops frequency and density)	Walk Bike	Car Access	Proximity To Schools	Prominence	Buildable Area	Parking Potential	Colocation with School	Total Final
Burnie High School (Cooee)	3.5	5	5	5	5	5	5	5	4.8
Burnie Netball Courts (Howe St)	4.2	4	4	5	4	4	4	4	4.1
Burnie Sports Centre	3.3	3	5	3.5	4	4	5	3	4.08
443 Mount Street (Romaine)	0.8	3	5	3.5	3	5	5	3	4.07
Acton Support School (NW Support School)	3.9	2	3	3	3	2	3	5	2.8



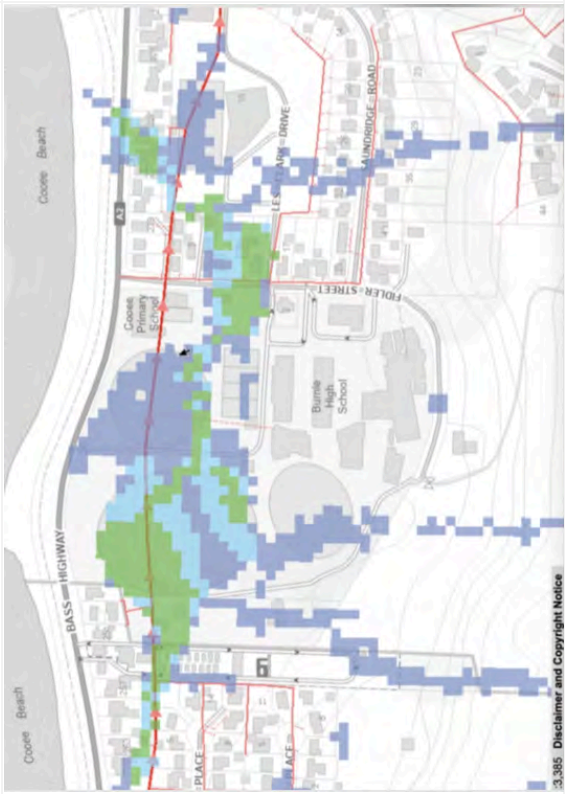
Images of most feasible sites and possible scale and siting of a sports courts facility

Burnie High School Aerial image	Zoning and: potential flooding constraints
	

Revised AUGUST 2026



Location of sewer and potential depth of inundation



Action Sports Ground

Aerial Image	Indicative siting that could be investigated
	Indicative location to retain a community sized cricket field, with added parking at the north oval and along the street frontage.

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443-473 Mount St Romaine

Indicative area required for a four court stadium and siting

Property Report

Tasmanian Government

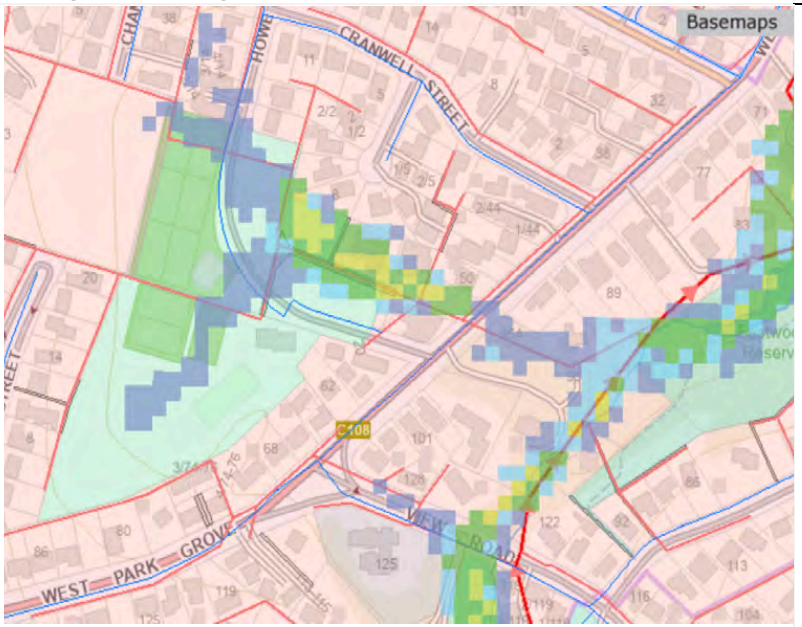
PlanBuild TASMANIA

Property report for 443-473 MOUNT ST ROMAINE TAS 7320

Property Identification Number	**Certificate of Title Reference (Volume/Folio)**
6170588	112547/1, 52558/1
Locality	**Municipality**
Romaine	Burnie
Planning Zones	**Planning Codes Overlay**
Rural	Bushfire-prone areas
Total Area	**Planning Scheme**
66420 sqm	Tasmanian Planning Scheme

This property is in the **Rural** planning zone under the Tasmanian Planning Scheme.

The Tasmanian Planning Scheme consists of state wide provisions to ensure consistency across Tasmania, and local provisions which spatially apply those through zoning maps along with specific provisions for unique places in each municipality to address local issues.

Burnie Netball Centre	
This image shows a two possible one hall 4 court configuration.	Planning Zones, drainage, water and sewer mains and 2% flood haard: The List
	

Layout options for consideration

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Appendix 4. Cost plan for indoor sports courts prepared in 2021

Turner & Townsend

Burnie Indoor Sports Stadium

Indicative Cost Plan

QS REF: me
Date: 26/09/2021

Basis: Preliminary Issue Drawing SK-01 & SK-02
Rev P.1 dated 08/08/2021

Function	Area m2	Rate $/m2	Cost $
New Building Works			
Proposed new indoor courts [1 Showcourt: basketball/netball & 3 multi sports]	3424	$ 2,000	$ 6,848,000
Basketball / Netball: Special services and equipment - goals, scoreboards etc	Allow		$ 300,000
- Extra for show court incl additional acoustics	Allow		$ 258,000
- Retractable Seating zone (1500 seats)	Allow		$ 975,000
- Fixed tiered seating in 3 zones	187	$ 3,000	$ 561,000
Main entry / Reception	46	$ 2,500	$ 115,000
- Extra over for Main entry airlock	Allow		$ 30,000
- Extra for reception area fitout	Allow		$ 30,000
- Extra for turnstiles	Allow		$ 75,000
Entry Foyer	118	$ 2,200	$ 259,600
Stadium Foyer	135	$ 2,000	$ 270,000
Café Servery	27	$ 3,000	$ 81,000
Cafe kitchen + store	50	$ 3,000	$ 150,000
- Kitchen equipment incl coolroom and storage units	Allow		$ 50,000
Administration area	19	$ 2,500	$ 47,500
Manager's office	9	$ 2,500	$ 22,500
Multi-purpose rooms	112	$ 2,700	$ 302,400
- Extra for operable walls (2 No)	Allow		$ 60,000
Kitchenette incl. whitegoods	16	$ 3,500	$ 56,000
First Aid room	17.5	$ 2,700	$ 47,250
Amenities + Change 1	56	$ 3,300	$ 184,800
Amenities + Change 2	56	$ 3,300	$ 184,800
Accessible Change 1	10.5	$ 4,000	$ 42,000
Accessible Change 2	10.5	$ 4,000	$ 42,000
Competition Change 1	50	$ 3,300	$ 165,000
Competition Change 2	50	$ 3,300	$ 165,000
Sports Storerooms 1	45.5	$ 2,000	$ 91,000
Sports Storerooms 2	45.5	$ 2,000	$ 91,000
Sports Office / Timekeepers 1	22	$ 2,700	$ 59,400
Timekeepers 2	7.5	$ 2,700	$ 20,250
Store room	14.5	$ 2,000	$ 29,000
Grossing factor [walls, ducts etc]	226	$ 2,000	$ 452,850
Extra for piled foundations			EXCLUDED
Entry Canopy allowance	Allow		$ 100,000
Plant platform	Allow		$ 300,000
Allow for fire sprinklers			EXCLUDED
Allow for Audio Visual equipment	PROV SUM		$ 150,000
ESD Initiatives	3%		$ 378,461
Total Building Works	**4,755**	**$ 2,733**	**$ 12,993,811**
External Works & Services			
Site Preparation and sundry external demolition (incl demo playground)	Allow		$ 45,000
Earthwork	Allow		$ 167,000
Carpark including lights, kerbs, drainage	82 Spaces		$ 503,600
- Extra for crossover	Allow		$ 10,000
- Extra for pedestrian crossing	Allow		Included
Main Entry Footpath/Paving	Allow		$ 131,220
New Tree	51		$ 30,600
Allowance for soft landscaping	Allow		$ 338,750
- Allow for Potential Playground	PROV SUM		$ 150,000
Allowance for external services	Allow		$ 571,000
Total External Works & Services	**4,755**	**$ 410**	**$ 1,947,170**
Subtotal	**4,755**	**$ 3,142**	**$ 14,940,981**

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Turner Townsend Confidential

Turner & Townsend

Burnie Indoor Sports Stadium

Indicative Cost Plan

QS REF: me
Date: 26/09/2021

Basis: Preliminary Issue Drawing SK-01 & SK-02
Rev P.1 dated 08/08/2021

Function	Area m2	Rate $/m2	Cost $
Design Contingency		10%	$ 1,495,000
Construction Contingency		10%	$ 1,644,000
Cost Escalation to tender	Allow 12mths		$ 1,265,599
Construction Cost			**$ 19,345,579**
Professional Fee Allowance		8%	$ 1,548,000
Project Manager			EXCLUDED
Authority Fees & Charges	Allow		$ 150,000
- Extra for substation	Allow		$ 150,000
Loose Furniture and Equipment	Allow		$ 193,421
Gymnasium equipment			EXCLUDED
Council Internal Costs			EXCLUDED
Legal, Permits, Marketing and other Professional Fees			EXCLUDED
Total Project Cost (Excluding GST)			**$ 21,387,000**

Exclusions:

We have expressly not taken into account the impact of the Covid 19 pandemic (or any other matter coming to our attention after the date of this report) and accordingly have excluded from this report any implications in relation to programme, costs, supply shortages, performance of parties due to shortages of labour and the inability to travel due to global and national travel restrictions, etc. Turner & Townsend accepts no liability for any loss or damage which arises as a result of such matters or any reliance on this report which assumes such matters have been taken into account.

GST	Cost Escalation beyond September 2022
Upgrade or provision of authority services infrastructure external to the site	Office Equipment costs
Land, legal, marketing and finance costs	Public Art
Relocation / Decanting Costs	Staging costs
Demolition works	No allowance for fire sprinklers, fire tanks etc
Asbestos & other hazardous materials removal	Council internal costs
Adverse soil conditions incl. excavation in rock, contaminated soil, soft spot	Diversion / relocation of existing inground services
Piling or Bored Pier foundations	Blinds, Curtains or Drapes
	Costs associated with town planning incl fees
	Items noted as EXCLUDED in the cost plan

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OFFICERS' REPORTS

AO148-26 LGBTIQA+ ACTION PLAN

FILE NO: 4/21/9
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council:

1) Receive and note the community research and engagement outcomes that informed the development of the Burnie LGBTIQA+ Action Plan 2026-2031;

2) Endorses the Burnie LGBTIQA+ Action Plan 2026-2031 and its accompanying Implementation Schedule; and

3) Continues to support the LGBTIQA+ Community Advisory Group to provide community leadership, guidance and input during implementation of the Action Plan."

2.0 EXECUTIVE SUMMARY

Purpose and Background

The LGBTIQA+ Action Plan 2026-2031 provides a practical five-year framework for Council to support a safe, welcoming and inclusive community where LGBTIQA+ people can participate, connect and belong.

At its meeting on 29 April 2025, Council resolved (Res. No. MO069-25) to establish an LGBTIQA+ Advisory Group to provide recommendations for an inclusion action plan and to receive recommendations for consideration and implementation in the 2026-27 financial year. The Plan has subsequently been developed with strong community leadership through the LGBTIQA+ Community Advisory Group and informed by community research and consultation. It identifies practical actions for Council across three priority areas: A Safe and Respectful Burnie; Belonging and Connection; and An Inclusive Council. The Plan is supported by an implementation schedule setting out indicative priorities, timing, resourcing pathways and lead departments.

Key Issues

Community engagement identified concerns about safety, discrimination, community attitudes and belonging. More than half of survey participants did not consider Burnie a welcoming and inclusive place for LGBTIQA+ people, while participants also identified

opportunities for Council to improve public spaces, community connection, inclusion and its own practices.

The Action Plan provides a framework for Council to respond within its role, including through Council services and operations, community partnerships, advocacy and support for local initiatives.

Implementation is intended to be adaptive and will be reviewed annually. Progress will be reported to Council, with the LGBTIQA+ Community Advisory Group continuing to provide community guidance and input.

3.0 SUPPORTING INFORMATION

Strategic Alignment

The LGBTIQA+ Action Plan 2026-2031 aligns with Goal 4 - Making culturally rich and vibrant communities of Making a Better Burnie Strategic Plan 2044.

The Action Plan supports this goal by strengthening inclusion, participation, community connection and belonging. It also supports Council's broader role in creating liveable, connected and engaged communities. The Plan identifies a local response to LGBTIQA+ priorities while complementing the work of the Tasmanian Government, other local governments, community organisations and service providers. The Plan is also a significant step, being the first stand-alone LGBTIQA+ action plan developed by a North West Tasmanian council. Kingborough, Brighton, Hobart and Glenorchy Councils currently have LGBTIQA+ action plans, while the City of Launceston's plan is under development.

In the longer term, Council may consider opportunities to develop a broader approach to inclusion that encompasses LGBTIQA+ people, people with disability and culturally diverse communities.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

There are no immediate financial impacts resulting from endorsement of the Action Plan.

Implementation will occur through Council's existing work programs, services and partnerships, subject to annual planning and budget processes. The Implementation Schedule identifies expected resourcing pathways but does not represent a commitment to a new funding allocation.

Any future funding requirements will be considered through the relevant budget and planning processes.

Research for this plan was funded through Healthy Tasmania's Lift Local Grants Program and the Tasmanian Government's LGBTIQA+ Grants Program.

Relation to Council Policy

The Action Plan is intended to complement existing Council policies and procedures. Action 3.1 provides for a review of relevant Council policies, procedures and guidelines to identify and address barriers to LGBTIQA+ inclusion. Any changes identified through this process will be progressed through Council's normal policy review and approval processes.

Discussion

The LGBTIQA+ Action Plan 2026-2031 provides the strategic framework for Council's approach to LGBTIQA+ inclusion over the five-year period.

The Plan establishes three priority areas:

1. A Safe and Respectful Burnie - LGBTIQA+ people feel safe, respected and included in Burnie's public life.
2. Belonging and Connection - LGBTIQA+ people are visible, connected and have equal opportunities to participate in the community.
3. An Inclusive Council - Council services, facilities, programs and interactions are inclusive and accessible for LGBTIQA+ people.

The accompanying LGBTIQA+ Action Plan Implementation Schedule 2026-2031 translates these priorities into practical actions and identifies indicative priorities, financial-year timing, resourcing pathways and lead Council departments. The schedule is intended to remain flexible and may be adjusted through annual implementation reviews in response to community needs, opportunities, partnerships, available resources and Council priorities.

Refer to the attachments for further detail.

Health and Safety

The Action Plan supports a safe, respectful and inclusive environment for Councillors and Council staff and may contribute to wellbeing. Implementation will occur through existing Council workplace and governance practices and processes.

Risk

Failure to respond to identified community concerns may create reputational risk for Council and affect community confidence in Council's commitment to inclusion. This risk will be managed through clear implementation responsibilities, annual monitoring and reporting, and ongoing community input through the LGBTIQA+ Community Advisory Group.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

The Action Plan has been developed through a substantial community engagement process, including community research, a community survey with 173 valid responses, and three community workshops attended by 25 participants.

The LGBTIQA+ Community Advisory Group has provided ongoing community leadership throughout the development of the Plan, bringing lived experience, local knowledge and advice to the consideration of findings, community priorities and proposed actions.

Relevant Council officers have also been consulted in developing the plan and implementation schedule.

The engagement undertaken was considered sufficient to inform the plan and its priorities. A further general round of community consultation is not proposed prior to endorsement. It is proposed that the LGBTIQA+ Community Advisory Group continue to provide community guidance and input during the plan's implementation and review, with broader community and stakeholder engagement undertaken on specific initiatives where appropriate.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. LGBTIQA+ Action Plan 2026-2031

2⇩. LGBTIQA+ Action Plan Consultation Outcomes

COUNCIL RESOLUTION

MOVED: ***Cr G Simpson***

SECONDED: ***Cr C Lynch***

"THAT Council:

1) Receive and note the community research and engagement outcomes that informed the development of the Burnie LGBTIQA+ Action Plan 2026-2031;

2) Endorses the Burnie LGBTIQA+ Action Plan 2026-2031 and its accompanying Implementation Schedule; and

3) Continues to support the LGBTIQA+ Community Advisory Group to provide community leadership, guidance and input during implementation of the Action Plan."

For: Cr T Brumby, Cr G Simpson, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against: Cr T Aitken.

CARRIED

Burnie City Council

LGBTIQA+ Action Plan 2026 - 2031

The LGBTIQA+ Action Plan 2026–2031 provides a five-year framework for creating a safe, welcoming and inclusive Burnie where LGBTIQA+ people can participate, connect and belong.

Shaped by community voices, lived experience and local knowledge, the Plan sets out practical actions Council can take through its work, advocacy and partnerships.

BURNIE CITY COUNCIL

Our priorities
A Safe and Respectful Burnie
Belonging and Connection
An Inclusive Council

Acknowledgment of Country

Burnie City Council officially acknowledges that every part of Australia is Aboriginal land.

The Burnie City Council acknowledges the Tasmanian Aboriginal people as the traditional and original owners, and continuing custodians of this land, and we pay respect to Elders past, present, and emerging.

The Council recognises that Pataway (Burnie) and the surrounding region have been walked and cared for by the Palawa people for thousands of years.

Acknowledgements

Burnie City Council acknowledges and thanks the LGBTIQA+ Community Advisory Group for the time, lived experience, knowledge and advice it has contributed to the development of this Action Plan.

The Advisory Group has played an important role in helping Council understand local experiences, test the findings of the research and consultation, consider community priorities and shape practical actions for Council. Its contribution has helped ensure that lived experience and community knowledge are reflected throughout the Plan.

Council also acknowledges and thanks the LGBTIQA+ people, families, allies, community organisations, service providers and other community members who shared their experiences, ideas and perspectives through the research and consultation process.

Council looks forward to continuing to work with the Advisory Group and the broader community as the Action Plan is implemented and reviewed.

Finally, Council recognises the many LGBTIQA+ people, their families and allies who have contributed to the Burnie community throughout its history, often despite the prejudice and discrimination they have faced.

Language statement

The acronym LGBTIQA+ is used throughout this Action Plan is used to denote people that identify as lesbian, gay, bisexual, transgender, intersex, queer, asexual and other sexualities, genders and bodies.

Council recognises that people use different terms to describe their identities, bodies and experiences, and that language continues to evolve. The terminology used by individuals and communities should be respected and reflected in engagement and communication wherever possible.

The “+”acknowledges the diversity of identities and experiences not represented by the letters in LGBTIQA+.

The term “LGBTIQA+ people” is generally used in this Plan when referring to individuals. “LGBTIQA+ community” is used where referring to collective community connections, organisations, groups or networks. Council recognises that not all LGBTIQA+ people identify as part of a single community.

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EXECUTIVE SUMMARY

Purpose

The **LGBTIQA+ Action Plan 2026-2031** provides a practical five-year framework for Burnie City Council to support a safe, welcoming and inclusive Burnie where LGBTIQA+ people can participate, connect and belong without discrimination, harassment or exclusion.

The Plan has been developed with strong community leadership through the LGBTIQA+ Community Advisory Group, whose lived experience, local knowledge and advice have helped shape the priorities and actions. It has also been informed by community research and consultation. The Plan sets out practical actions Council can take through its own work, advocacy and partnerships, recognising that some issues sit outside Council's direct responsibility.

What we heard

Community engagement identified clear concerns about safety, discrimination, community attitudes and belonging. More than half of survey participants did not consider Burnie a welcoming and inclusive place for LGBTIQA+ people, and many reported limiting their everyday activities because of concerns about exclusion, discrimination or violence. Connection, visibility, representation and opportunities to participate were also important to participants.

Participants also identified a role for Council in creating inclusive public spaces and facilities, improving understanding, working with community organisations, advocating for inclusion and strengthening Council's own policies and practices.

Our priorities

The Plan is organised around three priority areas:

1. A Safe and Respectful Burnie
LGBTIQA+ people feel safe, respected and included in Burnie's public life.

2. Belonging and Connection
LGBTIQA+ people are visible, connected and have equal opportunities to participate in the community.

3. An Inclusive Council
Council services, facilities, programs and interactions are inclusive and accessible for LGBTIQA+ people.

Implementation

The Plan will be progressed over five years through Council's work programs, services and partnerships, subject to annual planning and budget processes. Progress will be monitored and reported annually, with the LGBTIQA+ Community Advisory Group continuing to provide community leadership and guidance. The Plan will be reviewed annually and a broader review undertaken at the end of the five-year period

1. PURPOSE

The LGBTIQA+ Action Plan provides a practical five-year framework for Council to support a safe, welcoming and inclusive community where LGBTIQA+ people can participate, connect and belong. It recognises that everyone should have the opportunity to feel safe, belong and contribute, without discrimination, harassment or exclusion, and responds to the experiences and priorities identified through community engagement.

The Plan has been developed with strong community leadership through the LGBTIQA+ Community Advisory Group, whose lived experience, local knowledge and advice have helped shape the priorities and actions. It identifies practical actions for Council and opportunities to work with community organisations, service providers, businesses and other partners.

Actions will be progressed according to Council's role, capacity and available resources. Some actions can be incorporated into existing Council programs and processes, while others may require additional resources, funding, partnerships or advocacy to progress.

The Plan contributes to Goal 4 of the *Making a Better Burnie Strategic Plan 2044* - "Making culturally rich and vibrant communities" by supporting inclusion, participation, community connection and belonging.

2. HOW THE PLAN HAS BEEN DEVELOPED

The development of the Action Plan has been shaped by the LGBTIQA+ Community Advisory Group, which brings together Burnie residents identifying as LGBTIQA+, Council representatives and relevant organisations, including Equality Tasmania and Working It Out. The Group brings lived experience, community knowledge and organisational expertise to the development of the Plan's priorities and recommendations.

The Action Plan has been informed by research and consultation, including:

- Tasmania-specific LGBTIQA+ research, including *Telling Us the Story* and research on LGBTIQA+ experiences in rural and regional Australia.
- Community survey conducted in April-May 2026, with 173 valid responses.
- Community and Council officer workshops and follow-up engagement - to explore the research findings, hear different perspectives and identify practical actions.
- Ongoing Advisory Group meetings - providing opportunities to test findings, consider community priorities and refine proposed actions.

3. LINKS TO COUNCIL AND STATE PRIORITIES

The Burnie LGBTIQA+ Action Plan sits within the broader policy and planning context of Burnie City Council and the Tasmanian Government. It provides a local response to the priorities identified through Burnie-specific research and community consultation.

At the local level, the Action Plan supports the *Making a Better Burnie Strategic Plan 2044*, particularly Goal 4 - Making culturally rich and vibrant communities. At the State level, it connects with Our Inclusive Island: Tasmania's LGBTIQA+ Strategy 2025–2030, which provides a broader framework for improving outcomes for LGBTIQA+ Tasmanians, including safety, health and wellbeing, belonging, and voice and visibility.

The Plan has also been developed in the context of LGBTIQA+ inclusion work being undertaken by other local governments in Tasmania, providing opportunities to learn from local approaches and experience. The Plan represents a significant step for Burnie City Council as the first stand-alone LGBTIQA+ action plan developed by a North West Tasmanian council.

The Action Plan focuses on the role Council can play locally through its services and operations, community partnerships, advocacy and support for local initiatives. It complements the work of the Tasmanian Government, other local governments, community organisations, service providers and other partners.

4. WHAT WE HEARD

The community engagement process provided opportunities for LGBTIQA+ people and people connected to the LGBTIQA+ community to share their experiences, priorities and ideas for the future of Burnie.

Council engaged Adjunct Professor Nicole L. Asquith and Dr Ashua Barnes to undertake the community research and engagement that informed the development of this Action Plan.

A survey was the primary source of community input, with 173 valid responses included in the analysis. The follow-up workshops provided opportunities to explore the key themes identified through the survey and identify practical actions for Council.

Survey participants

Nearly 80% of participants identified as LGBTIQA+, with others participating as parents, friends, family members, colleagues or allies of LGBTIQA+ people, or through working in an LGBTIQA+-identified role.

The participants reflected a diverse range of ages, gender identities, sexualities and life experiences, including people with disability and neurodivergence (36.6% and 53.1%, respectively), Aboriginal and Torres Strait Islander people (8.3%) and people born outside Australia (12.1%).

Participants also had a range of connections to Burnie, including living, working, studying, visiting or having previously lived in the area. Almost half (46%) indicated they lived in Burnie, while 44% lived in the Burnie region.

The survey sample included a broad range of ages, although people aged 16-24 (10.4%) and people over 54 (21.6%) were under-represented compared with the wider Australian population.

Key findings

The survey identified several clear themes that have informed the Priority Areas and actions in this Plan.

Burnie is not consistently experienced as welcoming and inclusive
More than half of participants (51.1%) disagreed or strongly disagreed that Burnie is a welcoming and inclusive place for LGBTIQA+ people to live, work, visit and participate in community life. Only 21.4% agreed or strongly agreed. Young people were particularly likely to report that Burnie was not welcoming and inclusive (64%).

Discrimination, community attitudes and safety were key concerns
Reducing discrimination and improving community understanding was the highest-ranked priority, identified by 67.9% of participants. This was followed by inclusive health and mental health services (41%) and improving public safety (40.3%).

The survey also showed that these concerns affect how people participate in everyday life. Nearly 60% (59.9%) of participants said they had, or currently do, limit what they do because of fear of exclusion, discrimination or violence. This was particularly high among trans and gender-diverse participants (67.5%), and among queer (82.4%), bi+ (68.5%) and lesbian (68.4%) participants.

32% of participants reported experiencing discrimination or harassment in Burnie in the previous 12 months, while 4.7% reported experiencing violence or assault due to their sexuality, gender or innate variation in sex characteristics. Experiences of violence were higher among trans and gender-diverse participants (12.8%).

Everyday inclusion matters
Participants highlighted that inclusion is shaped by everyday experiences — how people are welcomed, treated and able to participate in community life. This includes the attitudes and actions of individuals, organisations, businesses and Council, as well as visible signs that LGBTIQA+ people are welcome and included.

Connection and belonging were important to participants
86.7% rated LGBTIQA+ social connection and community activities as very or considerably important. Participants also identified the importance of visibility, representation and opportunities to connect with other LGBTIQA+ people and the wider community.

Council has a role to play, with a positive foundation to build on
More than 75% of participants had interacted with Council in the previous 12 months, while 81 respondents said they did not feel their LGBTIQA+ identity was welcomed, respected or included at Council. At the same time, the research included positive feedback about Council's efforts. Some participants described councillors as welcoming and accepting, and the establishment of the LGBTIQA+ Community Advisory Group was described as affirming. The survey itself was also seen by some as a positive sign of Council's commitment to improving the future for LGBTIQA+ people in Burnie.

Health and wellbeing were also important considerations

Inclusive health and mental health services were identified as the second-highest priority (41%), while access to gender-affirming care was particularly important for trans and gender-diverse participants (49%). The research recognised that many of these services sit outside Council's direct responsibility, highlighting a role for Council through advocacy, partnerships and local leadership.

What participants wanted Council to do

Participants identified a range of actions that Council could take to improve LGBTIQA+ inclusion in Burnie. The actions most strongly supported were:

- Inclusive and accessible Council facilities and public spaces (93% rated this very or considerably important).
- Supporting inclusion training for community groups, organisations and businesses (91.4%).
- Advocating for LGBTIQA+ inclusion and services in the community (90.6%).

When asked to select their top three actions for Council, the highest-ranked were:

- LGBTIQA+ inclusion training for Councillors - 53%
- LGBTIQA+ inclusion training for Council staff and volunteers - 36.6%
- Working with LGBTIQA+ organisations - 32.1%

Participants also identified opportunities to strengthen community connection, visibility and support, including working with LGBTIQA+ organisations, supporting community groups and activities, improving access to information about local services and groups, and creating opportunities for community participation.

5. RESEARCH CONTEXT

The Burnie findings sit within a broader body of research on the experiences of LGBTIQA+ people in Tasmania and regional Australia. This research highlights the impacts of discrimination, stigma and social exclusion on safety, health and wellbeing, while also identifying community connection, social support and positive visibility as important protective factors.

Safety, discrimination and wellbeing

- LGBTIQA+ Tasmanians report poorer health and life satisfaction than the general population.[1]
- One in three LGBTIQA+ Tasmanians have experienced abuse at home.[2]
- 34% have experienced verbal abuse or threats of violence at school.[3]

[1] Grant, R. (2021). *What wellbeing means for LGBTIQ Tasmanians*. Tasmania Project, Institute for Social Change, University of Tasmania.
[2] Dwyer, A., Grant, R., Mason, R., & Barnes, A. (2021). *Just listen properly, like with intent: LGBTIQ+ Tasmanians – Telling Us the Story*. University of Tasmania.
[3] Dwyer et al. (2021), *Telling Us the Story*.

- 97% have been told that their sexuality or gender identity is a pathology that can be changed.[4]
- LGBTIQA+ Tasmanians are less likely to feel they have friends or family they can rely on and less likely to feel safe living in Tasmania than non-LGBTIQA+ respondents.[5]
- Many LGBTIQA+ people report low levels of acceptance in public and service environments.[6]

Social and economic disadvantage

- LGBTIQA+ Tasmanians are more likely to have lower incomes, work casually or be unemployed, rent rather than own their homes, and experience housing stress.[7]
- 62.2% of LGBTIQA+ Tasmanians reported high or very high psychological distress, compared with 57.2% of LGBTIQA+ Australians and 13% of the general population.[8]

Young people and regional communities

- 32.7% of LGBTIQA+ Tasmanians aged 14-21 have attempted suicide at some time in their lives, compared with 25.6% of LGBTIQA+ Australians in the same age group and 5.3% of the general population.[9]
- Research into LGBTIQA+ people in rural Tasmania found that almost half of participants had attempted suicide in their lifetime, just over one-fifth had self-harmed and two-thirds experienced high or very high psychological distress.[10]
- Regional communities can experience greater isolation and fewer support services.[11]

The rural Tasmanian research also found that lack of social support was associated with greater psychological distress and lower resilience, while public acceptance and social support enhanced resilience.

Connection, acceptance and resilience

- Public acceptance and social support can enhance resilience.[12]
- Community connection is a key protective factor for mental health and wellbeing.[13]
- Positive visibility and connection contribute to improved wellbeing and resilience.[14]

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[4] Dwyer et al. (2021), Telling Us the Story.
[5] Dwyer et al. (2021), *Telling Us the Story*.
[6] Australian Institute of Health and Welfare. (2026). *LGBTIQ+ Australians: Suicidal thoughts and behaviours and self-harm*.
[7] Dwyer et al. (2021), *Telling Us the Story*.
[8] Reynish, T., Hoang, H., Bridgman, H., & Nic Giolla Easpaig, B. (2023). *Psychological distress, resilience, and help-seeking experiences of LGBTIQA+ people in rural Australia*. *International Journal of Environmental Research and Public Health, 20*(4), 2842.
[9] Hill, A. O., Lyons, A., Jones, J., McNair, R., Carman, M., Bourne, A., & Parsons, M. (2021). *Writing themselves in 4: The health and wellbeing of LGBTQA+ young people in Australia*. Australian Research Centre in Sex, Health and Society, La Trobe University.
[10] Reynish et al. (2023), *Psychological distress, resilience, and help-seeking experiences*.
[11] Morris-Grant, B. (2025). *Australia's LGBTQIA+ youth report physical, verbal assault — but also queer joy*. ABC News.
[12] Reynish et al. (2023), *Psychological distress, resilience, and help-seeking experiences*.
[13] LGBTIQ+ Health Australia. (2024). *LGBTQA+ mental health and suicidality: State and Territory-based briefing papers*. LGBTIQ+ Health Australia.
[14] LGBTIQ+ Health Australia (2024), Mental health and suicidality.

6. COUNCIL'S ROLE

Council delivers a range of local services, facilities and programs that contribute to the liveability, safety, connection and wellbeing of the Burnie community. However, many services that are important to LGBTIQA+ people including health, mental health, education and specialist support services sit primarily with State or Australian Government agencies and other service providers.

In implementing this Plan, Council's role is to:

- **Lead** - demonstrate leadership and embed LGBTIQA+ inclusion in Council's own work.
- **Deliver** - progress actions through Council's services, facilities, programs and processes.
- **Facilitate and support** - support and strengthen community-led initiatives, relationships and partnerships.
- **Advocate** - raise issues where responsibility sits with the Tasmanian Government, Australian Government or other organisations.
- **Engage and collaborate** - work alongside LGBTIQA+ people, their families and allies, and a range of community, business, service and government partners to help shape relevant actions and initiatives.

Council's role will vary depending on the issue and the responsibilities of other organisations and levels of government. Where an issue sits outside Council's direct role, Council may contribute through partnerships, support, information, facilitation and advocacy.

7. GUIDING PRINCIPLES

The following principles will guide how Council implements the Action Plan:

- **Safety, respect and inclusion** - Council will promote a safe, respectful and inclusive community, recognise diversity, consider different experiences and needs, and proactively reduce discrimination, harassment and exclusion.
- **Lived experience and community voice** - Council will listen to and work with LGBTIQA+ people, recognising their knowledge, experience and contribution to shaping actions that affect them.
- **Meaningful action** - Council will focus on practical actions that make a difference.
- **Inclusion and diversity** - Council will recognise the diversity of LGBTIQA+ people and consider different experiences, needs and circumstances when implementing actions.
- **Partnership and shared responsibility** - Council will work alongside community organisations, services, government and other partners, recognising that lasting change is supported through relationships, shared knowledge and collective action.

- **Practical and sustainable implementation** - Council will progress actions according to its role, capacity and available resources.
- **Transparency and accountability** - Council will monitor progress, report on actions and adjust the approach where needed.

8. PRIORITY AREAS

The Action Plan focuses on three priority areas. These reflect the key themes identified through the research and community consultation and provide the framework for the actions Council will progress over the life of the Plan.

The priority areas are not ranked against each other. Individual actions within each area have been prioritised according to their community importance, potential impact, practicality, timing and available resources. Priorities will be reviewed annually as part of implementation.

Priority Area 1 - A Safe and Respectful Burnie

LGBTIQA+ people feel safe, respected and included in Burnie's public life

The research identified safety, discrimination and community attitudes as significant concerns for LGBTIQA+ people in Burnie. This priority area focuses on the role Council can play in creating safer and more inclusive public spaces and experiences, addressing harmful attitudes and supporting respectful behaviour. Some issues affecting LGBTIQA+ safety and wellbeing sit outside Council's direct responsibility and require advocacy and partnership.

Actions

1.1 Provide LGBTIQA+ inclusion, anti-discrimination and allyship training for Councillors.

1.2 Review relevant Council policies and procedures to strengthen expectations for respectful, inclusive behaviour and responses to discriminatory or harmful conduct, including referral pathways where appropriate.

1.3 Consider LGBTIQA+ safety, inclusion and access when maintaining, renewing or developing Council facilities and public spaces, including gender-inclusive facilities and signage where appropriate.

1.4 Consider LGBTIQA+ safety, inclusion and access when planning and delivering Council and Council-supported events and activities.

1.5 Review and when needed strengthen moderation arrangements for Council-managed online platforms to address misinformation, hate speech and harmful or discriminatory content, including additional moderation resources where required.

1.6 Work with local businesses, sporting organisations, community organisations and other partners to create safer and more inclusive community spaces, including through training and other opportunities to build understanding and overcome barriers to LGBTIQA+ inclusion.

1.7 Work with community and service organisations to address misinformation, discrimination and harmful attitudes towards LGBTIQA+ people.

1.8 Advocate to relevant State Government agencies, service providers and other organisations on LGBTIQA+ safety, wellbeing and access issues identified by the community, including support for dedicated statewide LGBTIQA+ mental health and legal services.

Priority Area 2 – Belonging and Connection

LGBTIQA+ people are visible, connected and have equal opportunities to participate in the community

Connection, belonging and participation were important to participants. This priority area focuses on creating opportunities for LGBTIQA+ people to connect with each other and the wider community, have a voice in matters that affect them, access information and participate in community life. Council's role is primarily to enable, facilitate and work alongside community.

Actions

2.1 Continue to support the LGBTIQA+ Community Advisory Group, with diverse representation and opportunities to provide community leadership and advice on relevant relevant Council priorities, plans, projects, and decisions.

2.2 Provide opportunities for LGBTIQA+ people, including young people, families and allies, to help shape relevant Council actions, initiatives and projects.

2.3 Support opportunities for LGBTIQA+ young people to access safe and inclusive spaces, participate in Council-supported youth, sport, recreation, cultural and community activities, and have a voice in matters affecting them.

This may include:

- providing relevant staff training and resources in Council-operated youth spaces; and
- working with LGBTIQA+ organisations and schools to explore opportunities for a Burnie LGBTIQA+ youth support group.

2.4 Provide accessible information for residents and visitors about local LGBTIQA+ services, groups, events, support and community opportunities.

2.5 Enable community-led LGBTIQA+ social, cultural, sporting and connection initiatives through existing Council community support programs, grants, partnerships and facilities, subject to program criteria, available budgets and Council priorities.

This may include encouraging community organisations and groups to consider LGBTIQA+ inclusion within their own planning and activities.

2.6 Work with LGBTIQA+ organisations and community partners to improve understanding, reduce stigma and help the wider community support LGBTIQA+ inclusion.

This may include:

- recognising relevant LGBTIQA+ days, events and community activities through Council communications or participation; and
- working with LGBTIQA+ organisations and other partners to explore opportunities to strengthen LGBTIQA+ visibility, connection and participation in Burnie, including the potential for a Pride Hub or similar community initiative.

2.7 Embed positive and meaningful LGBTIQA+ representation and storytelling through Council communications and civic activities.

2.8 Work with Tourism Tasmania, visitor services network and other relevant stakeholders to promote Burnie as a safe and welcoming place for LGBTIQA+ people to visit, work and live.

2.9 Improve access to community connection and participation through flexible options, including online or hybrid opportunities where these help overcome barriers to participating in person.

Priority Area 3 – An Inclusive Council

Council services, facilities, programs and interactions are inclusive and accessible for LGBTIQA+ people.

Council has an important role in ensuring its services, workplace, systems, facilities and interactions reflect the community it serves. This priority area focuses on embedding LGBTIQA+ inclusion into Council's everyday work, including policies and procedures, workplace culture, workforce capability, customer service, engagement, communications, planning and service design.

Actions

3.1 Review Council policies, procedures and guidelines to identify and address barriers to LGBTIQA+ inclusion.

3.2 Include LGBTIQA+ inclusion when Council forms, customer systems, communications and relevant data collection practices are developed, reviewed or updated, including consideration of relevant ABS standards.

3.3 Embed LGBTIQA+ inclusion, anti-discrimination and allyship in Council's workforce practices and culture, including induction, training and ongoing learning.

3.4 Review customer service and engagement practices to support respectful and affirming interactions with LGBTIQA+ people.

3.5 Review and monitor Council's processes for responding to complaints, feedback and incidents involving LGBTIQA+ discrimination or harassment, and use community experience to identify improvements.

3.6 Consider LGBTIQA+ inclusion when developing and reviewing relevant Council plans, projects, programs, events and services.

9. IMPLEMENTATION, MONITORING, LEARNING AND REVIEW

The Action Plan will be progressed over five years from the date of adoption through Council's work programs, services, and partnership, subject to annual planning and budgetary processes. Implementation will be adaptive, with Council using community feedback, experience and emerging evidence to inform how actions are progressed over the life of the Plan.

Progress will be monitored throughout implementation, with the LGBTIQA+ Community Advisory Group continuing to provide community guidance and input. Relevant parties and stakeholders will be engaged on specific initiatives where their experience, knowledge or involvement can help shape the approach.

Progress will be assessed through a combination of implementation information and evidence of impact. Depending on the action, this may include changes to Council policies and practices, participation and usage data, feedback from LGBTIQA+ people and community partners, surveys, staff or participant feedback, service data and examples of changes or improvements. Measures will be proportionate to the action and existing Council monitoring and reporting processes will be used where appropriate.

A report will be provided annually to Council to outline progress against the Action Plan and identify any changes to priorities, timing or implementation. The annual report will also consider whether actions are contributing to the intended outcomes of the Plan and identify any emerging issues, opportunities or resource requirements.

The Plan will be reviewed annually to consider progress, changing community needs, Council priorities, resources, partnerships and funding opportunities. Actions may be brought forward, delayed or amended as circumstances change.

At the end of the five-year period, Council will undertake a broader review to assess progress and impact and inform future planning.

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ATTACHMENT A

LGBTIQA+ Action Plan Implementation Schedule | 2026-2031

This schedule translates the three Priority Areas into practical actions for Council and its partners. The actions are intended to support and build on existing community strengths, relationships and initiatives, while creating the conditions for greater safety, connection, participation and inclusion.

The schedule is indicative. Timing and priorities may change through annual implementation reviews in response to community needs, opportunities, partnerships, available resources and Council priorities.

Priority
Priority levels have been assigned with regard to the community priorities identified through the research and consultation, the potential contribution of each action, Council's role and capacity, existing work and opportunities to progress the action, and the availability of resources or partnerships. Priority levels guide sequencing rather than indicate that lower-priority actions are unimportant.

- High - actions considered important to commence early in the Plan period, where there is a clear community need, Council role and reasonable opportunity to progress.
- Medium - actions that are important to the Plan but may require further planning, partnerships, resources or opportunities before they can be progressed.
- Planned - actions that remain relevant but are likely to be progressed as appropriate opportunities arise, subject to capacity, resources and competing priorities.

Timing
Financial-year columns show the expected period in which an action will commence or be progressed. An action may continue across several years. Ongoing actions are shown across the relevant years rather than being treated as a one-off activity.

Resourcing
Resourcing identifies the expected pathway for implementation and does not represent a commitment to a new funding allocation.

- Existing operational - can be delivered within Council's ongoing annual operational budgets and existing work programs.
- Future operational - requires consideration of a future budget increase through an operational budget or work program.

- Future capital - requires consideration through a future capital works program or project budget.
- External - may require external funding, a partner contribution or another funding source to progress.

Lead Department

Lead Department identifies the Council department with primary responsibility for progressing each action, working with other areas where required.

Annual review and reporting

Progress will be reviewed annually, with community input where appropriate, and reported to Council. The annual review may result in actions being brought forward, delayed or amended. At the end of the five-year period, Council will undertake a broader review to inform future planning.

Priority Area 1 - A Safe and Respectful Burnie

LGBTIQA+ people feel safe, respected and included in Burnie's public life.

Ref.	Action	Priority	2026/27	2027/28	2028/29	2029/30	2030/31	Resourcing	Lead Department
1.1	Provide LGBTIQA+ inclusion, anti-discrimination and allyship training for Councillors	High	Commence		Refresher		Commence	Existing operational Future operational	Office of the General Manager
1.2	Review relevant Council policies and procedures to strengthen expectations for respectful, inclusive behaviour and responses to discriminatory or harmful conduct, including referral pathways where appropriate.	High	Commence	Complete / update as required	Update as required	Update as required	Update as required	Existing operational	Corporate Governance
1.3	Consider LGBTIQA+ safety, inclusion and access when maintaining, renewing or developing Council facilities and public spaces, including gender-inclusive facilities and signage where appropriate	High	Commence	Continue	Continue	Continue	Continue	Future capital	Works & Infrastructure

Ref.	Action	Priority	2026/27	2027/28	2028/29	2029/30	2030/31	Resourcing	Lead Department
1.4	Consider LGBTIQA+ safety, inclusion and access when planning and delivering Council and Council-supported events and activities	High	Commence	Continue	Continue	Continue	Continue	Existing operational; may require future allocation	Community Services
1.5	Review and when needed strengthen moderation arrangements for Council-managed online platforms to address misinformation, hate speech and harmful or discriminatory content, including additional moderation resources where required	High	Review / strengthen	Continue	Continue	Continue	Continue	Existing operational; may require future allocation	Community Services
1.6	Work with local businesses, sporting organisations, community organisations and other partners to create safer and more inclusive community spaces, including through training and other opportunities to build understanding and overcome barriers to LGBTIQA+ inclusion	Medium	Plan / engage	Progress	Continue	Continue	Continue	External	Community Services
1.7	Work with community and service organisations to address misinformation, discrimination and harmful attitudes towards LGBTIQA+ people	Medium		Plan / engage	Progress	Continue	Continue	External	Community Services
1.8	Advocate to relevant State Government agencies, service providers and other organisations on LGBTIQA+ safety, wellbeing and access issues identified by the community, including support for dedicated statewide LGBTIQA+ mental health and legal services.	Planned	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Existing operational	Office of the General Manager

Priority Area 2 — Belonging, Visibility and Community Connection

LGBTIQA+ people are visible, connected and have equal opportunities to participate in the community.

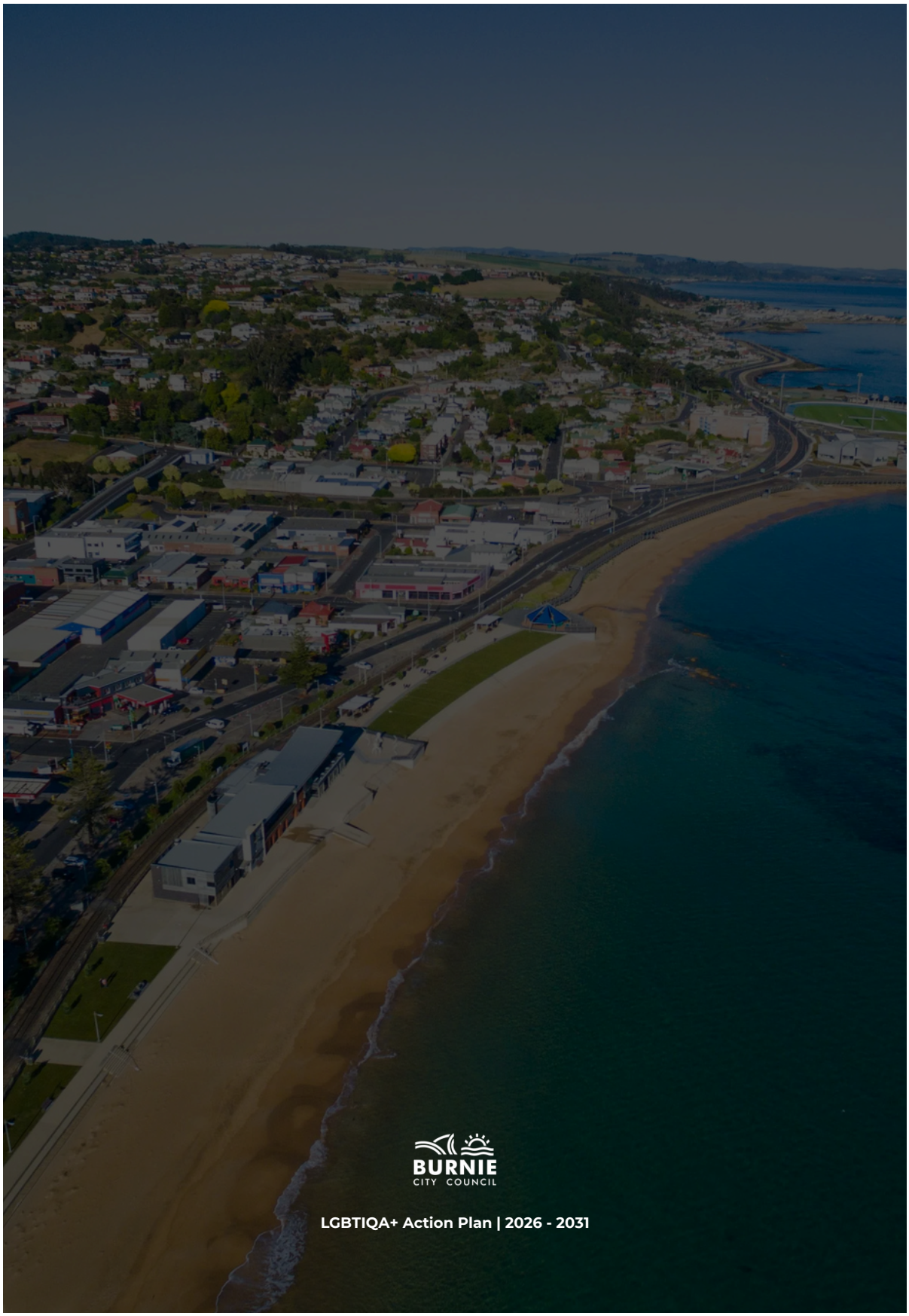
Ref.	Action	Priority	2026/27	2027/28	2028/29	2029/30	2030/31	Resourcing	Lead Department
2.1	Continue to support the LGBTIQA+ Community Advisory Group, with diverse representation and opportunities to provide community leadership and advice on relevant relevant Council priorities, plans, projects, and decisions.	High	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Existing operational	Community Services
2.2	Provide opportunities for LGBTIQA+ people, including young people, families and allies, to help shape relevant Council actions, initiatives and projects	High	Establish	Continue	Continue	Continue	Continue	Existing operational	Community Services
2.3	Support opportunities for LGBTIQA+ young people to access safe and inclusive spaces, participate in Council-supported youth, sport, recreation, cultural and community activities, and have a voice in matters affecting them	High	Identify / engage	Identify / engage / progress	Continue	Continue	Continue	Existing operational External	Community Services
2.4	Provide accessible information for residents and visitors about local LGBTIQA+ services, groups, events, support and community opportunities	High		Develop	Maintain	Maintain	Maintain	Future operational External	Community Services
2.5	Enable community-led LGBTIQA+ social, cultural, sporting and connection initiatives through existing Council community support programs, grants, partnerships and facilities, subject to program criteria, available budgets and Council priorities	Medium	Ongoing	Ongoing	Ongoing	Ongoing	Ongoing	Existing operational External	Community Services
2.6	Work with LGBTIQA+ organisations and community partners to improve understanding, reduce stigma and help	Medium	Plan / engage	Progress	Continue	Continue	Continue	External	Community Services

Ref.	Action	Priority	2026/27	2027/28	2028/29	2029/30	2030/31	Resourcing	Lead Department
	the wider community support LGBTIQA+ inclusion								
2.7	Embed positive and meaningful LGBTIQA+ representation and storytelling through Council communications and civic activities.	Medium	Plan / progress	Continue	Continue	Continue	Continue	Existing operational	Community Services
2.8	Work with Tourism Tasmania, visitor services network and other relevant stakeholders to promote Burnie as a safe and welcoming place for LGBTIQA+ people to visit, work and live.	Medium	Explore	Progress	Continue	Continue	Continue	Existing operational External	Community Services
2.9	Improve access to community connection and participation through flexible options, including online or hybrid opportunities where these help overcome barriers to participating in person	Planned	Explore	Pilot / progress	Continue	Continue	Continue	External	Community Services

Priority Area 3 — Inclusive Council, Services and Systems

Council services, facilities, programs and interactions are inclusive and accessible for LGBTIQA+ people.

Ref.	Action	Priority	2026/27	2027/28	2028/29	2029/30	2030/31	Resourcing	Lead Department
3.1	Review Council policies, procedures and guidelines to identify and address barriers to LGBTIQA+ inclusion	High	Commence	Continue	Continue	Continue	Continue	Existing operational	Community Services
3.2	Include LGBTIQA+ inclusion when Council forms, customer systems, communications and relevant data collection practices are developed, or updated, including consideration of relevant ABS standards.	High	Commence	Continue	Continue	Continue	Continue	Existing operational	Community Services
3.3	Embed LGBTIQA+ inclusion, anti-discrimination and allyship in Council's workforce practices and culture, including induction, training and ongoing learning	High	Commence	Continue	Continue	Continue	Continue	Existing operational; may require future allocation	People & Safety
3.4	Review customer service and engagement practices to support respectful and affirming interactions with LGBTIQA+ people	High	Review	Implement	Continue	Continue	Continue	Existing operational	Community Services / Customer Service
3.5	Review and monitor Council's processes for responding to complaints, feedback and incidents involving LGBTIQA+ discrimination or harassment, and use community experience to identify improvements	High	Review	Implement	Continue	Continue	Continue	Existing operational	Governance / Customer Service
3.6	Consider LGBTIQA+ inclusion when developing and reviewing relevant Council plans, projects, programs, events and services	Medium	Commence	Continue	Continue	Continue	Continue	Existing operational; may require future allocation	All departments


BURNIE
CITY COUNCIL
LGBTIQA+ Action Plan | 2026 - 2031

Burnie City Council

LGBTIQA+ Action Plan Consultation Outcomes 2026

This report summarises the community research and engagement that informed the Burnie City Council LGBTIQA+ Action Plan 2026–2031. It explores the experiences and priorities of LGBTIQA+ people in Burnie and identifies practical actions to strengthen inclusion, safety, belonging and participation.

BURNIE CITY COUNCIL

Our priorities
A Safe and Respectful Burnie
Belonging and Connection
An Inclusive Council

1. INTRODUCTION

This report summarises the community research and engagement undertaken to inform the Burnie City Council LGBTIQA+ Action Plan 2026–2031. The process sought to understand the experiences and priorities of LGBTIQA+ people in Burnie and identify practical actions for Council to strengthen inclusion, safety, belonging and participation.

Council engaged Adjunct Professor Nicole L. Asquith and Dr Ashua Barnes to undertake the research and engagement. The project was supported through the Tasmanian Government LGBTIQA+ Grants Program and Healthy Tasmania's Lift Local Grants Program.

Consultation included a community survey, three community workshops and a Council staff workshop, with the LGBTIQA+ Community Advisory Group providing ongoing community leadership and advice throughout the process.

The survey was open from 15 April to 18 May 2026 and received 173 valid responses. It sought the views of LGBTIQA+ residents and visitors to Burnie, as well as parents, friends, colleagues and allies of LGBTIQA+ people and people working in LGBTIQA+ identified roles.

Three community workshops were held during June and July 2026, with 25 participants attending across the workshops. The workshops provided opportunities to further explore issues identified through the survey and contribute to practical actions for Council. A separate workshop was held with Council staff to consider the survey results and implications for Council.

The survey results form the primary focus of this report, with the broader engagement process informing the development and refinement of the Action Plan's priorities and actions. The LGBTIQA+ Community Advisory Group provided ongoing community leadership throughout the development of the consultation process and Action Plan.

Language statement
The acronym LGBTIQA+ is used throughout this Action Plan is used to denote people that identify as lesbian, gay, bisexual, transgender, intersex, queer, asexual and other sexualities, genders and bodies.

Council recognises that people use different terms to describe their identities, bodies and experiences, and that language continues to evolve. The terminology used by individuals and communities should be respected and reflected in engagement and communication wherever possible.

The "+"acknowledges the diversity of identities and experiences not represented by the letters in LGBTIQA+.

The term "LGBTIQA+ people" is generally used in this Plan when referring to individuals. "LGBTIQA+ community" is used where referring to collective community connections, organisations, groups or networks. Council recognises that not all LGBTIQA+ people identify as part of a single community.

2. SURVEY RESULTS

Survey participants

The survey sought the views of LGBTIQA+ residents and visitors to Burnie, as well as parents, friends, colleagues and allies of LGBTIQA+ people and people working in LGBTIQA+-identified roles. Nearly 80% of participants identified as LGBTIQA+.

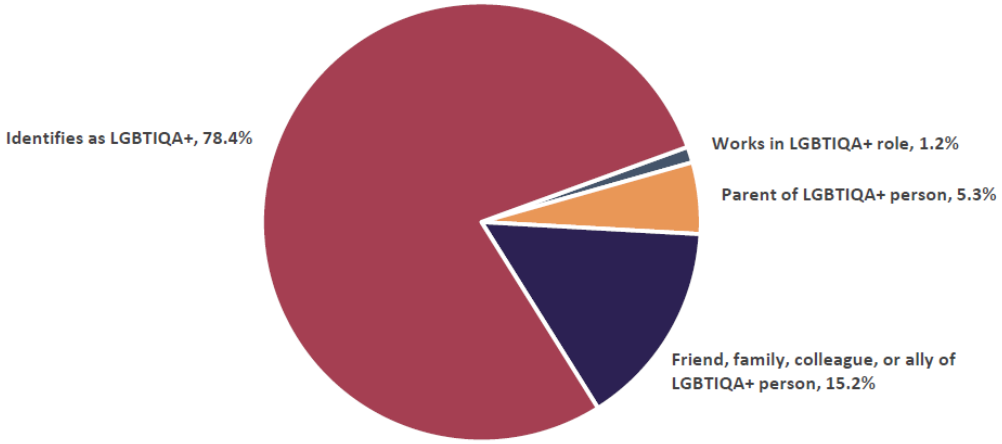


Figure 1: Participants' relationships to LGBTIQA+ community (*N*=171)

There was a broad spread of ages among participants, although the age profile did not reflect the Australian population.

- 10.4% were under 16-24 years
- 30.6% were aged 25-34 years
- 20.1% were aged 35-44 years
- 17.2% were aged 45-54 years
- 21.6% were over 54 years

Participants had a range of connections to Burnie, with many identifying more than one connection:

- 46% lived in Burnie
- 44% lived in the Burnie region
- 29% worked in Burnie
- 23% visited Burnie

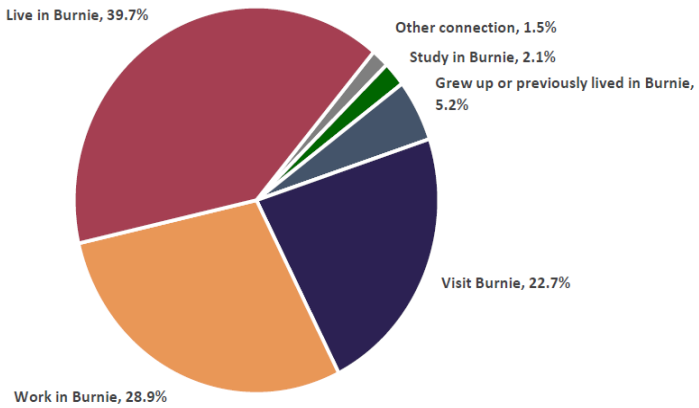


Figure 2: Participants' connections to Burnie (*N*=194)

The participant group reflected considerable diversity in gender, sexuality and personal circumstances, including relationship status, disability, neurodivergence, cultural background and Aboriginal and Torres Strait Islander identity.

- 20% identified as gender diverse, with a further 6.9% identifying as transgender women and 1.5% as transgender men
- 8.3% identified as Aboriginal and/or Torres Strait Islander
- 36.6% reported disability or chronic illness
- 53.1% identified as neurodivergent
- 12.1% were born outside Australia, compared with 8.1% recorded by the Australian Bureau of Statistics
- 4.5% spoke a language other than English at home

Levels of neurodivergence and disability were also relatively high among participants:

- 53.1% identified as neurodivergent, compared with an Australian and Tasmanian average of approximately 15-20%
- 36.6% reported disability or chronic illness, compared with an Australian average of 21.4% and Tasmanian average of 26%

Participants reported a range of relationship statuses, including 31.1% single, 31.8% in de facto relationships and 23.5% married. Compared with national population averages, the participant group had a higher proportion in de facto relationships and a lower proportion who were married.

Experiences in Burnie

Participants were asked whether they agreed that Burnie is a welcoming and inclusive place for LGBTIQA+ people to live, work, visit and participate in community life.

- 51.1% disagreed or strongly disagreed with the statement.
- Only 21.4% agreed or strongly agreed.

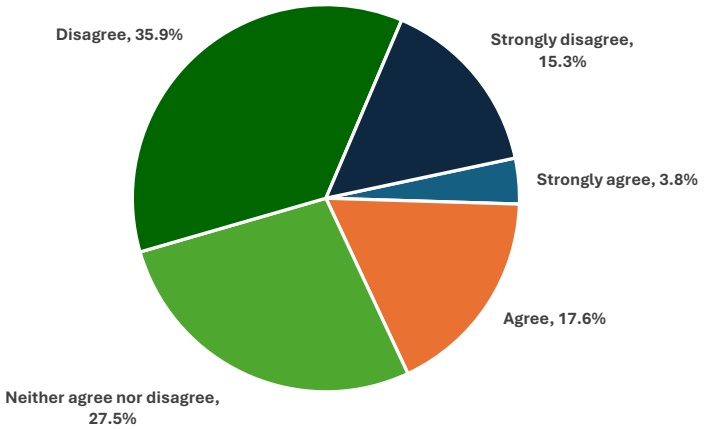


Figure 3: Burnie is a welcoming and inclusive place for LGBTIQA+ people

Despite concerns about whether Burnie is welcoming and inclusive for LGBTIQA+ people, participants identified many positive aspects of living in and being connected to the city.

- Participants valued Burnie's sense of place, friendly community, natural environment, walkability, arts and cultural activity, and its potential for continued growth and improvement.
- Participants identified the Burnie Arts Centre and library as welcoming and inclusive spaces, particularly through arts, cultural events and opportunities for self-expression.
- Working It Out, Headspace, Youth, Family and Community Connections, NW Pride Alliance and other community organisations and events were identified as important sources of support, connection and inclusion.
- Participants saw Burnie as having a diverse and vibrant LGBTIQA+ community and strong allies, with opportunities to build on existing community strengths.
- There was interest in further investment in community services, public infrastructure, tourism and entertainment.
- Participants identified a lack of dedicated LGBTIQA+ social spaces in Burnie, including the absence of a dedicated Pride centre or dedicated social venue.
- Community connection was identified as particularly important for LGBTIQA+ people who may experience rejection or limited support from family or friends, with connection to other LGBTIQA+ people and community networks providing an important source of support and belonging.
- Participants expressed confidence in Burnie's potential to become a safer and more supportive place for LGBTIQA+ people, with continued collaboration between Council, community organisations and services identified as an important opportunity.

Safety, exclusion and belonging

While participants strongly identified Burnie as their home, responses also highlighted significant concerns about exclusion, discrimination, harassment, violence and abuse, and the impact these experiences have on a sense of belonging.

- 46 participants described experiences of heterosexism, cissexism and concerns about personal safety in everyday life in Burnie.
- Experiences ranged from subtle micro-aggressions and negative treatment through to threats, physical violence, sexual assault and harassment related to being LGBTIQA+.
- Participants described concerns about participating in public life, with some reporting that harassment or discrimination was expected or experienced in public settings.
- Visibly LGBTIQA+ people described particular concerns about safety, including when walking alone or being in public places at night.
- Nearly 60% of participants reported that they had, or were currently, limiting what they did because of fear of exclusion, discrimination and/or violence. This reflects a "chilling effect" on participation, where concerns about negative treatment influence people's behaviour and willingness to participate in everyday community life.

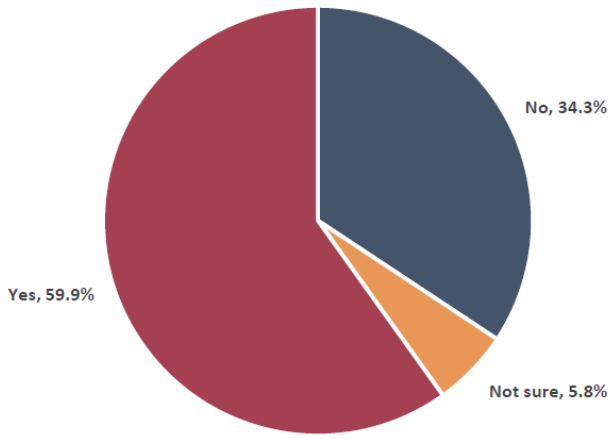


Figure 4: Fear of experiencing exclusion, discrimination and/or violence limits behaviour (*N*=172)

Personal experiences of exclusion, discrimination and violence

Participants reported personal experiences of exclusion, discrimination, harassment and violence in Burnie in the previous 12 months.

Exclusion

- 23.3% had personally experienced exclusion due to their sexuality, gender and/or innate variation in sex characteristics.
- A further 8% were unsure whether they had experienced exclusion for these reasons.

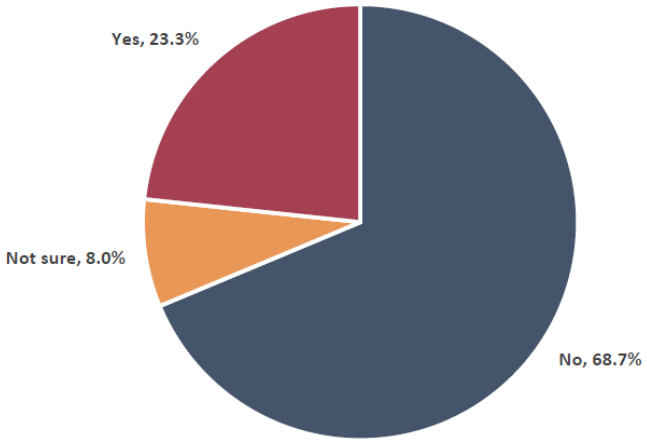


Figure 5: Personal experiences of exclusion in Burnie in last 12 months (*N*=163)

Discrimination and harassment

- 32% had experienced discrimination or harassment in Burnie in the previous 12 months.
- This indicates that approximately one in three participants had experienced discriminatory or harassing behaviour related to their sexuality, gender and/or innate variation in sex characteristics.

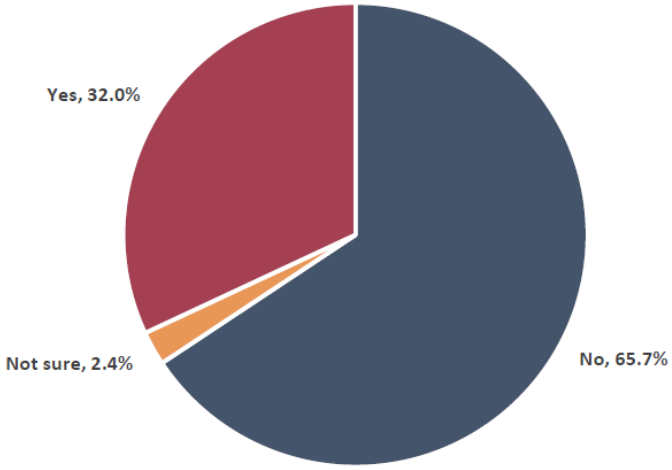


Figure 6: Personal experiences of discrimination or harassment in Burnie in last 12 months (*N*=169)

Violence and assault

- 4.7% reported experiencing violence or assault in Burnie in the previous 12 months due to their sexuality, gender and/or innate variation in sex characteristics.
- A further 1.8% were unsure whether they had been targeted for these reasons.

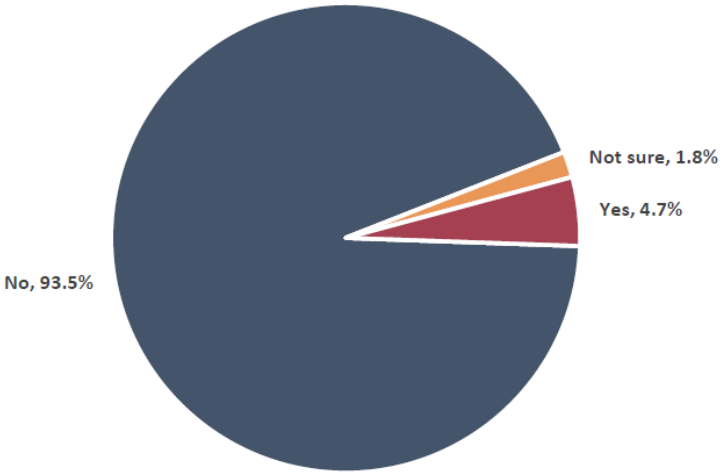


Figure 7: Personal experiences of violence or assault in Burnie in last 12 months (*N*=169)

Vicarious experiences and community impact

The research also examined experiences affecting participants indirectly, such as knowing someone else who had experienced exclusion, discrimination, harassment or violence. These experiences can have a broader impact across a closely connected community, influencing perceptions of safety and willingness to participate in public life.

- 52.4% knew someone who had experienced exclusion, compared with 23.3% who had personally experienced exclusion (Fig. 8)
- 58.4% knew someone who had experienced discrimination or harassment, compared with 32% who had personally experienced it (Fig. 9)
- The higher levels of vicarious experience indicate that the impacts of discrimination and exclusion extend beyond people directly targeted and can affect the wider LGBTIQA+ community (Fig. 10)

Overall, the findings indicate that discrimination, exclusion and violence are not only individual experiences but can have wider effects on community confidence, safety, belonging and participation.

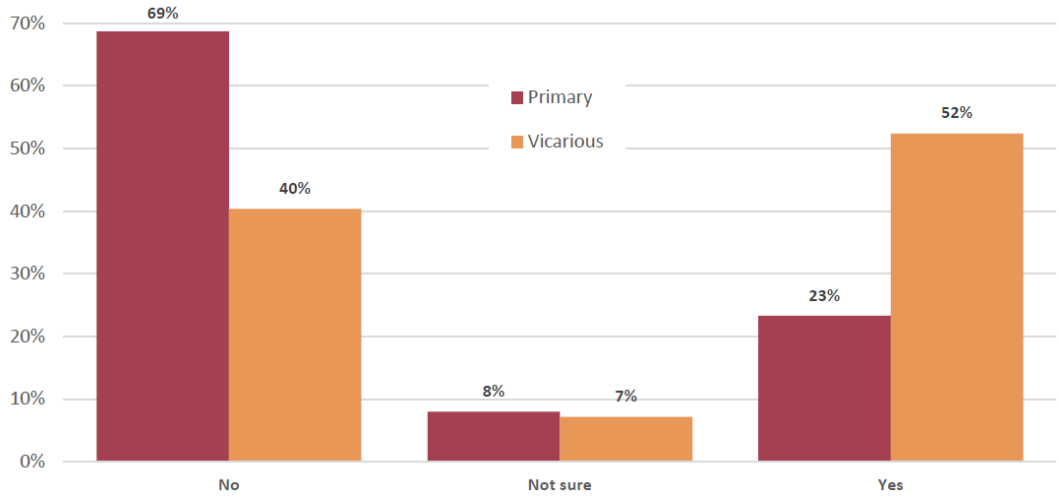


Figure 8: Comparison of personal and vicarious experiences of exclusion in Burnie in last 12 months (*N*=166)

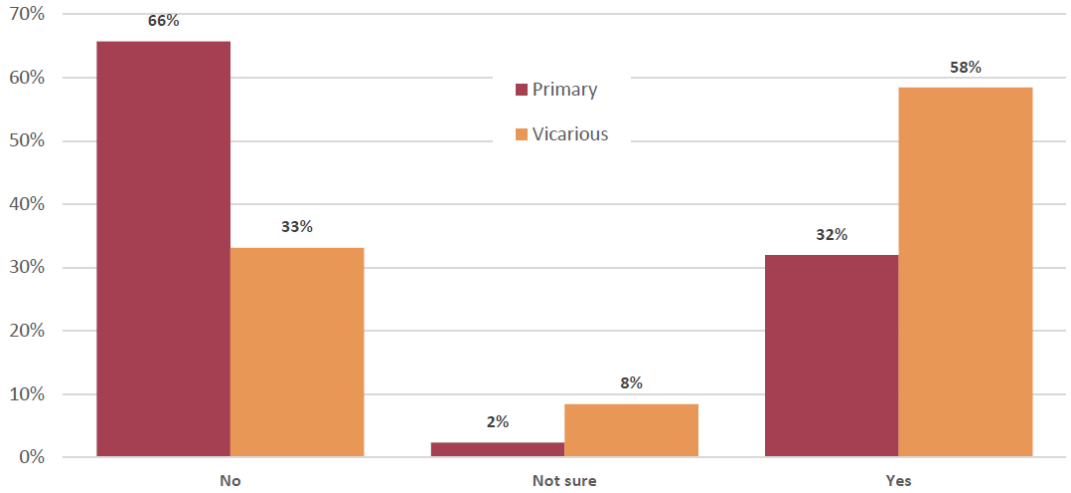


Figure 9: Comparison of personal and vicarious experiences of **discrimination or harassment** in Burnie in last 12 months (*N*=166)

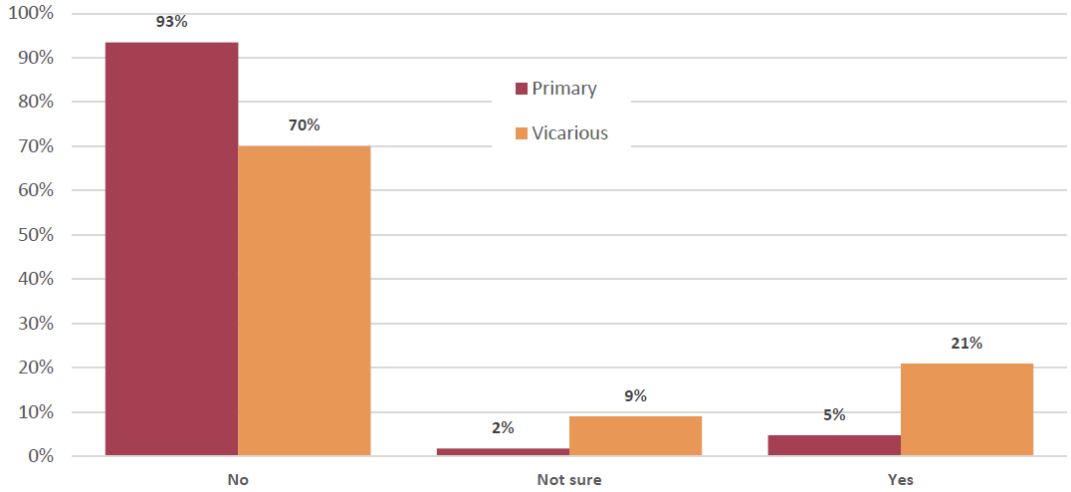


Figure 10: Comparison of personal and vicarious experiences of **violence or assault** in Burnie in last 12 months (*N*=167)

Sites of violence and everyday discrimination

Experiences of exclusion, discrimination, harassment and violence occurred across both online and physical environments.

- Online and social media were the most identified sites of hate, at 30%.
- 64% of reported violence occurred in shared public spaces, including:
- 26.1% in shops, hospitality venues and shopping centres.
- 25.4% in parks, streets and other public spaces.
- 6% identified their home or another private residence as the location of hate, indicating that harmful experiences can also occur within private and family environments.

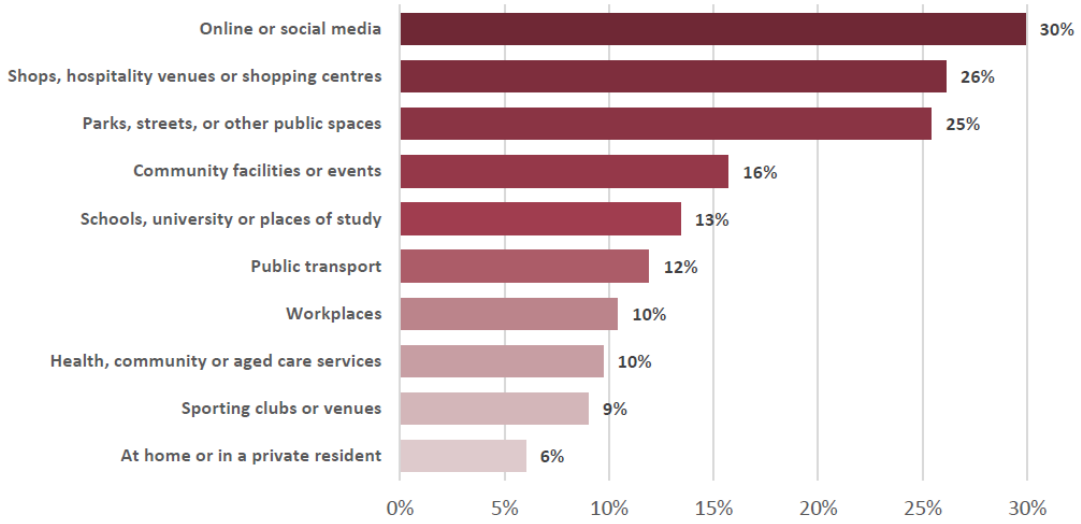


Figure 11: Sites of exclusion, discrimination, harassment, violence, or assault in last 12 months in Burnie (N=134)

Participants described impacts including:

- Feeling unsafe in public places, particularly at night.
- Avoiding particular places or activities.
- Limiting public displays of affection or other expressions of identity.
- Being reluctant to disclose relationships or aspects of identity.
- Concerns about the safety of family members and friends.
- Exposure to discrimination across a range of settings, including schools, workplaces, shops, public transport, streets, hospitality venues, health services and online spaces.

The research identified opportunities for Council and community partners to support early intervention, community education, anti-stigma approaches and positive representation, including initiatives that normalise LGBTIQA+ people as part of everyday community life.

Council's role in discrimination

Participants identified concerns about the impact of comments and conduct by elected representatives and, to a lesser extent, Council staff on perceptions of Council and the wider community.

- 67 participants reported feeling discriminated against by Burnie City Council
- Participants also identified positive experiences with Council and individual Councillors, including welcoming and supportive interactions.
- Concerns about anti-LGBTIQA+ or otherwise discriminatory commentary by some elected representatives, particularly online, were seen as affecting perceptions of Council as a whole.
- Participants described a "chilling effect", with some feeling less safe or less willing to participate openly in community life.
- Some participants reported making formal complaints, while others expressed reluctance to do so because of concerns about being identified or experiencing further negative consequences.
- Other concerns relating to Council included:
    - access to appropriate public toilet facilities;
    - the visibility and representation of LGBTIQA+ people in Council business; and
    - experiences of harassment or inappropriate conduct within the Council workplace.

Participants identified an opportunity for Council to strengthen its role in modelling inclusive civic relationships and creating a safe, respectful and welcoming environment for LGBTIQA+ people.

Issues Affecting LGBTIQA+ People

Participants were asked to rate the importance of ten issues affecting LGBTIQA+ people in Burnie. All ten issues were considered very or considerably important by at least 86.7% of participants, indicating broad concern across the range of issues identified.

When asked to identify their highest priorities:

- 67.9% selected reducing discrimination and improving community understanding of LGBTIQA+ people
- 41.0% selected inclusive health and mental health services
- 40.3% selected improving public safety

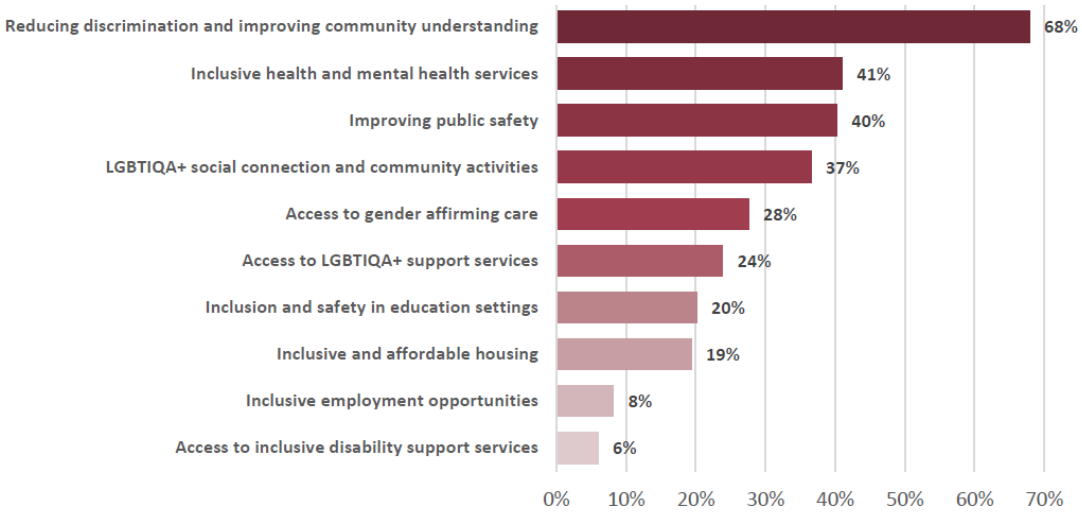


Figure 12: Top three LGBTIQA+ issues that could improve the wellbeing and inclusion of LGBTIQA+ people in Burnie (*N*=134)

Other issues included LGBTIQA+ social connection and community activities, inclusion and safety in education settings, inclusive and affordable housing, access to gender affirming care, and other barriers to participation and wellbeing.

While some of these issues sit outside Council's direct responsibility, the findings identify opportunities for Council to advocate to other levels of government and service providers, while also demonstrating leadership through actions within Council's own role.

Visibility and representation

Participants identified visibility, representation and opportunities for connection as important to strengthening belonging and support for LGBTIQA+ people.

Suggested opportunities included:

- Greater LGBTIQA+ representation in existing community events, festivals, exhibitions and entertainment.
- LGBTIQA+ social, cultural and community events.
- Greater recognition of days of significance
- Opportunities for families, young people, older people and allies to participate.
- Inclusive arts, cultural and community activities.
- Support for LGBTIQA+ businesses.
- Improved visibility through public art and civic spaces.

Participants emphasised that inclusion should be embedded in everyday community life rather than limited to occasional LGBTIQA+-specific events. There was support for both dedicated opportunities for LGBTIQA+ people and greater inclusion within existing community activities.

The findings also highlight the importance of considering safety and community context when developing visible LGBTIQA+ initiatives. Some participants expressed concern that highly visible or dedicated events or spaces could attract negative reactions or backlash. This reinforces the importance of working with LGBTIQA+ organisations and the broader community to develop initiatives that are meaningful, inclusive and appropriately supported.

Actions

The findings identify a strong preference for visible, meaningful and practical action to improve LGBTIQA+ inclusion in everyday civic life. Participants wanted LGBTIQA+ people to see themselves reflected in Council, public spaces and community activities, with visibility supported by substantive inclusion rather than symbolic gestures alone.

Key priorities included:

- Greater LGBTIQA+ visibility and representation in Council communications, public spaces, community activities and civic life.
- Use of inclusive language and visible signs of welcome, supported by meaningful action and education.
- Working with LGBTIQA+ organisations and affirming services to provide reliable information and resources and address misinformation and stigma.
- Supporting health, education and community services to strengthen LGBTIQA+ inclusion and co-design.
- Strengthening opportunities for LGBTIQA+ people to have a voice in Council decision-making, including through advisory groups, reference groups and other engagement opportunities.
- Ensuring community engagement has clear purposes, actionable outcomes and follow-through.

About Burnie City Council

Participants were asked about their experiences with Burnie City council.

Just over 75% of participants reported having contact with Burnie City Council in the previous 12 months. The most common forms of contact were:

- 53.7% used Council services
- 47.8% visited Council facilities
- 35.1% paid rates or other Council charges

Between 10% and 13% of participants reported attending Council meetings, contacting a Councillor or contacting Council staff.

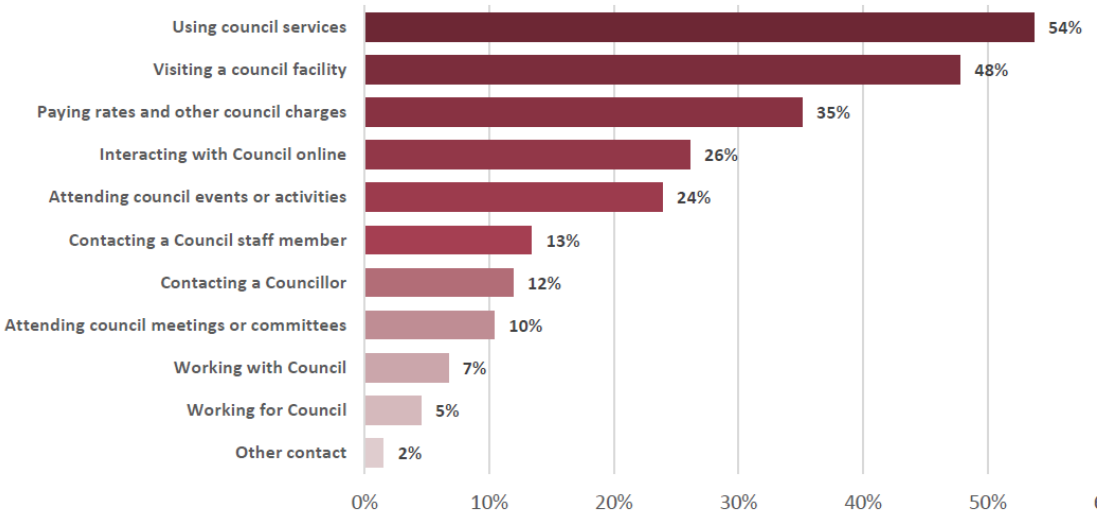


Figure 13: Reasons for contact or engagement with Burnie City Council (*N*=134)

Participants were also asked about experiences of inclusion and discrimination in their interactions with Council:

- 42.9% indicated that they or someone they knew had experienced exclusion or discrimination by Council staff, Councillors, or when accessing Council services, events or facilities
- 35.7% indicated that they or someone they knew had felt welcomed, respected or included in these interactions

Priority actions for Council

Participants rated a range of possible Council actions as important, with strong support for:

- 93% - ensuring Council facilities and public spaces are inclusive and accessible
- 91.4% - supporting LGBTIQA+ inclusion training for community groups and businesses
- 90.6% - advocating for LGBTIQA+ inclusion and services in the community
-

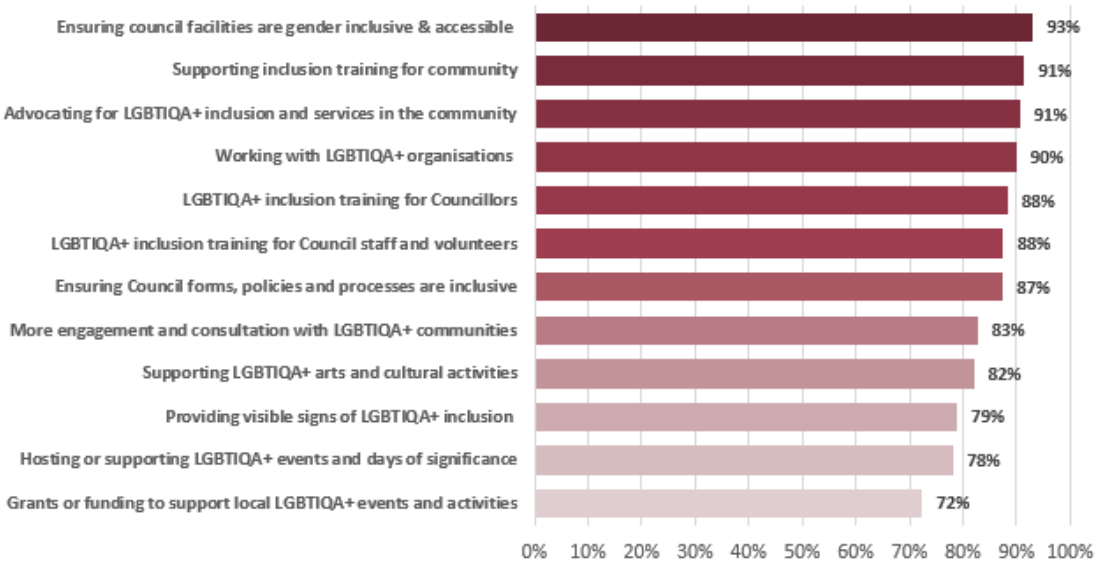


Figure 14: Very or considerably important council actions to improve the inclusion of LGBTIQA+ people in Burnie (*N*=127)

When asked to identify their top three Council actions, the leading priorities were:

- 53% - LGBTIQA+ inclusion training and awareness for Councillors
- 36.6% - LGBTIQA+ inclusion training and awareness for Council staff and volunteers
- 32.1% - working in partnership with LGBTIQA+ organisations to support services, programs or initiatives

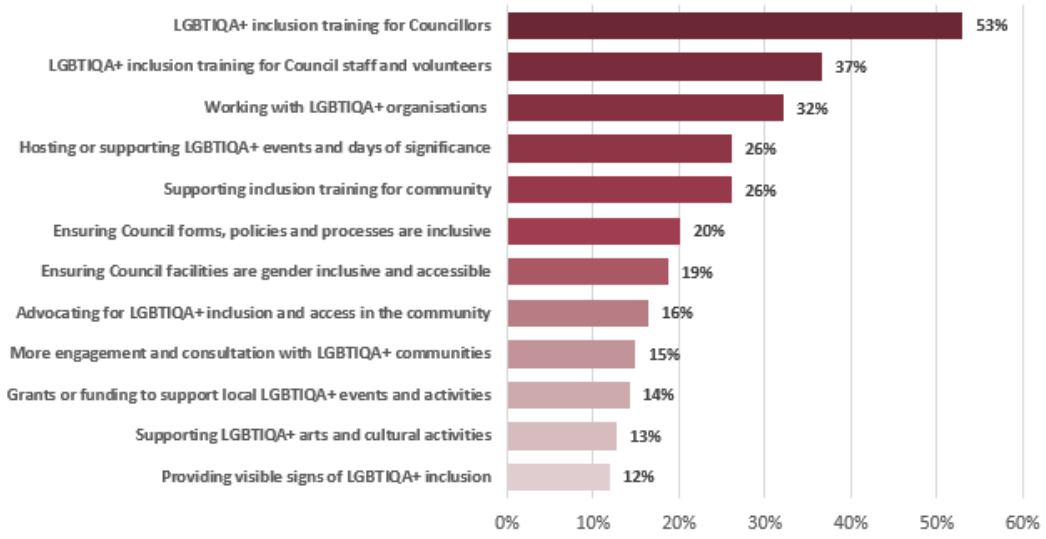


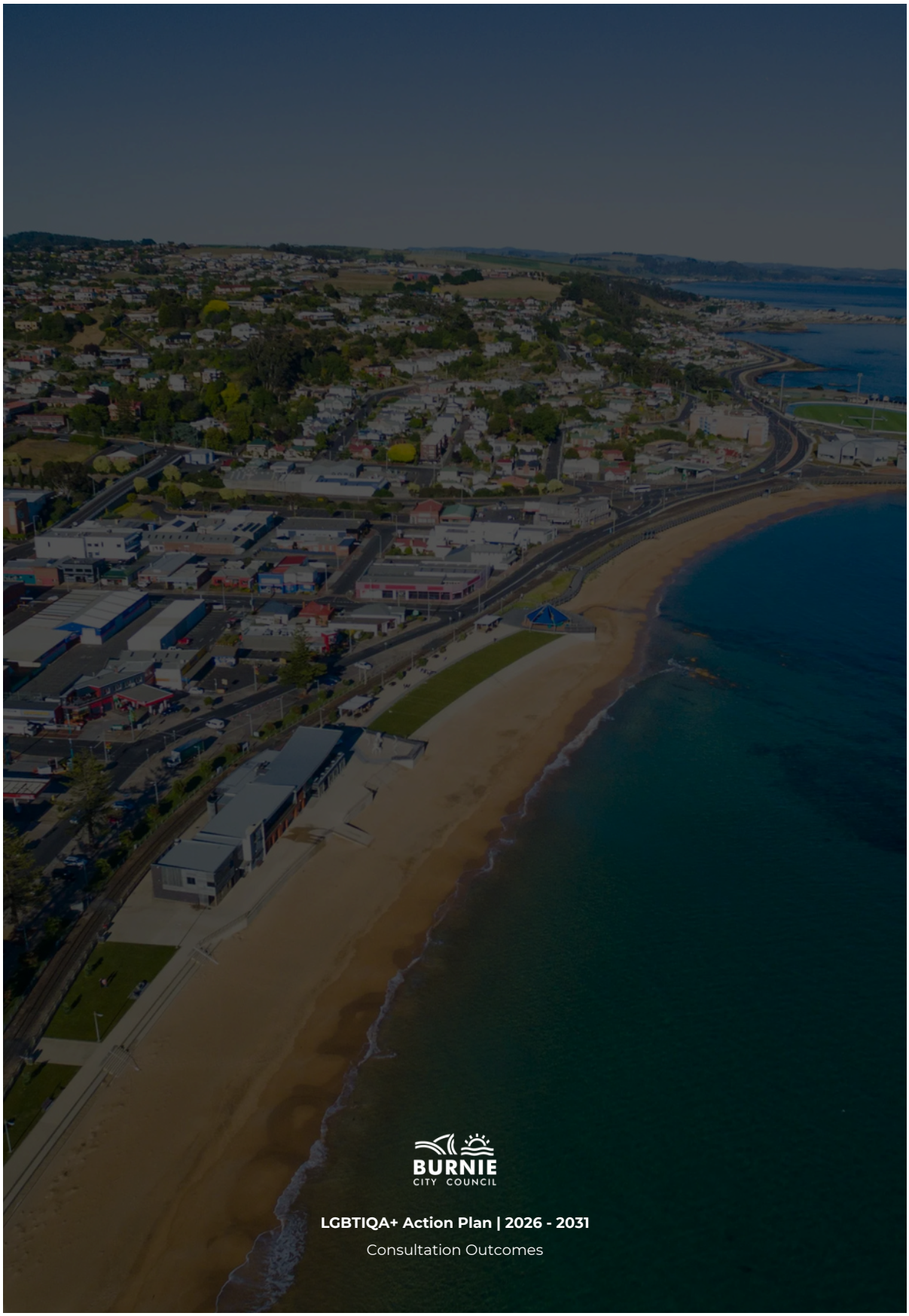
Figure 15: Top three actions for Council to improve the wellbeing and inclusion of LGBTIQA+ people in Burnie (N=127)

Suggestions for Action

Participants identified several ways Council could strengthen LGBTIQA+ inclusion in Burnie.

- A visible Council commitment to LGBTIQA+ inclusion, supported by meaningful action rather than symbolic gestures alone.
- Strong leadership and follow-through, including clear commitments, practical actions and communication about progress against the Action Plan.
- Regular engagement with LGBTIQA+ communities, particularly young people, to inform decisions about safety, services, events and public spaces.
- Clear expectations for respectful and inclusive conduct by Councillors, staff and senior leaders, including appropriate responses to discriminatory or harmful behaviour.
- Greater accountability for Council's commitments, with inclusion demonstrated consistently through Council's actions and decisions.
- A stronger public stance in support of LGBTIQA+ people, including challenging misinformation, stigma and harmful attitudes where appropriate.
- Continued partnership with local LGBTIQA+ organisations and community groups, recognising and building on existing community expertise and leadership.
- Visible representation of LGBTIQA+ people in Council's work and civic life, helping community members feel heard, respected and included.
- Practical and achievable actions, informed where appropriate by approaches taken by other councils and governments and supported by clear outcomes.

Participants also identified the LGBTIQA+ Community Advisory Group positively, including as an indication that Council is listening to and working with the LGBTIQA+ community.


BURNIE
CITY COUNCIL
LGBTIQA+ Action Plan | 2026 - 2031
Consultation Outcomes

OFFICERS' REPORTS

AO149-26 BUDGET ESTIMATES 2026-27 - REVISED CAPITAL WORKS PROGRAM

FILE NO: 13/5/30
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council, by absolute majority, adopt the revised Capital Works Program for the 2026-27 financial year, as attached."

2.0 EXECUTIVE SUMMARY

Purpose and Background

When Council adopted its Annual Plan and Budget Estimates on 23 June 2026, the estimated Capital Works Expenditure did not include any allowance for projects carried forward from 2025–26 into the 2026–27 financial year, as they cannot be determined until end of year expenditure is finalised.

Revised Capital Works Expenditure Estimates have now been prepared to account for the actual expenditure incurred on projects in progress as at 30 June 2026, as well as the impact of unspent funds on the new financial year.

The revision of the Capital Works Program also considers budgets requiring inclusion in the program and any existing projects that require budget adjustments.

Should the revised Capital Budget be adopted, it will supersede the former Capital Budget previously adopted as part of the Budget Estimates adopted at the Council meeting of 23 June 2026.

Key Issues

Council officers have completed review of the 25-26 capital program and have identified the carry forward projects to be included within the 26-27 program.

A summary of proposed changes to the 2026-27 Capital Works Program are below:

- Inclusion of $4,141,186 in carry forwards.
- Budget/Carry forward for Jones St Retaining wall to be reduced from $716,803 to $573,206.

- Inclusion of an additional project - Oonah Road Land Slip Revetment (emergency works) with a budget of $100,000, funded from Jones St Retaining wall surplus carry forward

The total impact on the Capital Budget will see an increase from the adopted budget of $29,379,521 to $33,620,708.

A summary of changes has been included within the Discussion section of this report.

3.0 SUPPORTING INFORMATION

Strategic Alignment

The Capital Works Program is a key component of Council's Long Term Financial Management Plan and Strategic Asset Management Plan.

Legal

Council adopted its Annual Plan and Budget Estimates as required under section 82 of the *Local Government Act 1993*, at its meeting of 23 June 2026 (Item AO108-26). This report recommends a revision to the Capital Budget.

Finance

The total impact on the Capital Budget will see an increase from the adopted Capital Budget of $29,379,521 to $33,620,708, made up of carry forwards and an additional project, funded from carry forward values.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

In June 2025 Council adopted a Capital budget of $15,653,322. Through the financial year additional projects were added. The final adjusted budget approved totalled $18,114,515.
At the end of June 2026, expenditure against the amended capital program totalled $14,750,958 or 81.4% completion.

Delays on projects requiring carry forward of funds from the original program included:

- Complications from sudden closure of a building surveyor's business through which a number of projects were dependent for commencement or completion.
- Platypus breeding season delaying commencement of a bridge replacement
- Late invoices for completed works
- Contractor delays and limited alternative providers
- Protracted grant deed delivery – project commencement follows deed execution
- Prioritisation of projects within the adopted program for efficiency of delivery

Carry forwards within the additionally approved projects includes Urban Design projects which would span financial years, and the Bowls Club project which is rapidly approaching practical completion.

The total carry forward sum proposed is $4,141,186

Officers are recommending one additional project be added to the program, not previously considered. In late July minor works were commenced to rectify a new land slip on the upper side of Oonah Road. It soon became apparent the rectification would become a capital expense, requiring a revetment construction.

There are carry forward funds associated with Jones St Retaining Wall that will be surplus to the project cost. The original carry forward for Jones St was $716,803, this can be reduced by $143,597 to $573,206 as listed in the table below. It is proposed to allocate $100,000 of the surplus funds from Jones Street Retaining Wall to the Oonah Road project.

Carry Forwards
The projects identified for carry forward from the 25-26 Capital Program are listed below:

Project	Grant Funding	Council Funded	**Total**
Civic Plaza	$61,340		$61,340
City Streetscape Improvements	$619,381		$619,381
Foreshore Playground Equipment- Stage	$392,213		$392,213
Futuna Ave Upgrade - Stage 1 (FD)		$214,120	$214,120
Lawn Cemetery - Upgrade Water Supply		$33,042	$33,042
Patons Creek - Keetenah Road		$159,057	$159,057
Pollution Capture Program	$41,894		$41,894
Retaining Wall - Jones Street		$573,206	$573,206
Retaining Walls - Wilson Street (from 24/25)		$94,372	$94,372
Romaine Reserve- Footpath Replacement		$72,884	$72,884
Shorewell Reserve - Bridge and Boardwalk Replacement		$131,604	$131,604
South Burnie Bowls Club - Redevelopment	$611,197		$611,197
Strategic Infrastructure Fund - Playground Strategy (Shorewell)	$1,112,224		$1,112,224
Street Light Replacement		$18,565	$18,565
Traffic Islands and Safety Program		$6,086	$6,086
Carry Forward Total	**$2,838,249**	**$1,302,937**	**$4,141,186**

Additional Projects

Below are projects that have been added to the capital program since its adoption in July 2026.

Project	Project Budget	Grant Funding	Council Funded	Notes
Additional Projects				
Oonah Road - Land Slip Revetment	$100,000	0	$100,000	Minor land slip – above road. Not associated with a storm event – not eligible for emergency funds. Funded from surplus Carry Forward funds from Jones Street Retaining Wall.
Total	**$100,000**	**0**	**$100,000**	

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

Financial – Some of the projects in the carry forwards are contractually committed under grant funding and must be completed (for example Shorewell Playground and car park).

There is a risk of further slip activity and collapse of trees on Oonah Road if this project is not approved. Minimal Expenses have been incurred to date to respond to the soil movement however there is an imminent risk (certainty) of further problematic erosion if not contained and road closure.

There are contractual risks where council is committed to agreed contracted construction values and must be able to fund the commitments.

Assets and Infrastructure – If the revised Capital Budget is not adopted projects will not be commenced resulting in the adopted projects not being delivered.

Environmental Sustainability

There are environmental risks associated with non-completion of projects like the pollution capture program.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. Revised Capital Works Program 2026-27

COUNCIL RESOLUTION

MOVED: ***Cr A Boyd***

SECONDED: ***Cr T Aitken***

"THAT Council, by absolute majority, adopt the revised Capital Works Program for the 2026-27 financial year, as attached."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Capital Projects

2026-27	26-27 Budget	Renewal of Assets	New / Upgrade Assets	Grant Funding	Council Funding
Total Program Value	**$ 33,620,708**	**$ 18,626,650**	**$ 10,752,871**	**$ 14,524,894**	**$ 19,095,814**
Buildings	**$ 4,159,720**	**$ 3,613,434**	**$ 546,286**	**$ 1,402,123**	**$ 2,757,597**
Aquatic Centre convert to electric from gas (over 3 F/Y)					
Bund around Sodium BiSulphate Tank					
Aquatic Centre replace sodium hypochlorite tank					
Aquatic Centre Pool hall lighting					
50 Metre Pool Options Assessment & Report					
Aquatic Centre corrosion rectification etc					
Aquatic Centre shade sail and umbrellas					
Aquatic Centre Pool cover replacement (1 of 5)					
MSCP replace 3 sails - corroded element replacement					
MSCP corrosion and spalling program					
DDA Facilities and access program					
Netball clubrooms floor coverings					
Council Building Mechanical Services Switchboard replacement					
Acton Softball association clubrooms kitchen upgrade					
Buildings Security Upgrade					
City Office Switchboard Upgrade					
Surf Club HWS					
Upper Burnie Hall renew flooring					
West Park the Point - Repair Treat and Paint rusty steelwork					
West Park - Grandstand - repairs (gutter, roof, lighting, electrical, fire electrical)					
Ridgley Football club roof gutter fascia window frames					
Wivenhoe South Toilet relocate - replace Wivenhoe cemetery toilets					
Depot - internal office additions					
West Park Grandstand HWC renewal					
Demolition - Montello Old Club Rooms					
BAFC					
Roof access system - access to bar roof					
Wayfinding Signage					
Digital Visitor counter system					
Dishwasher - art gallery kitchen					
Dishwasher - staff kitchen					
Production of voiced interpretation for hearing loop equipment					
Restoration of Kpas piano - part paid					
Plaza Seating and Bins					
Wheelchair lift from Atrium to Arts Theatre Dressing room Level					
Lift to Stages					
Goods Lift - Art Gallery Preparation Room					
Glazing to Industry Wall and Town Hall Clock					
Buildings Asset Failure Contingency					

Parks and Reserves	**$ 4,380,345**	**$ 3,422,290**	**$ 958,055**	**$ 108,133**	**$ 4,272,212**
West Park Scoreboard Replacement					
West Park Precinct Plan - Penguin Observation Center seating					
West Park - fire control system cabling replacement					
Sports Grounds Lighting West Park					
Montello replace lighting					
Sports Grounds Lighting McKenna Park					
Bridge and Boardwalk Program					
McKenna Park fence replacement					
Wivenhoe Cricket nets replacement					
Car Park Renewal Program					
Fencing Renewal Program					
Court 14 Tennis Centre re surfacing					
Furniture and Equipment Program					
Path Renewal Program					
WMC epoxy concrete repairs at skimming rails					
Lawn Cemetry Stage 5 Irrigation					
Waste - Methane Gas Flare					
South Burnie Jetty Repairs					
Council Facility Signage					
Urban Design Framework Projects	**$ 5,644,521**	**$ 1,357,064**	**$ 4,287,457**	**$ 5,644,521**	**$ -**
Foreshore improvements (inc rail removal)					
Urban Design Framework Projects - City Revitalisation					
Priority Projects					
Bus interchange relocation					
Street bin replacement					
Transport	**$ 11,851,511**	**$ 7,513,989**	**$ 4,337,522**	**$ 5,006,510**	**$ 6,845,001**
Urban Pavement Renewal and Reseal					
Rural Pavement Renewal and Reseal					
Resheeting Program					
Footpath Replacement Program					
Street Light Replacement					
Accessability program - kerb ramps and parking					
Active Transport Strategy					
Footpath network gap program					
Footpath Kerb and Channel program					
Guard rail Program					
Rural culvert program					
Traffic Island and Safety Program					
Retaining Wall Program					
Studholme St Street Upgrade					
West Mooreville Road					
Natone Rd Horseshoe Bend - flood damage rebuild					
Replacement Bund for CBD street sweeper					
Alexander St New Car Park - Concept A					
Mount St Rock retention fence					
Bus Stop Upgrades					
Bridges and Culverts	**$ 486,597**	**$ 486,597**	**$ -**	**$ 216,265**	**$ 270,331**
South Burnie Jetty (subject to grant funding)					
Brooklyn Road Culvert					
Stormwater	**$ 1,297,591**	**$ 773,148**	**$ 524,443**	**$ 248,705**	**$ 1,048,886**
Pollution Capture Program (year 2)					
Flood Risk Reduction Program (flood study actions)					
Gully Pit Replacement Program					
Headwall Replacement Program					
Kerb Outfall Replacement Program					
Manholes & Mains Replacement Program					
Property Connection Program					
Stormwater Upgrade to Cooee Creek					
Shorewell Creek - flood study / Burnie Park floodway design					

Plant and Equipment	**$ 1,054,582**	**$ 1,054,582**	**$ -**	**$ -**	**$ 1,054,582**
Vehicles					
Minor Plant					
Major Plant					
ICT	**$ 472,215**	**$ 322,235**	**$ 149,980**	**$ -**	**$ 472,215**
Meeting Room Upgrade					
Computer Equipment					
Mobile Devices					
CCTV General					
BAFC Technical Equipment					
Town Hall Fixed LED screen installation					
Audio Infrastructutre Upgrade Theatre and Town Hall					
Braddon Hall Fixed PA System Installation					
Venue Communications Upgrade - wireless intercom					
Portable PA					
Furniture and Fittings	**$ 32,440**	**$ 21,627**	**$ 10,813**	**$ 10,813**	**$ 21,627**
Emergency Management - Evacuation/Recovery Centre Equipment					
Christmas decorations					
Carry Forward Projects	**$ 4,141,187**	**$ 2,525,403**	**$ 1,615,783**	**$ 2,838,250**	**$ 1,302,937**
Civic Plaza					
City Streetscape Improvements					
Foreshore Playground Equipment- Stage 1					
Futuna Ave Upgrade - Stage 1 (FD)					
Lawn Cemetery - Upgrade Water Supply					
Patons Creek - Keetenah Road					
Pollution Capture Program					
Retaining Wall - Jones Street					
Retaining Walls - Wilson Street (from 24/25)					
Romaine Reserve- Bridge and Boardwalk Replacement (24/25 Project)					
Shorewell Reserve - Bridge and Boardwalk Replacement					
South Burnie Bowls Club - Redevelopment					
Strategic Infrastructure Fund - Playground Strategy (Shorewell)					
Street Light Replacement					
Traffic Islands and Safety Program					
Additional Projects	**$ 100,000**		**$ 100,000**		**$ 100,000**
Oonah Road - Land Slip Revetment					

Adjournment
The Mayor adjourned the Open Session of the meeting for a short break, the time being 8.39pm, with the Open Session of the Meeting to resume at 8.46pm.

Resumption
At 8.46pm the Meeting of Council resumed in Open Session.

OFFICERS' REPORTS

AO150-26 LAND DISPOSAL - PROPOSAL TO DISPOSE OF PUBLIC LAND - MOOREVILLE ROAD COMMUNITY HALL

FILE NO: 5/2/2, 6187996
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council, by absolute majority:

1) Determines its intention to dispose a parcel of public land for the purpose of sale, located at Mooreville Road Community Hall, 420 Mooreville Road, Burnie CT Volume 212874 Folio 1; and

2) Requires that a further report be presented to Council as to the outcome of the public submission process before proceeding to a sale process."

2.0 EXECUTIVE SUMMARY

Purpose and Background

Council has identified a parcel of public land at the following location which it intends to prepare for future sale - Mooreville Road Hall, 420 Mooreville Road, Burnie CT Volume 212874 Folio 1.

The proposed parcel is listed on Council's Public Land Register and is therefore subject to the legislative process for disposal of public land. The purpose of this report is to commence that process.

Key Issues

The current property at 420 Mooreville Road, Burnie has been identified as surplus to Council needs.

The building is currently leased by the Burnie Musical Society who have raised concerns the building is not suitable for their continued use. Council officers have met and identified a suitable alternative with the Burnie Musical Society who are supportive of relocating.

Council must undertake a disposal of public land process which provides for a public notice period, and for any submissions to be considered before it can dispose.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns with Council's Strategic Plan Goal 2: Making liveable local communities; and Goal 3: Making sustainably built and natural environments.

Legal

Section 20 (5) of the *Local Government Act 1993* provides that Council can acquire, hold, dispose of and otherwise deal with property.

Where land is specifically classified as public land on Council's Public Land Register, Section 178 of the *Local Government Act 1993* requires that Council must undertake a disposal of public land process. This provides for a public notice period, and for any submissions to be considered before it can dispose of the land to a potential purchaser.

Guidance on the processes for the disposal of public land is provided in the attached "Sale of Public Land" information sheet produced by the Local Government Division.

Finance

The Act requires that a valuation for land by a registered valuer be obtained before Council disposes of public land. If the recommendation is passed Council will commence a commercial valuation for the land which will be provided to Council when available.

Sale of this property will increase cash reserves for Council, reduce ongoing operating maintenance costs and will provide an opportunity for future rating revenue.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

The land in question is 5058m2 and is zoned agricultural.

Pending successful completion of the public land disposal process, Council will need to determine the most appropriate pathway to sell the property. Council officers will provide some recommendations around the method of sale as part of a future report to Council.

The Strategic Asset Management Plan, adopted at the July 2025 Council Meeting, highlighted the need for Council to develop a disposal strategy. The purpose of this strategy is to review Council's current asset base—valued at approximately $777 million—and identify assets for disposal to reduce long-term financial impacts.

According to Council's Asset Management Policy, the intervention level for an asset is set at a condition score of 7 which is the current assessment rating for both the Hall and the Shed.

The property is currently leased by the Burnie Musical Society, primarily for the storage of equipment.

Council has worked with the Burnie Musical Society to identify and agree on an alternative storage location. Once the Society has relocated, the property will no longer be required for Council's operational purposes.

The submission process will provide the public with an opportunity to raise any concerns or objections, before a report is brought back to Council to make a decision on disposal.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

Financial – If the property is not disposed of Council will continue to incur depreciation expenses on an asset that no longer delivers a community service, while also carrying the risk of future replacement or refurbishment costs.

Assets and Infrastructure – As the building has reached the intervention level, if not disposed Council will need to allocate future renewal funding towards the buildings.

Strategic Alignment – Retaining the asset conflicts with the objectives of Council's disposal strategy, which aims to reduce the number of non-essential assets and ensure long-term financial sustainability.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

In relation to the public land disposal process, the following steps need to occur:

a) Council determines its intention to dispose of the subject land.
b) Council's determination is published as a public notice, twice, in a local newspaper advising interested parties of Council's intention to dispose of the land.
c) A notice is required to be placed at the property boundary advising of Council's intention to dispose of the land.
d) Submissions are invited from interested parties in respect of Council's intention to dispose of the subject land.

Any submissions received within the specified time frame will be considered by Council following the completion of the statutory period.

The Act contains appeal provisions, should a person who lodges a submission, be aggrieved by the subsequent Council decision.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. Sale of Public Land Information Sheet

COUNCIL RESOLUTION

MOVED: ***Cr A Boyd***

SECONDED: ***Cr J Grave***

"THAT Council, by absolute majority:

1) Determines its intention to dispose a parcel of public land for the purpose of sale, located at Mooreville Road Community Hall, 420 Mooreville Road, Burnie CT Volume 212874 Folio 1; and

2) Requires that a further report be presented to Council as to the outcome of the public submission process before proceeding to a sale process."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

SALE OF PUBLIC LAND

Information Sheet
21 April 2020

Introduction

The purpose of this information sheet is to provide guidance to councils on the process that must be followed when selling, exchanging or disposing of council owned public land.

As a general principle, decisions to sell, exchange or dispose of public land should be made in the best interests of the council and the community.

This information sheet does not cover the legislative requirements relating to the sale and disposal of land that is not public land, which is covered under section 177 of the *Local Government Act 1993* (the Act).

Power to deal with property

Under subsection 20(5) of the Act, a council is able to acquire, hold, dispose of and otherwise deal with property.

Furthermore, section 175 provides that a council may purchase or lease land for any purpose which it considers to be of benefit to the council or the community.

Legislative requirements

Section 178 of the Act requires a council to do certain things before selling, exchanging or disposing of public land owned by it.

In essence, the Act requires councils to notify the community regarding any proposal to sell public land and provide the community with an opportunity to have their views heard.

What is public land?

Section 177A of the Act provides that the following land owned by a council is public land:

- a public pier or public jetty;
- any land that provides health, recreation, amusement or sporting facilities for public use;
- any public park or garden;
- any land acquired under section 176 of the Act (land acquired by a council for prescribed purposes in accordance with the *Land Acquisition Act 1993*) for the purpose of establishing or extending public land;
- any land shown on a subdivision plan as public open space that is acquired by a council under the *Local Government (Building and Miscellaneous Provisions) Act 1993*;
- any other land that the council determines is public land; and
- any other prescribed land or class of land.

Under subsection 178(2), public land that is leased for any period by a council remains public land during that period.

Department of Premier and Cabinet
Local Government Division

Tasmanian Government

Lease of public land for less than five years

Under section 179 of the Act, a council does not have to comply with the requirements of section 178 (sale, exchange and disposal of public land) if leasing public land for a period of up to five years.

Maintaining a public land register

Under subsection 177A(2) of the Act, the general manager of a council is to keep lists or maps of all public land within the municipal area and ensure that the lists/maps are available for public inspection at any time during normal business hours.

Deciding to sell public land – Open meeting and by absolute majority

Under subregulation 15(3)(c) of the *Local Government (Meeting Procedures) Regulations 2015* (the Regulations), a council must not close a meeting when it is considering proposals for the council to deal with public land under section 178 of the Act.

It is important that a council considers proposals relating to public land in open session so that the community has access to the relevant details associated with any proposal, including the decisions made by the council and the reasons behind those decisions.

As per subregulation 15(4) of the Regulations, the only instance in which a council may consider proposals to deal with public land in closed session is when it is considering a matter relating to actual or possible legal action taken by, or involving, the council.

Under subsection 178(3) of the Act, a resolution of a council to sell, lease, donate, exchange or otherwise dispose of public land is to be passed by an absolute majority[1].

Public notification of intent to sell public land and the public's right to object

Subsection 178(4) of the Act requires the general manager to notify the public of the council's intention to sell, lease, donate, exchange or otherwise dispose of public land.

In particular, the general manager is to:

- publish that intention on at least two separate occasions in a daily newspaper circulating in the municipal area;
- display a copy of the notice on any boundary of the public land that abuts a highway; and
- notify the public that objection to the proposed sale, lease, donation, exchange or disposal may be made to the general manager within 21 days of the date of the first publication.

Leading practice - Public notice of intent to sell public land

As leading practice, the public notice should be informative and enable the community to:

- clearly identify the land proposed for sale/exchange/disposal;
- understand the proposed sale/exchange/disposal process; and
- understand their right to object to the proposal and that any such objections will be duly considered by the council.

Furthermore, the public notice should include the following information:

- references to the relevant sections of the Act that the council is acting under (eg section 178 (sale, exchange and disposal of public land) and 178A (appeal);
- the specific location of the land (for example the street/property address and title details);
- a map/plan of the land;
- how the land/property is proposed to be sold, exchanged or disposed of;

1. 'absolute majority' – more than half the elected councillors, whether or not any of them are present at a council meeting'

20/30029

- the timeframe for proposed sale/exchange/disposal of land;
- the timeframe for public objections and how such objections can be made; and
- how to contact the council for further information.

Considering public objections to proposed sale of public land

Subsection 178(4)(b) of the Act provides that a person may object to a council's intent to sell, lease, donate, exchange or otherwise dispose of public land.

Under subsection 178(6), a council must consider any such objections received and decide whether or not to take any action regarding the objection.

Furthermore, under subsection 178(6), within seven days of making a decision regarding an objection, a council must write to the objector to notify them of the council's decision as to whether any action will be taken.

This written notification must advise the person of the right to appeal against the council's decision under section 178A.

A person's right to appeal a council decision regarding an objection

Under section 178A of the Act, a person who lodged an objection regarding a council's intention to sell or exchange public land (under section 178) may appeal to the Resource Management and Planning Appeal Tribunal (RMPAT) against the council's decision regarding the objection made under subsection 178(6).

Such appeals must be made to RMPAT within 14 days after receiving written notification of the council's decision and must be in accordance with the *Resource Management and Planning Appeal Tribunal Act 1993* (RMPAT Act).

Furthermore, an appeal under section 178A may only be made on the ground that the decision of the council is not in the public interest in that:

- the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
- there is no similar facility available to the users of that facility.

Possible outcomes of RMPAT appeal

Under section 178B of the Act, upon hearing an appeal against a decision of a council regarding a public objection to a council's intent to sell/dispose of public land, RMPAT may:

- confirm the council's decision; or
- set aside the council's decision; or
- set aside the council's decision and
  - substitute it for another decision; or
  - remit the matter to the council for reconsideration.

As per subsection 178A(5), a decision of RMPAT on hearing an appeal is final and section 25 of the RMPAT Act, which provides that a party to an appeal before RMPAT may appeal to the Supreme Court on a question of law, does not apply.

What if no public objections are made?

Under subsection 178(5) of the Act, if the general manager does not receive any public objections under subsection 178(4) and an appeal under section 178A is not made, then the council may sell, lease, donate, exchange or otherwise dispose of public land in accordance with its public notification of intent under subsection 178(4).

20/30029

Instances in which a council must not decide to take action to sell, exchange and dispose of public land

Under subsection 178(7) of the Act, a council must not decide to take any action under section 178 if:

- any public objection regarding the sale of public land is being considered by the council;
- an appeal under section 178A has not yet been determined by RMPAT; or
- RMPAT has made a determination regarding an appeal under subsection 178B(b) or (c).

Disclaimer: Information on legislation contained in this document is intended for information and general guidance only. Such information is not professional legal opinion.

Local Government Division
GPO Box 123 Hobart, TAS 7001 Australia
Ph (03) 6232 7022 Fax (03) 6233 5685
Email: lgd@dpac.tas.gov.au Web www.dpac.tas.gov.au

Tasmanian Government

OFFICERS' REPORTS

AO151-26 COOEE POINT - LAND DISPOSAL UPDATE (CT 117536/2)

FILE NO: 5/2/2, 7609484
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council note the update in relation to the expression of interest process for disposal of land situated at 2 Cooee Point Road and authorise the General Manager to place the property onto the open market for sale."

2.0 EXECUTIVE SUMMARY

Purpose and Background

At its meeting on 23 September 2025, Council resolved to commence the process of disposing of the land situated at 2 Cooee Point Road under Resolution AO155-25. This report provides Councillors with an update on the process to date and outlines the proposed next steps.

Key Issues

At its November meeting, Council resolved to authorise the General Manager to dispose of the public land located at 2 Cooee Point Road (CT 117536/2) – Council Resolution AO196-25.

Council subsequently commenced a procurement process to appoint an agent to manage the Expression of Interest process for the sale of the site.

Following this process, Harcourts Burnie was appointed, and an Expression of Interest process was advertised from 16 January 2026 to 27 February 2026.

Council received multiple submissions, which were assessed by Council officers. Submissions considered suitable were progressed for further assessment.

Given the importance of the site to the community, additional follow-up and assessment were required, extending the time needed to complete the evaluation.

Following this assessment process, it is recommended not proceed with any of the submissions as presented and instead place the land at Cooee Point on the open market.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report relates to Council's Strategic Plan *Making a Better Burnie 2044* Goal 2: Making liveable local communities; and Goal 3: Making sustainably built and natural environments.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

There are no financial impacts resulting from this report.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

Prior to the sale of any Local Government-owned land, Council must follow the process outlined in the *Local Government Act 1993*. Guidance on the process for the disposal of public land is provided in the Sale of Public Land information sheet produced by the Local Government Division, which is publicly available online.

As part of this process, Council undertook the required public land disposal process, which provides for a public submission period and requires any submissions received to be considered before the land can be disposed of. During this period, one letter of support was received.

In addition, Council was required to obtain a valuation of the land from an independent registered valuer, which has been completed. Council has determined that the valuation should not be disclosed publicly, as doing so may impact the potential income it may receive from the proposed sale. It is intended that the valuation will form the reserve price for the land, and the final sale price will be made available to the community once the sale has been completed.

A procurement process was undertaken to appoint an agent to manage the sale process, with Harcourts Burnie selected to conduct an Expression of Interest process for the property.

Harcourts advertised the Expression of Interest through its normal channels, making it accessible to the general public. The Expression of Interest process was open for six weeks, from 16 January to 27 February.

Council received multiple submissions for the land, which varied in their level of detail and quality. Council officers assessed these submissions and identified those considered suitable to progress to further discussions.

Following further discussions with potential purchasers, Council was unable to identify a suitable submission. To achieve the best possible outcome for the land and the community, it is recommended that Council place Cooee Point on the open market to allow for further submissions to be received.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

There are no identified risks that require consideration in relation to this report. The thoroughness of the process should demonstrate to community that a great deal of responsibility and consideration is being undertaken in relation to this valuable parcel of land.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

COUNCIL RESOLUTION

MOVED: ***Cr A Keygan***

SECONDED: ***Cr J Grave***

"THAT Council note the update in relation to the expression of interest process for disposal of land situated at 2 Cooee Point Road and authorise the General Manager to place the property onto the open market for sale."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

OFFICERS' REPORTS

AO152-26 DISPOSAL OF ASSET - REEVE STREET TOILET BLOCK, SOUTH BURNIE

FILE NO: **5/2/2**
PREVIOUS MIN:

1.0 RECOMMENDATION:

"That Council authorise the General Manager to enter into negotiations with TasWater for the transfer of ownership of the Reeves Street toilet building located in South Burnie".

2.0 EXECUTIVE SUMMARY

Purpose and Background

Council have identified an opportunity to transfer ownership of the Reeve Street Toilet building located at South Burnie.

Key Issues

The Reeves Street toilet building is currently owned by Burnie City Council.

Since the construction of the South Burnie Beach toilets and new dump point the building is now surplus to Council needs and has been closed for a significant period of time.

The building houses a sewerage pump station owned and managed by TasWater.

TasWater have shown interest in taking on ownership of the building to install a generator to give the sewerage system some added redundancy.

The building is located on Crown land and there is an existing lease arrangement between Burnie Council and the Crown.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns with Council's Strategic Plan Goal 2: Making liveable local communities; and Goal 3: Making sustainably built and natural environments.

Legal

Section 20 (5) of the *Local Government Act 1993* provides that Council can acquire, hold, dispose of and otherwise deal with property.

Finance

Due to the nature of the disposal, Council will not recognise any income from the disposal of this asset but will see a slight reduction in the annual depreciation for the building. The building has an asset life of 78 years and has 47 years residual life left. This means council will recognise a loss on disposal of $111,154 as of 31 August 2026.

A summary table can be seen below:

Description	Reeve Street Public Toilets
Current Value	$111,549
Useful Life	78
Residual Life	47
Annual Depreciation	$2,373
Loss on Disposal (if disposed of 31 Aug 2026)	$111,154

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

The building in question is located at The Esplanade at South Burnie Beach and is approximately 122m2. The building can be seen in figures 1 & 2 below.

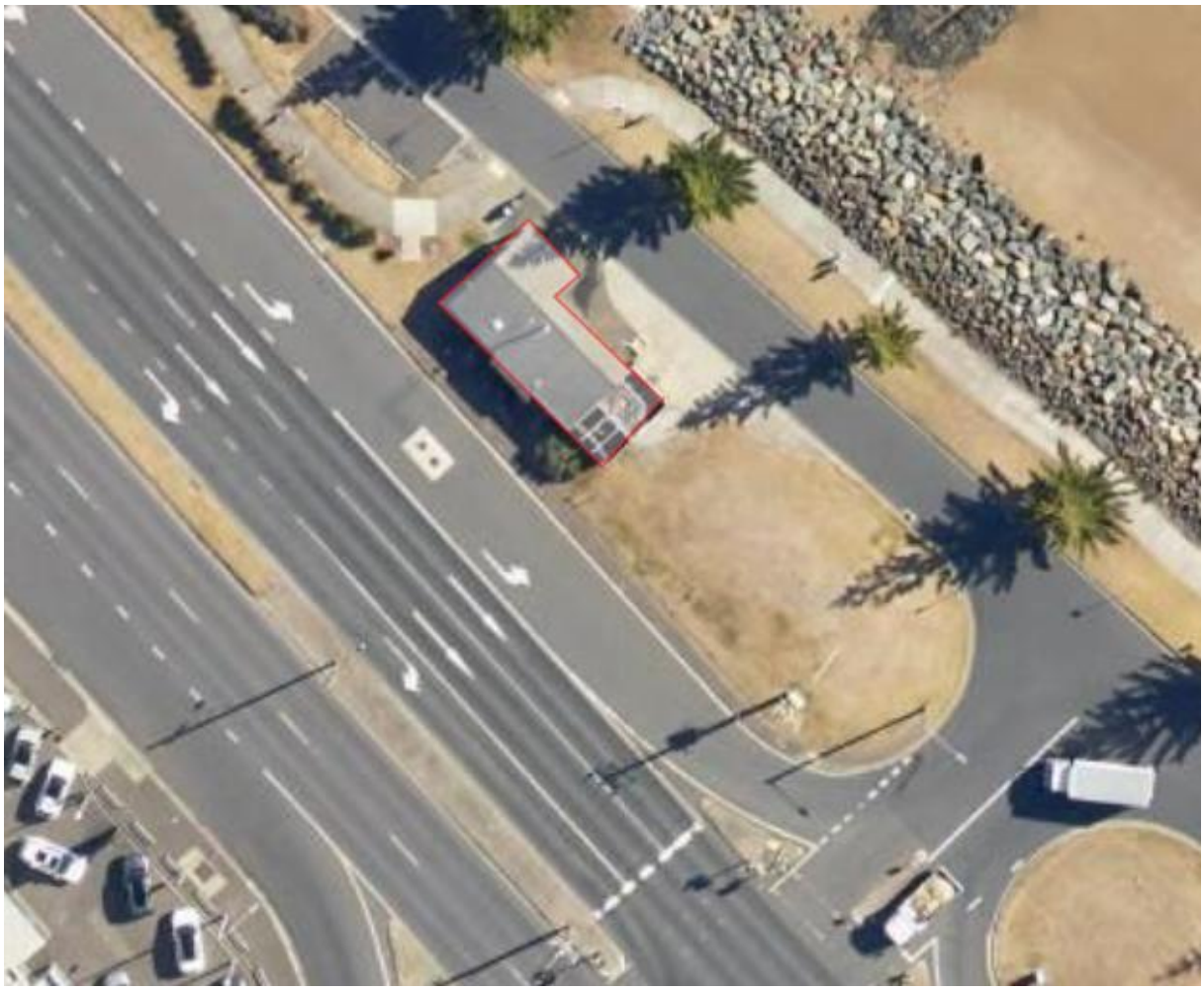


Figure 1

Figure 2

The building currently sits on land subject to a lease agreement between Council and the Crown. At this stage, Council Officers do not anticipate that any changes to the lease will be required, however, this will be investigated further as part of the next steps to determine whether any amendments or approvals are necessary.

Historically, the building has been utilised for public toilets, a dump point and TasWater sewerage infrastructure. Following the development of the new public toilets at the South Burnie boat ramp, the toilets within the building have been closed to the public. The dump point has also become redundant following the installation of a new facility as part of last year's Capital Works Program.

TasWater currently has sewerage infrastructure located within approximately half of the building's ground floor, as well as pumping stations within the sub levels. In the event of a power outage, the pumping systems may cease operating, creating a potential risk of sewerage overflow and contamination of South Burnie Beach.

As a potential solution, TasWater has expressed interest in installing a generator at the site to provide backup power to the pumping infrastructure. During discussions between Council Officers and TasWater, it was proposed that TasWater could take ownership of the building and utilise the existing toilet area to accommodate the generator and associated infrastructure. This would significantly reduce the risk of the system failing during a power outage and the associated potential for environmental contamination. Locating the generator within the existing building would also provide weather protection and avoid the need to construct a separate external enclosure.

As part of this proposal, Council also discussed the possibility of TasWater undertaking external beautification and improvement works to the building in lieu of any consideration being paid for the transfer of ownership.

TasWater has subsequently provided a letter of in-principal support for the proposal. Should Council endorse the proposal, Council Officers will continue negotiations with TasWater to determine the appropriate arrangements for the transfer of the building, including any required approvals, lease considerations and external improvement works, with the aim of reaching a mutually suitable outcome.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

Financial – If the property is not disposed of Council will continue to incur depreciation expenses on an asset that no longer delivers a community service, while also carrying the risk of future replacement or refurbishment costs.

Environmental – As stated within the report there is a significant environmental benefit with the installation of a generator providing redundancy power to the system which will minimise contamination to the beach in the event of a power failure.

Assets and Infrastructure –Council will need to allocate future renewal funding towards the building if not disposed.

Strategic Alignment – Retaining the asset conflicts with the objectives of Council's disposal strategy, which aims to reduce the number of non-essential assets and ensure long-term financial sustainability.

Environmental Sustainability

There are no additional environmental sustainability impacts to be considered in this report.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. TasWater Letter - Reeves Street Toilets

COUNCIL RESOLUTION

MOVED: ***Cr J Grave***

SECONDED: ***Cr T Aitken***

"That Council authorise the General Manager to enter into negotiations with TasWater for the transfer of ownership of the Reeves Street toilet building located in South Burnie".

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

TasWater

TW CM ref: 26/58216

12 August 2026

Shane Crawford
General Manager
Burnie City Council
PO Box 973
Burnie, Tasmania, 7320

(via email: scrawford@burnie.tas.gov.au; daherne@burnie.tas.gov.au)

Dear Shane

I write in relation to ongoing discussions between TasWater and Burnie City Council regarding the Reeves Street building (identified as per attached), and its potential future ownership and use.

TasWater is supportive, in principle, of exploring the potential transfer of ownership of the building and its future use for operational purposes associated with the adjacent sewerage infrastructure. Any transfer would be subject to, further discussions and contract between TasWater and Burnie City Council.

It is also noted that the building is located on Crown land and appears to be subject to an existing lease arrangement between the Crown and Burnie City Council. TasWater's statutory powers provide for access to and operation of the associated infrastructure and, accordingly, TasWater does not presently envisage any requirement for a separate agreement with the Crown in relation to these discussions.

We look forward to continuing discussions and working together to achieve a mutually beneficial outcome for the site and the surrounding community.

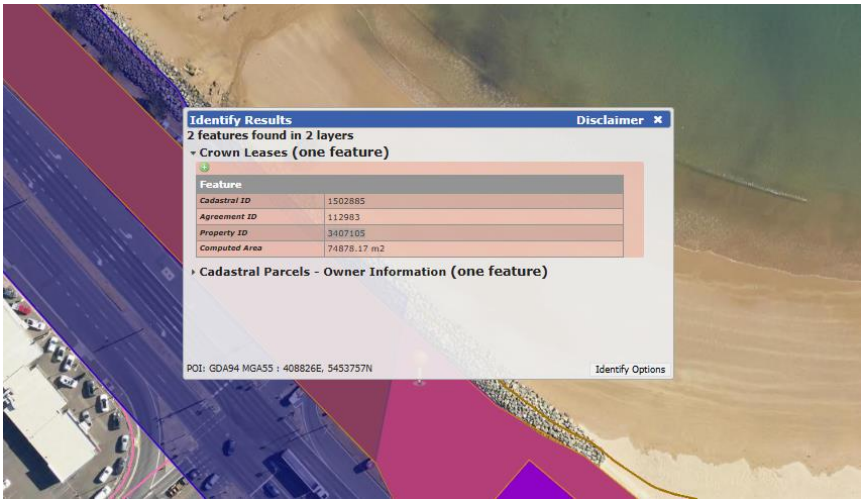
Yours Sincerely

Matt Jordan
Head of Infrastructure Investment Planning

Tasmanian Water & Sewerage Corporation Pty Ltd
ABN: 47 162 220 653

GPO Box 1393 Hobart Tas 7001
E: enquiries@taswater.com.au
Ph: 13 6992

TasWater


Identify Results
Disclaimer
2 features found in 2 layers
Crown Leases (one feature)
Feature
Cadastral ID 1502885
Agreement ID 112983
Property ID 3407105
Computed Area 74878.17 m2
Cadastral Parcels - Owner Information (one feature)
POI: GDA94 MGA55 : 408826E, 5453757N
Identify Options

The Esplanade
Coastal pathway
South Burnie Beach
Emu Bay Boat Ramps and Jetty - South Burnie
Burnie Jetty
Direct Edge Manufacturing
Reeves St
Burnie Yacht Club
June's Massage Therapy
The Esplanade

OFFICERS' REPORTS

AO153-26 WEST PARK - STRATA AND FIRST BY-LAWS, TRANSFER OF LAND

FILE NO: 5/9/2
PREVIOUS MIN: AC145/13; AC049-23

1.0 RECOMMENDATION:

"THAT Council, by absolute majority:

1) As landowner, approves the registration of the strata plan for proposed Strata Title Scheme for the Southern Site at West Park that creates Lot 1, Lot 2 and common property substantially in accordance with the attached plan dated 4 Dec 2024; and

2) Pursuant to section 177 of the* Local Government Act 1993*, approves the disposal of land shown as 'Lot 1' in the attached plan, to University of Tasmania, to occur upon the creation of a strata title scheme, and in accordance with the Restatement of Development Deed executed 3 August 2023; and

3) Authorises the General Manager to execute a Tasmanian Land Titles Office Transfer for the transfer of the above land to UTAS, at nominal consideration, in accordance with the agreed sale of land executed in the Restatement of Development Deed on 3 August 2023; and

4) Approves the first by-laws for the registration of the Strata Title Scheme in relation to common property to be created under the above Strata Title Scheme, for the Southern Site at West Park."

2.0 EXECUTIVE SUMMARY

Purpose and Background

The purpose of this report is to approve the final transfer of land at West Park to University of Tasmania (UTAS) under the Development Deed between Council and UTAS; and to consider and approve the first by-laws under a Strata Title Scheme at West Park in which Council retains an interest.

This report is not to review or challenge the existing legally binding Development Deed or the subsequent Restatement of the Deed. This report is to deal with the transfer of the last parcel of land and is a formality to complete the process agreed to under the Deed.

Key Issues

Council and UTAS entered into a legally binding Development Deed in June 2014 for the transfer of land at West Park, and long term lease of the former Makers' Workshop, to UTAS for the purpose of redeveloping the Cradle Coast Campus of UTAS.

The Deed was reviewed through a formally agreed Restatement of the Development Deed, in 2023, to reflect the progress and changes that had occurred in the time elapsed since the original Deed.

This report deals with the transfer of the southern parcel of land: to create a strata title with Lot 1 to transfer to UTAS and Lot 2 (the Makers' Workshop land) to remain with Council and be leased to UTAS. The introduction of first by-laws is required for the strata title scheme, relating to a portion of land that is commonly held.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns with Council's Strategic Plan Making a Better Burnie 2044 Goal 2: Making liveable local communities, and Goal 3: Making sustainably built and natural environments.

Legal

Council executed a legally binding Development Deed with the University of Tasmania in June 2014 for the transfer of land at West Park and long-term lease of the building known as Makers' Workshop to UTAS. The Deed was updated through a formally agreed Restatement of the Development Deed, in 2023, to reflect the progress and changes that had occurred in the time elapsed since the original Deed.

The transfer of the Southern Site parcel of land in this report, and the creation of a strata title, are both elements required to be completed to fulfil the legal obligations of the Development Deed.

One of the purposes for this report is to provide the clear authority of Council to transfer this parcel to UTAS, for the purpose of conveyancing with the Land Titles Office. This follows from the already binding Development Deed which agrees the sale of the land.

The Southern Site to which this report relates, is not public land on Council's public land register. Council may sell land that is not public land in accordance with section 177 of the *Local Government Act 1993*, which requires that Council obtain a valuation of the land from a qualified land valuer, and that such a decision be made by absolute majority. A copy of the land valuation has been provided to councillors under separate cover.

Finance

There are no financial impacts resulting from this report. The parcel of land will transfer to UTAS at the value of $1 under the original Development Deed which agreed a peppercorn consideration.

Costs relating to the preparation of the transfer of this parcel have been borne by UTAS, including the independent valuation of land, required for local government purposes.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

Transfer of Southern Site

The Restatement of the Development Deed redefined the land parcels to be transferred to UTAS as Northern Site and Southern Site parcels (in relation to the rail corridor).

Part of the Northern Site transferred to UTAS in October 2018. Remaining parts of the Northern Site are still in progress, due to complexities in dealing with general law titles, creating the road parcels, and dealing with the strategic infrastructure corridor through the northern site.

The Southern Site is the subject of this report.

A copy of the proposed strata plan and relevant aerial photograph is attached, indicating Lot 1 (UTAS) and Lot 2 (BCC), in accordance with the Restatement of the Development Deed previously agreed between the two parties.

Strata Title and first By-laws

The strata title scheme is required due to Council retaining ownership of the former Makers' Workshop site and UTAS owning the balance of land on this title, except for the common property. By-laws are required for the management of the common property within the strata title scheme.

The common property to which the first by-laws relate is shown on the final page of the attached first by-laws, and is essentially the southern car park area nearest the Bass Highway and predominantly servicing the former Makers' Workshop Building and UTAS Campus accommodation.

Council's approval of the first by-laws is required to be submitted with the strata title scheme registration. The by-laws grant exclusive use to UTAS in accordance with the intention of the Deed, and accordingly assigns responsibility for the maintenance, repair and upkeep of the car park in the common property to UTAS.

There are no foreseen risks or concerns with the drafted first by-laws.

A copy of the draft first by-laws are attached.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

There are no identified risks in completing the transfer of land, in accordance with the original intent of the Development Deed, and the subsequent Restatement of the Deed. The transfer of the last parcel is a formality to complete the process agreed to under the Deed.

There are no identified risks in creating a strata title and establishing a common area for the southern car park area. The strata title is required due to Council retaining ownership of the former Makers' Workshop site and UTAS owning the balance of land on this title. The common property (car park) is an area of low impact in terms of maintenance or operational rules. The by-law rules assign exclusive use of the car park together with all maintenance, repair and upkeep to UTAS.

Environmental Sustainability

Relevant environmental impacts for West Park are considered and addressed as part of any development application by UTAS at West Park. There are no environmental impacts specifically relating to the matters in this report.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. Proposed Strata Plan - Southern Parcel

2⇩. Strata Title - West Park - First by-laws

3. Valuation Report **(Under separate cover) (Confidential)**

COUNCIL RESOLUTION

MOVED: ***Cr T Aitken***

SECONDED: ***Cr A Keygan***

"THAT Council, by absolute majority:

1) As landowner, approves the registration of the strata plan for proposed Strata Title Scheme for the Southern Site at West Park that creates Lot 1, Lot 2 and common property substantially in accordance with the attached plan dated 4 Dec 2024; and

2) Pursuant to section 177 of the **Local Government Act 1993*****, approves the disposal of land shown as 'Lot 1' in the attached plan, to University of Tasmania, to occur upon the creation of a strata title scheme, and in accordance with the Restatement of Development Deed executed 3 August 2023; and***

3) Authorises the General Manager to execute a Tasmanian Land Titles Office Transfer for the transfer of the above land to UTAS, at nominal consideration, in accordance with the agreed sale of land executed in the Restatement of Development Deed on 3 August 2023; and

4) Approves the first by-laws for the registration of the Strata Title Scheme in relation to common property to be created under the above Strata Title Scheme, for the Southern Site at West Park."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

STRATA PLAN

SHEET 2 OF 4 SHEETS

STRATA TITLES ACT 1998

Council Delegate — Date

Registered Number

Key:
Lot 1 – UTAS owned
Lot 2 (yellow) – BCC lease to UTAS
Common Property – Uncategorised land (carpark)

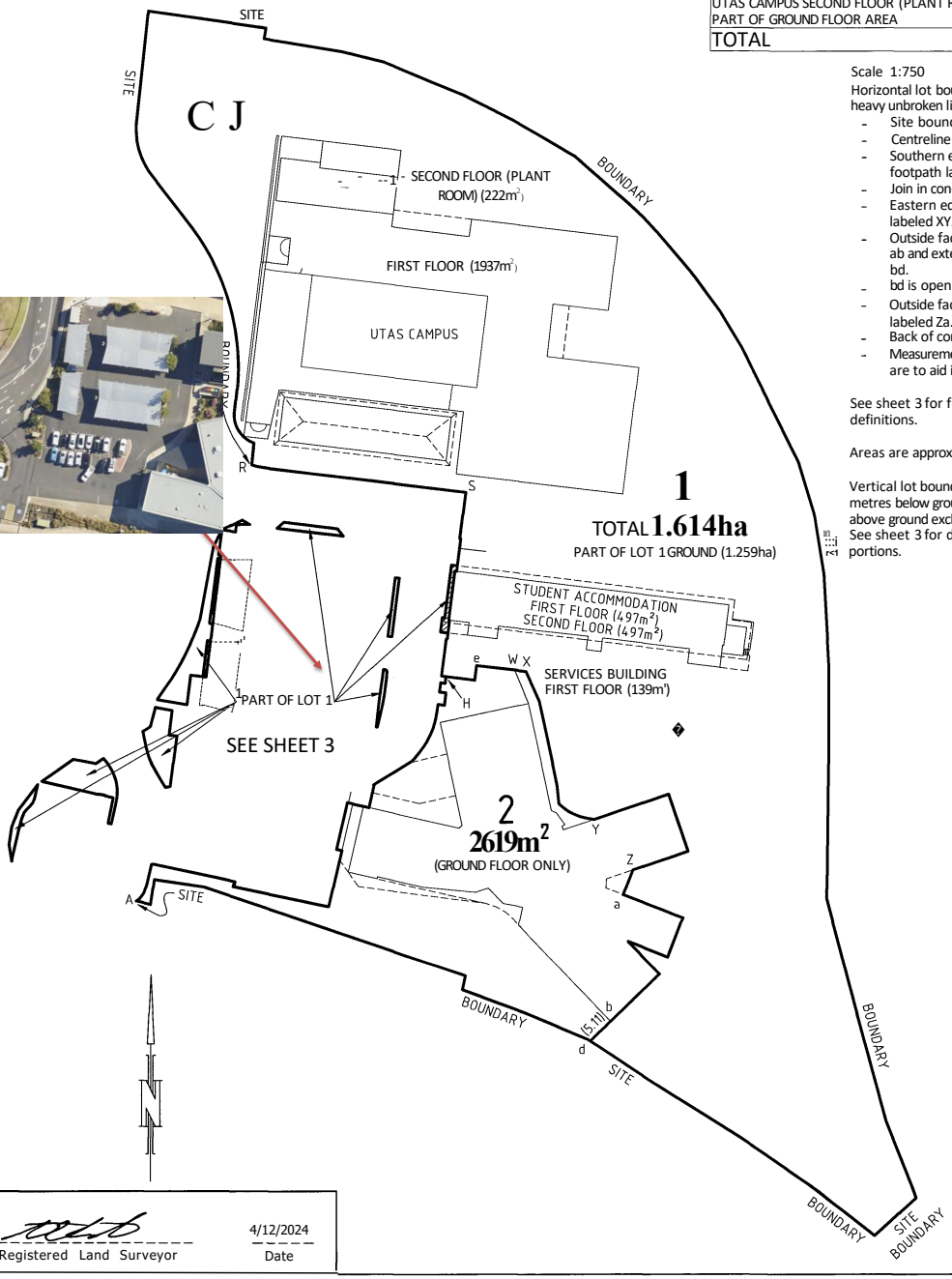
LOT 1AREA TOTAL	
DESCRIPTION	AREA
GARDEN	54.6m²
GARDEN	61.5m²
GARDEN	14.5m²
GARDEN	6.6m²
GARDEN	7.9m²
GARDEN	13.3m²
GARDEN (INCLUDING HATCHED PORTION)	91.6m²
HATCHED PORTION (ABOVE UNDERSIDE OF AWNING)	11.2m²
STUDENT ACCOMMODATION FIRST FLOOR	497m²
STUDENT ACCOMMODATION SECOND FLOOR	497m²
SERVICES BUILDING FIRST FLOOR	139m²
UTAS CAMPUS FIRST FLOOR	1937m²
UTAS CAMPUS SECOND FLOOR (PLANT ROOM)	222m²
PART OF GROUND FLOOR AREA	1.259ha
TOTAL	1.614ha

Scale 1:750
Horizontal lot boundaries are shown as heavy unbroken lines defined by:
- Site boundary.
- Centreline of fence labeled He
- Southern edge of concrete footpath labeled eW
- Join in concrete labeled WX.
- Eastern edge of conrete footpath labeled XY.
- Outside face of wall labeled YZ and ab and extension thereof labeled bd.
- bd is open
- Outside face of concrete awning labeled Za.
- Back of concrete kerb labeled RS.
- Measurements shown in brackets are to aid in boundary fixation only.

See sheet 3 for further boundary definitions.

Areas are approximate only

Vertical lot boundaries extend from 1.00 metres below ground to 20.00 metres above ground excluding hatched portions. See sheet 3 for definition of hatched portions.



Registered Land Surveyor — Date 4/12/2024

RECORDER OF TITLES TASMANIA

Nomination of First By-Laws

Section 90 Strata Titles Act 1998

N107535

DESCRIPTION OF LAND			
Folio of the Register			
Volume	Folio	Volume	Folio
182673	1		

TO THE RECORDER OF TITLES

Strata Plan/Scheme No.
I/We the registered proprietor/s of the folio of the Register nominate the by-laws attached as the First By-Laws of the Strata Plan/Scheme lodged with this application.

Date: .....

The Common Seal of BURNIE CITY COUNCIL was hereunto affixed pursuant to the resolution of Council on _____ in the presence of:

Mayor: *(Common Seal)*

....
(Signature) *(Print Name)*

General Manager:

....
(Signature) *(Print Name)*

Land Titles Office Use Only

FBL
Version 1 (TOLD)

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Created 12-Dec-2025 10:36AM

ANNEXURE PAGE

1 Definitions and Interpretation

1.1 Definitions

In these By-Laws, unless the contrary intention appears:

(a) "**Act**" means the *Strata Titles Act 1998* (Tas) as may be amended from time to time.

(b) "A**ssistance Animal**" means:

(i) a trained guide-dog required by reason of impairment of sight and/or hearing;

(ii) a medical alert dog, being a dog trained to recognise early warning signs and alert their owner, examples being a diabetes alert dog or a seizure alert dog; and

(iii) a psychiatric service dog, being a dog trained to provide support to people with psychosocial disabilities or who are neurodiverse including bipolar disorder, panic disorder, depression, schizophrenia, anxiety, post-traumatic distress disorder, social phobias and autism.

(c) "**Body Corporate**" means Strata Corporation No. created pursuant to section 71 of the Act upon the registration of the Plan.

(d) "**By-Laws**" is a reference to these by-laws as be amended or replaced from time to time.

(e) "**Common Property**" means the common property within the Site, as defined in section 9 of the Act.

(f) "**Lot**" means a part of the Site allocated for separate occupation by the owner of the lot or a person deriving rights of occupation from the owner

(g) "**Owner**" means the registered proprietor of a Lot.

(h) "**Plan**" means Strata Plan No. .

(i) "**Site**" means the whole of the land included in the Plan (including Lots and Common Property).

1.2 Interpretation

(a) Where an expression used in these By-Laws is defined in the Act (including without limitation section 3 of the Act), that expression has the same meaning given in the Act.

(b) In accordance with section 90(5) of the Act, if these By-Laws do not deal with a subject dealt with by the model by-laws set out in Schedule 1 of the Act, the Body Corporate is taken to have adopted the relevant by-law in that Schedule on the subject.

(c) In these by-laws, unless the contrary intention appears:

(i) the singular includes the plural and vice versa;

NOTE:-
1. Except for when an annexure (additional) page is required solely for execution(s) every annexed page must be signed by the parties to the dealing, or where the party is a corporate body, be signed by the persons who have attested the affixing of the seal of that body to the dealing;
2. All pages comprising this dealing must be pinned or stapled together.

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ANNEXURE PAGE

(ii) a reference to a clause, party, attachment, exhibit or schedule is a reference to a clause of, a party, attachment exhibit or schedule to, these By-Laws and a reference to these By-Laws includes any attachment, exhibit and schedule;

(iii) headings are for convenience only and do not form part of these By-Laws or affect their interpretation;

(iv) where any word or phrase is given a defined meaning, any other part of speech or other grammatical form of that word or phrase has a corresponding meaning;

(v) the schedule and annexures to these By-Laws form part of these By-Laws; and

(vi) mentioning anything after the words 'included' or 'including' does not limit the meaning of anything mentioned before those words.

2 Animals

2.1 Keeping of animals

(a) Subject to clause 2.1(b), the occupier of all or part of a Lot must not, without the Body Corporate's written approval –

(i) bring an animal onto, or keep an animal on, the Lot or the Common Property; or

(ii) permit an invitee to bring an animal onto, or keep an animal on, the Lot or the Common Property.

(b) If a person reasonably requires the assistance of an Assistance Animal, the person is entitled to be accompanied by that animal while on a Lot or the Common Property and, if the person is the occupier of all or part of a particular Lot, is entitled to keep that animal on that Lot (or the relevant part thereof). As part of determining whether a person reasonably requires the assistance of an Assistance Animal for the purposes of this clause 2.1(b), the Body Corporate may request that the person supply the Body Corporate with such information as the Body Corporate considers appropriate.

2.2 Direction to remove animal

(a) Subject to clause 2.1, the Body Corporate may direct a person to remove from the Site any dog or other animal, bird, fish, insect or other like matter, owned by or in the possession, care or control of that person.

(b) A person who is given a direction pursuant to clause 2.2(a) must comply with the terms thereof and shall not thereafter permit such dog or other animal, bird, fish, insect or other like matter to be on the Site.

3 Exclusive Use By-Laws

3.1 Exclusive use of Car Park

(a) Pursuant to sections 90(4) and 94(1) of the Act, the Owner of Lot 1 on the

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Vol. 182673 Fol. 1
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Plan is hereby granted the exclusive use and enjoyment of that part of the Common Property identified as **COMMON PROPERTY "A"** on the plan that in annexed to and forms part of these By-Laws (here referred to as the **Car Park**).

(b) Pursuant to section 94(9) of the Act, the exclusive use by-law created by this clause 3.1 is of permanent effect.

(c) In accordance with section 94(5) of the Act, the Owner of Lot 1 on the Plan is responsible for the maintenance, repair and upkeep of the Car Park, and will bear the costs of same.

(d) The Owner of Lot 1 may make such improvement or changes to the Car Park as may be approved by ordinary resolution of the Body Corporate.

NOTE:-

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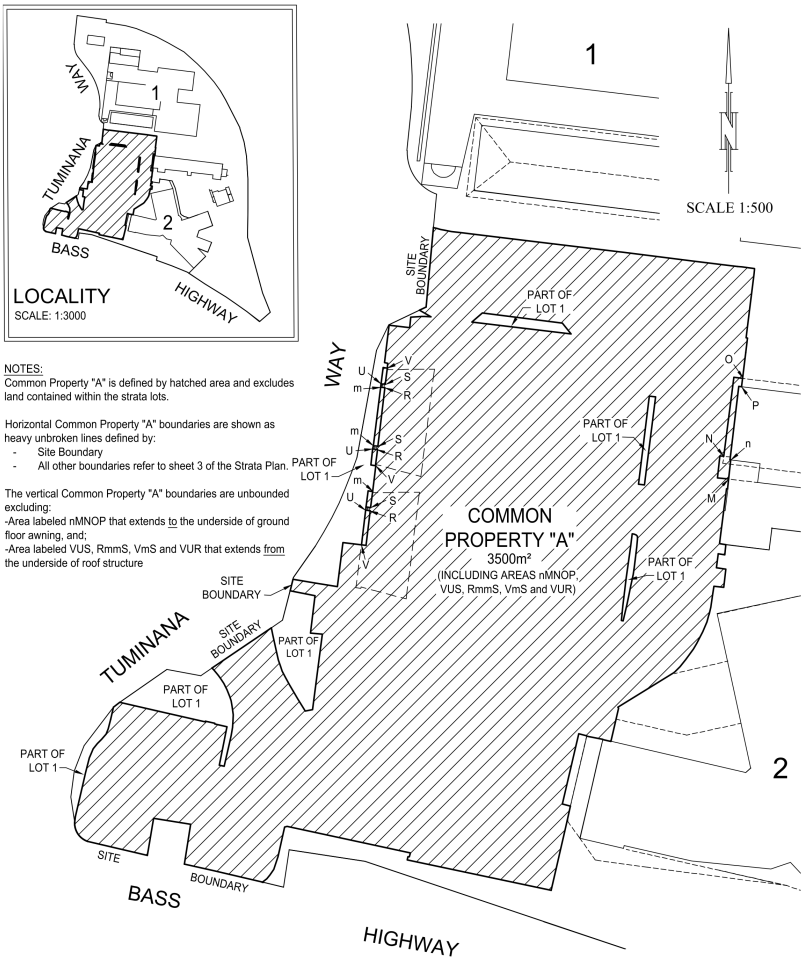

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OFFICERS' REPORTS

AO154-26 REGIONAL PROJECT WORKFORCE ACCOMMODATION FRAMEWORK

FILE NO: 2/5/3
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council receive and endorse the Regional Project Workforce Accommodation Framework as prepared by the Cradle Coast Authority."

2.0 EXECUTIVE SUMMARY

Purpose and Background

Cradle Coast Authority (CCA) has developed a policy position to better advise on and coordinate workforce accommodation planning across the region. The resulting Regional Project Workforce Accommodation Framework (attached) sets out how CCA and member councils intend to work with project proponents to plan ahead for workforce accommodation, encouraging early engagement so that accommodation solutions are identified well ahead of need and that the benefits of investment are shared with the communities hosting these projects.

Key Issues

Housing availability is a critical issue for the North-West and West Coast Tasmania region, particularly given the substantial pipeline of renewable energy and other major projects due to ramp up over the coming years.

Following the Housing Roundtable held in April 2026, and the subsequent work undertaken by CCA - including meetings with State Government, industry proponents and utility providers, efforts have been made to establish a Memorandum of Understanding regarding Workforce Accommodation between these parties.

3.0 SUPPORTING INFORMATION

Strategic Alignment

The Framework relates to Council's Strategic Plan Making a Better Burnie 2044 Goals – Goal 2: Making liveable local communities; Goal 3: Making sustainably built and natural environments and Goal 4: Making culturally rich and vibrant communities.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

There are no financial impacts resulting from this report.

Relation to Council Policy

This document is intended to operate alongside planning and economic development functions of member councils. It does not replace or override statutory planning, building, environmental or other approval processes, and does not duplicate the workforce planning responsibilities of individual project proponents. Rather, it provides a consistent regional policy position to guide early engagement between councils, CCA and proponents on workforce accommodation matters. The document will also operate alongside a Memorandum of Understanding or similar mechanism, established between the State Government, proponents and utilities providers

Discussion

The Regional Project Workforce Accommodation Framework document is intended to work alongside an agreed set of principles on housing and major project workforce accommodation, established through a Memorandum of Understanding or similar mechanism, agreed by the State Government, project proponents and utilities providers.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

As a non-statutory policy position, the Framework does not impose binding obligations on proponents. This risk is mitigated through CCA's ongoing work with the State Government, industry and utility providers to develop a policy that places social and, where possible, regulatory expectations on proponents.

There is also a risk of inconsistent compliance across projects. This is mitigated by the Framework's practical and proportionate approach across the region, with engagement scaled to project size, proponents remaining responsible for their own statutory approvals and the Framework being reviewed at least every two years, or earlier if significant legislative, planning, policy or market changes affect project workforce accommodation in the region.

Councils and CCA also face resourcing risks in coordinating early engagement and information sharing with multiple proponents concurrently. However, CCA will play a primary coordinating role on behalf of councils, as per the CCA Letter of Expectation. In

addition, the risk of not adopting the Framework is considered greater than the risks associated with its implementation.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

CCA will communicate the Framework to member councils, State Government agencies, utility providers and major project proponents active or planned within the region, building on the engagement already undertaken through the April 2026 Housing Roundtable and subsequent meetings. CCA will continue to act as regional coordinator to support ongoing engagement between councils and proponents on workforce accommodation matters.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

4.0 DETAIL

The Regional Project Workforce Accommodation Framework is attached for review and endorsement.

ATTACHMENTS

1⇩. Regional Project Workforce Accommodation Framework

COUNCIL RESOLUTION

MOVED: ***Cr A Keygan***

SECONDED: ***Cr D Pease***

"THAT Council receive and endorse the Regional Project Workforce Accommodation Framework as prepared by the Cradle Coast Authority."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

CRADLE COAST AUTHORITY
Stronger Councils, Stronger Region

Regional Project Workforce Accommodation Framework

August 2026

A collaborative approach to planning workforce housing alongside our region's major project pipeline

1. Purpose

North-west and West Coast Tasmania is entering a significant period of investment, with major energy, industrial and infrastructure projects progressing across our region. This scale of activity brings real opportunity for our communities and a shared challenge. We must ensure the workforce needed to deliver these projects can be accommodated without placing undue pressure on local housing markets that our residents also rely on.

This Framework sets out how Cradle Coast Authority (CCA) and its member councils intend to work with project proponents to plan ahead for workforce accommodation. It sets expectations for early collaboration, so that accommodation solutions are in place well before they are needed, and so that the benefits of investment flow back into the communities hosting these projects.

The Framework is intended to support proponents, councils and relevant stakeholders to identify accommodation needs early, understand local market conditions, minimise unintended impacts on existing residents, and to deliver on opportunities for investment that can leave a positive legacy for the region.

2. Our Starting Point

Our councils want to see the region thrive and to make the most of the opportunities presented by the various energy, mining and other infrastructure developments across the North-West. We recognise that proponents are best placed to plan their own workforce logistics, and this Framework is designed to support, rather than duplicate or override that planning.

What our councils bring to the table is deep local knowledge: relationships with landowners, developers and accommodation providers, an understanding of where capacity exists (and where it does not), and a genuine interest in connecting proponents with housing investment opportunities that work for everyone. This is underpinned by strategies our councils have developed with communities, reflecting

their long-term ambitions for their home. That local knowledge can be put to work early in project planning, rather than responding after project schedule pressures emerge.

This Framework is based on the view that project workforce accommodation is not simply an operational matter for individual projects. Where major projects require significant non-local workforces, accommodation decisions can affect housing availability, rental markets, visitor accommodation, local infrastructure, community wellbeing and long-term settlement outcomes. For this reason, councils expect project proponents to engage early, share relevant information, and demonstrate how workforce accommodation will be planned and managed in a way that supports both project delivery and host communities.

3. Early Engagement between Councils and Project Proponents

Councils expect early engagement with major project proponents to occur well before workforce mobilisation, procurement of accommodation, or lodgement of any development application where accommodation impacts may be relevant.

The purpose of early engagement is to ensure that councils, Cradle Coast Authority and proponents have a shared understanding of:

- the nature and scale of the project;
- the likely size and composition of the project workforce;
- the proportion of workers expected to be local, regional, intra-state, interstate or fly-in/fly-out;
- the locations where workers are likely to be based;
- the timing and duration of workforce peaks;
- likely accommodation demand by phase of project delivery;
- the proponent's intended approach to workforce accommodation; and
- any opportunities to align workforce accommodation with local housing, infrastructure or community benefit priorities.

Councils expect proponents to initiate early conversations with Cradle Coast Authority and the relevant member council or councils as soon as workforce planning is sufficiently advanced to provide indicative information. Information does not need to be final to be useful. Councils recognise that early estimates will change, but even indicative ranges assist local planning, market sounding and identification of accommodation opportunities.

At a minimum, councils will seek early advice from proponents on:

1. **Workforce numbers**
   The estimated number of workers required across each major phase of the

project, including construction, commissioning, operations, maintenance and any demobilisation period.

2. **Accommodation demand**
   The estimated number of workers requiring accommodation within the region, distinguishing between local workers, drive-in/drive-out workers, fly-in/fly-out workers and other non-resident workers.

3. **Location requirements**
   The general towns, settlements or areas where workers are expected to need accommodation, having regard to travel time, fatigue management, transport logistics, worksite location and access to services.

4. **Timing and duration**
   Indicative dates for workforce mobilisation, peak accommodation demand, expected duration of peak demand, and any staged or rotating workforce arrangements.

5. **Accommodation intentions**
   Whether the proponent intends to rely on existing rental housing, visitor accommodation, caravan parks, modular accommodation, worker villages, leased dwellings, new build accommodation, partnerships with housing providers, or a combination of options.

6. **Planning and approvals pathway**
   Whether the proposed accommodation solution is likely to require planning, building, environmental, infrastructure, traffic, servicing or other approvals.

7. **Community and market impacts**
   Any assessment undertaken by the proponent of likely impacts on local rental availability, visitor accommodation, short-stay accommodation, housing affordability or access to accommodation for existing residents and key workers.

8. **Health and Wellbeing**
   Any arrangements proposed to support workforce health and wellbeing, including access to health services, fatigue management, recreation and community facilities, and measures that promote positive workforce and community outcomes, including supported integration of the workforce into community for the period of the project.

   This include consideration of how the workforce will integrate into local communities in a way that supports positive local economic outcomes, while managing potential impacts on local businesses, services, housing access and broader community dynamics.

Councils expect this engagement to be practical and proportionate. Smaller projects may require only a short discussion and basic information sharing. Larger projects, or projects with a significant non-local workforce, will require a more structured approach.

4. Workforce Accommodation Planning Expectations

Councils encourage all major project proponents to consider workforce accommodation planning as early as possible. Where a project is expected to require accommodation for more than 50 workers, councils expect proponents to prepare a Project Workforce Accommodation Plan, or equivalent document, outlining:

- anticipated workforce numbers and accommodation demand;
- the proposed accommodation approach;
- consideration of potential impacts on local housing and accommodation markets; and
- opportunities to support longer-term housing or community outcomes.

Councils encourage proponents to engage early with accommodation providers, developers, community housing organisations and relevant stakeholders. Early planning and greater certainty can help unlock investment in new or expanded accommodation supply, benefiting both project delivery and the wider community.

Councils recognise that accommodation solutions will differ between projects and locations. The preferred approach is one that is planned early, informed by local circumstances and seeks to minimise pressure on existing housing markets while maximising opportunities for positive regional outcomes.

5. Understanding the Local Accommodation Market

Local accommodation markets across the Cradle Coast vary considerably by town and by sector, and rates for worker accommodation depend on factors such as location, standard, lease term and whether new supply is required. Rather than nominate figures here, our councils are well placed to provide proponents with a general, up-to-date sense of the accommodation and rental market in the specific locations relevant to their project. This includes the type of arrangements that tend to attract investment interest.

Councils can assist proponents by sharing place-based insights on:

- existing rental housing pressures;
- visitor accommodation availability and seasonal constraints;
- caravan park, motel, hotel and short-stay accommodation capacity;
- local development sites or underutilised land;

- known landowner or developer interest;
- infrastructure and servicing constraints;
- planning scheme considerations;
- community sensitivities;
- transport and access issues;
- potential cumulative impacts across multiple projects;
- opportunities for accommodation investment to support local priorities; and
- potential partnerships with housing providers, developers, landowners or other proponents.

This information is intended to support better decision-making by proponents. It should not be treated as a substitute for the proponent's own due diligence, commercial assessment, planning advice or market analysis.

Councils also see value in identifying opportunities for mutual investment. In some circumstances, workforce accommodation demand may be able to unlock new or upgraded accommodation that also supports local housing supply, tourism, aged care, key worker housing, emergency accommodation or community infrastructure. These opportunities are most likely to emerge when proponents engage early enough for councils and CCA to connect workforce demand with local opportunities.

6. Ongoing Contact, Coordination and Engagement

Workforce accommodation planning should be an ongoing process rather than a single consultation or approval step. Cradle Coast Authority will support engagement by acting as a regional coordinator for renewable energy and other major projects, helping proponents engage efficiently with relevant member councils.

Councils expect proponents to:

- engage with CCA and relevant councils early in project planning;
- provide indicative information on workforce numbers, locations, timing and accommodation intentions;
- update councils as workforce requirements become clearer or change significantly; and
- maintain open communication regarding accommodation-related opportunities, risks and issues.

CCA may assist councils and proponents by coordinating information sharing, facilitating discussions and identifying opportunities for collaboration where workforce accommodation requirements affect multiple municipalities or stakeholders.

7. Relevant Legislation

This Framework is a non-statutory policy position of councils and Cradle Coast Authority. It does not replace, override or limit any statutory planning, building, environmental, land use, local government or other approval processes.

Project proponents remain responsible for obtaining their own legal, planning, commercial, environmental, building, workplace health and safety, transport, infrastructure and other relevant advice.

Relevant legislation, policies and planning instruments may include, but are not limited to:

- Land Use Planning and Approvals Act 1993
- Tasmanian Planning Scheme
- Tasmanian Planning Policies
- Cradle Coast Regional Land Use Strategy
- Local Government Act 1993
- Housing Land Supply Act 2018
- Short Stay Accommodation Act 2019

8. Review

A review should occur at least every two years, or earlier if there are significant legislative, planning, policy or market changes affecting project workforce accommodation in the region.

Revision	Endorsement Date	Review Date
1.0	August 2026	August 2028

OFFICERS' REPORTS

AO155-26 PARKING OPERATIONAL ACTION PLAN

FILE NO: 21/13/5
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council adopt the Parking Operational Action Plan, as presented."

2.0 EXECUTIVE SUMMARY

Purpose and Background

This report presents a proposed Parking Action Plan to Council for adoption. The purpose of the plan is to provide Council with a framework to guide the management and ongoing review of parking across the municipality. It establishes a consistent and evidence-based approach to parking management that balances the needs of workers and visitors, residents and businesses, while supporting informed decision-making and responding to changing community needs.

The Action Plan is not intended to establish a long-term parking strategy; rather, it provides a structured approach to gathering the data and information required to inform future strategic decisions regarding parking, customer behaviour and associated infrastructure. It is likely a broader Parking Strategy will be developed once traffic and parking decisions have been finalised throughout the CBD as part of the Urban Plan project.

Key Issues

The plan seeks to address the key issues associated with parking across the municipality, including balancing parking demand with available supply, ensuring equitable access for all users, supporting the economic vitality of the CBD and commercial precincts in conjunction with the Urban Plan, making efficient and effective use of parking infrastructure and public space.

As part of the development of the plan Council have included a proposed list of actions which highlights the key focus areas for Council over the next four years.

3.0 SUPPORTING INFORMATION

Strategic Alignment

Making an active town centre; Parking influences access to the CBD, supports business turnover, and affects how people visit, stay and move.

Making liveable local communities; Parking affects amenity, street congestion, safety and accessibility.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

While there will be no financial impacts from the adoption of the plan it is expected items listed within the action plan may have future impacts. Any notable impacts relating to each action will be discussed with Councillors as they are progressed.

Relation to Council Policy

The plan presented supports Council's *Parking Policy CP-007* which outlines the regulations and guidelines for parking with the Burnie area, including parking permits, time limits, and enforcement measures, to ensure safe and orderly parking for residents, visitors and businesses.

Discussion

Refer to Attachment for further information.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

The Parking Action Plan will support the efficient use of parking resources and maximise opportunities to achieve broader community, accessibility and economic objectives through a coordinated and evidence-based approach to parking management.

Environmental Sustainability

The Parking Action Plan supports environmental sustainability through the more efficient management of existing parking resources. By improving parking availability and reducing unnecessary vehicle circulation associated with searching for parking, the Plan has the potential to reduce vehicle emissions.

Consultation

No community consultation is proposed as part of the adoption of the Parking Action Plan. Consultation will be undertaken, where appropriate, during the development and implementation of individual actions identified in the Action Plan.

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

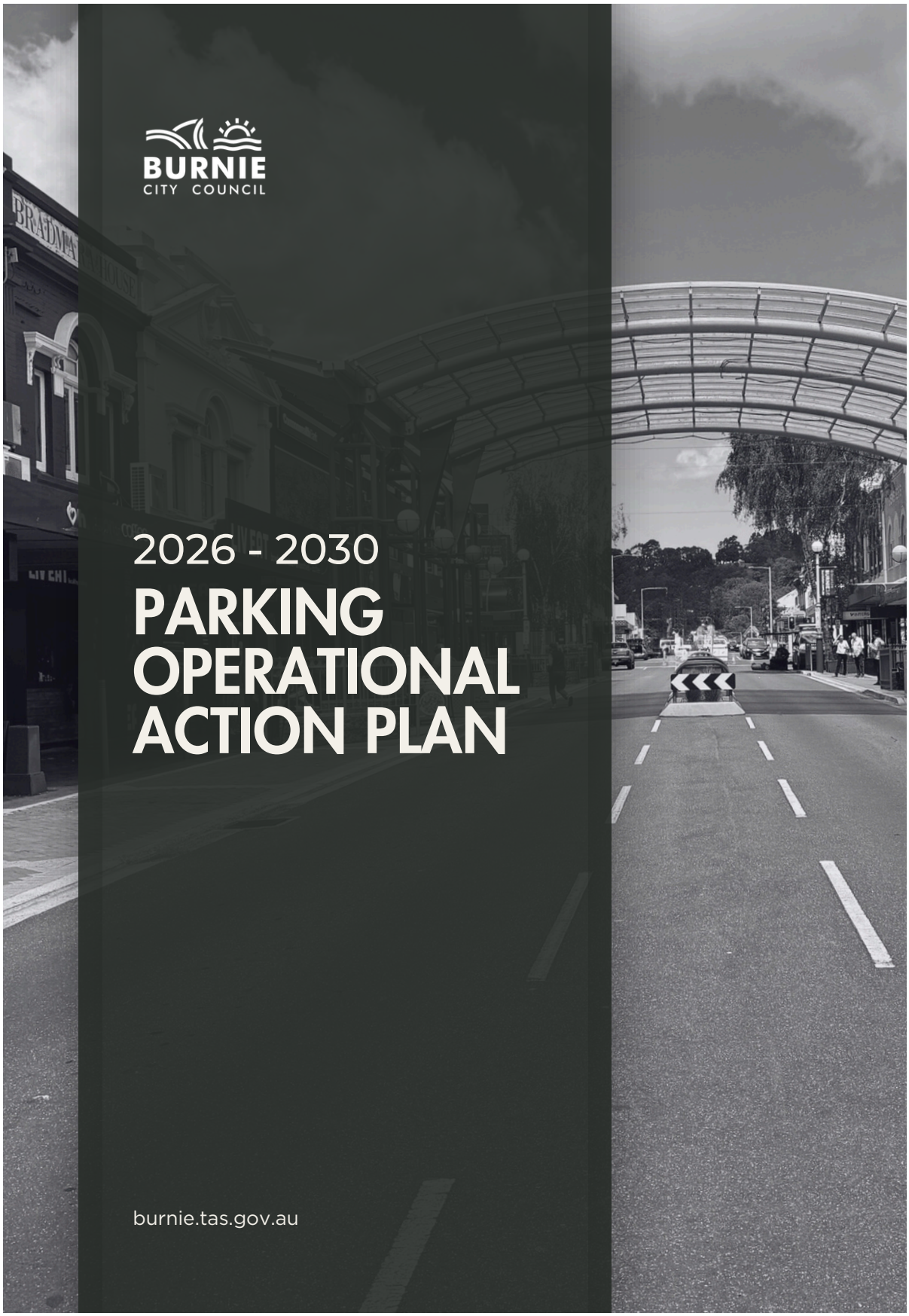
No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. Draft Parking Operational Plan 2026-2030

COUNCIL RESOLUTION

MOVED:	***Cr C Lynch***
SECONDED:	***Cr G Simpson***
"THAT Council adopt the Parking Operational Action Plan, as presented."	
For:	Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.
Against:	
	CARRIED UNANIMOUSLY


BURNIE
CITY COUNCIL
2026 - 2030
PARKING
OPERATIONAL
ACTION PLAN
burnie.tas.gov.au

Next Date of Review: 2030

Document Controller: Executive Manager Compliance Services

Document Reviewer: Executive Manager Compliance Services

Date adopted by Council: _____

Resolution Number: _____

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1.0 Operational Summary

This Parking Operational Action Plan sets out a clear and practical framework for how Burnie City Council will manage parking across the municipality between 2026 and 2030. It responds to increasing demand, changing user behaviour, and the need to better align parking with broader strategic objectives for the City Centre.

Burnie remains a highly car-dependent community, with strong and consistent demand for convenient, accessible parking.

This Plan shifts the focus from simply providing parking to actively managing it. It recognises that pricing, time limits, enforcement, technology, and user experience all play a role in achieving better outcomes.

Key directions of the Plan include:

- Adopting a more demand-responsive approach to pricing to improve turnover in high-demand areas
- Encouraging greater use of off-street and long-stay parking to reduce pressure on central locations
- Maintaining a dual payment system that supports both digital and cash users, ensuring accessibility for all members of the community
- Improving wayfinding to reduce congestion and make better use of existing parking assets
- Expanding data collection and monitoring to support evidence-based decision-making
- Strengthening enforcement and resourcing to improve compliance across both CBD and outer areas
- Supporting emerging trends, including electric vehicles and changing customer expectations

The Plan also reinforces the importance of aligning parking management with key Council plans, including the Burnie City Centre Urban Plan and Making a Better Burnie 2044.

Importantly, this is not a plan about increasing parking supply at any cost. Instead, it focuses on making better use of what already exists - improving efficiency, supporting economic activity, and ensuring fair and equitable access to parking across the municipality.

2.0 Introduction

Parking in Burnie is not just a convenience—it is a critical piece of the City's economic and social infrastructure. The way parking is managed directly influences how people access businesses, services, and public spaces, and plays a key role in shaping the overall experience of the City Centre.

Burnie City Council currently manages approximately 1510 controlled parking spaces across the municipality, representing around 40% of publicly accessible parking within the City Centre. The remaining supply is largely provided by the private sector. This shared responsibility makes it essential that Council's approach to parking is strategic, balanced, and responsive to both community and economic needs.

Burnie's high reliance on private vehicles means that parking demand will remain strong for the foreseeable future. However, the issue is not simply one of supply. Existing data and observations highlight inefficiencies in how parking is currently used, with high-demand areas experiencing pressure while other locations remain underutilised.

This Plan takes a whole-of-system approach to parking. It recognises that effective parking management is achieved through a combination of:

- appropriate pricing
- clearly defined time limits
- consistent enforcement
- accessible payment options
- strong wayfinding
- and reliable data

The Plan prioritises optimisation—making better use of existing assets while improving the overall user experience.

The document also acknowledges Burnie's unique local context, including socio-economic considerations and an ageing population. These factors require a balanced approach that supports affordability and accessibility, while still delivering efficient and sustainable parking outcomes.

Ultimately, this Plan provides a practical roadmap to ensure parking in Burnie supports a vibrant, accessible, and economically active City Centre - without creating unnecessary barriers for the community it serves.

2.1 Burnie at a Glance

Burnie is a coastal city on Tasmania's north-west coast, blending an industrial heritage with scenic natural beauty. Home to approximately 20,000 residents, Burnie features a bustling deep-water port, a thriving healthcare sector, and a local campus of the University of Tasmania. Since moving past its single-industry roots, the city has successfully reinvented itself into a creative, maker-centric community. This transformation is anchored by the $20.5 million Burnie Arts cultural precinct. which integrates a state-of-the-art gallery, museum, and performance space right in the heart of the City.

2.2 Focus Area

This Plan is focused on the entire Burnie municipality rather than specifically the CBD precinct. Parking issues affect many parts of the City including residential streets, North West hospital precinct, school areas and satellite retail and commercial precincts.

2.3 Purpose of the Plan

The purpose of this Plan is to:

- Provide a clear framework for managing public parking within the Burnie City Centre;
- Support economic activity through appropriate parking turnover;
- Improve accessibility and user experience;
- Ensure efficient and sustainable use of Council-owned parking assets;
- Align parking outcomes with the Burnie City Centre Urban Plan; and Active Transport Strategy;
- Guide future investment in parking infrastructure and technology.

The Action Plan is not intended to establish a long-term parking strategy; rather, it provides a structured approach to gathering the data and information required to inform future strategic decisions regarding parking, customer behaviour and associated infrastructure.

3.0 Plan Context / Related Strategies

The Burnie Parking Operational Action Plan has been developed to support and implement the strategic directions established within Burnie City Council's adopted plans and strategies. Parking management is not an isolated function; it is a key component of the broader transport network, economic development framework, and urban environment that supports the vitality, accessibility and liveability of the Burnie City Centre.

This Parking Operational Action Plan aligns with Council's strategic objectives by ensuring that parking contributes to:

- a vibrant and active city centre,
- efficient movement of people and goods,
- equitable and accessible access to services and businesses,
- economic growth and investment, and
- a safe, attractive and people-focused public realm.

The plan recognises that parking policy influences travel behaviour, economic activity, streetscape outcomes and the overall experience of the city centre. Accordingly, the management of parking must be consistent with Council's broader transport, land use and community objectives.

3.1 Alignment with Making a Better Burnie 2044 Strategic Plan

Making a Better Burnie 2044 provides the overarching vision for the municipality, including the creation of an active town centre, liveable communities and sustainable infrastructure. The Parking Operational Action Plan recognises Burnie's reliance on private vehicle travel while also identifying the need to improve accessibility and support active transport options over time.

The Plan contributes to these objectives by:

- Supporting an active and accessible town centre through equitable parking provision,
- Ensuring parking management reflects the needs of a diverse community, including consideration of affordability and access to essential services,
- Optimising existing infrastructure to support future population and economic growth, and
- Enabling gradual transition toward more sustainable transport outcomes without compromising accessibility.

The Plan acknowledges that parking management must respond to Burnie's socio-economic context and existing travel behaviours while supporting long-term strategic

change.

3.2 Alignment with the Burnie City Centre Urban Plan

The Burnie City Centre Urban Plan establishes a long-term vision for a vibrant, inclusive and easy-to-navigate city centre that encourages people to live, work, visit and spend time in the CBD. The Urban Plan identifies parking management as a significant factor influencing visitation patterns, dwell time and perceptions of accessibility.

Community engagement undertaken as part of the Urban Plan identified parking cost, duration limits and accessibility as key issues affecting city centre use, with parking settings influencing how long people stay and whether they choose to visit the CBD.

The Parking Operational Action Plan supports the Urban Plan by:

- Improving accessibility to retail, hospitality and community services,
- Supporting increased dwell time and economic activity,
- Balancing parking provision with improved streetscape amenity and public space outcomes,
- Supporting better connectivity between precincts through walkable parking locations, and
- Ensuring parking does not dominate key streets and public spaces.

The Plan recognises that effective parking management is essential to achieving the Urban Plan's objectives of increased activation, improved amenity and a more vibrant city centre.

3.3 Alignment with the Road Network Strategy

The Burnie Road Network Strategy establishes that the value of the road network lies in how effectively it supports community needs, economic activity and connectivity across the municipality. The strategy identifies the need to balance competing demands for access across freight, business, community and recreational users.

The Plan supports this framework by:

- Managing parking demand to improve the efficiency and function of the road network,
- Supporting turnover in high-demand areas to maintain access to businesses and services,
- Ensuring parking arrangements do not compromise freight movement or key transport corridors, and

By aligning parking supply and controls with the road network hierarchy, the Plan assists in reducing unnecessary vehicle circulation and supports more efficient use of existing infrastructure.

3.4 Alignment with the Active Transport Strategy

The Burnie Active Transport Strategy aims to increase the role of walking, wheeling, and riding across the municipality by delivering a connected network of inclusive infrastructure that makes active transport safer, more accessible, and easier to use throughout Burnie.

The Plan supports this framework by:

- Encouraging walking and active transport through appropriate parking location and management
- Managing parking supply and demand to reduce congestion in busy areas
- Improving accessibility for people of all abilities through better parking design and connections to walking networks.

The Strategy recognises that transport networks must cater to more than just private vehicles and acknowledges the importance of alternative transport modes in creating a balanced and accessible transport system across the municipality.

3.5 Burnie Municipality - Car Dependency and Transport Behaviour

Key findings:

- 78% of residents travel to work by car.
- Public and active transport use is low.
- Most trips are short but still commonly made by car.
- Car dependency is high for everyday travel for commuting, shopping and accessing services

Parking implications:

- Parking demand will remain significant.
- The Plan should manage demand rather than attempt immediate reduction.
- Gradual transition toward alternative modes.

3.6 Burnie Municipality - Socio-economic Considerations

Burnie has:

- higher socio-economic disadvantages
- sensitivity to cost of living pressures.

Parking implications:

- Pricing must consider affordability.
- Avoid policies perceived as punitive.

3.7 Burnie Municipality – Population and Economic Growth

Projected growth and economic diversification means:

- increasing demand for city centre access.
- need for efficient infrastructure use.

Parking implications:

- Focus on management and optimisation rather than large new supply.

4.0 Current Parking Landscape

The current parking environment within the Burnie municipality reflects a system that has evolved over time to meet the needs of a highly car-dependent community, while supporting access to the City Centre and surrounding precincts. Council currently manages a combination of on-street and off-street parking assets that service a diverse range of users, including residents, businesses, workers, and visitors.

Parking demand remains consistently high within key areas of the CBD, particularly in short-stay, high-turnover locations. At the same time, longer-stay parking facilities and outer areas are not always utilised to their full potential, indicating an imbalance between supply, demand, and user behaviour.

The existing system is supported by a mix of traditional infrastructure and emerging digital technologies. While recent upgrades have improved functionality, there are opportunities to further modernise payment systems, enhance data collection, and improve the overall user experience.

This section outlines the current state of parking supply, pricing, utilisation, and operations across the municipality. It identifies key strengths, constraints, and emerging challenges that inform the strategic actions outlined in this Plan.

4.1 Parking Supply

The provision and management of parking supply within the Burnie town centre is a key component of effective urban planning and economic activity. A balanced mix of on-street and off-street parking is essential to support business turnover, encourage visitation, and ensure efficient use of available space within the CBD.

4.1.1 On Street Parking

Controlled parking periods apply for on-road parking spaces in the Burnie town centre –

a) between 9.00 am and 6.00 pm from Monday to Friday inclusive, excluding statutory public holidays; and
b) between 9.00 am and 2.00 pm on Saturday, excluding statutory public holidays

The applicable parking meter or a sign in the locality will indicate the maximum time for use of an on-road parking space during the applicable control period.

MAXIMUM PARKING TIME - BURNIE TOWN CENTRE (Current as of 20/04/26)				
On-Street Location	**# spaces**	**Time Limit/s**	**Current Infrastructure**	**Payment Options**
Alexander Street	61	30 min, 1 Hr, 2 Hrs, 10 Hrs 9am-6pm M-F / 9am-2pm Sat	11 Voucher Machines	Credit card via Digital Platform Coin only at the meter
Alexander Street	5	1 Hr 9am-6pm M-F / 9am-2pm Sat	5 Single Coin Meters	Credit Card via Digital Platform Coin only at the meter
Bourke Street	7	5 Hrs 9am-6pm M-F / 9am-2pm Sat	2 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Bourke Street	6	5 Hrs 9am-6pm M-F / 9am-2pm Sat	6 Single Coin Meters	Credit Card via Digital Platform Coin only at the meter
Cattley Street	36	30 Minutes, 1 Hour 9am-6pm M-F / 9am-2pm Sat	7 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Columnar Court	4	1 Hour 9am-6pm M-F / 9am-2pm Sat	1 Voucher Machine	Credit Card via Digital Platform Coin only at the meter
High Street	11	1 Hour 9am-6pm M-F / 9am-2pm Sat	2 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Jones Street	36	2 Hrs, 5 Hrs, 10 Hrs 9am-6pm M-F / 9am-2pm Sat	6 Voucher Machines	Credit Card via Digital Platform Coin only at the meter

King Street	11	10 Hrs 9am-6pm M-F / 9am-2pm Sat	2 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
King Street	14	10 Hrs 9am-6pm M-F / 9am-2pm Sat	8 Single Coin Meters 3 Dbl Coin Meters	Credit Card via Digital Platform Coin only at the meter
Ladbrooke Street	29	30 Minutes, 1 Hour 9am-6pm M-F / 9am-2pm Sat	6 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Ladbrooke Street	5	1 Hour 9am-6pm M-F / 9am-2pm Sat	5 Single Coin Meters	Credit Card via Digital Platform Coin only at the meter
Little Alexander Street	14	10 Hrs 9am-6pm M-F / 9am-2pm Sat	1 Voucher Machine	Credit Card via Digital Platform Coin only at the meter
Marine Terrace	37	1 Hour, 2 Hrs, 10 Hrs 9am-6pm M-F / 9am-2pm Sat	9 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Mount Street	34	1 Hour 9am-6pm M-F / 9am-2pm Sat	7 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Mount Street	6	1 Hour 9am-6pm M-F / 9am-2pm Sat	6 Single Coin Meters	Credit Card via Digital Platform Coin only at the meter
North Terrace	32	1 Hour, 2 Hrs 9am-6pm M-F / 9am-2pm Sat	8 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
North Terrace	5	1 Hour, 2 Hrs 9am-6pm M-F / 9am-2pm Sat	5 Single Coin Meters	Credit Card via Digital Platform Coin only at the meter
Spring Street	13	10 Hrs 9am-6pm M-F / 9am-2pm Sat Earlybird rate before 10am M-S	13 Single Coin Meters	Credit Card via Digital Platform Coin only at the meter
Wilmot Street	44	30 Minutes, 1 Hour 9am-6pm M-F / 9am-2pm Sat	11 Voucher Machines	Credit Card via Digital Platform. Coin only at the meter
Wilmot Street	4	1 Hour 9am-6pm M-F / 9am-2pm Sat	4 Single Coin Meters	Credit Card via Digital Platform. Coin only at the meter
Wilson St	71	30 Minutes, 1 Hour / 2 Hrs 9am-6pm M-F / 9am-2pm Sat	14 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Total	**485**			

4.1.2 On Street Parking – Recommendations

1) Adopt a Demand-Based Pricing Approach - Introduce higher pricing within high-demand, short-stay areas (city loop) and lower pricing in outer CBD areas to encourage parking distribution and improve turnover in premium locations.

2) Encourage Use of Long-Term Parking Areas - Position outer CBD and long-term parking areas as more attractive options through pricing and signage, reducing pressure on central short-stay spaces.

3) Diversify Digital Payment Options - Introduce additional mobile parking providers alongside existing platforms to reduce reliance on a single supplier, promote competitive pricing, and improve system resilience and user choice. Having multiple providers will give residents and visitors greater choice in how they pay for parking, allowing them to select a service that best meets their needs in terms of functionality, convenience, and cost. Council currently offers only one digital parking payment option and whilst this provides a level of convenience, it also creates dependence on a single provider, which may limit flexibility and expose Council and users to service disruptions should technical issues or outages arise.

4.1.3 Off Street Parking

Controlled parking periods apply for off-street parking spaces in the Burnie town centre

a) between 8:30 am and 6.00 pm from Monday to Friday inclusive, excluding statutory public holidays; and
b) between 8:30 am and 2.00 pm on Saturday, excluding statutory public holidays

The applicable parking machine/voucher meter or a sign in the locality will indicate the maximum time for use of an off-street parking space during the applicable control period.

MAXIMUM PARKING TIME - BURNIE TOWN CENTRE OFF STREET PARKING (Current as of 20/04/26)				
Off-Street Location	**# spaces**	**Time Limit/s**	**Current Infrastructure**	**Payment Options**
Basalt Column Car Park	36	830am-6pm M-F / 9am-2pm Sat	1 Voucher Machine	Credit card via Digital Platform Coin only at the meter Early Bird
Burnie Arts Car Park	83	830am-6pm M-F / 9am-2pm Sat	2 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Burnie Arts Car Park	22	Reserved 24 hours		
King Street Car Park	58	830am-6pm M-F / 9am-2pm Sat	1 Voucher Machine	Credit Card via Digital Platform Coin only at the meter Early Bird
King Street Car Park	20	Reserved 24 Hours		
Little Alexander Street	20	Reserved 24 Hours		
North Terrace Off Street	56	3 hours 9am-6pm M-F / 9am-2pm Sat	3 Voucher Machines	Credit Card via Digital Platform Coin only at the meter
Portside Car Park	51	830am-6pm M-F / 9am-2pm Sat	1 Voucher Machine	Credit Card via Digital Platform Coin only at the meter
Portside Car Park	38	Reserved 24 Hours		
Total	**384**			

4.1.4 Commercial and Private Car Parks

In addition to Council-operated parking facilities, a number of commercial and privately operated car parks are located throughout the CBD, which significantly contribute to the overall parking supply. Key primary retail car parks within the CBD include Centro Car park, Stubbs Car Park, Bay City Arcade Car Park and Target Car Park. These facilities are operated by an external parking management provider and offer a range of parking

options to support shoppers, visitors and workers with fees commencing at no charge for the first 1.5 hours to $2.50 per hour along with early bird/all day parking options.

Parking Location	Bay City Arcade (Pic 1)	Stubbs Car Park (Pic 2)	Centro Car Park	Privately Owned Reserve Parking
Colour Code				

Parking Location	Target Car Park (Pic 3)	McDonalds Car Park (Pic 4)	Privately Owned Reserve Parking
Colour Code			

4.1.5 Off Street Parking – Recommendations

1) Maximise Off-Street Parking Capacity - Investigate opportunities to maximise off-street parking supply within key locations, including the potential redevelopment of the Little Alexander Street car park to accommodate future demand.

2) Support Economic Activity Through Pricing Initiatives – Introduce a 6-month free parking trial in off-street car parks on Saturdays to encourage visitation, increase dwell time, and support local businesses within the CBD. A time-limited trial would enable Council to assess the effectiveness of the initiative before considering any long-term implementation. Throughout the 6-month period, Council should collect and monitor relevant data, including car park occupancy rates and retail activity indicators, along with feedback from businesses, residents and visitors. The findings could then provide an evidence based foundation to help determine whether free Saturday parking should be extended or targeted to specific locations or periods.

3) Optimise Use of Existing Assets - Review time limits, pricing, and allocation of spaces across off-street car parks to ensure they are aligned with demand patterns and support efficient utilisation.

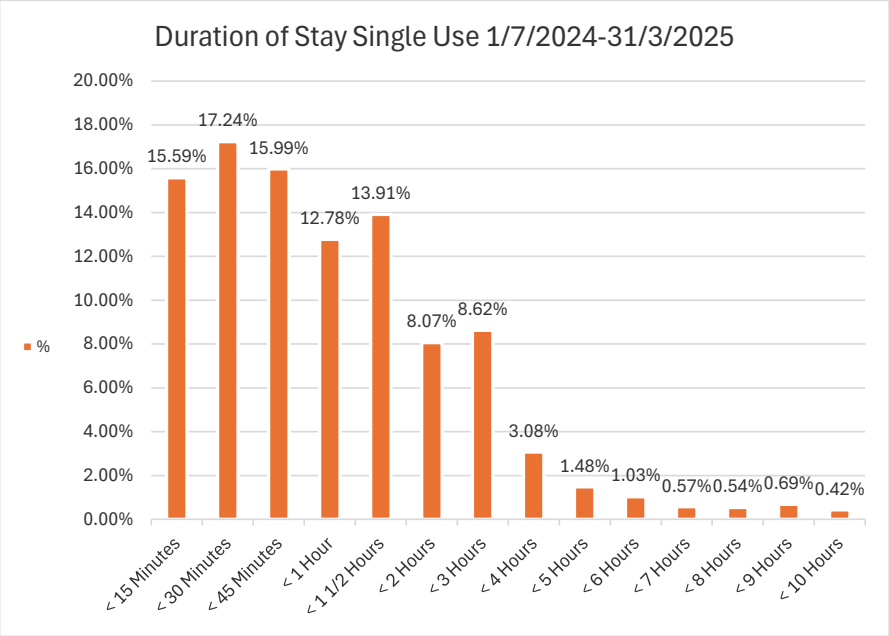
4.1.6 Multi-storey Carpark

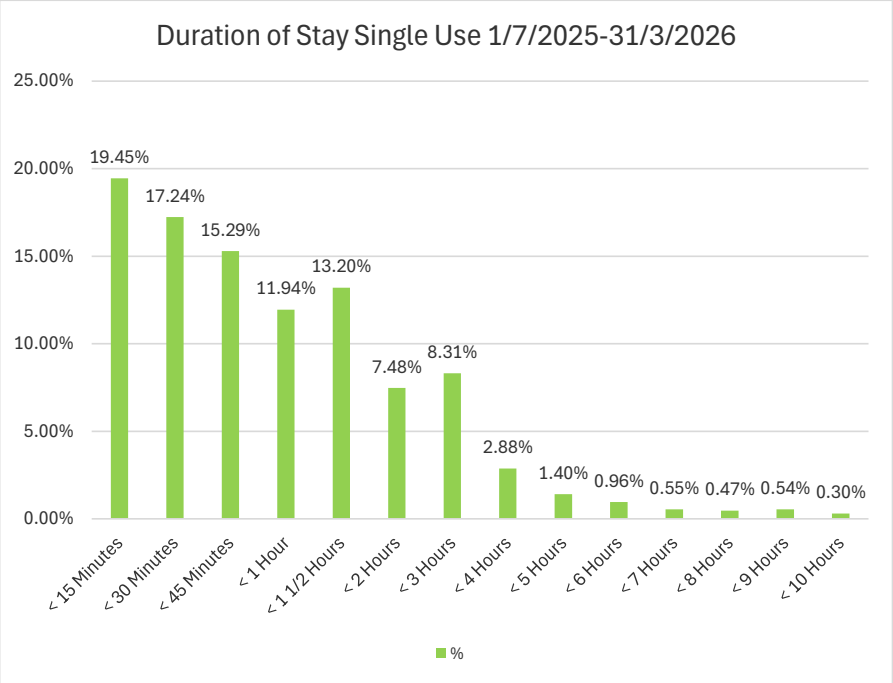
Multi-storey Carpark is operational between 6:30 am and 10:00pm from Monday to Sunday. Free parking on Sundays and Public Holidays. 3 hours free parking on first and third Saturdays of each month to coincide with Burnie City Market and 1st Hour free all other days.

Multi-storey Car Park	437	630am-10pm Mon-Sun	2 Exit Gates 1 Paystation 1 Booth	Credit Card only at gate Credit Card and Coin at Paystation EFTPOS, Credit Card and Coin at Booth
Multi-storey Car Park	204	Reserved 24 Hours		***CURRENT AS OF – 20/04/26***

4.1.7 Multi-storey Carpark – Usage

Parking duration data shows that most stays within the Multi-storey Car Park are under two hours, indicating that the facility is predominantly used for short-term parking to support access to the CBD.





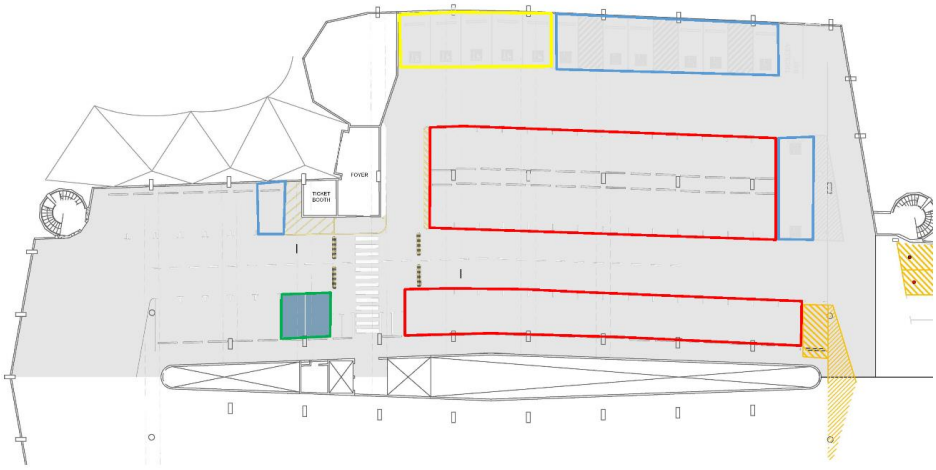
4.1.8 Multi-storey Carpark – Recommendations

1) Implementation of **Early Bird** parking in the MSCP to cater for casual and part-time workers.

2) **Introduce a free 6-month parking trial on Saturdays** to support CBD business activities as referenced in 4.1.4

3) **Monitor and review number of reserved parking spaces** and overall capacity within the car park to ensure the facility is being efficiently utilised. This should include regular assessment of occupancy rates and demand patterns to identify opportunities to improve availability, accessibility

4) **Implementation of 41 short-term (30-minute) parking spaces on Level 2**, in addition to the existing pram and disability parking spaces located in this area, to improve turnover and better accommodate short-duration parking demand.

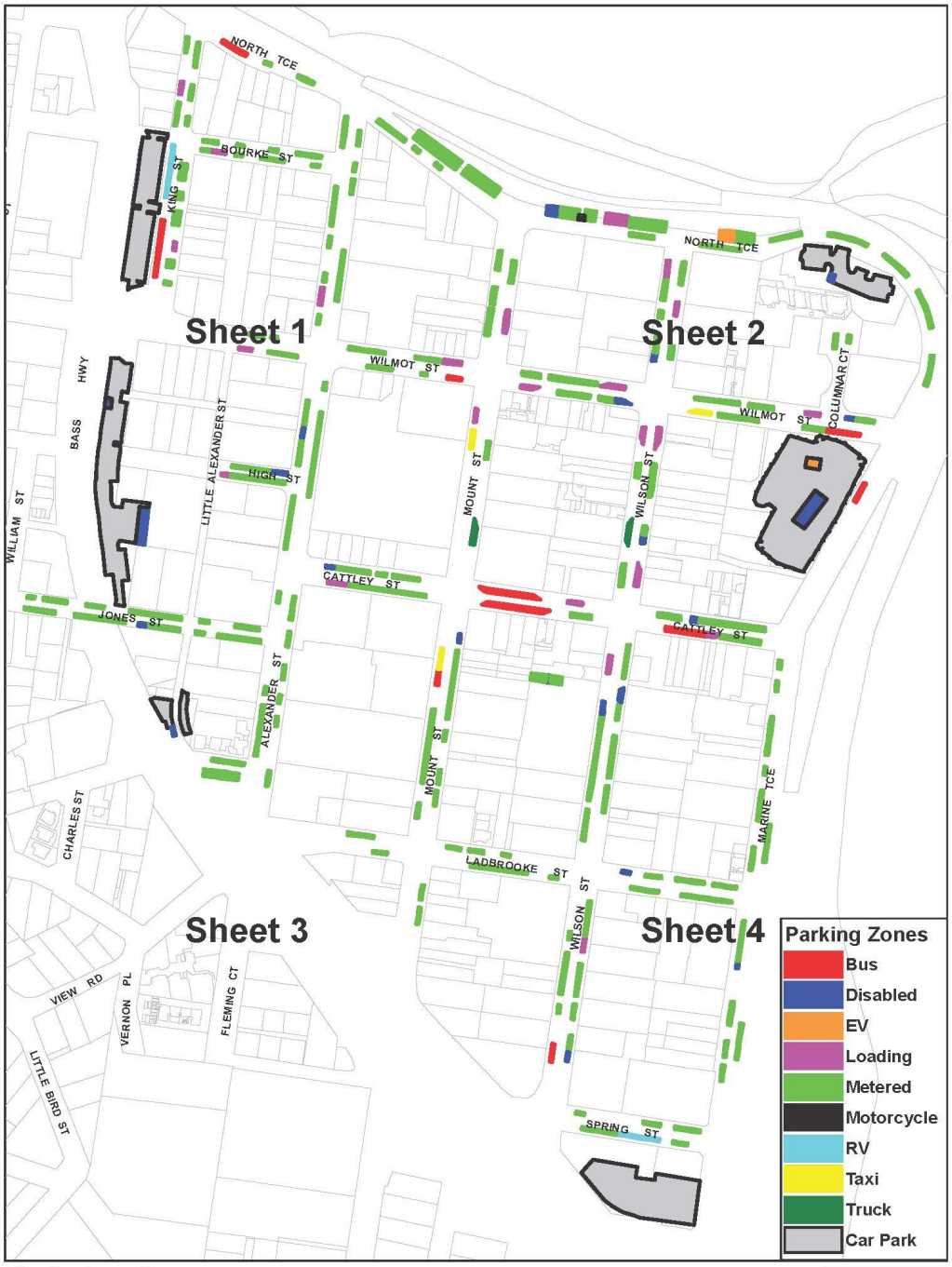


Parking Type	Disability Parking	Parents/Pram Parking	Electrical Vehicle	Proposed 30 Minute Parking
Colour Code				

Implementation of 41 short-term (30-minute) parking spaces on Level 2

4.2 Parking Zones

Parking zones cater to a wide range of users - including businesses, residents, commuters, and visitors, by providing clearly defined areas for loading, short-term parking, public transport, and specialised vehicle access. Council acting as the road authority allocate and manage these spaces aiming to balance operational needs with community accessibility, while supporting economic activity within the city centre. These zones come under the Road Rules 2019 and are policed and enforced in conjunction with Tasmania Police. The CBD zones are being reviewed as part of the Urban Redevelopment Plan currently being undertaken.



Information shown on these maps is compiled from numerous sources and may not be complete or accurate

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Parking Zones

BURNIE CITY COUNCIL

Information shown on these maps is compiled from numerous sources and may not be complete or accurate

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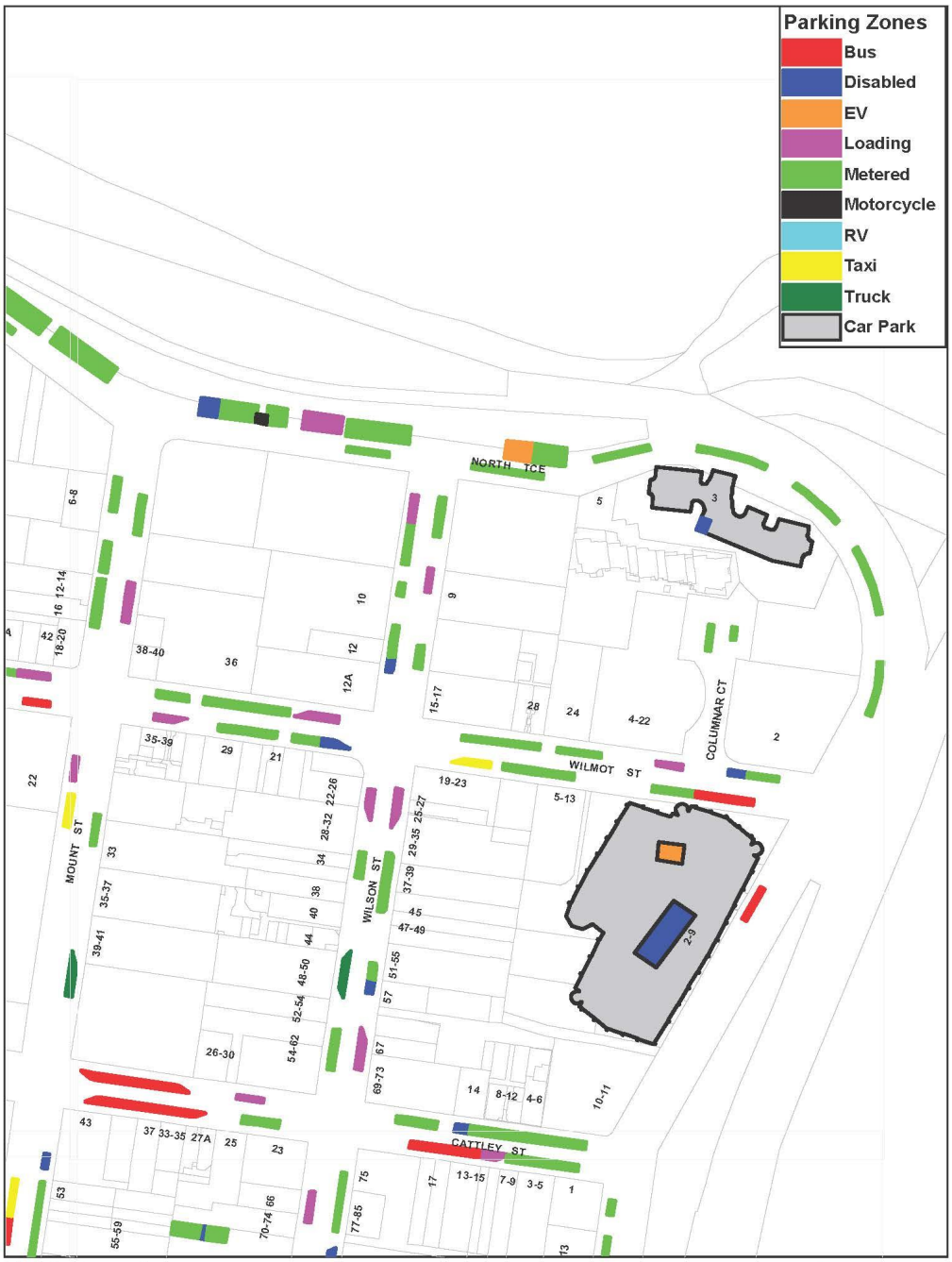
Parking Zones - Sheet 1

BURNIE CITY COUNCIL



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Parking Zones - Sheet 2

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Parking Zones - Sheet 3

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Parking Zones - Sheet 4

BURNIE CITY COUNCIL

4.2.1 Loading Zones

Several Loading zones in and around the CBD have been provided to allow the safe delivery of Goods and Services to the businesses within the CBD.

- 1 x High Street (outside Grange)
- 1 x Bourke Street (outside Instant Windscreens)
- 2 x King Street (outside Malee Grill and Coastal Physiotherapy)
- 1 x Alexander Street (outside Downtown Stationary)
- 1 x Mount Street (outside Sportspower and Yuvi Kitchen)
- 6 x Wilson Street (outside Red Cross Blood, Fortuna Gardens, Boland's, Subway,
- Toyworld and Voyager)
- 3 x Cattley Street (outside Northwest Dental, Body and Balance and Harris Building)
- 6 x Wilmot Street (outside Columnar Court, Rivers, Indigo House, Communion, Care Chemist and Red Cross Shop).
- 1 x Wilson Street – Loading & No Stopping/Standing times apply – Burnie News agency
- 1x Mount Street – Loading & No Stopping/Standing times apply- Ember & Vines

4.2.2 Truck Zones

These zones were created due to the high demand for Truck deliveries within the CBD. The exclusive zone allows vehicles above 4GVM, which includes large vans to have the ability to deliver to businesses within the business precinct.

- 1 x Wilson Street (outside Cotton On)
- 1 x Mount Street (outside Sportspower)

4.2.3 Pram Zone

The ability for parents to safely park within the Multi-storey Carpark has been addressed and Council provides 5 spaces for vehicles to park- Regular Parking Fees apply

4.2.4 Police Zone

A zone has been allocated outside the Burnie Police Station in Wilson Street which allows Police vehicles etc. roadside access to the station. This designated zone is monitored by Tasmania Police.

4.2.5 Motorbike Zones

The Motorcycle zones provided by BCC have been provided to allow safe and easily accessible areas to park. These zones are **free of charge** and not monitored.

- 4 x North Terrace (across from Voyager Hotel)
- 14x Multi-storey Carpark

4.2.6 RV Zones

There are two RV sites in Burnie which are places to provide adequate parking **free of charge** to recreational vehicles including caravans. (time limits apply)

These parking zones are situated in areas within the CBD to cater for tourists and locals, enabling them to utilize all facilities available within the CBD.

- King Street – street side adjacent to King Street carpark
- Spring Street – outside Cradle Coast building

4.2.7 Electric Vehicle zones

Electric vehicles have become more widely used on BCC streets now so the ability to provide areas central to the CBD has been addressed.

There are five Electric charging options within the CBD.

The two Council managed electrical charging ports available in the Multi-storey Carpark require payment for parking time when exiting.

The remaining charging stations are privately owned. The 3 (three) EV charging station bays available on North Terrace have the parking fee included in the charging fee so no voucher is required.

Council Operated

- 2 x bays – Multi-storey carpark (Level 2) – Regular Parking Fees apply

Non-Council Operated

- 3 x bays – UTAS Cradle Coast Campus
- 3 x bays – North Terrace – directly across from Beach Hotel

4.2.8 Taxi Zones

There are several taxi zones around Burnie, and they are situated in easily accessible areas conveniently within the CBD.

- 2 x bays – Mount Street – outside Burnie Plaza

- 1x bay – Mount Street – outside Anglican Church
- 2 x bays – Wilmot Street – outside Subway

4.2.9 Bus Zones

Bus zones are placed in many areas around Burnie. The Cattley street zones and Mount street are exclusively reserved for Metro/Tas link service.

- 1 bay Wilson Street outside McDonalds
- 1 bay Wilson Street outside Napoli (time limits apply)
- 1 bay North Terrace outside RACT - **METRO**
- 1 bay Marine Terrace- outside Multi-storey Carpark
- 1 bay Wilmot Street – outside Multi-storey Carpark
- 1 bay Wilmot Street – outside Ember and Vine
- 2 bays -Cattley Street outside Northwest Dental - **METRO**
- 2 bays – Cattley Street outside NAB/ St Lukes - **METRO**
- 2 bays–Cattley Street outside Eyelines/Reject Shop - **METRO**
- 1 bay-Alexander Street – outside Hungry Jacks – **METRO**

4.2.10 Disability Parking Zones

Provision of accessible parking is a key component of an equitable and inclusive parking system. In recognition of this, Council resolved to support improved access for disability permit holders through the introduction of free parking arrangements.

At the Council meeting held on 24 October 2023, Council adopted **MOTION: AO-156-23**, which provides for free parking for eligible disability permit holders within designated areas, subject to applicable conditions and time limits.

This approach aims to reduce barriers to access, support participation in the City Centre, and ensure that parking arrangements remain responsive to the needs of all members of the community.

Designated Disability Zones: Disability parking permit holders can park free of charge in these zones for twice the stated time limit. Example: A 1-hour limit allows 2 hours free; a 2-hour limit allows 4 hours free. **MOTION: AO-156-23 Carried 24/10/2023**

Regular Parking Spaces: permit holders must pay for the initial parking period but will receive the same additional time for free. For example, pay for 2 hours and get another 2 hours free. Must have valid permit displayed.

Multi-Storey Car Park (MSCP): Free parking is unlimited in designated zones, but vehicles must exit by 6:30 PM (during Customer Service booth operating hours) to avoid an exit fee. First-time users must register their disability permit at the customer service booth, and permits must always be displayed in vehicles parked in designated MSCP zones. There are currently **493 registered** Disability Permit holders.

DISABILITY PARKING SPACES (*CURRENT AS OF – 20/04/26*)	
On-street	**Off-street**
1 x Wilmot Street (Wilkinson Pharmacy, Metro Cinema) 2 x Cattley Street (ANZ Bank, corner Alexander/Cattley) 1 x Alexander Street (Library) 1 x Mount Street (St Lukes intersection) 6 x Wilson street (Complete Care pharmacy, Bank of Us, Dominos, Post Office and Council chambers) 1 x Ladbrooke Street (APM -employment) 1 x Jones Street (Community Health) 1 x High Street (Autism Centre) 1 Marine Terrace (Centrelink)	1 x Bus – MSCP 11 x Car – MSCP 1 x Basalt Column 9 x Burnie Arts and Function Centre 1 x Little Alexander Street 3 x North Terrace off street parking 1 x City Office Concourse

4.2.11 Parking Zones – Recommendations

1) **Review and Rationalise Parking Zones** - Undertake a comprehensive review of all parking zones within the CBD to ensure they are appropriately located, clearly defined, and aligned with current and future demand. In conjunction with Urban Plan city loop review all zoning to complement city loop.
2) **Align Parking Zones with City Loop and Urban Plan** - Ensure zoning supports the broader City Loop concept and aligns with the Burnie City Centre Urban Plan, improving accessibility, traffic flow, and overall user experience.
3) **Expand and Relocate Electric Vehicle Infrastructure** – Relocate existing foreshore EV charging infrastructure to more suitable off-street locations, such as the Basalt Column Car Park, and increase the number of charging bays to meet growing demand, including the provision of additional supporting infrastructure such as a charging hub.

4) **Explore opportunities to increase RV bays -** In alignment with the Burnie City Centre Urban Plan, assess the potential for introducing additional RV bays or adaptable vehicle spaces that could be flexibly converted for different uses as needed.
5) **Improve Clarity and Consistency of Signage** - Review and standardise signage across all parking zones to improve user understanding, compliance, and ease of navigation.

4.3 Parking Pricing and the Purpose of Paid Parking

Paid parking plays an important role in managing the supply of parking within the Burnie City Centre. It is designed to support parking availability, encourage turnover of spaces, and contribute to the costs associated with providing, operating, and maintaining parking infrastructure. It is also a mechanism for visitors and residents from outside the Burnie municipality to contribute towards infrastructure and operational costs.

Without timing and pricing controls, the most convenient parking spaces are often occupied for ex-tended periods by commuters, employees, or residents. This can limit access for shop-pers, visitors, tradespeople, and other users who rely on convenient short-term parking to access businesses, services, and community facilities.

Parking pricing is a key tool available to Council to manage demand and ensure equitable access to the Burnie City Centre. An effective pricing framework encourages short-stay use in premium locations while directing longer-stay users to more appropriate off-street or peripheral parking. Pricing is therefore not solely a revenue mechanism, but a strategic lever to improve efficiency, accessibility, and overall parking outcomes.

Future pricing reforms will seek to balance affordability, economic activation, and operational sustainability, while aligning pricing more closely with demand and ensuring compliance with competitive neutrality obligations.

4.3.1 Competitive Neutrality Policy

In setting and reviewing parking fees, Council is required to comply with the Tasmanian Government's Competitive Neutrality Policy, as administered by the Tasmanian Treasury. This requires pricing to be transparent, cost-reflective, and structured in a way that does not provide an unfair advantage over private sector parking providers.

4.3.2 Payment Methods – Digital Platform Payments vs Cash

Council currently provides multiple payment options for parking, including coin-operated meters and digital payment platforms.

A review of recent data highlights a clear and ongoing shift in user behaviour toward digi-tal payment methods:

Financial Year	Digital Platform Payments	Cash Payments
2019–2020	28%	72%
2020–2021	40%	60%
2021-2022	52%	48%
2022–2023	59%	41%
2023-2024	65%	35%
2024–2025	68%	32%

This shift was notably accelerated during the COVID-19 pandemic, where a strong uptake in digital payment methods was observed as users increasingly preferred contactless and remote transaction options.

This trend reflects increasing user preference for convenience, flexibility, and cashless transactions. Digital platforms allow users to remotely start, extend, and manage parking sessions, improving the overall user experience and supporting higher compliance rates. They also provide operational benefits to Council, including reduced reliance on physical infrastructure and improved data collection.

However, despite the continued growth in digital payments, cash remains an essential and valued payment option within the Burnie community. A proportion of users—particularly older residents and those less comfortable with digital technology—continue to rely on coin-operated meters.

Maintaining cash payment options ensures the parking system remains inclusive, accessible, and equitable, aligning with Council's broader commitment to supporting all members of the community.

Accordingly, Council will continue to support a dual payment system that accommodates both digital and cash users, while monitoring usage trends to inform future infrastructure and service planning.

4.3.3 Pricing Comparison

A comparative assessment of parking fees across Burnie, Devonport, Launceston and Hobart has been undertaken to provide context for Burnie's current and proposed pricing structure. This benchmarking recognises the differing roles, scale, and demand profiles of each centre, while ensuring Burnie's approach remains both appropriate and competitive within the Tasmanian landscape.

Hobart and Launceston, as larger and more densely utilised urban centres, generally attract higher parking fees, reflecting increased demand and greater pressure on available parking resources. Devonport provides a more directly comparable regional benchmark, sharing similar characteristics in terms of size, function, and user patterns.

The comparison demonstrates that Burnie's current pricing is positioned at the lower end relative to these municipalities. While this supports accessibility and encourages visitation to the CBD, it also reinforces the importance of ensuring pricing settings contribute to effective turnover and overall parking availability.

This analysis supports a balanced approach to pricing - one that maintains affordability while also improving parking efficiency and aligning more closely with comparable councils where appropriate.

PARKING		PRICING COMPARISONS		
Pursuant to Part IV of the Local Government (Highways) Act 1982		DEVONPORT	LAUNCESTON	HOBART
Parking per hour or part thereof unless otherwise specified	**INCL GST**			
Parking Meters per hour short term (2 hour or less)	**$2.30**	$2.50/hr	$4.00/hr (1hr meters)	$2.20 - $5.60/hr
Parking Meters per hour long term (5 hours or more)	**$1.90**	$1.50-$2.00/hr	$3.50/hr (3hr meters)	$2.20 - $5.60/hr
Parking Meters Spring Street	**$1.60**		$2.00/hr (9 hour meters)	$2.20 - $5.60/hr
Carparks Ground Level (Hilder Parade)	**$2.20**			
Carparks Ground Level (Little Alexander St, Burnie Arts & Function	**$1.90**		FREE on public holidays	
North Terrace) Early Bird King Street (voucher purchased prior to 10.00am)	**$7.40**		Some parking areas payable on Saturdays and some also payable on Sunday (e.g. Cataract Gorge, Elizabeth St)	
Early Bird Nth Terrace (voucher purchased prior to 10.00am)	**$8.50**			
Carparks Ground Level (King Street, Portside)	**$1.60**			
Early Bird Portside (voucher purchased prior to 10.00am)	**$7.40**			
Carparks (Marine Terrace) Early Bird	**N/A**	Only private carparks offering	$8.00	Only private carparks offering
Carparks (Marine Terrace) Minimum fee 1st half an hour	**N/A**	30min free / $1.10 each 30min		
Carparks (Marine Terrace) 1st hour only	**No charge**	$1.10	$3.00	No charge
Carparks (Marine Terrace) 2nd hour only	**$2.90**	$3.30	$6.00	$5.00
Carparks (Marine Terrace) 3rd hour and each hour thereafter	**$1.80**	$2.20 / hr	$1.50/ 30min or part thereof	
Carparks (Marine Terrace) 6:30pm until 10:30pm Monday to Friday	**$2.30**	$2.00 flat free after 6:30	N/A	
Carparks (Marine Terrace) Saturday, Sunday and Public Holidays	**No charge**	$2.00 Flat fee Sat & Sun	Same as weekdays	1st hour free - $2/hr capped @$10
Carparks (Marine Terrace) Lost Ticket fee up until 8.00pm	**$18.80**		$19.50	
Parking Hoods - per day per hood	**$35.20**	$32.00	$35.00	$31.00
Parking Permit - per year	**$473.20**	$255.00 (time limits apply)		
Multi-storey Long Term				
Multi-storey Carpark 1 month - Level 7 - Undercover	**$139.00**	$160/month all excpt Market Sq	Private parking providers $120-$260/month	Private parking providers $147-$369/month
Multi-storey Carpark 12 months - Level 7 - Undercover	**$1,668.00**			
Multi-storey Carpark 1 month - Levels 8 & 9 - Outside	**$122.50**	$120/month Market Sq		
Multi-storey Carpark 12 months - Levels 8 & 9 - Outside	**$1,470.00**			
Ground Level Car Parks Long Term				
Little Alexander Street, Civic Centre -	**$130.00**			
1 month				
Little Alexander Street, Civic Centre -	**$1,560.00**			
12 months				
King Street, Portside - 1 month	**$115.00**			
King Street, Portside - 12 months	**$1,380.00**			

4.3.4 Pricing Recommendations

The proposed parking fees and charges reflect a considered response to both local conditions and broader benchmarking across comparable councils, including Devonport, Launceston and Hobart. The revised pricing has been set to better balance accessibility with functionality - encouraging appropriate parking durations in high-demand locations while maintaining reasonable and equitable access for the community. This approach supports improved availability of parking within the CBD and aligns with the broader objective of supporting local economic activity.

PARKING			PROPOSED FEES
Pursuant to Part IV of the Local Government (Highways) Act 1982			
Parking per hour or part thereof unless otherwise specified			**Fee 2026-2027**
Parking Meters per hour short term (2 hour or less)	**$2.30**	$0.21	**$2.50**
Parking Meters per hour long term (5 hours or more)	**$1.90**	$0.17	**$2.00**
Parking Meters Spring Street	**$1.60**	$0.15	
Carparks Ground Level (Hilder Parade)	**$2.20**	$0.20	
Carparks Ground Level (Little Alexander St, Burnie Arts & Function Centre,	**$1.90**	$0.17	
North Terrace)	**$7.40**		
Early Bird King Street (voucher purchased prior to 10.00am)		$0.67	
Early Bird Nth Terrace (voucher purchased prior to 10.00am)	**$8.50**	$0.77	
Carparks Ground Level (King Street, Portside)	**$1.60**	$0.15	
Early Bird Portside (voucher purchased prior to 10.00am)	**$7.40**		
		$0.67	
Carparks (Marine Terrace) Early Bird (prior to 9am)	**N/A**		**$7.50**
Carparks (Marine Terrace) Minimum fee 1st half an hour	**N/A**	N/A	
Carparks (Marine Terrace) 1st hour only	**No charge**	N/A	
Carparks (Marine Terrace) 2nd hour only	**$2.90**	$0.26	
Carparks (Marine Terrace) 3rd hour and each hour thereafter	**$1.80**	$0.16	
		$0.21	
Carparks (Marine Terrace) 6:30pm until 10:30pm Monday to Friday Flat	**$2.30**	$0.21	
Fee			
Carparks (Marine Terrace) Sunday and Public Holidays	**No charge**		
Carparks (Marine Terrace) Lost Ticket fee up until 8.00pm	**$18.80**	$1.71	
Parking Hoods - per day per hood	**$35.20**	$3.20	
Parking Permit - per year	**$473.20**	$43.02	**$300.00**
Multi-storey Long Term			
Multi-storey Carpark 1 month - Level 7 - Undercover	**$139.00**	$12.64	$99.40
Multi-storey Carpark 12 months - Level 7 - Undercover	**$1,668.00**	$151.64	$1,192.80
Multi-storey Carpark 1 month - Levels 8 & 9 - Outside	**$122.50**	$11.14	$87.60
Multi-storey Carpark 12 months - Levels 8 & 9 - Outside	**$1,470.00**	$133.64	$1,051.20
Ground Level Car Parks Long Term			
Little Alexander Street, Civic Centre - 1 month	**$130.00**	$11.82	$92.95
Little Alexander Street, Civic Centre - 12 months	**$1,560.00**	$141.82	$1,115.40
King Street, Portside - 1 month	**$115.00**	$10.45	$82.25
King Street, Portside - 12 months	**$1,380.00**	$125.45	$987.00

4.4 Utilisation

Following completion of modem upgrades to existing parking infrastructure (scheduled for completion by June 2026), more detailed and reliable usage data will be available. This will support enhanced monitoring, modelling, and evidence-based decision-making, enabling Council to refine pricing, time restrictions, and overall parking management with greater precision over time.

4.5 Reserved Parking

CARPARK	# OF SPOTS	# RESERVED	# SPARE	USAGE %
MSCP U/Cover	128	116	12	91%
MSCP Outside	114	82	32	72%
King Street	28	25	3	90%
Little Alexander	19	17	2	90%
BAFC	22	21	1	96%
Portside	81	28	53	34%

**Current reserved parkers as of 20/04/2026*

4.5.1 Reserved Parking – Recommendations

1) Introduce an Online Reservation System - Implement a digital platform to manage reserved parking applications, renewals, and payments. This will improve user experience, reduce administrative burden, and provide better data on demand and utilisation.

2) Offer Flexible Reservation Options - Introduce short-term reserved parking options (minimum one week) to accommodate temporary business needs, contractors, and short-term projects, increasing adaptability of the system.

3) Review Pricing Structure - Undertake a review of reserved parking fees to ensure pricing reflects location, demand, and market conditions, while remaining equitable and financially sustainable.

4) Optimise Allocation of Reserved Spaces - Regularly review reserved parking allocations to ensure spaces are aligned with current demand and are efficiently utilised across all facilities.

5) Improve Monitoring and Reporting - Establish consistent data collection and reporting on reserved parking usage to inform decision-making and support ongoing optimisation.

4.6 Residential Parking Permits

Residential parking permits are provided to support residents living in areas with limited on-site parking or high external parking demand. These permits enable eligible residents to access designated parking areas within close proximity to their property, helping to maintain reasonable access to parking within residential streets.

4.6.1 Current Residential Parking Permits

Calendar Year	Number of Residential Parking Permits
2024	58
2025	56
2026	24 (as of 31/03/26)

4.6.2 Residential Parking Permits – Recommendations

1) Introduce a Nominal Annual Permit Fee - Introduce an annual residential parking permit fee of $10 per permit to support administration, system maintenance, and ongoing management of the program. The proposed fee is modest and aligns with comparable approaches adopted by other councils, including Devonport City Council.

2) Maintain Fair and Transparent Eligibility Criteria - Review and clearly define eligibility requirements to ensure permits are issued consistently and prioritised for residents with limited access to off-street parking.

3) Implement Digital Permit Management - Transition to a digital permit system to streamline applications, renewals, and enforcement, while improving data collection and administrative efficiency.

4) Monitor Demand and Utilisation - Regularly review permit numbers and distribution to ensure the system remains responsive to demand and continues to support equitable access to residential parking.

4.7 Outer CBD Time Limit Parking Monitoring

Time-limited parking in outer CBD areas is intended to support turnover and maintain access to businesses, services, and community facilities. These areas include fringe CBD streets, school and health precincts, and satellite commercial areas where short-stay access is important.

Current monitoring of these areas is limited. Available staffing is prioritised toward the CBD core, where demand and turnover pressures are highest. As a result, outer areas are not patrolled with sufficient frequency to ensure consistent compliance.

This leads to reduced effectiveness of time limits, with some spaces being occupied for extended periods and availability for short-stay users diminished. It also creates inconsistency across the parking network, where enforcement is stronger in the CBD than in surrounding areas.

Under current resourcing levels, enforcement in outer areas is largely reactive rather than routine.

Improved monitoring will require increased resourcing (refer Section 6.0), more flexible deployment of officers, and better use of data to target known non-compliance locations. Until this is addressed, enforcement coverage in outer areas will remain constrained.

Location / Precinct	Area	Control Period	Time Limit
Moody Street	Burnie	Mon–Fri, 9am–5pm	4 hrs
Hill Street	Burnie	Mon–Fri, 9am–5pm	4 hrs
Wilson Street (outer)	Burnie	Mon–Fri, 9am–5pm	4 hrs
Vernon Place	Burnie	24 hrs	2 hrs
Hodgeman Street	Burnie	Mon–Fri, 9am–5pm	4 hrs
Charles Street	Burnie	Mon–Fri, 9am–5pm	2 hrs
William Street	Burnie	Mon–Fri, 9am–5pm	2 hrs
Queen Street	Burnie	Mon–Fri, 9am–5pm	2 hrs
Olive Street	Burnie	Mon–Fri, 9am–5pm	2 hrs
Durham Road	Cooee	Mon–Fri 8:30am-6pm / Sat 8:30am-2pm	15 min / 1 hr
Kalina Crescent	Burnie	Mon–Sat	2 hrs
Uplands Place	Burnie	Mon–Sat	2 hrs
Regent Street	Burnie	Mon–Fri, 9am–5pm	4 hrs
Princes Street	Burnie	Mon–Sat	4 hrs
Brickwell Street	Burnie	Mon–Fri, 8am–5pm	2 hrs
Fleming Court	Burnie	Mon–Fri, 8am–6pm	2 hrs
Mount Street Shopping Precinct	Burnie	Mon–Sun	30 mins
Wivenhoe Shopping Precinct	Wivenhoe	Mon–Sun	30 mins
Strahan Street	South Burnie	Mon-Fri	Varied parking restrictions
Hopkinson	South Burnie	Mon-Fri	Varied parking restrictions
Hale Street	South Burnie	Mon-Fri	Varied parking restrictions
Edwardes Street	South Burnie	Mon-Fri	Varied parking restrictions
Wellingotn Street	South Burnie	Mon-Fri	Varied parking restrictions
South Burnie Jetty	South Burnie	Mon-Fri	Varied parking restrictions

4.7.1 Outer CBD Time Limit Parking Monitoring – Recommendations

1) **Increase Enforcement Resourcing in Outer Areas** - Provide additional staffing resources to enable regular and proactive enforcement of time-limited parking in outer CBD areas. Current resourcing levels do not allow sufficient patrol coverage, resulting in reduced compliance and limited effectiveness of existing time restrictions.

2) **Introduce Targeted School Zone Enforcement** - Implement dedicated patrols during peak school drop-off and pick-up periods in identified high-demand locations. This responds directly to ongoing community concerns regarding safety, congestion, and access around school precincts.

3) **Establish Routine Patrol Schedules for Key Outer Precincts** - Develop and implement structured patrol schedules for known high-demand outer areas, including satellite commercial precincts such as Cooee and Wivenhoe. This will shift enforcement from a reactive model to a consistent and visible presence, improving compliance and parking turnover.

4) **Improve Responsiveness to Community and Business Concerns** - Establish a more formalised process for capturing and responding to parking complaints from residents and businesses, particularly in outer areas. Increased visibility of enforcement in response to concerns will improve community confidence in the system.

5) **Conduct a review of parking zones within Council outer precincts –** Assess the current effectiveness, consistency and suitability of existing parking arrangements by examining whether current parking and zoning structures within activity centres reflect local demand patterns, land use changes and community needs. Key precincts for consideration include Cooee, Wivenhoe, Upper Burnie and South Burnie.

6) **Review West Park precinct parking in conjunction with West Park Master Plan** - undertake a review of the current parking signage and restrictions throughout the precinct in conjunction with the West Park Master Plan to assess whether existing parking controls are clear, appropriate, and effectively meeting the needs of park users, sporting participants, and the broader community. The aim is to identify opportunities to improve parking management, enhance wayfinding, and ensure the precinct can better accommodate demand during peak periods, sporting events, and other major activities.

5.0 MSCP Booth Interactions / Usage Report

Across 2024 and the first half of 2025, the MSCP booth recorded more than 2,100 customer interactions, excluding payment transactions. Customer feedback has generally been positive, with 97.8% of interactions rated positively in 2024 and 96% in 2025. Negative feedback has remained limited and has primarily related to facility issues or broader Council matters rather than staff performance.

The interaction data provides an indication of the services currently being delivered through the MSCP booth and the level of customer reliance on an in-person service point. This information should be considered as part of a broader review of the future operational requirements of the MSCP and whether these services continue to require a permanent staffed presence.

5.1 Interaction Types

The majority of customer interactions relate to:

- General assistance with parking and payment processes;
- Provision of information about the MSCP and its operation;
- Assistance with entry and exit of the facility;
- General enquiries relating to Burnie and surrounding services;
- Assistance with access to on-site amenities, including the baby change room and unisex toilets;
- Administration of Council's free disability parking program within the MSCP; and
- Contractor and operational access to the facility.

The interaction data demonstrates that the booth currently performs a range of customer service and operational functions in addition to its role associated with parking payments.

As part of any future review, consideration should be given to the level of demand for each of these services, whether they remain necessary, and whether they could be

delivered through alternative arrangements, including automated, remote or other customer service options.

5.2 Trends and Insights

The available data indicates that the booth continues to receive regular customer interactions, with enquiries primarily relating to the operation of the car park and assistance with access and parking.

While the proportion of some assistance-related interactions has reduced, overall customer engagement remains consistent. Customer feedback also indicates that customers who use the staffed service generally value the availability of in-person assistance.

However, the interaction data alone does not establish the future operational requirement for a staffed booth. A review should consider the frequency and nature of interactions, the services that require a physical presence, changes in technology and customer behaviour, and the availability of alternative methods of delivering these services.

Role of Staffed Presence

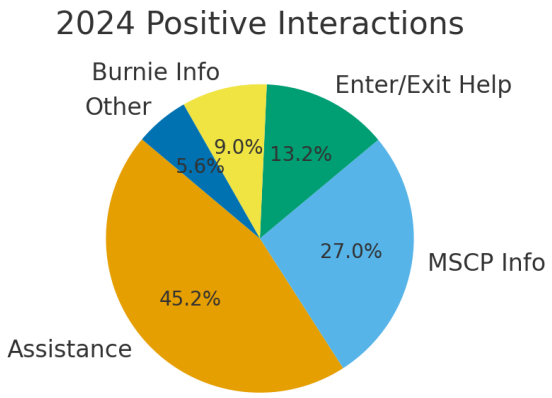
The current staffed arrangement provides the following services and functions:

- In-person assistance with parking enquiries, payments and access issues;
- A visible customer service point within the MSCP;
- Provision of information relating to the car park, Council and local services;
- Assistance with access to on-site public amenities;
- Administration associated with Council's free disability parking program;
- Contractor and operational access; and
- A physical presence within the facility that can assist with identifying and responding to issues as they arise.

These functions should be considered against the ongoing staffing and operational costs associated with maintaining the booth.

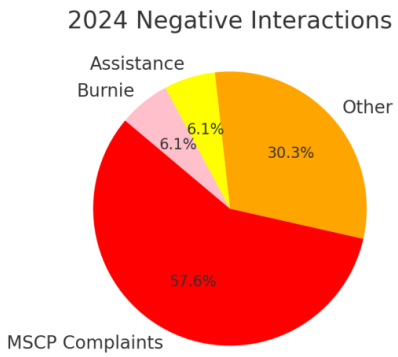
Future Service Requirements

The current level of customer interaction indicates that a range of services are being delivered through the MSCP booth. The future requirement for these services, and the most appropriate method of delivering them, should be assessed as part of the review of the MSCP's operational model.
This review should determine whether the existing staffed arrangement remains appropriate, whether some services can be delivered through alternative means, or whether changes to the level and type of service provided are required to meet future customer and operational needs.



Negative Interactions

- Total: 33 negative interactions (2.2% of all).
  Key categories:
  - MSCP complaints – 57.6%
  - Other complaints – 30.3%
  - Assistance issues – 6.1%
  - Burnie complaints – 6.1%

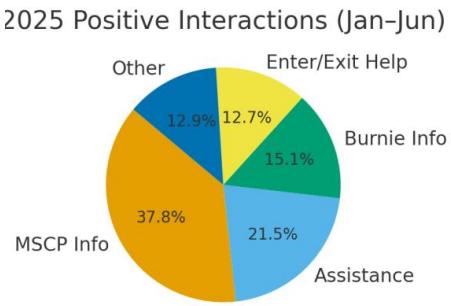


2025 Results (Jan–Jun)

Positive Interactions

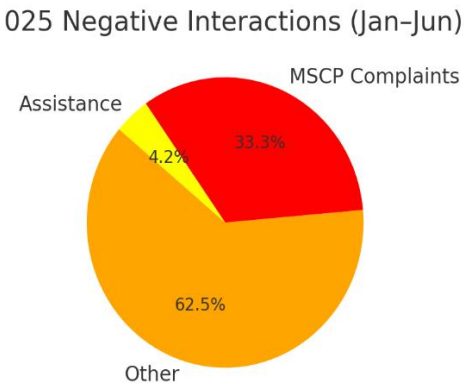
- Total: 582 positive interactions (96.0% of all).
  Key categories:

- MSCP Info – 37.8%
- Assistance – 21.5%
- Burnie Info – 15.1%
- Enter/Exit Help – 12.7%



Negative Interactions

- Total: 24 negative interactions (4.0% of all).
  Key categories:
  - Other – 62.5%
  - MSCP complaints – 33.3%
  - Assistance issues – 4.2%



5.3 MSCP Booth – Recommendations

1) **Review and Optimise Operating Hours** - Undertake a review of current booth operating hours to ensure staffing aligns with peak demand periods. This should include consideration of reduced hours during lower demand periods and consolidation of weekend shifts to improve efficiency, while maintaining coverage during high-use times.

2) **Introduce Supporting Digital Information Solutions** - Investigate the installation of digital screens or interactive kiosks within the MSCP to provide accessible information on parking, local services, and Council initiatives. These solutions should complement, not replace, the staffed presence.

3) **Improve Data Collection and Reporting** - Continue to capture and analyse customer interaction data to monitor trends, identify service gaps, and inform future operational and strategic decisions. This will support ongoing optimisation of both staffing and service delivery.

4) **Strengthen Communication of Available Services** - Improve communication to the public regarding services available at the MSCP, including assistance, payment options, disability parking and access to facilities such as the baby change room and public amenities, particularly in relation to booth operating hours.

6.0 Staffing Capacity and Service Demand

Effective parking management is underpinned by appropriate resourcing to ensure compliance, customer service, and day-to-day operations are delivered consistently and efficiently. Current staffing arrangements support a broad range of functions, including on-street and off-street enforcement, customer interactions, administration, revenue collection, and maintenance of parking infrastructure. These roles are interdependent, and gaps in one area can directly impact service delivery across the entire parking system.

As demand for parking management continues to evolve, resourcing levels and deployment must be regularly reviewed to ensure they remain aligned with operational requirements. This includes responding to changes in parking demand, increased reliance on technology, and growing expectations around customer service and compliance. Without adequate resourcing, there is a risk of reduced enforcement effectiveness, lower compliance rates, and diminished customer experience.

Current constraints are particularly evident in the limited capacity to patrol and enforce time-restricted parking in outer and lower-frequency areas. This reduces Council's ability to achieve consistent compliance across the municipality and can lead to inequitable access to parking, with some areas experiencing prolonged occupancy and reduced turnover.

Addressing these gaps will require a more flexible and responsive resourcing model, including consideration of staffing levels, shift structures, and the use of technology to support operational efficiency. Ensuring adequate resourcing is critical to maintaining a fair, effective, and sustainable parking system that meets both current and future needs.

6.1. Core Operational Coverage

The effective operation of Council's parking system relies on a combination of enforcement, customer service, administration, and technical support functions. These roles collectively ensure that parking controls are applied consistently, infrastructure is maintained, and users are supported in accessing and using parking facilities.

Current operational coverage is structured across the following core service areas:

6.1.1 Multi-storey Car Park (MSCP) Booth Operations

The Multi-storey Car Park (MSCP) booth provides a consistent on-site customer service presence and supports the day-to-day operation of Council's largest parking facility.

Operational Hours:

- Monday to Friday:
  Shift A – 8:00am to 1:00pm
  Shift B – 1:00pm to 6:30pm

- Saturday:
  Shift A – 9:00am to 1:00pm
  Shift B – 1:00pm to 5:00pm

Staffing Requirement:

- 1 officer per shift (2 shifts per day)

Core Functions:

- Customer assistance (payments, access issues, general enquiries)
- Support for entry and exit operations
- Administration of disability parking arrangements
- Monitoring of on-site conditions and safety

The booth plays a critical role in customer experience, safety, and real-time issue resolution, particularly for users requiring in-person assistance.

6.1.2 CBD Parking Enforcement

Parking enforcement within the CBD is the highest operational priority due to the concentration of short-stay, high-demand parking.

Operational Coverage:

- Monday to Friday and Saturday during controlled parking periods

Staffing Requirement:

- 2 officers deployed concurrently

OH&S Requirements:

- Officers work in pairs in response to incidents involving aggression and antisocial behaviour
- Safety Alert cards are worn at all times
- Body worn cameras are attached to officers while conducting patrols
- Sun safe policy to be followed

Core Functions:

- Enforcement of time-restricted parking
- Monitoring of high-turnover areas
- Compliance activities to support parking availability
- Responding to immediate parking issues and complaints
- Mobile information officers

Consistent enforcement in the CBD is essential to maintaining turnover, supporting local businesses, and ensuring equitable access to limited parking spaces.

6.1.3 Outer Area Enforcement

Outer CBD areas, including fringe commercial precincts, schools, and health services, are subject to time-restricted parking but currently receive limited proactive enforcement.

Operational Coverage:

- Ad hoc / reactive under current resourcing constraints

Staffing Requirement:

- Not consistently resourced under current structure
- 2 officers

OH&S Requirements:

- Officers work in pairs in response to incidents involving aggression and antisocial behaviour
- Safety Alert cards are worn at all times
- Body worn cameras are attached to officers while conducting patrols
- Sun safe policy to be followed

Core Functions:

- Monitoring of time-limited parking areas

- Responding to complaints and known non-compliance locations

Due to current staffing limitations, enforcement in these areas is largely reactive rather than routine. This reduces the effectiveness of time limits and creates inconsistencies across the parking network. Leading to negative feedback from businesses and the community. Increased and more structured coverage of outer areas is required to support equitable enforcement (refer Section 4.7).

6.1.4 Administration and Customer Service

Administrative functions underpin the operation of the parking system and provide critical support to both internal operations and the public.

Staffing Requirement:

- 2 officers

Core Functions:

- Processing infringements and appeals
- Managing customer enquiries (phone and in-person)
- Administration of permits and reserved parking
- Coordination of parking systems and devices

This function ensures continuity of service, regulatory compliance, and effective communication with the community.

6.1.5 Parking Infrastructure and Maintenance (Meter Technicians)

The reliability of parking infrastructure is dependent on ongoing maintenance and technical support.

Staffing Requirement:

- 2 officers

Core Functions:

- Maintenance and repair of parking meters and equipment
- Management of reserved parking devices and access systems
- Support for parking technology and system functionality
- Assistance with installation and upgrades of infrastructure

This role is essential to minimising downtime, maintaining revenue collection, and ensuring user confidence in the system.

6.1.6 Meter Collections and Revenue Handling

Cash collection and processing remain a necessary component of Council's dual-payment parking system, ensuring accessibility for users who rely on coin-operated meters.

Staffing Requirement:

- 2 officers

OH&S Requirements:

- Officers work in pairs in response to incidents involving aggression and antisocial behaviour
- Safety Alert cards are worn at all times
- Body worn cameras are attached to officers while collecting
- Sun safe policy to be followed
- Cash in Transit Work procedure to be adhered to

Core Functions:

- Collection of coin revenue from parking meters
- Secure transport and handling of funds
- Counting and reconciliation of revenue
- Financial reporting and auditing support

Since September 2025, Council has transitioned the collection and counting of parking revenue from an outsourced service to an internally managed function.

This change has resulted in a reduction in operational costs, compared to previous outsourced arrangements.

In addition to financial savings, the in-house model provides:

- Greater control over collection schedules and processes
- Improved accountability and transparency in revenue handling
- Increased flexibility to respond to operational needs
- Enhanced alignment with internal financial and reporting systems

While digital payments continue to grow, the retention of an internal cash handling function ensures Council can maintain an inclusive payment system while delivering improved value for money.

6.1.7 Workforce Transition and Succession Planning

A key operational consideration for the delivery of parking services over the life of this Plan is the anticipated retirement of experienced staff members in July 2026.

These roles currently hold significant corporate knowledge across multiple functions, including parking operations, enforcement practices, infrastructure maintenance, and internal systems. The loss of this knowledge presents a risk to service continuity, operational efficiency, and the effective delivery of parking management functions.

To mitigate this risk, a structured approach to succession planning will be required, including:

- **Knowledge Transfer** – Documenting processes, systems, and operational procedures to ensure critical knowledge is retained
- **Staff Transition and Training** – Providing overlap and mentoring opportunities where possible to support incoming or existing staff stepping into these roles
- **Workforce Planning** – Reviewing current role structures to ensure future staffing aligns with operational needs and emerging priorities
- **Development of Internal Capability** – Upskilling existing staff to reduce reliance on single points of knowledge

Early planning and proactive transition management will be essential to maintaining service levels and avoiding disruption during this period of workforce change.

6.2 Staffing Capacity and Service Demand - Recommendations

To support effective parking management, the following resourcing actions are recommended:

1) Increase Enforcement in Outer Areas – Provide additional resourcing or reallocate staff to enable regular, proactive enforcement in outer CBD areas, including school and health precincts

2) Maintain Two-Officer CBD Enforcement Model - Continue deploying a minimum of two officers in the CBD during controlled hours to maintain compliance, visibility, OH&S and turnover in high-demand areas. Risks mitigated by two officers working together; reduces the likelihood of officer injury during aggressive or violent incidents, improves the ability to safely manage and de-escalate confrontational situations, ensures immediate support is available in emergency situations, increases situational awareness through shared observation and communication and reduces the risk of fatigue, stress, and decision-making errors. Council implemented officers operating in pairs after a trial period showed a noticeable reduction in incidents and aggressive behaviour towards officers.

3) Introduce a More Flexible Staffing Model - Expand the use of casual staff and flexible shifts to better respond to peak demand, leave coverage, and operational pressures.

4) Implement Succession Planning - Continue to prepare for upcoming staff retirements through knowledge transfer, staff training, and forward workforce planning to maintain service continuity.

5) Increase Cross-Training Across Roles - Continue to build internal capability by training staff across enforcement, administration, and operations to improve flexibility and reduce reliance on key individuals.

6) Review MSCP Booth Operations - Review staffing levels and operating hours to ensure alignment with demand while maintaining customer service and on-site support.

7) Maintain In-House Revenue Collection - Continue the internal collection and counting model, recognising its cost savings and improved operational control.

8) Use Data to Inform Resourcing - Utilise improved data (post-2026 upgrades) to better target enforcement and allocate staff where they are most needed.

7.0 Wayfinding

Effective wayfinding is essential to support efficient parking use, reduce unnecessary vehicle circulation, and improve access to the City Centre. The current wayfinding environment is inconsistent and does not effectively direct users to available parking, contributing to congestion in high-demand areas and underutilisation of off-street and peripheral facilities.

Improving wayfinding will support better distribution of parking demand, enhance user experience, and strengthen connectivity between parking locations and key destinations. A coordinated approach incorporating both physical signage and digital information is required to achieve these outcomes.

7.1 Wayfinding – Recommendations

1) **Develop a Consistent Wayfinding Framework** - Establish a standardised, clearly branded wayfinding system across all Council-managed parking assets to improve visibility, consistency, and ease of navigation.

2) **Upgrade Directional Signage -** Install and rationalise signage at key entry points, decision-making locations, and along primary routes to guide users to appropriate parking areas, particularly off-street and long-stay facilities.

3) **Promote Use of Off-Street Parking** - Improve identification and visibility of off-street car parks to encourage better utilisation and reduce pressure on high-demand on-street spaces.

4) **Improve Pedestrian Wayfinding** - Provide clear walking routes, distances, and connections between parking locations and key destinations to support accessibility and user confidence.

5) **Investigate Digital Wayfinding Solutions** - Explore the implementation of digital wayfinding tools, including real-time parking availability, mobile integration, and online information to support pre-trip planning and in-trip decision making. Any digital wayfinding initiatives should be developed in conjunction with the Burnie City Centre Urban Plan to ensure alignment with broader smart city, public realm, and digital infrastructure projects. This includes leveraging any existing or planned digital platforms, infrastructure, or data systems to deliver a coordinated and scalable approach, avoiding duplication and ensuring a consistent user experience across the City Centre.

6) **Ensure Accessibility and Simplicity**
Design all wayfinding elements to be intuitive, legible, and inclusive, ensuring usability for visitors, older residents, and those less familiar with digital technology.

8. The Parking Industry - emerging trends

The parking industry is undergoing significant transformation, driven by rapid advances in digital technology, changing customer expectations, and the growing need for more efficient and sustainable transport and parking systems. For Burnie, these changes are particularly relevant as Council seeks to ensure parking remains accessible, easy to use, and supportive of local economic activity, while also managing costs across its parking network.

While Burnie has traditionally relied on conventional parking management approaches, there is a clear opportunity to progressively working towards aligning with emerging industry practice to improve service delivery and operational performance.

Advances in digital technology have enabled the widespread adoption of mobile payment applications, licence plate recognition systems, virtual permits and cloud-based management platforms.

The continued shift towards digital parking management is expected to play a key role in shaping the future of parking in Burnie. Digital transformation represents an opportunity for Burnie to modernise its parking operations in a way that is proportionate, cost-effective, and aligned with the long-term vitality of the City Centre.

9. Implementation

Delivery of this Plan will occur in a staged and coordinated manner over the life of the document (2026–2030). Implementation will be guided by Council's operational

priorities, available resourcing, and alignment with broader strategic projects, including the Burnie City Centre Urban Plan.

Actions identified within this Plan will be prioritised based on impact, cost, and ease of delivery. Early actions will focus on improvements that can be achieved within existing resources - such as signage, pricing reform, minor policy adjustments, and operational changes - while more complex initiatives (including digital systems and infrastructure upgrades) will be progressed over time.

Implementation will require coordination across multiple Council functions, including Compliance, Infrastructure, IT, and Strategic Planning. Where appropriate, external partnerships and service providers will be engaged to support delivery, particularly in relation to digital systems and technology.

Importantly, implementation must remain flexible. Parking demand, technology, and user behaviour will continue to evolve, and Council must be able to respond without being locked into rigid approaches that quickly become outdated.

10. Performance Tracking and Continuous Improvement

Ongoing monitoring and evaluation are critical to ensuring the effectiveness of this Plan and supporting continuous improvement.

Following completion of parking infrastructure modem upgrades (by June 2026), Council will have access to more detailed and reliable data. This will enable improved tracking of parking usage, compliance rates, revenue performance, and demand patterns across both CBD and outer areas.

Key performance indicators (KPIs) will include:

- Parking utilisation rates across different locations;
- Turnover in high-demand areas;
- Compliance with time restrictions;
- Revenue trends and cost recovery;
- Uptake of digital payment methods; and
- Customer feedback and interaction data.

This data will be used to inform evidence-based decision-making, including adjustments to pricing, time limits, enforcement priorities, and infrastructure investment.

A formal review of the Plan will be undertaken prior to 2030, however interim (annual) reviews will occur as required where data indicates that changes are needed. This ensures the Plan remains responsive, practical, and aligned with community and economic needs.

11. Action Plan

The following Action Plan outlines the key initiatives required to implement this Plan. Actions are prioritised across short, medium, and long-term timeframes and aligned with strategic objectives.

The Action Plan is intended to be a living framework rather than a fixed list. Priorities may shift over time in response to data, funding, and broader strategic direction.

ACTION PLAN - BURNIE CITY COUNCIL - PARKING OPERATIONAL 2026 - 2030

Ref	Action	Timeframe	Responsibility	Priority	Outcome
		PRICING AND DEMAND MANAGEMENT			
AP1	Implement demand-based pricing model across CBD	2026–2027	Compliance Services	High	Improved turnover in high-demand areas
AP2	Introduce pricing incentives to encourage use of long-term/off-street parking	2026–2027	Compliance Services	High	Reduced congestion in premium spaces
AP3	Implement 6 month trial free off-street parking Saturdays	2027–2028	Compliance Services / Urban Plan	Medium	Increased visitation
AP4	Conduct annual review of parking pricing (incl. reserved parking)	Annual	Compliance Services / Finance	Medium	Sustainable pricing
AP5	Introduce Early-Bird parking MSCP	2026–2027	Compliance Services	Medium	Increased accessibility for casual and part-time workers
		TECHNOLOGY AND PAYMENT SYSTEMS			
AP6	Introduce multiple digital payment providers	2026–2027	Compliance / Meter Technicians	High	Improved user choice and system resilience
AP7	Complete infrastructure upgrades to enable data collection and modelling	By mid-2026	Meter Technicians	High	Data-driven decision making
AP8	Develop and implement online reserved parking system	2026–2027	Business Improvement / Compliance Services	Medium	Reduced admin and improved access
AP9	Implement digital residential parking permit system	2027–2028	Business Improvement / Compliance Services	Medium	Streamlined management and enforcement
		PARKING SUPPLY AND INFRASTRUCTURE			
AP10	Investigate expansion/redevelopment of Little Alexander Street car park	2026–2027	Tech Services / Planning	High	Increased long-term and reserved parking capacity
AP11	Review and optimise existing off-street parking assets (time limits, allocation)	Annual	Compliance Services	High	Improved utilisation of assets
AP12	Introduce 30-minute short-term parking on Level 2 of MSCP	2026–2027	Compliance Services	Medium	Increased accessibility for short term parking

***** This Action Plan will be delivered within existing operational budgets where possible, with capital works and major initiatives subject to future Council budget considerations *****

ACTION PLAN - BURNIE CITY COUNCIL - PARKING OPERATIONAL 2026 - 2030

Ref	Action	Timeframe	Responsibility	Priority	Outcome
	PARKING ZONES AND ACCESSIBILITY				
AP13	Review CBD parking zones	2026–2028	Compliance Services / Tech Services /Urban Plan	Medium	Improved alignment with demand
AP14	Align parking zones with City Loop and Urban Plan	2026–2028	Compliance Services / Tech Services/Urban Plan	Medium	Better traffic flow and accessibility
AP15	Improve/Update parking signage across municipality	2026–2027	Tech Services	Medium	Improved compliance and user clarity
AP16	Expand and relocate EV charging infrastructure	2026–2028	Tech Services	Medium	Supports future transport trends
AP17	Explore opportunities to increase RV bays	2026-2028	Urban Plan/Tech Services/Compliance Services	Medium	Increased RV Parking
AP18	Conduct a review of parking zones within Council outer precincts	2026-2028	Tech Services/Compliance Services	Medium	Improved suitability
AP19	Review West Park precinct parking in conjunction with West Park Master Plan	2026-2028	Compliance Services/West Park Master Plan	Medium	Improve parking management
	USER EXPERIENCE AND ECONOMIC ACTIVATION				
AP20	Investigate wayfinding to parking locations	2026–2028	Compliance Services / Urban Plan	Medium	Navigation
AP21	Promote long-term parking	2026–2027	Communications / Compliance Services	Medium	Behaviour shift away from short-stay spaces
AP22	Expand free parking initiatives	2026–2027	Compliance Services / Econ Dev	High	Increased economic activity within CBD
AP23	Improve communication	Ongoing	Communications / Compliance Services	Medium	Increased compliance and user satisfaction
	RESERVED AND RESIDENTIAL PARKING				
AP24	Introduce flexible short-term reserved parking options	2026–2027	Compliance Services	Medium	Increased flexibility for businesses and individuals
AP25	Review allocation and utilisation of reserved parking spaces	Annual	Compliance Services	Medium	Optimised use of reserved spaces
AP26	Introduce nominal residential parking permit fee ($10/year)	2027–2028	Compliance Services	Medium	Cost recovery and program sustainability
AP27	Review permit eligibility	2027–2028	Compliance Services	Medium	Fairness

***** This Action Plan will be delivered within existing operational budgets where possible, with capital works and major initiatives subject to future Council budget considerations *****

ACTION PLAN - BURNIE CITY COUNCIL - PARKING OPERATIONAL 2026 - 2030

Ref	Action	Timeframe	Responsibility	Priority	Outcome
	DATA, MONITORING AND REVIEW				
AP28	Implement utilisation data collection and reporting framework	2026–2027	Compliance Services	High	Evidence-based planning
AP29	Monitor and report on reserved parking usage	Annual	Compliance Services	Medium	Improved allocation decisions
AP30	Conduct full review of Parking Plan	2030	Compliance Services	High	Plan remains current and effective
	RESOURCING AND OPERATIONS				
AP31	Review staffing levels against operational demand	2026-2027	Compliance Services	High	Improved service and compliance delivery
AP32	Expand casual pool	2026–2027	People and Safety / Compliance Services	Medium	Increased operational flexibility
AP33	Outer-area enforcement staffing	2026–2027	People and Safety / Compliance Services	High	Improved compliance outside CBD
AP34	Review MSCP booth operating hours for efficiency	Annual	Compliance Services	Medium	Balanced cost and service levels

***** This Action Plan will be delivered within existing operational budgets where possible, with capital works and major initiatives subject to future Council budget considerations *****

BURNIE
CITY COUNCIL

Burnie City Council Parking Strategy 2026-2030

OFFICERS' REPORTS

AO156-26 GOVERNANCE REPORT - JULY 2026

FILE NO: 4/18/2
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council note the Governance Report, as presented."

2.0 EXECUTIVE SUMMARY

Purpose and Background

To provide a governance update on matters relating to councillor activities and reportable governance information.

Key Issues

The governance items included in this report are:

- Council workshops
- Councillor attendance
- Meetings and events attended by the Mayor or their delegate
- Meetings and events attended by the General Manager
- Committees and working group meetings held
- Community support approved under delegation
- Leases
- Use of the common seal
- Pigeon Management Update
- Council meeting action list

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns to Council's Strategic Plan Goal 5 – Making democratic and engaged communities.

Legal

There are no direct legal implications or legislative requirements for Council arising from the recommendation in this report.

Finance

There are no financial impacts resulting from this report.

Relation to Council Policy

There are no Council policies relating to this report.

Discussion

All listed matters are reported under *Detail* below.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

There are no identified risks that require consideration in relation to this report.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

4.0 DETAIL

Council Workshops

As required by regulation 10(3)(c) of the *Local Government (Meeting Procedures) Regulations 2025*, the General Manager advises that the following workshops were held since the last Council Meeting report:

Workshop	4 August 2026
Councillors in attendance	Mayor Brumby, Deputy Mayor Simpson, Cr Aitken, Cr Boyd, Cr Dorsey, Cr Grave, Cr Keygan, Cr Lynch, Cr Pease
Apologies	Nil
Items Discussed	Burnie City Market, LGBTIQA+ Action Plan, Asset Disposals

Workshop	11 August 2026
Councillors in attendance	Mayor Brumby, Deputy Mayor Simpson, Cr Aitken, Cr Boyd, Cr Dorsey, Cr Grave, Cr Keygan, Cr Lynch, Cr Pease
Apologies	Nil
Items Discussed	Funding request, AI Presentation, Asset Disposals, Caretaker Period

Councillor Attendance

The following table indicates councillor attendances since the commencement of the current financial year:

Councillor Attendance 1 Jul 2026 to 18 August 2026	Ordinary Meetings (YTD: 1)	AGM / Special Meetings (YTD: 0)	Meetings not attended under Leave of Absence	Workshops (YTD: 4)
Mayor Teeny Brumby	1	0	0	4
Deputy Mayor Giovanna Simpson	1	0	0	4
Cr Trent Aitken	1	0	0	4
Cr Alvwyn Boyd	1	0	0	4
Cr Ken Dorsey	1	0	0	4
Cr Justin Grave	0	0	0	4
Cr Amina Keygan	1	0	0	4
Cr Chris Lynch	1	0	0	4
Cr David Pease	1	0	0	4

Meetings and events attended by the Mayor or their delegate

The Mayor advises that the following meetings, events or appointments were attended since the last Council Meeting report:

Date	Description
20 July	TasTafe Clean Energy Centre of Excellence Site Visit
	Jessica Whiteley – Advisor to the Premier of Tasmania (CLOSED)
21 July	The Hon Kerry Vincent MLC
	7BU Interview with Leigh Kenworthy
22 July	Tasmania Police – Inspector Anthea Maingay and Acting Commander Western District Craig Joel

Date	Description
	NWRH Paediatric Ward Family Room Opening - Speaker
25 July	Book Launch - Discover Your New Life – Speaker
	Second Glance Market
27 July	The Hon Kerry Vincent MLC - Building Tasmania Round Table with Mayors and General Managers of the North West Coast
28 July	City Chaplain – Steve Arnol
29 July	ABC Television Interview
	ABC Radio Interview with Lucy Breaden
30 July	Burnie Health Hub Site Tour
	Marinus Link 2026 Community Grants and Sponsorships Presentation Evening
31 July	In the Stillness - Exhibition Opening
1 August	Burnie Concert Band - Ruby Anniversary Concert
	Burnie RSL Market
3 August	Vie Financial Insurance - Site Visit
4 August	7BU Interview with Leigh Kenworthy
	RecFIT – Mike Brindley
5 August	Burnie Indian Cultural Society (BICS)
	Hellyer College Careers Expo
	Homelessness Week Walk – St Vincent de Paul Society Tasmania
6 August	Oakleigh Accommodation Services - Oakleigh House Turns 50 – The Salvation Army
	North West Transmission Developments Project - Melissa Lewarn and Craig Gosney
	VDB Lunchbox Winter Concert
10 August	Rotary Club of Burnie
	TasWater – Craig Perkins and Kane Ingham
12 August	Cooee Primary School – Grades 5 and 6 Science Fair - Judge
13 August	VDB Lunchbox Winder Concert - Claire Edwardes (percussion)
	Hellyer College Production – The Addams Family Musical
14 August	Official Launch of Ignite 2026 and National Science Week on NW Coast with Dr Karl
	Rally Tasmania Show – Speaker
	Re-Opening of Darwin Football Association Headquarters - Speaker
15 August	Rally Tasmania
16 August	Rally Tasmania Podium Presentation – Presenter

Meetings and events attended by the General Manager

The General Manager advises that the following meetings, events or appointments were attended since the last Council Meeting report:

Date	Description
20 July	Bass Strait Aquaculture Research Trial - Community and Ocean User Advisory Group Meeting #4 - Chair
	TasTafe Clean Energy Centre of Excellence Site Visit
	Jessica Whiteley – Advisor to the Premier of Tasmania
21 July	The Hon Kerry Vincent MLC
	Local Government Election - Candidate Information Session
22 July	Tasmania Police – Inspector Anthea Maingay and Acting Commander Western District Craig Joel
27 July	The Advocate – Editor Anthony Haneveer
28 July	Pentarch - David Martin and Simon Yuncken
	TasPorts – Stakeholder Consultation
	Anita Dow MP
	Economic Diversifcation and Investment Strategy Consultation – Dr Richard Eccleston
4 August	RecFIT – Mike Brindley
5 August	Waratah-Wynyard Council – Interim CEO Gary Arnold
6 August	Ricky Charles and Community Member
	North West Transmission Developments Project - Melissa Lewarn and Craig Gosney from Genus
10 August	TasWater – Craig Perkins and Kane Ingham
11 August	Cradle Coast Authority – CEO Philip Reid
13 August	Burnie Musical Society – Anna Rowlands
	South Burnie Bowls Club – Mark Smith and John Castles

Committees and Working Group meetings held

The following council-appointed Committee or Working Group meetings have been held since the last Council Meeting report:

Date	Committee or Working Group
3 August	LGBTIQA+ Action Plan Meeting

Community support approved under delegation

The following payments have been approved by the General Manager under delegation since the last Council Meeting report:

Amount	Recipient – Purpose
	Nil

Delegation under Council resolution – AO084-22 dated 24 May 2022 (section 77 *Local Government Act 1993*)

Leases

This section has been added to this report to include any upcoming operational leases for council authorisation prior to execution.

Summary of current leases for authorisation

There are no current lease matters to report

Use of the Common Seal

The General Manager advises the following documents have been sealed since the last Council Meeting report:

Date	Document
1 July 2026	Contract 2724 – Shorewell Playground
13 July 2026	Part V Agreement – LD 206/1, SD 2015/1235 & 9601654 – Janet Drive, Park Grove
22 July 2026	Easement Deed – TasNetworks – 2-9 Marine Terrace, Burnie (Marine Terrace Car Park)
27 July 2026	Contract 2734 – Pollution Capture Program

Pigeon Management Update

Figures from recent Pigeon observations below:

Totals (Avg Daily)	***MS carpark***	***Strait Link***
Pigeons	~50	60+
Other species identified	Sparrow	Seagulls, Sparrows
OVO P % used	~25%	~25%

Numbers remain consistent across both sites. The Multi-storey Car Park numbers fluctuates daily and Strait Link flock are still present.

Council Meeting Action List

Actions lists from Council Meetings in Open Session are attached at the end of this report.

ATTACHMENTS

1⇩. Open Session - All Actions - 28 July 2026

2⇩. Open Session - Outstanding Actions up to June 2026

COUNCIL RESOLUTION

MOVED: ***Cr D Pease***

SECONDED: ***Cr A Keygan***

"THAT Council note the Governance Report, as presented."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

Council Meeting Action Report

All Actions for Open Session of 28 July 2026

Date From: 28/07/2026
Date To: 28/07/2026
Printed: Monday, 17 August 2026

Item Number	Report Title	Action	Department	Completed
AO123-26 Council 28/07/2026	VISITOR INFORMATION CENTRE - BURNIE REGIONAL MUSEUM LOCATION INVESTIGATION	**29 Jul 2026** Progress the establishment of a White 'i' Visitor Information Service within the Burnie Regional Museum, per resolution AO123-26. **17 Aug 2026** Further information regarding the accreditation process has been sought.	Community Services	
AO124-26 Council 28/07/2026	INTENTION TO MAKE A NEW BY-LAW - PARKING BY-LAW	**29 Jul 2026** Progress the draft by-law to the next stage of legal review, preparation of Regulatory Impact Statement, and then submission to Director for review and certification (prior to consultation period), per Council resolution AO124-26. **17 Aug 2026** Revised information sent to lawyer for review and preparation of Regulatory Impact Statement.	Office of the General Manager	
AO127-26 Council 28/07/2026	GOVERNANCE REPORT - JUNE 2026	**29 Jul 2026** Progress renewal of lease with the State Government for car parking land adjacent to the Child and Family Learning Centre at Acton, as per resolution AO127-26. **17 Aug 2026** Completed - Lease signed LD29/26.	Office of the General Manager	17/08/2026
AO131-26 Council 28/07/2026	POLICY REVIEW MOBILE FOOD VENDORS POLICY CP-OGM-SG-047	**29 Jul 2026** Finalise and publish the Mobile Food Vendors Policy in the corporate document framework, as per AO131-26. **05 Aug 2026** Completed - Published.	Office of the General Manager	5/08/2026
AO132-26 Council 28/07/2026	POLICY REVIEW WASTE COLLECTION AND MANAGEMENT SERVICES POLICY CP-OGM-SG-076	**29 Jul 2026** Finalise and publish the Waste Collection and Management Services Policy in the corporate document framework, as per AO132-26. **05 Aug 2026** Completed - Published.	Office of the General Manager	5/08/2026

Council Meeting Action Report

Outstanding Actions for Open Sessions up to June 2026

Date From:
Date To: 30/06/2026
Printed: Monday, 17 August 2026

Item Number	Report Title	Action	Department	Completed
AO102-23 Council 27/06/2023	INTENTION TO MAKE A NEW BY-LAW - HIGHWAYS BY-LAW	**28 Jun 2023** Progress the draft by-law to the next stage of legal review, preparation of Regulatory Impact Statement, and then submission to Director for review and certification (prior to consultation period), per Council resolution AO102-23. **13 Jul 2023** Revised information sent to lawyer for review and preparation of Regulatory Impact Statement. **13 Feb 2024** Proposed Highways By-law and Regulatory Impact Statement submitted to Director Local Government 7 Feb 2024 for review and certification. **11 Feb 2025** Feedback received from DLG on 24 May 2024 requesting further information for Regulatory Impact Statement, in addition to feedback around By-law. Reviewing content, and preparing information to send to lawyer for consideration. **12 Mar 2026** Aiming to resume and progress this work in April. **27 Mar 2026** Revisions made to draft by-law and RIS incorporate feedback from DLG, drafts sent to lawyer for review. **18 May 2026** Received advice on by-law drafting from lawyer, awaiting updates on RIS. **23 Jul 2026** Updated draft By-law and Regulatory Impact Statement sent to Director of Local Government (26/16101).	Office of the General Manager	

Council Meeting Action Report

Outstanding Actions for Open Sessions up to June 2026

Date From:
Date To: 30/06/2026
Printed: Monday, 17 August 2026

Item Number	Report Title	Action	Department	Completed
AO137-25 Council 26/08/2025	MOTION ON NOTICE - BURNIE INN	**27 Aug 2025** Prepare a report showing a costed preservation and maintenance plan, funding opportunities and recommended actions for long-term preservation, for Council's consideration by December, as per Item AO137-25. **05 Sep 2025** Director Operations has written to Heritage Tasmania on 3 September 2025 to obtain further information. **12 Sep 2025** Report received from Heritage Tasmania. Next steps are to be determined. **13 Nov 2025** Council is applying for grant funding to potentially fund the development of maintenance plan and remediation works. **12 Feb 2026** Grant funding was unsuccessful. Staff are exploring consultant options for maintenance plan. **11 Mar 2026**On-site meeting with Consultant has occurred and they will prepare a cost and maintenance plan for the Burnie Inn. **15 Apr 2026** Report is currently being prepared. **15 May 2026** This is underway and will be completed alongside the Condition Report. **12 Jun 2026** A draft Condition and Maintenance Plan Report has been received and will be reviewed. Plan to present to Council Meeting in July. **16 Jul 2026** Council Officers are currently in the process of preparing costings	City Growth	

Council Meeting Action Report

Outstanding Actions for Open Sessions up to June 2026

Date From:
Date To: 30/06/2026
Printed: Monday, 17 August 2026

Item Number	Report Title	Action	Department	Completed
AO196-25 Council 25/11/2025	PUBLIC LAND DISPOSAL - 2 COOEE POINT ROAD (CT 117536/2) AND 13 AMANDA COURT (CT 54930/27)	**27 Nov 2025** Progress the disposal of 13 Amanda Court (CT 54930/27), per council resolution AO196-25 **17 Feb 2026** Council Officers are investigating what works need to be carried out to prepare the land for sale. **11 Mar 2026** Civil works are required to proceed to sale. **15 Apr 2026** Awaiting costing for stormwater and water connection application fees. Contractor is to be obtained once fees are received. Civil Team will install driveway crossover end of April/ early May 2026. **15 May 2026** A contractor has been appointed to install the sewer and water connections for TasWater and they will now also install stormwater connection and carryout driveway works whilst on-site. This work is scheduled to commence at the end of May. The Sole Agency Agreement is also being prepared with a Real Estate Agent for advertising. **12 Jun 2026** Land located at 13 Amanda Court is now on the market for sale. **23 Jul 2026** Land at 13 Amanda Court has been sold.	City Growth	
AO196-25 Council 25/11/2025	PUBLIC LAND DISPOSAL - 2 COOEE POINT ROAD (CT 117536/2) AND 13 AMANDA COURT (CT 54930/27)	**27 Nov 2025** Progress the disposal of 2 Cooee Point Road (CT 117536/2), per council resolution AO196-25 **03 Dec 2025** Council Officers are preparing the next steps for the sale of the Cooee Point Land. **14 Jan 2026** Council have nominated an Agent for the sale of Cooee Point. The advertisement period to recieve submission will be from the 19th Jan to 27th Feb. **12 Feb 2026** Waiting on tender process to close. **12 Feb 2026** Council Officers are reviewing quotes for sale of land. **11 Mar 2026** Cooee Point submissions are currently being reviewed. **15 May 2026** Negotiations are underway with a Developer. **17 Aug 2026** Report going to the August meeting.	City Growth	

Council Meeting Action Report

Outstanding Actions for Open Sessions up to June 2026

Date From:
Date To: 30/06/2026
Printed: Monday, 17 August 2026

Item Number	Report Title	Action	Department	Completed
AO210-25 Council 9/12/2025	MOTION ON NOTICE - REMOVAL OF DISUSED RAILWAY LINE AT WEST BEACH	**11 Dec 2025** Progress planning for removal or burial of the disused rail line and infrastructure at West Beach, including removal of fences after the track is removed or buried, per council resolution AO210-25. **14 Jan 2026** Application for the removal of the rail line has commenced. **12 Feb 2026** Supporting documentation is being compiled for the formal Ministerial request for removal, which is dependent on Development Approval for the project first being achieved. **15 May 2026** Development Application has been completed. Now preparing for submission. **12 Jun 2026** Development Application was advertised - 12 June 2026. **16 Jul 2026** No submissions were received in the DA advertising process. Application was forwarded to Minister Vincent for consideration on 10 July 2026. **13 Aug 2026** Council Officers are preparing a Request for Quotation, pending approval from the Minister. RFQ closes 19 August.	City Growth	
AO209-25 Council 9/12/2025	MOTION ON NOTICE - ARTWORK ON SIGNAL BOXES	**11 Dec 2025** Progress the community art initiative to paint the signal boxes in Burnie with locally inspired designs, per council resolution AO209-25. **12 Feb 2026** Council is currently liaising with TasNetworks regarding the locations. **15 Apr 2026** Council is investigating asset ownership of signal boxes in CBD. Officers will progress with costings for vinyl and wrapping for our own assets and working out options for third party assets. **15 May 2026** Locations are being confirmed for agreement. Process for developing artwork progressing., Liaison with TasNetworks ongoing. Once details are confirmed installation dates will be confirmed. **12 Jun 2026** Deputy General Manager is meeting with a DSG Officer in mid June to further discuss project. **16 Jul 2026** Design options are currently underway with installation due in the coming months.	City Growth	

Council Meeting Action Report

Outstanding Actions for Open Sessions up to June 2026

Date From:
Date To: 30/06/2026
Printed: Monday, 17 August 2026

Item Number	Report Title	Action	Department	Completed
AO044-26 Council 24/03/2026	PUBLIC LAND DISPOSAL - BRICKPORT ROAD (CT 156273/40), (CT 121561/279) AND (CT 153767/50)	**25 Mar 2026** Progress the sale of two parcels of land at Brickport Road, CT156273/40 and CT121561/279 and ensure that proceeds are applied to parks and reserves purposes, per council resolution AO044-26. **15 Apr 2026** Council Officers are continuing with the disposal process for the sale of land. **13 Aug 2026** Waiting on Appeal Process to complete.	City Growth	
AO062-26 Council 28/04/2026	TOURISM PROMOTION AND AMENITY AT BURNIE AIRPORT	**30 Apr 2026** Implement the Partnership-Led Activation approach with BAC, to enhance tourism promotion and visitor amenity within the Burnie Airport Terminal, per resolution AO062-26. **18 May 2026** Governance arrangements and scope of design under development in collaboration with BAC and WxNW. **16 Jun 2026** Meeting scheduled with BAC and WxNW on 26 June 2026 to progress action list. **20 Jul 2026** Expressions of interest from tourism organisations and operators to display artwork will open in July. **17 Aug 2026** Expressions of interest are currently open for artwork. Designs will be assessed by the Burnie Airport Corporation Board.	Community Services	
AO091-26 Council 26/05/2026	POLICY REVIEW - DOG MANAGEMENT POLICY CP-OGM-SG-032	**27 May 2026** Commence a consultation period for the revised draft Dog Management Policy and bring a further report to the July council meeting, per council resolution AO091-26. **19 Aug 2026** Report to August meeting.	City Growth	
AO103-26 Council 23/06/2026	MOTION ON NOTICE - CAT MANAGEMENT BY-LAW	**25 Jun 2026** Investigate the merits of a Cat Management Plan that considers the elements listed in resolution AO103-26. **16 Jul 2026** Council Officers are progressing with investigations. **18 Aug 2026** Report expected to go to the September meeting.	City Growth	
AO101-26 Council 23/06/2026	MOTION ON NOTICE - CITY SAFETY AND COMMUNITY WELLBEING	**25 Jun 2026** Prepare a briefing report for Councillors on Safer Hobart proposal and other similar programs, and a potential model for Burnie with resourcing options and partnership opportunities, per AO101-26. **23 Jul 2026** Council Officers are progressing with investigations. **17 Aug 2025** A report providing an update will be presented to the August meeting.	Community Services	

OFFICERS' REPORTS

AO157-26 POLICY REVIEW - DOG MANAGEMENT POLICY CP-OGM-SG-032

FILE NO: 4/14/2
PREVIOUS MIN: AO091-26

1.0 RECOMMENDATION:

"THAT Council adopt the revised Dog Management Policy CP-CBS-SG-032, as presented."

2.0 EXECUTIVE SUMMARY

Purpose and Background

All councils are required to maintain a Dog Management Policy. Council's current Dog Management Policy was last approved on 17 September 2019 and is due for review.

Key Issues

Councils are to ensure that their Dog Management Policy is reviewed at least once every five years, and to incorporate a public consultation process into each review of the policy.

A number of minor amendments are proposed to the existing policy, outlined under "Discussion" below.

The *Dog Control Act 2000* requires Council to undertake public consultation when preparing or amending its Dog Management Policy. Accordingly, Council undertook a public consultation period from 28 May to 28 June 2026.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This report aligns with Goal 2 of Council's Strategic Plan, Making liveable local communities.

Legal

The *Dog Control Act 2000* appoints a Council as the principal authority for ensuring dogs are not a threat to the health and safety of the community within its municipal district. Both Council and the General Manager have direct responsibilities under the *Dog Control Act 2000*.

Section 7 of the Act sets the requirements for developing and reviewing its Dog Management Policy.

> ***7. Dog management policy***
>
> *(1) A council is to develop, make and implement a policy relating to dog management in its municipal area.*
> *(2) A dog management policy is to include the following:*
> *(a) a code relating to responsible ownership of dogs;*
> *(b) the policy in relation to declarations made, or to be made, under Division 2 of Part 3 ;*
> *(c) a fee structure;*
> *(d) any other relevant matter.*
> *(3) A council is to –*
> *(a) invite public submissions relating to a proposed dog management policy or an amendment of the policy; and*
> *(b) consult with any appropriate body or organisation; and*
> *(c) consider any submissions and results of any consultation before making the policy or the amendment.*
> *(4) A council is to review its dog management policy at least once every 5 years.*
> *(5) In reviewing its dog management policy, a council is to take the actions referred to in subsection (3) .*

The General Manager has power under the *Dog Control Act 2000* to appoint suitable persons to undertake the powers and functions of *authorised persons* under the Act.

The *Dog Control Act 2000* specifically requires Council to undertake public consultation on the preparation and amendments to its Dog Management Policy.

Finance

There are no financial impacts resulting from this report.

Relation to Council Policy

There are no other Council policies relating to this report.

Discussion

Council has an existing Dog Management Policy last approved on 17 September 2019 which is overdue for review.

A number of minor amendments are proposed to the existing policy. In summary, the proposed changes are:

Administrative

- Amendments to update numbering throughout the document for easier reference
- Condensing of Objectives section of the document
- Clarification of Declared areas (exercise, restricted and prohibited – including sensitive habitats)
- Addition of signage examples used in declared areas

- Transition of all declared areas throughout the document into a table classifying the various declared areas within the municipality, for easier look up

Declared Areas

- Proposed change to South Burnie Beach Boat Ramp to a Declared Restricted Area to allow for people to take dogs on a lead for the purpose of getting on a boat.
- Update of Burnie Coastal Pathway to include new extension from Cooee Point through to Cam River as a Declared Restricted area.
- Addition of View Road Reserve as a Declared area (as set out in table).
- Updated Dog Zone Maps.
- Change of map color used to define the sensitive wildlife areas.
- Addition of maps: Minor reserves, West and East.

The *Dog Control Act 2000* requires Council to undertake public consultation when preparing or amending its Dog Management Policy. Accordingly, Council undertook a public consultation period from 28 May to 28 June 2026.

The consultation generated 30 survey responses with 77% identifying as Burnie residents who own a dog. Community sentiment was generally positive, with 63% supporting or strongly supporting the overall direction of the policy. Responsible dog ownership emerged as the community's highest priority, with 80% rating it as "very important"

The survey identified several common themes and suggestions. Which can be seen in the table below:

Feedback	Council Response
Request for separate small dog / large dog areas at off-leash parks	Sits outside the policy and can be considered through Councils other strategies such as its Playground Strategy and Urban Plan.
Need for more rubbish bins and dog waste disposal stations on walking tracks	This is an operational matter for budget consideration.
Request to allow on-leash dogs on boardwalk/coastal pathway near West Park	This area is classified as a sensitive wildlife area, as such dogs are strictly prohibited in these areas.
Desire for dog-friendly access at Foreshore Café outdoor seating	As above this area is classified as a sensitive wildlife area, as such dogs are strictly prohibited in these areas.
Concerns about dogs in shops, cafés and non-dog areas (from non-dog owners)	Non dog areas are currently enforced by the policy. Dogs in shops and cafés sit outside the Dog Management Policy.
Request for improved enforcement against irresponsible owners	Council have clear enforcement procedures within the policy. Majority of the recommendations around improvements are set within the *Dog Control Act 2000*.
Need for clearer signage and communication of dog zone boundaries	The policy has had some changes to make clearer the current boundaries. Council will continue to monitor and address specific concerns as they are raised.

A summary of the consultation has been included as an attachment to this report.

Health and Safety

A key objective of the Dog Management Policy is to set standards that will minimise the risk of threat of harm to the safety of the community.

Risk

A number of risks are relevant to Council's responsibilities for dog management. The following measures indicate how they can serve to minimise risks:

- Declare Restricted Areas in accordance with section 23 of the Act to exclude dogs from sports grounds and from high use passive recreation areas – to reduce the risk of damage to assets and safety risks for users.
- Maintain current and accurate dog ownership registers – to manage dog identification and status of breaches or other dog control matters.
- Seizure of a dog that has bitten, menaced or harassed a person or animal and consider declaration of the dog to be a dangerous dog in order that it is housed and managed in a manner to minimize further risk – to manage the risk of dogs causing likely or actual harm to people or animals.
- Investigation nuisances under Division 6 of the Act – to address dog nuisance complaints in a clear and structured way.
- Provide effective communication to dog owners and the community as a whole on dog registration, responsible dog management, and declared areas within the municipality – to reduce the risk of breaches under the Act.
- Allocate sufficient resources to train, equip and deploy staff to handle dogs, to enforce compliance where necessary, and respond to the community in a safe and respectful manner - to reduce the risk of injury to council workers and the public in escalated situations.

Environmental Sustainability

The Dog Management Policy incorporates provisions for the protection of sensitive habitats for native wildlife.

Consultation

The findings of the Public consultation period are included in the discussion section of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. DRAFT Dog Management Policy CP-OGM-SG-032

2⇩. Dog Management Consultation - Key Findings

COUNCIL RESOLUTION

MOVED: ***Cr T Aitken***

SECONDED: ***Cr J Grave***

"THAT Council adopt the revised Dog Management Policy CP-CBS-SG-032, as presented."

For: Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.

Against:

CARRIED UNANIMOUSLY

COUNCIL POLICY

Dog Management Policy (DRAFT)

Approved By:	**Council**	Document Code:	**CP-OGM-SG-032**
Doc Controller:	**Deputy General Manager**	Version:	**7.0**
		Approved Date:	**TBC**
File:	4/14/2	Next Review Date:	**+ 4 years**

1 PURPOSE

Council must develop and implement a Dog Management Policy detailing how it will provide dog management within the Burnie municipal district in accordance with the requirements of the *Dog Control Act 2000*.

The *Dog Control Act 2000* provides a regulatory framework for balancing the rights and responsibilities of dog owners against the rights and expectations of the community at large to be free from likely risk of threat, harm and nuisance caused by dogs.

A Council must take all reasonable measures to enforce compliance to the requirements of the Act and to remedy any known breach.

2 OBJECTIVE

The objective of the Dog Management Policy is to provide an operational framework for the actions necessary to meet the Council's statutory obligations and responsibilities to ensure dog ownership within the municipality:

a) minimises likely risk of threat of harm to the amenity and safety of the community; and

b) facilitates the pleasures and benefits of dog ownership in a responsible and harmonious manner.

3 SCOPE

The Dog Management Policy will:

a) provide information on responsible dog ownership;

b) assist administration and enforcement of compliance to the *Dog Control Act 2000*;

c) identify areas for exercise of dogs;

d) identify areas where dogs are restricted or prohibited;

e) identify the fees and charges to be applied to assist with funding of dog management responsibilities; and

f) identify the Burnie City Council's approach to dog management and control.

4 POLICY

4.1 Code of Responsible Dog Ownership

Responsible dog ownership requires the owner of a dog or the person responsible for a to accept full responsibility for meeting all the care and attention needs of a dog and for ensuring the dog does not become a threat or nuisance to the safety or welfare of any other person or animal.

Council recognises dog ownership for assistance, companionship or business reasons is an established and constructive part of life for many people in the Burnie community.

The Code for Responsible Dog Ownership is advisory and does not replace any obligation under any law relating to the ownership or care of an animal.

Compliance to the Code will assist to increase the enjoyment from owning a dog and will enable other persons to equally enjoy being a resident or visitor to Burnie.

Responsible dog ownership requires a person to:

a) Select a breed and temperament of dog that meets their personal needs and that is best suited to the nature of their budget, lifestyle, household composition, and the premises and location where the owner lives.

   The Act identifies certain breeds to be *restricted breeds*; and requires specific additional control and management measures must be applied for dogs of these breeds.

   The following are restricted breeds:

   - *dogo Argentino*;
   - fila Brasileiro;
   - Japanese tosa;
   - American pit bull terrier or pit bull terrier;
   - Perro de Presa Canario or Presa Canario;
   - any other breed, kind or description of dog whose importation into Australia is prohibited by or under the *Customs Act 1901* of the Commonwealth.

b) Provide a dog with proper health care and attention, sufficient exercise, appropriate training, and with adequate food, water and shelter.

c) Acquire and apply adequate knowledge of the requirements for proper care and management of a dog.

   The RSPCA, Tasmanian Canine Defence League, veterinary practitioners, and training and kennel organisations are good sources of information of how to keep a dog safe, happy and healthy.

d) Register a dog with the council when it reaches six months of age and renew the registration according to Council's Fees and Charges Schedule.

The Council must be informed of any change in ownership or address of the dog, and of the loss or the death of a dog.

e) Micro-chip a dog with an approved microchip and provide the details required by Regulation 3A before it reaches six months of age.

f) Obtain a kennel license if more than two dogs or more than four working dogs are kept on a property.

g) Make sure a dog is wearing a collar and a registration disc whenever in a public place.

h) Recognise that not all people like or feel comfortable with dogs, and that such people have a right not to feel threatened or inconvenienced by a dog.

i) Keep a dog under effective control at all times.

The premises at which a dog lives must be adequately fenced or an enclosure provided to prevent the dog from wandering onto other property, a road, or any other public or private place.

A dog must be on a lead and in the care of a responsible person when on any road or footpath or in a Council reserve, unless the Reserve is a declared dog exercise area.

A dog must respond immediately to commands if not on a lead when in a declared free-run dog exercise area.

Particular requirements apply for identification and control of guard dogs, and any dog declared under the Act to be a dangerous dog.

j) Make sure a dog is not in a place where a dog is prohibited, including in a school or playground.

k) Immediately clean-up any mess, including faeces, caused by a dog in a public place.

l) Make sure a dog does not create a nuisance to any person by persistent or loud barking or by behaving in a manner that causes inconvenience or interference to another person's peace, comfort or enjoyment of any place or premises, including by chasing any person, animal, car or bicycle.

m) Make sure a dog is not allowed, encouraged or provoked to threaten, attack, harass, endanger or otherwise cause apprehension or distress to any person or to any agricultural, domestic or native animal when in a public place or to any person having business on your property.

n) Acknowledge the Burnie City Council has authority to require compliance to the standards and regulations for responsible dog ownership, and that the Council may be required to take action against an owner or a dog under the *Dog Control Act 2000* for any breach of a regulatory requirement.

o) Comply with the requirements of the *Dog Control Act 2000* and with any declaration or direction of an authorised person with respect to a dog; and

p) Comply with any other legislative requirement relating to the care or treatment of an animal and to the protection of the safety and convenience of the community, including the *Animal Welfare Act 1993*.

4.2 Declared Areas

Under Division 2 – Declared Areas of the *Dog Control Act 2000*, allows a Council to declare areas that allow, restrict or prohibit dogs.

A declaration must be made in accordance with requirements of the *Dog Control Act 2000* following a period of community consultation and consideration of comments.

Declared areas to restrict or prohibit dogs do not apply for a guide dog or a hearing dog as defined by the *Guide Dogs and Hearing Dogs Act 1967* or for a dog training to be a guide dog or a hearing dog.

All declared areas are classified as one of the following:

- **Exercise Areas** – Are for the exercise or training of dogs at sites reasonably accessible to dog owners and in locations attractive to use by dog owners and where conflict with other users and values can be minimised.
    - A dog not on a lead in a declared exercise area must be under effective control in accordance with section 4(3) of the Act[1].
    - Use of Exercise Areas must be without exclusion, threat or inconvenience for other dogs. The owner must immediately address excessive barking, aggressive or nuisance behaviour, and disposal of faeces.
- **Restricted Areas** – Access by dogs is restricted or excluded under certain circumstances or conditions for purposes of protecting the amenity, convenience and safety of other persons or activity, whether –
    - On a permanent basis in areas of high and regular levels of use, such as beaches, parks and sports grounds; and

[1] Effective control means the dog must at all times be in close proximity to the person, in sight of the person, and immediately responsive to the person's commands

- On a temporary or seasonal basis in locations where use by others is limited to a more definable or seasonal period

- Any **Public Reserve** defined under Burnie City Council Public Places By-law No 1 of 2025 within which a dog must –

  i) be on a lead at all times unless within that part of any reserve that has been declared as a Dog Exercise Area; and

  ii) not at any time be on that part of a reserve that is a sporting ground.

- Any **cemetery** under the care, control or management of the Burnie City Council to require a dog must be on a lead at all times and under the control of a person attending on a grave site;

- **Prohibited Areas** – Dogs are prohibited **in accordance with the *Dog Control Act 2000*** at all times within the following places:

  - Any grounds of a school, preschool, crèche or other place where there is a presence of children unless with the permission of the person in charge of the place;

  - Any shopping centre or any shop unless a pet shop, veterinary surgery, pet grooming shop, or other premises related to the care and management of dogs;

  - The grounds of any swimming pool;

  - Any playing area of a sportsground on which sport is being played;

  - Any area within 10m of a children's playground; or

  - Any location where it is necessary to provide protection to sensitive habitats for native wildlife, with particular emphasis on habitat of the Little Penguin, and river and streamside reserves.

COUNCIL POLICY

Dog Management Policy (DRAFT)

Approved By:	**Council**	Document Code:	**CP-OGM-SG-032**
Doc Controller:	**Deputy General Manager**	Version:	**7.0**
		Approved Date:	**TBC**
File:	4/14/2	Next Review Date:	**+ 4 years**

All declared areas: Dog Exercise – off leash (Green), Prohibited (Red) and Restricted – on Leash (Yellow) Areas will be identified by the following or similar signage:

The Council has made the following declarations in accordance with the *Dog Control Act 2000*:

Location	Park / Reserve Name	Declaration
Bass Highway	Blythe Reserve / Tioxide Beach	OFF LEASH
Bass Highway	Wivenhoe Beach	OFF LEASH
Bass Highway	South Burnie Beach – East of Jetty	OFF LEASH
Cooee Point Road	Cooee Creek Beach / Cooee Foreshore Reserve	OFF LEASH
View Rd	View Road Reserve – Fenced Dog Exercise Area	OFF LEASH
Barker St	Barker St Reserve	ON LEASH
Bass Highway	Burnie Park – Pathway between Oldaker and Bass Hwy	ON LEASH
Bass Highway	South Burnie Beach – Boat Ramp and Jetty	ON LEASH
Brickwell St	Oakleigh Park	ON LEASH
Burnie	Mount Street – Landcare Reserve	ON LEASH
Burnie	Bird Street Reserve	ON LEASH
Burnie	Coronation Park Reserve	ON LEASH
Burnie	Coastal Pathway (excluding Burnie Waterfront Reserve / West Beach and the Boardwalk which are **prohibited**)	ON LEASH
Cooee	Durham Road Reserve	ON LEASH
Hillcrest	Hayes Street Reserve	ON LEASH
Ocean Vista	Jago Reserve	ON LEASH
Park Grove	Richardson Crescent – Eastwood Reserve	ON LEASH

Location	Park / Reserve Name	Declaration
Park Grove	Uplands Place Reserve	ON LEASH
Park Grove	Brickport Road Reserve	ON LEASH
Park Grove	Janet Drive Reserve	ON LEASH
Ridgley	Circular Road Reserve	ON LEASH
Romaine	Manuka Drive Reserve	ON LEASH
Romaine Reserve	Romaine Reserve – Formed Footpaths Only	ON LEASH
Shorewell Park	Mylan Crescent Reserve	ON LEASH
Shorewell Park	Wright Street Reserve	ON LEASH
Shorewell Park	Curraghmore Aveune Reserve	ON LEASH
Upper Burnie	Euroka Court Reserve	ON LEASH
Upper Burnie	Bathurst Street Reserve	ON LEASH
Upper Burnie	Wilfred Campbell Memorial Reserve	ON LEASH
Upper Natone Rd	Upper Natone Reserve	ON LEASH
View Rd	View Road Reserve (excluding the mountain bike pump track and the Jeremy White basketball court which are both **prohibited**)	ON LEASH
West Ridgley Rd	Guide Falls	ON LEASH
Wiseman St	Wiseman St Reserve	ON LEASH
Bass Highway	Burnie Park – Areas of park including playground, soundshell and BBQ area	PROHIBITIED
Bass Highway	Burnie Skate Park	PROHIBITIED
Bass Highway	South Burnie Beach – Yacht Club Beach	PROHIBITIED
Cooee Point Road	Cooee Point Reserve	PROHIBITIED
Fern Glade Rd	Fern Glade Reserve	PROHIBITIED
Main Rd	Wivenhoe Showground	PROHIBITIED
North Terrace	Waterfront Reserve and Board Walk	PROHIBITIED
Romaine Reserve	Romaine Reserve – excluding formed walking paths.	PROHIBITIED
Upper Natone Rd	Natone Reserve / Football Oval	PROHIBITIED
West Park / UTAS	Little Penguin Observation Centre	PROHIBITIED

4.3 Fee Structure

The Council may establish the fees payable under the *Dog Control Act 2000*.

The following principles underpin the fee structure for dog control:

a) Dog registration fees are to be affordable to all persons;

b) Dog registration fees are not intended to recover the full cost to Council for dog management obligations from dogs owners;

c) No distinction is made in the fees applying for companion and working dogs;

d) Registration fees are payable annually in order to ensure accuracy and currency of the Dog Register;

e) Fees are to be reviewed annually against CPI movements for the preceding 12 months, and will be set in conjunction with the adoption of fees and charges in the annual Council Budget process;

f) Discounts are to apply for sterilised dogs to encourage responsible dog ownership.

   Proof of sterilization or micro-chipping must be provided from a registered veterinary surgeon or accredited person;

g) A higher fee is to apply for a dog declared or deemed under the Act to be a dangerous dog;

h) A discount on the registration fee may apply for registration of a whole dog within 28 days from the date of the annual notice of a requirement to register a dog

i) Registration fees do not apply for guide and hearing dogs.

   Proof of status is required to accompany an application to register a dog;

j) A replacement registration tag fee is to apply for transfer of a dog currently registered within another municipal district;

k) A pro-rata payment is to apply for a new dog registration made after the annual renewal or registration period, such fee to be reduced by 25% for each 3-months elapsed from the annual renewal date;

l) A dog owner is responsible for the costs associated with seizure of a dog;

m) A dog owner is responsible for the costs associated with detention of that dog at the Council pound;

The fee for detention of a dog at the Council pound is that fee as is from time to time set by the Canine Defence League (operating as Dogs Homes Tasmania), and must be paid to the pound prior to release of the dog;

n) A fee in addition to the dog registration fee for each dog applies for a kennel licence;

o) A fee may be applied for the making of a complaint alleging the existence of a nuisance under Section 47 of the Act; and

p) Council may provide a discount registration fee to persons holding a pension card of a kind creating eligibility for a rebate on Council rates

4.4 Dog Management and Control

In order to meet its responsibilities under the *Dog Control Act 2000* the Council will:

a) Recognise the owner of a dog has a right to enjoy in all respects a lawful association with their dog;

b) Recognise the community has a right to be protected against the risk of harm, threat, and nuisance caused by the action or behaviour of a dog;

c) Achieve compliance with provisions of the *Dog Control Act 2000* through a process of community awareness and information and regulatory inspection and enforcement action;

Council will:

(i) provide information on responsible dog ownership and on the obligations and rights of all persons under the *Dog Control Act 2000*;

(ii) engage with the community and persons and organizations with a relevant specialist knowledge or interest in the preparation and review of its Dog Management Policy;

d) Apply a fee for the registration of a dog;

e) Declare areas to be for dog exercise, and areas where access by a dog is restricted of prohibited.

Council will:

(i) provide and maintain appropriate and approved signage to identify declared areas where access opportunities or restrictions apply for dogs;

(ii) provide and maintain dedicated bins for the collection and disposal of dog waste at all Dog Exercise Areas;

f) Use its power and authority under the *Dog Control Act 2000* to identify and investigate any alleged offence, and to remedy any known breach;

The Council may seize and detain a dog if it is at large, or if it has threatened or caused harm to others.

A dog allegedly at large and recovered and delivered to the pound by a private person will not be considered to be a dog seized and detained in accordance with the *Dog Control Act 2000.*

g) Enforce compliance through regulatory action where there is evidence of a disregard for the obligations of responsible dog ownership;

h) appoint persons employed by the Council as an authorised officer under the *Dog Control Act 2000* to monitor and enforce compliance;

i) Make sure all staff responsible for the seizure and handling of dogs receive relevant training in the safe handling of dogs and execute their duties in a manner that causes minimum distress and avoids harm to a dog;

j) Approve and resource patrols for the purposes of monitoring compliance and for engaging with the community to achieve a consistently high standard of performance in responsible dog ownership;

k) Provide as a minimum an after-hours dog management capacity to respond in situations where there is an actual harm or immediate threat of harm to a person or animal;

l) Consider in accordance with the allocation priorities of the Council the provision of resources to allow the conduct of patrols during daylight hours on weekdays before and after Council's normal hours of business and on weekends and public holidays for the purposes of monitoring compliance and for engaging with the community to achieve a reasonable level of compliance to responsible dog ownership;

m) Contract the Canine Defence League (operating as Dogs Homes Tasmania) to provide and operate its premises at Stowport Road as a pound in accordance with the *Local Government Act 1993* for the purposes of detaining any dog seized or held under provisions of the *Dog Control Act 2000*;

n) Make sure the pound is maintained and operated in a humane manner with proper regard to health, safety and welfare of all dogs in detention, including by the provision of food, water and shelter, and veterinary attention as required;

o) Make all attempts to contact the owner of a dog seized for being at large within the statutory detention period;

p) Dispose of an unclaimed dog to the Canine Defence League at conclusion of the statutory detention period in accordance with provisions of the *Dog Control Act* 2000.

The Council will require the Canine Defence League make all reasonable endeavour to re-home abandoned dogs.

If re-homing is not appropriate or possible, a dog may be euthanised by a registered veterinary surgeon at the discretion of the League.

5 LEGISLATION

Dog Control Act 2000
Dog Control Regulations 2010

6 RELATED DOCUMENTS

Dog Registration Form
Kennel License Application Form
Map of Declared Dog Areas

7 OTHER REFERENCES

No further references

Policy Endorsement	
Responsibility:	It is the responsibility of the Executive Manager Compliance Services to oversee the implementation of this policy. It is the responsibility of the Governance Unit to maintain this policy in the corporate document framework. This policy must be reviewed at least once every five years in accordance with the process set out in section 7 of the *Dog Management Act 2000*.
Minute Reference:	TBC
Council Meeting Date:	TBC
Strategic Plan Reference:	Strategy 7.1.1 Formulate policy that is equitable, inclusive and responsive to current needs, and ensure decision-making is informed and accountable.
Previous Policies Replaced:	This policy replaces the previous Dog Management Policy version 6.0 approved on 17 September 2019 (Item AO248-19)
Date of Commencement:	TBC
Publication of policy:	Members of the public may inspect this policy at the City Offices where copies can be obtained free of charge. Alternatively, it can be accessed on Council's website (www.burnie.tas.gov.au)

COUNCIL POLICY

Dog Management Policy (DRAFT)

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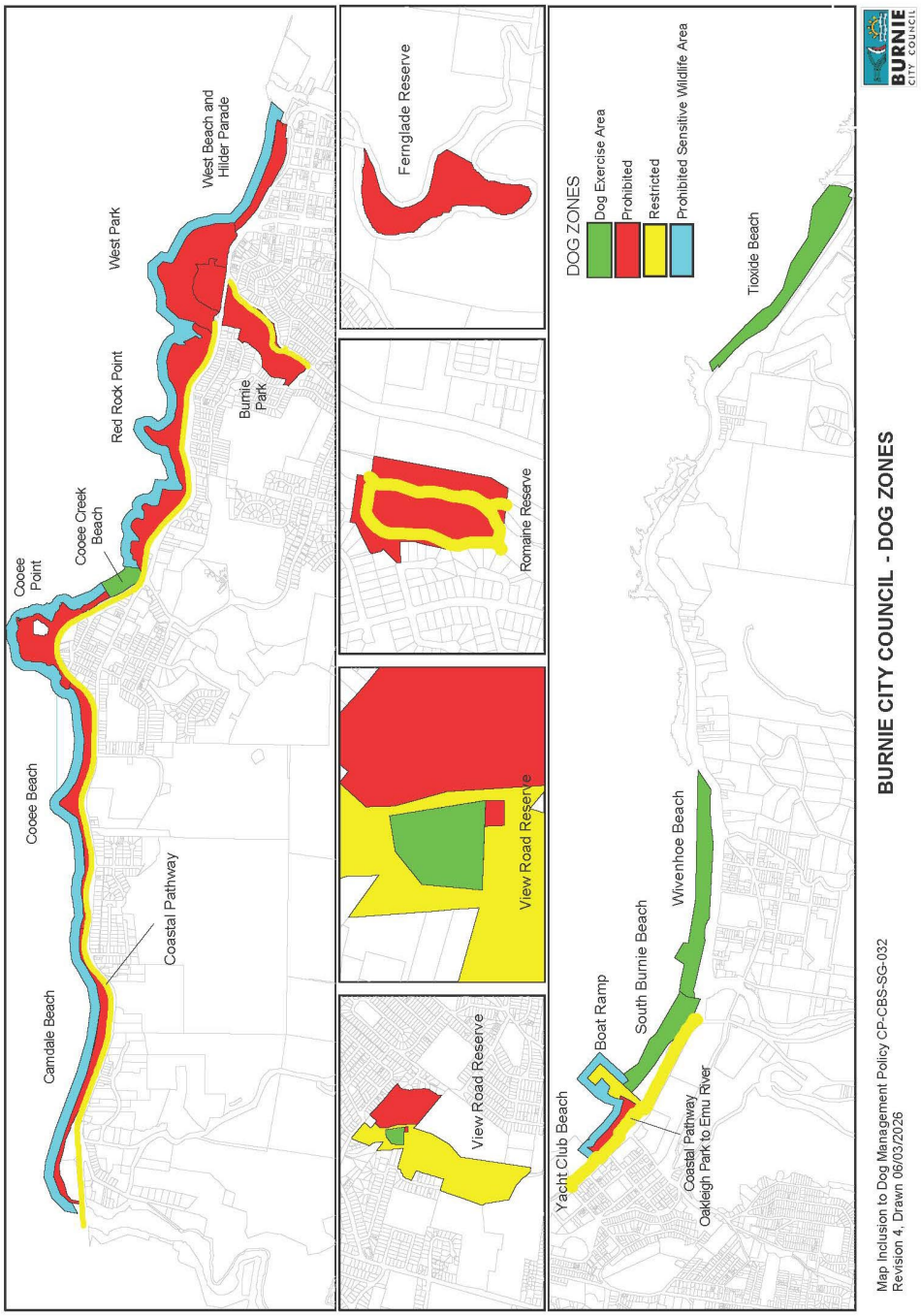

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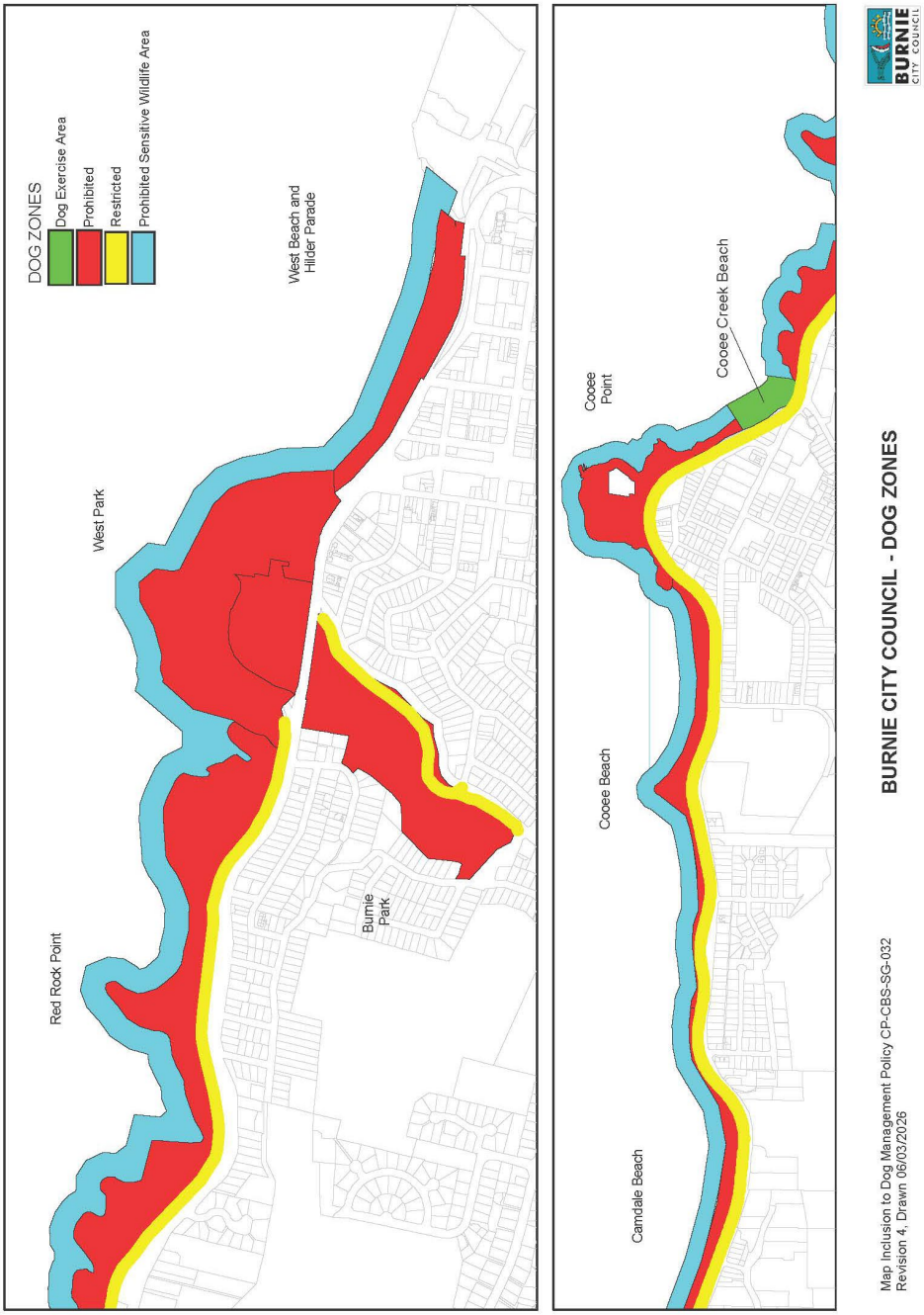

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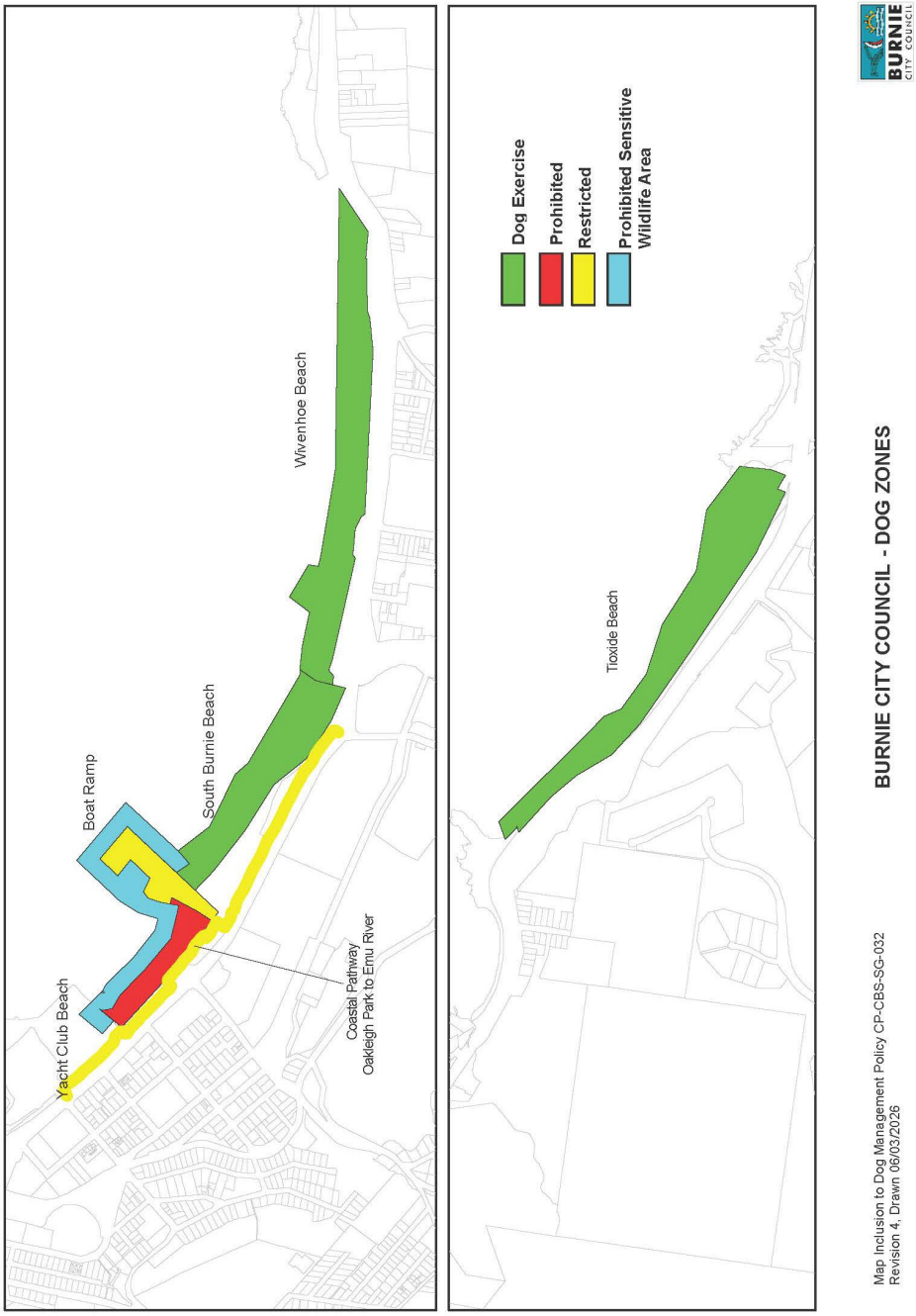

Dog Management Policy Survey - Key Findings

Survey Period: 28 May - 28 June 2026 | Total Responses: 30

KEY FINDINGS SUMMARY

Finding	Detail
Overall Support	63% support or strongly support the policy (19 of 30 respondents)
Off-Leash Areas	Opinion is split - 47% say "No" (not enough), 43% say "Yes" (enough)
Respondent Profile	77% are dog owners - feedback skews toward dog owner perspective
Usage Frequency	67% use parks/beaches daily or weekly - engaged community respondents
Top Priority	"Responsible dog ownership" rated highest (80% "Very Important")

COMMON THEMES FROM OPEN FEEDBACK

- Request for separate small dog / large dog areas at off-leash parks
- Need for more rubbish bins and dog waste disposal stations on walking tracks
- Request to allow on-leash dogs on boardwalk/coastal pathway near West Park
- Desire for dog-friendly access at Foreshore Café outdoor seating
- Concerns about dogs in shops, cafés and non-dog areas (from non-dog owners)
- Request for improved enforcement against irresponsible owners
- Need for clearer signage and communication of dog zone boundaries

DETAILED RESPONSE BREAKDOWN

Q1: Do you support the overall direction of the Draft Dog Management Policy?

Response	Count
Strongly support	6
Support	13
Neutral	5
Do not support	3
Strongly do not support	3

Q3: Do you believe Burnie currently has enough off-leash dog exercise areas?

Response	Count
Yes	13
No	14
Unsure	3

Q7: Respondent Profile

Type	Count
Burnie resident with a dog	23
Burnie resident without a dog	5
Visitor without a dog	1

OFFICERS' REPORTS

AO158-26 NEW POLICY - ENFORCEMENT POLICY CP-OGM-SG-079

FILE NO: 4/14/2
PREVIOUS MIN:

1.0 RECOMMENDATION:

"THAT Council adopt the new Enforcement Policy CP-OGM-SG-079, as attached."

2.0 EXECUTIVE SUMMARY

Purpose and Background

To introduce a new Enforcement Policy.

Key Issues

This is a new Council Policy for consideration and endorsement.

The new policy will:

- provide a consistent framework for decisions about investigation, compliance and enforcement action;
- ensure enforcement decisions are fair, lawful, evidence-based and proportionate to the circumstances;
- encourage voluntary compliance through education, advice and clear communication where appropriate;
- ensure that Council's statutory obligations are met; and
- provide clear guidance to officers, complainants and persons subject to enforcement action.

3.0 SUPPORTING INFORMATION

Strategic Alignment

This policy review relates to the Strategic Plan Goal 5: Democratic and engaged communities, Key Direction 5.1: Leadership through communication, consultation, collaboration and facilitation.

Legal

There are numerous laws that are associated with the policy. However, the policy itself is to identify Council's position on enforcement and outline process rather than expand upon legal responsibilities.

The policy is not intended to replace statutory process and the following is included in the scope of the policy:

> *This Policy does not replace statutory requirements. If there is any inconsistency between this Policy and legislation, the legislation prevails. Nothing in this Policy limits Council's ability to take immediate action where there is a risk to life, health, safety, the environment, Council infrastructure or the integrity of a statutory process.*

Finance

There are no notable financial impacts resulting from this report.

Relation to Council Policy

Any related policies are referenced under Related Documents in the attached policy.

Discussion

Council undertakes regulatory and enforcement functions across almost all of its departments. While the legislation applying to each area differs, there is a benefit in having a consistent approach to how compliance and enforcement matters are managed. The Enforcement Policy provides the overarching framework without replacing the requirements of the relevant legislation.

The Policy is structured around a set of principles to guide enforcement decisions. The principles are supported by a framework of how matters can be identified, prioritised, decided and responded to. The intent is not to prescribe a "one-size-fits-all approach", but to establish a principle driven foundation for decision-making that can be applied across Council's different regulatory responsibilities.

The Policy also provides the governance detail around enforcement, including officer authorisations, communication, conflicts of interest and record keeping. Together, these provisions provide greater consistency and transparency.

In short, the Policy provides officers with a clear basis for making enforcement decisions while retaining the discretion required to deal with individual matters on their merits.

Health and Safety

There are no health and safety impacts resulting from this report.

Risk

There are no risks to be considered in this report.

Environmental Sustainability

There are no environmental sustainability impacts to be considered in this report.

Consultation

Relevant Council Officers have been consulted in the preparation of this report.

Conflict Of Interest

No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

ATTACHMENTS

1⇩. DRAFT Enforcement Policy

COUNCIL RESOLUTION

MOVED:	***Cr D Pease***
SECONDED:	***Cr G Simpson***
"THAT Council adopt the new Enforcement Policy CP-OGM-SG-079, as attached."	
For:	Cr T Brumby, Cr G Simpson, Cr T Aitken, Cr A Boyd, Cr K Dorsey, Cr J Grave, Cr A Keygan, Cr C Lynch, Cr D Pease.
Against:	
	CARRIED UNANIMOUSLY

COUNCIL POLICY

Enforcement Policy (DRAFT)

Approved By:	**Council**	Document Code:	**CP-OGM-SG-079**
Doc Controller:	**Executive Manager Corporate Governance**	Version:	**1.0**
		Approved Date:	**TBC**
File:	4/14/2	Next Review Date:	**+ 3 years**

1 PURPOSE

To establish Burnie City Council's approach to compliance and enforcement action.

This Policy is intended to ensure that enforcement action is undertaken in a way that is consistent, transparent, proportionate, procedurally fair and in the public interest.

2 OBJECTIVE

The objectives of this Policy are to:

- provide a consistent framework for decisions about investigation, compliance and enforcement action;
- ensure enforcement decisions are fair, lawful, evidence-based and proportionate to the circumstances;
- encourage voluntary compliance through education, advice and clear communication where appropriate;
- ensure that Council's statutory obligations are met; and
- provide clear guidance to officers, complainants and persons subject to enforcement action.

3 SCOPE

This Policy applies to enforcement action undertaken by or on behalf of Burnie City Council across its regulatory functions, including but not limited to:

- planning;
- building;
- plumbing;
- environmental health;
- food safety;
- public health;
- animal management;
- parking and traffic;
- roads;
- stormwater
- public places;
- litter;
- nuisances; and
- Council by-laws.

This Policy does not replace statutory requirements. If there is any inconsistency between this Policy and legislation, the legislation prevails. Nothing in this Policy limits Council's ability to take immediate action where there is a risk to life, health, safety, the environment, Council infrastructure or the integrity of a statutory process.

4 POLICY

4.1 Policy position

Council recognises that most people intend to comply with the law when their obligations are known and/or clearly explained. Council will, therefore, take a courteous and educational approach to encourage voluntary compliance in the first instance (where appropriate). However, Council will take formal enforcement action where the nature, seriousness, persistence or consequence of non-compliance warrants that response.

Council's enforcement approach may include:

- education/advice;
- inspection;
- warning;
- mediation;
- statutory notices/orders/directions;
- infringement notices;
- court proceedings;
- demolition;
- remediation work; and/or
- cost recovery.

The appropriate enforcement response will depend on the circumstances.

Council recognises that officers may not always have all relevant information at the time. This Policy is to be applied reasonably, based on the information available and the circumstances of the matter. Officers may exercise discretion where strict application of this Policy is not reasonable, practical or lawful.

4.2 Principles

Council's enforcement action will be guided by the following principles.

4.2.1. Proportionality

Council's response will be proportionate to the seriousness of the breach, the level of harm or risk, the conduct of the person responsible, the need for deterrence and the likelihood that the selected action will achieve compliance.

4.2.2. Consistency

Council will seek to take a comparable approach in similar circumstances. Officers must apply relevant procedures and record reasons for decisions, including any material departure from usual practice.

4.2.3. Transparency

Council will explain the nature of the alleged breach, the legal requirements, the action required to achieve compliance, relevant timeframes and the possible consequences of failing to comply.

Where applicable, Council will advise affected persons of any review or appeal rights.

4.2.4. Procedural fairness

Where practicable and legally appropriate, a person affected by proposed enforcement action will be given an opportunity to respond before formal action is taken.

Immediate action may be taken where required by legislation or where delay may create an unacceptable risk to public health, safety, the environment, Council assets or the public interest.

4.2.5. Accountability

Council will maintain appropriate records of enforcement decisions and action taken. Enforcement decisions must be capable of being explained and reviewed.

4.2.6. Public interest

Council will consider whether enforcement action is in the public interest, having regard to the seriousness of the matter, harm or potential harm, available evidence, likelihood of success, deterrence, fairness, Council resources and the need to maintain confidence in Council as a regulator.

4.2.7. Independence

Enforcement decisions must be made impartially and free from improper influence. Officers must not take into account political advantage or disadvantage, personal views, irrelevant public pressure or discriminatory considerations.

4.3 Authorised officers and delegations

Only officers with the necessary delegation, statutory authorisation, appointment, training, qualification or experience may undertake enforcement action.

Officers must carry appropriate identification and produce evidence of authorisation where required by legislation or Council procedure.

Council will maintain records of statutory appointments, delegations and authorisations.

4.4 Complaints and identification of non-compliance

Council may become aware of non-compliance through complaints, inspections, patrols, permit assessments, audits, referrals from other agencies or officer observations.

Complaints may be lodged in writing, verbally or electronically. Although, Council may require a complaint to be provided in writing where this is necessary to establish sufficient grounds for investigation.

Anonymous complaints may be investigated at Council's discretion, having regard to the seriousness of the allegation, available evidence, public interest and whether the matter can be reasonably investigated.

4.5 Prioritisation

Council will prioritise enforcement matters having regard to:

- immediate risk to life, health or safety;
- environmental harm or risk of environmental harm;
- impact on public infrastructure or Council assets;
- planning, building or public health significance;
- harm to neighbouring land, public amenity or the broader community;
- whether the breach is deliberate, reckless, repeated or ongoing;
- whether delay may make rectification more difficult;

- the availability and reliability of evidence;
- whether another agency is better placed to act;
- Council's statutory obligations; and
- available Council resources.

4.6 Decision-making

In deciding what action to take, Council will consider:

- the seriousness of the breach;
- the degree of wilfulness, negligence or recklessness;
- the history of the site and the person responsible;
- the consequences of non-compliance;
- whether compliance can be achieved voluntarily;
- the likely effectiveness of available enforcement options;
- the need for specific and general deterrence;
- consistency with previous decisions;
- the public interest;
- any statutory requirements; and
- the availability of sufficient evidence.

Council will not take into account irrelevant considerations, including personal bias, political advantage or disadvantage, improper pressure, or discriminatory factors.

4.7 Enforcement options

Council may use one or more of the following enforcement options (guided by the relevant legislation or by-law):

- take no further action;
- provide education, information, advice or assistance;
- issue a verbal or written warning;
- request voluntary action within a reasonable timeframe;
- facilitate mediation where appropriate;
- issue a statutory notice, order or direction;
- issue an infringement notice;
- suspend, cancel or amend a permit, licence or approval where authorised;
- commence civil enforcement proceedings;
- commence prosecution;
- undertake work where authorised; and/or
- recover costs where authorised.

4.7.1. No further action

Council may take no further action where:

- no breach is established;
- the matter is outside Council's jurisdiction;
- the complaint is frivolous, vexatious or trivial;
- there is insufficient evidence;
- another agency is better placed to respond;
- the matter has been resolved;
- further action would not be proportionate; or
- enforcement would not be in the public interest.

4.7.2. Infringement notices

Council may issue an infringement notice where there is sufficient evidence that an offence has occurred and an infringement notice is authorised and proportionate.

A person may request review or withdrawal of an infringement notice in accordance with the applicable legislation. Council may also withdraw an infringement notice where it was issued in error, issued unlawfully, there is mistaken identity, exceptional circumstances apply, or the evidence does not support continuation.

4.7.3. Prosecution and civil enforcement

Prosecution or civil enforcement proceedings will generally be reserved for serious, repeated, deliberate or high-risk non-compliance, or where other enforcement options are inadequate or exhausted.

Before prosecution or civil enforcement proceedings are commenced, Council must be satisfied that there is sufficient admissible evidence and that the action is in the public interest.

The final decision to commence prosecution or civil enforcement proceedings must be made by the General Manager or delegate.

4.8 Communication with complainants and affected persons

Council will provide reasonable information to complainants about whether a matter has been investigated and, where appropriate, broad level action that has been taken.

Council will not disclose confidential, personal, legally privileged, ongoing operational commentary or other enforcement information except where authorised or required by law.

4.9 Conflicts of interest

Where an officer has a personal, financial or other conflict in relation to an enforcement matter, the officer must notify their manager.

Where practicable, the matter will be assigned to another officer.

4.10 Records

Council will maintain accurate records of enforcement decisions and action. Records must be sufficient to explain Council's decision-making and, where necessary, support formal enforcement action, prosecution or review.

5 LEGISLATION

This Policy applies where Council has a statutory power to administer, regulate or enforce compliance with legislation.

6 RELATED DOCUMENTS

Burnie City Council Customer Service Charter
Tasmanian Planning Scheme – Burnie
Declaration Of Interest by an Employee form (FO-CBS-SG-006)

7 OTHER REFERENCES

Nil.

COUNCIL POLICY

Enforcement Policy (DRAFT)

Approved By:	**Council**	Document Code:	**CP-OGM-SG-079**
Doc Controller:	**Executive Manager Corporate Governance**	Version:	**1.0**
		Approved Date:	**TBC**
File:	4/14/2	Next Review Date:	**+ 3 years**

Policy Endorsement	
Responsibility:	It is the responsibility of the Executive Manager Development Services to implement this policy and review its content. It is the responsibility of the Governance and Strategic Unit to maintain this policy in the Corporate Document Register.
Minute Reference:	TBC
Council Meeting Date:	TBC
Strategic Plan Reference:	Making a Better Burnie 2044 Goal 5: Democratic and engaged communities Key Direction 5.1: Leadership through communication, consultation, collaboration and facilitation
Previous Policies Replaced:	This policy replaces the previous policy ___ version ___ dated ____ (Minute ___, [date]).
Date of Commencement:	TBC
Publication of policy:	Members of the public may inspect this policy at the City Offices, or access it on Council's website: www.burnie.tas.gov.au

AO159-26 NON AGENDA ITEMS

In accordance with the requirements of Regulation 10(6) of the *Local Government (Meeting Procedures) Regulations 2025* a matter may only be discussed at a meeting if it is specifically listed on the agenda of that meeting.

Council by absolute majority may decide at an ordinary meeting to deal with a matter that is not on the agenda if the General Manager has reported:

(a) the reason it was not possible to include the matter on the agenda; and
(b) the matter is urgent; and
(c) that advice has been provided under section 65 of the *Act*.

There were no non agenda items.

There being no further business the Chairperson declared the Meeting closed at 9.29pm.