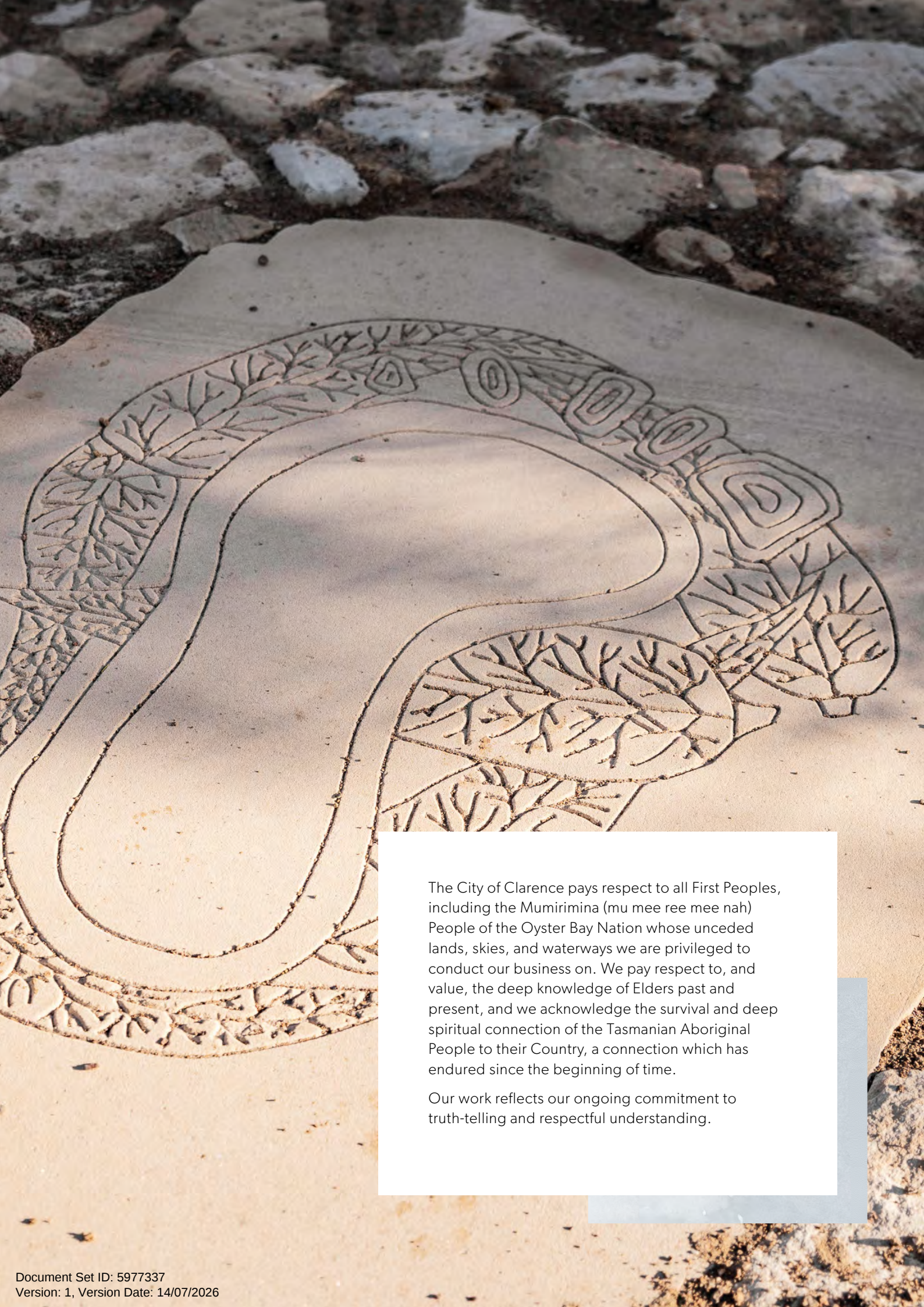




CLARENCE PLAINS PLAN

2026





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

Our work reflects our ongoing commitment to truth-telling and respectful understanding.

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Executive summary

A plan for the future of Clarence Plains.

Clarence Plains is evolving.

Over the past decade, the area has experienced steady population growth, renewed residential interest and significant infrastructure investment. While the rate of growth may moderate over time, these changes have reshaped the role of Clarence Plains within the City of Clarence and the broader Greater Hobart region. Clarence Plains is now one of the fastest-growing areas in the municipality and an increasingly important contributor to the region.

At the same time, Clarence Plains retains a strong and distinctive identity. Community engagement undertaken to help shape this Plan highlighted a deep sense of pride, belonging and connection to place. Residents spoke of strong local networks, valued open spaces, coastal and bushland landscapes, and a desire to see the area recognised for its strengths and potential. The Plan also recognises the enduring cultural connection of Aboriginal people to this landscape and aligns with Council's Reconciliation Action Plan in strengthening recognition, inclusion and shared stewardship of place.

At its core, the key focus of the Clarence Plains Plan 2026 is strengthening community wellbeing.

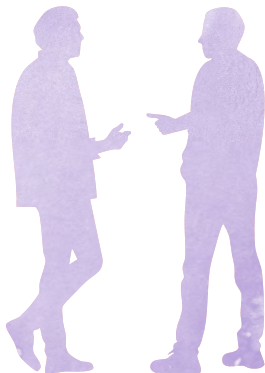
The Clarence Plains Plan 2026 provides a strategic framework to guide coordinated investment, infrastructure planning and place-based decision making over the next 20 to 30 years.

It establishes the following long-term, community-focused vision informed by extensive engagement:

A connected and confident Clarence Plains that strengthens community pride, recognises cultural heritage, enhances everyday liveability and coordinates growth with infrastructure, environment and opportunity.

This vision recognises that change is inevitable and must be carefully managed. It also acknowledges that growth must be structured and supported, aligned with infrastructure capacity, environmental values and community wellbeing.

The Plan does not amend the planning scheme, identify specific rezonings or allocate development sites. These matters will be addressed through future land use planning processes and related strategies, which this Plan will help inform. Instead, it establishes a shared direction to ensure that future change responds to local character, opportunity and community aspiration.



CLARENCE PLAINS

FOCUS AREAS



The Plan is organised around five interconnected focus areas:

People, community and culture

- 1 Strengthening social connection, access to services and inclusive community life while celebrating the unique identity of Clarence Plains.



Recreation and environment

- 2 Enhancing parks, open space and environmental corridors, including development of a connected Living Landscape Corridor that links neighbourhoods, recreation spaces and natural assets.



Transport, movement and connectivity

- 3 Improving walking, cycling and public transport connections and reducing barriers between neighbourhoods, including through managing the impacts of the South Arm Highway upgrade.



Business and employment

- 4 Supporting local enterprise and strengthening employment precincts while connecting residents to jobs and training.



Structured growth and housing

- 5 Coordinating housing growth with infrastructure capacity, environmental constraints and regional planning frameworks without predetermining statutory outcomes.



Managing structural change

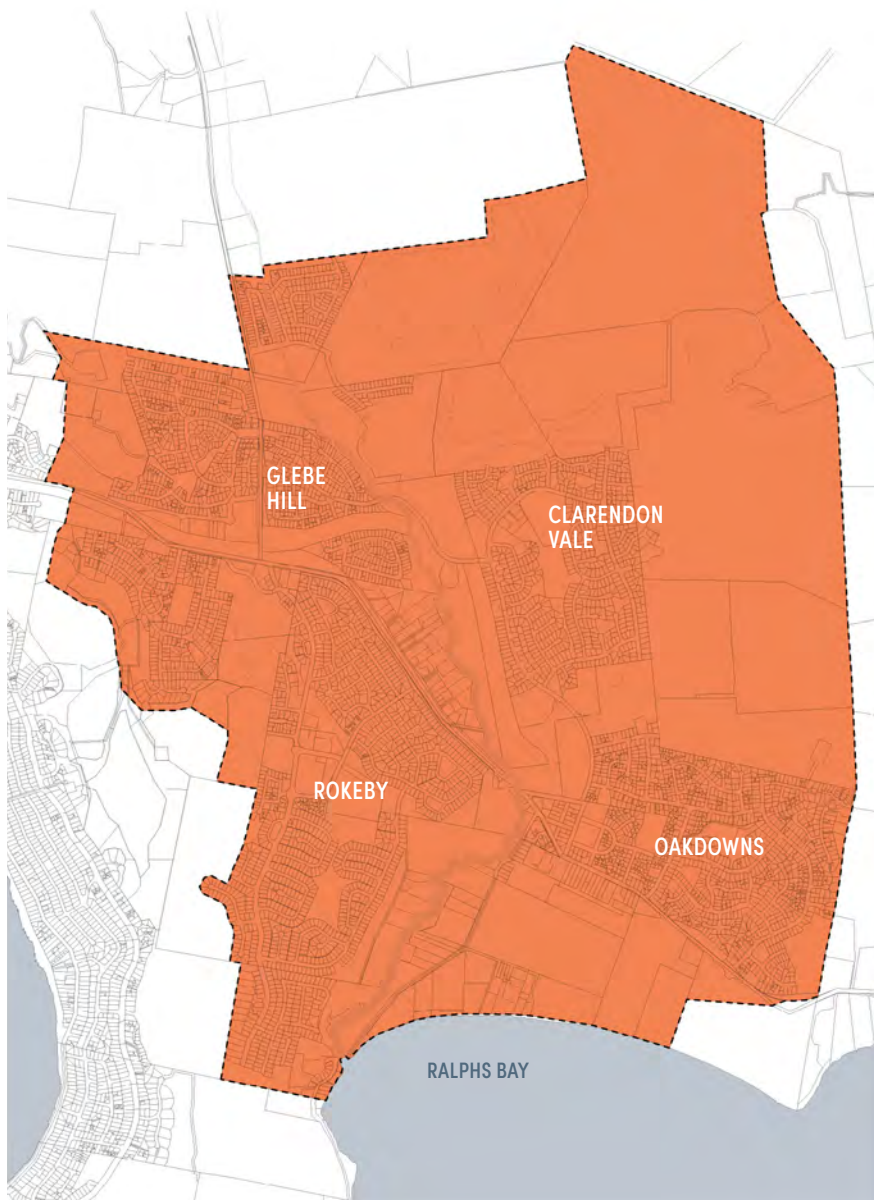
A significant driver of change for Clarence Plains is the proposed South Arm Highway upgrade. This project presents both risks and opportunities. If not carefully managed, it could reinforce severance between neighbourhoods. If proactively coordinated, it can improve connectivity, reshape movement patterns and support the revitalisation of established areas such as Rokeby Village.

It also presents an opportunity to strengthen connections to the Living Landscape Corridor and broader open space network.

Implementation

Implementation will occur progressively through Council's annual planning and budget processes, alignment with related strategies, and collaboration with State agencies and community stakeholders. The Plan is designed to be adaptive and responsive, with formal review proposed within five years of adoption.

Ultimately, the Clarence Plains Plan 2026 provides a clear and shared direction for the future. It supports a confident, connected and resilient Clarence Plains that reflects community aspirations while responding responsibly to growth and change.





Part

1



Introduction and purpose

Purpose and role of the Plan

The Clarence Plains Plan 2026 sets a long-term, community-focused vision for the future of Clarence Plains, informed by extensive community engagement and strategic analysis. It provides a strategic framework to guide how the area evolves over the next 20 to 30 years with a focus on community wellbeing, liveability, economic opportunity, environmental stewardship and connected growth.

At its core, the Plan seeks to strengthen community wellbeing by supporting environments, services and opportunities that enable people to live healthy, connected and fulfilling lives.

The Plan recognises that Clarence Plains is one of the most dynamic and strategically important areas within the City of Clarence. It is experiencing population growth, infrastructure investment and increasing regional significance.

At the same time, it continues to experience a range of long-standing challenges that require coordinated, place-specific responses. The Plan brings these themes together into a coherent and integrated direction for the future.

What this Plan does

The Clarence Plains Plan 2026:

- Establishes a shared vision for the future of Clarence Plains.
- Identifies clear outcomes to guide decision making across Council and with partners.
- Sets strategic directions across five focus areas:

 **1** People, community and culture

 **2** Recreation and environment

 **3** Transport, movement and connectivity

 **4** Business and employment

 **5** Structured growth and housing

- Provides a framework to guide Council investment, advocacy and collaboration.
- Informs future detailed planning processes, strategies and investigations.

The Plan integrates community feedback, Council priorities, and regional planning context into a single, accessible framework that helps shape and inform decisions over time.

What this Plan does not do

The Clarence Plains Plan 2026 is a strategic, non-statutory document. It does not amend local planning controls or determine specific development outcomes.

Detailed land use changes, density controls, activity centre boundaries, and infrastructure sequencing will be considered through separate land use planning processes and future Council strategies that relate to housing, activity centres, industrial areas and broader city-wide growth planning.

Instead, this Plan provides high-level guidance to inform those processes, ensuring they respond to Clarence Plains unique character, opportunities and challenges..



How this Plan will be used

The Clarence Plains Plan 2026 will guide:

- Council's capital investment and infrastructure planning
- Advocacy to State and Federal Government on major projects, including transport and regional open space
- Preparation of future strategic planning documents
- Partnerships with community organisations, service providers and the private sector
- Monitoring of progress toward improved liveability and opportunity across Clarence Plains

The Plan is designed to be flexible and responsive. As regional strategies evolve and new information becomes available, its strategic directions can inform and adapt alongside them.

Overall, the Clarence Plains Plan 2026 provides a clear, integrated and structured framework to ensure that growth and change in Clarence Plains strengthens community identity, improves access to opportunity, and enhances quality of life for current and future residents.



Why Clarence Plains 2026?

Clarence Plains has undergone significant change over the past decade. Population growth, new residential development, evolving infrastructure priorities and regional planning reforms have reshaped both the physical and strategic context of the area.

In 2022, Council released a draft Clarence Plains Master Plan for community consultation. That process reaffirmed strong community support for improved connectivity, safer and more welcoming public spaces, enhanced recreational opportunities, greater housing diversity and stronger local identity.

Since that time, the broader strategic landscape has continued to evolve. The release of the 30-Year Greater Hobart Plan, the ongoing review of the Southern Tasmanian Regional Land Use Strategy (STRLUS), the introduction of the Tasmanian Planning Policies, changes to the Urban Growth Boundary, and the progression of major infrastructure projects, including the South Arm Highway upgrade, have all created a new strategic environment for Clarence Plains.

At the same time, Council has commenced or progressed several city-wide strategies that will influence how growth, housing, employment, open space and activity centres are planned across the municipality.

In this context, it is appropriate to reset and refine the earlier master planning work into a clearer, more focused and contemporary framework.

The Clarence Plains Plan 2026 builds on the vision and consultation foundations established in earlier work but reframes them within today's strategic environment. It shifts from a traditional "master plan" approach toward a high-level, place-based strategy that:

- Responds to community aspirations for tangible change
- Provides clarity without pre-empting land-use planning processes outcomes
- Aligns with regional and state planning reforms
- Identifies the key levers Council can influence over the next 20 to 30 years

This Plan reflects both continuity and renewal, maintaining the strong community vision for a connected, vibrant and inclusive Clarence Plains while establishing a clearer pathway forward that is more feasible to implement.

The result is a more strategic, integrated and implementable framework to guide the next chapter of Clarence Plains' evolution.



How this Plan was developed

The Clarence Plains Plan 2026 builds on more than a decade of place-based planning, community engagement and strategic review.

It is not a new process commenced in isolation. Rather, it consolidates and refines earlier work, incorporating extensive community feedback and aligning it with the current strategic and planning environment in Clarence.

■ 2014

Community-led foundations

Place-based planning for Clarence Plains commenced through community development initiatives undertaken in partnership with Mission Australia and Council.

The 2014 Mission Australia Master Plan for Clarence Plains focused on strengthening local identity, improving wellbeing outcomes and coordinating services in response to locally identified priorities. Focused primarily on Rokeby and Clarendon Vale, it established the foundations for a long-term, community-informed approach to the future evolution of the area. The 2014 Master Plan has had many positive outcomes and continues to influence place-based work in Clarence Plains.

■ 2019

Expanding the scope

In 2019, recognising both the value of the 2014 Master Plan and the need for a strategic and integrated long-term vision across a broader study area, Council commenced development of a new Clarence Plains Master Plan. This expanded the scope beyond community development to consider infrastructure, services and land use planning. Extensive community consultation undertaken in late 2021 informed preparation of the draft Clarence Plains Master Plan.

■ 2022

Draft master plan and community consultation

A draft Clarence Plains Master Plan was released for community feedback in 2022. The consultation process generated substantial input from residents, community organisations and stakeholders. Community members consistently highlighted priorities including improved connectivity, safer and more welcoming public spaces, enhanced recreation opportunities, housing diversity and stronger local pride. These themes have remained central to subsequent refinement of the Plan.

■ 2023–25

Strategic review and alignment

As regional planning reforms progressed and major infrastructure projects advanced, Council undertook a detailed review of the draft Master Plan. This review reassessed its structure, clarified its purpose and ensured alignment with emerging Council-wide strategies, infrastructure planning and regional policy settings.

■ 2025–26

Clarence Plains Plan 2026

The earlier master planning work has been recalibrated into a clear, high-level strategic framework. The Clarence Plains Plan 2026 retains the strong community vision expressed through previous consultation while refining its structure to ensure it operates as an integrated, adaptable and contemporary place-based strategy.

The result is a Plan informed by extensive engagement, input from across Council and updated strategic analysis. It reflects continuity rather than replacement of earlier work and provides a confident and coherent direction for the next chapter of Clarence Plains' evolution.

Part

2



Context and drivers of change

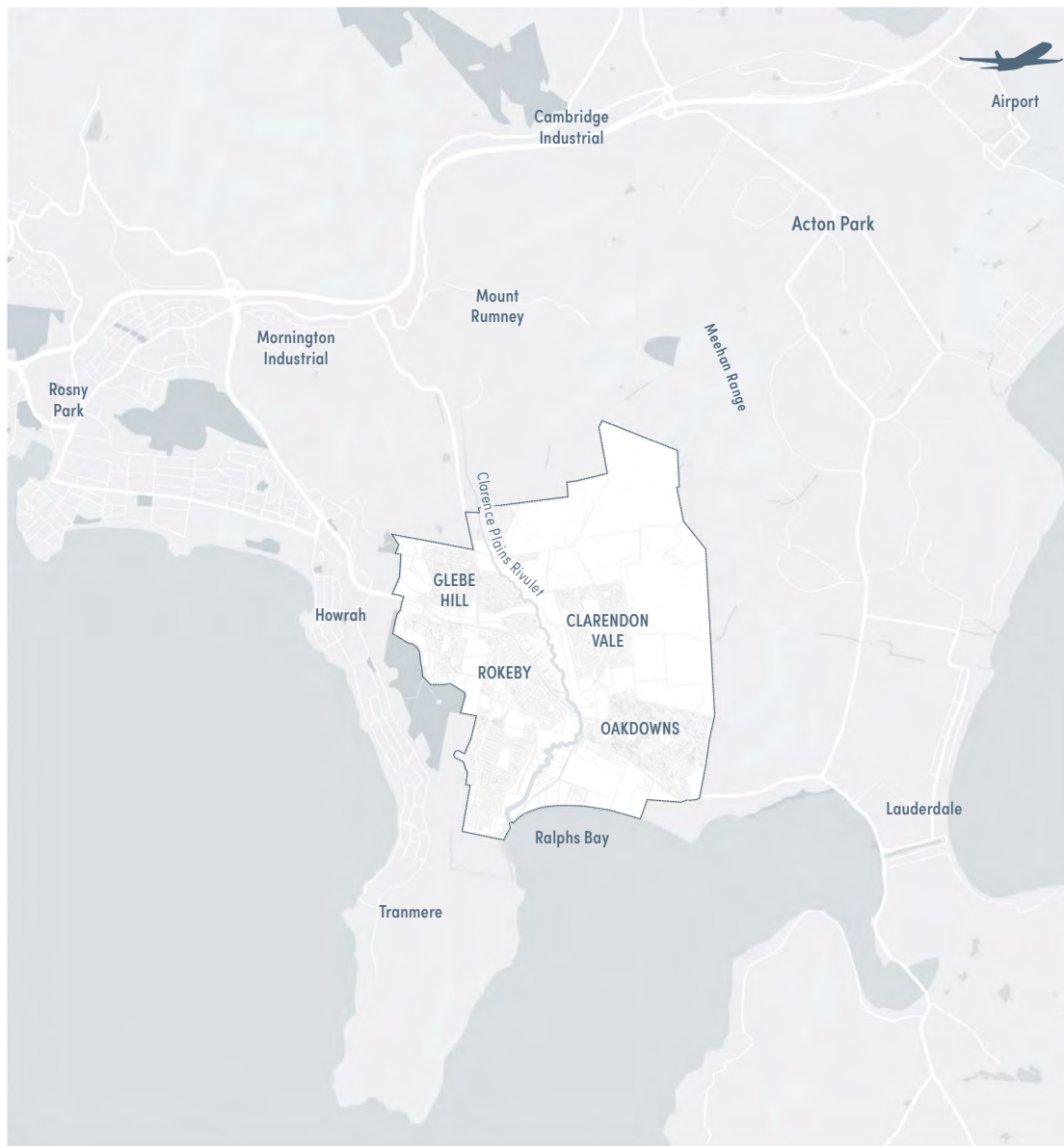
About Clarence Plains

Clarence Plains is one of the fastest-growing areas within City of Clarence. Encompassing the suburbs of Rokeby, Clarendon Vale, Glebe Hill and Oakdowns, the area extends from the coastal edge of Ralphs Bay to the foothills of the Meehan Range, forming a distinctive landscape of bushland reserves, rivulet corridors, residential neighbourhoods and emerging activity centres.

It is a place of strong identity and deep community networks. It is also a place shaped by its development history, including large-scale public housing developments in the 1970s, Radburn-style subdivision patterns, and subsequent waves of residential expansion.

Today, Clarence Plains sits at a pivotal moment. It is no longer an isolated suburban fringe. It is becoming a strategically important growth area within the Greater Hobart region.

Regional context



A community in transition

Over the past decade, Clarence Plains has experienced steady population growth and renewed residential interest. New estates in Glebe Hill and Oakdowns, combined with infill and redevelopment in older neighbourhoods, has shifted both the demographic profile and housing mix of the area.

At the same time, Clarence Plains has several long-standing challenges the Plan aims to address, including disadvantage, housing stress, limited public transport access and fragmented connectivity between neighbourhoods.

These considerations sit alongside the many strengths of Clarence Plains, including strong community networks, valued open spaces and a growing sense of local identity.



Community consultation undertaken during previous master planning work highlighted consistent themes:

A desire for stronger local identity and pride.

Safer and more welcoming public spaces.

Better internal and external connectivity.

Improved access to recreation and services.

Greater housing diversity and opportunity.

These aspirations remain highly relevant today.

Key consultation themes



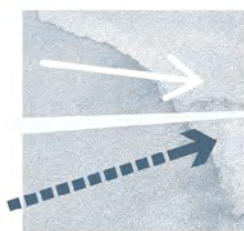
Local jobs



Parks



Safety



Connectivity



Housing diversity

Growth and demographic change

Clarence Plains has experienced significant population growth in recent years, although this rate is expected to moderate as development patterns evolve over time.*

The estimated resident population reached 9,004 in 2024, increasing from 7,744 in 2021 and 6,107 in 2016. Between 2023 and 2024 alone, the area recorded the largest population increase in Tasmania, growing by 230 residents, representing an annual growth rate of 2.7%.

This sustained growth reflects Clarence Plains' evolving role within the Greater Hobart region as a popular affordable and accessible residential location.

A younger, working-age community

Clarence Plains has a distinctly younger demographic profile than the broader Clarence municipality. The median age is 33, compared to 41 across Clarence.

Approximately two-thirds of residents (66.7%) are of working-age (15–64 years), indicating strong demand for employment pathways, transport connectivity, education, training and childcare services.

This younger profile also correlates with increased demand for recreation infrastructure, play spaces, youth services and community facilities that support families.

Housing affordability and market pressures

Relative housing affordability continues to attract new residents. The median price of established house transfers is approximately \$590,000, significantly lower than the median prices in both Tasmania and the Greater Hobart region.

This affordability has positioned Clarence Plains as a key entry point into home ownership within the Greater Hobart region. However, sustained population growth will increase pressure on:

- Infrastructure capacity
- Open space provision
- Transport networks
- Local employment opportunities
- Community services



66.7%
working-age population



2.7%
annual growth



33
median age
(39.3 Greater Hobart,
45.1 Tasmania)



\$590k
median house price

*All population and demographic data sourced from the Australian Bureau of Statistics.



Clarence Plains is one of the fastest-growing communities in Tasmania.

Urban density and infrastructure demand

With a population density of approximately 583 people per square kilometre, Clarence Plains exhibits a relatively urbanised settlement pattern. This density is significantly higher than both the average for the Clarence municipality and the broader Greater Hobart urban area (approximately 146 people per square kilometre).

It is characterised by a mix of established neighbourhoods, open spaces and coastal landscapes, resulting in a distinct settlement pattern and opportunities for carefully planned growth over time. This pattern reflects the area's planning history and provides flexibility to coordinate future development with infrastructure, environmental values and community priorities.

In higher-density environments, the quality, accessibility and distribution of public space becomes even more critical to everyday wellbeing. It also creates pressure on public space, streetscapes and connectivity if not carefully planned.

Population growth is one of several factors shaping change in Clarence Plains.

Infrastructure investment, demographic shifts, improved connectivity and evolving community expectations are also important drivers influencing how the area continues to develop.

Movement and connectivity challenges

Travel-to-work data from the Census indicates a strong reliance on private vehicles, with most employed residents travelling by car and only a small proportion using public transport.

This pattern reinforces the need to improve active transport infrastructure, enhance public transport services and reduce barriers to mobility, particularly for young people, older residents and households experiencing housing stress.

A community shaped by migration

Recent growth has been driven largely by internal migration from elsewhere in Tasmania and interstate, alongside modest overseas migration. This demonstrates that the region can attract people from both the local area and the wider region, while also reinforcing the importance of supporting integration, belonging and community cohesion.

Strategic alignment

City of Clarence Strategic Plan 2025-2035

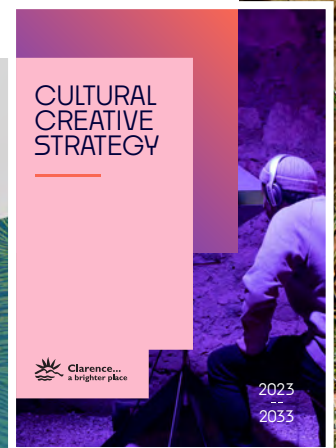
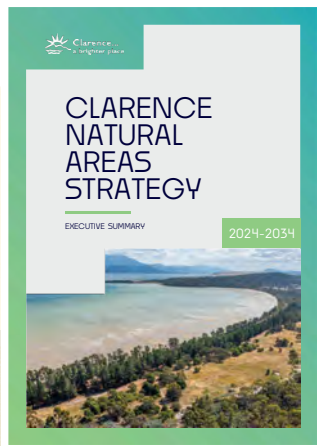
The Clarence Plains Plan 2026 sits within Council's broader strategic planning framework and is aligned with the *City of Clarence Strategic Plan 2025–2035*.

As a place-based strategy, it translates Council's city-wide priorities into a coordinated, localised response for Clarence Plains. The Plan cuts across all five focus areas of the Strategic Plan, providing a framework to guide investment, advocacy and decision making at a local level.

Supporting strategies and plans

The Clarence Plains Plan 2026 also aligns with current Council plans or will inform future Council plans, strategies and strategic projects, including:

- Reconciliation Action Plan 2025
- Clarence Natural Areas Strategy 2024
- Cultural Creative Strategy 2023-2033
- Community Wellbeing Strategy 2026 (in development)
- Clarence Open Space Strategy 2026-2046 (in development)
- Future city-wide land use planning strategies addressing:
 - Housing
 - Activity centres
 - Industrial areas
 - Broader, city-wide growth and infill planning
 - The Clarence Local Provisions Schedule and future planning scheme reviews
 - transport and infrastructure capacity investigations





Regional and policy context

The Clarence Plains Plan 2026 does not exist in isolation. It sits within a rapidly evolving local and regional planning and strategic framework.

Key strategic drivers include:

- The 30-Year Greater Hobart Plan, which identifies Clarence as a key contributor to metropolitan growth.
- The ongoing review of STRLUS.
- Recent changes to the Urban Growth Boundary.
- The introduction of the Tasmanian Planning Policies.

These regionally focused frameworks will influence where and how housing growth occurs, how employment land is protected and enhanced, and how infrastructure investment is prioritised.

The Plan is designed to sit within this broader framework, and will assist regional strategies respond to Clarence Plains' local character, opportunity and need.

Drivers of infrastructure, development and structural change

Perhaps the most significant physical driver of change for Clarence Plains is the proposed South Arm Highway upgrade and realignment.

The project will reshape movement patterns, redefine industrial land access, influence activity centres, and alter pedestrian and cycling permeability across the area.

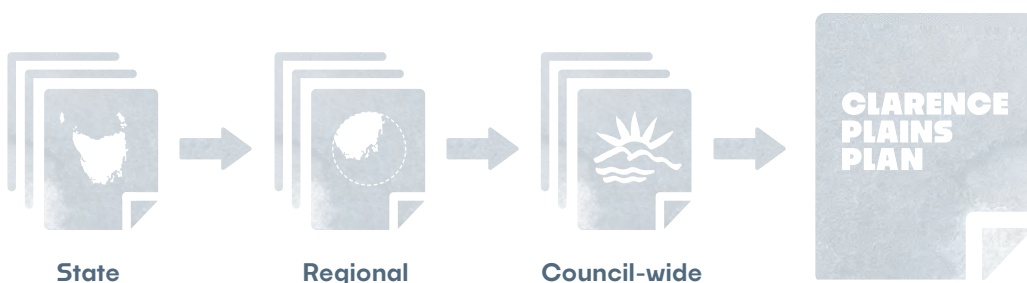
Other structural drivers include:

- The potential for intensification of activity in the Rokeby Industrial Precinct
- Future growth and development in adjacent residential areas, particularly greenfield sites along the Pass Road corridor
- Increasing demand for regional-level open space
- Investment in education and sporting infrastructure, including the proposed Bayview Secondary College Sports Precinct

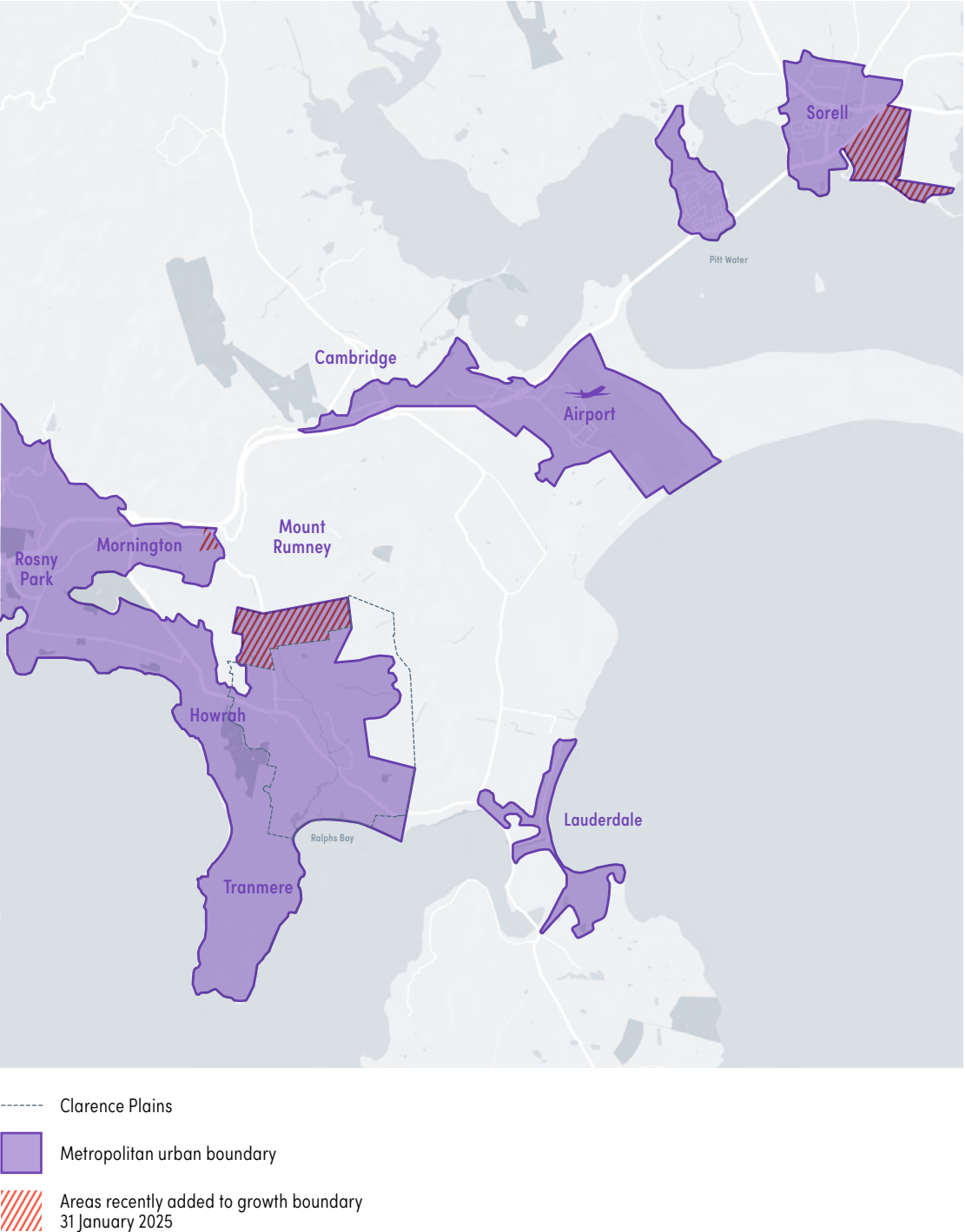
These drivers present both risks and opportunities. If carefully coordinated, they can improve connectivity, economic opportunity and recreational provision. If not, they risk entrenching severance, inequity and underutilisation of assets.

The Clarence Plains Plan 2026 provides a strategic framework to respond proactively to these structural changes.

Strategic Alignment Framework

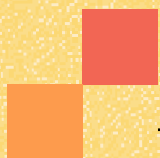


Changes to the Urban Growth Boundary



Part

3



Vision and outcomes

A community vision

The following vision has been shaped by community feedback, strategic analysis and Council's broader strategic priorities. It reflects the aspirations expressed during consultation, the evolving regional context, and the opportunities presented by growth and infrastructure investment.

Together, these factors have informed a shared direction for the future of Clarence Plains.



**A connected and confident
Clarence Plains that
strengthens community pride,
recognises cultural heritage,
enhances everyday liveability
and coordinates growth with
infrastructure, environment
and opportunity.**



The outcomes we're aiming for

To realise this vision, the Clarence Plains Plan 2026 seeks to achieve the following long-term outcomes:



A strong and inclusive community

Clarence Plains fosters a strong sense of belonging, safety and cultural identity. Community spaces are welcoming and accessible, services are responsive to local needs, and residents feel proud of where they live.



A green and active environment

An integrated network of parks, open spaces, natural corridors and recreation facilities supports healthy lifestyles, environmental stewardship and climate resilience. High-quality public space enhances everyday life.



Connected neighbourhoods

People can move safely and easily within Clarence Plains and to the wider region. Streets, paths and transport networks reduce barriers between neighbourhoods and improve access to jobs, services and education.



Local jobs and economic opportunity

Clarence Plains supports diverse employment opportunities and strengthens its role within the regional economy. Industrial and commercial areas are well-located and responsive to changing economic needs.



Well-planned and supported growth

Population growth is accommodated in a way that enhances liveability, supports infrastructure capacity and responds to community character. Housing diversity increases over time, providing options across life stages and income levels.

Guiding principles

The Clarence Plains Plan 2026 is guided by the following principles:

COMMUNITY-FOCUSED

Decisions reflect community aspirations and strengthen local pride and wellbeing.

PLACE-BASED

Strategies respond to the distinct character and history of Clarence Plains.

CONNECTED

Physical and social connections are prioritised.

EQUITABLE

Investment and opportunity are distributed fairly.

SUSTAINABLE

Growth supports environmental resilience and long-term community wellbeing.

COLLABORATIVE

Delivery requires partnership across community, government and industry.

Delivering the vision

Achieving these outcomes requires structured action across multiple areas.

The following section introduces five interrelated Focus Areas that translate the vision and outcomes into a structured framework for delivery.

Together, the five Focus Areas respond to the unique considerations and opportunities facing Clarence Plains and provide a practical framework for guiding investment, advocacy and partnership over the coming decades.

Part

4



Focus areas

Overview

The Clarence Plains Plan 2026 translates the long-term vision into five interconnected Focus Areas.

Each Focus Area sets out:

- **Strategic directions**, which describe the long-term policy intent and desired approach.
- **Priorities**, which identify medium-term areas of focus and investment.
- **Early actions**, which establish short-term steps to build momentum and inform staged delivery.

This provides a structured pathway from vision to implementation, supporting long-term improvements in community wellbeing across Clarence Plains.

FOCUS AREA 1

People, Community and Culture



Context

Clarence Plains is defined by its people, relationships and shared sense of place.

It is a community shaped by long-standing neighbourhood connections, strong informal support networks and a rich cultural and social history. It is also a community that continues to evolve, welcoming new residents, supporting a comparatively young population and responding to the opportunities and other considerations that come with growth.

The area sits within a landscape of enduring cultural significance. This Plan recognises the continuing connection of Aboriginal people to Country and aligns with Council's Reconciliation Action Plan in strengthening cultural recognition, inclusion and shared stewardship of place.

The historical development of Clarence Plains, including large-scale public housing, distinctive subdivision design and periods of limited early infrastructure investment, has influenced how neighbourhoods connect, how services are accessed and how identity has formed over time.

Today, there is a clear opportunity to build on existing strengths:

- local pride,
- cultural diversity,
- intergenerational connections
- strong community insight

Improving health, wellbeing and participation outcomes in Clarence Plains requires

coordinated action across service delivery, public space, connectivity, employment pathways and placemaking.

A thriving community is not created through services alone. It is shaped by welcoming public environments, meaningful opportunities for participation, strong cultural expression and neighbourhoods that support everyday interaction.

The Clarence Plains Plan 2026 recognises that strengthening community outcomes is a shared responsibility, requiring collaboration across Council, government, community organisations and residents.

Opportunities

- Strengthen recognition of Aboriginal culture and heritage in alignment with Council's Reconciliation Action Plan, by embedding Design in Country principles within planning, design and community initiatives, ensuring collaboration with Tasmanian Aboriginal People and supporting truth-telling in culturally appropriate ways.
- Explore opportunities to strengthen youth engagement within Clarence Plains through a hub-and-spoke service model, including shared local spaces, outreach services and partnerships aligned with Council's broader youth services approach.
- Improve activation and shared use of existing neighbourhood facilities and community spaces to better support local programs, events and informal gathering.
- Establish a more visible and place-based service model that improves how residents access information, support services and community programs.

1 Community wellbeing and participation

Support a community where people of all ages, backgrounds and abilities feel safe, connected and able to participate fully in community life.

- Strengthen mechanisms that enable residents to identify local priorities and co-design initiatives that respond to community needs.
- Improve equitable access to community services, programs and facilities, reducing structural barriers to participation.
- Promote active and healthy living across all life stages.
- Strengthen inclusive approaches that recognise cultural diversity and foster belonging.
- Support initiatives that enable ageing in place, including access to services, safe environments and opportunities for social connection.

2 Placemaking – Uniquely Clarence Plains

Celebrate and strengthen the distinctive identity of Clarence Plains through thoughtful placemaking, cultural recognition and cohesive urban character.

- Nurture creative activity and cultural expression that builds pride and community identity.
- Embed Aboriginal cultural recognition, collaboration and interpretation within planning, design and public realm initiatives, in alignment with Council's Reconciliation Action Plan.
- Integrate local history, including both palawa heritage and post-settlement narratives, into streetscapes, parks and public infrastructure to strengthen identity and shared understanding.
- Apply consistent urban design and placemaking principles that create a cohesive and recognisable visual identity for Clarence Plains.
- Support public art, heritage interpretation and cultural events that activate spaces and foster community dialogue.

3 Collaboration and opportunity

Strengthen partnerships that support education, employment, volunteering and local enterprise.

- Work collaboratively with all levels of government, community-focused organisations and service providers to coordinate place-based initiatives.
- Strengthen pathways to education, training and employment for residents, including young people, people seeking to enter or re-enter the workforce and those pursuing career transitions.
- Encourage partnerships that link community wellbeing with local economic opportunity.
- Advocate for programs and investment that strengthen long-term social and economic resilience.

4 Community-led projects and activation

Enable local initiative and support community-led action that enhances public spaces and social connection.

- Provide assistance and guidance to community groups seeking to initiate local projects.
- Facilitate access to funding, grants and in-kind support for community-led initiatives.
- Encourage projects that activate neighbourhood spaces and foster interaction.
- Promote collaborative art, history and placemaking projects that reflect local identity.







Priorities

Develop and implement aligned activation plans for key neighbourhood spaces, aligning programming, infrastructure upgrades and community partnerships.

Embed universal design principles into future public realm and infrastructure planning to support safety, accessibility and inclusive participation.

Strengthen physical and wayfinding connections between residential areas and community hubs, services and recreation facilities.

Expand culturally inclusive programming and events that reflect the diversity of Clarence Plains, including multicultural communities, intergenerational participation and inclusive community celebration.

Work alongside the Tasmanian Aboriginal Community to strengthen partnerships and expand culturally inclusive programming and events in alignment with Council's Reconciliation Action Plan, to deepen relationships, strengthen respect, and create future opportunities.

Improve how people find and access local services by strengthening coordination, sharing clear information and supporting simple referral pathways, particularly for young people and new residents.

Advocate for and support education, training and employment initiatives that respond to the area's young and growing population.



Early actions

- ☐ Undertake a structured review of existing community facilities and service accessibility within Clarence Plains to identify gaps and opportunities for improvement.
- ☐ Continue to work with community organisations and service providers to develop a shared asset-based community development approach that builds on local strengths, networks and community capacity.
- ☐ Continue to explore opportunities to strengthen youth engagement while also supporting initiatives that foster inclusion, participation and connection across all age groups.



FOCUS AREA 2

Recreation and environment

Context

Recreation spaces and natural environments are fundamental to the identity and liveability of Clarence Plains.

The area is characterised by proximity to Ralphs Bay, the Meehan Range, coastal landscapes, bushland reserves and a network of neighbourhood parks. At the centre of this landscape is the Clarence Plains Rivulet corridor, which forms a continuous natural spine through the area. Dubbed the “Living Landscape Corridor” in this Plan, this interconnected network of green and open spaces links neighbourhoods, parks, reserves and environmental assets, functioning as both a biodiversity corridor and a recreation network.

As Clarence Plains grows, demand for accessible, high-quality open space will increase. In a comparatively young and higher-density community, the distribution, connectivity and quality of parks and recreation facilities become critical to everyday wellbeing.

Historic subdivision patterns in parts of Clarence Plains have limited permeability and reduced direct connections between neighbourhoods and open space. This presents both a challenge and an opportunity. Future planning can improve access, strengthen linkages and create a more legible and connected recreation network.

Clarence Plains also contains significant environmental assets that require protection

and careful stewardship. Waterways, remnant vegetation, coastal landscapes and biodiversity corridors contribute to ecological resilience and shape the character of the area.

Future planning of the open space network will occur in accordance with the *Clarence Open Space Strategy 2026–2046* (when finalised). The Clarence Plains Plan both informs and is informed by that Strategy, ensuring alignment between place-based priorities and city-wide standards.

Opportunities

- Consolidate the Clarence Plains Rivulet corridor and adjacent reserves into a clearly defined Living Landscape Corridor linking neighbourhoods, schools and regionally significant open space.
- Plan and investigate a regionally significant South-East Regional Park within the existing open space between Bayview Secondary College and Goodwins Road, building on existing facilities and community assets.
- Improve permeability and access to open space in areas influenced by historic subdivision patterns, strengthening east-west and north-south connections.
- Enhance biodiversity outcomes through management of rivulet corridors, coastal edges and bushland reserves, integrating recreation and environmental stewardship.

1 An integrated open space network

Strengthen and connect the network of neighbourhood, district and regional open spaces across Clarence Plains through development of a coherent Living Landscape Corridor.

- Strengthen the distribution, accessibility and equity of parks and recreation spaces across Clarence Plains.
- Reinforce connections between neighbourhoods, open space corridors and activity nodes to support an integrated Living Landscape Corridor.
- Support equitable access to high-quality public space across all areas.
- Ensure new development contributes to a coherent and connected open space system.

2 Regional and district level recreation

Position Clarence Plains as a key provider of recreation opportunities within the City of Clarence and the broader region.

- Position the proposed South-East Regional Park as a key anchor within the Living Landscape Corridor (subject to staged investigation and feasibility).
- Incorporate culturally informed landscape interpretation and design within public open space upgrades, consistent with Council's Reconciliation Action Plan.
- Enhance district level sporting and recreation facilities to respond to population growth.
- Encourage multi-use facilities that support diverse age groups and interests.
- Integrate recreation planning with education and community infrastructure where appropriate.



3 Green corridors and natural assets

Protect and enhance natural landscapes and ecological corridors that define Clarence Plains.

- Strengthen rivulet corridors and vegetated linkages as part of the Living Landscape Corridor, supporting both ecological function and recreational connectivity.
- Embed biodiversity protection and ecological resilience principles within open space planning and management.
- Incorporate water sensitive design and landscape resilience principles into public space upgrades.
- Support coastal and bushland management that balances access with conservation.

4 Active and healthy lifestyles

Promote opportunities for everyday physical activity and outdoor recreation.

- Improve walking and cycling connections to parks, schools and activity areas.
- Enhance play spaces and informal recreation opportunities for children and young people.
- Support access to sporting facilities that meet contemporary standards.
- Encourage environments that support safe and inclusive physical activity for all ages and abilities.

5 Environmental stewardship and climate resilience

Plan for long-term environmental health and climate adaptation.

- Integrate tree canopy expansion and urban greening into open space planning.
- Design public spaces to respond to increasing temperatures and the impacts of climate change (e.g. rising sea levels and extreme weather events).
- Support sustainable land management practices within reserves and public land.
- Encourage community participation in environmental care and stewardship initiatives.

Priorities

Prepare and adopt a Clarence Plains-specific Open Space Framework within the Clarence Open Space Strategy 2026–2046 to guide staging, connectivity and capital investment within the Living Landscape Corridor.

Progress detailed feasibility, concept planning and stakeholder engagement for a regionally significant South-East Regional Park.

Identify and prioritise key connectivity upgrades that strengthen links between green corridors, neighbourhood parks and community destinations.

Align recreation infrastructure investment with population growth projections and demographic trends.

Embed environmental resilience and tree canopy expansion objectives within future public realm and open space capital works.

Early actions

- Initiate preliminary site investigations, land tenure analysis and high-level concept testing for the proposed South-East Regional Park to inform staged feasibility assessment.
- Undertake an audit of open space accessibility, quality and distribution across Clarence Plains to identify priority improvement areas.
- Integrate Living Landscape Corridor mapping into transport, infrastructure and subdivision planning processes.
- Align short-term capital works programming with priorities identified in the Clarence Open Space Strategy 2026–2046.

South-East Regional Park – A regional parkland for Clarence Plains

The proposed South-East Regional Park is located between Bayview Secondary College and Goodwins Road, within the central open space corridor of Clarence Plains.

Building on existing recreation assets and environmental features, it has the potential to function as a regionally significant parkland that anchors the Living Landscape Corridor and strengthens connections between neighbourhoods, schools and natural systems.

-  Living Corridor connections
-  Existing or future open spaces
-  Regional park
-  Clarence Plains Rivulet



Living Landscape Corridor



FOCUS AREA 3

Transport and connectivity



Context

Movement networks shape how Clarence Plains functions as a place.

They influence how residents access employment, education, services and recreation. They determine how neighbourhoods connect with one another and with the Greater Hobart region. They also affect safety, identity and the quality of everyday experience.

Clarence Plains has historically been structured around the South Arm Highway corridor. While this corridor has provided regional access, it has also created severance between neighbourhoods and constrained opportunities to create safe, walkable and connected local environments.

The proposed South Arm Highway upgrade and realignment represents a significant structural change for the area. It will alter traffic patterns, redefine access to the Rokeby Industrial Precinct and change the role of the existing highway alignment through Rokeby Village.

This transition presents both risk and opportunity.

Without careful coordination, the new alignment could reinforce barriers between neighbourhoods and diminish the vitality of established areas. With proactive planning and collaboration, it can create opportunities to improve connectivity, enhance local environments and strengthen access to employment and services.

The Clarence Plains Plan 2026 adopts a balanced and forward-looking approach to this transition, recognising that Council must work within the parameters of State infrastructure decisions while advocating strongly for local outcomes.

Opportunities

- Utilise the South Arm Highway realignment to reshape movement patterns and reconfigure the role of existing corridors.
- Transition the existing Rokeby Village main street from a highway-dominated environment to a safer, lower-speed, pedestrian-oriented local centre supported by high-quality public realm improvements.
- Leverage increased bus movements associated with the planned Rokeby Park and Ride facility to advocate for improved public transport access and service integration across Clarence Plains.
- Strengthen east-west and north-south walking and cycling links between residential neighbourhoods, schools, parks, employment precincts and the Living Landscape Corridor.
- Integrate green corridor connections with transport upgrades to reinforce the relationship between movement networks, open space and environmental systems.

1 Managing the South Arm Highway transition

Respond proactively to the impacts of the highway realignment to protect and enhance local connectivity and place quality.

- Advocate for and collaborate with the Department of State Growth to minimise severance and improve integration with surrounding neighbourhoods.
- Prioritise safe and legible pedestrian and cycling crossings across the new corridor as part of the transition framework.
- Plan for the transition of the existing highway alignment through Rokeby Village to support improved safety, amenity and walkability.
- Ensure access to the Rokeby Industrial Precinct remains efficient while reducing impacts on residential areas.

2 Connecting neighbourhoods

Reduce physical and perceived barriers between residential areas, open spaces and community facilities.

- Improve east-west and north-south pedestrian and cycling connections.
- Strengthen links between neighbourhoods and key destinations, including schools, parks and local centres.
- Integrate movement planning with open space and recreation network planning.
- Identify and respond to areas where historic road layout or subdivision design limits permeability and connectivity.

3 Supporting active and public transport

Create a transport system that supports everyday walking, cycling and public transport use.

- Strengthen the safety, continuity and legibility of walking and cycling routes.
- Advocate for enhanced public transport services that respond to population growth and demographic needs.
- Improve access to bus stops and ensure integration with surrounding footpath networks.
- Design streets and public spaces that prioritise people as well as vehicles.

4 Safer and more functional streets

Enhance the safety, clarity and functionality of the local street network.

- Improve wayfinding and signage to support easier navigation within Clarence Plains.
- Incorporate traffic calming and safety improvements in appropriate local streets.
- Align future road upgrades with placemaking and public realm objectives.
- Ensure movement planning responds to the needs of children, older residents and people with limited mobility.

5 Supporting local centres through connectivity

Ensure changes to traffic patterns strengthen, rather than weaken, the role of established local centres.

- Establish a framework to guide the transition of the Rokeby Village precinct following highway realignment.
- Enhance connections between Rokeby Village, surrounding neighbourhoods and adjacent open spaces.
- Maintain and improve access to Glebe Hill and other established centres through structured movement planning.
- Support local business activity by improving the quality and legibility of public spaces.

This approach does not predetermine land use outcomes. Detailed planning for the Rokeby Village precinct will be undertaken through a dedicated Rokeby Village Plan to guide future capital works, public realm improvements and place activation initiatives.





Priorities

Develop and implement a local connectivity program to mitigate severance impacts associated with the South Arm Highway upgrade.

Identify and prioritise pedestrian and cycling infrastructure upgrades across key east-west and north-south corridors.

Strengthen public transport integration through improved access to stops, network legibility and advocacy for service enhancements aligned with population growth.

Prepare and adopt a Rokeby Village Plan to guide the precinct's transition, public realm upgrades and capital investment sequencing.

Align transport infrastructure planning with recreation, open space and employment priorities to reinforce an integrated urban structure.



Early actions

- ☐ Continue advocacy and technical engagement with the Department of State Growth to influence local connectivity outcomes associated with the South Arm Highway Upgrade project.
- ☐ Commence preparation of the Rokeby Village Plan to inform public realm improvements, funding applications and staged transition planning.
- ☐ Undertake a network-level review of active transport connections within Clarence Plains to identify priorities to improve, connections and user safety.





FOCUS AREA 4

Business and employment



Context

Clarence Plains plays an important and evolving role within the Greater Hobart region's economy.

The area benefits from proximity to Hobart Airport, activity centres at Cambridge, Mornington and Rosny Park, major transport corridors and established industrial land within the Rokeby Industrial Precinct. At the same time, Clarence Plains is home to a comparatively young and predominantly working-age population, creating both demand for local employment opportunities and a strong labour force base.

Historically, many residents have travelled outside the area for employment. While this pattern is likely to continue, there is an opportunity to strengthen local economic activity, improve access to jobs and training, and better integrate employment precincts with surrounding communities.

Growth in population and infrastructure investment, including the South Arm Highway upgrade, will influence how employment zoned land functions and how businesses access customers, suppliers and workers.

The Clarence Plains Plan 2026 recognises that economic opportunity is closely linked to movement networks, education pathways, open space quality and community wellbeing. A coordinated approach is required to ensure employment growth contributes positively to local liveability.

Opportunities

- Capitalise on improved regional access associated with the South Arm Highway upgrade to enhance the visibility, functionality and long-term viability of the Rokeby Industrial Precinct.
- Strengthen the integration of employment precincts within the broader urban structure, reducing physical and perceptual separation.
- Strengthen the role and amenity of village and neighbourhood centres to support small business, local services and everyday economic activity.
- Align economic development initiatives with education and training partnerships to support employment pathways for Clarence Plains' younger demographic profile.



1 Strengthening employment precincts

Support the ongoing viability and functionality of established employment areas within Clarence Plains.

- Protect and enhance the role of the Rokeby Industrial Precinct as an important hub for local employment.
- Support efficient and reliable access to industrial and commercial land through integrated transport planning.
- Align land use and infrastructure planning with the long-term adaptability and growth of employment precincts.

2 Supporting local enterprise and small business

Encourage conditions that support small businesses and local services.

- Strengthen connectivity and public realm quality in and around established village and neighbourhood centres to support economic vitality.
- Support initiatives that strengthen local business visibility and accessibility.
- Encourage activation and programming that increases local visitation.
- Promote collaboration between Council and local business operators.

3 Connecting people to jobs and training

Strengthen pathways between residents, education providers and employment opportunities.

- Support partnerships with schools, training providers and employers to improve local employment pathways.
- Encourage initiatives that build skills aligned with regional industry needs.
- Strengthen transport and active travel connections between residential areas and employment precincts.
- Advocate for programs that respond to the area's young demographic profile.

4 Aligning economic growth with place

Ensure that economic development supports long-term community and environmental outcomes.

- Integrate employment planning with transport, housing and open space strategies.
- Encourage business development that contributes positively to the character and identity of Clarence Plains.
- Support sustainable industry practices and efficient land use.
- Align economic initiatives with broader Council strategic priorities.







Priorities

Maintain and enhance the long-term functionality and land use integrity of the Rokeby Industrial Precinct.

Identify and prioritise targeted movement, access and public realm improvements that strengthen connections between neighbourhoods and employment areas.

Support small business vitality within established centres through placemaking and economic development initiatives.

Strengthen local education and training partnerships aligned with workforce demand and emerging industry needs.

Integrate economic planning considerations into transport, housing and infrastructure investment decisions affecting Clarence Plains.



Early actions

- ☐ Undertake a review of access, servicing and movement patterns within and around the Rokeby Industrial Precinct in conjunction with the South Arm Highway upgrade.
- ☐ Engage with local businesses and industry stakeholders to identify priority infrastructure and placemaking needs.
- ☐ Strengthen collaboration between Council, education providers and industry to improve local employment pathways.
- ☐ Monitor employment, industry and demographic trends to inform future strategic updates



FOCUS AREA 5

Structured growth and housing



Context

Clarence Plains has experienced sustained population growth over the past decade and is expected to continue accommodating new residents over the life of this Plan (although the rate of growth may vary as development opportunities evolve).

As one of the more urbanised parts of the municipality, with established infrastructure, services and transport connections, the area presents opportunities to support additional housing supply within the broader Greater Hobart region. At the same time, growth must be carefully planned to ensure that infrastructure capacity, environmental constraints and community character are respected.

Clarence Plains sits within a defined regional planning framework that includes the Greater Hobart Plan, STRLUS, the Tasmanian Planning Policies and Council's own strategic planning projects. These frameworks establish the overarching approach to settlement patterns, activity centre hierarchy and infrastructure coordination.

The Plan does not replace or pre-empt land use planning processes or outcomes. Instead, it provides a place-based perspective to inform how growth is managed in a way that supports liveability, connectivity and long-term community wellbeing.

The zoning and constraint context of Clarence Plains, including environmental corridors, flood prone land and infrastructure considerations, will continue to guide how and where development occurs. Future detailed planning work will refine these considerations as required.

Opportunities

- Respond to existing infrastructure corridors and service nodes to reinforce a coherent and legible settlement pattern.
- Provide place-based insight to inform Council's Housing Strategy, ensuring housing diversity reflects the demographic profile, character and infrastructure capacity of Clarence Plains.
- Strengthen integration between new development areas and the Living Landscape Corridor, neighbourhood parks and community facilities.
- Support well-located infill and housing diversity opportunities where consistent with regional planning frameworks and environmental constraints.

1 Align growth with infrastructure and services

Ensure housing growth is aligned with infrastructure capacity and service provision.

- Align future development with transport networks, open space planning and community facilities.
- Incorporate infrastructure sequencing considerations into areas experiencing higher rates of development.
- Embed stormwater, drainage and environmental constraints within long-term planning and infrastructure coordination.
- Support development that contributes positively to public realm quality and neighbourhood amenity.

2 Support housing diversity and choice

Support a diversity of housing options that respond to the needs of people at all life stages, including opportunities for ageing in place, smaller households and changing community needs.

- Recognise the area's comparatively young demographic profile and demand for family housing.
- Support opportunities for varied housing typologies where consistent with broader strategic planning frameworks.
- Encourage housing options that enable ageing in place, including adaptable dwellings and accessible design.
- Enable housing supply to respond to affordability pressures while maintaining neighbourhood quality, through targeted land use and strategic planning.
- Recognise the importance of access to employment, services, education and recreation in future housing planning for the region.

The Plan does not identify specific sites for housing change. Detailed consideration of housing typologies and location will occur through development of Council's Housing Strategy and other land use planning strategies.

3 Protect environmental and landscape values

Ensure that growth respects and enhances the natural setting of Clarence Plains.

- Protect key environmental corridors, including rivulet systems and connections to the Meehan Range.
- Avoid inappropriate development in areas subject to environmental constraints.
- Integrate open space provision with new residential areas.
- Reinforce the distinctive coastal and bushland character of the area.

4 Maintain a clear settlement structure

Support a coherent and legible settlement pattern that aligns with regional planning intent.

- Reinforce the role of established activity centres and emerging local centres in accordance with regional hierarchy.
- Avoid ad hoc or fragmented development patterns.
- Ensure future planning responds to the outcomes of the Activity Centre Strategy and other strategic planning projects.
- Improve clarity and transparency around how growth decisions are made and sequenced within the broader planning framework.







Priorities

Embed Clarence Plains-specific growth and infrastructure analysis within the implementation of Council's Housing Strategy.

Strengthen coordination between housing growth, infrastructure capacity assessment and capital investment sequencing.

Embed environmental corridor protection and landscape integration principles within future subdivision and precinct planning processes.

Maintain alignment with regional planning frameworks, including the Greater Hobart Plan and STRLUS, while articulating a clear place-based position for Clarence Plains.



Early actions

- ☐ Contribute Clarence Plains-specific demographic, infrastructure and open space analysis to the development of Council's Housing Strategy.
- ☐ Review infrastructure capacity and environmental constraints in areas experiencing development pressure to inform sequencing discussions.
- ☐ Monitor housing supply, demographic trends and infrastructure performance indicators to inform future strategic review.



Part

5



Implementation and monitoring

Delivering the Clarence Plains Plan 2026

The Clarence Plains Plan 2026 establishes a long-term, community-focused vision supported by strategic directions across five focus areas. Delivering this vision requires sustained coordination across Council departments, collaboration with State agencies, alignment with Council strategies and ongoing engagement with the community.

This Plan does not operate as a standalone capital works program or statutory planning instrument. Rather, it provides a strategic framework to guide decision making, inform investment priorities and shape future Council strategies and projects affecting Clarence Plains.

Implementation will not rely on a single program or funding stream. Instead, it will be embedded across Council's governance, planning and investment processes, including:

- Council's annual budget and capital works program.
- The development and adoption of related Council strategies, including the Housing Strategy, Activity Centre Review, Open Space Strategy 2026 and Settlement Strategy.
- Advocacy and partnership with State Government, particularly in relation to transport infrastructure and community services.
- Precinct level planning and design processes where required.
- Ongoing monitoring and review.

Implementation will also align with Council's suite of community, cultural and social planning strategies to support coordinated delivery of community wellbeing outcomes.

The Plan is intended to guide and coordinate change over the next 20 to 30-years. Its implementation will be staged and responsive to emerging opportunities, funding availability and broader regional planning outcomes.

Staging and sequencing

Delivery of the Clarence Plains Plan 2026 will occur progressively over time.

While individual projects will be subject to detailed scoping and budget consideration, implementation can be broadly understood across three stages.

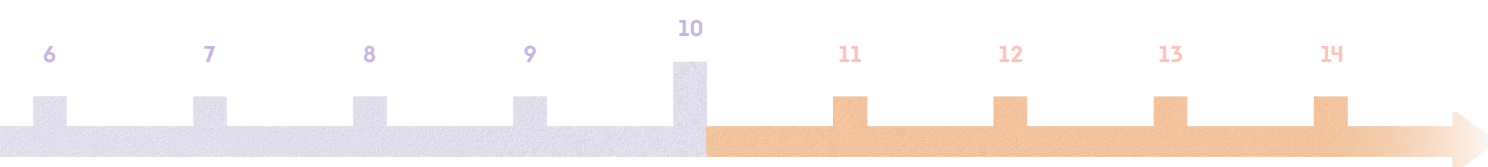


Short-term (0 to 5 years)

Focus on foundational work, including:

- Advocacy and coordination relating to the South Arm Highway upgrade.
- Preparation of the Rokeby Village Plan to guide the transition of the village precinct.
- Early activation and community-focused improvements to neighbourhood spaces, connectivity and local facilities to support social connection and everyday liveability.
- Commencement of preliminary investigations and concept planning for the South-East Regional Park as a key component of the Living Landscape Corridor.
- Integration of Clarence Plains priorities into the Housing Strategy, Activity Centre Strategy and Industrial Strategy.
- Alignment of open space planning with the Clarence Open Space Strategy 2026-2046.
- Identification of priority active transport and connectivity improvements.

This stage establishes the strategic and technical foundations for longer term change.



Medium-term (5 to 10 years)

Focus on coordinated delivery and precinct level improvements, including:

- Implementation of priority public realm and connectivity upgrades.
- Progression of precinct planning informed by the Housing Strategy and broader settlement planning.
- Enhancement of recreation networks and environmental corridors.
- Continued strengthening of local employment precincts and business environments.

This stage builds momentum and consolidates improvements across the area.

Long-term (10 plus years)

Focus on major capital investment and structural change aligned with regional growth patterns, including:

- Delivery of larger scale open space and recreation projects.
- Infrastructure upgrades aligned with population growth.
- Ongoing refinement of housing supply and diversity in response to demographic trends.
- Long-term enhancement of transport connectivity and integration.

The timing of individual projects will depend on funding, partnership arrangements and the outcomes of related Council strategies.

Alignment with other strategies

Implementation of the Clarence Plains Plan 2026 will occur in alignment with Council's broader strategic planning framework, as outlined in Part 2.

The Plan is designed to inform and be informed by a range of Council strategies and projects relating to housing, open space, transport, economic development and environmental management. This integrated approach ensures that investment, planning and decision making across Clarence Plains remains coordinated, consistent and responsive over time.

Partnerships and advocacy

Several structural drivers affecting Clarence Plains sit beyond Council's direct control. Strategic advocacy and partnership will therefore be essential to achieving local outcomes.

In particular, the South Arm Highway upgrade and broader regional infrastructure decisions will significantly influence the area's future form and connectivity.

Council will continue to advocate for outcomes that:

- Protect and enhance local connectivity.
- Minimise severance between neighbourhoods.
- Support access to employment and services.
- Strengthen public transport and active transport integration.

Partnership with State agencies, education providers, service organisations, Aboriginal community representatives and local businesses will be essential to delivering the vision of this Plan.

Monitoring and review

The Clarence Plains Plan 2026 is a living strategic framework. Progress will be monitored through:

- Integration of actions and priorities into Council's corporate planning and reporting framework.
- Ongoing community engagement.
- Reviews of demographic, housing and infrastructure data.
- Alignment with the development and review of related Council strategies.

Five-year review

A formal review of the Plan should occur within five years of adoption, or earlier if significant structural or policy changes occur. This review will assess progress against the stated outcomes and determine whether strategic recalibration is required in response to demographic, infrastructure or policy change.

This approach will ensure the Plan remains responsive to changes while maintaining a clear and enduring long-term direction.





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