

inspiring
place

Longley Reserves

Recreation Master Plan



PREPARED FOR KINGBOROUGH COUNCIL | SEPTEMBER 2023

Kingborough



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Date	Version	Authorised Signature
V1	20.12.22	<i>Adam Holmstrom</i>
V2	15.06.23	<i>Adam Holmstrom</i>
V3	04.09.23	<i>Adam Holmstrom</i>

Inspiring Place Project No. 22-66 (22-NNNN)

Cover photo: Longley Park (Source: Inspiring Place)

SECTION 1

INTRODUCTION

1.1 LONGLEY RESERVES

The Longley Reserves are located in Longley and consist of the large grassy area, some basic facilities, some undefined car parking areas, a strip of riparian vegetation, and access to the North West Bay River (Map 1). Across Huon Road is the Longley International Hotel, another undefined carparking area, and some facilities available to campers including toilets and a rubbish skip.

The scope of this report is the southern section of the Reserves, south of the land used by Longley hotel for car parking. The area is the responsibility of Kingborough Council. Inspiring Place have been engaged by the Council to update the 2010 Master Plan by engaging with two key stakeholders, conducting site visits and receiving other public input via Council. We have reviewed images and videos that show the challenges associated with rehabilitation of a temporary Council roadworks area in the south of the Reserve as well as damage from recent floods.



Map 1. Longley Reserves, Huon Road, Longley, TAS. (Source: Inspiring Place)

The broader planning context is established by the *Kingborough Open Space Study 2019*, which states that the local population of Longley is 234¹. This 2019 document makes clear a desire to improve open space provision, quality, and amenity across the municipality. Feedback from users of the Longley Reserves to Council highlighted problems associated with the lack of structure in car parks, a safety hazard in crossing Huon Road, problems with vehicles damaging grassed areas, flooding, and a general lack of facilities. The current Master Plan addresses these issues, identifies priorities and makes recommendations for actions.

¹ Kingborough Council 2019. Kingborough Open Space Strategy.

Previous planning and works in the area centres around an internal Council review of the *Longley Reserves Master Plan 2010*. This plan identified several management actions for playgrounds, picnic/BBQ facilities, car parking, public toilets, vehicle speeds, rubbish bins and signage/interpretation. It also recommended that a concept plan be developed to take a holistic approach to the assets and functions within the park to meet community and visitor needs. This report is the response to that need.

In 2018, the 2010 plan was reviewed and updated. The 2018 report refers to a 2005/2006 Master Plan and some substantial changes were made post-2006. These included a reduction in speed from 100km/hr to 60 km/hr and the installation of a fence to define the park from the road verge.

The two key stakeholder groups are the Longley International Hotel and Friends of Longley Action Group (FLAG). Friends of Longley Area Group are a Landcare Tasmania group working to improve in landscapes around Longley, Leslie Vale, and Neika. The group was established in 2010 and organises monthly meetings as well as Landcare related activities such as rubbish clean up, weeding, and tree planting. The Longley International Hotel stages regular events, some of which attract many patrons and fill the car parks on either side of Huon Road. The hotel was founded in 1861 and is open Tuesdays through to Sundays². There is live music every Friday and Saturday as well as occasional large events with well-known bands and festivals. At the largest events, cars are also parked along the road verge of Huon Road.

The current Master Plan reviews the 2010 and 2018 documents and adds information from site visits, discussions with two key stakeholders, and public feedback submitted to Council about a draft of this Master Plan.

1.2 PURPOSE AND APPROACH

The Master Plan will provide Council and the community with a strategic approach to upgrades and management of the Longley Reserves area, while ensuring that the cultural, environmental, and social values are maintained and enhanced.

More specifically, it is intended that the Master Plan will:

address land use and management issues raised by the community,
key stakeholder groups and the Council;

² Longley International Hotel 2022. <https://www.facebook.com/longleyinternational/about/> Accessed 14.10.2022

review the type, standard and location of amenities and facilities available on the site in relation to the needs of user groups;

identify options for improving access, parking, vehicular movement and pedestrian safety;

outline soft and hard landscaping improvements to enhance the visual amenity and stormwater management of the site; and

reflect the community interest in, and appreciation for, the site as an important community space within the municipality.

The project has been undertaken in four stages:

Project Stage	Main Tasks
1. Understanding the Issues	Site familiarisation Briefing with Council Consultation with FLAG and hotel
2. Developing the Concepts and Draft Master Plan	Draft concept plan Preparation of the draft master plan and report for Council review
3. Reviewing the Draft Master Plan	Preparation of the draft Master Plan for public consultation Compile community feedback report outlining a response to the submissions received Amend the Draft Master Plan and Master Plan Report in response to community and Council feedback
4. Finalising the Draft Master Plan	Presentation of the completed Longley Reserves Master Plan to Council

Meetings were held on site in late October and early November 2022. Inspiring Place received from FLAG a written summary of discussions, photographs, and videos documenting the status of the area and highlighting flooding as an issue. These photographs and videos have been useful in understanding the disturbance created by the road material storage in the south of the site, the use of the reserve for camping, and the substantial flood events over the winter of 2022. FLAG members provided insights into the history, the importance of the area to the local community, existing management issues, and ideas for future use.

The Master Plan is divided into three main sections:

an introduction to the project, site and methodology (this Section);

a discussion of the land use and management issues identified through consultation and site investigations (Section 2); and

the vision and objectives to guide the future management of the site, the Master Plan itself, an implementation strategy, and cost estimate for priority works (Section 3).

Inspiring Place would like to thank the community for their enthusiasm and input along with Council staff for their support and time.

SECTION 2

KEY ISSUES AND OPPORTUNITIES

Section 2.1 provides a brief overview of the existing site conditions. Section 2.2 provides an overview of the main issues, needs and opportunities identified during the discussions and site investigations.

The issues and opportunities have been divided into four topics. For each of the four there is an overview and several recommendations that form the basis for the Master Plan. The topics are:

- stormwater and flooding;
- car parking and movement;
- facilities and amenities; and
- signage and interpretation.

2.1 EXISTING LAND USE CONTEXT AND CONDITIONS

The area of the Master Plan is across three titles. One covers the bulk of the site (PID 5786241; title ref 52321/1) and two titles to the north of the main one (42/5916 and 87460/2). The Longley International Hotel's title is a rectangular parcel on the north side of Huon Road (87460/1). There is also Council land to the north and west of the hotel's title (32715/15), but this area is not within scope of the Master Plan.

The reserve is zoned Environmental Living (Section 14.0) under the *Kingborough Interim Planning Scheme 2015*. The land to the north of the Huon Road where the Longley International Hotel sits is zoned Rural Resource (Section 26.0). The population of Longley is 234³ and there are a substantial number of people moving through the area as well as stopping at the hotel and to use the park. The recreation areas to the north of the scope of this plan are the Longley Recreation Reserve and the Longley Waterhole. The waterhole is accessed from Matthews Road and is popular on warm days to the point where traffic and parking are problematic. A popular recreational cycling ride called the Commando Loop takes riders directly past the site. This ~70km ride starts in

³ Kingborough Council 2019. Kingborough Open Space Strategy.

Hobart takes in Ferntree, Neika and Leslie Vale before going through Longley on the way to Sandfly before looping back to Hobart.

The zone purpose of the Environmental Living zone (Clause 14.1.1) is:

to provide for residential use or development in areas where existing natural and landscape values are to be retained;

to ensure that development is responsive to natural or landscape values;

to provide for management and protection of natural or landscape values;

to provide for limited community, tourism and recreational uses that do not impact on natural values;

to encourage passive recreational opportunities through the inclusion of walking, cycling and horse-riding linkages; and

to avoid land use conflict with adjacent Rural Resource by providing for adequate buffer areas.

Possible uses in this zone include community meetings, entertainment, food services, sports and recreation and tourist operations which are all discretionary uses in this zone.

Overlays that apply to the site and immediate area:

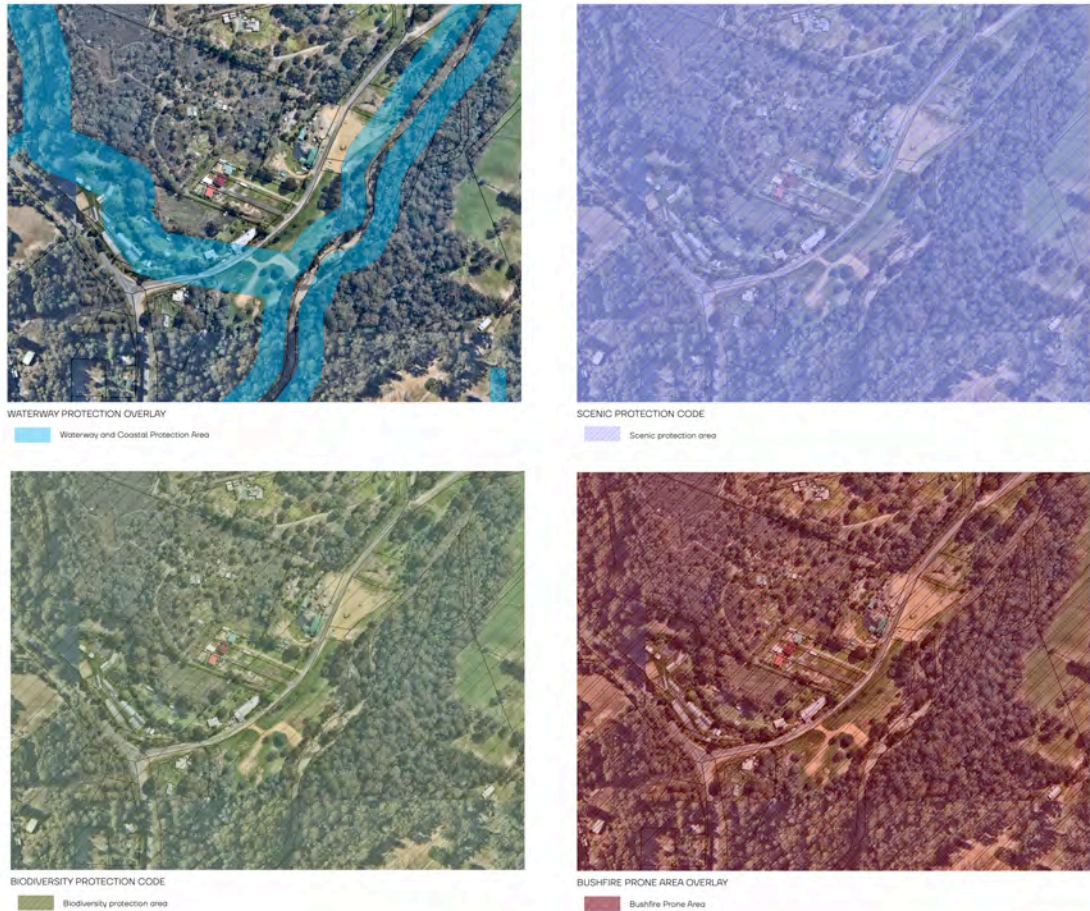
Waterway and Coastal Protection Area (Class 2, buffer width 30m);

Scenic Landscape Area;

Biodiversity Protection Area; and

Bushfire Prone Area.

Map 2 shows the distribution of these areas. The natural values are an important part of the site, as is indicated in the zone purpose statements as well as these overlays.



Map 2. Zones and overlays for the study area.

Figure 2 shows additional planning context of cadastre parcels, TASVEG 4.0 fire attributes, TASVEG 4.0, as well as the location of the river, road set against a background image of showing the main facilities and residences.

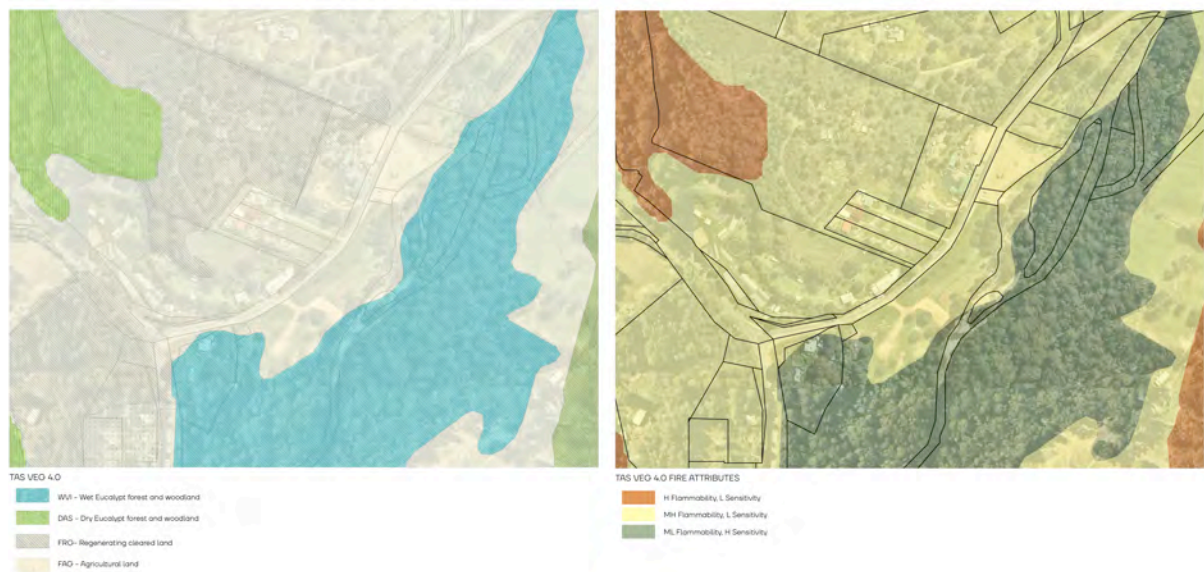


Figure 2. Longley Reserves, Huon Road, Longley, TAS. (Source: Inspiring Place)

The site is adjacent to the North West Bay River on alluvial sediments with sandstone and Jurassic dolerite underlying the looser river substrate. The area is relatively flat and is around 165-175m above sea level.

The site is characterised as Hills within the South, East and Midlands Land System⁴. The site is known to flood and change course, creating local erosion that has the potential to conflict with human-built structures. The upstream bank was reinforced and raised some years ago. The section upstream from the bridge appears to be protecting the integrity of the bridge foundations.

Land management challenges resulting from flooding appear to be increasing, particularly after the high rainfall winter of 2022. There have been some major breaches of the North West Bay River resulting in overland flows dumping sediment on the Reserve. Some of this sediment is large in size, akin to 7mm – 14mm road gravel, indicating that the flood events have been significant. The riverbanks have been eroded on the northwest side of the river and some mature eucalypts are leaning into the river and unlikely to survive.

FLAG’s summary of the 2022 flooding is as follows:

⁴ Davies, J.B. (1988) Land Systems of Tasmania Region 6: South, East and Midlands – A Resource Classification Survey, Department of Agriculture, Tasmania.

“There have been three rain events that resulted in flooding of North West Bay River, significant breaches of its bank and resulting water flow through Longley Park. The bank at the breach site has been progressively eroded on each occasion and its height lowered making future flooding of the park more likely.

On each occasion, further damage resulted in the southern section of the park as gravel from a new internal road surface (installed following use of the site as a road material transfer site in January 2022) washed across significant grassed areas, rendering the southern section of the park unsuitable for recreational purposes.

An expert hydrological study may likely be warranted to assess the issue and make recommendations for measures to prevent/moderate further damage.”

Most of the site is classified as modified agricultural land (FAG, TASVEG 4.0). The area above the residences and hotel is regenerating cleared land (FRG) and the vegetation around the river is *Eucalyptus viminalis* wet forest (WVI). This white gum community is a listed threatened vegetation community and is important bird habitat as well as being valuable in its own right⁵. Several mature native trees and shrubs are scattered throughout the site, outside of the mapped white gum vegetation. Unfortunately some of these valuable habitat trees are those on the riverbank that have had their roots undercut by bank erosion.

The area belonged to the Mouheneenner people of the South East Tribe⁶. There may be traces of living areas in the area around the river and any unanticipated discoveries during works should be reported to Aboriginal Heritage Tasmania.

2.2 KEY ISSUES AND OPPORTUNITIES

2.2.1 Stormwater and flooding

The wet winter in 2022 resulted in some significant changes to the riverbank and park. The mature eucalypts that are being undercut are unlikely to survive given the extent of the undercutting of their roots. There has been some additional damage to grassed areas from vehicles accessing the site when the ground is wet. A significant amount of sand, gravel and small rocks have been dumped on the grass as a result of overland flooding. At the time of the site visits, this material could be seen in the runoff from the

⁵ Department of Natural Resources & Environment 2022. *Eucalyptus viminalis* wet forest fact sheet. <https://nre.tas.gov.au/Documents/25.%20Eucalyptus%20viminalis%20wet%20forest.pdf> Accessed 14.10.2022

⁶ Kingborough Council 2022. History. <https://www.kingborough.tas.gov.au/kingborough/about/history/> Accessed 14.10.22

hotel car park and in the south of the reserve where the river had again breached its banks.

There has been a history of unauthorised tree damage and removal in the park and surrounding area. Removal of large mature trees with extensive root systems would not be helping the integrity and resilience of the bank to erosion.

2.2.2 Car parking and movement

Existing car parking areas on hotel land and Council land are not well-defined. This has led to problems with visitors damaging grassed areas and concerns about the safety of pedestrians because of the freeform vehicle movements. Council expressed a desire to better define parking areas and formalise the entrance and exit to create more predictable vehicle movements. Appropriate signage is needed for both the entry and exit points.

The issue of flooding needs to be considered to avoid damage to facilities that will require expensive clean up and rehabilitation works.

The speed limit on Huon Road is currently 60 km/hr. Any change to this is a matter for Council and Department of State Growth. The 2018 Report indicated that 50km/hr was desirable and should be pursued. There are also school bus pick-ups and drop-offs occurring. Stakeholder consultation highlighted the desirability of lower vehicle speeds on Huon Road. It is of concern to have two attractions (hotel and park) either side of a 60kph road with a diversity of people, including children, regularly crossing. Any changes to the road speeds and signage that requires drivers to slow and watch for pedestrians would be beneficial.

2.2.3 Facilities and amenities

The 2018 review referred to upgrading a weathered interpretation sign, a double swing set, and picnic facilities. There is no shelter apart in the park except for the shade trees. Users reported a desire for shelter for sun and rain protection along with an upgrade of the BBQ facilities.

There is some day use of the area that includes dumping of domestic waste in the Council rubbish bins. The 2010 Master Plan recommends an investigation into the styles and costs of some bin upgrades. Council is in the process of upgrading the rubbish bins to a twin system of rubbish and recycling. This change has been made possible because of an upgrade to the garbage truck to enable it to empty both bins at the same time instead of requiring two different trucks and separate visits.

The park is also used as an overflow camping area when hotel-owned land is full. On occasions of a large event at the hotel, vans and campers set up in the park's southern section. The 2022 burning event (Burning of the Virus) saw the hotel's van and parking area roped off for the event and numerous vehicles and campers were instead parked on Council land. This occasional pressure on the park was mentioned by both FLAG and the hotel. FLAG expressed concern that the park has not been designed for this use and site damage is not fully remediated.

The 2010 Master Plan mentioned that some people would like to see the play equipment upgraded. There was a suggestion in the 2022 consultations of adding nature play facilities. Any plans for facilities in the southern end of the park needs to consider the active movement of the river and its changing banks. It also needs to be considered in the context of Longley Recreation Ground and the potential for upgrades to facilities in an area that is not flood prone.

A new toilet has been constructed in the northern part of our study area, close to the hotel land. This was welcomed by stakeholders to address issues of informal toileting in the bush and the general public frequently asking the hotel for use of their toilets. The hotel has constructed some 24/7 access toilets and a skip bin on their property for use by people camping overnight. The hotel has a brochure for people overnighing on their land outlining these facilities and desired standards of use.

The river itself is attractive for play, being shallow and rocky, but it is not easy to access. The banks were destabilised following the 2022 flood events, making access harder and more hazardous.

2.2.4 Signage and interpretation

There is limited signage in the park. The existing interpretation near the river is weathered and needs updating. The 2010 Master Plan states the need for environmental, historical, and directional signage. This scope of this project only considers directional elements however there continues to be a desire and opportunity to celebrate some of the history and environment of the area.

SECTION 3

LONGLEY RESERVES MASTER PLAN

3.1 VISION AND OBJECTIVES

The proposed vision for Longley Reserves is:

Longley Reserves is a place with clear environmental and scenic landscape values where a high level of recreational amenity and social opportunity is available for locals and visitors.

The following management objectives have been developed to aid in the realisation of the vision:

manage the reserve to support a diversity of community and recreational activities;

ensure that safe access and safe facilities are provided, including a clear connection between the hotel and car parking;

ensure that reserve is sustainably managed, and that the capacity of the site to absorb increasing levels of use is improved through strategic design;

improve the user experience through quality site planning, design, construction, and maintenance, and through the interpretation of natural and cultural values; and




improve the visual amenity of the reserve and its contribution to the broader sense of place and scenic values of the area.

3.2 THE MASTER PLAN

The Longley Reserves Master Plan is intended to provide a design concept for the future enhancement of the site and is diagrammatic in its level of detail (Map 3). Further investigation, design, and documentation will be required prior to the construction of the elements outlined in the Master Plan, including technical information about flooding, a feature survey, and detailed design and documentation of new landscape elements and facilities.

Key:

- ① Horse float turning + parking space following completion of North West Bay River Trail to Longley Park. Bollard surround. Remediate surrounding ground.
- ② Formalise the park entrance and exit to create more predictable vehicle movements. Install new entry sign including day use only information.
- ③ Consider directional signage for broader links.
- ④ Consider relocating play equipment to Longley Recreation Ground: ensure upgrades to facilities in an area that is not flood prone. Potential for some play equipment near picnic table.
- ⑤ Install shelter over one of the picnic tables and make allowances for new push button electric BBQ.
- ⑥ Location of new public toilet. Investigate immediate landscaping and installing bike rack.
- ⑦ Formalise existing parking area to improve efficiency and safety, with the addition of space markers within the gravel profile. Complete perimeter bollards to surround SE-SW sides of car-park.
- ⑧ Install removable bollards for emergency and maintenance authorised access. Setback to ensure access vehicle does not block carpark entry.
- ⑨ Twin bins to be investigated as part of upgrade to day use area.
- ⑩ Consult and plan interpretative signage, including an update of the current catchment interpretation sign. Investigate local stories, history and environment.
- ⑪ Explore opportunities to detain and filter stormwater via a planted bioretention area. Continue to work with FLAG to improve native vegetation cover and biodiversity.
- ⑫ Maintain compacted turf access-way to north.
- ⑬ Extend planted buffer to road, whilst maintaining CPTED principles.
- ⑭ Explore future opportunities to formalise carpark for safe access, egress and efficiency.

-  Proposed tree planting
-  Project Scope of Works
-  Cadastre Parcels



Longley Reserves Master Plan

Huon Road, Longley TAS 7150
 MAP 3 PREPARED FOR KINGBOROUGH COUNCIL



Date 15/06/2023
 Scale 1:1000 @ A3

3.3 IMPLEMENTATION STRATEGY/ACTION PLAN

This section sets out a strategy for the implementation of this Master Plan. The strategy does not refer to every recommendation, but rather sets out broad priorities for implementation.

High priorities are those recommendations that require completion prior to the commencement of construction works, including further site investigations, detailed design, and confirmation of land tenure. Works that help ensure a high level of safety and is operational efficiency are also high priority recommendations.

APPENDIX 1

Focus area	Recommended implementation actions 2010	Update 2023	Priority	Recommendation
Playground	Identify playground needs of the locals and visitors. Pursue funding opportunities for upgrades.	Potential for some play equipment near the picnic area of the study site.	Medium	Investigate locations for upgraded play equipment given that the southern section of the study area is flood prone and there are opportunities in the oval area for development. Depending on the outcome of the flood investigations, progress to design and funding for upgraded equipment in the study area.
Picnic/BBQ facilities	Obtain quotes for the purchase and installation of a new electric BBQ. Investigate funding options regarding BBQ implementation Consider location of BBQ	Upgrade to push button electric BBQ BBQs.	High	Install shelter over one of the picnic tables and make allowances for potential for new BBQ. Investigate safe access to river. Control weeds, especially blackberry that is a hazard to people accessing the river.

	within the overall park design.			
Carparking	<p>Consult with Traffic staff within Council regarding the design of the internal roadway system.</p> <p>Design a new internal roadway and parking system including and signage requirements for Longley Park</p>	New internal roadway and clear car parking areas proposed.	High	<p>Install bollards to maintenance authorised access.</p> <p>Limit any overnight camping to car park areas. Any approval for exemptions for access to grassed areas should be in writing following application to the Council General Manager on a case-by-case basis and contingent on the condition of the ground to support access.</p>
Public toilets	<p>Obtain quotes for suitable septic tank toilet systems</p> <p>Consider the location of the proposed toilets within the context of the whole park planning</p> <p>Investigate funding options for the proposed toilet system</p>	Toilet design completed and installation planned.		N/A
Vehicle speeds	Consult with both Traffic staff within Council as well as	Outside the scope	Moderate	Council to consult with State Growth to reduce in speed in southern section

	DIER regarding the possibility of reducing the speed limit from 60kph to 50kph to help promote walking safely within the community.	of this study		between the intersection of Huon and Sandfly Roads and bridge over North West Bay River from current 60 kph to 50kph.
Rubbish bins	Investigate styles and costs of bins that could be used within the Longley Park Communicate with Councils Waste Services department regarding waste collection timing once upgrades have been completed.	Desire for twin bins separating rubbish and recycling	Moderate	Twin bins in process of being installed in day use area. Investigate installation of lid limiters on existing bins to discourage dumping of bags of domestic waste.
Signage interpretation	Consult the community association and other stakeholders to start planning interpretive and directional signage requirements in the area Investigate possible funding opportunities to fund signage	Directional signage proposed.	Low	Install day use only signs. Consult and plan some interpretative signage, including an update of the current catchment interpretation sign. Investigate local stories, history and environment.

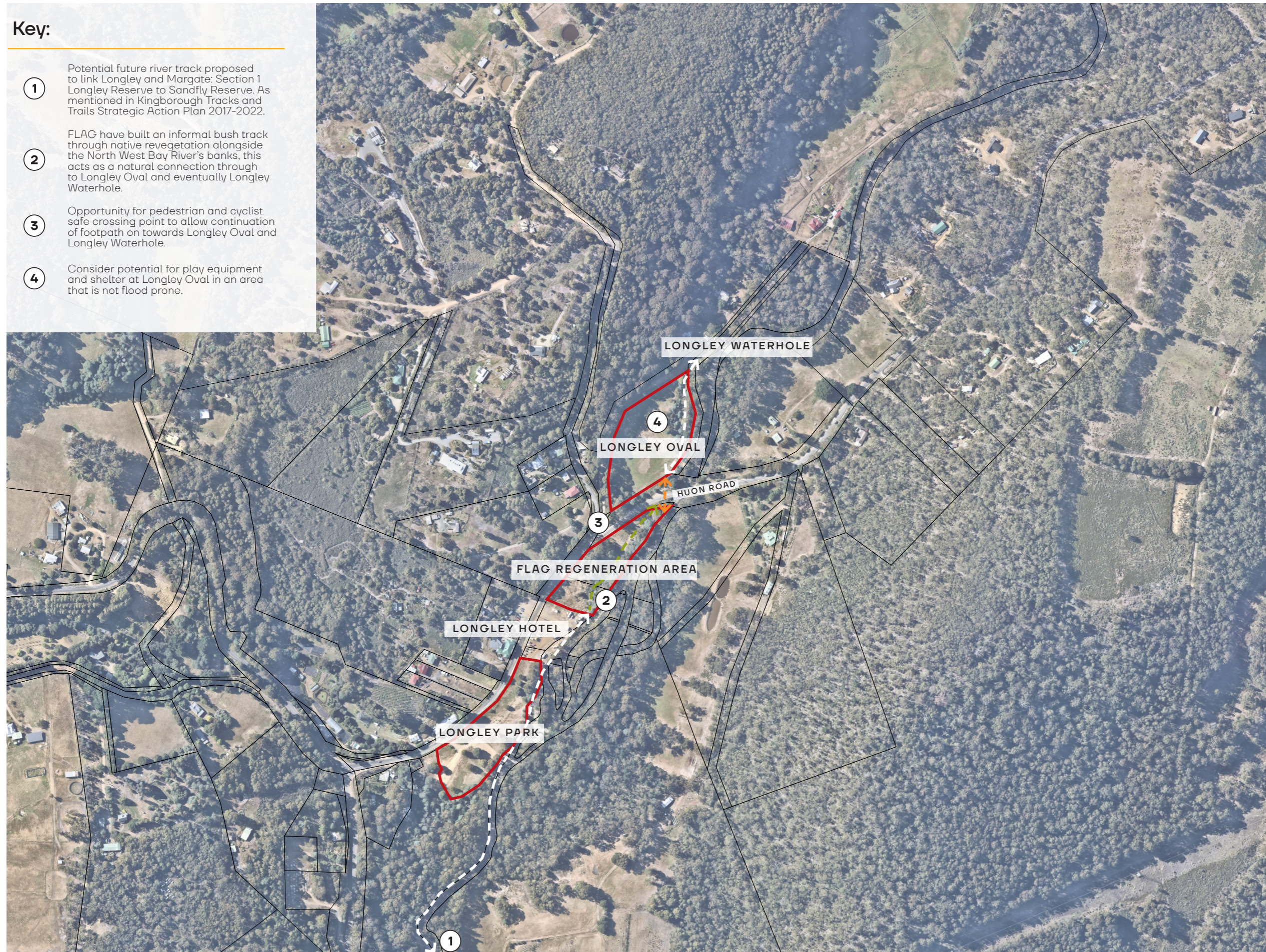
River environment	No specifically considered in 2010 report.		High	<p>Investigate a hydrological assessment of the whole section of the river from the waterhole through to the study area to better understand flood risks and avoid placing susceptible infrastructure upgrades within flood prone areas.</p> <p>Continue to work with FLAG to improve native vegetation cover and biodiversity.</p>
Overall	Develop an overall Longley Reserves Concept Plan to include a variety of design elements and placement of elements within the park to meet community and visitor needs. Elements to include BBQ, park furniture, playground equipment, shelter options, toilet systems and driveway/road and parking issues.		Moderate	<p>Consider how the southern park interacts with use of the northern sections including the Longley Recreation Area and waterhole.</p> <p>Design and cost park improvements for incorporation into works and budget planning.</p> <p>Confirm the boundary of the Longley Park and Longley International hotel land.</p>

APPENDIX 2

Longley Reserves – Existing and future connection opportunities map (see next page)

Key:

- ① Potential future river track proposed to link Longley and Margate. Section 1 Longley Reserve to Sandfly Reserve. As mentioned in Kingborough Trails and Trails Strategic Action Plan 2017-2022.
- ② FLAG have built an informal bush track through native revegetation alongside the North West Bay River's banks, this acts as a natural connection through to Longley Oval and eventually Longley Waterhole.
- ③ Opportunity for pedestrian and cyclist safe crossing point to allow continuation of footpath on towards Longley Oval and Longley Waterhole.
- ④ Consider potential for play equipment and shelter at Longley Oval in an area that is not flood prone.



Longley Reserves Future Trail Network

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