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9 November 2026

Reference Number:
PDPSAMEND-2022-030778
Department:
City Planning

Robin Nolan
C/- Paola Barlund
Tasmanian Planning Commission

Via email: tpc@planning.tas.gov.au

Dear Mr Nolan

Tasmanian Planning Scheme – Clarence
Draft amendment PDPSAMEND-2022-030778
22 Goodwins Road, Clarendon Vale

Thank you for your letter of 27 October 2026 seeking submissions on two items following a preliminary assessment of the abovementioned planning scheme amendment. See response as follows.

1. Since the planning authority's assessment of the draft amendment, the Tasmanian Planning Policies have been made. A submission is invited to review and advise on how the draft amendment satisfies the relevant criteria of the Tasmanian Planning Policies (TPPs) under s.34(2)(da) of the Act.

   The planning authority is satisfied that the proposed planning scheme amendment satisfies the relevant criteria in relation to the TPPs. In particular, the following Strategies are relevant:

   1.1 Growth

   1.1.3 (2) Plan for growth that will:

   (a) prioritise and encourage infill development, consolidation, redevelopment, re-use and intensification of under-utilised land within existing settlements, prior to allocating land for growth outside existing settlements

   (b) prioritise the development of land that maximises the use of available capacity within existing physical and social infrastructure networks and services

   (c) integrate with existing or planned transport systems

1.2 Liveability

1.2.3 (1) Promote the location of residential use and development in areas that are close to, or are well connected to, activity centres or secure and reliable employment sources

1.2.3 (4) Provide for a network of accessible, interlinked and inviting open and green spaces close to and within residential areas and activity centres to encourage active lifestyles, connection with nature and social interaction

1.2.3 (6) Provide integrated transport networks that allow people to move safely and efficiently between and within settlements utilising different transport modes, including public transport, cycling and walking, to reduce car dependency

1.3 Social infrastructure

1.3.3 (1) Provide for a sufficient supply of land to support the community's existing and forecast demand for social infrastructure, including, but not limited to, schools, health care, libraries, social services and child and aged care

1.5 Housing

1.5.3 (1) Provide the timely supply of land for housing in locations that are, or can be, easily connected to, and integrated with, the range of services including social and physical infrastructure, access to community, health and education facilities, public transport, and employment, consistent with the policy outcomes that deliver liveable settlements

1.5.3 (5) Encourage higher density housing in suitable locations that:

(a) have been identified for urban consolidation

(b) are within close proximity to an activity centre

(c) have good access to employment, social and physical infrastructure, open space and active and public transport networks

(d) the potential impacts associated with increased residential density and land use conflict can be managed

(e) do not significantly impact environmental values and are not constrained by topography and environmental hazards

1.6 Design

1.6.3 (6) Promote subdivision design that considers the existing and future surrounding pattern of development and provides for connection and integration of street networks, pedestrian and bicycle paths and the efficient provision of services

1.6.3 (7) Promote subdivision design that provides a functional lot layout that:

(a) is responsive to topography, site constraints and environmental values and hazards

(b) provides a convenient, efficient and safe road network

(c) supports efficient and effective public transport access

(d) provides safe active transport

(e) uses urban land efficiently

(f) provides for well-located public open space that meets the needs of the local community

(g) supports the intended future use and development of the lot

(h) provide diverse lot sizes for residential use, in appropriate locations, that supports the future provision of diverse housing choices that meets the needs of the local community

(i) promotes climatically responsive orientation of buildings

(j) allows passive surveillance of public spaces promoting community safety

2.1 Biodiversity

2.1.3 (3) Prior to designating land for a particular purpose:

(a) consider the biodiversity values of that land and the potential impacts of the range of future use and development will have on those values

(b) determine if they are compatible and can be managed to avoid or minimise the impact on biodiversity values, especially high biodiversity values

2.1.3 (5) Promote use and development to be located, designed and sited to avoid impacts on biodiversity values, and if avoidance cannot be achieved, or is not practicable, the impacts to biodiversity values will be minimised prior to considering and applying offsets

2.2 Waterways, wetlands and estuaries

2.2.3 (4) Use and development located on land in, or around, waterways, wetlands and estuaries will:

(a) minimise the clearance of native vegetation

(b) promote the retention and restoration of, and linkages between, terrestrial and aquatic habitats

(c) protect the natural form and process of the landform assemblage, including aquatic areas

(d) avoid land disturbance or manage soil erosion and changes in sediment loads entering the water caused by land disturbance

(e) not significantly change the rate and quantity of stormwater (such as by utilising water sensitive urban design techniques) or increase pollutants entering the water

(f) be designed and sited to maintain or enhance significant views and landscape values

3.1 Bushfire

3.1.3 (2) The protection of human life from harm caused by bushfire will be considered and prioritised at every stage of the planning process

3.1.3 (7) When designating land for particular purposes and considering use and development in areas subject to bushfire hazards:

(a) priority should be given to minimising the impacts, associated with implementing future bushfire protection measures, on environmental values and on the cost to the community as a result of defending properties from bushfire

(b) where possible, avoid locations that require bushfire hazard management to be undertaken on land external to the site where that land is publicly owned and managed for conservation purposes

3.2 Landslip

3.2.3 (2) Use and development on land at risk of landslip, including the provision of physical infrastructure, is of a type, scale and in a location that avoids triggering or exacerbating the risk of landslip, unless a tolerable level of risk can be achieved and maintained

3.3 Flooding

3.3.3 (2) Avoid designating land for purposes that provide for incompatible use and development to be located on land that exposes people, property and infrastructure to flood hazards that cannot achieve and maintain a level of tolerable risk from flood

3.5 Contaminated air and land

3.5.3 (2) Avoid allowing incompatible use or development on contaminated or potentially contaminated sites, unless, where appropriate measures such as remediation works, protection measures and a site assessment demonstrates the land is suitable for the future intended use and development

4.7 Business and commercial

4.7.3 (4) Encourage the intensification and growth in, and around, higher order activity centres that are highly accessible and which promote the efficient use of infrastructure and services

5.1 Provision of services

5.1.3 (2) Identify whether existing infrastructure has the capacity to deliver services to accommodate growth and prioritise designating land use for the purpose of making efficient use of that available capacity

5.2 Energy infrastructure

5.2.3 (4) Contribute to improved energy efficiency through urban design and urban settlement pattern, and support for the use of alternative transport modes

5.3 Roads

5.3.3 (7) Support the targeted expansion and improvement of the urban road network based on future use, safety and in response to strategic urban growth corridors

5.4 Passenger transport modes

5.4.3 (3) Integrate land use with existing and planned passenger transport infrastructure and services

2. A copy of the endorsed subdivision plans as referred to in condition 1 of the draft permit, in PDF format.

   Please find a copy of the proposed plans attached that will be endorsed as part of the planning permit approval.

The application of the Inner Residential Zone was recommended to the applicants following the preparation of the Draft Clarence Plains Master Plan that identified part of the subject site for densification. Please find a copy of the Draft Clarence Plains Master Plan attached.

Should you require anything further prior to the hearing, please contact me by email cityplanning@ccc.tas.gov.au or phone [redacted]

Yours sincerely,

[redacted]

Robyn Olsen
Lead Strategic Planner

Enclosed:

1. Plans for endorsement
2. Draft Clarence Plains Master Plan
3. Attendance form for hearing

Indicative Path alignment to connect to future paths by others (No.89 Pass Road)

Indicative Path alignment to connect to future paths by others (No.91 Pass Road)

Path alignment will utilise existing disturbance from existing installed services & retains future maintenance access.

Public Open Space 400 4,523m²

Public Open Space 401 1.902ha

Footway 402 127m²

HOLMFIELD AVENUE

GOODWINS ROAD

Path to join existing Holmfield Road walkway reservation

Lot Details Plan

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	revision 11 - lodgement	AB	17-9-2025	AB

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
CAMBRIDGE 7170
PHONE: (03)6248 5898
EMAIL: admin@rbsurveyors.com
WEB: www.rbsurveyors.com

OWNER: STAGE C DEVELOPMENTS PTY LTD

TITLE REFERENCE: C.T.164805/1

LOCATION: No.22 GOODWINS ROAD

CLARENDON VALE

Proposed Subdivision

Date:	Reference:
17-9-2025	STAGC01 1440-04
Scale: 1:2000 (A3) 1:1000 (A1)	Municipality: CLARENCE

Path alignment will utilise existing disturbance from existing installed services & retains future maintenance access.

Indicative Path alignment to connect to future paths by others (No.89 Pass Road)

Indicative Path alignment to connect to future paths by others (No.91 Pass Road)

Path to join existing Holmfield Road walkway reservation

Public Open Space 400 4,523m²

Footway 402 127m²

Public Open Space 401 1.902ha

Stage 1

Stage 2

Stage 3

Stage 4

Stage 5

Stage 6

Stage 7

Stage 8

HOLMFIELD AVENUE

GOODWINS ROAD

GOODWINS ROAD

Western Stages

- Stage 1 - Lots 161-169, Road 201 & P.O.S 401 (9 Residential lots)
- Stage 2 - Lots 129-134, 155-160 & Road 202 (12 Residential lots)
- Stage 3 - Lots 135-139, 150-154 & Road 203 (10 Residential lots)
- Stage 4 - Lots140-149 & Road 204 & P.O.S 404 (10 Residential lots)

Eastern Stages

- Stage 5 - Lots 1-3, Lot 40, 58-68, Road 205 & P.O.S 402 (15 Residential lots)
- Stage 6 - Lots 41-45, 51-57 & Road 206 (12 Residential lots)
- Stage 7 - Lots 4-8, 37-39 & Road 207 (8 Residential lots)
- Stage 8 - Lots 9-10, 16-25, 32-36 & Road 208 (17 Residential lots)

At the conclusion of Stage 1 there will be 2 Balance lots created. One will be the Western side of POS Lot 401, the other will be the Eastern side of POS Lot 401.

At the conclusion of Stage 1 the Western Stages and the Eastern Stages can be developed concurrently.

Staging Plan

REV	AMENDMENTS	DRAWN	DATE	APPR.
E				
D				
C				
B				
A	revision 11 - lodgement	AB	17-9-2025	AB

ROGERSON & BIRCH SURVEYORS
UNIT 1, 2 KENNEDY DRIVE
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WEB: www.rbsurveyors.com

OWNER: STAGE C DEVELOPMENTS PTY LTD

TITLE REFERENCE: C.T.164805/1

LOCATION: No.22 GOODWINS ROAD

CLARENDON VALE

Proposed Subdivision

Date:	Reference:
17-9-2025	STAGC01 1440-04
Scale: 1:2000 (A3) 1:1000 (A1)	Municipality: CLARENCE

We acknowledge the Mumirimina people as the Traditional Custodians of naniyilipata, the lands of Clarence Plains. We pay our respects to Elders past and present. We are committed to honouring the Tasmanian Aboriginal communities' unique cultural and spiritual relationships to the land, waters and seas and their rich contribution to our shared home.

Clarence Plains

Draft Masterplan

16 September 2022

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BETTER ENVIRONMENTS
THROUGH UNIQUE DESIGN

PROJECT 20471

mode

CChange
Sustainable Solutions

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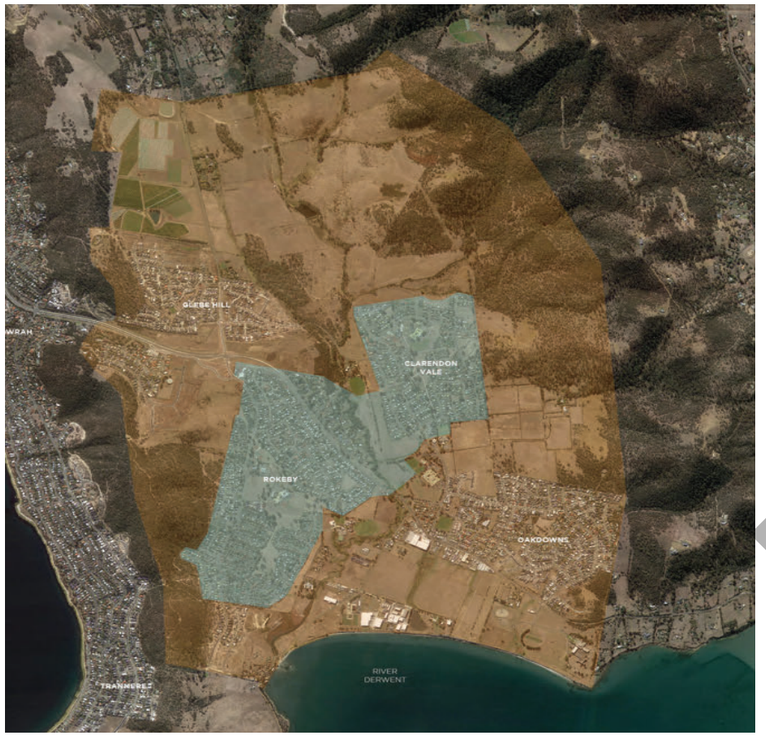
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Executive Summary

Background

Clarence Plains is a diverse community in Southern Tasmania and is one of the fastest growing areas in the State. In the 5 years to 2016, population grew by 11%, and by 2035 the area could be home to around 20,000 people. In recognition of this, Clarence City Council commissioned MODE and C Change Sustainable Solutions (C Change) to develop the Clarence Plains Master Plan.

The Master Plan provides a dynamic long-term framework to guide future growth and development of the community.



Clarence Plains, Master Plan Study Area



The objectives of the Master Plan were to:

- Develop strategic partnerships that lead to improved social and community outcomes
- Creating an authentic identity and sense of community
- Identifying opportunities for improving and expanding housing stock through infill and wider housing choice
- Consultation to engage the community and key stakeholders
- Strategic direction for the development of public open space, management and connectivity
- Planning of community infrastructure and land use
- Provision of future active and passive recreation facilities
- Opportunities to improve amenity through improved streetscape and open spaces

To fulfil the above, the consultant team;

- Reviewed all work completed to date in the Clarence Plains area and all pertinent background material;
- Reviewed historic and projected future demographic and economic characteristics of Clarence Plains together with reviewing key assets and infrastructure in the area;
- Held consultation with community organisations, not for profit organisations, local government officers and state government agencies;
- Completed a community survey, which provided opinions from 281 respondents.

From this information a scoping study was produced, which culminated in identifying the key elements needing to be addressed in the Master Plan. These are shown in the following.

- Not all in the study area identify with Clarence Plains as a whole, or parts of the area. The Master Plan needs to bring the community together while still acknowledging local identity.
- Housing is currently homogenous. Diversity of housing is required to ensure that options people in all parts a family cycle are in the area and so that people can age in place. Matching housing types to current and future need is important.
- Transport within study area and links to key nodes outside study area. Walkability, safety of connections, interesting and informative tracks and trails need to be considered. Great work being done on trail biking in partnership with others and more action on this front is needed.
- Access to local and accessible employment opportunities is needed, and this will assist in providing economic stability and improvements in wellbeing. As well, access to services, infrastructure, safe and well-appointed parks, sport and recreational areas needs to be improved. Access to required infrastructure and facilities.
- Sustainability is important, and the Master Plan needs to ensure that infrastructure and facilties are robust, that energy efficiency is considered, that further opportunities for local food production is present, and that digital functionality is present. . Need to ensure community values this too. Built form also important - parks, open space and tracks and trails need to be safe, functional and attractive.
- The indigenous and non-indigenous cultural heritage is very important to the area and its identity. Reflecting this wherever possible is required.
- Creation of community hubs is highly important. Providing the community with meaningful areas to interact, access goods and services, relax, work and recreate is needed. Active and passive recreation needs to be activated and community owned wherever possible by arts, events and creativtiy.

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Executive Summary

The Master Plan

The Master Plan was developed on the following vision or 'big moves':

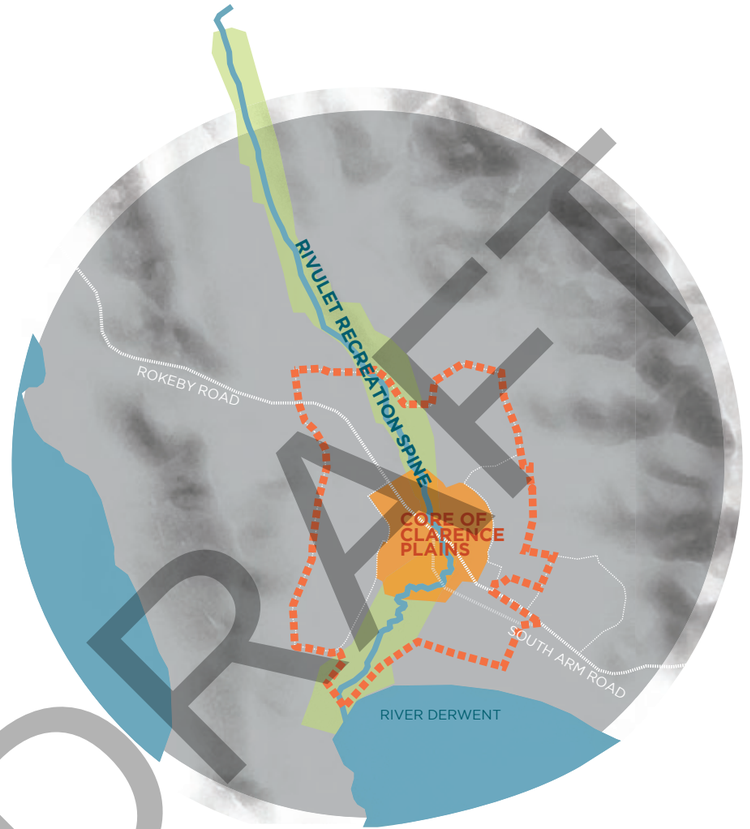
- Creating a cohesive and distinctly 'Clarence Plains' central core based on recreation, while ensuring that 'locality' is expressed between precincts;
- Creating and consolidating community hubs that will directly service the individual precincts, but also provide opportunity to get some cross-visitation from people across Clarence Plains;
- Celebrating and sensitively developing the natural and cultural environments;
- Connecting people with required services and employment both within the study area where possible and also via public and private transport to external connections
- Ensuring that recommendations result in a safe and inviting place for all, one that allows for aging in place, a diversity of housing, safe and inviting open spaces, recreational areas
- Increasing pride and 'oneness' through the area by ensuring One Community Together and other locals are partners in implementation

The key elements of the Master Plan includes:

- The Spine and Core
- Ring Routes
- Five Distinctive Precincts
- Sensitive Densification

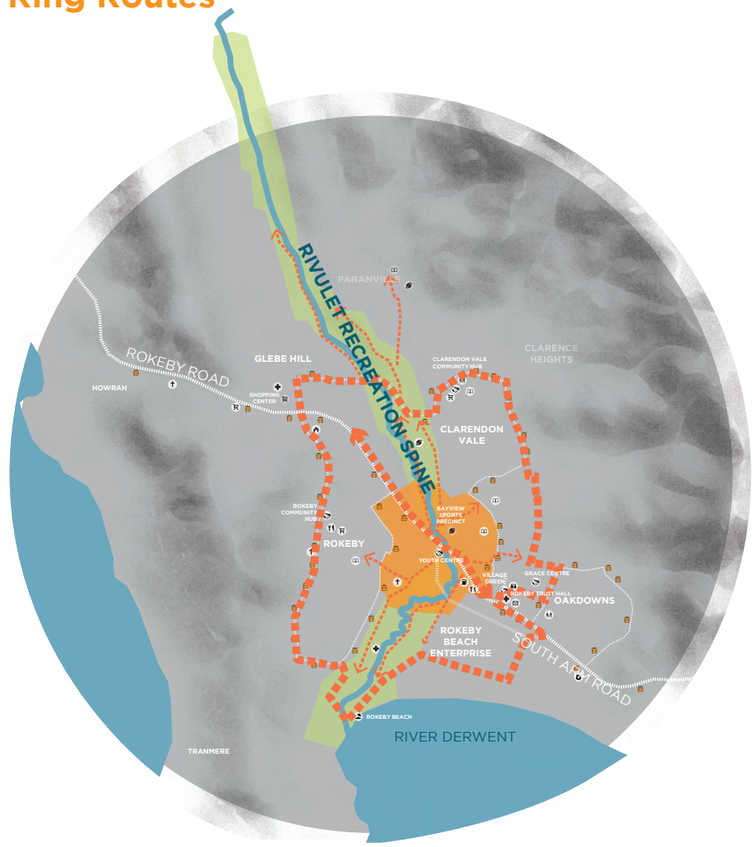
The overview of these elements are shown in the following. Further details on these, including the open space and recreation within the Clarence Plains area, are included in the body of the report.

Spine and Core



The central component of the Master Plan is the Spine and Core area that re-establishes the Rivulet and creates cohesion through recreational activities. It will be an area that is 'owned' by all within Clarence Plains and provide recreational pursuits that will enable the community to come together. Wherever possible interpretation of indigenous and non-indigenous culture and history will be included.

Ring Routes



As well as the inner core, an outer secondary ring route will be established. This will strengthen the inner core and link all precincts through their community hubs based on existing transportation links wherever possible. The ring routes will establish interesting, safe, active transportation and visual links, and assist cohesion by joining the community precincts.

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Executive Summary

5 Distinctive Precincts



It is proposed with five precincts; Rokeby, Rokeby Beach Enterprise, Oakdowns, Clarendon Vale and Glebe Hill. Celebrating the uniqueness of each of the precincts is important, however the intention is to not create islands but to blur the edges and have the precincts overlap via connections, shared valued areas & facilities, connective walkways and planting. The precincts will all be underpinned with their own hub – and the hubs' roles will be based on what is, in the first instance, most important to that community.

Sensitive Densification



To provide diversity of housing, it is envisaged to sensitively and carefully densify areas near to transport. Areas near high frequency bus network can be rezoned into inner residential that allows different types of housing such as townhouses whereas medium frequency bus network areas can be densified such as group housing. Areas close to services and shops can be envisaged to be rezoned to medium density to allow mixed use of shops, retail activity and medium density apartments, providing employment and economic activity to local areas.

Key Elements Throughout

- Identity of Clarence Plains
- Alleviating social stigma
- Community development
- Equitable access
- Access to health, employment and training
- Aboriginal engagement and community
- Safety and sense of ownership
- Tree planting and streetscape activation
- Sensitive densification
- Local art
- Digital connectivity
- Environmental sustainability
- Nature & walking trails
- Youth employment & social inclusion
- Economic prosperity
- Provision of health services
- Recreational and nature

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Priority Recommendations

	Creating a cohesive and distinctly 'Clarence Plains'	Creating and consolidating community hubs	Celebrating and sensitively developing the natural and cultural environments;	Connecting people with required services and employment	Ensuring that recommendations result in a safe and inviting place for all, one that allows for aging in place, a diversity of housing, safe and inviting open spaces, recreational areas	Increasing pride and 'oneness' through the area by ensuring One Community Together and other locals are partners in implementation
Establishing the core, and in particular, master planning in detail the core area	●●●		●●●		●●●	●
Identifying a potential route for the secondary ring road, via a masterplan, and developing a landscape / vegetation master plan to assist in precinct characterisation as well as visual link throughout Clarence Plains	●●	●●●	●●	●●●	●●	●
Master Planning the community hubs in detail. Potentially in the following order: Rokeby; as this is seen as a gentrifying area and the need to attract more first home buyers, Glebe Hill as this area is establishing, Clarendon Vale as the area would benefit from further activity, and then Oakdowns as commercial bookend is important to ensure everyone has access to services		●●●		●●●	●	●
Developing open space in further detail such as Regional Park and others - refer to Open Space and Connections Strategy recommendations	●●		●●		●●●	●
Developing an Indigenous and non-Indigenous cultural heritage plan for the area, and ensuring this gets incorporated into the future master planning	●●●		●●●			●
Pursuing development that showcases sensitive density design	●●			●	●●●	●
Discussing with Department of Health the potential to use Clarence Plains as a trial for in-home hospital	●●			●●●		●
Discussing with not-for-profit organisations the potential for a training cafe in Clarendon Vale	●	●●●		●●●		●

The recommendations are rated according to how important they are in achieving the key elements above.

PRIORITY LEGEND
●●● High priority
●● Medium priority
● Low priority

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Priority Recommendations

Scale	Projects	Timeline	Costs
		2022 2024 2026 2028 2030 2032 2034 2036 2038 2040	<$200k / <$500k / <$1m / $1m>
Small	Detailed Masterplan & Implementation to 5 precinct Community Hubs & Core Precinct (Including Landscaping Masterplan of Regional Park & Clarence Plains Rivulet Recreation Spine)		Master Plan / Implementation
	Landscape upgrades to Community Hubs including Edible Planting		
	Planning Rezoning for Sensitive Densification		
Medium	Landscape & Urban Fabric upgrades to Core Precinct		
	Ring Route Development (Incremental)		
	Detailed Masterplan of Rokeby Beach Enterprise		
Large	South Arm Road Realignment		
	High Street Redevelopment		
	Grade Separated Connections Across South Arm Road		
	Youth Hub Relocation & Development		
	Complete Road & Landscape Network		

Above the recommendations of master plan are ranked according to implementation timeline and estimated costs.

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Introduction



Master Plan Boundary 2014

Master Plan Updated Boundary 2021

Background

Clarence Plains is a diverse community in Southern Tasmania and is one of the fastest growing areas in the State. In the 5 years to 2016, population grew by 11%, and by 2035 the area could be home to around 20,000 people. In recognition of this, Clarence City Council commissioned MODE and C Change Sustainable Solutions (C Change) to develop the Clarence Plains Master Plan. The Master Plan will provide a dynamic long-term framework to guide future growth and development of the community.

The Clarence Plains community for the Master Plan is defined by the suburbs of Rokeby, Clarendon Vale, Glebe Hill and Oakdowns, including the fringe of the study area of Paranville - Pass Road, Fenshaw - Rockingham Dr, Clarendon Vale, Howie's - Tollard Drive, Rokeby and Glebe Hill - Goodwins Road.

In 2014, the consultants produced a Master Plan for Mission Australia for a smaller component of the study area (Rokeby and Clarendon Vale only).

Due to the success of the 2014 Master Plan, Council requested that current Master Plan build upon previous work completed for Mission Australia, whilst acknowledging the differences due the expanded study area.

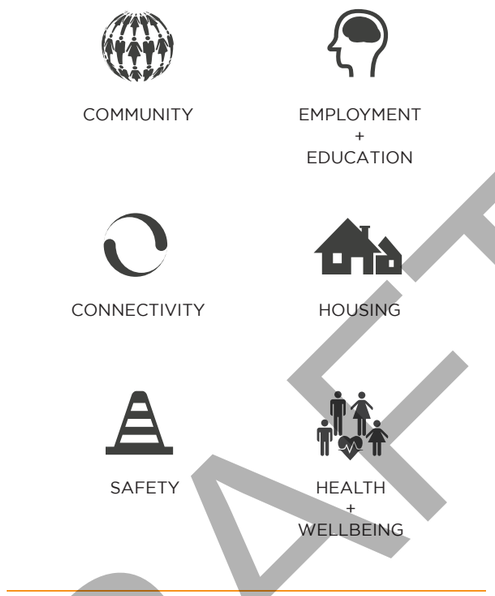
The current study area, and the 2014 study area are shown on the left.

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Previous Mission Australia 2014 Master Plan

The 2014 Master Plan for the smaller study area highlighted a number of issues, many of which are still relevant today. These included:

- A strong sense of community by people from Clarendon Vale and Rokeby (but acknowledging that there is a sense of separation from some within suburbs in the extended study area);
- High levels of entrenched disadvantage for some and the need for further employment opportunities / access to employment / training nodes;
- The relative isolation of the area through limited efficient public transport options, local employment options and local health services;
- The need for further housing options so people can age in place;
- Crime and feelings of being unsafe, due to a minority of people within the study area participating in illegal trail biking, vandalism / graffiti, arson incidents, and general lack of lighting / amenity within some parts of the study area;
- Safety issues associated with the initial Radburn design of Clarendon Vale and Rokeby and the need to investigate other ways of dealing with laneways;
- Stigma attached to components of the study area due to the levels of perceived and real crime;
- Health and wellbeing issues within the community, the need for sustainable food options as well as more efficient access to health and wellbeing services.



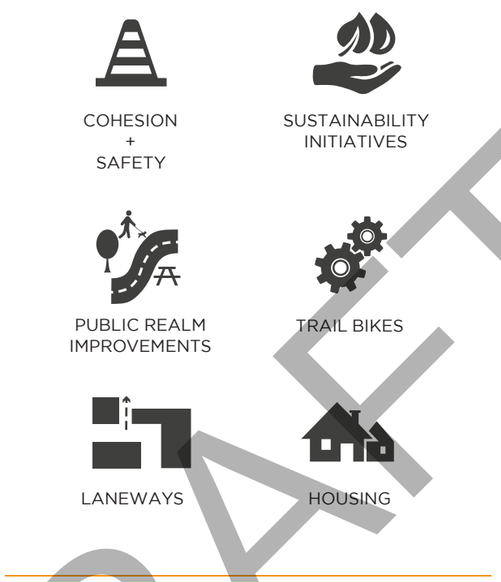


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Previous Mission Australia 2014 Master Plan

There was much good work completed for the 2014 Master Plan. Successes to date include the following:

- **Community Cohesion and Safety:** In alignment with the Master Plan, One Community Together was created with four focus areas: Community Life; Community Spaces; Activities and Services; and Work and Learning. The group meets regularly and are well represented by service providers in the area. Further consultation has been conducted with One Community Together for this Master Plan, and ensuring open communication with the group moving forward is instrumental to further successes in the area.
- **Sustainability initiatives and increasing access to nutrition information:** Since 2014 there have been 7 home gardens, 2 community gardens, and 1 raised garden bed constructed and cared for in a bid to increase local food production and nutrition. In addition, 79 sustainability workshops covering 200 students and community members were completed. Three local residents were trained in facilitation and 5 local residents were trained in garden construction so that further sustainability work could be completed.
- **Public Realm Improvements:** In alignment with the implementation of the 2014 Master Plan, One Community together identified the community's top 10 wishes for public spaces and have delivered 4 clean up Australia days - each with around 100 volunteers and 11 community partners. One Community Together have created a Facebook page with a focus on waste management. Together with police and landowners, One Community Together has removed 150 car wrecks and have become a 'go to' for Council with consultation.
- **Trail Bikes:** Together with the Police and Council, One Community Together are part of a Trail Bike working group. This group has implemented important safety programs, such as the bicycle helmet program and the MOTOSAFE education program, and has investigated traffic calming measures. Providing diversionary activities as well as incentives to access suitable legal facilities have also been a focus.
- **Laneways:** Clarence City Council secured $500,000 to commence the suggested upgrades to laneways in the 2014 Plan, and Mission Australia Housing is now working closely with the State electricity provider to determine if there are better ways to deal with laneways that contain electrical infrastructure.
- **Housing:** Housing was a key focus of the 2014 Master Plan and since 2014, 308 Mission Australia houses have been upgraded, 115 new heat pumps have been provided, and new social homes secured. The delivery of maintenance has also been made more efficient.





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Previous Mission Australia 2014 Master Plan

In addition to successful outcomes, the approaches used in the 2014 Master Plan were a great success. These emphasised place based approaches, inclusion of community, having effective and knowledgeable lead agencies and creating partnerships that were producing mutual benefits from efforts. These approaches have been retained for the 2022 Master Plan.

It is acknowledged that there is still work to do, particularly with the broader study area of the current Master Plan, and this is discussed in more detail in the following sections.

SUCCESSFUL APPROACHES

- Place based approaches welcomed and effective - need to bring community along
- Effective and knowledgeable lead agencies
- Effective and focused partnerships with mutual benefits as outcomes

WORK STILL TO DO

- Social cohesion between the broader area a key consideration. Listening to community values through consultation will be key
- Safety needs further work - trail bikes, laneways, public space, circulation around the study area - Need to ensure perceived and real safety at the core of recommendations
- Supply and safe / functional access to facilities, services and jobs essential - within the study area and also links to key employment areas outside study area



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PROJECT METHOD AND OBJECTIVES

Noting some of the learnings from previous study, Council's project objectives for the Clarence Plains Master Plan include the following:

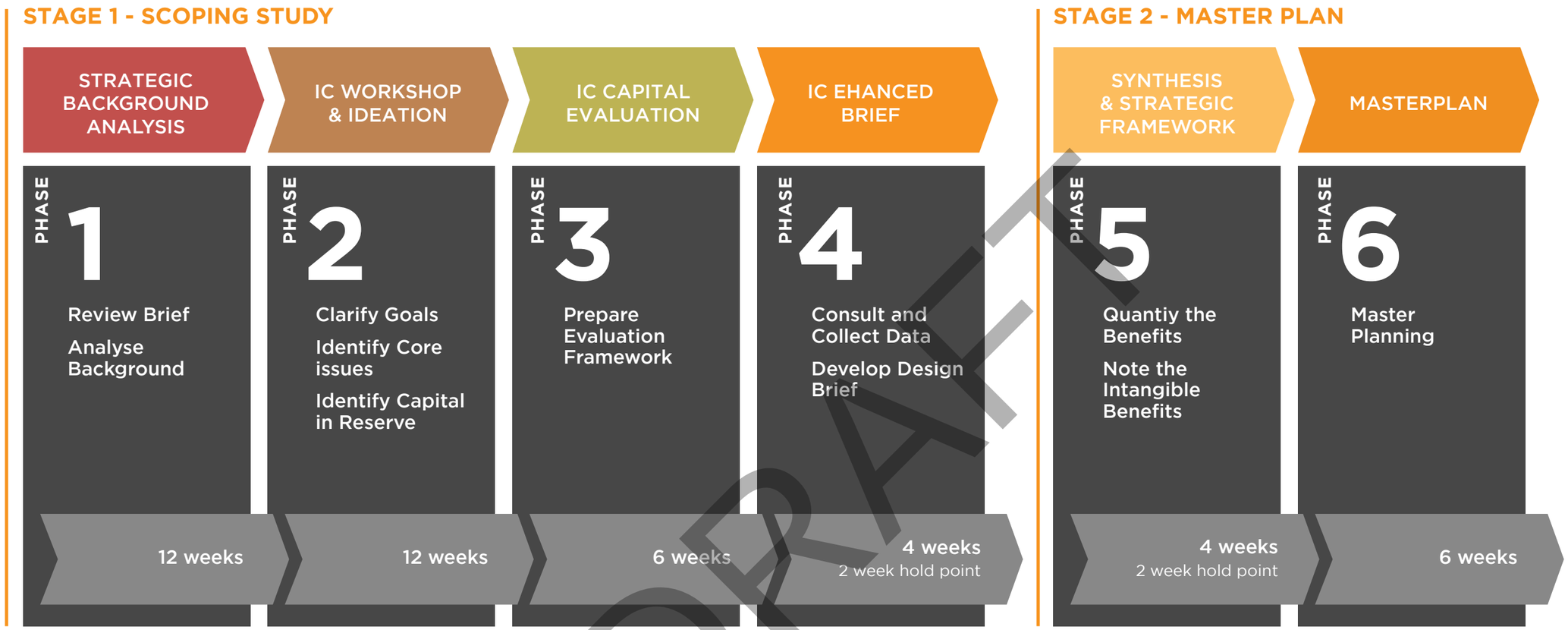
- Develop strategic partnerships that lead to improved social and community outcomes
- Creating an authentic identity and sense of community
- Identifying opportunities for improving and expanding housing stock through infill and wider housing choice
- Consultation to engage the community and key stakeholders
- Strategic direction for the development of public open space, management and connectivity
- Planning of community infrastructure and land use
- Provision of future active and passive recreation facilities
- Opportunities to improve amenity through improved streetscape and open spaces

PROJECT OBJECTIVES



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MASTERPLAN PROCESS



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MODE and C Change has built on the history and knowledge of the earlier work developing and expanding on the aims and objectives of the 2014 Master Plan - with the objectives for a **community focused** wider integrated long-term Master Plan.

Innovation Capitalisation™

The current Master Plan will be developed based on Mode's and C Change's Innovation Capitalisation (IC) method. IC is a method whereby underlying issues are noted, and the opportunities that they present (called 'capital in reserve') are identified. A framework for capitalising on opportunities is acknowledged and the Master Plan is developed accordingly.

The Scoping Study is the first part in the larger master planning exercise and constitutes the first four phases of the method above. The overall output produced by this is the Scoping Study Report, which includes:

- A clear definition of issues to resolve.
- A list of opportunities to be further explored in the Master Plan Stage. Together with the issues to resolve, this constitutes the 'capital in reserve';
- A way forward, outlining key timelines and development authorities.

The second part consists of two phases as per above which culminates in this document and will address Clarence City Council's long term objectives including;

- Aged council infrastructure and community facilities
- Strategically plan and develop public open space for active and passive recreation
- Plan for greater infill and housing choice
- Develop long term partnerships to continue social and community improvements
- Strategical plan for connecting the suburbs with the consideration of a potential four lane highway in the future

Context

CLARENCE CITY COUNCIL POLICY ENVIRONMENT

It is noted that the Master Plan will feed into the City of Clarence's wider planning, and must be cognisant of Clarence Council's vision.

Key Strategies for Clarence Council as a whole includes the region being :

A PEOPLE FRIENDLY CITY

Clarence values diversity and encourages equity, inclusiveness and accessibility. We aspire to create high quality public places for all people to live actively, engage socially and enhance our health and wellbeing.

A WELL PLANNED LIVEABLE CITY

Clarence will be a well-planned liveable city with services and infrastructure to meet current and future needs of our growing and vibrant community.

A PROSPEROUS AND CREATIVE CITY

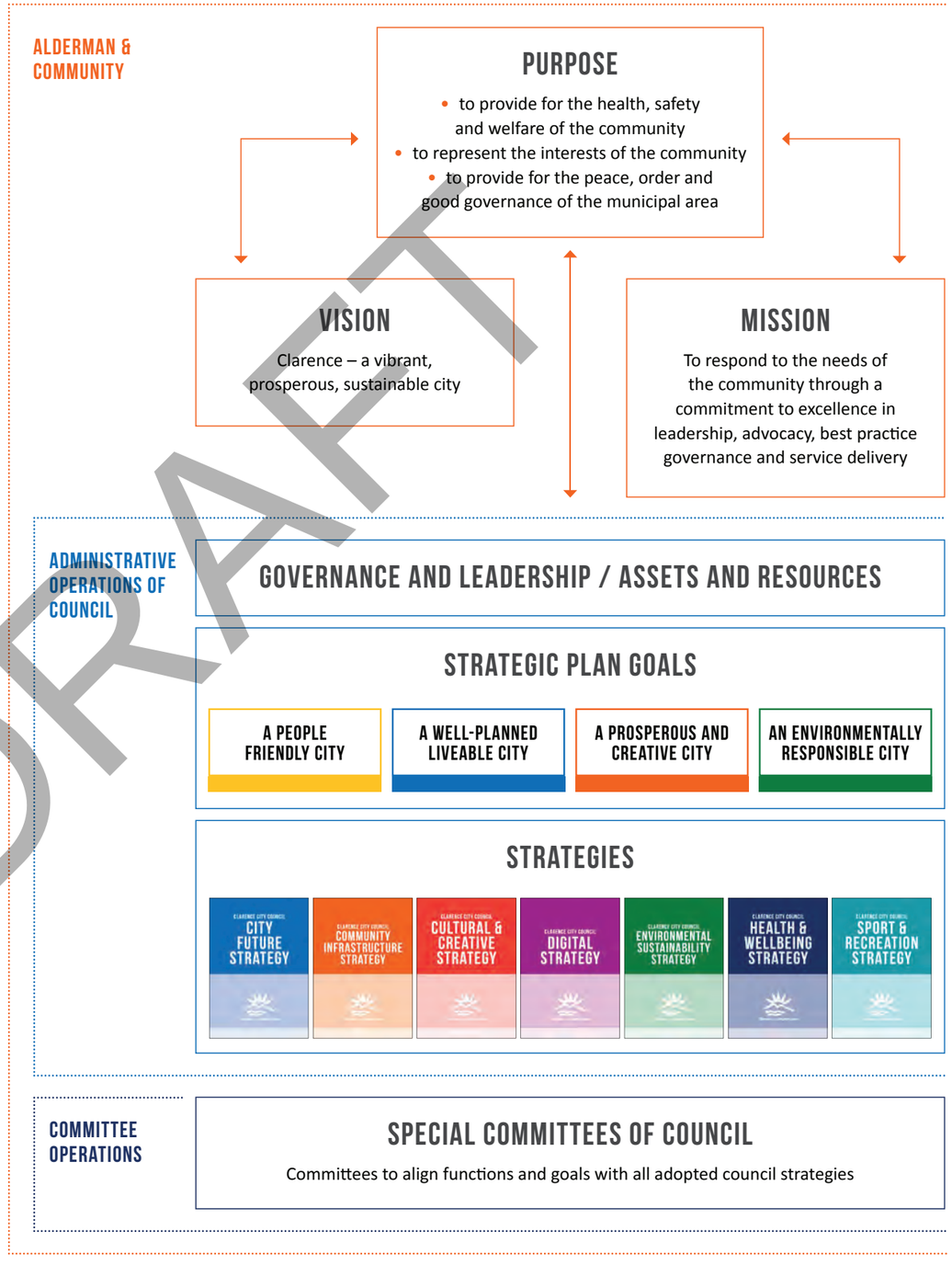
Clarence encourage creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.

AN ENVIRONMENTALLY RESPONSIBLE CITY

Clarence is environmentally responsible, valuing and protecting the natural environment for a sustainable and liveable future.

A PEOPLE FRIENDLY CITY	A WELL-PLANNED LIVEABLE CITY	A PROSPEROUS AND CREATIVE CITY	AN ENVIRONMENTALLY RESPONSIBLE CITY
Clarence values diversity and encourages equity, inclusiveness and accessibility. We aspire to create high quality public places for all people to live actively, engage socially and enhance our health and wellbeing.	Clarence will be a well-planned liveable city with services and infrastructure to meet current and future needs of our growing and vibrant community.	Clarence encourages creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.	Clarence is environmentally responsible, valuing and protecting the natural environment for a sustainable and liveable future.

Extract from *Clarence City Council Strategic Plan 2021-2031*



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Context

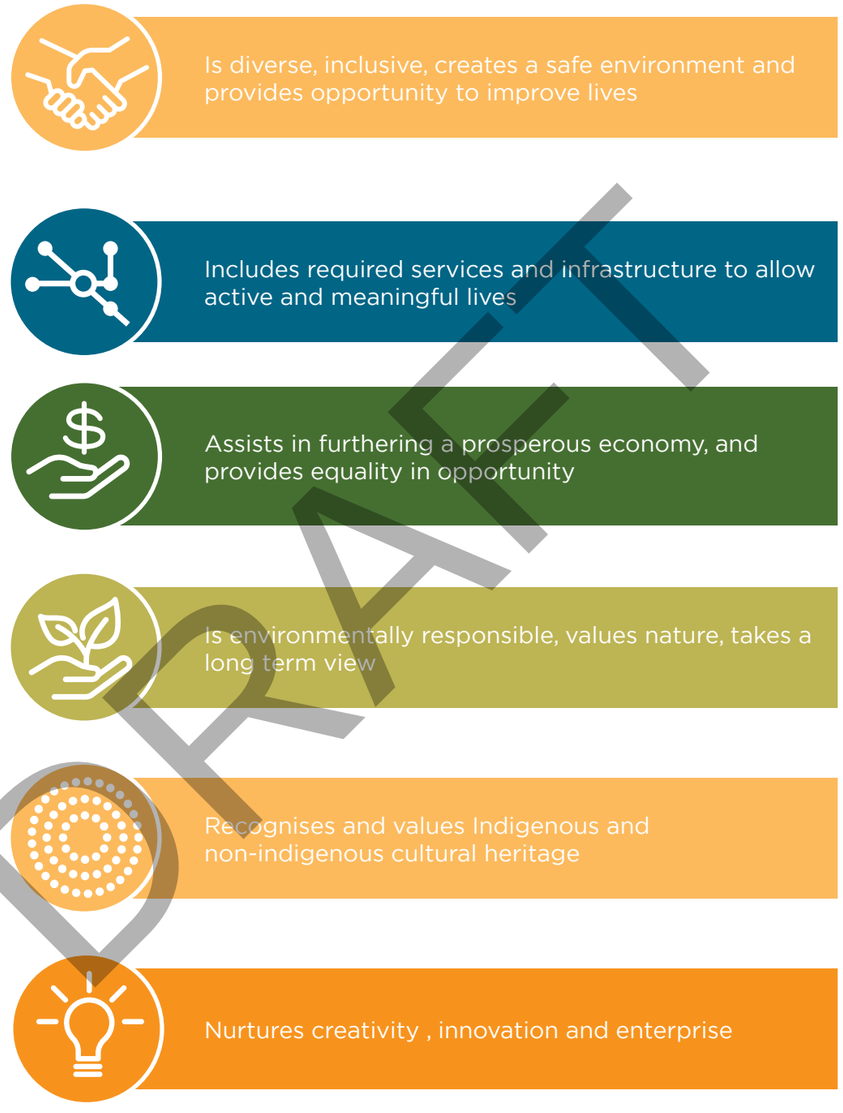
Based on a review of numerous Council policies, strategies and plans, the Master Plan must include, acknowledge and/or add value to the following important elements:

- **Liveability:** The Plan must produce welcoming, vibrant places, services and infrastructure, that are appropriate to community's values
- **Well-being:** The physical, mental, and social wellbeing of the community and individual must be taken into account and optimised when planning for infrastructure and initiatives.
- **Maximising Safety:** Safety must be paramount throughout the Master Plan, and intiaives must be cognisant of producing beneficial outcomes in all areas: \ie. reduction of family and domestic violence, improvements in safety for bicycle users, road uses and pedestrians; reduction of hooning and trailbikes; improvements in safety through decreases in arson, and increases in public area safety.
- **Connectivity:** Reducing the isolation for residents of the study area is essential – ensuring that physical connections and connections within the community and to other communities improve connectivity
- **Universal access:** Ensuring that initiatives acknowledge Clarence City Council's commitment to ensuring that those with a disability or mobility issue have the right to equal access and opportunity to fully participate in and contribute to the social, economic and cultural life of the city.
- **Prosperity and enterprise:** Improve access to employment and/or local employment opportunities such that prosperity for all can be improved
- **Supporting Youth and Young people:** Providing viable alternatives to reduce boredom and give youth and young people a sense of purpose
- **All Age Friendly:** Recognition of inclusiveness for and all parts of lifecycles
- **Environmental protection, management and enhancement:** Valuing and enhancing healthy landscapes throughout the Master Plan
- **Indigenous recognition and broad cultural history:** Recognising, protecting, and enhancing elements where appropriate for both indigenous and non-indigenous culture/heritage
- **Open Space and Recreation:** Producing functional and high value open space and recreational opportunities throughout the Master Plan
- **Arts and Culture:** Ensuring that wherever possible art and culture, and providing local opportunities for the same, is included in the Master Plan.

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In summary, it is acknowledged that a successful Clarence Plains Masterplan:

- Is diverse, inclusive, creates a safe environment and provides opportunities to improve lives
- Includes required services and infrastructure to allow active and meaningful lives
- Assists in furthering a prosperous economy, and provides equity in opportunity
- Is environmentally responsible, values nature, takes a long term view
- Recognises and values indigenous and non-indigenous cultural heritage
- Nurtures creativity, innovation and enterprise



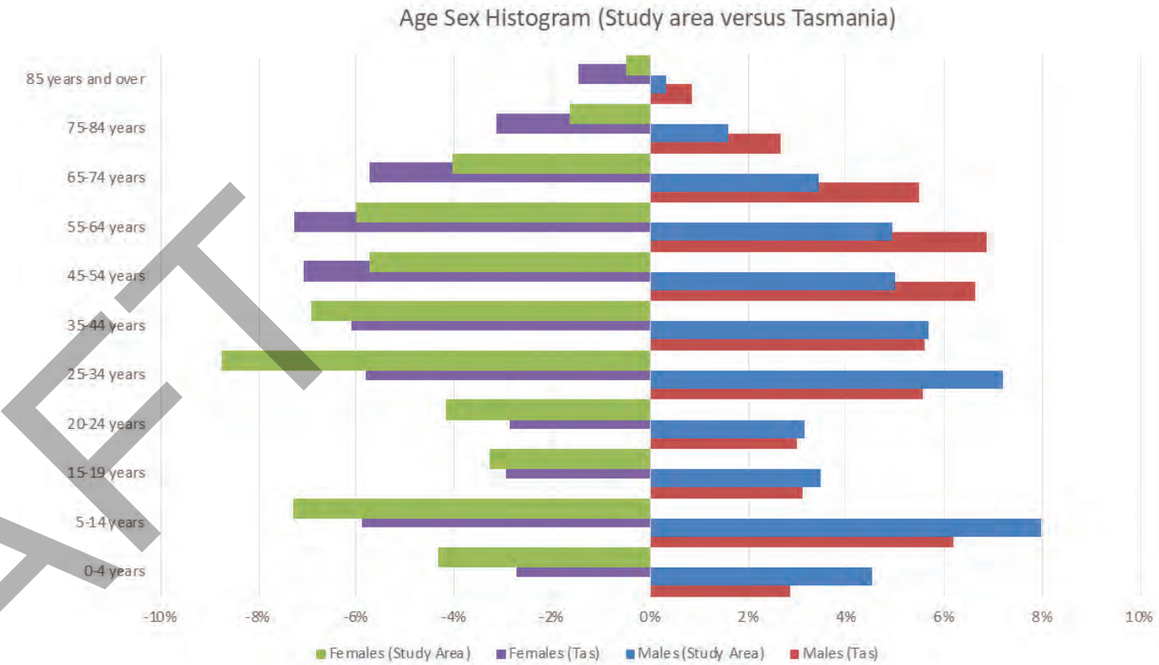
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Statistics

CLARENCE PLAINS DEMOGRAPHIC AND ECONOMIC CHARACTERISTICS

Understanding the Clarence Plains community is critical to appropriately planning for the area. A review of the 2016 ABS Population and Household Census for the postcode 7019 [1], revealed that Clarence Plains exhibited the following characteristics[2] :

- Approximately 6,100 people lived in the area in 2016, and of these, 47% were male
- The area has the potential to grow to a community with more than 20,000 people over the next 10-15 years
- In comparison to Tasmania generally, the study area is relatively young: Median age 32 (Tas = 42)
- There is a higher proportion of people identifying as Aboriginal in the study area 7.9% (Tas = 4/6%)
- On average, there are 1.9 children per family household, and the average occupancy is 2.5 people/household
- In comparison to Tasmania, there are lower medium weekly household income $964 (Tas = $1,100)
- As well as Australian (86.4%), there is a range of other ancestries, with the next top three proprotions being people from England (2.1%), New Zealand (0.7%), and Malaysian (0.2%)
- In 2016, there was considerably higher unemployment within the study area compared to Tasmania (Study area - 9.4%, Tas = 7.0%)
- Most common occupations were Technicians and Trades 16.8% (Tas 14%), Clerical and Admin 15.8% (Tas 13%), Community and personal services 15.4% (Tas=12.4%), Labourers 14.5% (Tas11.6%), Sales 13/3% (Tas 9.9%). Although signficiantly lower compared to Tas there were pockets of people holding ‘professional’ occupations throughout areas (Study area 9.3 % versus Tas 18.8%)



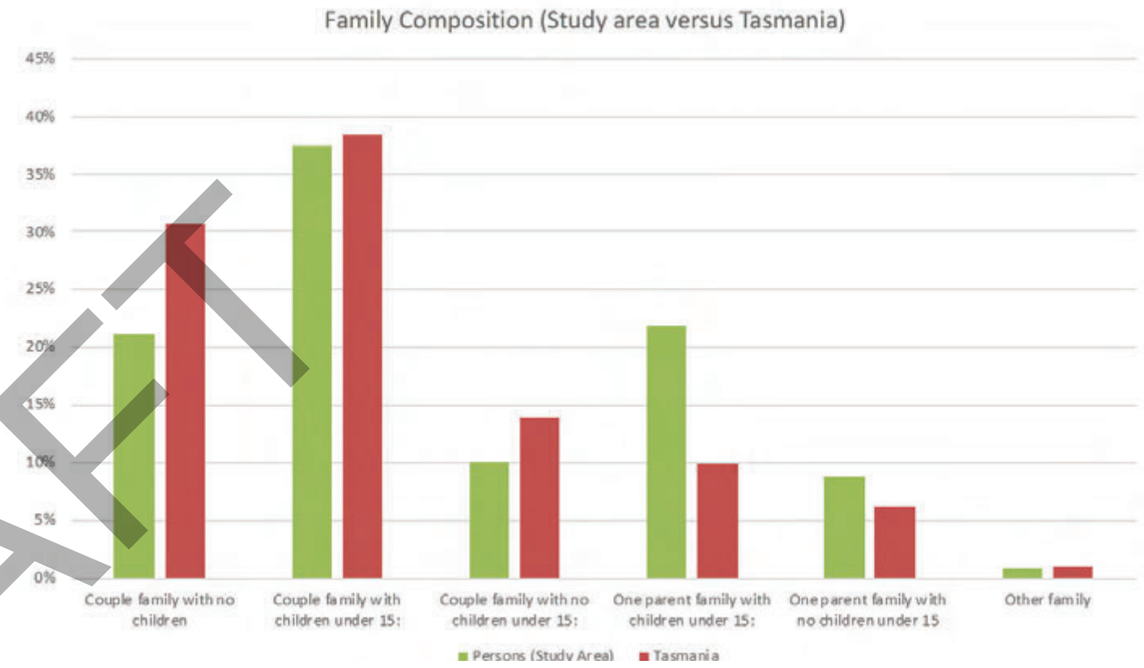
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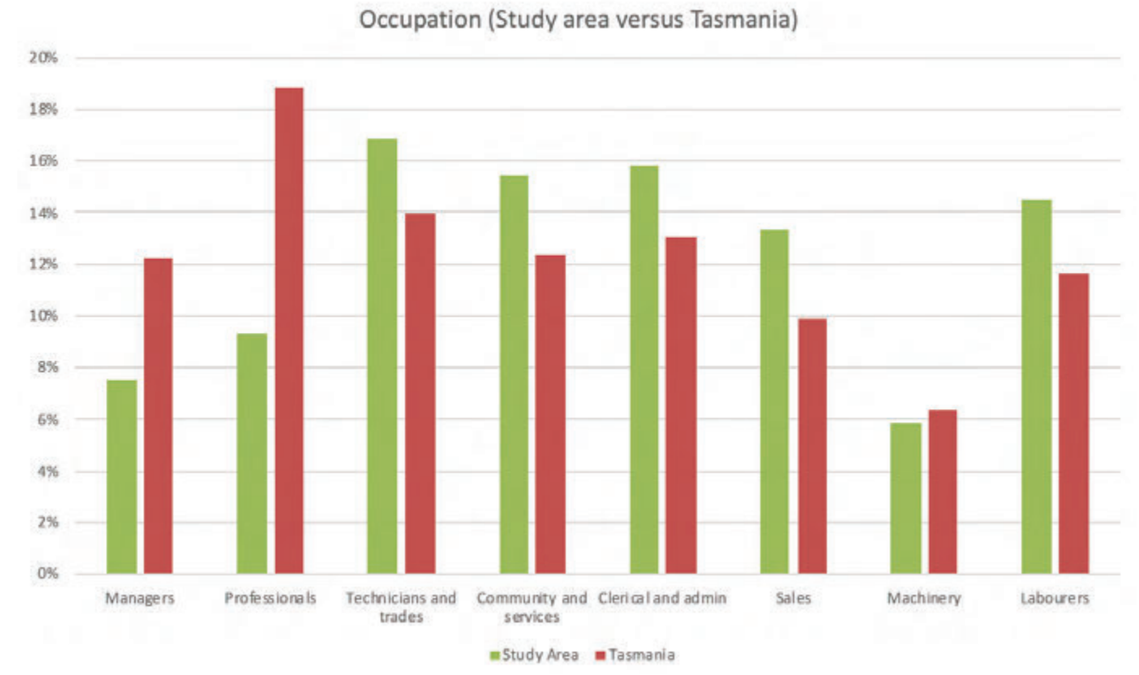
1. This includes Rokeby, Clarendon Vale and Oakdowns, but does not include Glebe Hill.

2. a full set of graphs associated with the demographics is included in Appendix 1

Statistics

- Proportions of families nominating as ‘One parent families’ were considerably higher than Tasmania as a whole ((Study area 33.6 % versus Tas 17.4%) but couple families with children were similar (Study area 34.6% versus Tas 38.2%)
- Proportions of rental households in ‘housing stress’ were higher than Tasmania as a whole (Study area 18.3% versus Tas 10.2%), which is considerable given that many are already renting from state or community housing. Median rents at 2016 were similar to Tasmania (Study area 210 per week, Tas 220 per week).
- Separate house was by far the dominant dwelling type with 92.6% of the housing stock in this category (Tas 87.6%). Semi-detached proportions were similar to Tasmania, but there was a considerably lower proportion of flats and units (Study area Semi detached 5.4% versus Tas=5.8%; Study area Flat or apartment 1.7% versus Tas 5.7%).





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Context Analysis



PLANNING DEVELOPMENTS

Clarence Plains consists of established suburbs of Rokeby, Clarendon Vale and Oakdowns. The newly developing suburbs and development are Glebe Hill, Howrah Garden, Paranville and Clarence Heights and also North East Droughty.

Older suburbs have more cohesive sense of identity whereas the newer suburbs may not want to associate themselves with the older suburbs. Established suburbs especially Rokeby and Clarendon Vale have social stigma affliated with the perceived and real crime associated within parts of the area.

A challenge for the Master Plan is to include initiatives that help create a sense of 'oneness' between the established and establishing areas, and ensure that newly developing areas are connected to the established areas.

LEGEND

- Established Suburb
- Upcoming Suburb

Context Analysis



LAND USE

There is plenty of open space in Clarence Plains and also reserve assets that can be opportunities for passive recreational use. Clarence Rivulet is an opportunity to connect the various suburbs and the upcoming sports precinct at Bayview Secondary College can serve as a further anchor of connectivity.

The light industrial area fronting the River Derwent is potentially unattractive. Clarence Plains still has the rural agrarian landscape amidst the development of new housing and future development needs to encourage developers to maintan and enhance this historical landscape.

LEGEND

- Urban & Business
- Residential
- Community Purpose
- Open Space
- Rural
- Landscape Conservation
- Light Industrial

Context Analysis



COMMUNITY SERVICES & ASSETS

Clarence Plains has a good access to schools, and a number of community services and assets. This includes Rokeby Neighbourhood Centre, Clarendon Vale Neighbourhood Centre, Youth Centre and Grace Centre. There is currently four discernible activity centres with grocery shops with the historic heart at Rokeby Village Green the most active activity centre. Nevertheless there does not seem to be much cafes and restaurants other than grocery access in Clarence Plains. Upcoming nodes that can be capitalised are Coles retail centre at Glebe Hill on the junction of Pass Road and Rokeby Road and Bayview Secondary College Sports Precinct opposite of Youth Centre on Rokeby Road.

There are a number of inactive community assets such as the Rokeby Trust Hall & Clarendon Oval which can be potential opportunities for further activation.

LEGEND

- Community Centres
- Schools
- Childcare & Family Centres
- Clinics
- Sports
- Church
- Grocery Shops
- Food
- Post Office
- Petrol Station
- Police
- Fire Station
- Toilet
- Mission Australia
- Gymnasium
- Beach
- Upcoming

Context Analysis



TRANSPORTATION

There are bus lines servicing Rokeby Road and South Arm Road with three loops; Goodwins Road and Mockridge Road for Clarendon Vale Tollard Drive and Duntroon Drive for west Rokeby as well as Cavenor Drive and Oakdowns Parade for Oakdowns. However, consultation has indicated that the frequency of services is an issue, and due to this many within the study area feel isolated. Ensuring that there are good connections to activity, service and employment nodes outside of the study area is very important.

The lack of efficient public transport services from the study area has encouraged driving as the predominant transport. There are opportunities to improve accessibility from the study area to key external employment, services and activity nodes by advocating for more frequent public transport links, as well as having better active transport links and infrastructure to the higher frequency public transport services in the study area. In addition, there are opportunities of improving accessible and cycling links between the suburbs. With Rokeby Beach there is an opportunity perhaps for boat access.

LEGEND

- Bus Stop
- Bus every 1/2 hour
- Bus every hour

Context Analysis



OPEN SPACE

Clarence Plains has plenty of open space with rich biodiversity attributed to the Clarence Rivulet as well as great natural assets of Rokeby Hills and Meehan Range. There is also an access to Rokeby Beach. As evidenced in the community survey, the natural areas of Clarence Plains are valued highly by the community. As such, there are further opportunities to improve biodiversity links between the reserve and suburbs.

Paranville the upcoming suburb is planned with great attention to provision of open spaces. North of Clarence Plains has an agrarian outlook which is desirable. Meehan Range has an opportunity for a scenic trail overlooking Clarence Plains.

The Radburn planning of west Rokeby has introduced open spaces that lead nowhere and less than safe. Addressing these issues of safety is a high priority of the Master Plan.

In addition to safety issues, the community has indicated that many facilities could be improved with a more diverse and useful range of amenities and equipment within the current parks and playgrounds.

LEGEND

- Community Purpose
- Open Space
- Rural
- Landscape Conservation
- Watercourse

Context Analysis



WALKABILITY

Radburn planning of west Rokeby has introduced backlanes for walkability and additional open spaces for good intentions however as some of the laneways are narrow and lead to nowhere they feel less safe, real or perceived.

South Arm Road, due to to the speed of cars might pose a challenge for walkability between the northern and southern side.

Existing nature trails exist to natural assets at Clarence Plains, although they might need to be upgraded or maintained; this include along Clarence Plains Rivulet, as well as nature trails along ridges of Rokeby Hills, Glebe Hills and Meehan Range. Rokeby Hills and Glebe Hills has a developed and ongoing open space and reserve management plan that can be continued into Rokeby for continuation of biodiversity link and walkability. There is also a informal biodiversity walk at Glebe Hills, as well as an informal heritage trail around heritage buildings near Rokeby Village Green.

There are opportunities to coordinate between the different paths and trails, across the suburbs as well as natural assets - including access to foreshore trail.

LEGEND

- Walking Path
- Heritage Trail
- Rivulet Trail
- Nature Trail
- Foreshore Trail

Consultation Outcomes

Considerable consultation activities were conducted to assist in clarifying the issues and identifying potential opportunities for the Clarence Plains Master Plan. Due to the project being conducted through the COVID-19 Pandemic, all consultations were virtual.

Acknowledging the essential requirement that the Clarence Plains Master Plan respond to the needs and desires of the Clarence Plains community, Clarence City Council hosted several engagement activities targeted at gaining feedback from the community. This included conducting a community survey and providing opportunities for community members to tell their stories about what it is like to live in the area. The results of the community survey are provided below.

In addition to the community, meetings and or other engagement with the following organisations occured:

- Community organisations such as One Community Together[3]
- Council officers
- State Government officers, including Department of Education, Department of State Growth, Department of Health, Department of Communities and Housing, Tasmanian Police and Emergency Services
- Not for profit groups, such as Mission Australia

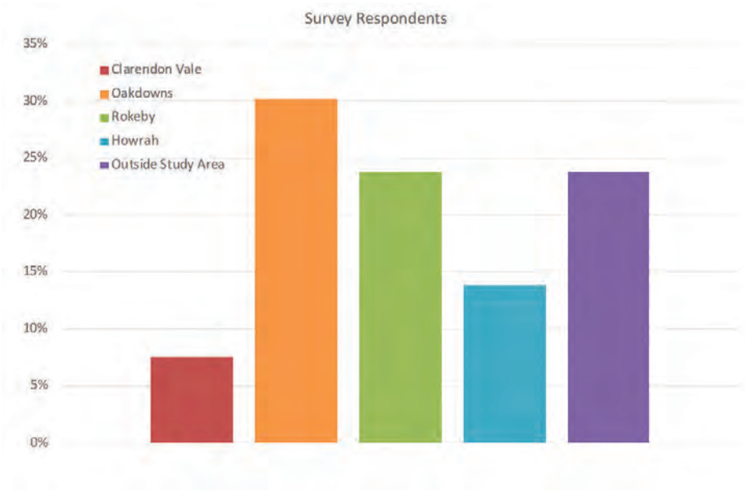
COMMUNITY SURVEY OUTCOMES

The community survey was developed by Council with input from the Consultants and asked the community's views on several issues, including:

- Clarence Plains' issues, and current and desired identity / opportunities
- Feelings of Safety
- Expectations around remaining in the Clarence Plains area, and adequacy of housing
- Transport to work
- Public open space quality and requirements
- Health and community services used and needed in Clarence Plains
- Businesses and facilities required in the Clarence Plains
- Streetscape quality and issues (trees, lighting, footpath)

The survey was advertised through several means and the community was encouraged to complete the survey on-line. Hard copies of the survey were also available at the Neighbourhood Centres within the study area for anyone who required a non-digital version. 281 responses to the survey were received.

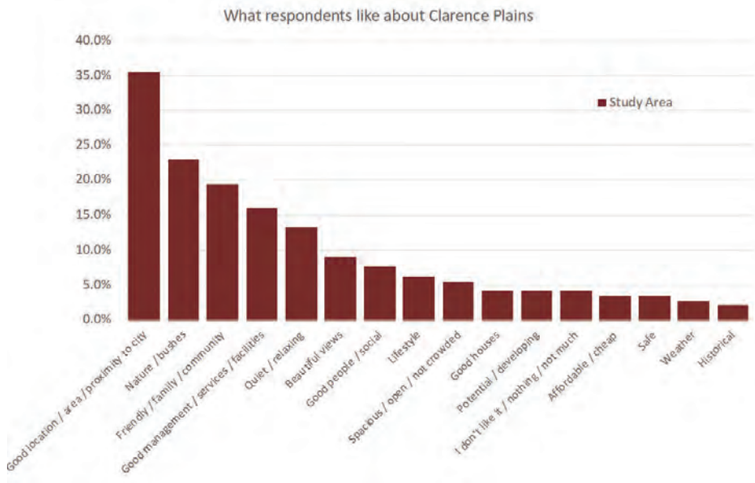
Of the 281 responses received, 76 percent were from people within the Study area, with a spread throughout the suburbs in the Master Plan area. The following sub-section notes the key findings from the survey and Appendix 2 contains further detail.



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3. Note, the consultants and Council made several attempts to consult with Indigenous Groups, but no meeting was able to be held. The Master Plan will be shared with indigenous groups to provide further opportunities for their views to be included.

Consultation Outcomes



What Respondents Liked about Clarence Plains

To commence the survey, people were asked what they liked about Clarence Plains. Responses that were provided by more than 10 percent of the study area included the following:

- Good location / proximity to the City (35% of the study area respondents nominated this)
- Nature and the bushlands in the area (23% of the study area respondents)
- Community oriented, friendly and family oriented (19% of the study area respondents nominated this, but it is noted that only 7% of Rokeby's residents agreed)
- Good management of facilities and services (16% of the study area respondents)
- Quiet and relaxing (13.2% of the study area respondents, but 0% nominated this from Clarendon Vale)

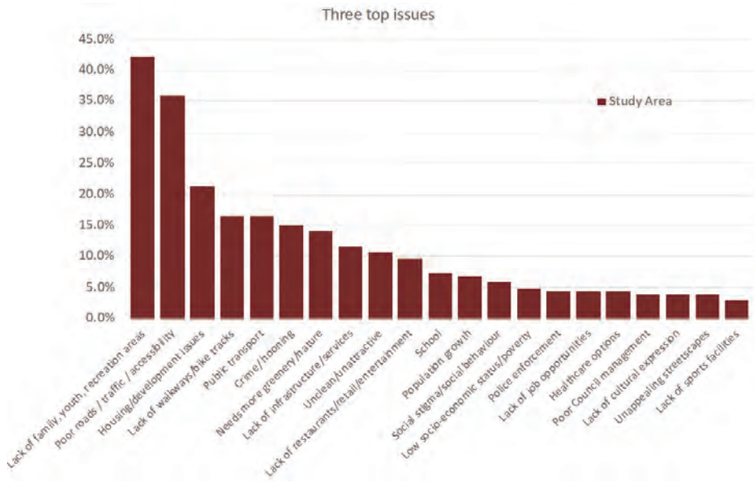
Three words to describe Clarence Plains

Respondents were asked to nominate three words to describe Clarence Plains. Responses that were nominated by 10% or more of respondents included:

- Growing / developing / changing (30% of study area)
- Has much potential for the future (20% of study area, although 0% from Clarendon Vale noted this)
- It's a forgotten area / disadvantaged (19% of study area, with 57% from Clarendon Vale noting this)
- Family friendly area (16% of study area)
- Poverty / poor / low socioeconomic area (16% of study area)
- Underserviced (12% of study area, but only 4% in Oakdowns)
- River, nature (11% of study area)

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Consultation Outcomes



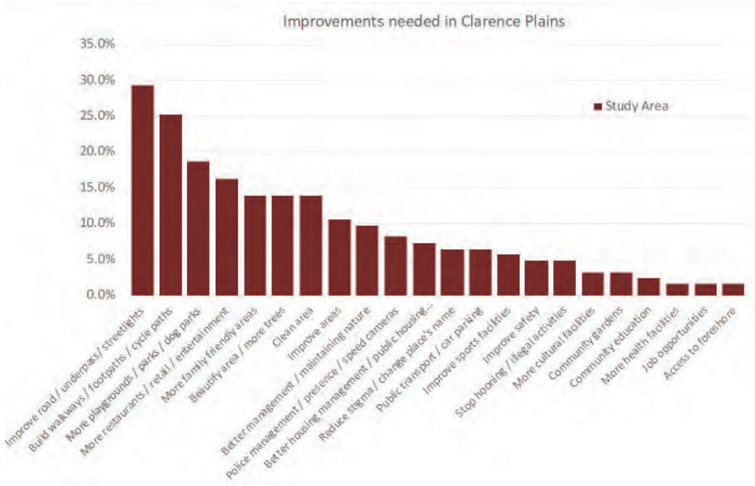
Top Issues in the Study Area

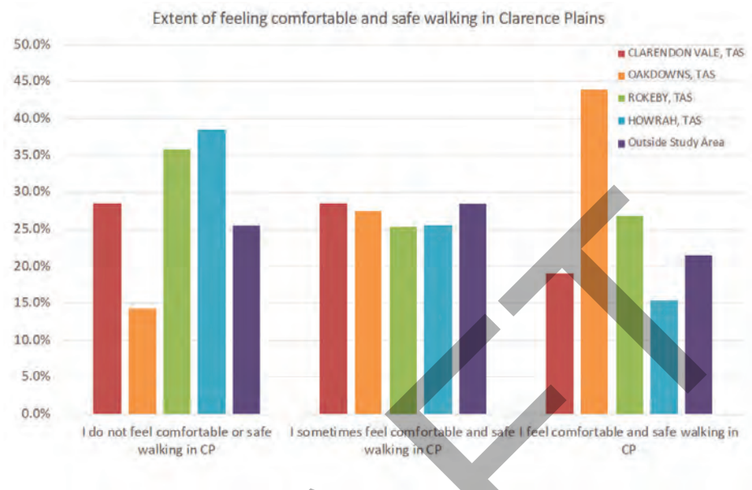
Respondents were asked what they felt the top three issues were in the Clarence Plains study area. A wide variety or responses were noted, with the top ten issues being:

- Lack of family, youth and recreational areas (particularly noted from Oakdowns' respondents)
- Poor roads and/or accessibility to other areas (particularly noted from Howrah's respondents)
- Housing issues and issues with development generally in the area (particularly noted from Clarendon Vale's respondents)
- Lack of walkways and bicycle tracks (generally across the area, apart from Howrah respondents)
- Issues with public transport (generally across the area, with a lesser proportion from Howrah respondents noting this as an issue)
- Concerns around crime and in particularly people 'hooning' around the area (particularly noted from Clarendon Vale's respondents)
- The need for more greenery and/or natural areas (particularly noted from Howrah's and Rokeby's respondents)
- Lack of infrastructure and services (generally acknowledged by all areas)
- Unattractive and/or unclean areas (particularly noted from Clarendon Vale's and Rokeby's respondents)

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Consultation Outcomes





Improvements Needed

The survey also asked respondents what were the three key improvements needed in the Clarence Plains area. Responses that attracted more than 10% of study area respondents included:

- Improving the roads, streetlights, providing transport connections and/or safe under/over pass (29% of study area)
- Walkways / footpaths / cycle paths (25% of study area)
- More / better playgrounds, parks, dog parks (19% of study area)
- Restaurants / retail / entertainment facilities (16% of study area)
- More family friendly areas (14% of study area and noting that 27% of Clarendon Vale's respondents noted this response)
- Beautification works, more trees, more greenery (14% of study area)
- Ensuring the area is clean (14% of study area)
- Generally improving the area (11% of study area

Safety

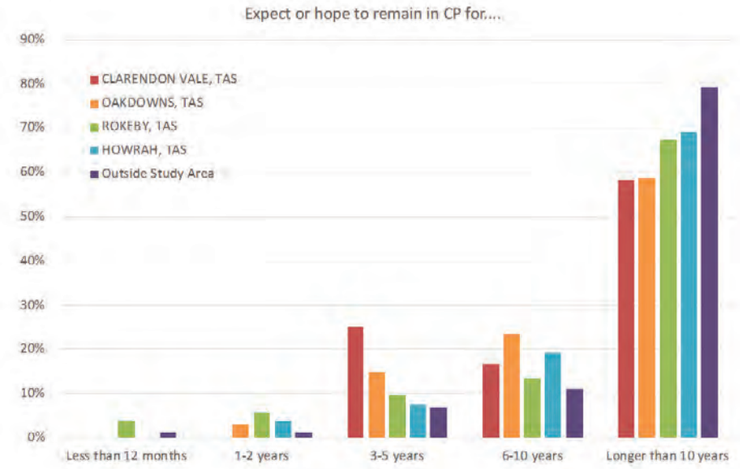
Survey respondents could nominate whether they felt safe and comfortable walking around Clarence Plains. More than half of all respondents indicated that they did not, or often did not, feel safe and comfortable in Clarence Plains. The highest proportion of people feeling safe walking in the region were from Oakdowns – here, 44% of respondents indicated they felt safe in the area.

The top three responses that would make survey respondents feel more comfortable and safe in Clarence Plains included:

- Decrease crime / improve surveillance / police presence, and/or
- Having better lighting throughout the area and particularly in streets and public areas
- Improving / maintaining footpaths and facilities

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Consultation Outcomes







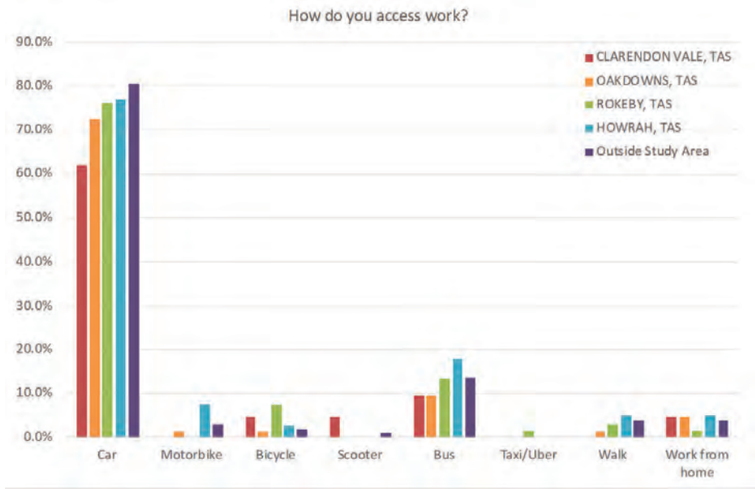
Housing

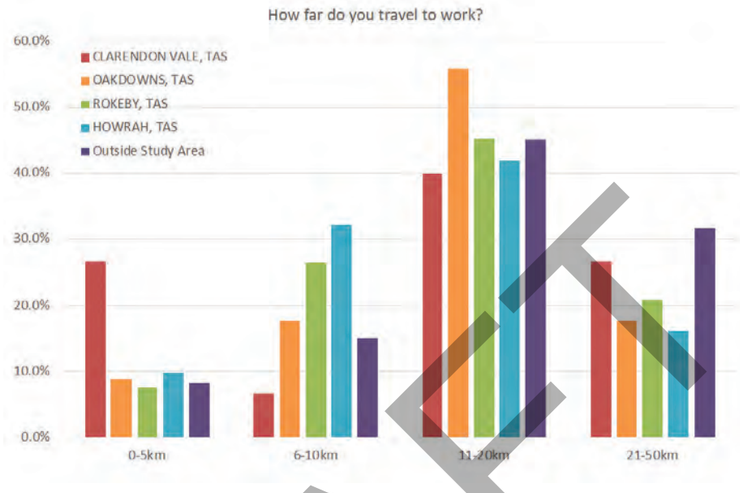
The majority of survey respondents indicated that they expected/ hoped to stay in Clarence Plains over the longer term. However, approximately 39% of respondents from Clarendon Vale and Oakdowns indicated they expected/hoped to move from the area over the next 10 years.

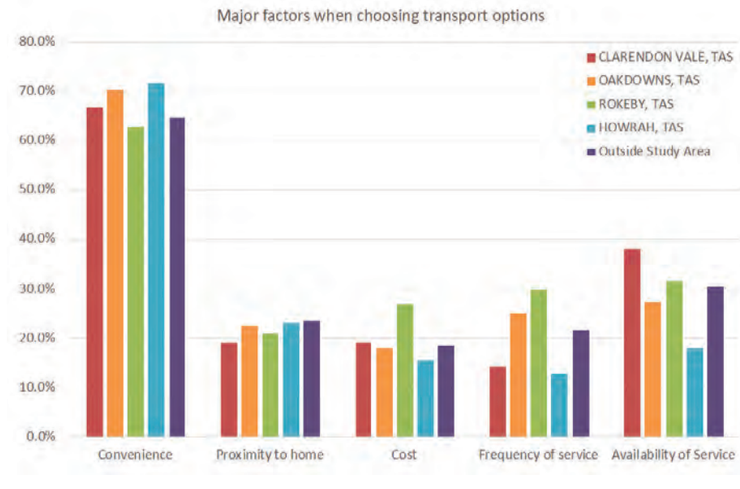
Many respondents were happy with their current housing, and less than 10% indicated that they would be downsizing over the next 5-10 years. There were small proprotions of respondents who indicated they would be leaving the region, particularly in the next 6-10 years.

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Consultation Outcomes







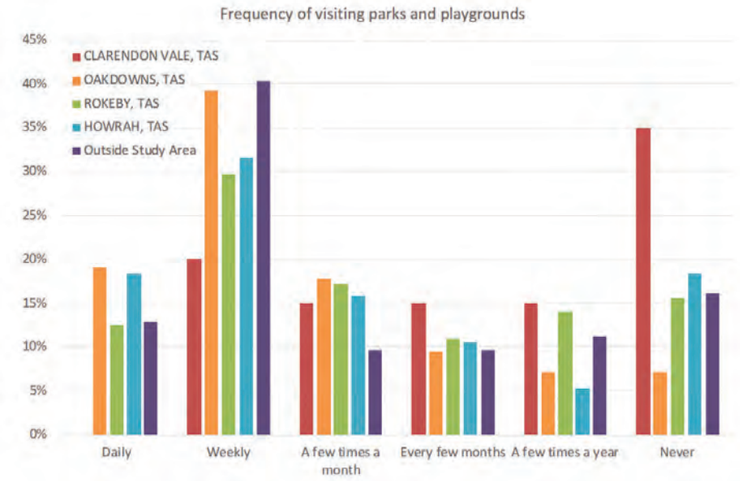
Transport (bus, car, walking, ride)

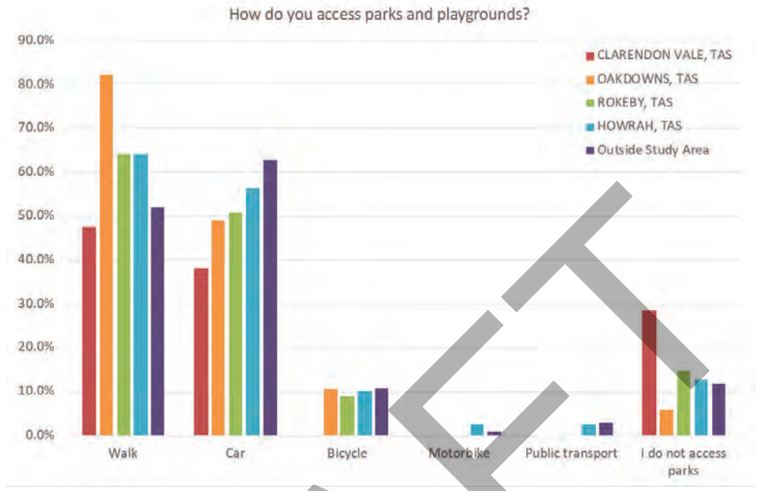
Most survey respondents accessed their work via car, with around 11% of the study area respondents utilising the bus to access work – this included 10% for Clarendon Vale and Oakdowns, 13% for Rokeby and 18% of respondents from Howrah. Less than 5% of survey respondents worked from home.

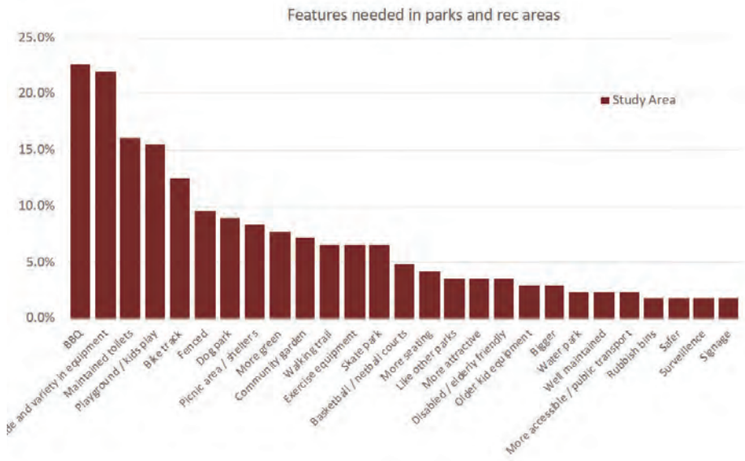
On average, survey respondents within the Study Area travelled approximately 16km to arrive at work. However, there were variations by suburb, and some respondents indicated they travelled upwards of 21km to access their workplace. Major factors noted in determining mode to work included convenience (at least 63% across all suburbs). Some respondents indicated that availability of options, frequency of options, cost and proximity to home were also considerations.

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Consultation Outcomes



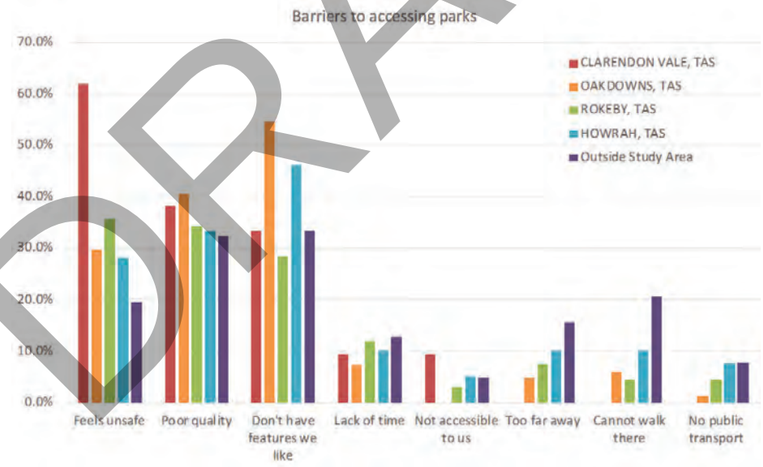




Public open space (including parks and playground)

Respondents were many questions about parks and playgrounds in the Clarence Plains area. On average, respondents from the study area visited parks and playground more than 1 time per week, with a number of respondents from all parts of the study area except Clarendon Vale utilising parks and playgrounds daily. Approximately 60 percent of respondents from the study area walk to parks, and most of the remainder drive. Only a few cycle to parks.

Some people liked that some of the parks were spacious, accessible, in good condition and the natural/green. However, many indicated that there were issues with the current offering of parks and playgrounds. Around 15 percent of those who answered the frequency of visit to public open space question indicated they did not ever visit parks. Survey respondents noted that there were barriers to visiting parks and playgrounds, with the most frequent responses indicating that



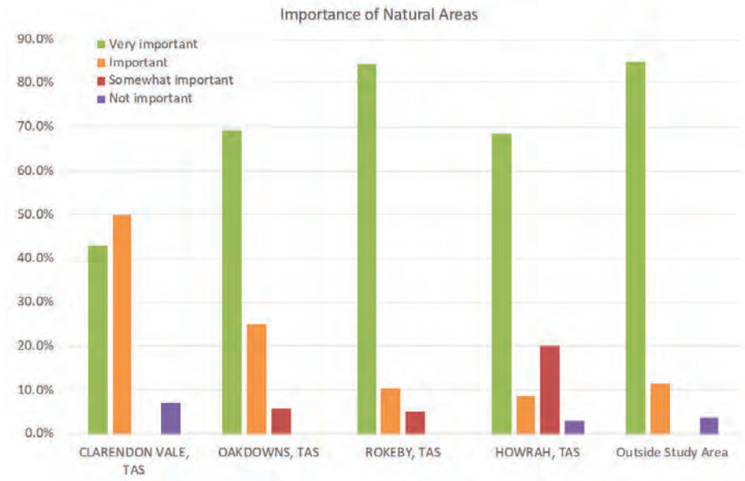
- The current parks and playgrounds do not have the facilities respondents would like; and/or
- The parks, playgrounds and equipment are of a poor quality; and/or
- They felt unsafe in the open spaces in Clarence Plains (particularly respondents from Clarendon Vale).

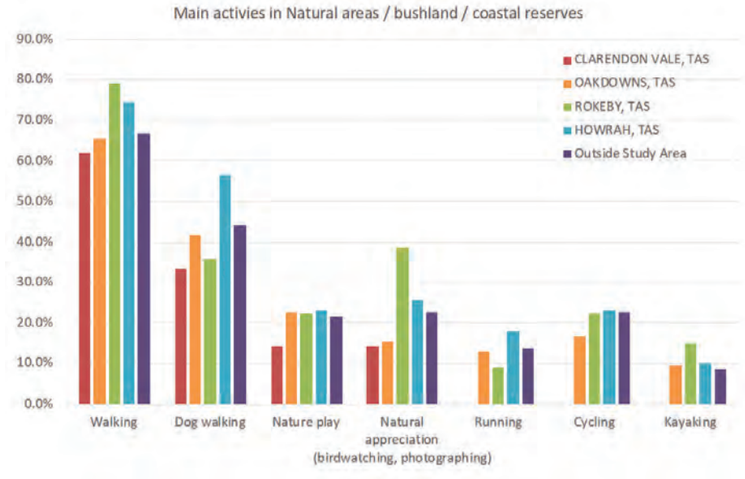
Many features were indicated as being needed in parks and playgrounds. The responses that were nominated by more than 10% of the study area included the following. Lessor occurring responses are shown in the graph at the end of the sub-section:

- Barbeques (23% of the study area indicated this feature);
- Upgraded and a wider variety of equipment (22%)
- Maintained toilets and amenities (16%)
- Better playgrounds, areas for children to play (15%)
- Bike tracks (13%)

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Consultation Outcomes



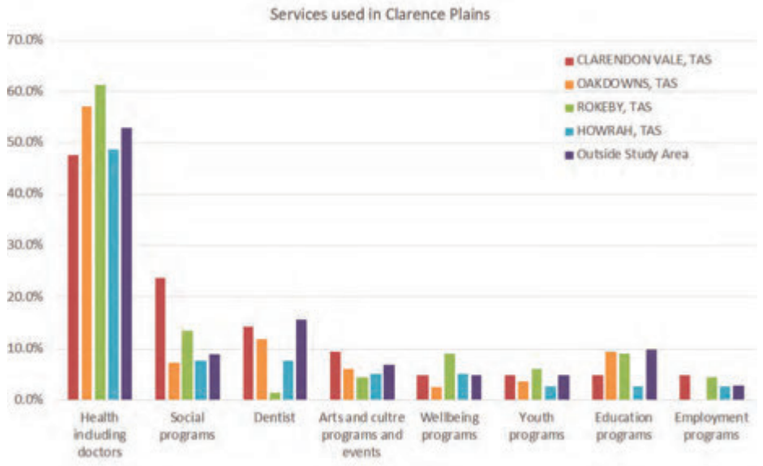


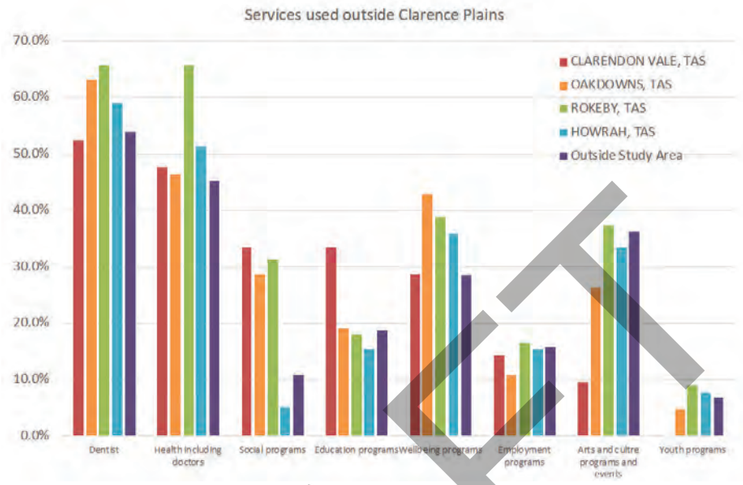
Natural Areas

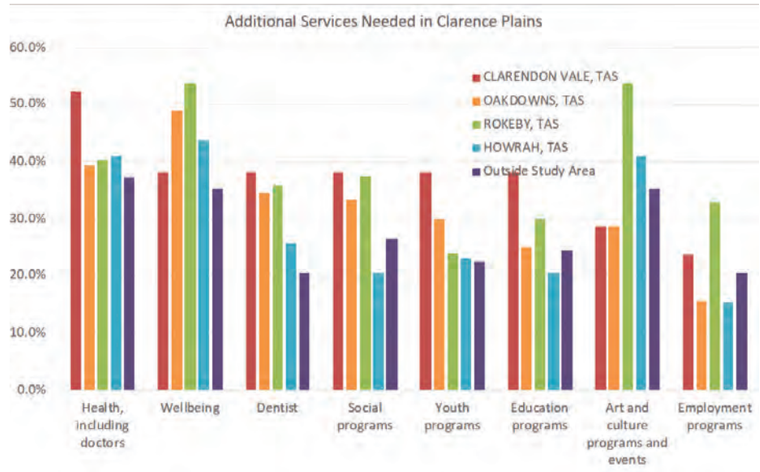
Over 75% of survey respondents felt that the natural areas were very important, with an additional 17% thinking they were important. Survey respondents indicated that the visited natural areas for the nature and wildlife or bushland (38% an 19% respectively), because it is accessible or convenient (26% and 14% respectively) and because of the great views (14%). The main activity in the natural areas walking.

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Consultation Outcomes





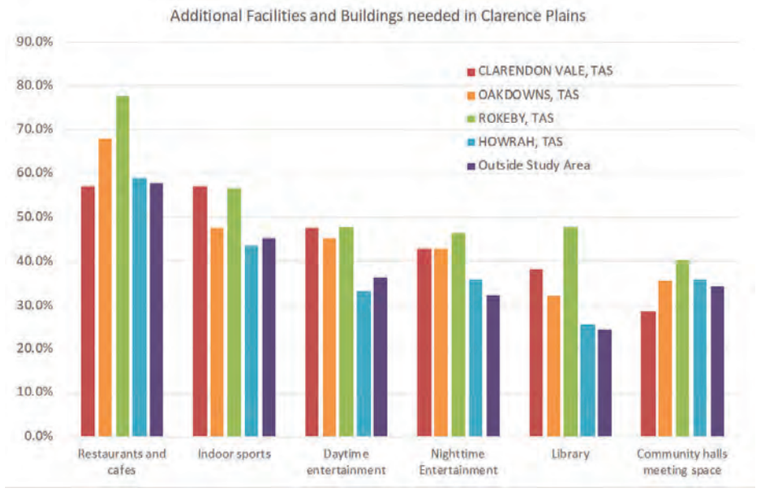


Health and community services used and needed in the area

Health services were the most highly nominated services used in the Clarence Plains area by respondents of the survey (with between 48% and 62% of survey respondents indicating they used the health services provided in Clarence Plains). Approximately 20% of Clarendon Vale respondents also noted they used social programs. However, many respondents indicated that it was more usual for them to use services outside Clarence Plains when it came to health and wellbeing. There was a high demand for further local health and well being from many survey respondents.

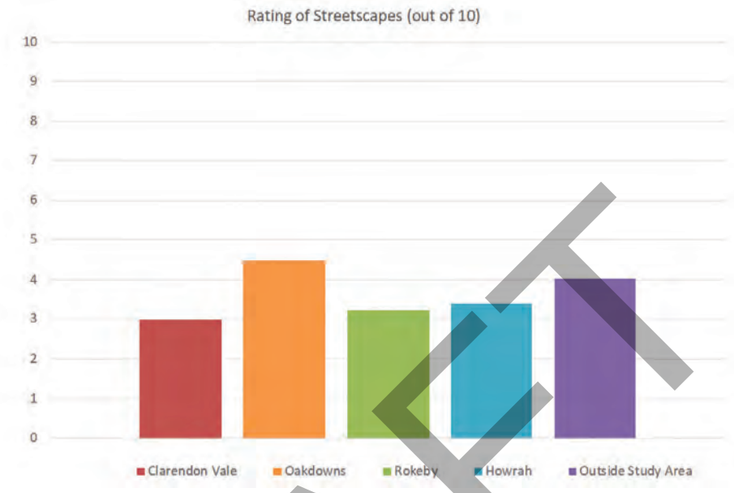
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Consultation Outcomes



Business Services and Facilities Needed

Survey respondents were asked what additional facilties and buildings they felt were needed in Clarence Plains. Over half of all respondent indicated that restaurant and cafes were needed, and around 50% also indicated indoor sports facilities. Daytime and night time entertainment were noted, and between 30% to 47% indicated that libraries and further community halls/meeting spaces were also needed. Only a minority of survey respondents indicated that no further facilities were needed.



Streetscape Quality

Streetscape quality in Clarence Plains was generally classified as low by most survey respondents.

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Scoping Study Findings

Stigma of Clarendon Vale. Not all in study area identifies with Clarence Plains. Need to bring community in. Need an intergenerational approach.

Economic stability and improvements in wellbeing. Access to jobs. Acess to services. Access to required infrastructure and facilities.

Diversity of housing need to be addressed. Matching housing types to the need

Sustainability important. Need to ensure community values this too. Built form also important - parks, open space and tracks and trails need to be safe, functional and attractive.

Provision of health services important. Aging in place, 'hospital at home' services all need to be address. Potential for trials in the area?

History - Indigenous and non-indigenous cultural heritage reflected where possible

Connections important - transport within study area. Linked to key nodes outside study area, walkability, safety of connections, tracks and trails. Great work being done on trail biking in partnership with others, but more is needed.

Creation of community hubs necessary. Active and passive recreation needs to be activated and assisted in community ownership wherever possible by arts, events and creativtiy.

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Opportunities to take forward



From stakeholder discussions, there were various strengths, weaknesses, opportunities and constraints identified in the map on the left. These are categorised into three groups; open spaces, planning and community development.

LEGEND

- Open Spaces
- Planning
- Community Development

Opportunities to take forward



PUBLIC ASSETS

From council asset register there are several disused assets in addition to council open spaces that can be revitalised such as;

- Rokeby Trust Hall & Public Toilet near Village Green
- Village Green - a small cricket ground
- Clarendon Vale Oval & Changeroom Facility

Other council assets that are in use are;

- Rokeby Community Centre on Nelson Park & Tollard Drive
- Social Heart & Skate Park adjacent to Clarence Plains Child and Family Learning Centre at Clarendon Vale
- Youth Centre on Rokeby Road - due for renewal

LEGEND

Open Spaces

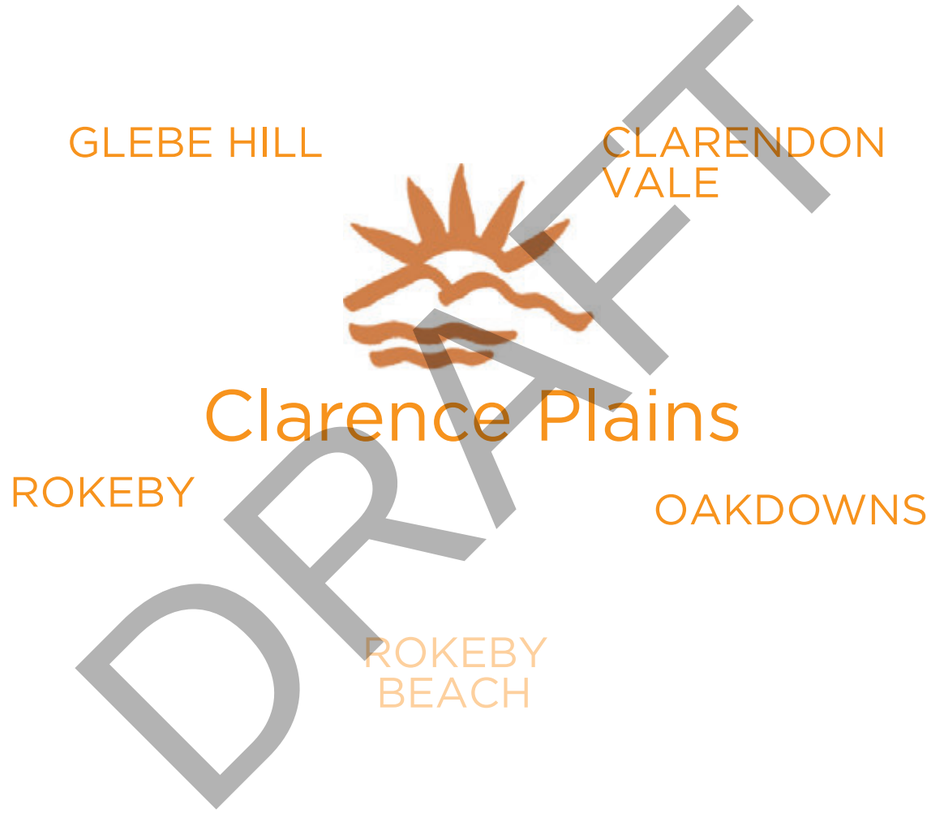
Playground

Masterplan: The Big Moves

Creating a cohesive distinctly 'Clarence Plains' environment - both aesthetically and through connectivity - this includes streetscapes, amenity, links, safety and incorporation of history and indigenous culture

Celebrating the natural environment – ensuring natural areas developed sensitively such as interpretative walks as well as having natural flora reacquainted throughout the area

Increasing pride and 'oneness' through the area by ensuring One Community Together are partners in implementation, by utilisinglocal artists, ensuring walks and interpretation include local organisations, and making sure public parks and playgrounds are safe



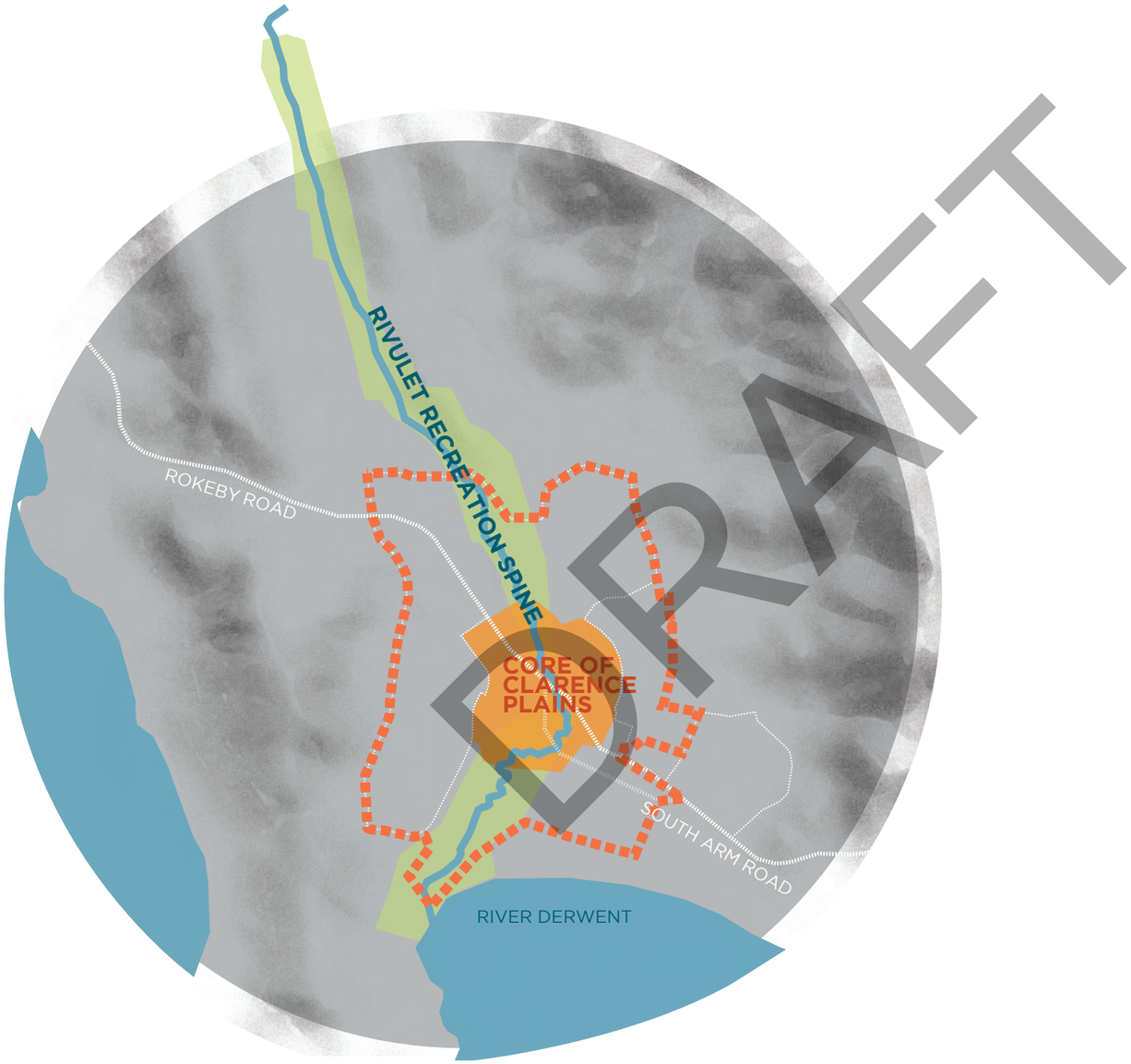
It is heard that there are calls for cohesion whilst being aware that each area of Clarence Plains is unique. This cohesion can be assisted through connectivity and a core area. Recreation, nature and sports often bring people together, it is proposed that this becomes the spine of the master plan of Clarence Plains.

Creating and consolidating community hubs –this will be the focus and will encompass many of the other issues - include retail, commercial, community services, potentially residential

Connecting people with required services and employment both within the study area where possible and also via public and private transport, but also external to the study area through connections –for example 'in reach' hospital services, creating real opportunities for employment through trade centres and links with existing services

A safe and inviting place for all - diversity of housing, ensuring services are present, aging in place, parks that are safe and functional universal design and access

Masterplan: Spine and Core



The centrepiece of the masterplan is the natural spine of Clarence Plains with Bayview being the central core.

These areas and activities will be utilised by everyone, and it is envisaged with pathways and connections throughout to ensure all neighborhoods are connected to the spine, connected to each other and connected to external areas.

The spine will also connect north and south developing areas, such as the future Skylands development and others.

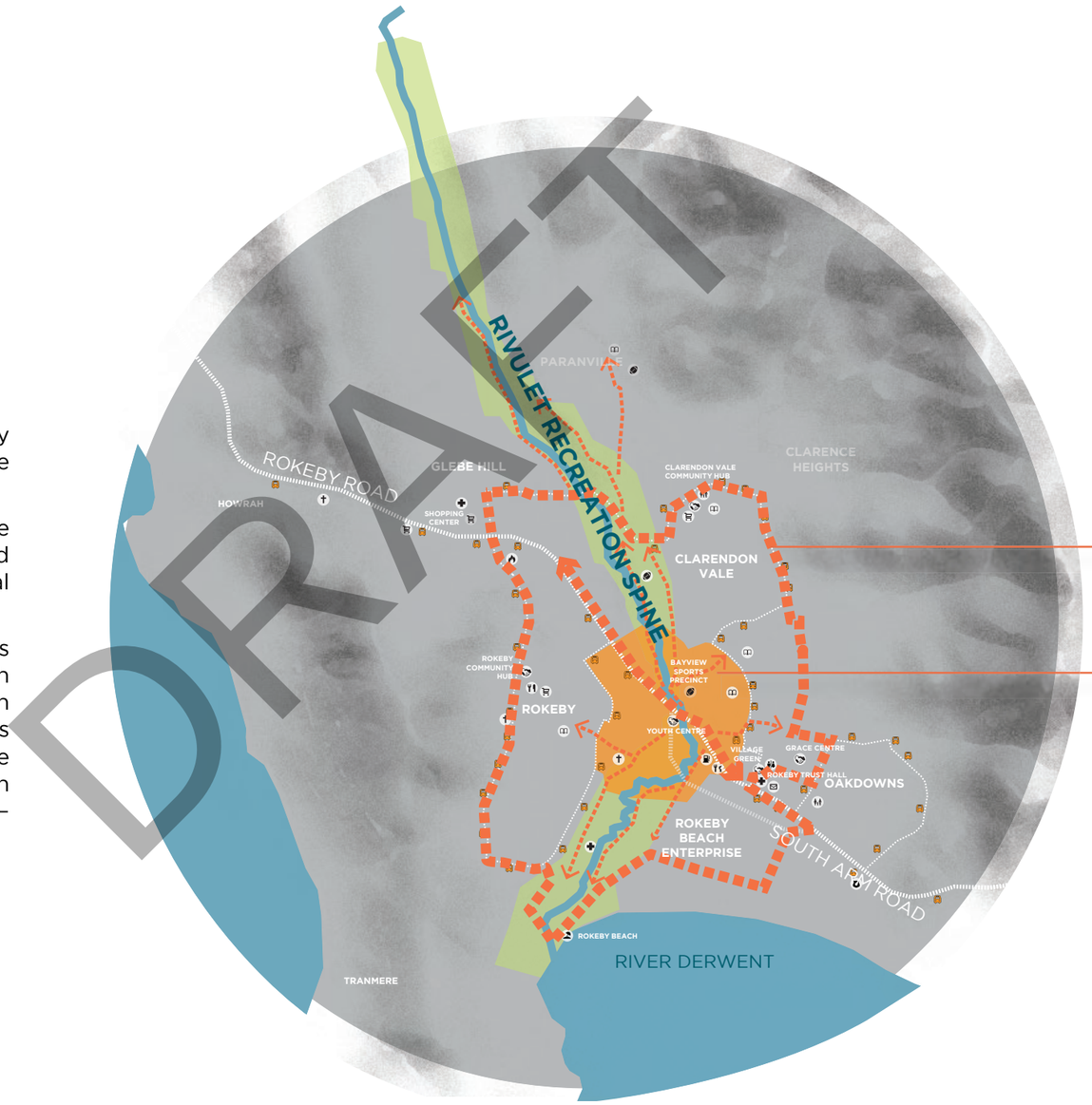
As well as a cohesive core and spine, cohesion for the wider Clarence Plains area will come through consistent aesthetic streetscapes and planting and will incorporate indigenous and non-indigenous history where appropriate.

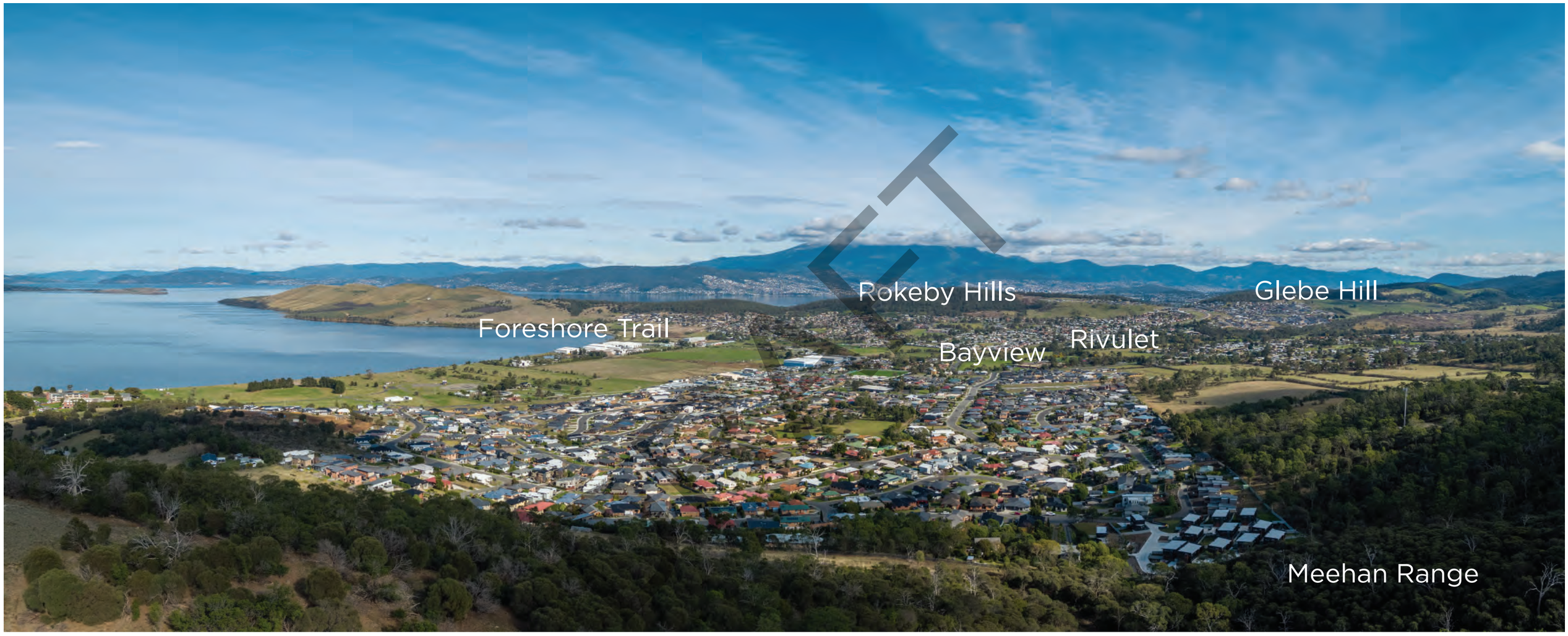
Masterplan: Ring Routes

The core and recreational spine will be a shared area, owned by all in Clarence Plains – not wanting to create sides and isolate communities either side of the spine.

As such the precinct planning – in the following pages, will have overlapping areas between precincts so that there are no isolated areas are created. There will be considerable active and visual links and connections between the areas.

The core area will be strengthened with reinforced connections to outer areas, and it is also proposed to create a ring route with community bus for example to connect all the community hubs in the different areas. This is based on existing road and connections as much as possible, will have active transport options, and have cohesive planting and street works to create a spine that can connect all of Clarence Plains. Part of the route is aspirational – to be developed in the future.





Natural assets as identity of cohesive Clarence Plains

Masterplan: 5 Distinctive Precincts

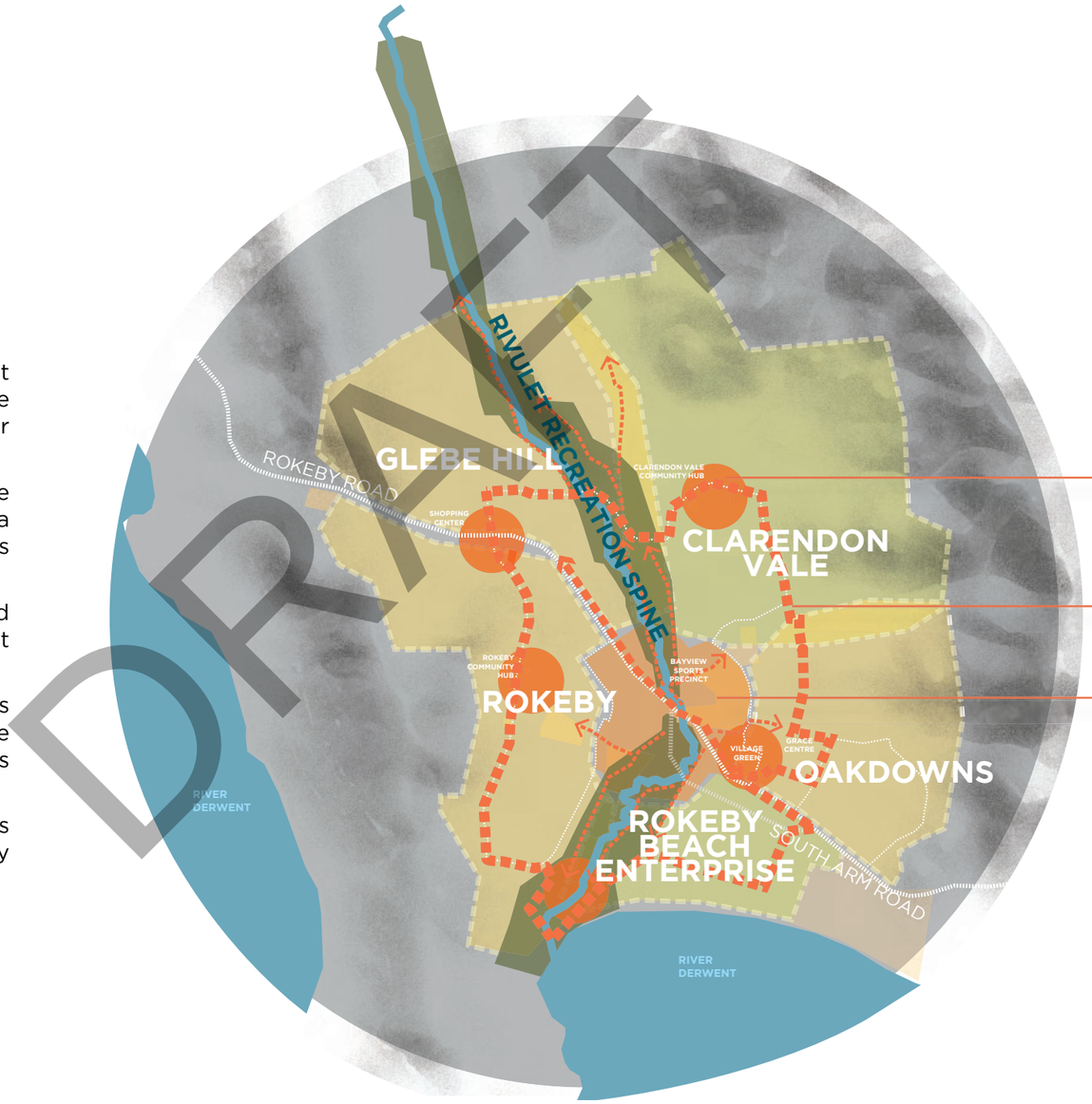
Celebrating the uniqueness of each of the precincts is important – it pays respect to the people who are there, and provides the ability for community pride to shine through as people place their own stamp on them.

However the intention is to not create Islands – as such the proposal to blur the edges, and have the precincts overlap via connections, shared valued areas & facilities, connective walkways and planting.

The precincts will all be underpinned with their own hub – and the hubs' roles will be based on what is, in the first instance, most important to that community.

The hubs will also contain some level of service or facility that is likely to be valued by other neighbourhoods, and therefore create a 'reason' for people from other precincts to frequent areas outside their immediate surrounds

All hubs shall be easily accessed by the whole of Clarence Plains and accessibility, walkability, livability, safety and good quality density will be common traits in all.



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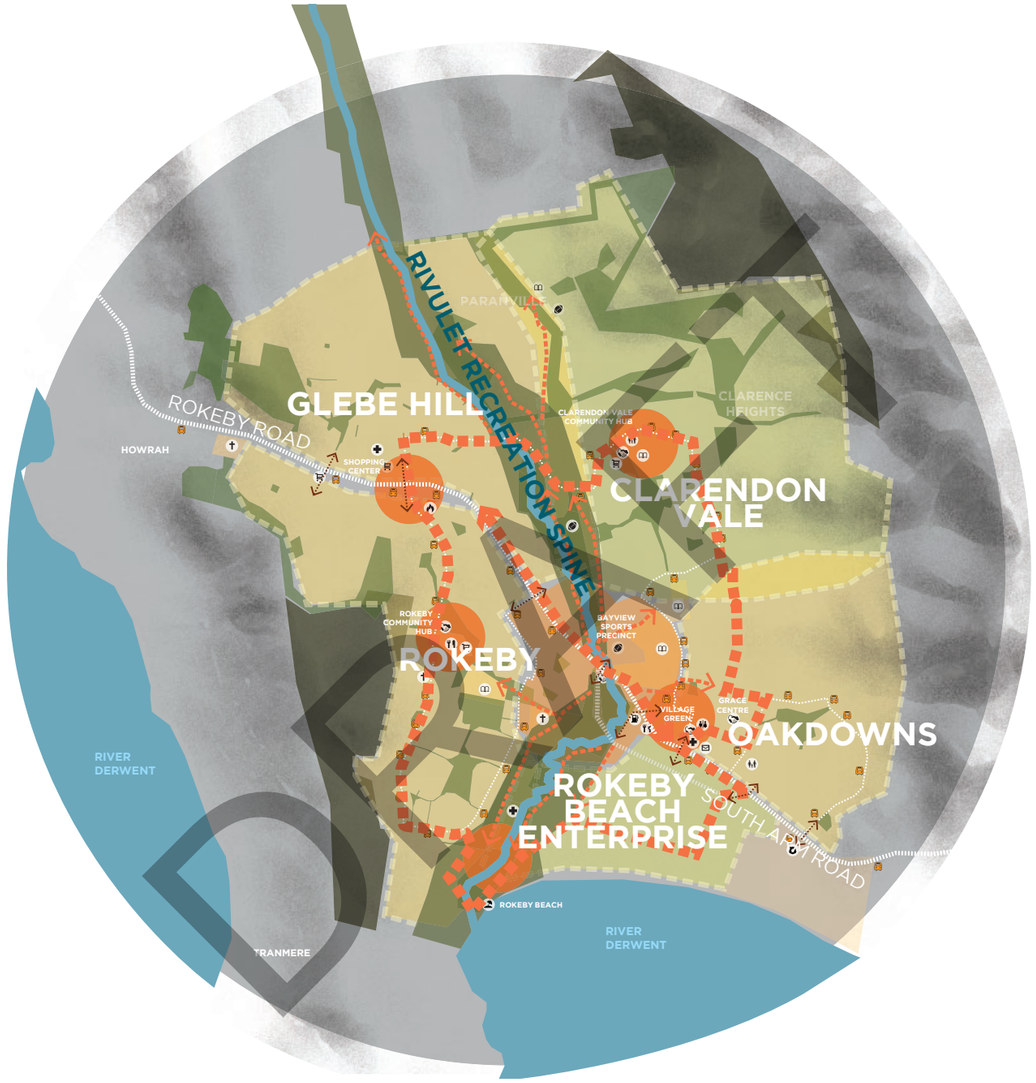
Masterplan: 5 Distinctive Precincts

GLEBE HILL

Centred on the retail /commercial centre, this will be one of two book ends for the commercial areas in Clarence Plains. It will be underpinned by open space and aesthetically pleasing areas.

ROKEBY

Centred on the Rokeby Community Hub, it is envisaged that this would also include incubator space, employment services, and further potential health services. Open space and youth space will be proposed.



CLARENDON VALE

Centred on the Clarendon Vale Community Hub, we propose to encourage other support and health services to locate here, include a not for profit presence and the potential for a café doubling as a training hub. Improved recreational areas and youth space are also envisaged.

OAKDOWNS

Centred on the Village Green area and the Grace Centre, this beautified area will be the other book end for the commercial presence of Clarence Plains. It would also include an upgraded open space/recreational facilities and consolidation of youth training facility at Grace Centre.

ROKEBY BEACH ENTERPRISE

This area is bounded by the proposed South Arm Road Realignment, the envisaged High Street to the north and to the south, Derwent River to the south, and the Rivulet Spine to the west. Although further into the future, it is envisaged that this area could be sensitively developed and have a focus on the beach, while still including housing, employment and enterprise including future technology, light industry & marine sectors. This area should be subject of a detailed masterplan to capitalise on its existing natural potential.

Masterplan: Key Elements Throughout

Identity of Clarence Plains – indigenous & non-indigenous history and natural assets

Alleviating social stigma through narrative sharing, public art & mentorship

Community development through consolidated hubs and working with community groups

Provide for equitable access, permeable walkable neighbourhoods and active travel by foot, bicycle or mobility device

Improve access to health, employment and training outside the area

Build & improve & facilitate Aboriginal engagement and community

Safety at the forefront by Crime Prevention Through Environmental Design (CPTED) to be utilised throughout, increasing passive surveillance, and sense of ownership increased through community programs, local artists such as lighting as public art

Tree planting for comfort on the streets as well as potential for food sources. Streetscape activation through planting, street front planning improvements & flexibility such as. verge, swings, gatehouses

Density in appropriate areas only with diversity of housing with sensitive development & rezoning close to services & transportation

Utilisation of local artists with council art strategy to be site specific / local narratives and other community projects to create sense of ownership

Digital connectivity within residential areas and in community hubs

Environmental sustainability through biodiversity & river trail & connections, community gardens & education in open spaces

Working with community group to synergically develop walking, cycling and nature trails

Youth employment & social inclusion through apprenticeship, work experience, recruitment & maintenance programs

Economic prosperity – entrepreneurships, markets, links to employment nodes, development of shops

Provision of health services through ‘in reach’ services trail & synergy with childcare centres

Recreational and nature areas to be upgraded to be safe and inviting

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Precinct Plan: Rokeby



0 500 m

- Clarence Plains Rivulet Recreation Spine
- Ring Route
- Ring Route (Aspirational & to be developed)
- Proposed new & upgrades to existing community facilities
- Potential new landmarks to establish identity of Clarence Plains
- Promote history & heritage buildings through signage, tours and trail
- Define nature trail junctions through interpretive signage and resting points
- Potential opportunity for lookout
- Possible apartments & mixed use rezoning & development
- Possible inner residential infill rezoning (close to high frequency transport)
- Possible inner residential infill rezoning (close to bus transport)

Precinct Plan: Oakdowns



0 500 m

- Clarence Plains Rivulet Recreation Spine
- Ring Route
- Ring Route (Aspirational & to be developed)
- Proposed new & upgrades to existing community facilities
- Potential new landmarks to establish identity of Clarence Plains
- Promote history & heritage buildings through signage, tours and trail
- Define nature trail junctions through interpretive signage and resting points
- Potential opportunity for lookout
- Possible apartments & mixed use rezoning & development
- Possible inner residential infill rezoning (close to high frequency transport)
- Possible inner residential infill rezoning (close to bus transport)

Precinct Plan: Clarendon Vale



0 500 m

- Clarence Plains Rivulet Recreation Spine
- Ring Route
- Ring Route (Aspirational & to be developed)
- Proposed new & upgrades to existing community facilities
- Potential new landmarks to establish identity of Clarence Plains
- Promote history & heritage buildings through signage, tours and trail
- Define nature trail junctions through interpretive signage and resting points
- Potential opportunity for lookout
- Possible apartments & mixed use rezoning & development
- Possible inner residential infill rezoning (close to high frequency transport)
- Possible inner residential infill rezoning (close to bus transport)

Precinct Plan: Glebe Hill



Precinct Plan: Rokeby Beach Enterprise



0 500 m

- Clarence Plains Rivulet Recreation Spine
- Ring Route
- Ring Route (Aspirational & to be developed)
- Proposed new & upgrades to existing community facilities
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