

# Tolosa Park Dam Redevelopment Community Feedback Report



## Introduction

In 2014 Council signed an MOU with TasWater as part of a project to decommission the Tolosa Park Dam. This is a multi-million dollar project that involves the construction of water storage tanks on Tolosa Street as well as removing the reservoir in Tolosa Park. The objectives of this project are to ensure the supply of clean water and eliminate the risk to the community of Glenorchy from a dam failure.

As part of the decommissioning of the dam TasWater is committed to returning the reservoir area to open space.

Glenorchy City Council is working together with TasWater and the community to develop a vision for what a remediated area might look like and how we get there.

## Journey so far

The plan for the remediation is to reshape the site, apply topsoil and grass the area, creating a blank canvas on which Council and the community can build a new park over time.

In March/April 2018 Council undertook a community survey to gauge the views and hear what issues were of most importance and what the community would like to see on this blank canvas. The aim of this engagement was to identify community priorities to assist Council and TasWater in shaping the landscape.

These issues are summarised in this report together with a series of recommendations.

## Community Engagement

A survey was conducted (online and hardcopy) between 19 March to 20 April. Respondents were asked the following questions:

- What features/activity spaces would you like to see as part of the redevelopment?
- Do you have any other ideas/comments about the redevelopment?
- How often do you visit Tolosa Park?
- How do you normally visit the Park?
- What is your age group?
- What Local Government Area do you live in?

The information was distributed via the following:

- 431 Glenorchy Matters Community Panel members
- 128 nearby residents via post
- The following stakeholders asking them to share in newsletters or within their networks:
  - Denison MPs
  - All schools in Glenorchy municipality
  - All childcare centres in Glenorchy municipality
  - Various community/sporting groups

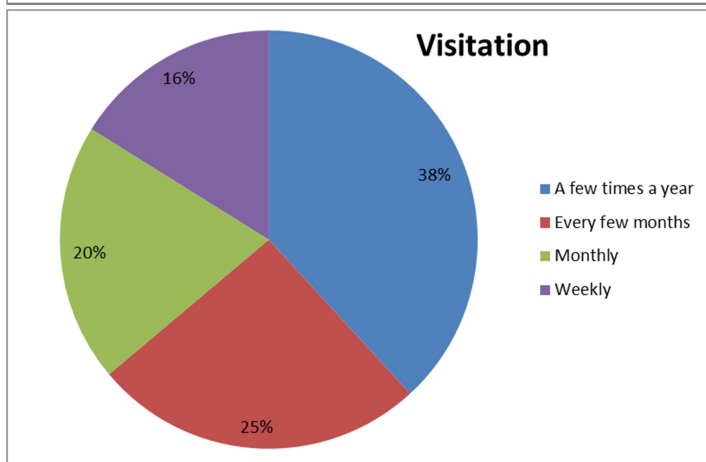
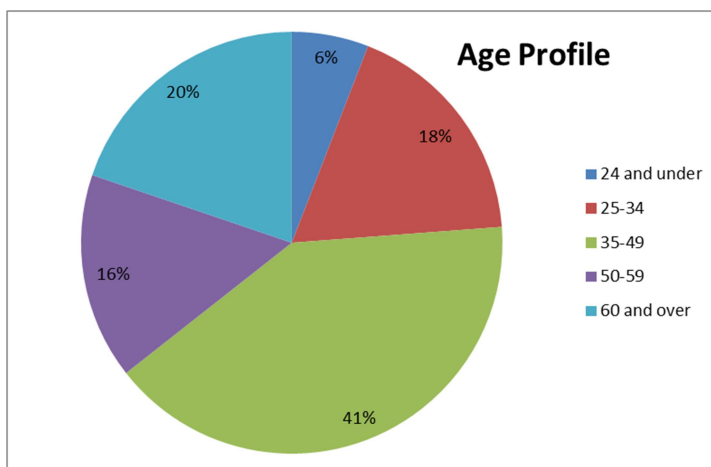


- All Aldermen and GCC staff
- Glenorchy Action Interagency Network
- Youth Action Network Group
- Glenorchy Linkages

Information was placed on the GCC website, in the Glenorchy Gazette and in the GCC foyer.

747 surveys were completed. This is a fantastic return indicating the importance that the community places on Tolosa Park and the provision of open space.

75% of the respondents were from Glenorchy. The following charts show some details about those who undertook the survey.



### Summary of issues

Shade Areas	Access
Children's Play Facilities	Dog Walking and Facilities
Family Friendly	Skate Facilities
Water Features and Activity	Affordability and Sustainability
Cycling, MTB, and BMX Facilities	Tolosa Park Masterplan



## Shade Areas

Shade was highlighted as the highest priority for people as part of any decommissioning of the Tolosa Reservoir. Providing protection from the sun and finding the balance between open spaces and trees that connect the area with the adjoining bushland. Council has already commenced some tree plantings around the skate park and the request for shade emphasises the need to consider more shading across Tolosa Park, the rehabilitated reservoir area and more generally across all Council's open space.

69% of survey respondents ranked shade areas as a high priority.



### Comments:

*“Shaded areas near and/or over play equipment - Australia has some of the highest UV ratings in the world.”*

*“Open flat space for groups, with sheltered tables and seating surrounding.”*

*“The skate/bike area is a great space, but some shade for observers would be beneficial.”*

### Recommendations

- Shade be incorporated into any future plan for Tolosa Park
- Council considers planting additional trees and shade structures in and around Tolosa Park and as part of Council's other open space areas
- Upgrade of the playground facility should take into consideration the provision of shade areas



## Children's Play Facilities

63% of survey respondents ranked the provision of children's play facilities as a high priority. There were also a number of comments around the provision of a children's activity park, ensuring that the Park continues to provide good areas for family activity and a wider range of play equipment. Comments indicated that current play equipment was out of date and that users would appreciate some modern equipment suitable for a variety of ages and abilities.



### Comments:

*"Playground for a range of abilities. Maybe exercise equipment for adults."*

*"Children's play facilities for younger ages groups i.e. Rotary Park at Bellerive. Outstanding equipment and play options in a compact area, which also covers a range of age groups and abilities."*

*"Playgrounds in Glenorchy are in desperate need of an upgrade. All of Hobart's great playgrounds for kids are in the wealthier suburbs. Playgrounds need to cater to all ages."*

*"I would love to see a decent playground developed at the Tolosa site. There aren't many appealing parks on this side of the river to take my children to. They seem to be appearing everywhere on the eastern shore, so why not something close to Glenorchy area."*

### Recommendations:

- Council review the condition of the playground at Tolosa and in other open space areas and assess the priority for upgrading as part of the future Capital Works Program





## Family Friendly

While “family friendly” wasn’t a specific question in the survey, results showed very strongly that people wanted to retain the area as a family friendly space. 72% of respondents indicated that they visited the Park with family members. 63% of respondents rated a jogging circuit or walking trail as a high priority, followed by 60% for seating areas and 54% for flat grassed areas for recreational users. There were a large number of comments (52) relating to retaining the area for family-based activities. Over the last few years Council has upgraded a number of huts and continues to provide serviced areas including wood for fires, electric BBQs and toilet facilities.

A map of the facility and the huts available to hire is on the Council website at:  
<https://www.gcc.tas.gov.au/community/sports-and-recreation/tolosa-park-huts>



### Comments:

*“Must be family friendly.”*

*“Would be great to keep it as a place to have picnics, barbecues, an up to date children's park - catering for a variety of age ranges and a place where people can go for a run and exercise. It is a fantastic space that needs a little updating.”*

*“Leave the area as somewhere for families to congregate - the cyclists have enough space!”*

*“Please keep the area as somewhere families can go for BBQs etc and relax with some privacy and basic play equipment for kids. :)”*

*“I hope that whatever is done feeds in with what is there as the park is really an asset to Glenorchy and its people. Perhaps the existing barbecue areas could be upgraded as well.”*



*“Obstacle and exercise track for teenagers, combined with jogging track.”*

*“Please keep Tolosa Park a family friendly venue where families can come together to play and have a picnic. Natural beauty of surrounds also should be preserved.”*

#### Recommendation

- Council continues to support the existing hut areas at Tolosa Park as an area for families to come together
- Council considers the requirement for picnic and BBQ facilities as part of a broader open space strategy within the Glenorchy region

#### **Water Features and Activity**

52% of survey respondents ranked a water feature and/or ponds as a high priority. This was also a theme that received the most comments (76) in the comments section of the survey, with respondents citing a need for a water feature/water activity of some kind. There were also mentions of water activity parks, boating options, swimming areas and the possibility of using the area for model boats.

The comments reflect the value that the community place in the reservoir in creating a sense of place and the potential for it to be used for activity. The provision of a water facilities and activities within Glenorchy area is currently through the Glenorchy Pool – YMCA Centre and the interaction with the Derwent foreshore at areas like Montrose Bay. The provision of a water body or feature as part of the future of Tolosa Park needs further consideration. There are restrictions in terms of the size and location before any water body is defined as a dam, there are also considerations in terms of risk and ongoing maintenance and operation costs.



### Comments:

*“It would be lovely to keep as much water (ponds, dams) as possible in the park. The water is the main appeal. Tolosa St reserve was as beautiful as the Water Works Reserve when the dam was full but now it is not as attractive. It would be a real shame to lose the tranquillity of the water”.*

*“The area was lovely because of the water view. Would be nice to have something similar, particularly good if public could interact with it.”*

*“The dam was the central feature of Tolosa Park and its loss is keenly felt. It should be replaced by water of some kind, which need not be deep e.g. a wildlife pond with nesting islands like Gould's Lagoon; a salmon and duck pond in cooperation with Island Fisheries, a boating and model boat pond.”*

### Recommendation:

- Council consider how we provide opportunities for the community to interact with water as part of broader open space planning
- Water features be considered as part of the future plan for Tolosa Park

### **Cycling, MTB and BMX Facilities**

The community requested improvements to cycling facilities in and around Tolosa Park. This includes provision of safer access between Tolosa Park and the CBD, consideration for improvements to the criterium circuit, upgrade MTB facilities at Tolosa Mountain Bike Park, and consideration of a BMX track. The park already has a child education cycle area.

While cycling areas were not listed as a ranking option in the survey, 51 respondents (including cycling organisations) made comments about improvements to cycling tracks, connection to bike paths, and safe paths on streets.





### Comments:

*"I would encourage the GCC to consider further developing their cycling infrastructure. You have the opportunity to create a cycling hub unrivalled in the state. It is the perfect location for a velodrome or mountain bike skills park."*

*"Cycling specific development would be great to consolidate the existing asset."*

*"Improvements to and expanding of the cycling infrastructure would be great would be very beneficial for the community. This should be done with meaningful engagement of the local cycling clubs."*

Cycling South - website

<http://www.cyclingsouth.org/index.php/component/k2/item/115-tolosa-park-cycling-hub>

### Recommendation:

- As part of the 2018/19 Annual Plan Council reviews cycling trails and tracks to look at where there are gaps in the network and prioritises actions for future capital works programs.
- Council considers the provision of cycling facilities in any future plan for Tolosa Park

### **Access**

Accessibility was not listed as a ranking option in the survey, however there were several comments received both about all abilities access to the park and about limitations to opening hours. The community requested that Council consider extending the operating hours of the park and making it more accessible.

Tolosa Park is currently open 7 days per week from 10.30am to 4.30pm and till 8.00pm during daylight saving. At these times the gate at the entrance of the park is open and Council staff present to service the park. Outside of hours the gates and fences prevent vehicles and pedestrians from entering. Pedestrians are known to jump the fence to access the park. The concern is that without restricting access to the site there will be antisocial behaviour.

Comments were also received from a range of people with different abilities who highlighted accessibility as a key consideration in any development.





Comments:

*“Ensure facilities for people/children with disabilities multi-use area - picnics, quiet space to sit.”*

*“Accessibility - the park is not overly accessible for people who are differently abled. Huts and facilities that are close together and accessible by wheelchair, walking frame, etc. Priority use of these huts for people with disabilities.”*

*“Open the park to the people - we don't exist between the park's current opening hours. We get home from work and live our lives but that is when the park is closed. Open late Friday nights and have food truck vendors and music and festival and dancing.”*

*“Please extend opening and closing hours.”*

Recommendation:

- Council officers develop a report for consideration of Council looking at opening hours and how access to the Tolosa Park can be improved
- Council's Access Committee be provided a briefing of the project to consider any feedback in relation to the prioritisation of recommendations



## Dog Walking and Facilities

The provision of off or on lead dog areas at the Park was not listed as a ranking option in the survey, however there were many comments in relation to the request for a dog park (fenced and off lead area), and some also seeking access for dogs on lead within the Park. The Glenorchy City Council area has a high rate of dog ownership with 9600 dogs registered. 48 of the respondents highlighted dog walking as a key issue.

Dogs are currently not allowed in Tolosa Park. The Collinsvale Dog Park is highlighted in the community as a great example of a fully fenced area that caters for dog owners.



### Comments:

*"Ideal opportunity/place for fully fenced off-lead dog exercise areas. With the area there should be ample room for 3 to 4 enclosures if not more."*

*"Off leash dog park and fenced."*

*"I would love to see this area become dog friendly."*

*"Dog park with ground-up fencing and biodegradable poo bags."*

### Recommendation:

- Council works with the community to look at improvements to nearby Chapel Street Park to better cater for dogs
- Council reviews on and off lead dog areas



## Skate Facilities

Council in 2013 installed a bicycle education track that includes skate elements at Tolosa Park. This is a contemporary design providing young people in the community with a location to skate. The feedback received from the community highlighted deficiencies in terms of how challenging the facility is for more experience skaters. The community also identified the need for skate facilities closer to the CBD and to provide young people with areas to practice their craft.



### Comments:

*“Demolish the current skate park which has many unusable features and isn't very safe. Build a new skate park with undercover area allowing it to be used in wet conditions. Nothing like this exists in Tasmania.”*

*“I believe it's very important for Glenorchy to have an outlet for teenagers to hang out and keep them occupied with positive activities (out of trouble)! I realise there is a skating area already, but this is perhaps for younger children? CCC's new skate area at Kangaroo Bay is a great example.”*

### Recommendation:

- That Council as part of the CBD Revitalisation project continues to engage with skaters in the development of skate facilities at appropriate location near the CBD



## Affordability and Sustainability

Affordability and sustainability were not listed as a ranking option in the survey, however, several respondents gave comments about keeping the space open, simple and low maintenance. Increased community focus on allocation of Council funds is expected as result of the financial situation that has been prominent since the community consultation was conducted.

TasWater is proposing to spend multiple millions of dollars to decommission the Tolosa Reservoir. This funding provides limited scope for park improvements. The funding will be sufficient to level some areas and to grass the site.

Additional funding to provide paths, create water facilities, and do other works will need to be accessed through Council or external funding. With limited funding it is most likely that these works will not occur for some time.

An alternative option to fill the reservoir with clean fill to provide a flatter site has been proposed. This option would level the entire area and provide a greater ability to use the site for jogging/walking, and general recreation. This option would also defer funding requirements for Council to landscape the reservoir site for several years at which time Council might be better positioned financially to undertake these works.

In order to proceed with either option a business case needs to be developed to understand the full advantages and disadvantages of filling the dam or reshaping the land by pushing in the dam. The opportunity to use the site for clean fill would allow savings to be put into improvements at Tolosa Park and other open space areas.

### Comments:

*“Sometimes it seems better to conserve features that provide visual and peripheral space rather than busily cramming available space with newly erected structures.”*

*“Keep it simple and low maintenance (save our rates spending) and natural.”*

### Recommendation:

- Council officers prepare a business case to look at the feasibility of using the site for clean fill versus reshaping the site and review the advantages and disadvantages for consideration of Council





