

Clarence City Council

Clarence Plains Master Plan Final Consultation Outcomes

Incorporating both stages of community feedback

December 2022

Clarence Plains Master Plan Consultation

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Project Background

Clarence Plains is a diverse community in Southern Tasmania and is one of the fastest growing areas in the state. In the last five years, population grew by 12.2 percent, and by 2035 the area could be home to around 20,000 people. Clarence City Council commissioned MODE and C Change Sustainable Solutions to develop a Clarence Plains Draft Master Plan, providing a dynamic long-term framework to guide future growth and development of the community.

Developing the draft master plan

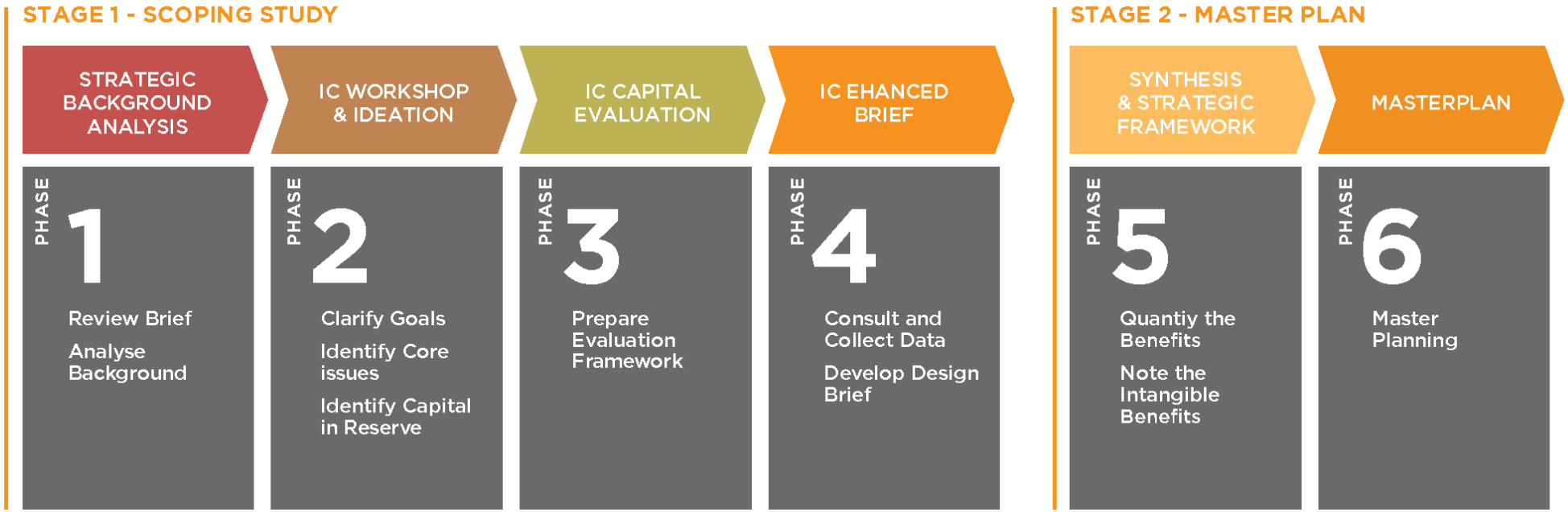
The consultant team:

- Reviewed all work completed to-date in Clarence Plains area and background material.
- Reviewed historic and projected future demographic and economic characteristics of Clarence Plains, together with reviewing key assets and infrastructure in the area.
- Conducted consultation with community organisations, not-for-profit organisations, local government officers and State Government agencies.
- Conducted a community survey, which provided opinions from 279 respondents.

The vision

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

Current consultation was for the Draft Master Plan



OCT 2020 SEPT 2021 MAR 2022 **OCT 2022**

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Broad context for the Master Plan

The Clarence Plains Master Plan sits under the wider policy environment and frameworks

CLARENCE CITY COUNCIL POLICY ENVIRONMENT

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

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

A PEOPLE FRIENDLY CITY

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

A WELL PLANNED LIVEABLE CITY

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

A PROSPEROUS AND CREATIVE CITY

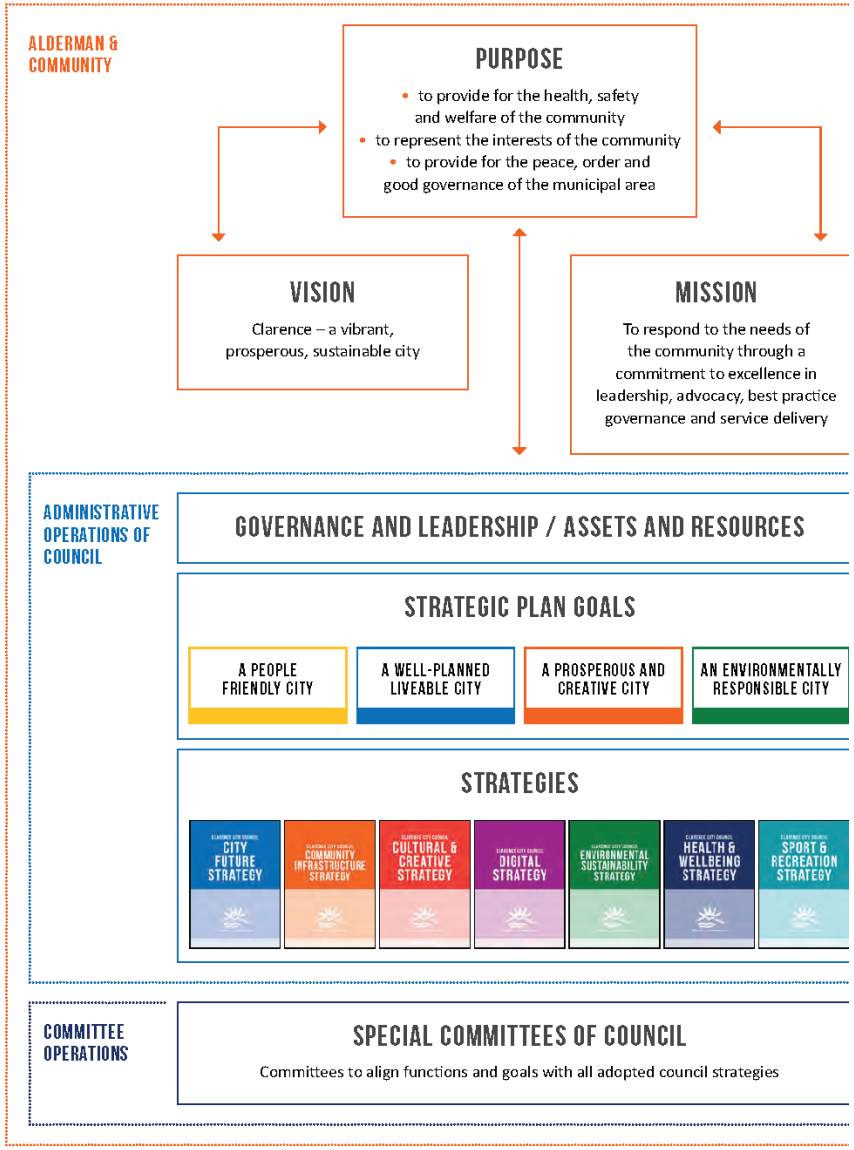
Clarence encourage creativity, innovation and enterprise and will develop the local economy by enabling opportunities for all people.

AN ENVIRONMENTALLY RESPONSIBLE CITY

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

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

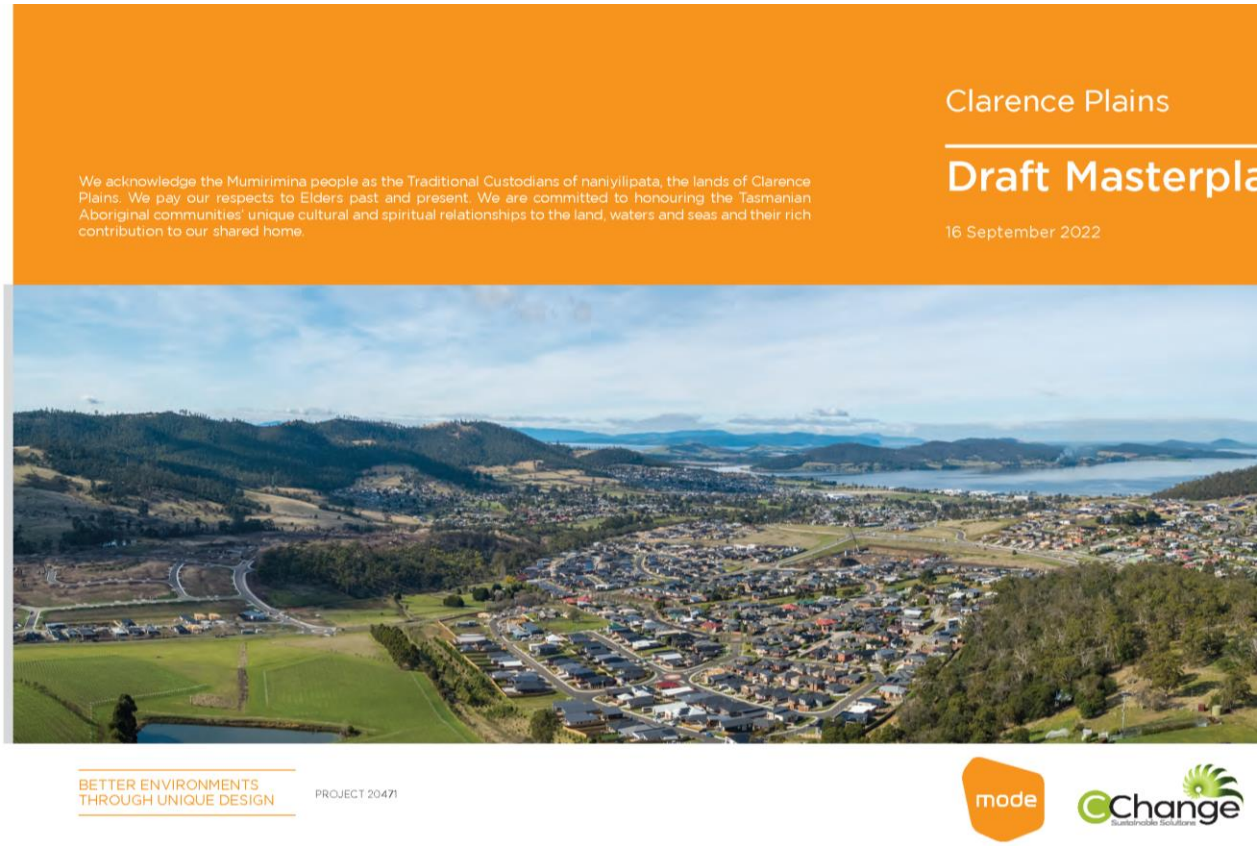
Extract from *Clarence City Council Strategic Plan 2021-2031*



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Objectives for the draft Master Plan

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



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Draft Master Plan key elements

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

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

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

GLEBE HILL

CLARENDON VALE

Clarence Plains

ROKEBY

OAKDOWNS

ROKEBY BEACH

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

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

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

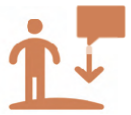
A safe and inviting place for all - diversity of housing, ensuring services are present, aging in place, parks that are safe and functional universal design and access

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Draft Master Plan core intentions



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



Alleviating social stigma through narrative sharing, public art & mentorship



Community development through consolidated hubs and working with community groups



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



Improve access to health, employment and training outside the area



Build & improve & facilitate Aboriginal engagement and community



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



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



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



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



Digital connectivity within residential areas and in community hubs



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



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



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



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



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



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

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Consultation methodology

Timeframe:

- 23 September 2022 to 21 October 2022

Key consultation activities

- Your Say survey online
- Key documents available on the Consultation Your Say page
- Pop ups at Glebe Hill shopping centre and Clarendon Vale community markets and community presentation over Friday 14 October and Saturday 16 October

Responses:

- 110 online and in-person responses (in addition to the 279 community surveys in phase 1)

Communication and promotion key moments (see appendix for full plan):

- Council website
- Facebook posts geo targeted
- ABC news article
- Corflutes and road signs

Community presentation



Market pop up



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Consultation Overview for the draft Master Plan

Consultation for Clarence Plains Master Plan was broad and comprised of both online and in person opportunities to provide feedback on the Master Plan. People were asked to comment on what they liked, what they were concerned about or thought was missing and also what they would prioritise first if they were in charge.

Our website provided access to all core documents, including the full draft Master Plan, and had a short online survey available for feedback for a month (see appendix for all documents). Additionally, on the 14 and 15 October 2022, Clarence City Council engaged with the community directly to determine their impressions of the Clarence Plains Draft Master Plan. Vanessa Bennett from C Change Sustainable Solutions Pty Ltd was part of the in person engagement activities.

Over the two days, three consultation activities occurred; the first at Glebe Hill Village Shopping Centre, the second at the Grace Centre with members of One Community Together and general community members, and the last one at the Clarence Plains Craft Market, held at the Grace Centre.

The consultations enabled a number of community members to share their views on the draft Master Plan and to indicate what they thought were key issues and priority projects moving forward. Altogether, it is estimated that over 80 people shared their views at the sessions including 26 people spoken to at the Shopping Centre, 12 at the One Community Together workshop and at least 18 individuals and families at the markets. Additionally, a good number indicated their interest in reading more detail on the Council's web site and sharing their views online. There were 52 completed surveys online.

People who commented on the plan included both males and females, and a diverse range of age groups – people from as young as 10 to those aged over 70 provided input. Families, seniors, singles, adolescents and children from a range of cultural backgrounds spoke to us throughout the weekend.

Feedback was positive for both the overall plan and specific elements

- Everything: people responded well to the Master Plan overall and are keen to see key initiatives implemented. Specifically, people responded very positively to the central core and recreational spine, the community hubs, and the connectivity across the precincts. There were a number of people that mentioned early action to implement the Plan is essential. Ensuring that some quick wins are implemented immediately, and substantial projects put in place early, is necessary to ensure that the community's confidence is maintained.
- Equality: some comments from the community indicated that there are differential standards throughout the Clarence Plains areas (standards in maintenance, quality of parks and other visible upkeep were mentioned). Ensuring that priority projects are of a high standard will be important. The plan was also seen as improving equality, access and inclusion.
- Connectivity: better connections is seen as solving current problems and was strongly supported. Currently access to key services and facilities is seen to be limited, in particular, the difficulty of people from Clarence Plains accessing other areas. Providing access ways that are safe, well-lit and inviting is wanted.
- Rivulet, Recreational spine and the Regional Park: liked and seen as key elements in improving attitudes to the area within and without. The plan was seen as providing elements that could be beneficial to the residents of Clarence Plains, as well as attracting visitors to the area.
- Open space, parks and beach areas: within the precincts were also considered as being in need of upgrading. Several people mentioned the existing green spaces such as Oakdown's park have a large amount of open space but needs improving with useful infrastructure and recreational elements for all ages and abilities to be more useable and used. Additional beautification such as street trees, beach access and wildlife corridors were also strongly supported.
- Village green and High street: seen as both providing important support for local businesses and providing a needed place to socialise.
- Housing: affordable housing, public housing and increased diversity in housing were supported. Ensuring both infrastructure and access to services are managed appropriately is seen as a critical element for success. Also seen to provide benefits to others in the area if managed well.

What is liked…


like
community
Rokeby
great
good
idea
very
development
beach
walking
nature
spaces
plan
more
recreation
housing
parks
facilities
hubs
focus
opportunities
consultation
trails
looks
Rivulet
rivulet
road
spine
proposed
connection
green
being
different
improved
recreational
fabulous
upgrade
safety
bush
village
Parks
improve
residents
BBQs
better
creating/expanding
quick
tracks
consideration
shops
well
future
planting
paths
enough
kids
trees
see
section
everyone
bypass
businesses/cafes
parts
possible
implement
used
school
access
hub
feels
live
love
cleaning
details
wholistic
looks
Tasmania
appear
upgrade
safety
Rivulet
fabulous
Accessibility
recreational
improved
cycling
importance
centre
council
seats
Boat
houses
work
aims
walks
beautify
services
need
years
high
wildlife
comprehensive
getting
Indicative
lighting
sports
interesting
feeling
links
indigenous
who
changing
Plains
Not
road
school
implement
possible
businesses/cafes
parts
everyone
bypass
walking
enough
paths
planting
future
shops
well
beach
idea
good
like
community
Rokeby
great
rivulet
spine
plan
more
spaces
recreation
housing
parks
facilities
hubs
focus
opportunities
consultation
development
very
trails
looks

Key elements of the plan were supported

Most people liked the overall intent and all key elements rather than commenting on specific elements

Elements liked:	Number of mentions:
Everything	22
Recreation spine and rivulet	13
Parks	11
Connections	10
Trees, habitat, wildlife	9
Village green and High st	7
Beach access and improvements	7
Housing diversity and affordability	7
Hubs	5
Safety enhancements	3
Roads and infrastructure	3
Sporting precinct	3

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What is liked…

Strong support for the plan was evident. There was support for both the intent and specific elements. Most pleasing was the feedback that it will improve the area and peoples lives.

Everything

Visionary and ambitious.

Very appreciative of all the work that has been done so far - it's not easy but you are giving us hope for a better future.

It aims to make the Clarence Plains a better place to live from multiple angles.

Everything, if you actually implement this and achieve the objectives then CP will be significantly more liveable...it's historically one of the more interesting parts of Tasmania so it's great to see it being given a chance to showcase its uniqueness.

Excellent plan! need to implement. All fab.

I do like the whole plan and its intentions to deliver the Public spaces back to the community.

Everything

I like that all areas have been looked at for future development but being so many and areas are large not sure on time frames.

I like the future of where the area is heading. I love the fact that a plan has been produced.

Love the design work and consultation that has been done. Giving our indigenous community focus.

the wholistic nature of the plan - i feel like it looks at the big picture as well as the details - i am impressed.

That it is long term and has a good element that encompass community consultation and major stakeholders.

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What is liked…

Recreation spine and rivulet

i love that the rivulet is in the centre - critical environmental asset for the community and for natural life in the area.

It's great! I like the nature trails and recreation areas as well as the lookouts, parks and upgrade of Romney beach.

Rivulet spine - been saying this needs cleaning up for years. picnic tables and bbqs.

Stonehouse section on rivulet. keep seats and 100year old quince trees.

Parks

The proposed parks (open areas/community hubs) and linking walking trails.

Focus on liveability. Useful open spaces for walking, running, dogs and cycling.

Parks and open spaces, well catered for.

Beach Access and Improvements

I like the proposed development of the Rokeby beach area.

Rokeby beach improvements - need a beach down there.

The proposed nature trails and kayak.

Village green and High st

Indicative desire to improve and beautify the area, with encouraged businesses/cafes.

village green - really needs more stuff near it.

high st near village green sounds nice.

No overhead powerlines mean nicer streetscape opportunities.

Trees and habitat

I live in Sunray, directly with the bush behind us. I have been worried that this would go in future planning but am relieved to read that it is planned recreation area. The wildlife that is already coming down…is disheartening.

more planting of trees for birds.

Wildlife protected - bush preserved corridors.

Preservation of wetlands/existing bush land.

What is liked…

Roads and infrastructure

Realignment of road to bypass the bottleneck in the middle of Rokeby.

Pass rd upgrade.

Like the idea that older residents are considered. The idea of the community bus which I think is designed to be a commuter business is a great idea for everyone especially older residents and would reduce traffic in the area.

Safety enhancements

paths - lighting – safety.

Focus on improving roads, paths, lighting, etc. Need to dramatically increase feeling of safety in the area. Running the rivulet at dusk alone feels very unsafe.

Housing affordability

That it will mean more housing putting less pressure on housing costs.

Diversity in housing.

Mix of social and private housing.

Housing is very important and it's good to see this is being addressed somewhat that said it needs to be the highest priority 10-15% public is not enough 25% should be the target.

I like that a balance between the population and resources, with respect to environment-friendly development.

Hubs

I love the idea of the variety of community hubs and having locals move around to access different services. Building up hubs in each area is wise - Clarence Plains is one area, but each hub is very different.

Rokeby as the hub makes so much sense.

More parks and community spaces.

Connections

The foot bridges over South Arm Road are very welcome.

Open/green space connections and highway overpasses.

The new path going through Rokeby past Emmanuel School. This area is used by 100's of school kids and is muddy and wet most of the time.

More walking and cycling tracks.

Sporting precinct

like the school area plan sporting precinct as we have lots of kids who will need it.

yes, great to focus on sports and rec.

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Concerns or missing

- Implementation: concerns included questions around implementation, timings and wanting more detail. Some people expressed concerns that these plans won't be implemented rather than any element in the plan that was of concern.
- Barriers: some barriers to implementation were highlighted for key elements of the plan. Goodwins Rd being close to the rivulet was identified as problematic as well as asbestos and industrial developments hindering Ralph Bay waterfront improvements.
- Safety: safety improvements are strongly desired and many wanted to emphasise how important this is to them. Key needs include improved lighting along paths and in parks and key problem areas. As well as addressing the persistent hooning and trail biking issues (most critically ensuring new walking trails and other work are designed appropriately with these elements in mind).
- Connectivity implementation and extensions: ensuring that passive and active connectivity is improved both within the area but also extending beyond the focal area was also seen as important to improving the lives of all in the community (including improved public transport). This would ensure access to employment and health service areas.
- Roads: roads, congestion and road safety were also concerns. The importance of road and other infrastructure keeping ahead of new housing developments is seen as critical with Pass Rd an example for many of a current problem. Traffic calming and lower speed limits was mentioned by some.
- Partnering and services: working with others to improve the lack of existing services is seen as important. Services are perceived as inferior in many areas from health services to Australia Post closing .
- Special and Unique: providing something to make the community proud and bring people to the area was suggested. Some thoughts included the provision of a wildlife sanctuary, a botanic gardens and/or an Indigenous Interpretative Trail with bush tucker opportunities, a 'treasure hunt' of types for kids along the rivulet incorporating both indigenous and non-indigenous culture as well as endemic flora and fauna. More street art and regular markets were suggested too. These were all seen as opportunities to change perceptions and change the conversation.

Key elements missing or of concern

Some comments were focussed on the difficulty of implementation and re-affirming how important some elements were rather than disagreeing with the overall plan or intent.

Elements of concern or missing:	Number of mentions:
Parks and upkeep	14
More detail and clarity including implementation	13
Roads and traffic including footpaths	11
Partnering, services and businesses	9
Beach clean-up and coastal walks	8
Trees, habitat, wildlife and sustainability	7
Connections implementation	6
Shops and business support	4
Inclusivity and accessibility	4
Safety including trail bikes and hooning	3
Best practice, fairness and honesty	3
Housing	2
Special, unique and art	2

Concerns or missing


parks
needs
new
Rokeby
people
more
area
road
Glebe
Hill
Oakdowns
areas
Pass
open
needed
services
street
exercise
speed
safe
foreshore
school
appropriate
homes
problems
equipment
Bay
housing
add
look
future
residents
community
concrete
missing
great
shopping
water
infrastructure
facilities
working
Droughty
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roads
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dog
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traffic
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additional
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safety
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dangerous
fitness
whole
police
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oakdowns
land
houses
terrible
waste
ownership
Lauderdale
beautiful
shops
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Gardens
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hub
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kids
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spaces
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work
Road
play
walking
mention
lost
Highway
Tolland
council
trees
proposed
dogs
zoned
development
track
stigma
hard
wildlife
cricket
plans
population
large
local
encourage
improve
some
issues
bus
current
lot
roadside
students
identified
basketball
bbqs
Clear
courts
native
access
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Tas
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able
Parks
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cricket
plans
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Highway
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Road
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now
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increase
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clarendon
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hub
lighting
used
adjacent
Gardens

Concern verbatim responses

Concerns around timing, desire for more detailed implementation plans and wanting a strong commitment to following through with the perceived promises made through this plan.

Implementation needs to address current and future issues

Clear action plan. Recommendations are a little vague.

Water Sensitive Urban Designs - might have missed it - but I didn't see that mentioned - critical environmentally sustainable methods for dealing with stormwater and all water flows.

Need a sense of urgency

No point coming up with dreamy proposals for the future if you cannot even fix the problems that are occurring right now...people need to be able to feel and be safe, that needs to be a priority.

Yoo slow - change takes so long.

Hope that the Master Plan and the consultation feedback are used

Excited that there is consultation so long as it's used

Master plan ideals do not appear to tie in to what ccc will actually do

Special elements to increase pride

…needs good Street art to make it feel Hobart! Not words. Art!!!

There should be a market hold on weekends.

Some local artwork signage and street furniture/better street lights etc.

Rokeby Beach development - have a look at the new park in Launceston near the silos, amazing area for families, a development like this would be great for the area.

Concern verbatim responses

Roads, traffic, public transport and trail bikes generated a lot of questions and concerns

Infrastructure and roads

More infrastructure support and planning for traffic congestion that is inevitable due to the growth of this area and other areas further down the South Arm Road.

New roads designed to protect wildlife better.

How this plan connects with North Bay and Skyland future developments. Road infrastructure supporting connection to these areas and traffic flow.

There was talk about a new bike track connecting Mornington to the area (great) but there was not much mentioned about the appalling condition of Pass Rd which is now heavily used. It is the connection to the Clarence Plains area and should not be forgotten about. Currently a dangerous road to travel on.

Connectivity plan will be crucial.

Trail bikes and burn outs

Motor bikers will want to use new paths - will need to plan for this.

Skate parks, more fun things, less burn outs, less graffiti.

Appreciate that there is a focus on the crime & antisocial behaviour situation here. The dirt bike/ trail bike and eshay gangs make me feel anxious living here.

Public Transport

We lost the X44 a few years ago- the only express bus that arrived in town by 8am, and left at 5. I've overhead young apprentices say it takes them 90 minutes on the from Rokeby to Glenorchy for work - this is where disadvantage lives.

How are you going to address public transport accessibility when Metro have said in the past they cannot access Glebe Hill due to the roundabouts, etc?

I can't see a reference to the Derwent Ferry - a game changer for those of us in Clarence.

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Concern verbatim responses

Concerns that the barriers to improvement and maintenance may be underestimated.
Wanting more specific intentions around wildlife protection and providing parks for all ages.

Rokeby Beach / Ralphs Bay

Beautification of Rokeby Beach, a beautiful natural asset that has been neglected and made an eyesore with the approval of more light industrial developments on the waterfront, right next to a natural wetland and new North Bay development. I understand there is asbestos affected waste on the beach. This should be removed as a priority.

Rokeby Beach development - have a look at the new park in Launceston near the silos, amazing area for families.

Concerns the houses by the water front in Rokeby beach will turn into high rise apartments. I've seen it commercialise and ruin other beautiful parts of the world.

I'd love to see a coastal track from Rokeby beach through to the police academy…to Lauderdale. Perhaps a board walk over parts of Ralph's Bay similar to …Rosetta.

industrial site at Ralphs bay ruining its beauty not appropriate.

Rivulet, recreation spine and habitat

Lots of work needed to clean rivulet out.

Skylines disappearing, keep being cleared. losing corridors for birds and wildlife. needs to be kept for birds.

That the skyline between Rokeby and Tranmere not be eroded anymore. As it should have never been touched as was promised by previous councils in the 1970s. It used to be nice walking from Tranmere to Rokeby .

Wildlife protection/corridors and reserves of bushland.

Parks

There is no where I can take for my kids to practice (soccer) that we feel safe near our house.

In the park areas they seem to be for younger kids, adding basketball half courts would get teenagers something to do as well. Parks for all ages.

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Concern verbatim responses

Partnering with others & more services

More collaboration with existing community services such as the Grace Centre could be a way of spreading dollars further.

Infrastructure - Is Tas water going to improve the waste facility, so it doesn't overflow into the waterways?

Would be nice to have an emergency services hub (police, fire, ambulance, ses) at the police academy.

There should be an upgrade to the NBN infrastructure.

There is no longer an AusPost in Rokeby- is this a problem esp for older residents?

Lauderdale school is bursting at the seams...A new k-12 school to cater for this massive influx of people would be welcome.

A rethink should take place of the proposal to close the Rokeby Fire Station.

Need University and hospital on this side.

...non functioning street lights are not council responsibility (rather, State or Federal?) but I feel that it reflects on the council, however rightly or wrongly.

Inclusivity and accessibility strengthened, and stigma reduced

Indigenous and vulnerable people's voice/input.

In the park areas they seem to be for younger kids, adding basketball half courts would get teenagers something to do as well. Parks for all ages.

Facilities for aged care as population grows and ages. accessibility for new parks for wheelchairs - kids can't have their friends with them.

Wheelchair friendly footpaths to get to around. our kids friends can't walk to school together as the whole way isn't accessible.

Name change. I live in Ralph Terrace, zoned Rokeby.. that suburb has a stigma attached to it...I have to tell taxi drivers I live in Oakdowns. I feel for the lovely decent people who suffer the stigma of living in Clarendon Vale. Change the name of the whole area to Clarence Plains.

What should be done first?


road
community
housing
beach
people
parks
trees
trails
social
bins
Street
quick wins
path
spaces
Upgrade
ensuring
proper
access
safety
developments
traffic
transport
planting
bypass
walking
cycleways
highway
trail
Plants
Enhancement
parking
footpath
kids
families
important
upgrading
Affordable
Gardens
free
Improving
Rabbum
Public
Park
cleaning
bike
shops
Addition
improve
infrastructure
place
cheap
rubbish
dog
lighting
change
public
green
fast
first
Start
activities
outcomes
over
should
sports
population
useable
accommodation
footpaths
cycle
create
ones
see
quickly
waterfront
CCTV
bushland
benefit
Beach
tracks
pride
connecting
actually
Estate
open
space
beautiful
feel
hubs
nature
something
facilities
recreation
park
wildlife
residents
house
business
safe
side
clearer
better
now
reserves
connect
corridors
zone
buses
priority
Highway
Northbay
Greenville
family
good
Project
Tasman
Gentrification
Increase
address
Bridge
Track
Ring
Creek
Shambler
Hall
Oakdowns
Rokeby
Clarendon
Roundabout
Recreational
Footbridge
Waterfront
Foreshore
Wildlife
Goodwins
Bellerive
Kangaroo
Nature
Reserve
Pet
Mont
Nevin
Widen
Soft
Reduce
Trees
Greater
Expanding
Maintenance
Therefore
Product
Equipment
Existing
Dedicated
Profits
Improved
Improvement
Amount
Sufficient
Village
Retail
Accessibilities
Crossings
Behaviour
Graffiti
Vandalism
Graffitied
Lighting
Footpath/bike
Pathways/trails
Vegetation
Planning
Proposals
Identified
Hopefully
Cameras
Intersection
Roundabout
Removed
Riders
Youth
Water
Walks
Their
Point
Capacity
Upgrade
Pedestrian/bicycle
Underpass
Commercial
Participation
Pulling
Member
Protect
Proud
Skate
Park
Highway
Wonderful
Lanes
Walkways
Temperature
Beginning
Instructions
Current
Hiking
Enjoy
Encouraged
Spaces/footpaths
Natures/colourful
Bikers
Walking/bike
Relaxing
Understand
Floodplain
Improving
Abundance
Maintain
Extending
Services
Enough
Anything
Navigate
Renovating
Behaviour
Resident
Greenville
Masterplan
Friendly
Footy
Pulling
Member
Protect
Proud
Skate
Park
Highway
Wonderful
Capacity
Cycle
Point
Their
Walks
More
Water
Enjoy
Youth
Rokeby/Clarendon
Roundabout
Removed
Riders
Recreational
Accommodation
Activities
Start
Outcomes
Over
Should
Sports
Population
Useable
Transport
Traffic
Planting
First
Bypass
Walking
Cycleways
Highway
Trail
Ensuring
Proper
Access
Safety
Developments
Parks
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Trees
Bins
Street
Quick wins
Path
Spaces
Upgrade
Cheap
Rubbish
Dog
Lighting
Change
Public
Green
Fast
Footpath
Priority
Parking
Plants
Enhancement
Should
Sports
Population
Useable
Transport
Traffic
Planting
First
Start
Activities
Outcomes
Over

What should be done first?

Opportunity to start with some quick visible elements to clearly signal a strong commitment to the long term vision

Rivulet, Trees & Green spaces

Get to planting trees where you said you would…especially in identified floodplain.

Nature trails, reserves, parks lookouts and recreation areas.

Every tree that comes down another needs to be put up - need to be the right ones for birds. important for lowering temperature (heat islands).

Make our streets the envy of other suburbs with tree lined streets and beautiful suburb signs surrounded with garden.

Anything that quickly improves the look of the area - the sooner people see change happening the more they will be encouraged to jump on board.

Green space corridors - especially reinstating green rivulet.

Wildlife prioritised with the abundance of new (important) business.

Start upgrading the look and feel around our roads and path with more trees or nature displays - make it feel luxurious.

Village Green & High St

This will create a Hub for business and socialising within the community. Make it a place that is nice to walk between areas and spend a greater amount of time.

Connections & Safety

As a new mother trying to walk to the Coles it's extremely difficult to navigate a pram up and down curbs.

Laneway connecting Oakdowns to Rokeby shops in front of Grace Centre would be a great space to develop.

Traffic calming. laneways - redesign from the Radburn estate. safety focus.

Roads before they are an issue eg Pass rd.

Beach

Access to the beach from Rokeby needs improving. swamp at present.

Turn the Rokeby Beach area into something decent with a boat club and proper ramp and jetty... Make it something to be proud of to help the stigma in the area.

Rokeby beach …improve beach access and recreation for water sports such as kayaking, ..Rokeby deserves to have it's own beautiful beach.

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Project Timeline

Where to now?

Next steps

Endorsement by council

The Draft Master Plan will be presented to council for formal endorsement in early 2023, inclusive of an initial implementation plan.

Priorities taken into budget process

First priorities in the implementation plan will be considered in 2023-24 budget planning.

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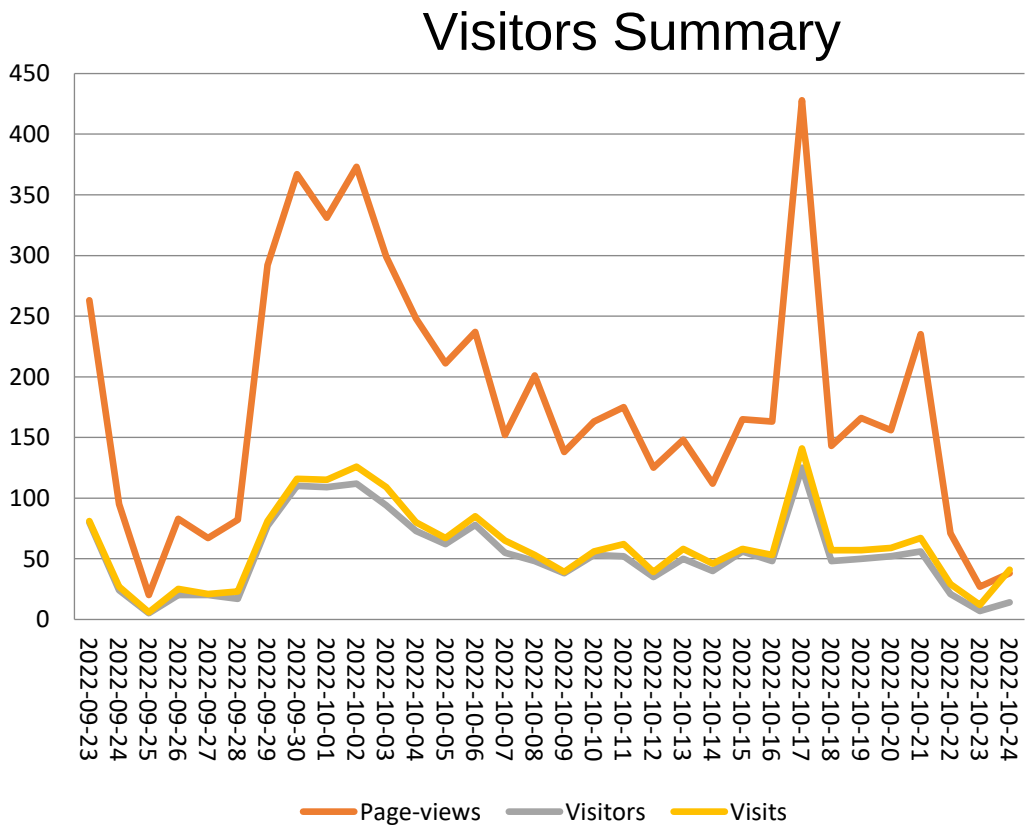
Appendix

- Methodology
- Activities and channels
- Core documents on the Your Say website
- Survey (available both online and as a hard copy)
- Summary of first survey report
- Consultation communication plan

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Consultation activities on our website

- Engagement was broader than the conversations and completed online surveys
- A pleasing number of people also visited the web pages and downloaded key documents including the Master Plan.



Community reached and visits to the consultation pages:

Reach: 10,022 people reached via Facebook with 1083 clicks

Aware: 1,505 visited at least one page of Your Say

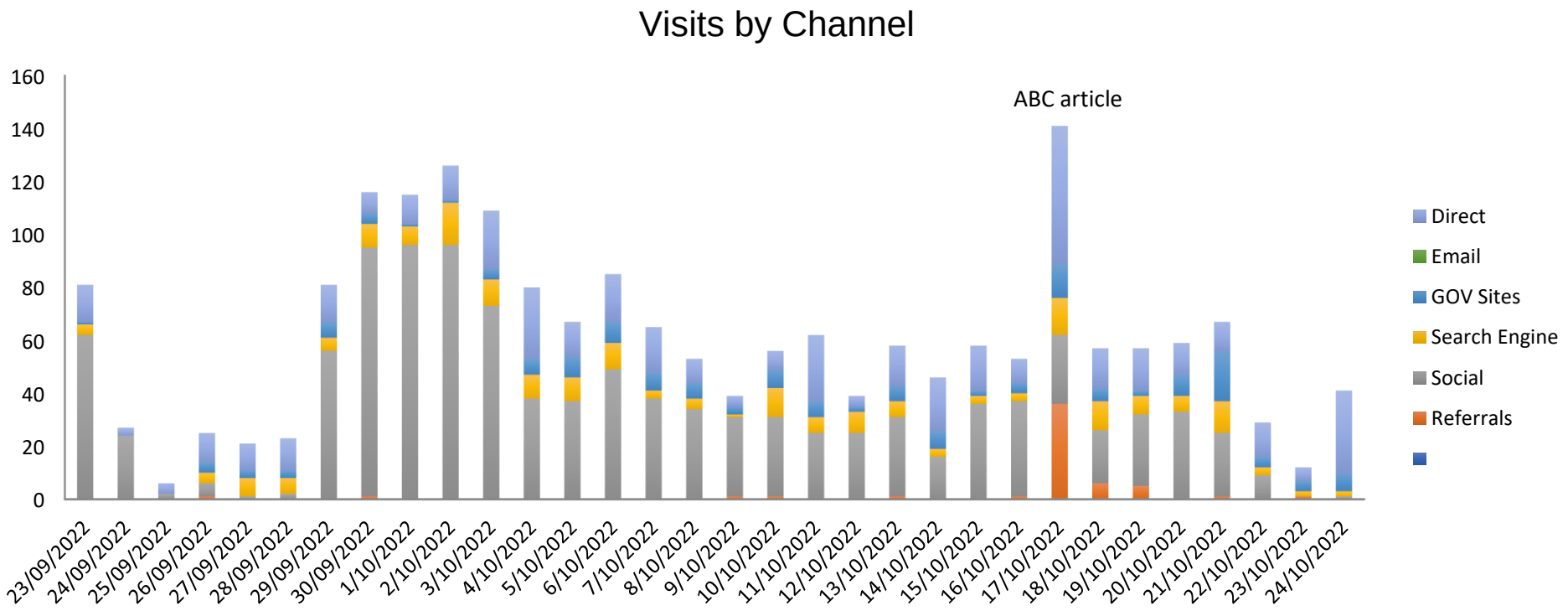
Informed: 719 downloaded a document

Engaged: 52 completed the survey online

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Key channels for website engagement

- Social media played a strong role in driving engagement across the four weeks of engagement with over 10,000 reached via geo targeting.
- Media strongly supported engagement with an article by the ABC on the 17th of October resulting in a spike of interest
- Notable days include the strong role of handing out Postcards to busy shoppers during the pop up at Glebe Hill on Friday the 14th October



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Key documents

Core documents and survey were provided on Council's Your Say website:
Clarence Plains Master Plan | Your Say Clarence (ccc.tas.gov.au)

Clarence Plains Draft Master Plan
20471 CLARPMP Master Plan Report 220915.indd (amazonaws.com)

Clarence Plains Master Plan – Executive Summary
8e96c6929428f79f31770f94a4953922_CCC_Clarence_Plains_Master_Plan_Executive_Summary_2022_FINAL.pdf (amazonaws.com)

Consultation results from earlier stage understanding current state
PowerPoint Presentation (amazonaws.com)

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What was asked

Key questions across both the online survey and at the pop up activations

What do you like about the draft plan?

What do you think is missing from the draft plan?

If you had the ultimate say, what would you do first?

Do you have any other comments?

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Consultation communication plan

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Consultation Plan

Clarence Plains Draft Master Plan

Purpose:

Inform City of Clarence residents, as well as the broader community, of the Clarence Plains Draft Master Plan and gather their feedback on the plan.

Anticipated start date: Early – mid October

Anticipated end date: Early – mid November (four weeks)

Promotion tool	Platform	Y	N	Target audience	Proposed timeframe*	Primary comms	Follow-up comms	Statutory requirement	Comments
Media:	**Media release**	✓		Mercury readers/broad community Easter Shore Sun media release – Local community	To align with survey opening	✓			Pitch a story exclusively to the Mercury. Easter Shore Sun media release
	Photo/vision opportunity	✓		Mercury readers/broad community	To align with survey opening	✓			Include in Mercury pitch.
	Radio interviews with ABC, Triple M,	✓		Local community		✓			Possible outside broadcast to align with pop-up sessions

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Consultation communication plan

Council publications	**CCC Quarterly News**		✘						
	Dog News		✘						
Advertisement	**Mercury**		✘						Advertising through ESS and Facebook will deliver a more targeted result.
	Eastern Shore Sun	✓		Local community	For distribution on 18 October and 15 November	✓			Regular open consultation advert.
	Facebook	✓		Targeted 5km radius around Clarence Plains area.	Throughout consultation	✓			
Social Media	**CCC Facebook page**	✓		Clarence City Council Facebook page followers (over 10,000) .	Throughout consultation – 1 post per week and additional post before ending online survey.		✓		
	Facebook groups (specify)	✓		• Glebe Hill residents • Oakdown residents • Rokeby residents • Howrah/Tranmere • Lauderdale/Acton Park residents • Mount Rumney residents	Share CCC page posts to each group throughout consultation.		✓		

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Consultation communication plan

Online	**Your Say website**	✓		Registered users	Survey will be open for four weeks.	✓			
	CCC website	✓		CCC website users	Duration of consultation.	✓			Dedicate a tile on main page of website to directly link to the Your Say page.
Signage	**Corflute signage**	✓		Local residents and people transiting through the area	Duration of consultation.	✓			
	Promotional posters	✓		Local residents	Duration of consultation.	✓			To be distributed to local shops, Neighbourhood Houses, schools and council buildings.
	VMS boards	✓		Local residents and people transiting through the area	TBC	✓			Locations TBC
Stakeholder engagement	**Consult stakeholders**		✗						Council have already met with key stakeholders and invited them to provide feedback on the draft plan.
On-site promotion	**Pop up stall**	✓		Local residents	TBC	✓			Possible pop-up stalls at the following: - Glebe Hill Village Shopping Centre - Clarence Plains Growers and Crafters Market - TCM Lauderdale - Hill Strett Lauderdale - Shoreline Shopping Centre

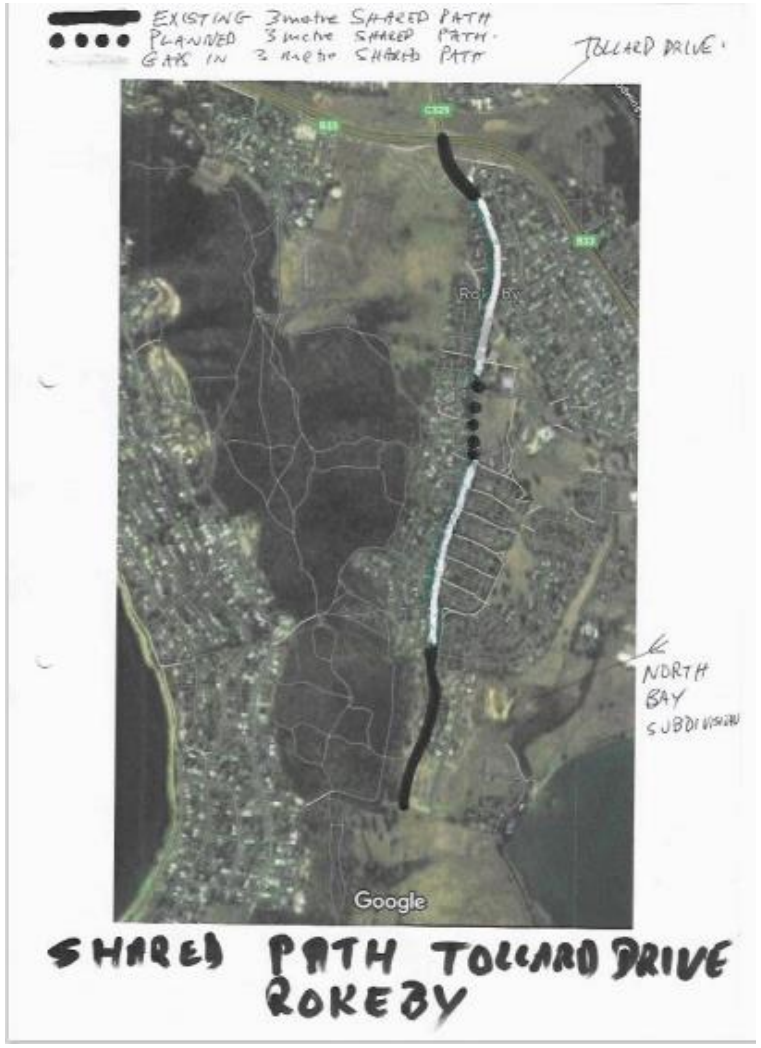
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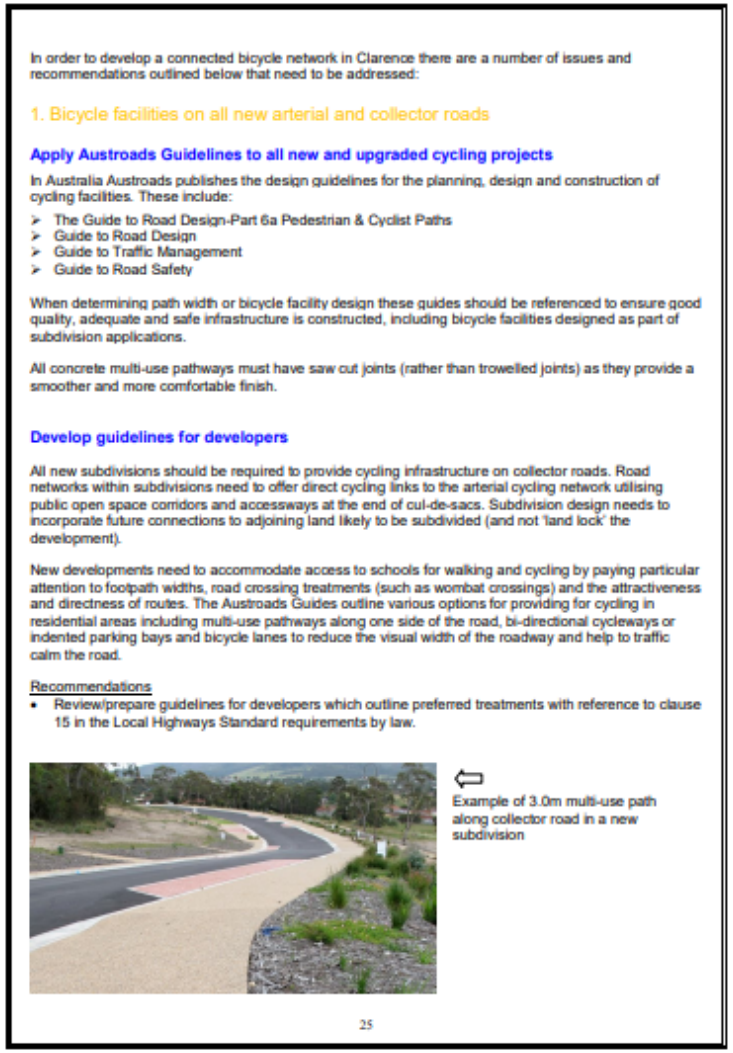
Submissions, pictures and misc feedback

As part of the consultation process we also received the community feedback links to articles and plans

[Web-Bike-Strategy-2013-17.pdf (ccc.tas.gov.au)]

Shared Article: [Cycling is taking off in Tasmania amid coronavirus, but how bike-friendly are Hobart and Launceston? - ABC News]





In order to develop a connected bicycle network in Clarence there are a number of issues and recommendations outlined below that need to be addressed:

1. Bicycle facilities on all new arterial and collector roads

Apply Austroads Guidelines to all new and upgraded cycling projects

In Australia Austroads publishes the design guidelines for the planning, design and construction of cycling facilities. These include:

- The Guide to Road Design-Part 6a Pedestrian & Cyclist Paths
- Guide to Road Design
- Guide to Traffic Management
- Guide to Road Safety

When determining path width or bicycle facility design these guides should be referenced to ensure good quality, adequate and safe infrastructure is constructed, including bicycle facilities designed as part of subdivision applications.

All concrete multi-use pathways must have saw cut joints (rather than trowelled joints) as they provide a smoother and more comfortable finish.

Develop guidelines for developers

All new subdivisions should be required to provide cycling infrastructure on collector roads. Road networks within subdivisions need to offer direct cycling links to the arterial cycling network utilising public open space corridors and accessways at the end of cul-de-sacs. Subdivision design needs to incorporate future connections to adjoining land likely to be subdivided (and not 'land lock' the development).

New developments need to accommodate access to schools for walking and cycling by paying particular attention to footpath widths, road crossing treatments (such as wombat crossings) and the attractiveness and directness of routes. The Austroads Guides outline various options for providing for cycling in residential areas including multi-use pathways along one side of the road, bi-directional cycleways or indented parking bays and bicycle lanes to reduce the visual width of the roadway and help to traffic calm the road.

Recommendations

- Review/prepare guidelines for developers which outline preferred treatments with reference to clause 15 in the Local Highways Standard requirements by law.

⇦ Example of 3.0m multi-use path along collector road in a new subdivision

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Submissions, pictures and misc feedback

As part of the consultation process we also received maps

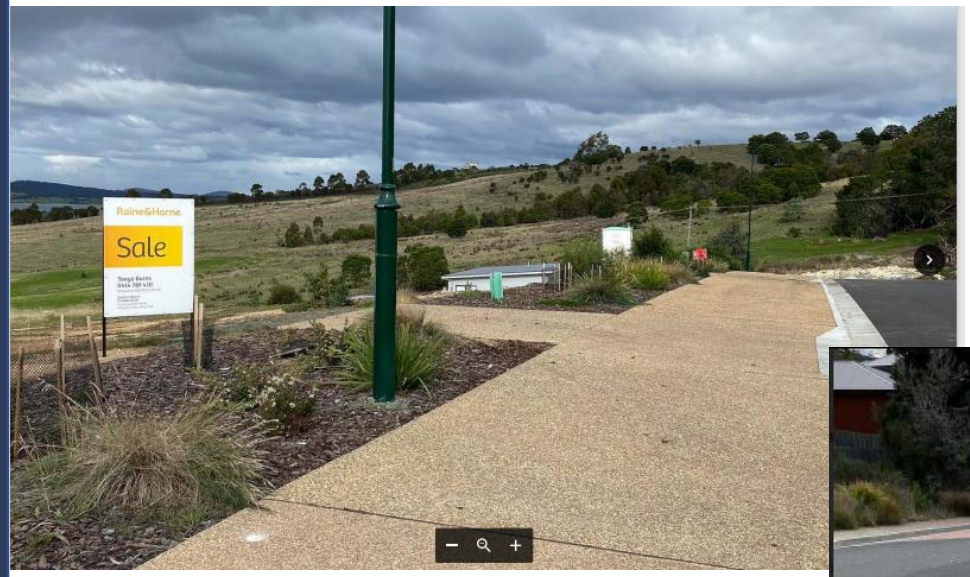


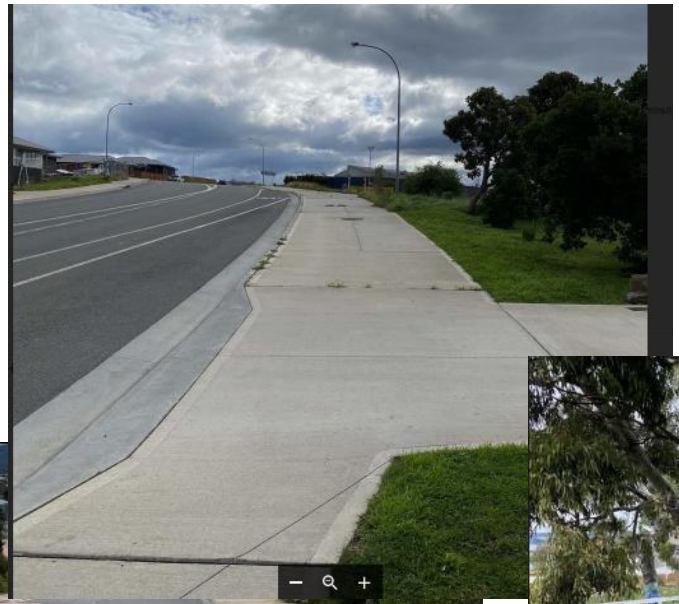


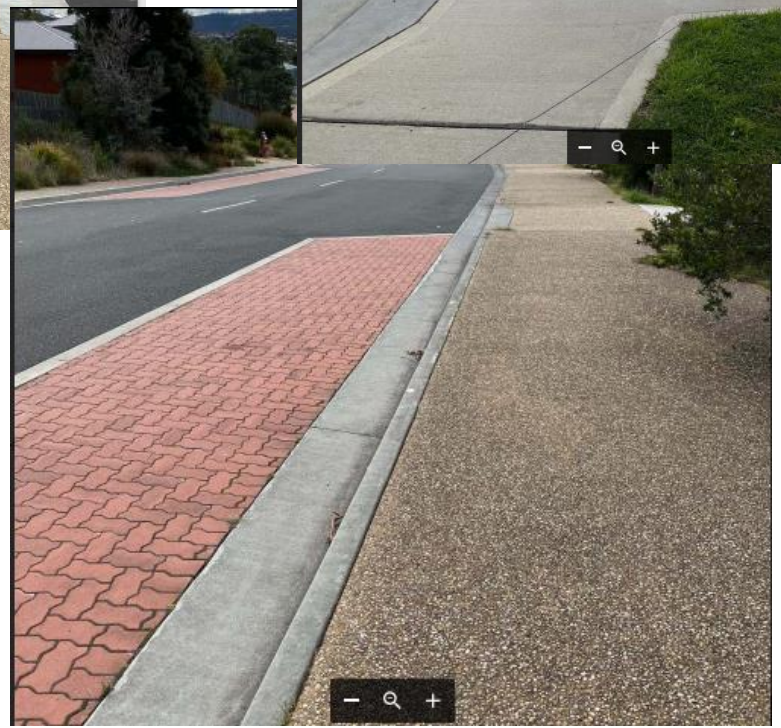
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Submissions, pictures and misc feedback

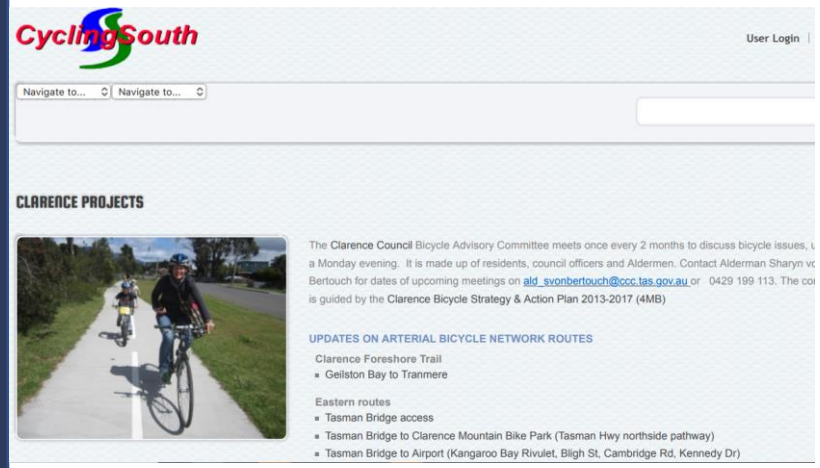
As part of the consultation process we also received photos











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Submissions, pictures and misc feedback

As part of the consultation process we received emails

From: Pam and Andrew Lake <pamandandrew@gmail.com>
Sent: Saturday, 15 October 2022 9:57 AM
To: Clarence Plains Master Plan <cpmp@ccc.tas.gov.au>; Councillor Doug Chipman <ald_dchipman@ccc.tas.gov.au>
Subject: Clarence Master Plan comments: St Matthews Church Rokeby

Dear Sir/Madam

I am chair of a committee tasked with a conservation plan for St Matthews Church in Rokeby. It is a sub-committee of Clarence South Anglican parish Council. We have a vision for the building and environs not only to recommence as a place of worship but to be a venue for community events. The committee includes professional heritage consultants and others of us with experience of conservation of St Luke's Richmond and St George's Sorell. I'd love to share our plans and vision. I am happy to be contacted by phone or email

Revd Dr Andrew Lake

0487903363

pamandandrew@gmail.com

25 Mortyn Place
Howrah

From: Frazer Read <frazer@allurbanplanning.com.au>
Sent: Monday, 17 October 2022 10:01 AM
To: Clarence Plains Master Plan <cpmp@ccc.tas.gov.au>
Subject: Draft Clarence Plains Master Plan - Submission on behalf of the owners of 22 Goodwins Road

This Message Is From an External Sender
This message came from outside your organization.

I refer to the Draft Clarence Plains Master Plan currently on public exhibition and provide the following submission on behalf of the owners of 22 Goodwins Road, Stage C Developments Pty Ltd.

We note that the Draft Master Plan considers 22 Goodwins Road as one of four potential sites for a regional park. The owners strongly oppose this proposal.

The land is privately owned and is currently the subject of a request for rezoning to General Residential that has been prepared in consultation with Council. The rezoning report can be downloaded at the link below for information. While the owners support a continuation of the open space/ recreational corridor through the land along the alignment of Stokell Creek as shown in the draft rezoning plan, the owners oppose the suggestion of a regional park over the balance of the property.
https://1drv.ms/b/s!AldnBIdkDQCXhftCMSS94yKBz6iJbA?e=mKiEqx

We would welcome the opportunity to meet to discuss further.

Regards

Frazer Read
Principal

Call 0400 109 582 Email frazer@allurbanplanning.com.au
19 Mawhera Ave, Sandy Bay Tasmania 7005
allurbanplanning.com.au

AllUrbanPlanning

PIA Registered Planner
Planning Institute Australia

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Community statistics from first stage of consultation

Overview of community from first stage of consultation

Study Area: Key Statistics

It is noted that the 2016 Census statistics here includes all areas in the postcode 7019. This includes Rokeby, Clarendon Vale and Oakdowns, but does not include Glebe Hill.

Key findings are noted below:

- Approximately 6,100 people
- Younger area: Median age 32 (Tas = 42)
- Higher ATSI 7.9% (Tas = 4/6%)
- Lower incomes weekly hh income $964 (Tas = $1,100)
- Mixed Ancestry but many Australian
- Unemployment high 9.4% (Tas = 7.0%)
- Technicians and Trades in many areas
- Professionals in some pockets
- Couple families with children & one parent families
- Housing Stress for rentals high 18.3%
- Housing predominately detached 92.6%
- **Rapid change to the area has occurred since the 2016 census.**

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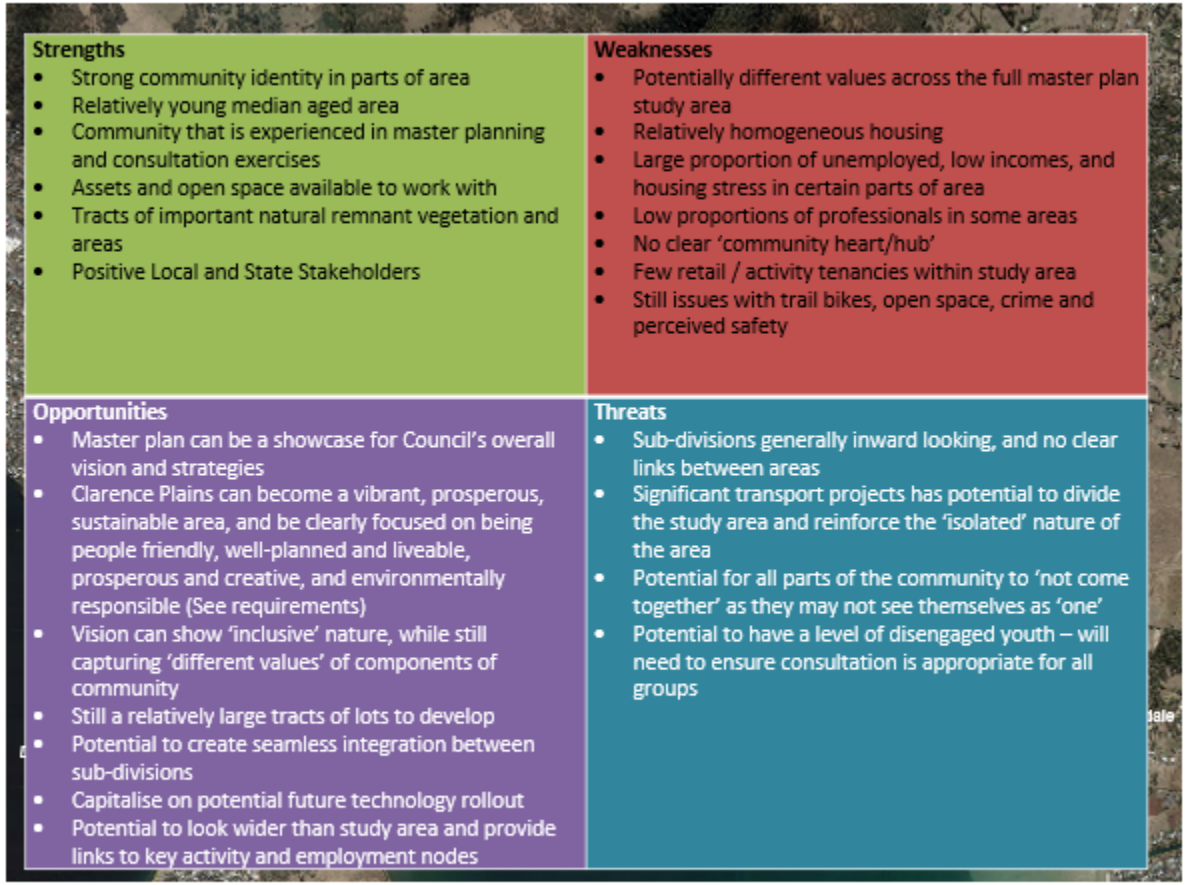
SWOT from first stage of consultation

Strengths, Weaknesses, Opportunities and Threats

Key Strengths, Weaknesses, Opportunities and Threats to take forward to the next phase:

Requirements going forward. Ensuring that Clarence Plans:

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



Strengths

- Strong community identity in parts of area
- Relatively young median aged area
- Community that is experienced in master planning and consultation exercises
- Assets and open space available to work with
- Tracts of important natural remnant vegetation and areas
- Positive Local and State Stakeholders

Weaknesses

- Potentially different values across the full master plan study area
- Relatively homogeneous housing
- Large proportion of unemployed, low incomes, and housing stress in certain parts of area
- Low proportions of professionals in some areas
- No clear 'community heart/hub'
- Few retail / activity tenancies within study area
- Still issues with trail bikes, open space, crime and perceived safety

Opportunities

- Master plan can be a showcase for Council's overall vision and strategies
- Clarence Plains can become a vibrant, prosperous, sustainable area, and be clearly focused on being people friendly, well-planned and liveable, prosperous and creative, and environmentally responsible (See requirements)
- Vision can show 'inclusive' nature, while still capturing 'different values' of components of community
- Still a relatively large tracts of lots to develop
- Potential to create seamless integration between sub-divisions
- Capitalise on potential future technology rollout
- Potential to look wider than study area and provide links to key activity and employment nodes

Threats

- Sub-divisions generally inward looking, and no clear links between areas
- Significant transport projects has potential to divide the study area and reinforce the 'isolated' nature of the area
- Potential for all parts of the community to 'not come together' as they may not see themselves as 'one'
- Potential to have a level of disengaged youth – will need to ensure consultation is appropriate for all groups

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Reminder: What did we hear in the first consultation?

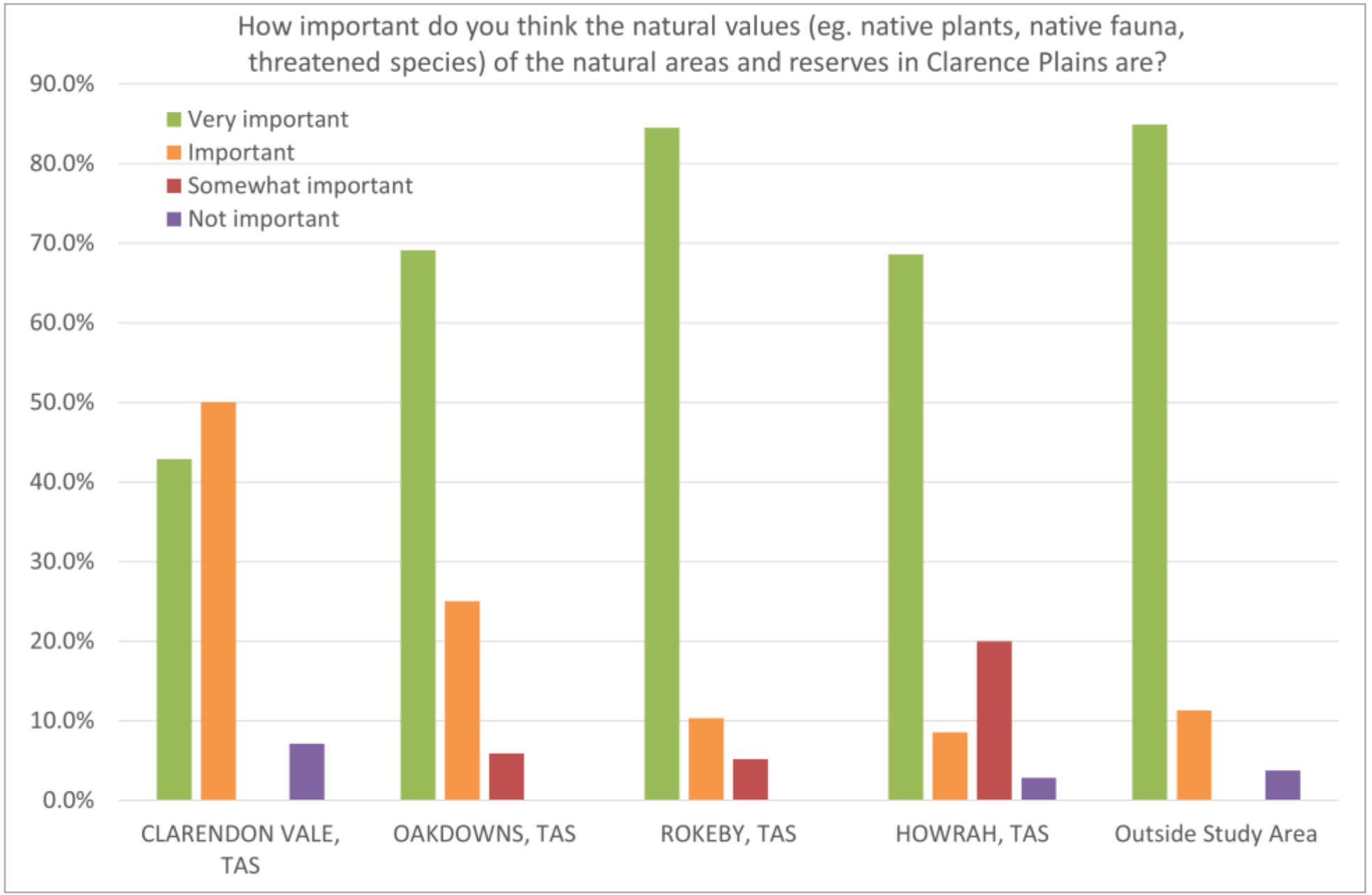
First round survey results feeding into the development of the draft Master Plan

PowerPoint Presentation (amazonaws.com)

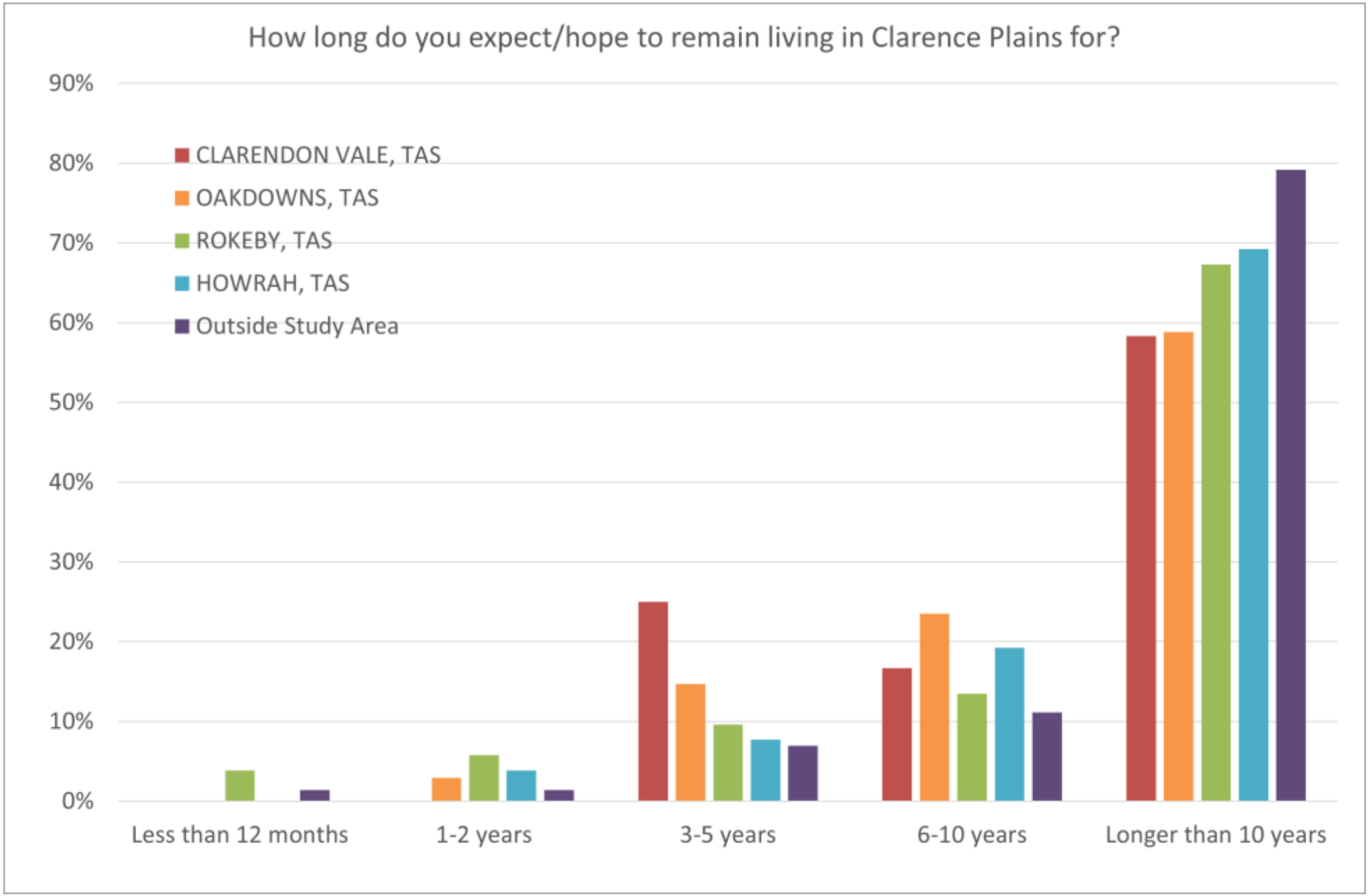
Consultation overview

- Community Consultation
  - Open between 12 October 2021 – 3 December 2021
  - Promoted widely through Clarence News, the Mercury, Facebook and VMS signage
  - 279 survey responses
  - 35 contributors to the map, dropping 132 pins of interest/suggestions

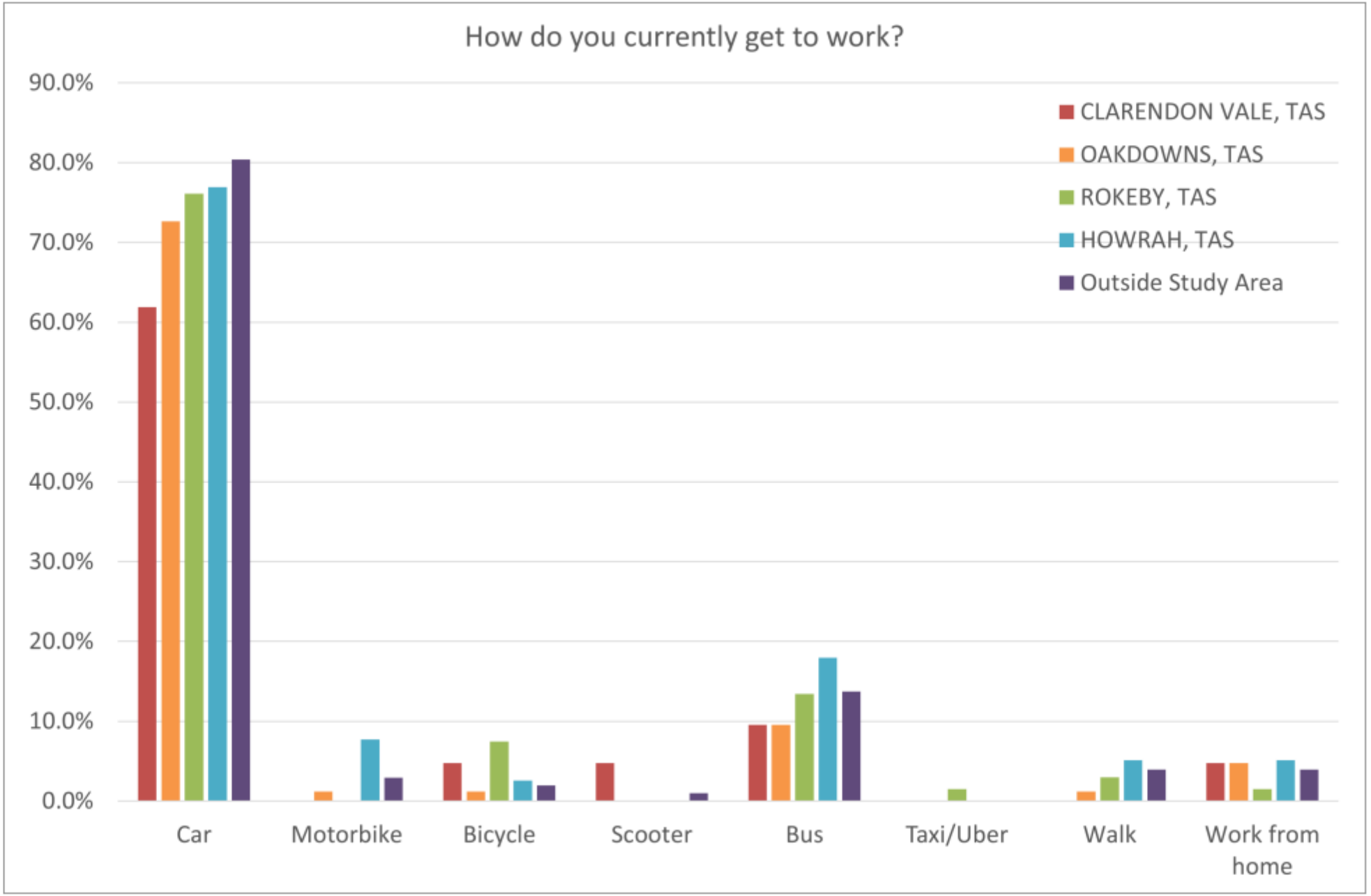
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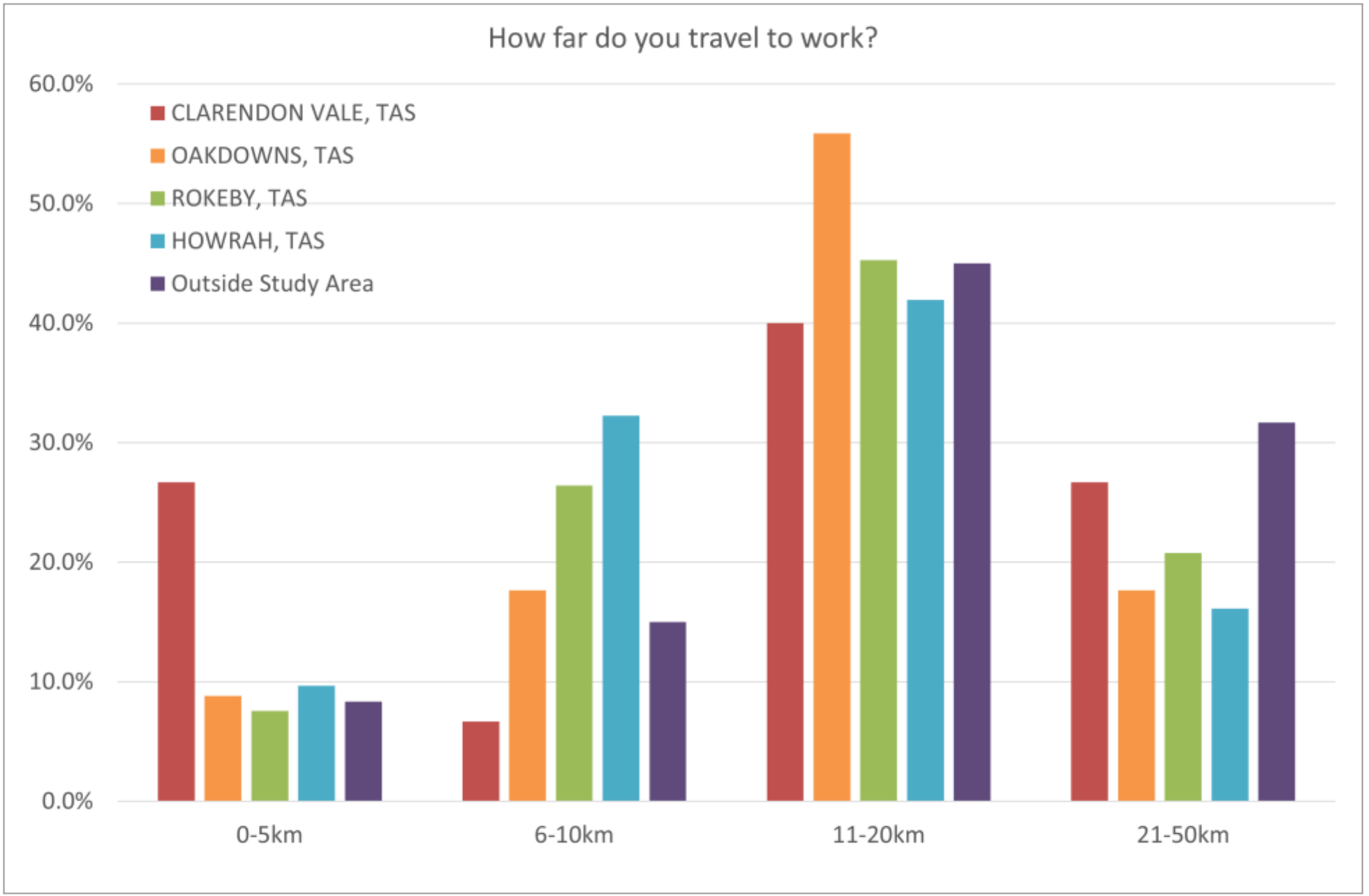
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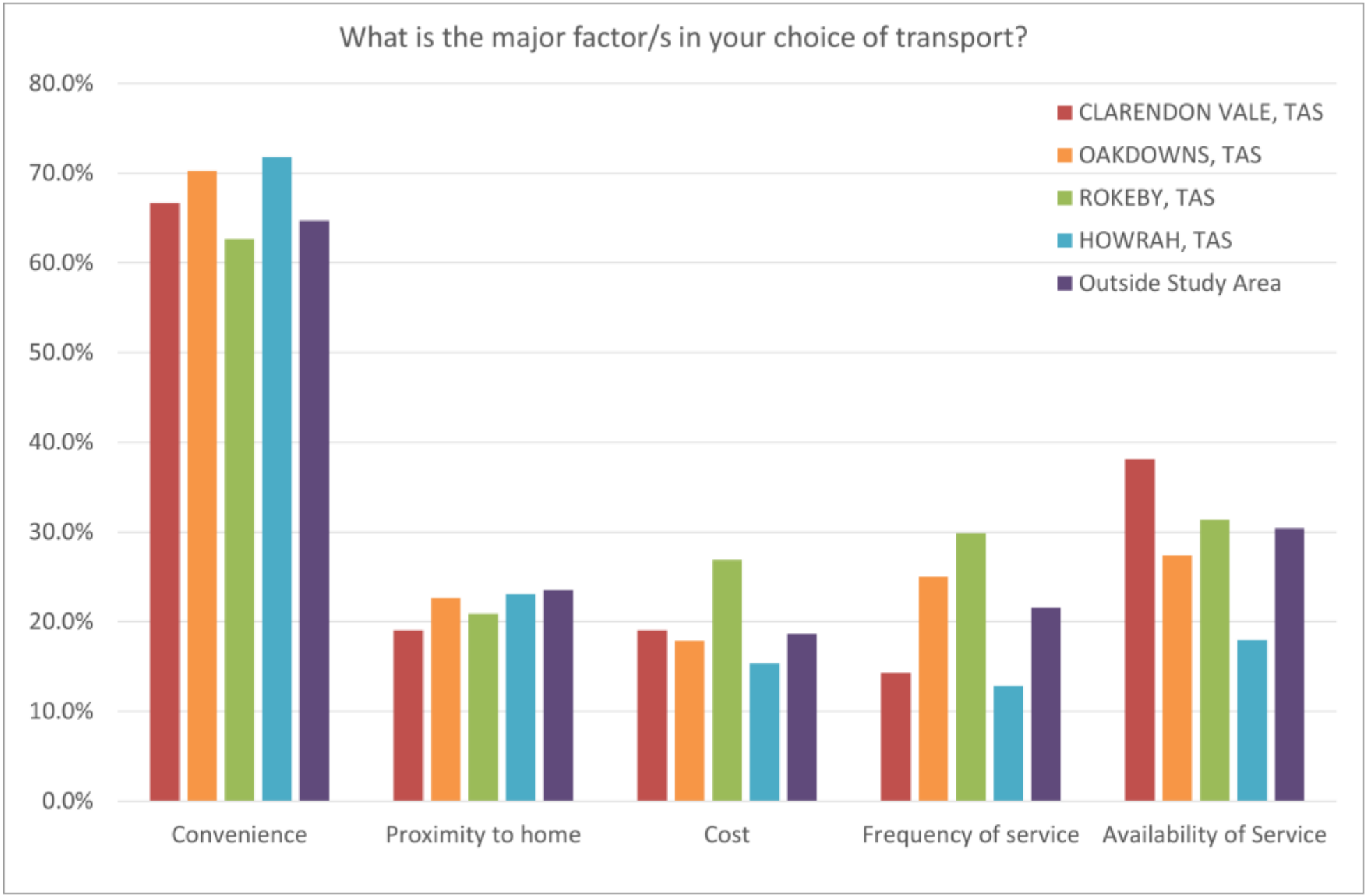
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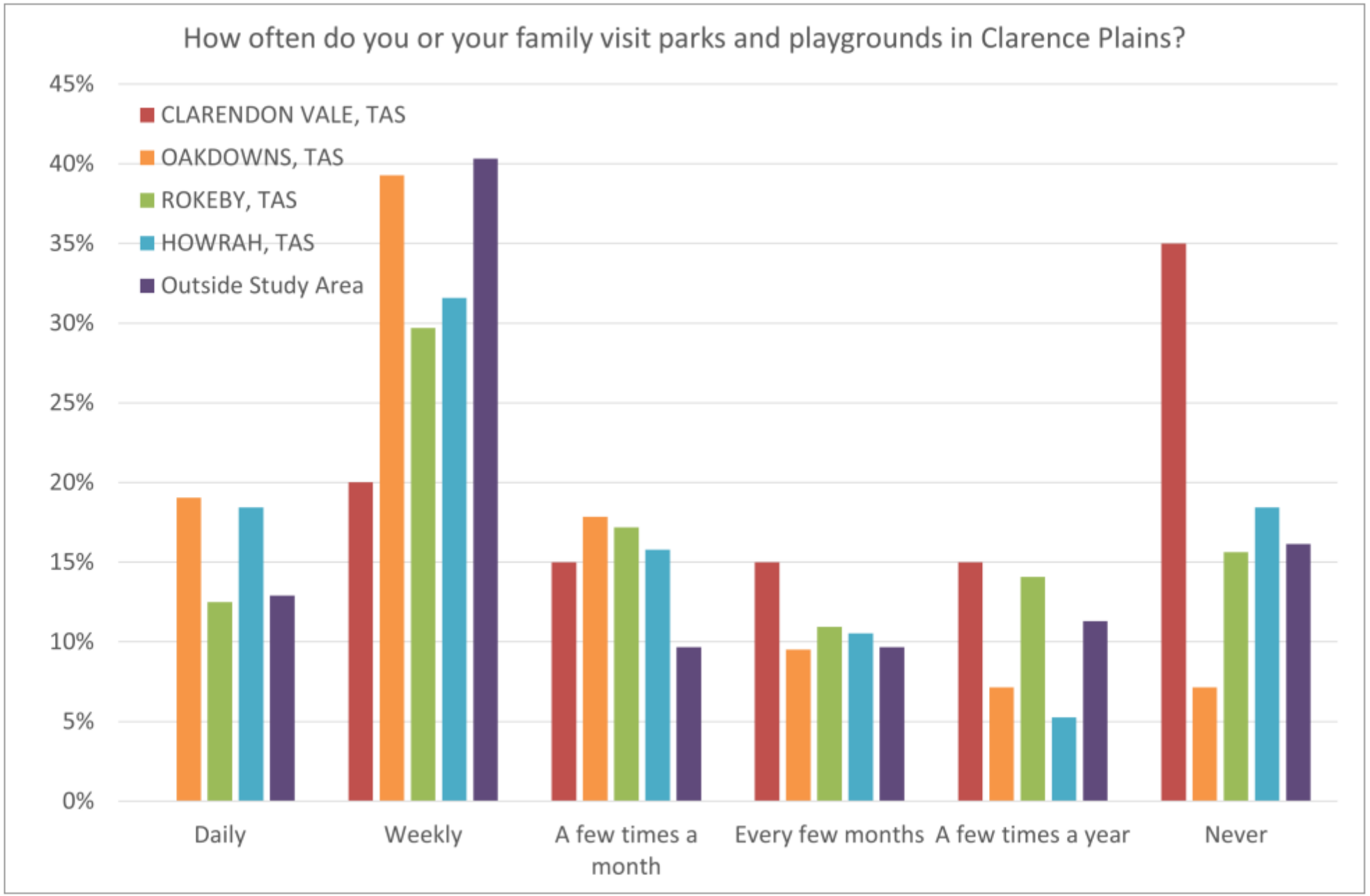
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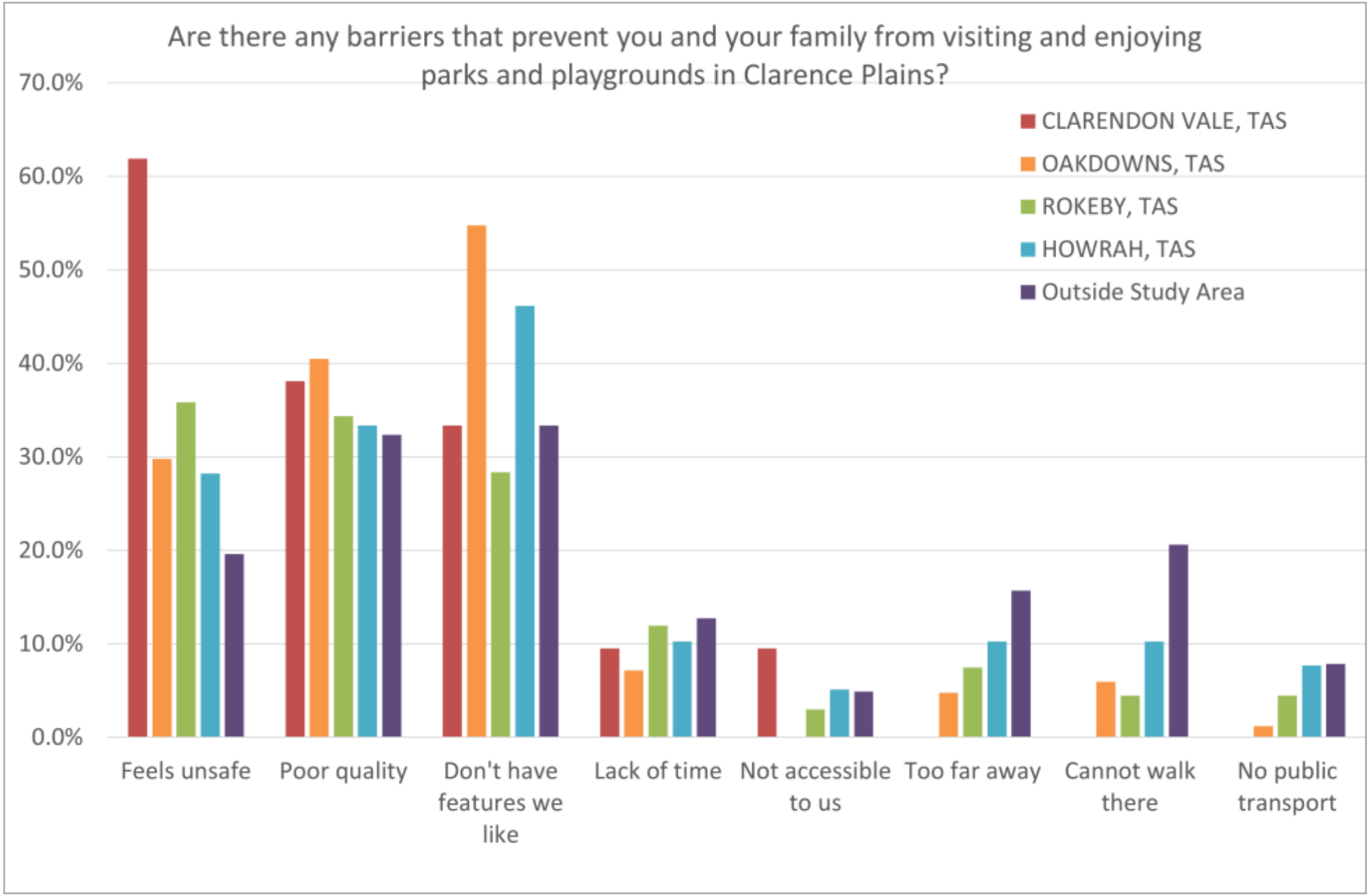
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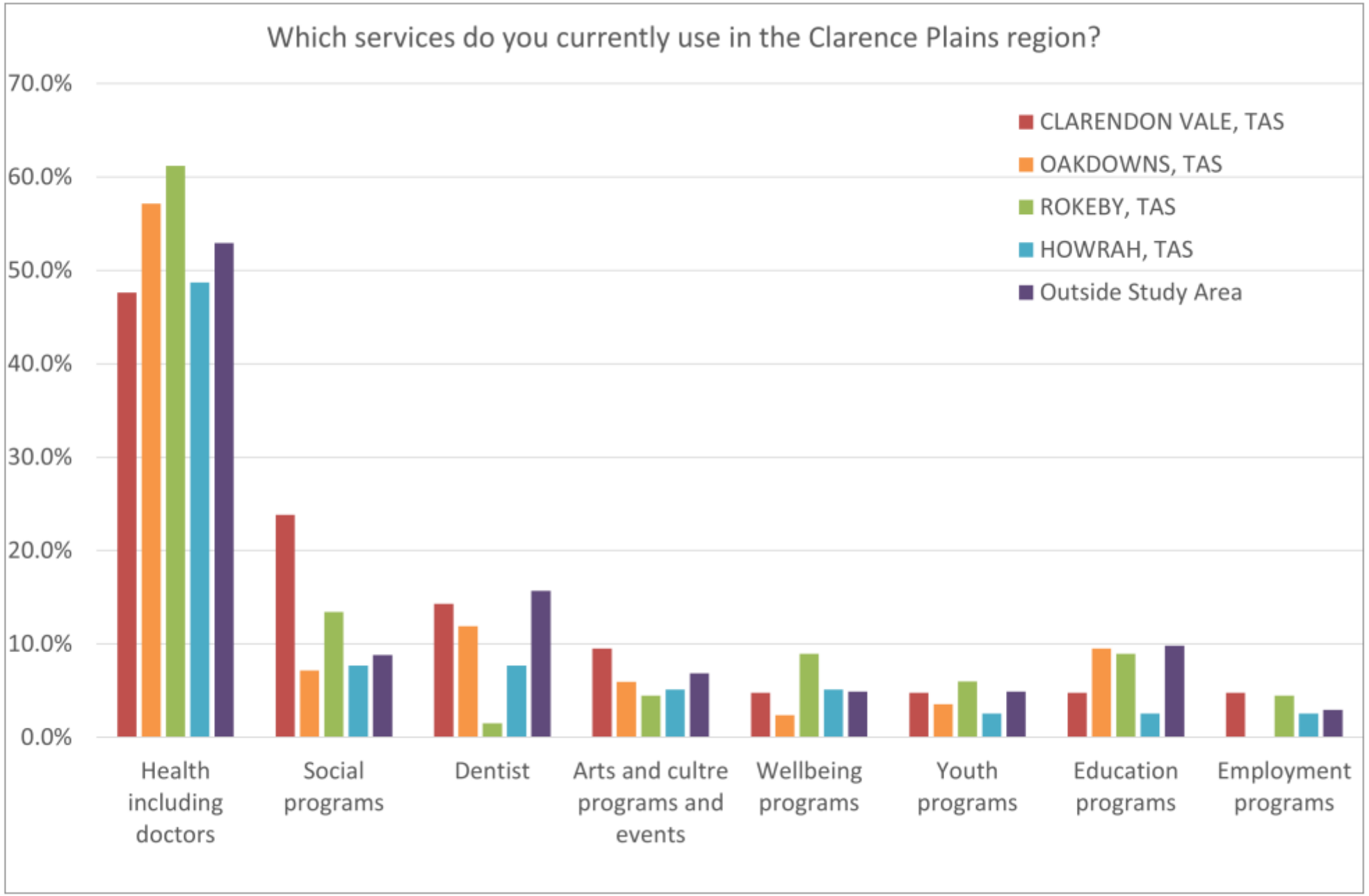
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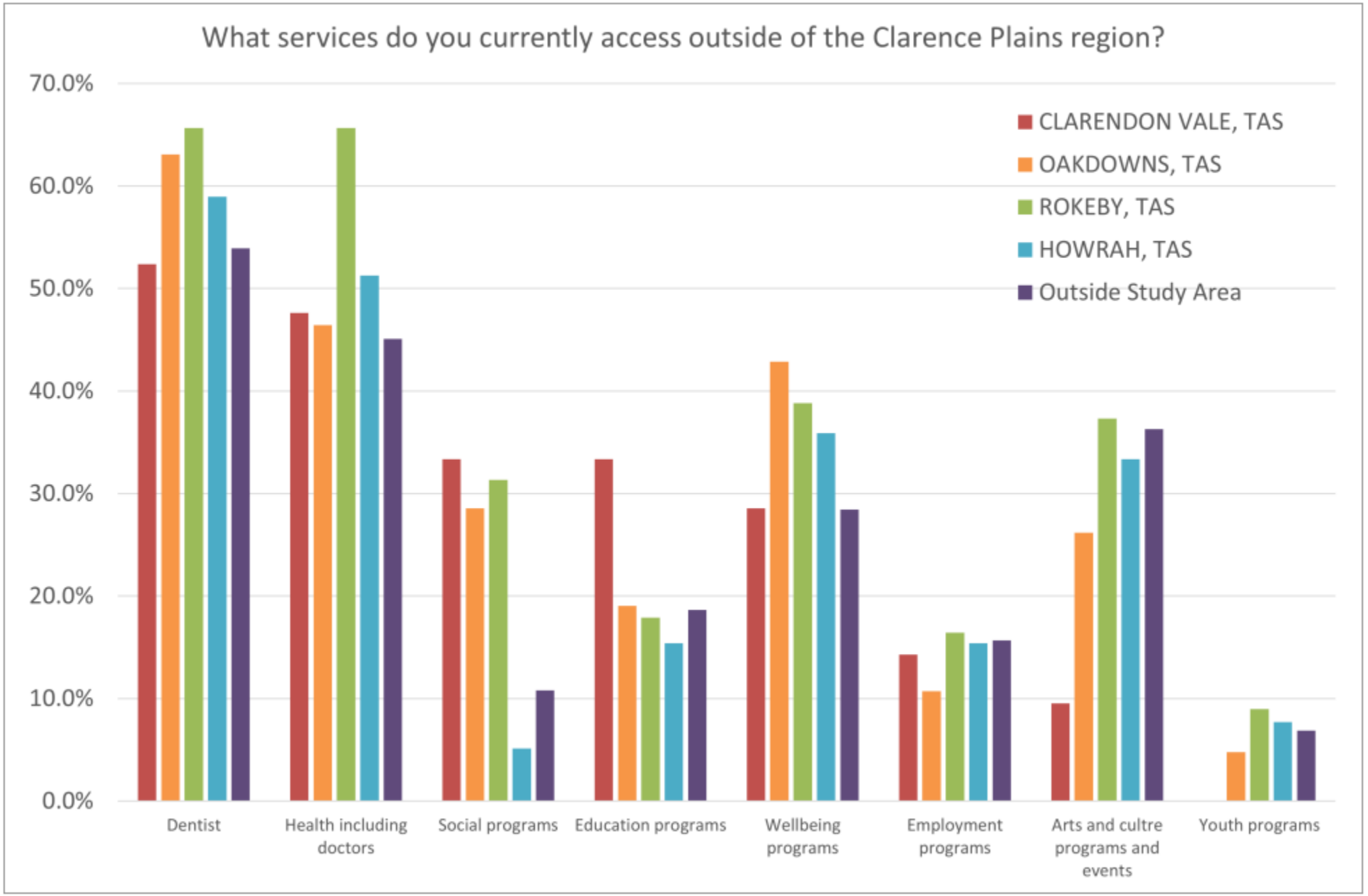
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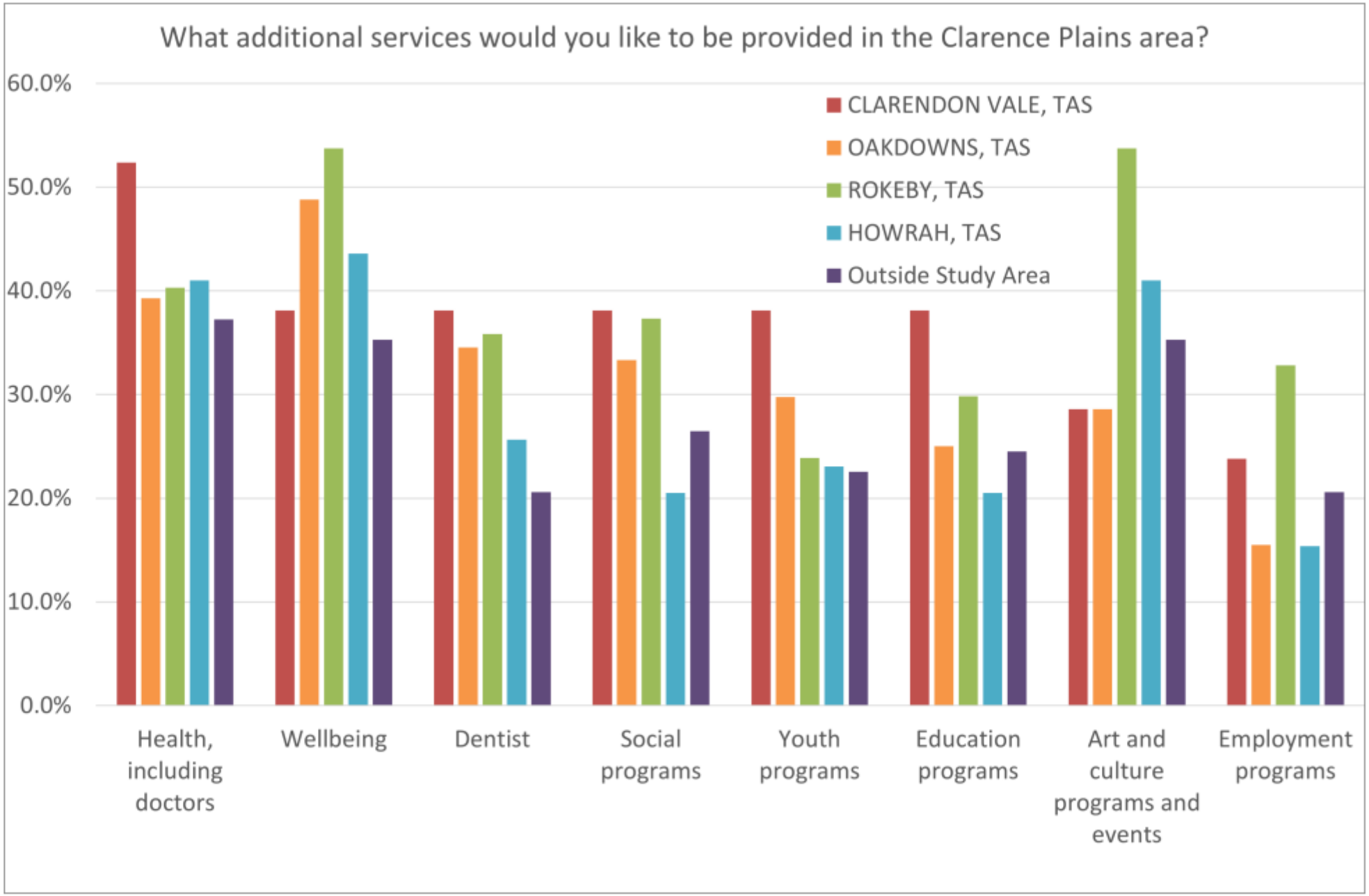
Clarence... a brighter place



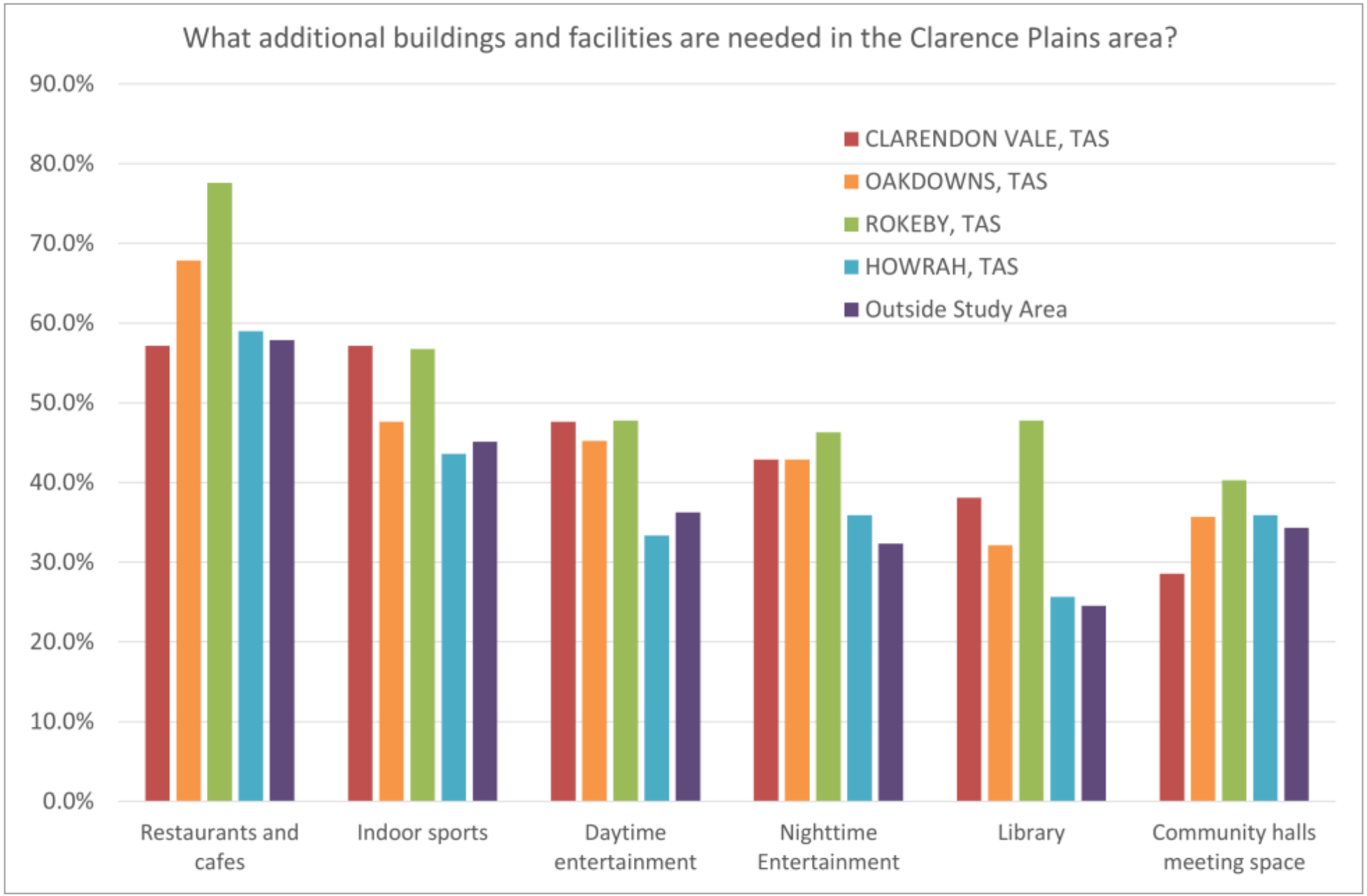
Clarence... a brighter place



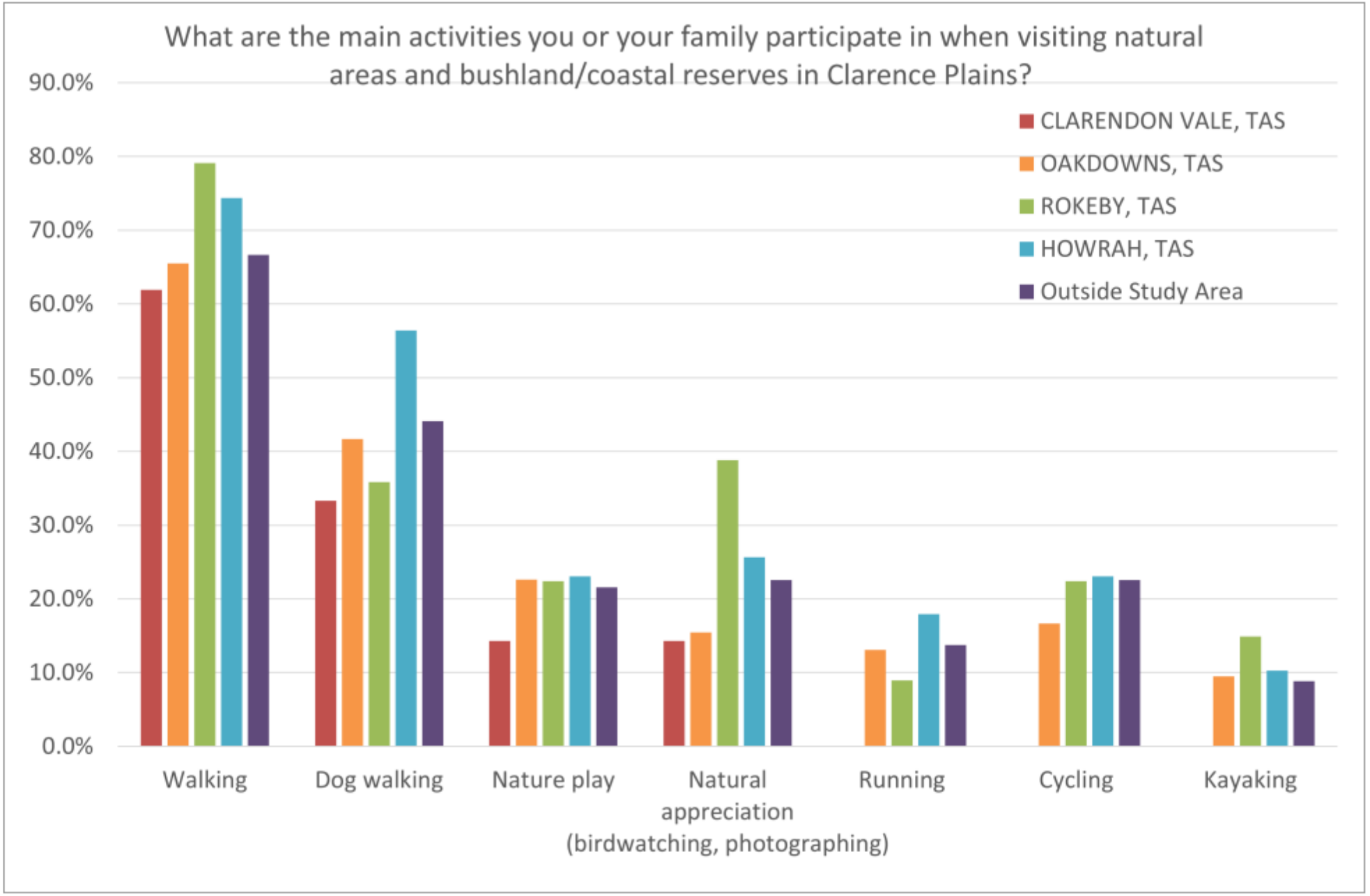
Clarence... a brighter place



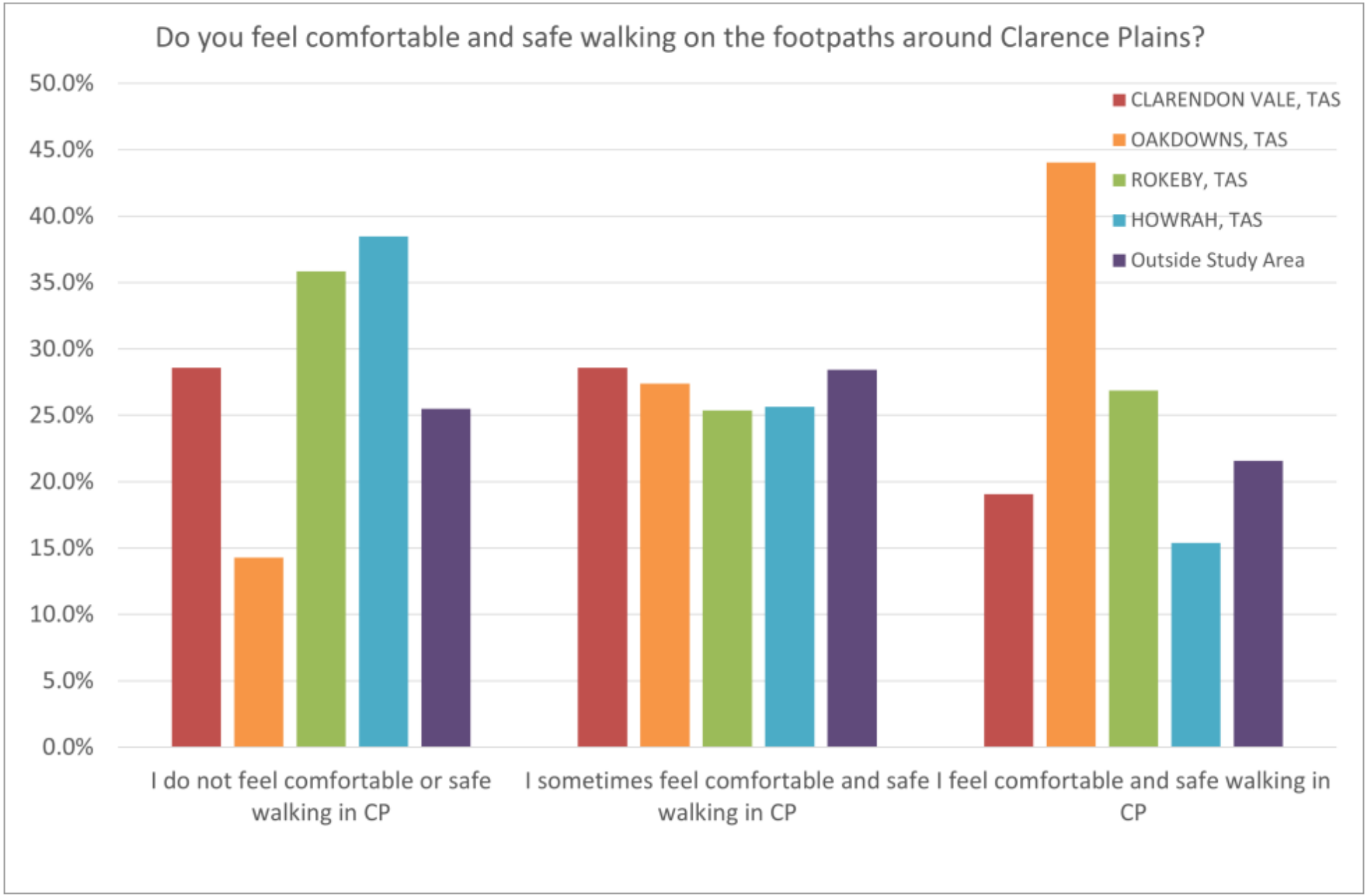
Clarence... a brighter place



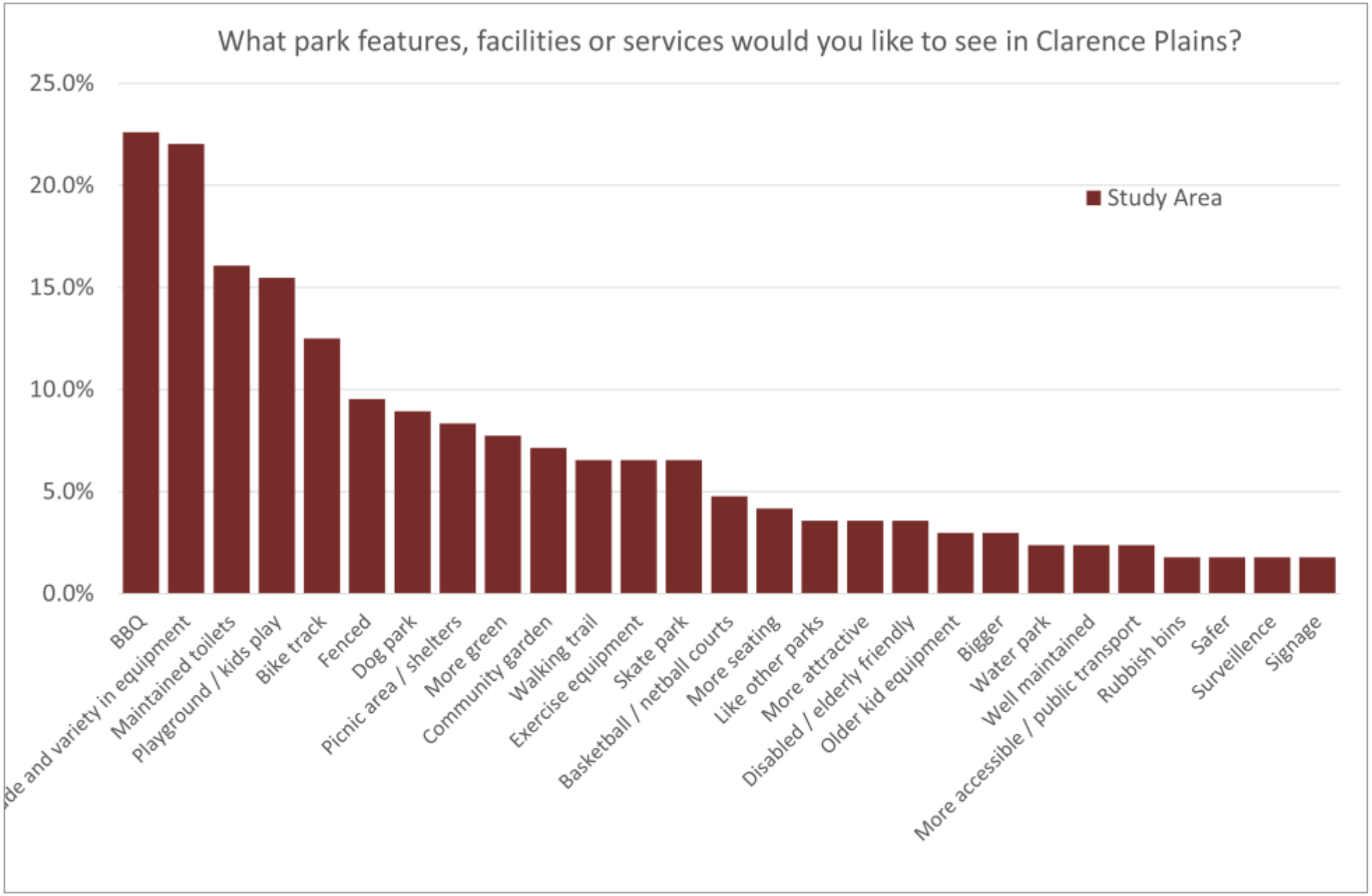
Clarence... a brighter place



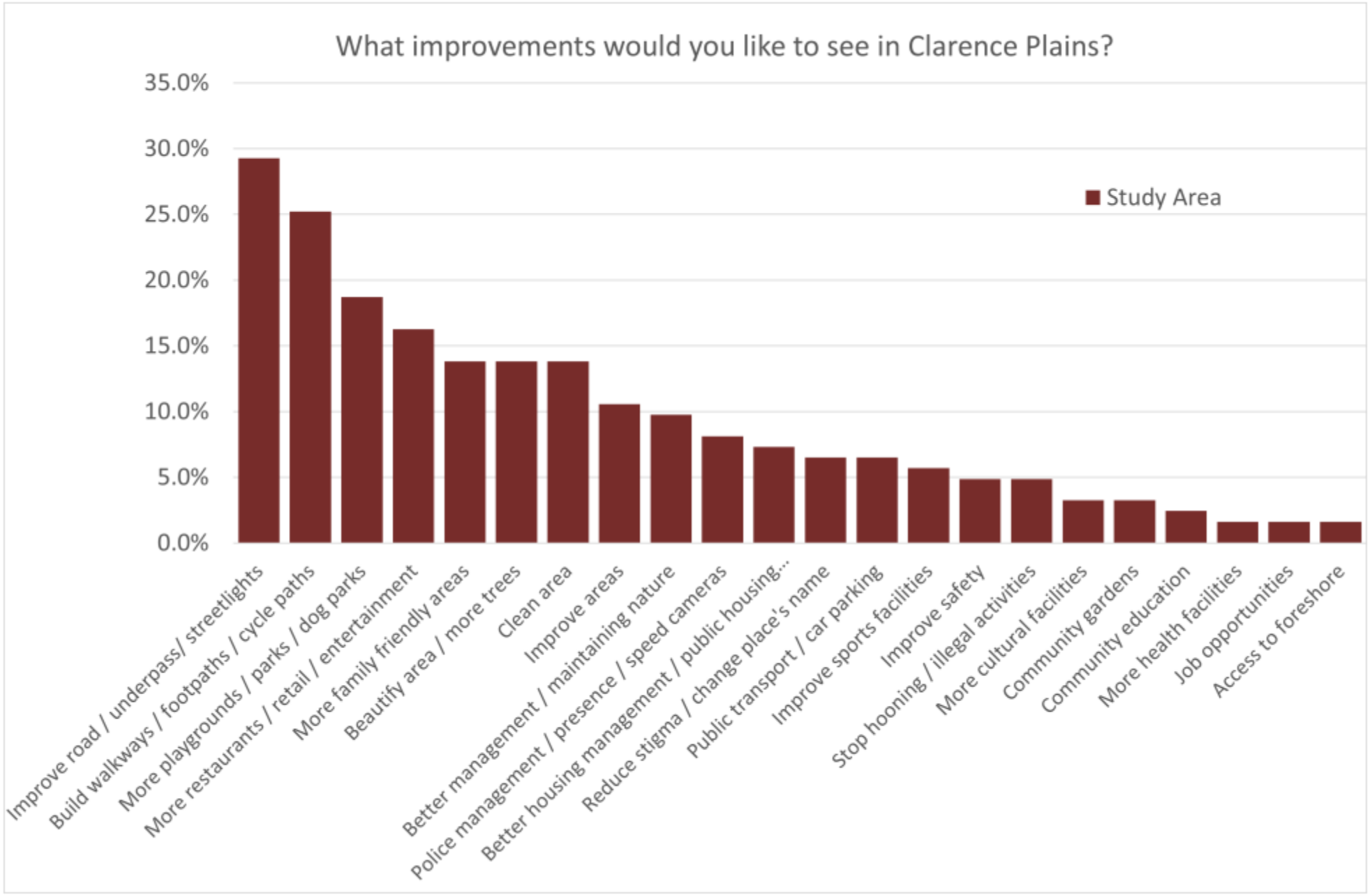
Clarence... a brighter place



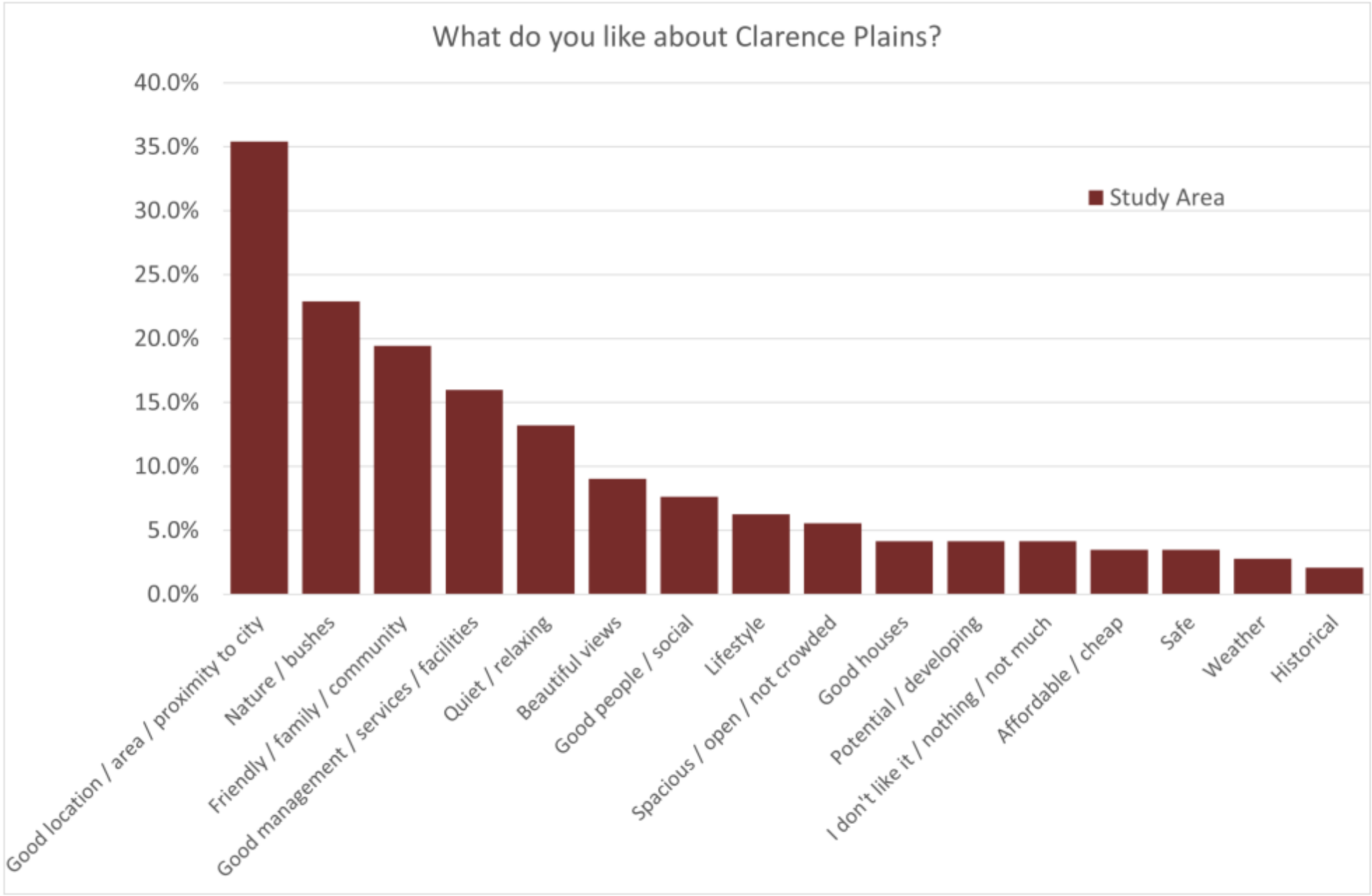
Clarence... a brighter place



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Clarence... a brighter place



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End of report

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