



Strategic Priorities

2026



City of Clarence pays respect to all First Peoples, including the Mumirimina (mu mee ree mee nah) of the Oyster Bay Nation whose unceded lands, skies and waterways we are privileged to conduct our business on. We pay respect to Elders past and present and we acknowledge the survival and deep spiritual connection of the Tasmanian Aboriginal People to their Country and culture; a connection that has endured since the beginning of time.

Message from the Mayor

Clarence is a city of opportunity.

As Tasmania's second largest municipality and one of the State's fastest growing communities, we are planning for a future that is more connected, resilient and prosperous. Guided by our newly adopted City of Clarence Strategic Plan 2025-2035, we are focused on delivering the infrastructure, services and opportunities needed to support our growing community and strengthen our contribution to the broader Southern Tasmanian region.

This Strategic Priorities Prospectus highlights three transformational projects that will help shape Clarence's future.

Together, these projects respond to some of the most significant opportunities and challenges facing our community and the broader Tasmanian region. They will increase housing choice and supply in the heart of Clarence, strengthen community resilience and emergency preparedness in the face of increasing climate and natural disaster risks, and deliver the sporting and community infrastructure needed to support participation, wellbeing and growth.



Importantly, these projects are investments in people, place and opportunity. They will help create more liveable communities, support economic growth and ensure Clarence remains a great place to live, work and invest.

We recognise that these aspirations can only be achieved through collaboration. The projects outlined in this prospectus reflect shared priorities across all levels of government. By working together with state and federal governments, industry, community organisations and other partners, we can deliver projects that create lasting benefits for Clarence, Southern Tasmania and future generations.

I invite you to consider the opportunities outlined in this Strategic Priorities Prospectus and join us in delivering a stronger future for Clarence.

Brendan Blomeley
Mayor, City of Clarence

Bayview Secondary College Sports Precinct

A sporting, educational and community project to deliver a regional sports hub and improve social, economic and health benefits in the heart of Clarence Plains.

City of Clarence is seeking funding to deliver the Bayview Secondary College Sporting Precinct, a regional community sports and education hub that will provide facilities to accommodate surging demand for community multisport facilities in Greater Hobart for the next 20-years and beyond.

Located in the heart of Clarence Plains, one of the fastest growing regions in Southern Tasmania, this \$60 million project would see Council partner with the Tasmanian and Australian Governments to develop a regional community sports hub at Bayview Secondary College in Rokeby. The precinct incorporates multiple outdoor sports fields and an indoor sports stadium with four courts and a high-performance gymnasium to deliver talent pathways for aspiring elite junior athletes. The project will also address significant facility shortages for high participation sports, which addresses disadvantage within the City, particularly in relation to women and junior sport participants. It is a critical component of City of Clarence long-term Sports Facilities Strategic Plan which is aimed at ensuring Council can provide facilities to meet the needs of its grass roots sports codes and encourage active lifestyles both now and into the future.



In development since 2019, the Bayview College project is fully costed and supported by a detailed Feasibility Study and Business Case, with \$8 million committed from the Tasmanian Government to date. The project aligns with each of the four focus areas in the City of Clarence Strategic Plan 2025-2035. It also aligns with the vision and objectives for a healthy and active city in Council's Active Living Strategy 2022. The project also aligns with the National Sport Plan – Sport 2030 with this strategy aiming to make Australia the most active nation in the world, focusing on increasing participation in sport and recreation, particularly for women, girls, and youth.

The Bayview Sporting Hub directly addresses shortages in sporting infrastructure and encourages participation among underrepresented groups, aligning with these objectives. The project also aligns with the Federal Government's Closing the Gap priority reforms and the National Gender Equality Strategy.



Addressing shortages and providing facilities for women and girls

Greater Hobart and indeed Clarence's existing sporting facilities are at capacity and struggling to keep up with an explosion in demand, particularly among women and girls and junior participants. Detailed demand modelling has identified an immediate need for more facilities within the municipality for major participation sports, including current shortages of:

- 7 indoor basketball courts
- 6 netball courts
- 3 Australian Rules Football ovals
- 2 cricket ovals, with an urgent need for an additional turf wicket
- 1 soccer field

Existing facilities are ageing and out of date and do not adequately cater for female participation or meet current standards.

Council has invested significant resources in planning for the future sporting facility needs of the region, working with sports clubs, governing bodies, and the wider community to comprehensively plan for the next 20 years. Our draft Sports Facilities Strategic Plan 2025 confirms an urgent need for the Bayview Facilities to accommodate the growth in participation and address current shortages.

Project at a glance

An 8,000 m² indoor sports hall with four multi-sport courts, a 1000 spectator show-court, high performance gymnasium and public facilities.

Three multi-sports fields for soccer, AFL, touch football and cricket that can be configured to include three full-sized rectangular pitches.

4 outdoor multi-sports courts for tennis, netball and other court based sports.

A community sports pavilion integrated into the indoor facility.

Landscape and open space upgrades, pedestrian and active transport connections, car parking and integration with the surrounding parklands.

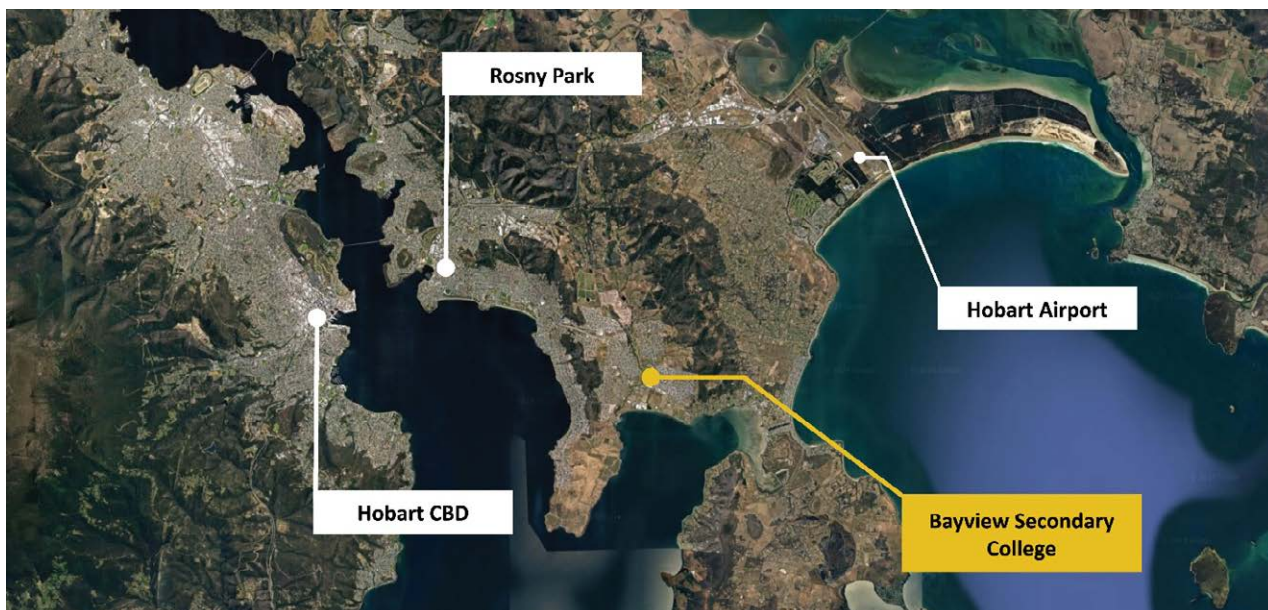
Supporting Grass-Roots Community Sport

Fostering healthy and active lifestyles

Development of the strategic vision and business case for the Project has involved extensive consultation with a range of sporting and community stakeholders including,

AFL Tasmania, Cricket Tasmania, Football Tasmania, Tennis Tasmania, Basketball Tasmania, Netball Tasmania, and over 50 community sports clubs from across Clarence who will benefit from the increased capacity and improved facilities that the redeveloped precinct will provide.

The proposed configuration of facilities supported in the Business Case is based on direct consultation with clubs and key users, as well as extensive research and demand modelling, that has identified the optimal number and configuration of playing fields and indoor and outdoor surfaces.





Investing in Clarence Plains

Improving social outcomes and providing urban expansion

Clarence Plains, incorporating the suburbs of Rokeby, Clarendon Vale and Oakdowns, is a diverse community and is one of the fastest growing areas in the State.

In the 5 years to 2016, population grew by 11 percent, and by 2035 the area could be home to around 20,000 people. Geographically, it is located in the heart of the region, 20 minutes' drive to the Hobart CBD and within 15 minutes of all the major population centres in Clarence and the Hobart International Airport.

Council recognises the multitude of opportunities that growth in the region provides to address disadvantage, improve social outcomes, and provide much needed housing and infrastructure to accommodate growth in Southern Tasmania and has developed a draft master plan for Clarence Plains that incorporates the Bayview precinct.

Investment in the Bayview Secondary College Sports Precinct will provide enormous benefits to the community beyond addressing the need for sports facilities.

It will demonstrate the commitment of all levels of government to investing in and developing this traditionally disadvantaged area, and attract others to the region to live, work and play.

- It will encourage further investment from developers and industry, fostering economic and housing growth in the region.
- It will provide a state-of-the-art education precinct with improved educational outcomes and opportunities for elite junior athletes from all backgrounds to nurture and develop their talent.
- It will kickstart the local economic growth, with an expected 350 FTE jobs during construction and increased visitation and activity once completed.
- It will provide social and health benefits, with the facilities available for both community and school use.



Delivering Partnerships

All 3 tiers of government partnering to deliver for Clarence and Greater Hobart

To become a reality, the Bayview Secondary College Sports Precinct requires funding from local, state, and federal governments. The project has the support of City of Clarence and the Tasmanian Government:

- Council has invested over \$300,000 in preliminary investigations and development of the Feasibility Study and Business Case
- The Tasmanian Government committed \$8 million to the project in its 2023-24 State Budget.

Shovel Ready

Delivering results quickly

With a detailed investment case, concept designs prepared and \$8 million in preliminary funding secured, the project is ready to go with funding of the project the only barrier to commencement.

With concept designs prepared and supported by the Business Case, tendering for detailed design and construction is ready to be progressed. As a priority project of strategic significance to Council and the region, this can be expedited with the aim of completion of the first stage (outdoor sports fields) by mid 2028.


Design for the remaining stages, including the indoor stadium, is also ready to progress through to detailed concepts and DA ready design and would be undertaken concurrently with the construction of Stage 1.


Key figures


 **Total project cost** **\$60m**
Estimated

 **Funding committed** **\$8m**

 **Funding sought** **\$52m**
from State Government

 **Location** Bayview Secondary College, Rokeby

 **Project Timeline** Dependent on funding, construction of outdoor sports fields by mid-2028 is feasible, with ongoing staged delivery over a 5-year timeframe.

 **Impact of Funding** The project will not progress without further funding support.

Community resilience and safety program

Strengthening Communities. Building Resilience. Safeguarding Futures.

The Community Resilience and Safety Program is a long-term strategic infrastructure initiative designed to strengthen community resilience, emergency preparedness, and public safety across the Clarence municipality.

The City of Clarence is seeking staged investment to deliver a network of up to sixteen strategically located community resilience facilities over a 10-year period. These facilities will provide critical emergency support infrastructure including backup power and water supply, resilient communications capability, hazard monitoring systems and safe community spaces that can support local response and recovery efforts during emergencies and natural disasters.

Located across urban, rural and coastal communities, the resilience facilities will play an important role in supporting communities before, during and after emergency events including bushfires, severe storms, flooding and coastal inundation. In emergency situations, these facilities will provide safe and accessible locations where communities can access power, communications, information, and support services when traditional infrastructure may be disrupted.

Importantly, the program is designed to deliver long-term community value beyond emergency management. The resilience facilities will also function as welcoming, accessible and activated community hubs that support local programs, events, social connection and community wellbeing, helping strengthen social cohesion and local resilience across the municipality.



The program responds to increasing climate, environmental and emergency management challenges facing Clarence and the broader Greater Hobart region. Many of Clarence's communities are geographically dispersed and vulnerable to isolation during emergency events, reinforcing the need for resilient local infrastructure and stronger emergency preparedness capabilities.

The Community Resilience and Safety Program will be delivered in stages, commencing with the establishment and upgrading of resilience facilities in priority communities. Future stages will progressively expand a connected fibre optic communication backbone to support reliable emergency communications, real-time monitoring capability, facility connectivity and improved operational resilience across the network.

This staged approach allows council to progressively build a connected and resilient community infrastructure network while aligning delivery with broader infrastructure investment opportunities and long-term strategic priorities.

The program aligns strongly with the National Strategy for Disaster Resilience (NSDR), the National Climate Resilience and Adaptation Strategy 2021-2025, the Tasmanian Disaster Resilience Strategy 2020-2025, the City of Clarence Strategic Plan 2025-2035 and Digital Strategy 2022-2032. Collectively, these frameworks recognise the importance of strengthening local preparedness, reducing vulnerability, supporting connected communities and improving resilience to future emergency and climate-related events.

The Community Resilience and Safety Program represents a proactive investment in community resilience infrastructure that will help ensure Clarence remains connected, prepared and resilient in the face of future challenges.

Project at a glance

Deliver up to 16 strategically located community resilience facilities across the Clarence municipality.

Provide backup power, water supply and resilient communications capability at key community facilities.

Enhance emergency response and hazard monitoring through integrated CCTV, sensors and monitoring systems.

Create safe, accessible and activated community hubs that support local programs, events and emergency response efforts.

Improve resilience to natural disaster, climate impacts, and emergency events.

Establish a connected fibre optic communications spine to support resilient communities and operational connectivity across the municipality



Why Invest?

Safer and more resilient communities

Strengthen local emergency preparedness, response and recovery capabilities through resilient community infrastructure, backup power and water systems, improved communications, and enhanced hazard monitoring.

Safe and accessible community spaces

Deliver welcoming, accessible and resilient community facilities that provide safe places for people to gather, connect and access support services during both everyday community activities and emergency events.

Supporting vulnerable and isolated communities

Provide strategically located resilience facilities across urban, rural and coastal communities to support access to essential services and emergency support during disaster events.

Climate adaption and disaster preparedness

Improve the municipality's capacity to respond to increasing climate-related risks including bushfires, severe storms, flooding and coastal inundation.

Connected and activated community hubs

Create multi-purpose community hubs that support local programs, events, social connection and community wellbeing, strengthening social cohesion and local resilience across the municipality.

Long-term infrastructure resilience

Establish resilient communications infrastructure and integration monitoring systems that improve operational reliability, emergency coordination and long-term service delivery outcomes.

Smarter and more efficient service delivery

Improve facility management, asset monitoring, and operational efficiency through integrated infrastructure systems that support better long-term management of Council assets and community facilities.



Social Benefits

The Community Resilience and Safety Program will deliver long-term social infrastructure that supports safer, more connected and accessible communities across Clarence.

The program will enhance community safety and amenity through upgraded lighting, CCTV and integrated hazard monitoring systems around community facilities, parks, playgrounds and other key public spaces.

Improved access and management systems for halls and community facilities will also support more efficient and accessible use of shared community infrastructure for local groups and residents.

Importantly, the program strengthens the municipality's capacity to support vulnerable communities during emergencies while also creating activated and welcoming spaces that support community participation, connection and wellbeing year-round.



Economic Benefits

The Community Resilience and Safety Program will deliver long-term economic benefits through improved infrastructure resilience, reduced operational costs and more efficient management of community facilities and public assets.

Investment in resilient infrastructure, integrated monitoring systems and improved facility management technology will help reduce vandalism, asset damage and maintenance costs while supporting more efficient service delivery and long-term asset management outcomes.

The program will also strengthen Clarence's disaster preparedness and recovery capability, helping reduce the long-term economic impacts associated with emergency response, infrastructure disruption and recovery efforts.

By activating community hubs and improving local infrastructure, the program will support increased community participation, local economic activity and broader place-based outcomes that contribute to Clarence's attractiveness as a place to live, work and invest.


Importantly, the staged delivery approach allows Council to integrate infrastructure investment with future capital works programs and broader strategic infrastructure planning to maximise long-term value and cost efficiency.



Key figures

 **Total project cost** **\$5.5m**

 **Funding sought** **\$3.7m** (Stage One Investment)

 **Project Timeline** The Community Resilience and Safety Program will be delivered over 10 years through a staged implementation approach.

Stage One – Establishment of Community Resilience Facilities (\$3.7million)

Stage One focuses on the establishment and upgrading of up to 16 strategically located community resilience facilities across the municipality. These facilities have been identified due to their important role as community hubs, emergency support locations and critical local infrastructure within our diverse communities. Their strategic importance allows for maximising the impact of the program in enhancing community safety and operational efficiency.

Stage One targets our outlying areas first, providing these essential facilities to our most vulnerable communities. The Community Resilience and Safety Program will implement facilities in the following locations:

Year One	Year Two	Year Three	Year Four
Risdon Vale Hall	Geilston Bay	Howrah	Council Depot
Richmond Hall	Community Centre	Community Centre	Bellerive
Cambridge Hall	Lindisfarne	Tranmere Hall	Community Arts Centre
Lewis Park	Community and Activities Centre (round one)	Lindisfarne	Rosny Barn
Community Hall (Seven Mile Beach)		Community and Activities Centre (round two)	
Lauderdale Hall	Rokeby Trust Hall		
Sandford Hall			
South Arm			
Calverton Hall			

Stage Two & Three – Fibre Optic Spine (\$1.8million)

Stage Two and Three will progressively expand a connected fibre optic communications spine linking the resilience facilities across Clarence.

The installation of fibre optic cables will be integrated with future planned infrastructure projects and capital works programs as they are scheduled where possible to maximise cost efficiency and long-term strategic outcomes. There may need to be standalone installations where necessary to complete the fibre spine connection as the program develops.

Winkleigh Place Mixed-Use Development

Delivering the first catalytic project within the Clarence City Heart

A transformational, city-shaping, urban renewal project delivering housing, commercial activation and structure parking within the Clarence City Heart.

City of Clarence is seeking investment support to undertake a feasibility study and business case for the Winkleigh Place Mixed-Use Development project – a catalytic urban renewal initiative identified through the City Heart Plan.

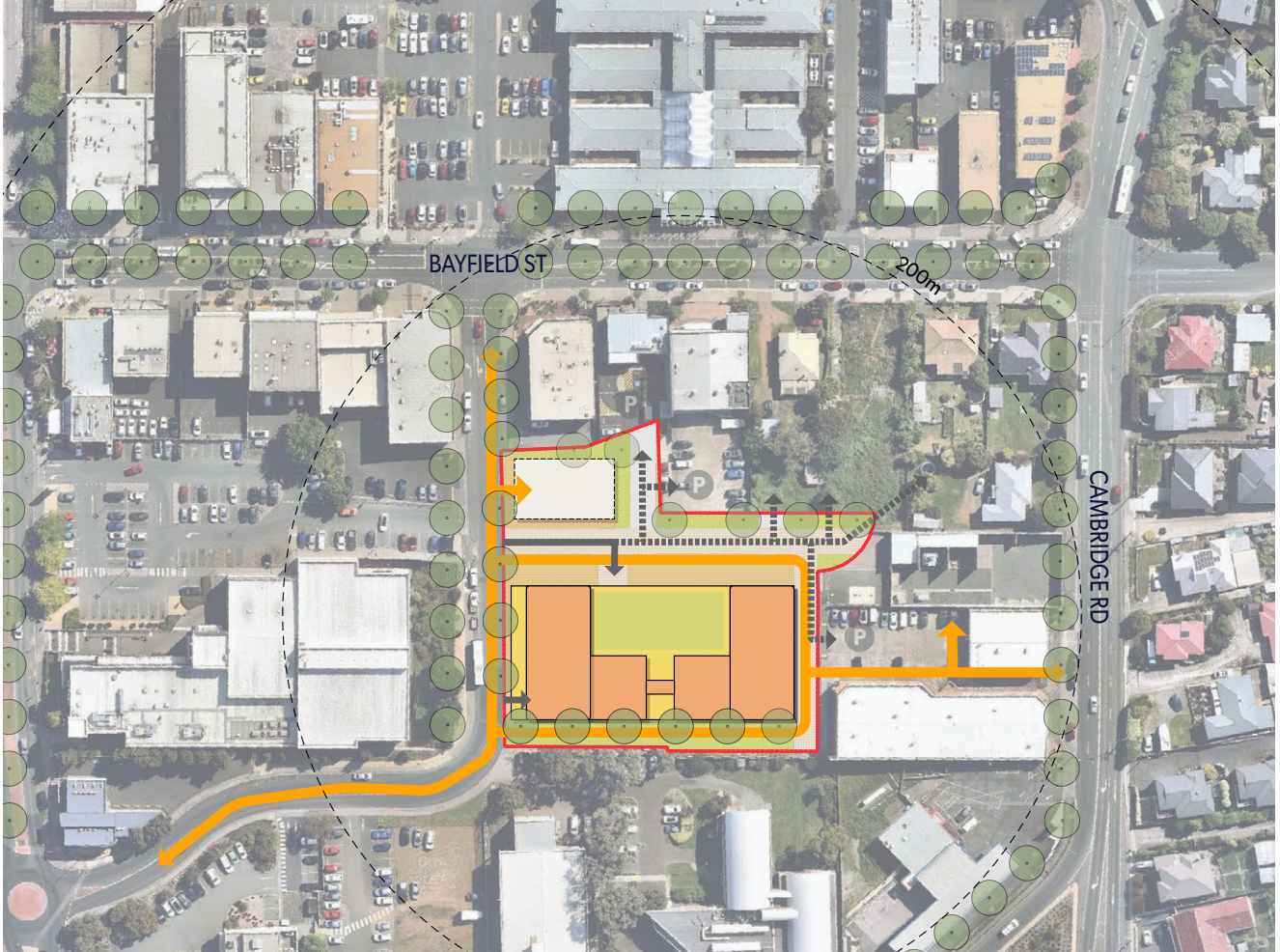
Winkleigh Place is currently an underutilised at ground-level car park located within the Rosny Park CBD, less than 300 metres from the Eastlands Shopping Centre and Rosny Park Bus Mall. Strategically positioned in the heart of Clarence's City Centre, the site presents a significant opportunity to deliver a vibrant mixed-use precinct that supports housing supply, commercial activation, improved walkability and long-term urban renewal outcomes.

The project will investigate the redevelopment of the site into a mixed-use precinct comprising approximately 80-90 dwellings, street level community and commercial spaces, and a multi-level public car park integrated within a contemporary urban environment.

The Winkleigh Place development represents the first major implementation project of the City Heart Plan – Clarence's 20-year vision to transform Rosny Park into a vibrant, connected and liveable City Heart. Developed in partnership with the Clarence community, the City Heart Plan identified significant opportunities to repurpose underutilised land and at grade car parking to create more active, people focused urban environments. Currently, approximately 40 percent of the Rosny Park CBD is dedicated to at grade car parking, presenting a unique opportunity to unlock strategically located land for housing, employment and community outcomes.

The project aligns strongly with the Australian Government's National Housing and Homelessness Plan and the Tasmanian Housing Strategy by supporting increased housing supply and diversity close to public transport, employment, services and amenities. The project also supports broader State and Federal priorities relating to urban renewal, activity centre revitalisation and liveable communities.

Investment in the feasibility study and business case will provide Council with a clear pathway for the future development of Winkleigh Place, including concept planning, delivery models, infrastructure requirements, and future investment opportunities and partnerships required to progress toward detailed design and construction.



Addressing Housing Demand and Urban Renewal

Delivering housing choice within our City Centre

Greater Hobart is experiencing significant housing pressure driven by population growth, constrained housing supply and historically low rental vacancy rates (at 0.2 percent). At the same time there is increasing demand for more diverse housing options located close to employment, services, public transport and activity centres.

The Tasmanian Housing Strategy identified a decline in medium and high-density housing between 2001 to 2021, reinforcing the need for greater housing diversity across the State. Detailed modelling undertaken through the City Heart Plan identified demand for 2,200 housing units in Clarence by 2041, highlighting the importance of increasing housing supply in strategically located urban areas.

Clarence is one of Tasmania's fastest growing municipalities and is projected to exceed 72,000 residents by 2041. Council is proactively planning for this growth through the City Heart Plan and other strategic initiatives that support sustainable urban renewal and integrated land use planning.

The Winkleigh Place mixed-use development project provides an opportunity to unlock strategically located land within Rosny Park CBD to deliver additional housing supply, support local business activity, and create a more vibrant and connected city centre. Importantly, the project will demonstrate how underutilised at grade car parking can be transformed into a high-quality mixed-use urban environment while maintaining and improving public parking capacity through structured parking solutions.

Housing Choice and Liveability

Creating a walkable and connected City Heart

The Winkleigh Place mixed-use development delivers approximately 80-90 affordable, one-to-three-bedroom dwellings, providing essential housing diversity within a market characterised by detached single housing. This development project provides a broader range of housing options to support changing community needs and improves affordability outcomes in Clarence.

Situated within 300 metres of the Eastlands Shopping Centre and Rosny Park bus interchange, Winkleigh Place is conveniently located to provide future residents with walkable access to essential services, retail, employment, and public transport.

The Winkleigh Place development includes a multi-storey car park which will improve walkability and public access to Rosny Park CBD. This enhances public safety through passive surveillance and delivers critical housing supply within the heart of Clarence.

The Winkleigh Place project is the first step towards realising the City Heart Plan's vision of a liveable, connected, and accessible urban centre.

Urban Activation and investment an underutilised space in Rosny Park

Supporting economic growth and revitalisation in Rosny Park

The Winkleigh Place development represents a strategic opportunity to accelerate urban revitalisation and deliver long-term economic value for Clarence. In addition to increasing the housing supply, the project is expected to deliver approximately 1,500m² of new commercial floor space, creating capacity for expanded retail, hospitality and business activity within the Rosny Park CBD.

The project aligns to the Clarence City Heart Plan, and state and national objectives, by driving greater densification, improving land-use efficiency, and enhancing the vibrancy and attractiveness of the Clarence urban centre.

Increased residential and commercial activity will strengthen the local economy through ongoing employment opportunities, adding value to the heart of Clarence, and creating a more active day and night-time economy.

The Winkleigh Place project includes a multi-storey car park, increase the public's access to the Rosny Park CBD, bringing increased pedestrian activity to further invigorate the local economy. The Feasibility Study and Business Case will inform the best use of the Winkleigh Place car park, transforming this underutilised area into a vibrant mixed-use residential and commercial precinct.





Investment Request

Progressing the first stage of the Winkleigh Place redevelopment

Council is seeking \$500,000 in investment to support undertaking stage one of the Winkleigh Place Mixed-Use Development project.

Stage one – Feasibility and Business Case (6-12 months)

The feasibility study and business case will investigate the viability, strategic direction and delivery options for the development of the Winkleigh Place site, including:

- Site investigation and technical assessments
- Flood, environmental, traffic and planning analysis
- Strategic alignment review across Council, State and Federal priorities
- Demand analysis for housing, commercial space and parking
- Population and demographic analysis
- Urban design and development opportunities
- Concept design and indicative 3D visualisations
- Cost modelling and lifecycle analysis
- Funding and investment strategy
- Management and delivery model options
- Social and economic impact assessment
- Options analysis and implementation pathways.

Future Stages

Stage Two – Detailed Design

Informed by the outcomes of stage one

Stage Three – Construction and Delivery

Subject to detailed design, investment partnerships and future funding opportunities





