



# Draft Carrick Structure Plan 2026-2046

## Supporting Report

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# 1. Introduction

This document provides an overview of the background analysis and consultation that has informed the development of the draft Carrick Structure Plan 2026-2046 (the 'Structure Plan').

A structure plan provides a coordinated planning approach to ensure that an area develops as a great place to live, work and visit and provides greater certainty for all stakeholders, including community members, business, governments and developments. It responds to community values, physical constraints, environmental values and hazards, movement networks, land use supply and demand, existing and requisite physical infrastructure, and impacts on broader physical and social infrastructure.

The creation of the Structure Plan will focus on understanding existing land use patterns and zoning within the investigation area to ensure there is sufficient and appropriately zoned land, with a particular emphasis on residential land supply. Insofar as practicable, the Structure Plan will also be drafted to be consistent with the Tasmanian Planning Policies.

The spatial extent of the Structure Plan investigation area is illustrated in Figure 1.

This investigation will be guided by contemporary (i) residential demand and supply data, (ii) traffic data, (iii) an understanding of local character, (iv) contemporary community vision, priorities, and values, and (v) legislated policy frameworks such as the Tasmanian Planning Policies.

Upon endorsement, the Structure Plan will provide a framework for future growth and development within Carrick through to 2045, and will include policies on preferred land use and development and projects to realise the community's vision and objectives for the area whilst meeting our statutory obligations.



Figure 1: Aerial image illustrating the spatial extent of the Structure Plan investigation area. (source: adapted from The LIST)

## 2. Planning Policy Framework

### 2.1 Tasmanian Resource Management and Planning System

The Resource Management and Planning System of Tasmania (RMPS) is a framework of legislation, policies and strategies governing use and development of all land within Tasmania.

The hierarchy of land use planning instruments derived from the RMPS is illustrated in Figure 2 below.

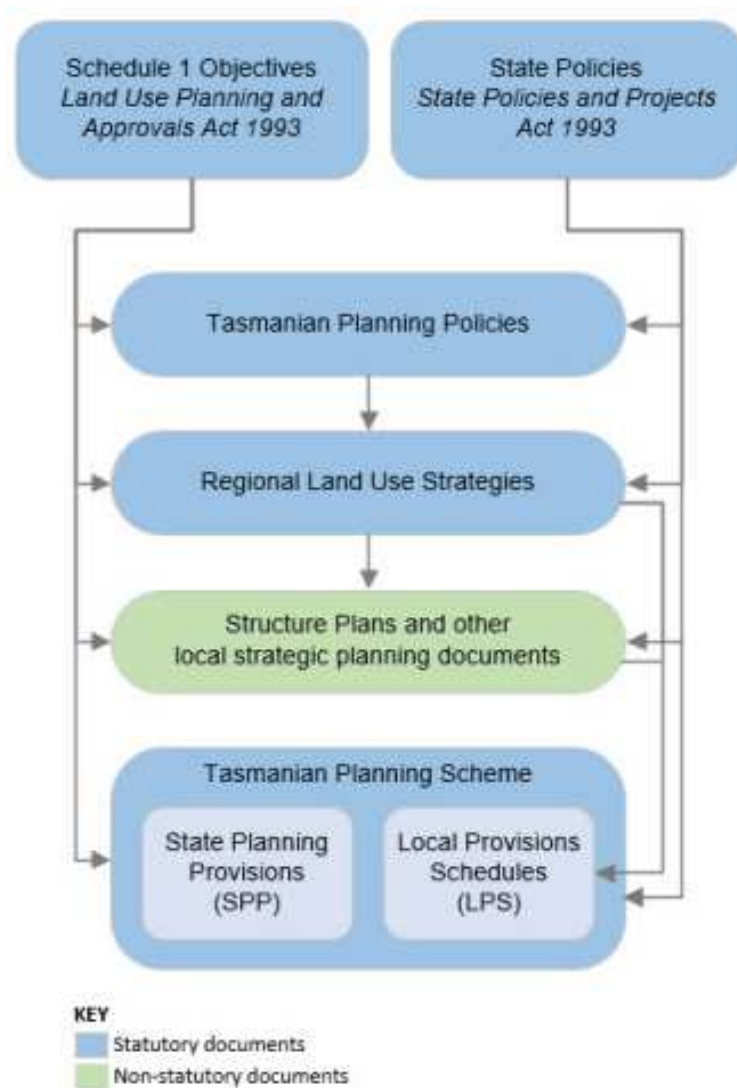


Figure 2: Hierarchy of Tasmanian Planning Instruments (source: Structure Plan Guidelines Draft November 2022)

Planning instruments listed at the top of the hierarchy provide the overarching strategic and policy context for the use and development of land. The instruments at the bottom of the hierarchy provide specific detail and statutory controls for the use and development of land.

Structure plans sit at the interface between the suite of strategic instruments including Regional Land Use Strategies (“the RLUSs”) and the Tasmanian Planning Policies (“the TPPs”) and the statutory instruments which primarily encompasses the Tasmanian Planning Scheme (“the TPS”). They are developed to be consistent with and reflect high-level use strategy and policy whilst concurrently aligning with specific statutory land use and development controls within Council’s ‘toolkit’.

In essence, structure plans synthesise the high-level policies and strategies to inform the application of land use zoning, and guide the development of other specific land use and development controls for a defined area which are implemented under the TPS through the municipal Local Provisions Schedules (“the LPSs”).

## **2.2 State Policies**

State Policies are made under the *State Policies and Projects Act 1993* to articulate the Tasmanian Government’s strategic policy direction on matters of State significance related to sustainable development.

State Policies do not override legislation. They are implemented through the State's planning, development and regulatory systems, including incorporation into planning schemes or special planning orders. Planning decisions made by Tasmanian Government regulators and councils must be consistent with the provisions of the State Policies. The provisions of State Policies are captured in the normal development application approval processes of councils, in their capacity as local government planning authorities, and relevant Tasmanian Government regulators.

There are currently three State Policies operating within Tasmania:

- *State Policy on the Protection of Agricultural Land 2009*
- *State Coastal Policy 1996*
- *State Policy on Water Quality Management 1997*

National Environment Protection Measures (NEPMs) are also taken to be State Policies in Tasmania.

### **2.2.1 State Policy on the Protection of Agricultural Land 2009**

The *Protection of Agricultural Land Policy 2009* (‘the PAL Policy’) seeks to conserve and protect agricultural land so that it remains available for the suitable development of agriculture, recognising the particular importance of prime agricultural land to the agricultural sector and applies to all agricultural land in Tasmania.

The PAL Policy introduces the term ‘Agricultural land’ which is defined as:

*“all land that is in agricultural use or has the potential for agricultural use, that has not been zoned or developed for another use or would not be unduly*

*restricted for agricultural use by its size, shape and proximity to adjoining non-agricultural uses."*

The PAL Policy also introduces the term 'prime agricultural land' which is defined as:

*"agricultural land classified as Class 1, 2 or 3 land based on the class definitions and methodology from the Land Capability Handbook, Second Edition, C J Grose, 1999, Department of Primary Industries, Water and Environment, Tasmania."*

The PAL Policy comprises 11 principles which relate to the protection, conservation and administration of agricultural land. The principles are integrated into the current RMPS. In this regard, the Rural and Agriculture zones of the TPS have been prepared to be consistent with the PAL Policy.

### **2.2.2 State Policy on Water Quality Management 1997**

The *State Policy on Water Quality Management 1997* applies to all surface waters, including coastal waters and ground waters, other than (i) privately owned waters that are not accessible to the public and are not connected to, or flow directly into, waters that are accessible to the public; or (ii) waters in any tank, pipe or cistern. It seeks to manage and, where possible, enhance the quality of surface and ground water systems through catchment management, monitoring, and development control. The policy comprises a series of often technical objectives for the management of surface and ground water systems.

The objectives of the Policy are integrated into the current RMPS. In this regard, the Natural Assets Code of the TPS which applies to watercourses contains development controls that seek to minimise impacts on water quality including native vegetation, watercourse condition and the natural ecological function of watercourses.

### **2.2.3 State Coastal Policy 1996**

The *State Coastal Policy 1996* defines the term 'Coastal Zone' as, under the *State Coastal Policy Validation Act 2003*, a reference in that *State Coastal Policy 1996* to the coastal zone is to be taken as a reference to State waters and to all land to a distance of one kilometre inland from the high-water mark.

The subject area is greater than 2km from the nearest high-water mark. The State Coastal Policy therefore does not apply to the subject area.

## 2.2.4 National Environment Protection Measures

National Environment Protection Measures (NEPMs) are statutory instruments that specify national standards for a variety of environmental issues. There are seven NEPMs that must be considered:

- Air Toxics NEPM
- Ambient Air Quality NEPM
- Assessment of Site Contamination NEPM
- Diesel Vehicle Emissions NEPM
- Movement of Controlled Waste NEPM
- National Pollutant Inventory NEPM
- Used Packaging Materials NEPM

The Codes within the planning scheme, such as the Attenuation Code (C9) and Potentially Contaminated Land Code (C13), deal in detail with the relevant matters listed above, as they relate to land use and development.

## 2.3 Schedule 1 of the LUPA Act

The LUPA Act mandates that all planning instruments made under it are required to further the objectives of the RMPS which are set out in Schedule 1 of the LUPA Act.

The objectives of the RMPS are outlined in schedules in each relevant Act. Within the *Land Use Planning and Approvals Act 1993*, the objectives of the RMPS system and the planning processes, are listed in Part 1 and Part 2 of Schedule 1 and are reproduced below.

The Tasmanian Planning Policies, the State Planning Provisions, the Regional Land Use Strategies and the Local Provision Schedules must all further the objectives set out in Schedule 1.

Part 1 of Schedule 1 outlines the objectives of the RMPS system:

### ***PART 1 - Objectives of the Resource Management and Planning System of Tasmania***

1. The objectives of the resource management and planning system of Tasmania are –
  - (a) to promote the sustainable development of natural and physical resources and the maintenance of ecological processes and genetic diversity; and
  - (b) to provide for the fair, orderly and sustainable use and development of air, land and water; and
  - (c) to encourage public involvement in resource management and planning; and
  - (d) to facilitate economic development in accordance with the objectives set out in paragraphs (a) , (b) and (c) ; and
  - (e) to promote the sharing of responsibility for resource management and planning between the different spheres of Government, the community and industry in the State.

2. In clause 1 (a), sustainable development means managing the use, development and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic and cultural well-being and for their health and safety while -
  - (a) sustaining the potential of natural and physical resources to meet the reasonably foreseeable needs of future generations; and
  - (b) safeguarding the life-supporting capacity of air, water, soil and ecosystems; and
  - (c) avoiding, remedying or mitigating any adverse effects of activities on the environment.

Part 2 of Schedule 1 outlines the objectives of the planning process established by the LUPA Act:

***PART 2 - Objectives of the Planning Process Established by this Act***

The objectives of the planning process established by this Act are, in support of the objectives set out in Part 1 of this Schedule -

- (a) to require sound strategic planning and co-ordinated action by State and local government; and
- (b) to establish a system of planning instruments to be the principal way of setting objectives, policies and controls for the use, development and protection of land; and
- (c) to ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land; and
- (d) to require land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels; and
- (e) to provide for the consolidation of approvals for land use or development and related matters, and to co-ordinate planning approvals with related approvals; and
- (f) to promote the health and wellbeing of all Tasmanians and visitors to Tasmania by ensuring a pleasant, efficient and safe environment for working, living and recreation; and
- (g) to conserve those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value; and
- (h) to protect public infrastructure and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community; and
- (i) to provide a planning framework which fully considers land capability.

Sustainable development, as defined within Part 1 of Schedule 1, underpins the RMPS and the Structure Plan must facilitate the sustainable development of the subject area in accordance with the objectives.

To ensure that the Structure Plan is actionable and functional, it will need to be prepared in a manner that furthers the objectives set out in Schedule 1. To do so, the Structure Plan will need to be consistent with, and reflect, the broader planning policy and strategic framework of the RMPS, including the Tasmanian Planning Policies, the Northern Tasmania Regional Land Use Strategy, and the State Planning Provisions. By virtue of each of these planning instruments being established to further the objectives of the RMPS, the Structure Plan will also further the objective of the RMPS.

## 2.4 Tasmanian Planning Policies

The Tasmanian Planning Policies (TPPs) provide a consistent statewide planning policy framework that is intended to guide planning outcomes through the strategic and regulatory elements of the RMPS. In this regard, strategic and regulatory planning instruments of the RMPS, including the applicable RLUS and the TPS, are all required to be consistent with the TPPs.

Draft TPPs were exhibited in March 2023. Following a lengthy review process, the Minister determined on 12 November 2025 to modify and make the TPPs under section 12G(2) of the *Land Use Planning and Approvals Act 1993*. The TPPs will be effective from 1 July 2026.

While the review of the Structure Plan is occurring prior to the TPPs coming into effect, as the Structure Plan will predominantly operate under the TPPs it is logical to ensure broad consistency with imminent policies.

The TPPs articulate the Tasmanian Government's strategic policy direction in relation to seven themes:

1. Settlement
2. Environmental Values
3. Environmental Hazards
4. Sustainable Economic Development
5. Physical Infrastructure
6. Cultural Heritage
7. Planning Processes.

Notably, the application principles specify that there is no order or hierarchy associated with the TPPs and that no single TPP policy or strategy should be read in isolation from another to imply a particular action or consequence. Where the application of the TPPs to a particular planning matter results in competing interests or conflicts between a TPP topic or specific strategy, the application guidelines call for resolution to be based on a balanced consideration and judgement derived from evidence having regard to the overall purpose of the TPPs and the particular planning outcome that is being sought within the context of the broader strategic and regulatory land use and planning framework.

There will be instances where a TPP policy or strategy is not specifically relevant or applicable to a particular planning outcome which is being sought based on a contextual consideration of the nature of the particular matter, the purpose of the applicable planning instrument, the Policy Application statement for each policy, the scale at which the strategies are being applied, and the environmental, social and economic characteristics of the area.

Although a direct response to each Policy and suite of strategies is not provided within this document, they have been considered in the preparation of the Structure Plan. Of particular relevance is Strategy 6 of Policy 1.1 (Growth), as follows:

*Promote the preparation of structure plans that provide for the effective planning and management of land use and development within a settlement, or part of a settlement, that, as a minimum, considers:*

- a) the identified values, physical constraints, environmental hazards, and the strategic context of the location;*
- b) urban or settlement growth boundary;*
- c) movement networks including street hierarchy and pedestrian and cycling paths for active transport modes;*
- d) location of land for the purpose of residential, commercial, open space, recreation and community use and development, the relationship between uses and their positioning to limit or manage land use conflict;*
- e) any staging or sequencing of development of land;*
- f) the use of existing physical infrastructure and the logical and efficient provision of additional physical infrastructure; and*
- g) impacts on broader physical and social infrastructure, including health and education facilities, strategic transport networks, public transport services, stormwater, water and sewerage.*

While this Policy only applies to existing settlements and land that is proposed, allocated or identified for future settlement growth (with the exception of rural residential settlements not included within an urban growth boundary), the extent of the Structure Plan area has been expanded to include existing rural living and rural areas to better express and achieve the objectives of the current Northern Tasmania Regional Land Use Strategy, particularly in respect to guiding the development of rural and environmental living and the establishment of inter-urban breaks and corridors.

It is worth noting that the Northern Tasmania Regional Land Use Strategy does not delineate an urban growth boundary, but instead identifies urban growth areas. With the Northern Tasmania Regional Land Use Strategy currently under review, it is anticipated that urban growth boundaries for settlements across the region will be established through that process. The relevant urban growth boundary established by the Northern Tasmania Regional Land Use Strategy will be integrated into this Structure Plan during the next review cycle.

The matters listed above are considered throughout the Structure Plan, this and other supporting reports.

Any future rezonings will need to demonstrate that the relevant criteria within the Tasmanian Planning Policies, as required under section 34 of the *Land Use Planning and Approvals Act 1993*.

## 2.5 Northern Tasmania Regional Land Use Strategy 2021

The Northern Tasmania Regional Land Use Strategy 2021 (NTRLUS) is the regional plan for Northern Tasmania which sets out the strategy and policy framework to facilitate and manage change, growth and development within the region through to 2032. The NTRLUS contains seven (7) distinct parts which are:

- **Part A:** The purpose and scope of the NTRLUS
- **Part B:** Regional Profile and Overview
- **Part C:** Regional Strategic Planning Framework
- **Part D:** Regional Planning Land Use Categories
- **Part E:** Regional Planning Policies
- **Part F:** Implementation and Monitoring Measures
- **Part G:** Local Provisions Schedule Preparation Addendum

All municipal planning schemes and policy making within the region are expected to advance and implement all applicable parts of the NTRLUS. In this instance, the parts of the NTRLUS that are most pertinent to the review of the Structure Plan are Parts D and E.

However, the NTRLUS is currently under review and will be overhauled to spatially apply the TPPs at the regional level and outline further community strategic directions. However, as the NTRLUS is the current operational policy framework, the following represents the most pertinent matters that Council ought to consider when preparing the Structure Plan, noting that the next review cycle will need to align the Structure Plan with the updated NTRLUS.

### Part D - Urban Growth Areas

Within Part D of the NTRLUS, land use is separated into three categories:

- i) Urban Growth Areas
- ii) Rural Areas
- iii) Natural Environment Areas

All land must be categorised into one of the above categories, in order to provide context for zoning of land in municipal planning areas.

Section D.2.1.1 of the NTRLUS expresses Urban Growth Areas as including settlements categorised by the descriptions in Table E.1 or illustrated in Map E.1.

Carrick is categorised as a 'Rural Town' within Table E.1 (NTRLUS 2021, p. 27). This, however, is a result of a clerical error made during changes to the NTRLUS 2018, which instead identifies those same settlements as 'Rural Villages'. This is correctly reflected within Map E.1 of the NTRLUS 2021 (p. 23) which depicts Carrick in orange as 'Rural Villages and localities'.

Map E.1 Northern Tasmania - Regional Settlement and Activity Centre Networks

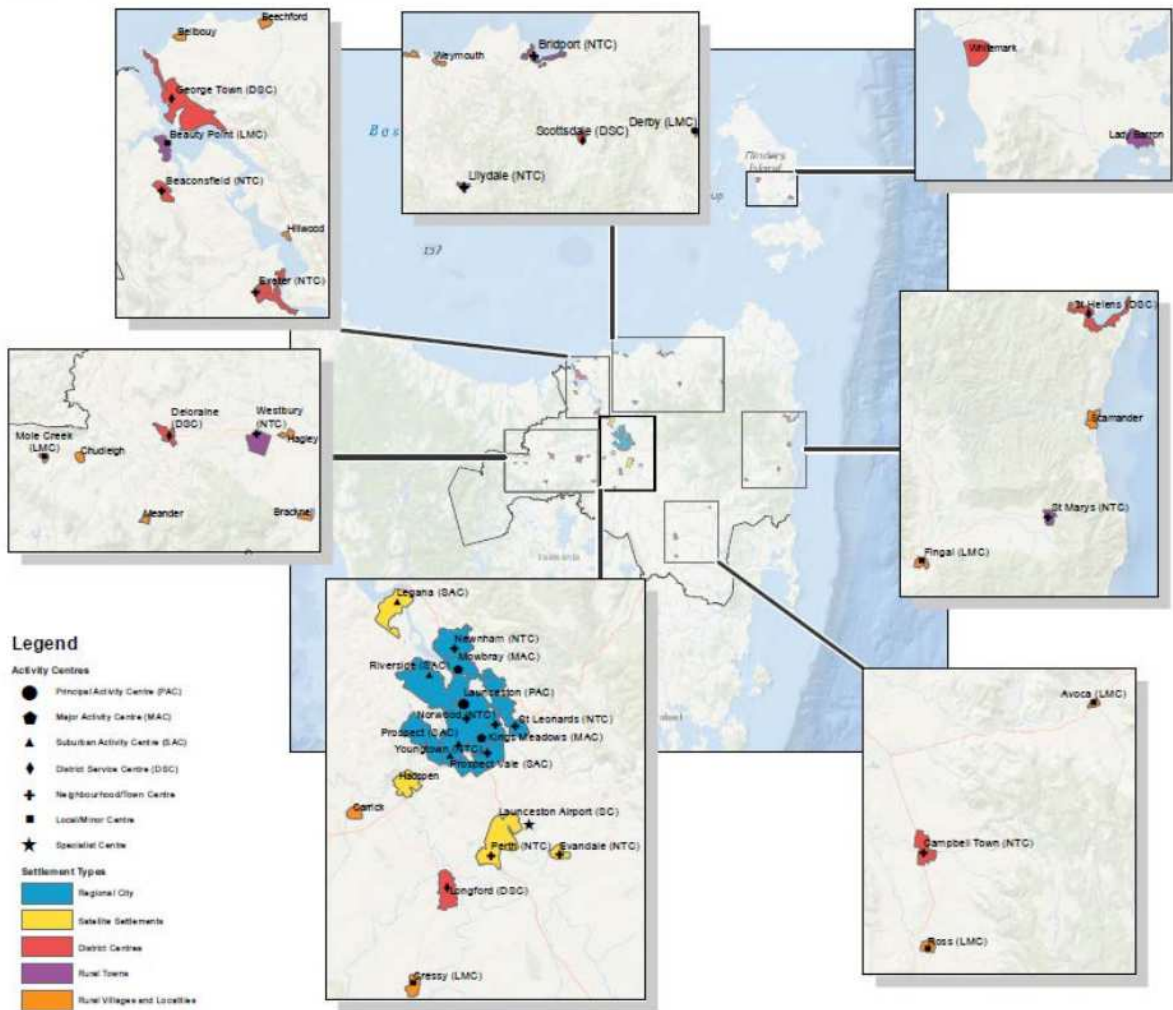


Figure 3: Northern Tasmania – Regional Settlement and Activity Centre Networks (source: adapted from the Northern Tasmania Regional Land Use Strategy 2021)

Table 1: Excerpt of Northern Tasmanian Regional Settlement Hierarchy (source: adapted from the Northern Tasmania Regional Land Use Strategy 2021)

Settlement Type		Regional Activity Centre
<b>Rural Towns</b>	Balance of George Town (see District Centre), Ross, Avoca, Cressy, Bracknell, Carrick, Chudleigh, Meander, Mole Creek, Hagley, Fingal, Scamander and Derby	
<b>Description</b>	Predominantly residential settlements with a small often mixed use centre that provides for basic services and daily needs.	Local or Minor Centre
<b>Utility Infrastructure</b>	May have reticulated water, sewerage and electricity	

<b>Facilities and Services</b>	At a minimum may have a local convenience shop, newsagent/post office agency, and community hall.	
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Urban Growth Areas comprise land associated with a settlement identified in Table E.1 (Northern Tasmania Regional Settlement Hierarchy), and identified in local strategy that will deliver the particular land use and development mix to provide for graduation and transition to land use and development outside the settlement, consistent with the policies and actions set out, or otherwise referenced in this document.

Land within the settlements categorised by the descriptions in Table E.1 or illustrated in Map E.1, may be rezoned for urban development, subject to local strategy, that responds to the Key Principles and leads to the strategic and orderly development of the area.

Areas contiguous to settlements categorised by the descriptions in Table E.1 or illustrated in Map E.1, may also be considered for rezoning for urban development, where it can be demonstrated that their inclusion responds to the Key Principles and is appropriate for the strategic and orderly development of the area or where evidence identifies it is necessary to accommodate higher than anticipated demand or changing demands.

The NTRLUS also states that development opportunities will increase the capacity of existing *Urban Growth Areas*, unless local strategy determines that expansion is the most appropriate response to the strategic needs of the area.

Part E - Regional Settlement Network Policy

Within Part E of the NTRLUS, Table E.1 - Northern Tasmanian Regional Settlement Hierarchy outlines the agreed settlement pattern and outlines a network of settlement types and their expected functions and form.

The settlement network information relevant to Carrick is summarised above in Table 1, noting again that the correct designation is as a 'Rural Village'. For reinforce this, all future references to Carrick within this document will refer to it as a 'Rural Village'.

Within Part E of the NTRLUS, Table E.2 - Northern Tasmanian Regional Activity Centre Hierarchy outlines the agreed activity centre hierarchy and the outlines their expected role, form and function.

Carrick is not explicitly mapped as containing a 'Local or Minor Centre' within Map E.1 (the adopted activity centre network). However, the level of activity present within Carrick is characteristic of a 'Local or Minor Centre', which is the corresponding type of activity centre for 'Rural Villages'.

The preferred functions and role of activity centres are laid out in Table E.2, with information relevant to Carrick from Table E.2 summarised below.

*Table 2: Summary of Table E.2 Northern Tasmania Regional Activity Centre Hierarchy*

	<b>Local or Minor Centres</b>
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<b>Role</b>	To provide a focus for day-to-day life within an urban community.
<b>Employment</b>	Employment opportunities are limited.
<b>Commercial and Retail</b>	Offers a range of small specialty shops (including newsagents, pharmacy, and gift store) and a convenience store.
<b>Government and Community</b>	Local community services, including Child Health Centre.
<b>Residential</b>	May include residential land uses, however interspersed.
<b>Arts, Cultural and Entertainment</b>	May include some dining (in the evening) or local bar.
<b>Access</b>	Ideally, near public transport corridor or bus services.  Should be highly accessible by cycling or walking from surrounding area to enhance local access.
<b>Public Open Spaces</b>	May include minor sporting or community spaces to serve local needs.  May be connected to linear parks.
<b>Indicative Catchment</b>	Serves rural areas not served by regional level activity centres.

The Hadspen - Carrick SA2 (which includes the localities of Hadspen, Westwood, Carrick and Oaks), contains 458 local workers despite a resident population of 3,605. This is smallest SA2 by local workers within Meander Valley municipality. Employment opportunities are therefore currently limited within not only the Carrick settlement but within the broader SA2 statistical area.

The focus of activity within the rural village of Carrick is predominantly at the junction of Meander Valley Road and Liffey Street, with some activity interspersed throughout the settlement.

The village is furnished with a range of community and government facilities, including the Carrick Hall, the Australia Post - Carrick LPO (which also serves as a gift store), Carrick Fire Station, and the St Andrews Anglican Church. Recreation is provided for Carrick Memorial Recreation Ground, the Carrick Park Pacing Club and Carrick Speedway.

The village is also home to the Carrick Inn Hotel, the Thirst Camel Hump Club, Ampol Carrick Roadhouse (also serving as a convenience store). Local industrial uses, within the village itself, include Pfeffer Cranes and Fulton Fabrications.

The town is compact, with the urban area being approximately 1 km diameter, while also possessing a lower level of residential density, is accessible by cycling and walking accordingly.

Noting that Major Activity Centres and District Service Centres are sub-regional level activity centres, the nearest regional level activity centre is the Launceston CBD.

While the Carrick village is approximately 20 minutes from the Launceston CBD, the village also serves nearby rural areas, including the balance of the Carrick locality, and parts of the Hagley, Oaks, Whitemoor and Westwood localities.

The village is served by a bus route along Meander Valley Road (operated by KINETIC) that connects the village to Deloraine, Westbury, Hadspen, Prospect Vale, and Launceston CBD.

Accordingly, the level of activity found within Carrick is broadly aligned with that expected of a 'Local or Minor Centre'.

## **2.6 Meander Valley Community Strategic Plan 2024-2034.**

Whilst not a statutory planning instrument created under the LUPA Act, section 34(2)(f) requires the Meander Valley LPS to have regard to the strategic plan of Council, prepared under section 66 of the *Local Government Act 1993*. Consideration of Council's strategic plan is therefore beneficial in the preparation of the Structure Plan.

Council's Community Strategic Plan was reviewed and endorsed in 2024. The strategic plan sets out a framework to identify and establish the community future directions of Council to meet the needs and aspirations of the community. The Community Strategic Directions of the strategic plan are as follows:

### **Strategic Directions**

1. Cultivating a diverse, cohesive and empowered community.
2. Valuing and protecting our natural environment.
3. Creating a well-designed, sustainable built environment.
4. Investing in infrastructure that strengthens connection.
5. Delivering responsible leadership and governance.

The preparation of the Structure Plan aligns with, and facilitates, the vision and Community Strategic Directions of the Community Strategic Plan 2024-34. The Structure Plan responds directly to all five directions by undertaking contemporary planning that will support and guide sustainable growth and development with the area, promote liveable settlements, facilitate planned economic and infrastructure development.

## **2.7 Tasmanian Planning Scheme - Meander Valley Local Provisions Schedule**

The Meander Valley LGA is under the controls of the Tasmanian Planning Scheme including the Meander Valley LPS which came into effect on 19 April 2021.

Changes in the suite of zones during the transition from the Meander Valley Interim Planning Scheme 2013 and the Tasmanian Planning Scheme have also meant that the suite of generic zones available to Council's disposal may no longer directly align with the aspirations and needs of the Carrick community.

The Tasmanian Planning Scheme (excluding Local Provision Schedules) is also currently under broad review by the State Planning Office. This includes review of matters such as:

- Residential standards;
- Subdivision standards;
- Hazard Codes;
- Landslip hazard mapping updates;
- the Parking and Sustainable Transport Code;
- the Tasmanian Strategic Flood Mapping Project;
- the Signs Code;
- the Attenuation Code;
- the Landscape Conservation Zone;
- the Scenic Protection Code; and
- the Natural Assets Code.

Some review processes are currently underway while others are expected to commence after approval of all Local Provisions Provision Schedules.

The Meander Valley Local Provisions Schedule is also approaching its 5 yearly review period in April 2026. The Growth Area includes several Specific Area Plans and Site-specific Qualifications which will be reviewed at that time.

Given this environment of reform, the updated structure plan will outline preferred land use and broad outcomes to ensure the strategic intent of the plan is achieved. References to specific zones and provisions will be limited to the Implementation Section of the Structure Plan, to demonstrate how some of the preferred outcomes are intended to be achieved.

### **3. Structure Plan Guidelines**

The State Planning Office has released draft Structure Plan Guidelines (SPGs) to provide guidance for the preparation of structure plans at the local strategic planning level.

The SPGs provide for some core elements that are intended to deliver structure plans that involve appropriate stakeholder engagement and community consultation, and coordinate growth with the provision of services and infrastructure in a manner that integrated with the surrounding area.

It is not intended that the SPGs prescribe a methodology for the structure planning process and is a non-statutory guidance document.

Structure plans play an important role in local strategic planning in Tasmania. Despite not being one of the statutory instruments in the Tasmanian planning system, structure plans have a key role in implementing and articulating the Tasmanian Planning Policies and Regional Land Use Strategies at the local, finer grain, level.

Localised structure plans then inform the application of zonings and overlays within Council's Local Provision Schedule, and the preparation of specific area plans or particular purpose zones where a more unique integration of use and development is required. These changes are then facilitated through amendments to Council's Local Provisions Schedule. Structure plans also assist in coordinating infrastructure provision and private and public investment and may also be used to further urban design objectives to strengthen the public realm according to community aspirations.

Structure plans, therefore, provide a strategic link between the NTRLUS and the local level planning within municipalities to resolve and reconcile regional and local priorities.

## **4. Carrick Profile**

Carrick is a settlement within the Meander Valley LGA located approximately 14km directly south-west of the CBD of Launceston, is within the rural surrounds of the Greater Launceston Area.

By public road, the settlement is approximately 18 km southwest of Launceston CBD, 6 km west-southwest of Hadspen, 14 km east of Westbury, 13 km northwest of Longford, and 15 km north of Bracknell.

The physical, social, economic and cultural attributes, settlement pattern, role and function of these settlements are described in the following sections.

### **5.1 Physical Attributes**

#### **5.1.1 Topography and Natural Features**

Carrick is predominately flat, and sits as a slightly elevated plan which falls away to the west, north and east. It is bound by the Liffey River to the west, the Meander Valley and its floodplain to the north, an unnamed waterway to the east, and the Bass Highway to the south. The settlement is intersected by Meander Valley Road which travels east-west.

Slope of the land within the area is expressed in Figure 4 below.

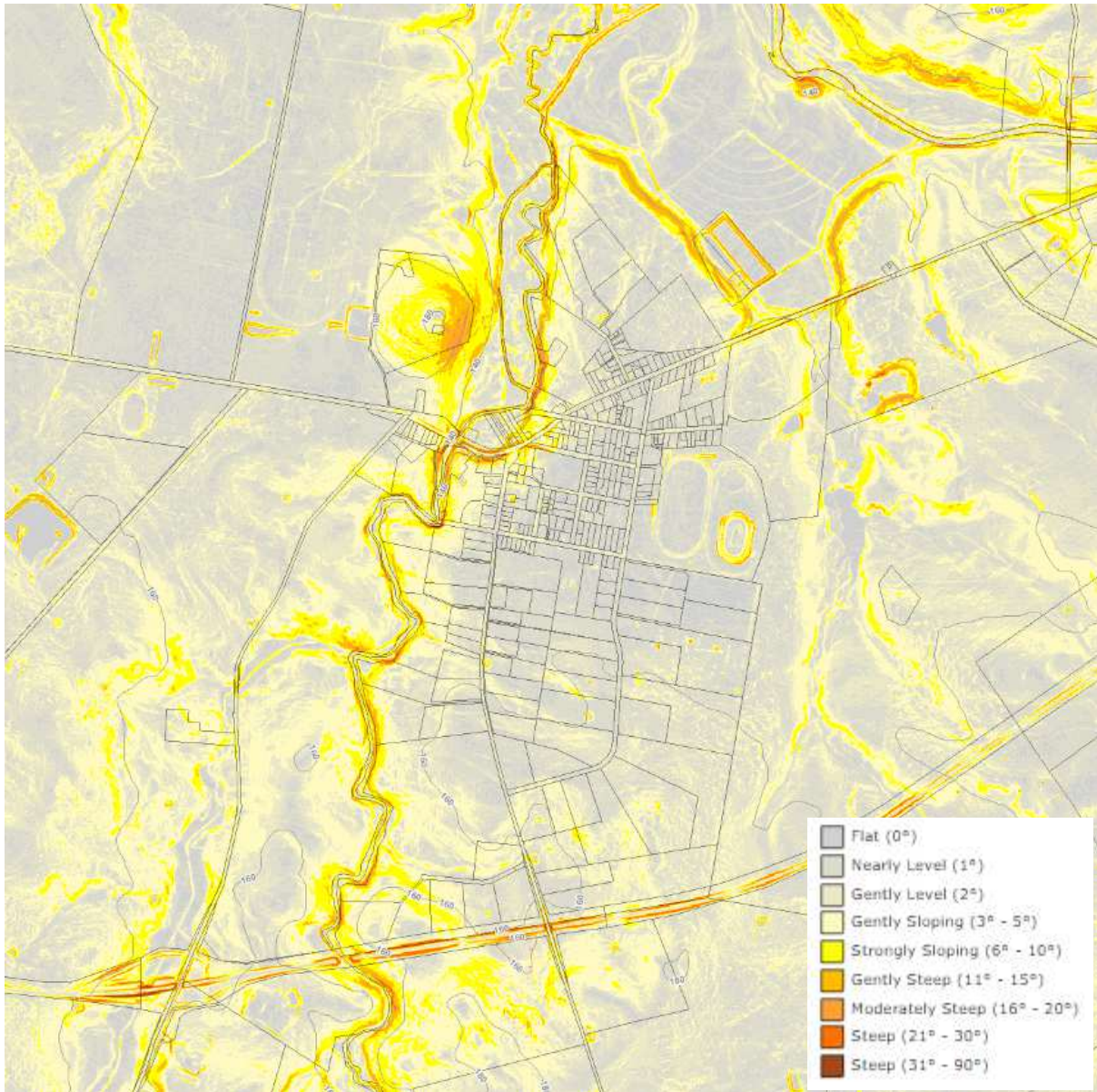


Figure 4: Slope in degrees within investigation area (source: adapted from the LIST)

As with much of Northern Tasmania, the subject area is situated within the Tamar estuarine catchment. The large majority of the subject area falls within the broader Meander water management region. The western portion of the settlement is within the Liffey riverine catchment whilst the eastern portion is within the Lower Meander (including Springlands) riverine catchment.

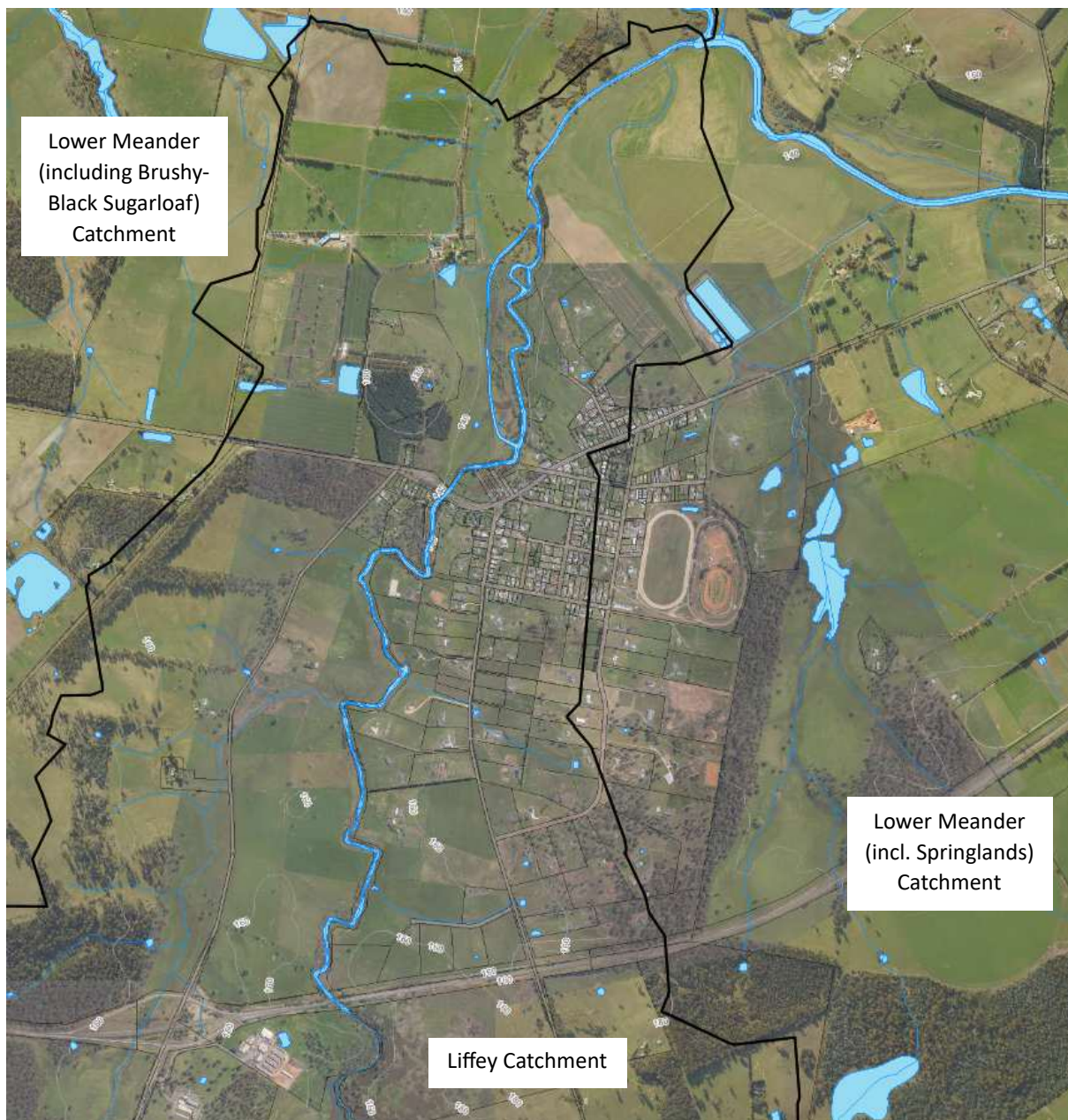


Figure 5: CFEV riverine sub-catchments (source: adapted from the LIST)

### 5.1.2 Land Capability

In the Tasmanian context, land capability refers to the classification of land to evaluate the capability to support agricultural uses in accordance with the *Land Capability Handbook, Guidelines for Classification of Agricultural Land in Tasmania, 2<sup>nd</sup> edition, 1999*. Land capability assessment considers biophysical factors (geology, soil, slope and climate), physical limitations (drainage, flooding, presence of rocks and stones and erosion susceptibility), versatility (range of agricultural activities such as different crops) and the productivity (crop yield and stocking rates) of land to determine the agricultural

productivity value of the land and how it can be used for agricultural activities without long-term detrimental impacts to sustainable agricultural production.

Land capability is distilled down to 7 classes of agricultural land. Class 1, 2 and 3 is identified as prime agricultural land which is the highest order of agricultural land suitable for a wide range of intensive cropping and grazing activities. Class 4-7 land is identified as having limitations to agricultural production with Class 7 land having very severe to extreme limitations making it unsuitable for agricultural use.

There is no prime agricultural land within the subject area, however there is a pocket of Class 3 prime agricultural land to the east of the settlement. Carrick is largely excluded from agricultural mapping but is surrounded by almost entirely Class 4 non-prime agricultural land, with some non-prime Class 4+5 along the Liffey River and along Oaks Road (west of Liffey River) and Class 5 adjacent to the Bass Highway.

Class 4 agricultural land is well suited to grazing but which is limited to occasional cropping or a very restricted range of crops.

Figure 6 illustrates the location and spatial extent of agricultural land within and surrounding the subject area.

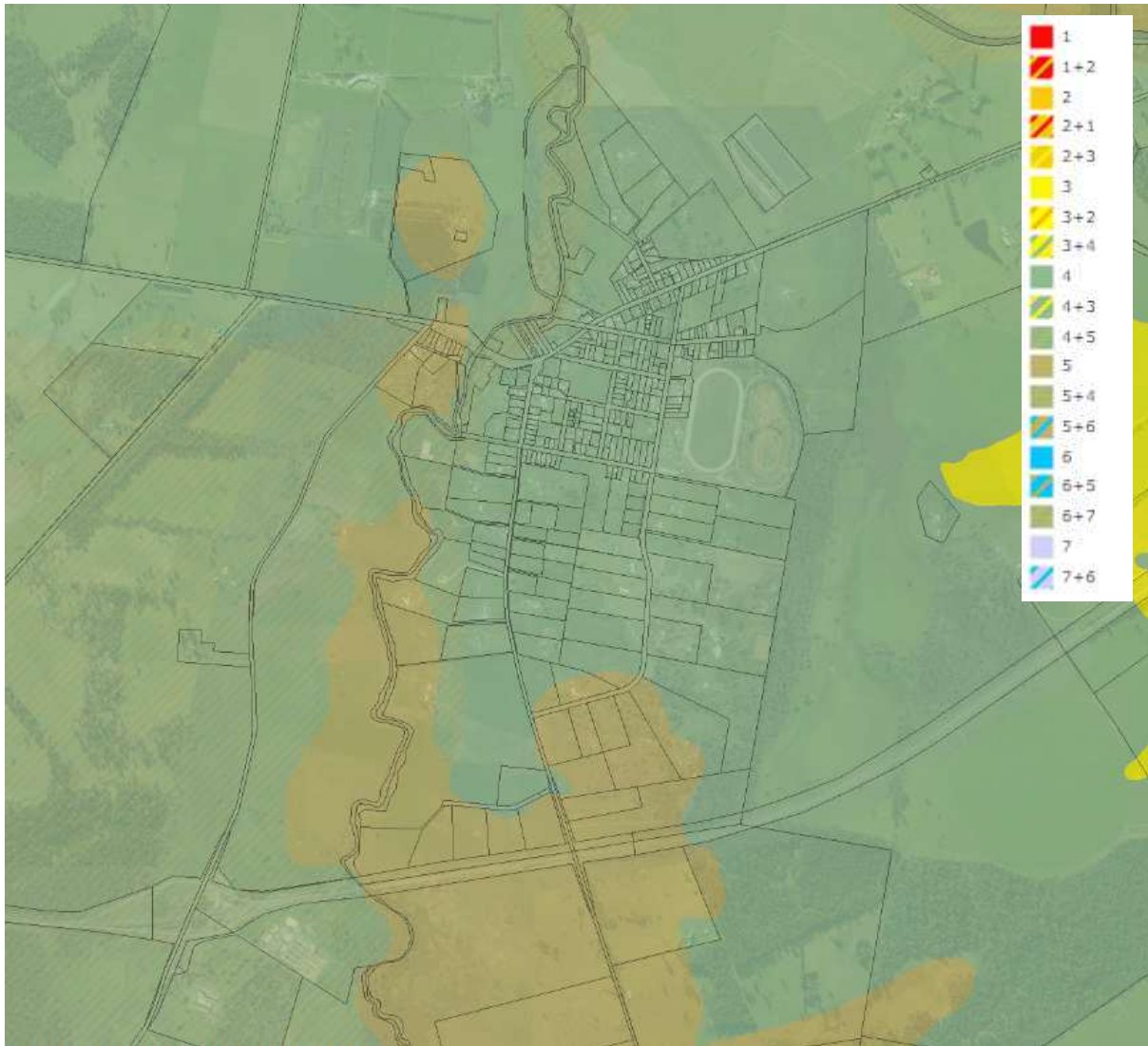


Figure 6: Modelled land capability (Source: adapted from the LIST)

Several irrigation districts are located adjacent to, and partially within, the irrigation district (see Figure 7 below). These include: (i) the Greater Meander Valley Irrigation District to the north, (ii) the Cressy Longford Irrigation District is along its western and north edges, including rural living land west of Bishopsbourne Road, and (iii) the Whitmore Irrigation District is situated along its western edges, including the rural living land west of Bishopsbourne Road.



Figure 7: Extent of Irrigation Districts within and surrounding Carrick (source: adapted from the LIST)

The entirety of the Carrick settlement is surrounded by the Agriculture Zone in all directions (see Figure 8 below). There are two parcels within the investigation area, along its eastern edge, that are within the Agriculture Zone (39 Liffey Street and 40 Liffey Street). Despite being within the Agriculture Zone, both are used for residential purposes as two rural lifestyle lots. In accordance with the PAL Policy, both parcels have already been converted into non-agricultural use and no longer falls within the definition of 'agricultural land'. There are no properties within the Rural Zone.

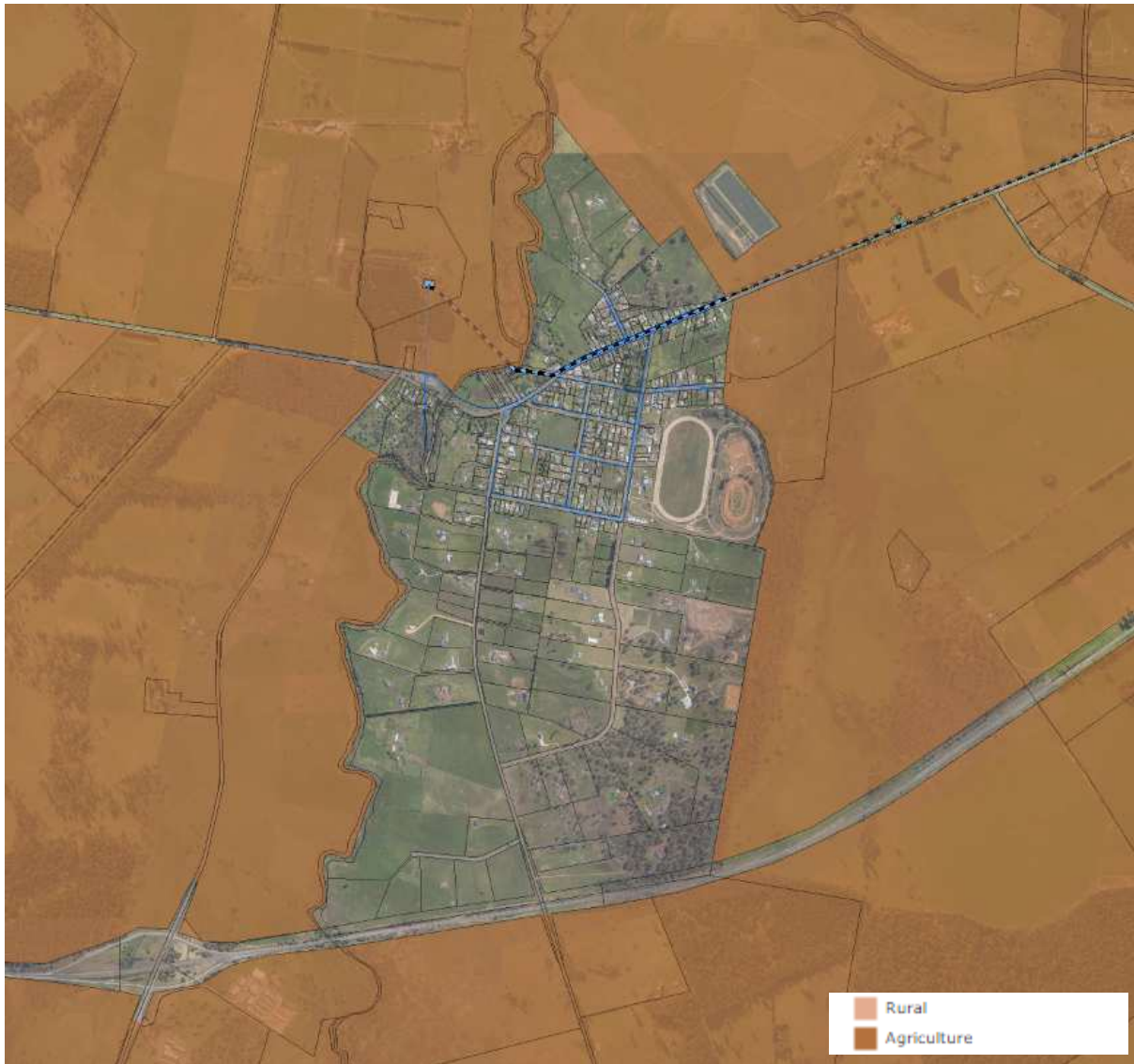


Figure 8: Land currently within the Agriculture and Rural Zones (source: adapted from the LIST)

### 5.1.3 Environmental Hazards

#### 5.1.3.1 Bushfire

The inner core of Carrick, bound by Meander Valley Road, Percy Street, Church Street and the Carrick Speedway, are predominantly clear of bushfire hazards.

All other land is identified as being bushfire-prone and is subject to the controls of the Bushfire-Prone Areas Code of the TPS, as shown in Figure 9 below.

The Carrick Fire Station is located at 21 South Street, Carrick.

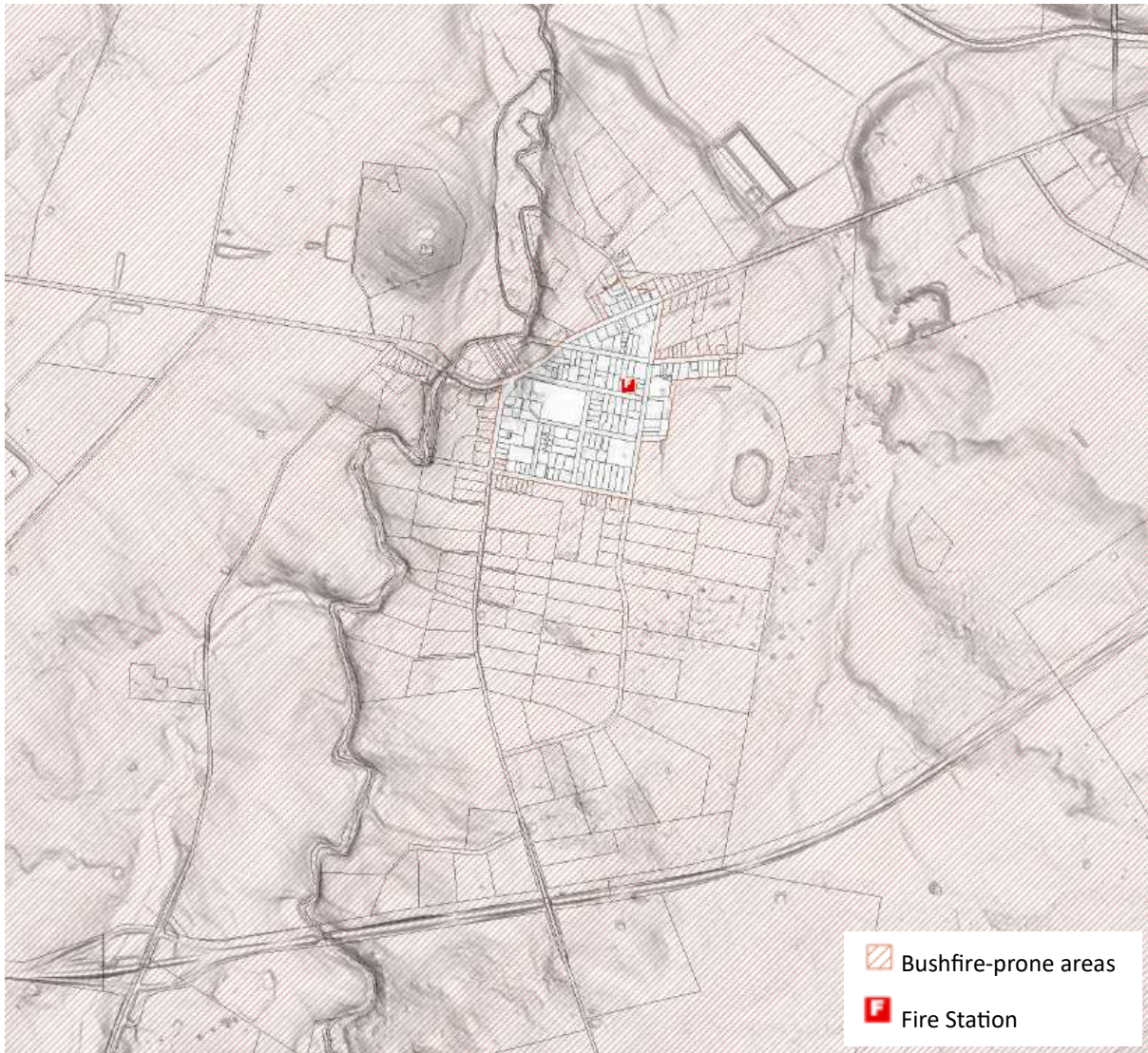


Figure 9: Mapped bushfire-prone area overlay (source: adapted from the LIST)

### 5.1.3.2 Landslip

There are no mapped landslip risk hazard bands within the investigation area. A small area of low landslip hazard is mapped along the eastern side of hill holding the towns water reservoir (See Figure 10 below).

Landslip hazard mapping is currently being reviewed and updated by Mineral Resources Tasmania.



Figure 10: Mapped landslip hazard area overlay (source: adapted from the LIST)

### 5.1.3.3 Riverine and Overland Inundation

The Liffey River is identified as being prone to major flood events and has been subject to flood modelling, for both riverine and overland flows, recently prepared by the SES.

The primary riverine flood risk occurs along the Liffey River, particularly near Arthur Street, which is mapped as H5 (unsafe for vehicles and people. All building types vulnerable to structural damage. Some less robust building types vulnerable to failure.), and the nearby floodplain of the Meander River. The investigation area is relatively clear of this riverine inundation modelling. Other than the parcels west of Arthur Street, the remainder of the settlement is relatively clear of riverine flood risk (see Figure 11 below).

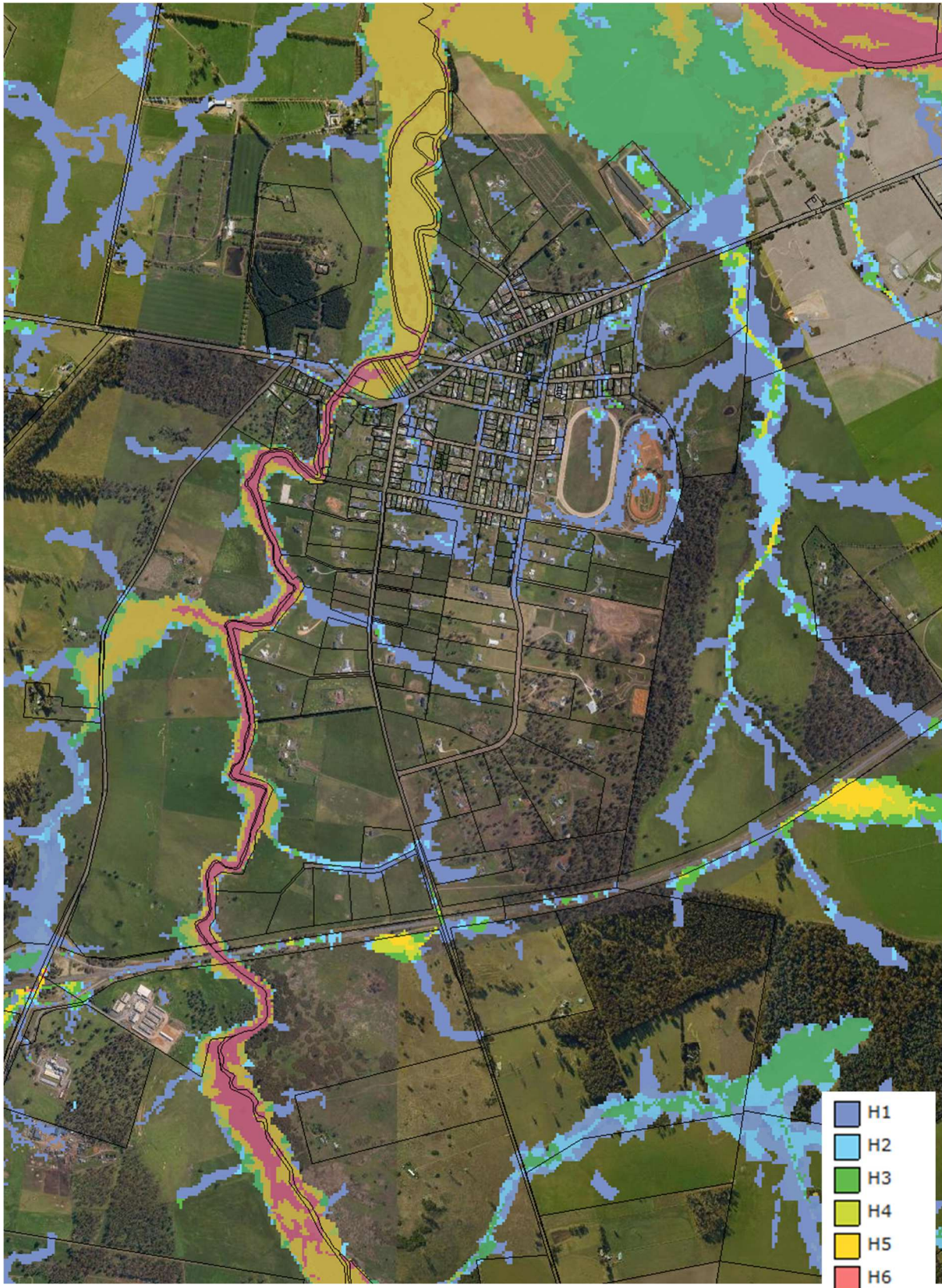


Figure 11: Extent of mapped hazard ratings of 1% AEP overland and riverine flooding (Climate Change) of Carrick and surrounds (source: adapted from the LIST and SES Data).

There are, however, a series of H1 overland flows (generally safe for vehicles, people and buildings) that are mapped to occur within the village settlement of Carrick during a 1% AEP (climate change) event as shown in Figure 12 below. Overland flows are generally run from south to north-west along Percy Street or north-east along East Street.

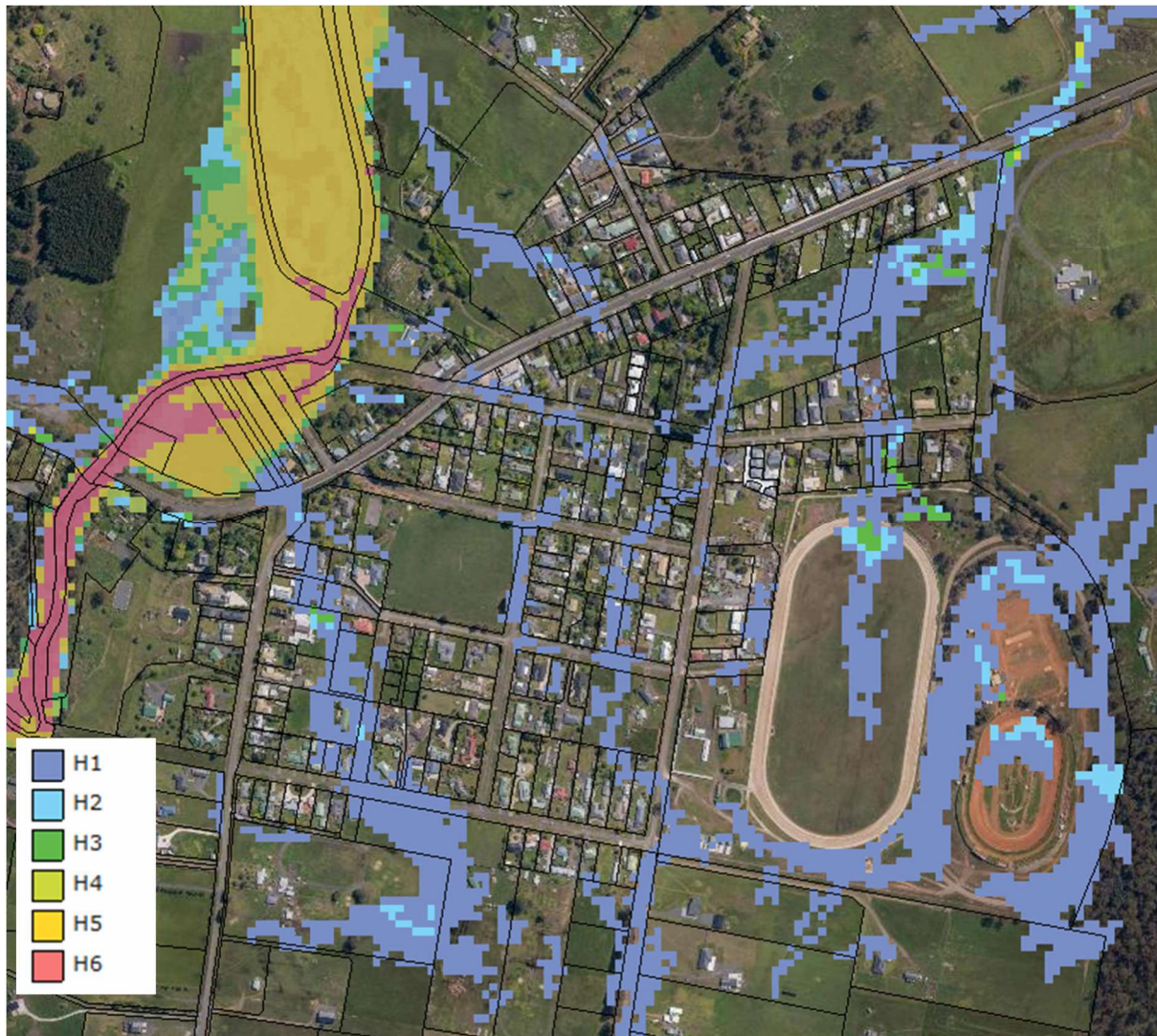


Figure 12: Extent of mapped hazard ratings of 1% AEP overland and riverine flooding (Climate Change) of Carrick settlement (source: adapted from the LIST and SES Data)

It is important to note that the preparation of this overland flow mapping has not included stormwater networks in the hydrodynamic model and overall overland flows are expected to be much reduced relative to this mapping. While settlement-wide stormwater modelling was undertaken in June 2020, further stormwater modelling will need to be undertaken to understand current and future overland flows, and any requisite stormwater infrastructure upgrades.

#### 5.1.3.4 Coastal Hazards

The area is greater than two kilometres from the nearest coastline. Subsequently, the area is not subject to any coastal inundation nor erosion hazards.

#### 5.1.3.5 Contaminated Air and Land

All known attenuating activities (activities listed within Table C9.1 and Table C9.2 of the Attenuation Code) that are relevant to the area are listed below.

Table 3: List of Known Attenuating Activities

Site	Activity	Specified Attenuation Area
<b>CT 137714/1 and CT 25757/1 Meander Valley Road, Carrick</b>	Sewage Treatment Lagoons - mechanical/biological treatment, including aerated lagoons with a designed capacity of <5500kL/day (Level 2 Activity)	200 m
<b>35 East Street, Carrick</b>	Motor Racing or performance trials (Level 1 Activity)	3000 m
<b>20 Simmons Street, Carrick</b>	Metal Fabrication (Level 1 Activity)	500 m
<b>1521 Illawarra Road, Carrick</b>	Gravel and Clay Quarry (Level 2 Activity)	300 m
<b>470 Oaks Road, Oaks</b>	Controlled Environment Agriculture (with manure or refuse use)	330 m
<b>289 Oaks Road, Carrick</b>	Flour Mill	300 m

The majority of these activities are clustered to the northeast of the settlement, or to the southwest beyond the Bass Highway.

Whilst the settlement is largely clear of most of these acceptable buffers, the primary exception is the buffer generated by the Carrick Speedway at 35 East Street, Carrick (See Figure 13). This is a significant prescribed attenuation distance of 3000 m and encompasses the entire settlement and beyond.



Figure 13: Attenuation Buffers of known attenuating activities within the investigation area source: adapted from the LIST)

Attenuation investigations undertaken previously has indicated that, in practice, the attenuating impacts of the metal fabrication and speedway are less than that suggested by Figure 13 above.

It is understood that a 20 m separation distance between residential buildings and the metal fabrication workshop at 20 Simmons Street, is sufficient to ensure that no unreasonable loss of amenity or environment harm to nearby residents is achieved.

Further, investigations into the noise generation of the Carrick speedway, has identified that a LrD (daytime rating noise level) of 48 dB(A) and below is achieved approximately 1.2 km from the speedway racetrack. This distance is less than half of the standard 3 km attenuation distance prescribed by the Tasmanian Planning Scheme.

Further, a LrD of 60 dB(A) and greater is achieved at a distance of approximately 330 m from the racetrack. The report also notes that residential use and development within the 60 - 68 dB(A) range (represents and the lightest green and orange circles in Figure 14) can

still be achieved subject to dwellings being designed to achieve a minimum STC rating of 40 dB(A) and that outdoor living areas are orientated away from the speedway.

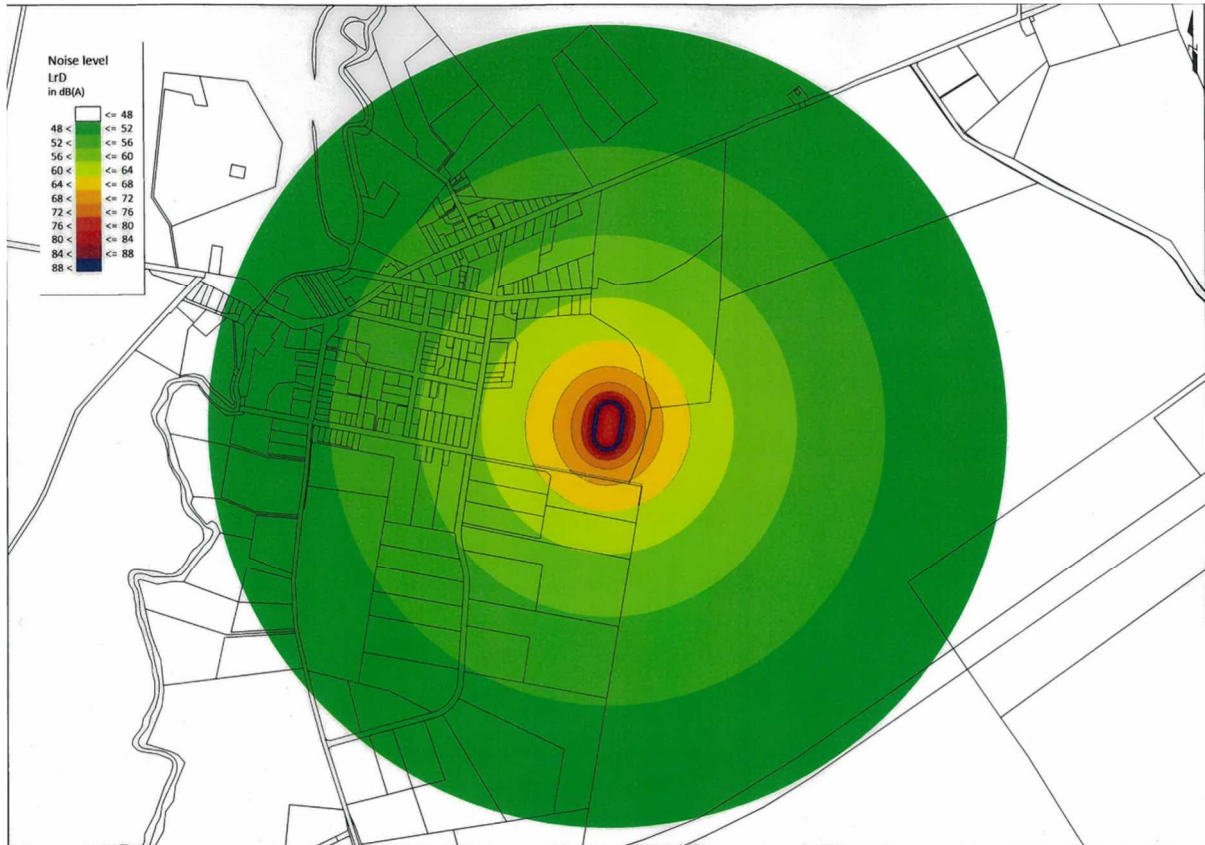


Figure 14: Noise Modelling for Carrick Speedway (source: Pitt & Sherry, Noise Assessment - 1 Charlie's Lane, Carrick, 20 August 2018)

There is also the possibility of some of these uses ceasing, such as the TasWater sewerage treatment plant and the clay quarry.

When approved in 2017, the quarry at 1521 Illawarra Road, Carrick was expected to have at least 10 years' worth of material to extract. Upon cessation, the quarry site would be rehabilitated for agricultural activities, predominantly for livestock grazing. While operational, the activity must be appropriately separated from sensitive uses. However, once the activity has concluded the attenuation buffer shown in Figure 13 below will no longer apply.

Similarly, TasWater have expressed plans to decommission the Carrick sewerage treatment plant and instead direct sewerage from both Carrick and Hadpsen to the Longford sewerage treatment plant. In the event that this decommissioning and redirection of sewerage is achieved, the attenuation distance will no longer apply.

When considering the above, and assuming no additional attenuating activities are established within Carrick, the potential future configuration of practical attenuating buffers may be similar to that shown in Figure 15 below. The area outside the green buffer is expected to not be affected by either attenuating activity. The area between the green and yellow buffer is where additional noise may be noticeable but residential uses are unlikely to require specific treatments. The area between the yellow and red buffer represents the area where residential uses may be suitable subject to specific treatments (as discussed above). The areas within the red buffers represent likely minimum acceptable distances from these attenuating activities.



*Figure 15: Potential Future Practical Attenuation Buffers, including areas where specific treatments may be required (source: adapted from the LIST and Pitt&Sherry 2018)*

Accordingly, the impact of current attenuating distances is likely to pose lesser limitation than it may first appear when reading Table 3 and Figure 14. Potential future cessation of

the attenuating activities referred to above would also further reduce the potential for land use conflict as the town continues to grow.

Council does not possess a comprehensive list of potentially contaminated sites within the investigation area and instead deals with potentially contaminated sites through the Potentially Contaminated Land Code (C14) of the TPS on a case-by-case basis. Whilst not exhaustive, Table C14.2 of the Potentially Contaminated Land Code lists potentially contaminating activities.

## 5.1.4 Environmental Values

### 5.1.4.1 Biodiversity

The Federal *Threatened Species Action Plan 2022-2032* identifies the Midlands region of central Tasmania as one of twenty priority places for targeted action between 2022 and 2027, focusing efforts on threatened ecological communities and threatened species habitats. Priority places are selected based on likely density of threatened species and ecological communities, and the proportion of each site under the management of First Nations people. The extent of the priority place is shown below in Figure 16, and ranges from Legana to Oatlands, and from Deloraine through to Evandale and Campbell Town. Accordingly, Carrick is situated within this region. The Midlands region of central Tasmania is described by the Department of Climate Change, Energy, the Environment and Water (DCCEEW 2024) as:

*a mostly agricultural area located northeast of Tasmania's geographic centre. It is also recognised for its heritage values as one of the earliest areas settled by Europeans. Prior to this Palawa people managed the landscape with fire and maintained the Midlands as open woodland and native grassland.*

*The Midlands has a diversity of natural habitats across hills, valleys, plains, rivers, lakes, and wetlands. Vegetation types include forests, woodlands and grasslands.*

*Threatened ecological communities found in the Midlands include:*

- *Lowland Native Grasslands of Tasmania*
- *Tasmanian Forests and Woodlands dominated by black gum or Brookers gum (Eucalyptus ovata / E. brookeriana).*

*The Midlands region of central Tasmania is home to more than 40 threatened animal and plant species including:*

- *Swan Galaxias*
- *Eastern Quoll*
- *Graveside Leek Orchid*
- *Pungent Leek Orchid.*

Lowland native grasslands of Tasmania are further categorised by the *Environment Protection and Biodiversity Conservation Act 1999* into the Lowland *Poa labillardierei* grassland sub-type and the Lowland Themed triandra grassland sub-type).

While this priority place extends far beyond the investigation area, it nonetheless demonstrates the importance of the broader landscape and its biodiversity values and provides opportunities to leverage this designation to improve the condition of significant habitat within and surrounding the area. Further detail about natural values, including biodiversity, within and surrounding Carrick is provided below.

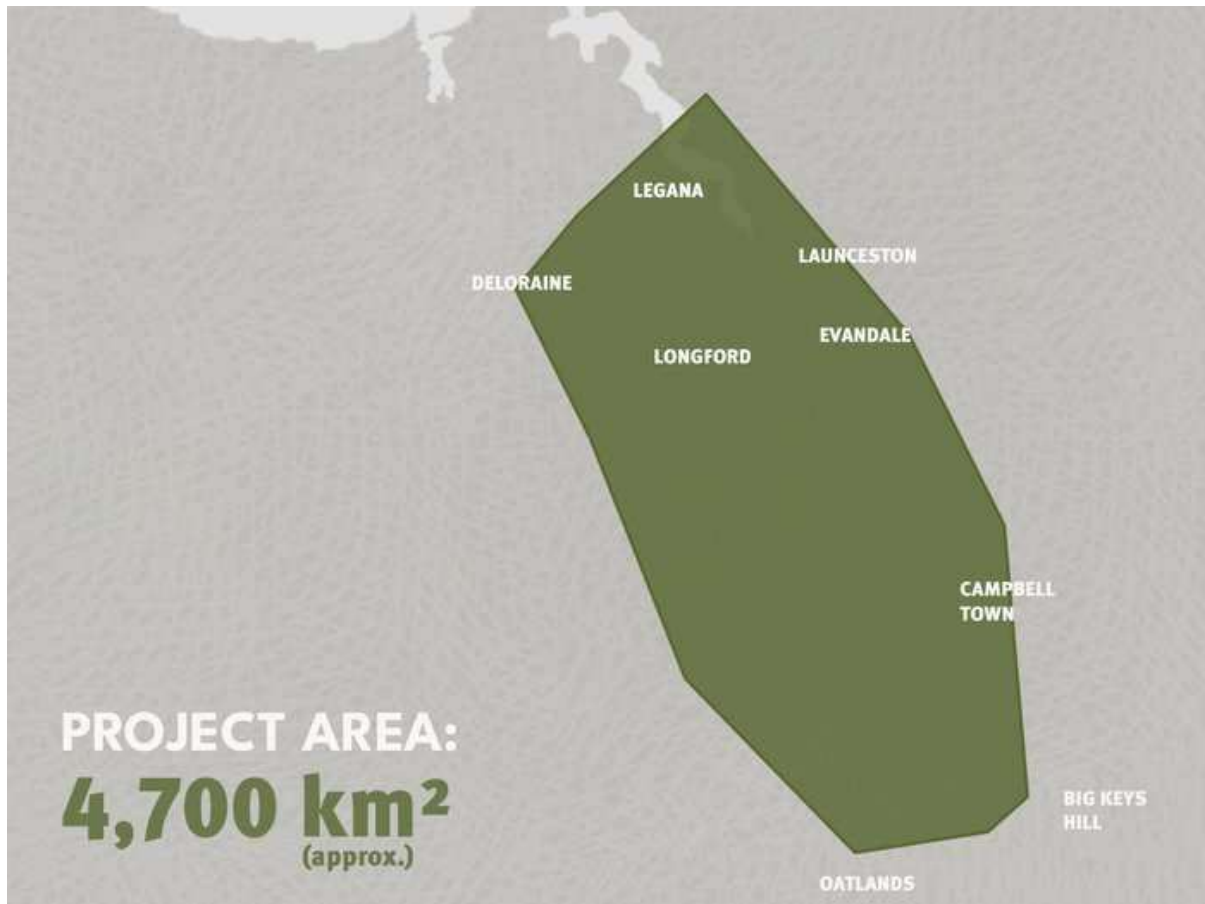


Figure 16: Approximate extent of the Midlands region of central Tasmania priority place (source: NRM North 2025)

The Carrick village, and surrounding area, is a highly modified landscape with approximately three quarters of the area comprised of modified urban areas and agricultural land. Agricultural land is also the predominant vegetation community group within the area surrounding Carrick, interspersed by many patches of *Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits* and smaller patches of lowland grassland complexes (see Figure 17 below).

Almost one quarter of the investigation area is covered by a mapped native vegetation community, comprised predominantly of:

- DAZ (*Eucalyptus amygdalina inland forest and woodland on Cainozoic deposits*)

- GPL (Lowland *Poa labillardierei* grassland)
- GCL (Lowland grassland complex)

DAZ (*Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits) is listed in the *Nature Conservation Act 2002* as a threatened native vegetation community. GPL (Lowland *Poa labillardierei* grassland) under the *Environment Protection and Biodiversity Conservation Act 1999*. Both vegetation communities are shown below in Figure 18. These vegetation communities are mostly within the southeastern sector of the investigation area, located within the southern rural living area, and along the eastern edge of the investigation area adjacent to an unnamed watercourse.

While natural values are undoubtedly present within the riparian corridor of the Liffey River, TASVEG 5.0 maps the corridor as being mostly comprised by agricultural land and weed infestations.

There are no listed raptor nests within 1 km of the investigation area. The village, however, is surrounded by clusters of nests ranging from 2.5 km to 4.5 km away from investigation area.

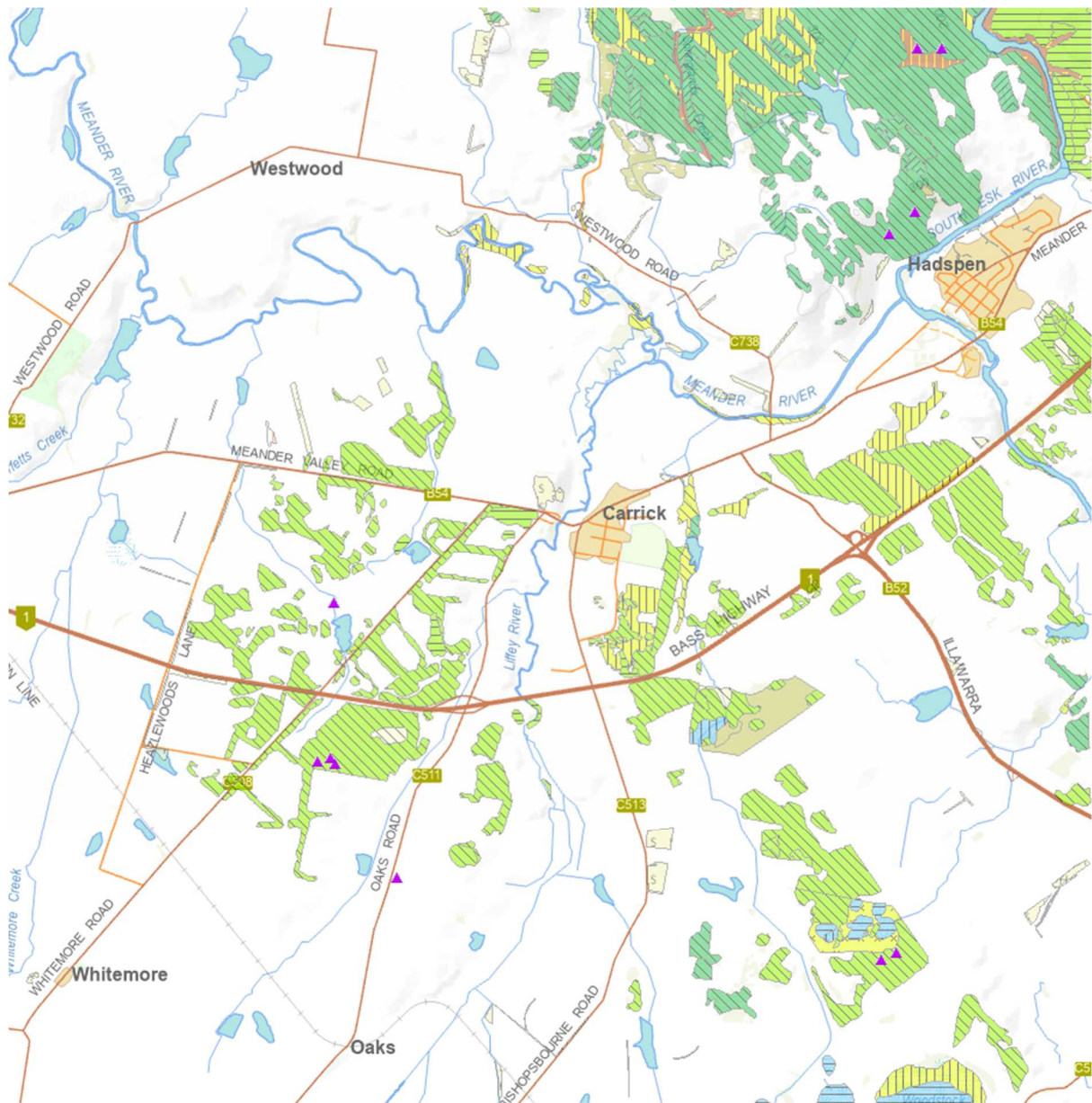


Figure 17: Vegetation communities within and surrounding Carrick as identified by TASVEG 5.0 (source: adapted from the LIST)



Figure 18: Vegetation Communities listed under State and National Environmental Legislation (source: adapted from the LIST)

The Forest Practices Authority – Biodiversity Values Database identifies that four threatened fauna species (the eastern quoll, the green and golden frog, eastern barred bandicoot, and masked owl) possess core ranges within the area and fourteen threatened fauna species possess potential ranges.

The spatial extent of these ranges can be found within the Biodiversity Values Database at [https://fpa.tas.gov.au/planning/biodiversity/biodiversity\\_values\\_database](https://fpa.tas.gov.au/planning/biodiversity/biodiversity_values_database)

The Protected Matters Search Tool, provided by the Department of Climate Change, Energy, the Environment and Water, is an online platform that can be used to check if Protected Matters under the *Environment Protection and Biodiversity Conservation Act 1999* exist in and around a project area. The information provided on the platform is indicative only, but can be a useful starting point.

A search was undertaken on 3 July 2025 and identified a variety of matters of national environment significance that may occur in, or may relate to, the Growth Area, including:

- 3 listed threatened ecological communities
- 9 listed migratory species
- 33 listed threatened species

Other matters protected by the EPBC Act that were identified include 15 marine species (predominantly birds) that may occur, or their habitat may occur, within the area, overfly marine areas, or their migration route may occur within the area. These matters are responded to through the strategies of the Structure and will need to be considered by future planning scheme amendments as appropriate.

#### **5.1.4.2 Waterways and Wetlands**

The settlement of Carrick is located at the confluence of the Meander River and the Liffey River, and a historically important river crossing over the Liffey River.

As noted in the previous section, the riparian corridors of the Liffey River – and also the Meander River – are predominantly mapped as comprising agricultural land and weed infestations.

An unnamed waterway, including a small wetland, is located east of the investigation area, flows through a waterbody and small wetland, under Meander Valley Road, and subsequently into the Meander River through an agricultural drain. Upstream of Meander Valley Road, the riparian corridor of this waterway is comprised of the *Eucalyptus viminalis* grassy forest and woodland (DVG) and Lowland *Poa labillardierei* grassland (GPL). The wetland is identified by the Conservation of Freshwater Ecosystem Values (CFEV) Database as possessing a low integrated conservation value.

Two waterways run east-west through the southern rural living area to the Liffey River upstream of the village, predominantly comprised of agricultural and open drains.

These waterways and wetlands are protected through the Tasmanian Planning Scheme through the application of the Natural Assets Code and the 'Waterway and coastal protection' area overlay.



Figure 19: Wetlands of low (red) conservation value and waterbodies and within and surrounding Carrick (source: adapted from the LIST)



Figure 20: Waterway protection areas, or riparian areas, identified within the investigation area (source: Adapted from the LIST)

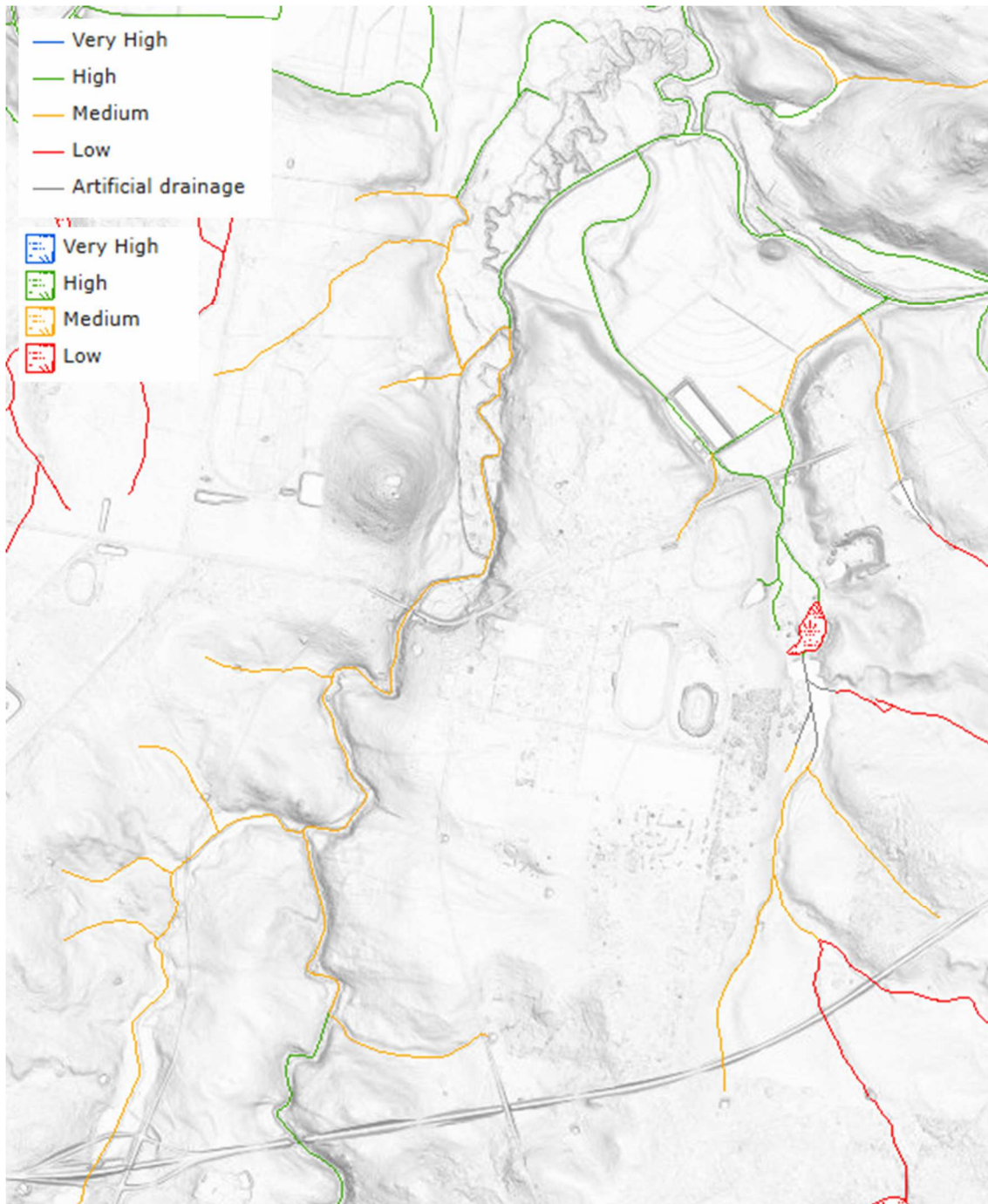


Figure 21: CFEV Integrated Conservation Values of Waterways and Wetlands (source: adapted from the LIST)

### 5.1.4.3 Geodiversity

The diversity of geological formations underpins the diversity of living ecosystems. For example, many vegetation communities identified by TASVEG 5.0 – such as *Eucalyptus amygdalina* inland forest and woodland on Cainozoic deposits (DAZ) – are categorised in reference to the type of geological formation they inhabit. Other examples of significant landforms include cave (karst), river (fluvial) systems, sand dunes, and peat soils.

The Tasmanian Geoconservation Database is a source of information about geodiversity features, systems, and processes of conservation significance in the State of Tasmania. This database does not identify any Geoconservation sites within Carrick.

Considering its size, the geological composition of Carrick is relatively varied in its geological composition. Around and north of Meander Valley Road, the geological units underlying the investigation area is predominantly undifferentiated Cenozoic sediments, and a small area of dominantly quartz sandstone alongside the Liffey River near Arthur Street. South of Meander Valley Road, the majority of the land is comprised of ferricrete, silcrete, laterite and derived lag deposits. Dolerite (tholeiitic) with locally developed granophyre is located along Poppy Lane and the Bishopsbourne Road - Charlies Lane junction. Within the southern rural living area along the Liffey River, the area is described as undifferentiated Quaternary sediments. Within the surrounding area, Sand, gravel and mud of alluvial, lacustrine and littoral origin are present along parts of the Liffey River and the unnamed waterway that runs parallel to Oaks Road.

#### **5.1.4.4 Landscape Values**

Landscape values typically refer to the aesthetic, cultural, ecological and recreational qualities that people associate with landscapes. These values are qualitative and vary depending on individual perspectives and cultural contexts. They encompass aspects such as scenic beauty, biodiversity, cultural heritage, and the overall experience or feeling evoked by a particular landscape.

Following a preliminary review, and through feedback received through consultation processes, the following areas that been identified as contributing to the quality of of the broader landscape surrounding Carrick:

- The Liffey River
- The surrounding agricultural landscape
- The Bass Highway, Meander Valley Road and Illawarra Road scenic tourist corridors (nominally 100m either side of the highways) outside of the township

The Liffey River is located within both the Agriculture Zone and the Environmental Management Zone. The surrounding agricultural landscape is predominantly within the Agriculture Zone.

The Bass Highway and Meander Valley Road scenic tourist corridors (recognised as 100m either side of the highways outside urban settlements) signify high visibility and high exposure landscapes. The protection and enhancement of these landscapes contribute to the economic basis of the tourism industry as well as local visual amenity.

The Tasmanian Planning Scheme regulates areas of significant landscape value through Scenic Road Corridors and Scenic Protection Areas. Protection of landscape values are also specifically regulated through the Landscape Conservation Zone and incidentally through the Environmental Management Zone.

The landscape elements that are recognised and regulated by the Tasmanian Planning Scheme, through scenic protection corridors along Meander Valley Road, the Bass Highway, and Illawarra Road and incidentally through the Environmental Management Zone along the Liffey River are shown in Figure 22 below.



Figure 22: Landscape values regulated within the Tasmanian Planning Scheme (source: adapted from the LIST)

#### 5.1.4.5 Coasts

The area is greater than two kilometres from the nearest coastline (the mean high water mark of the kanamaluka / Tamar Estuary just below the first basin of the Gorge) and so neither the State Coastal Policy nor the Coastal Tasmanian Planning Policy applies.

#### 5.1.5 Settlement Pattern

The land use zoning pattern within the investigation area reflects its rural village role and function, with a core of Village zoned land surrounded by General Residential zoned land which is in turned surrounded by the Rural Living Zone to the north, west and south. The settlement is then encompassed by the Agriculture Zone.

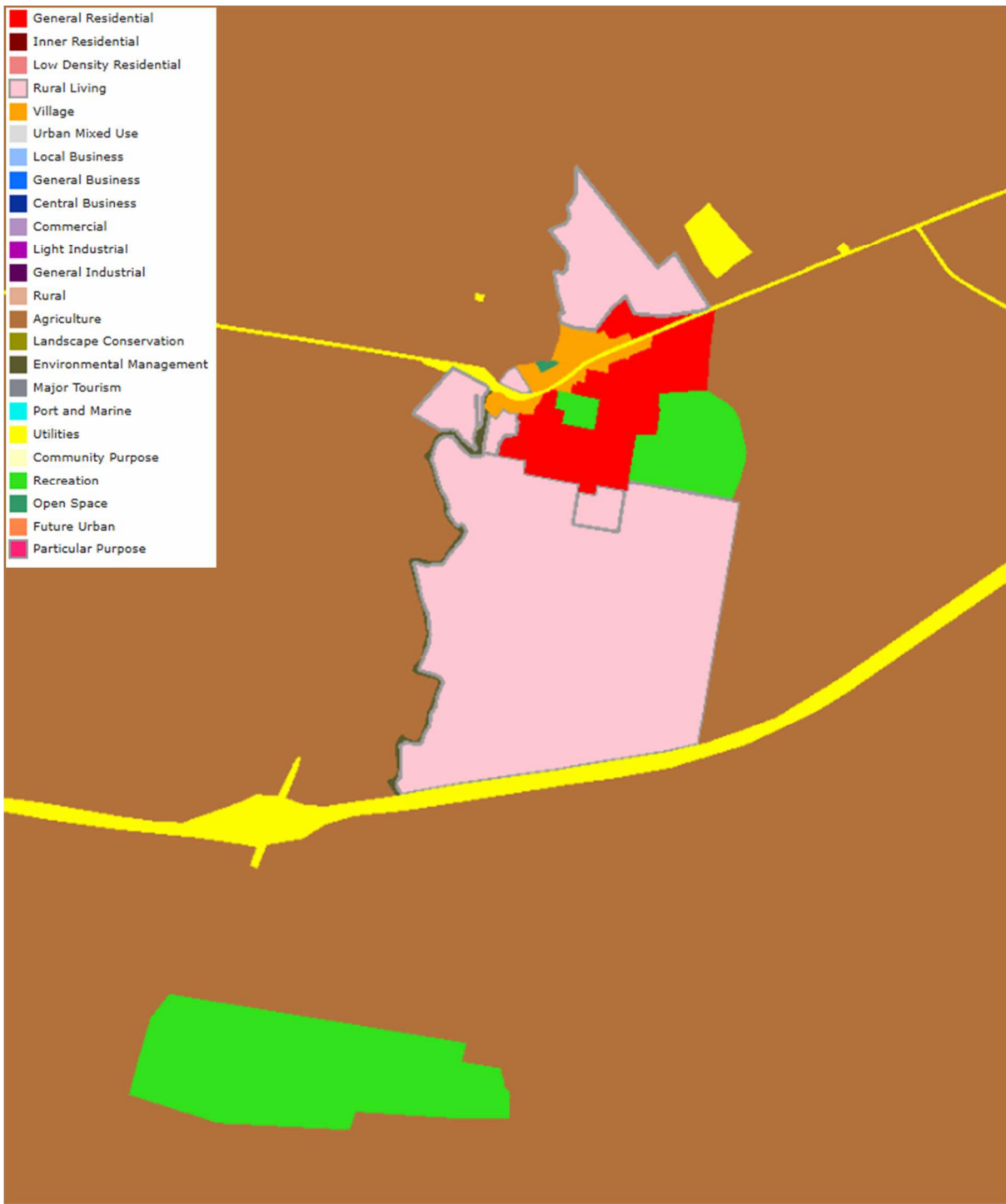


Figure 23: Map identifying the location and spatial extent of land use zone allocation within Carrick (source: adapted from The LIST)

## **5.2 Socioeconomic Attributes**

### **5.2.1 Demographic Profile**

Carrick is the sixth largest settlement in Meander Valley by population. According to ABS Census Data in 2021, the 'urban centre and locality' of Carrick had 503 residents, while the broader Carrick locality had 721 residents.

The investigation area encompasses not only all of the Carrick urban centre, but it also includes the most populous parts of the Carrick locality. The Carrick locality also acts as the rural hinterland of the Carrick village. Accordingly, the demographics of both urban locality – referred to as 'Carrick (L)' - and the 'Carrick (Tas.)' locality are considered below.

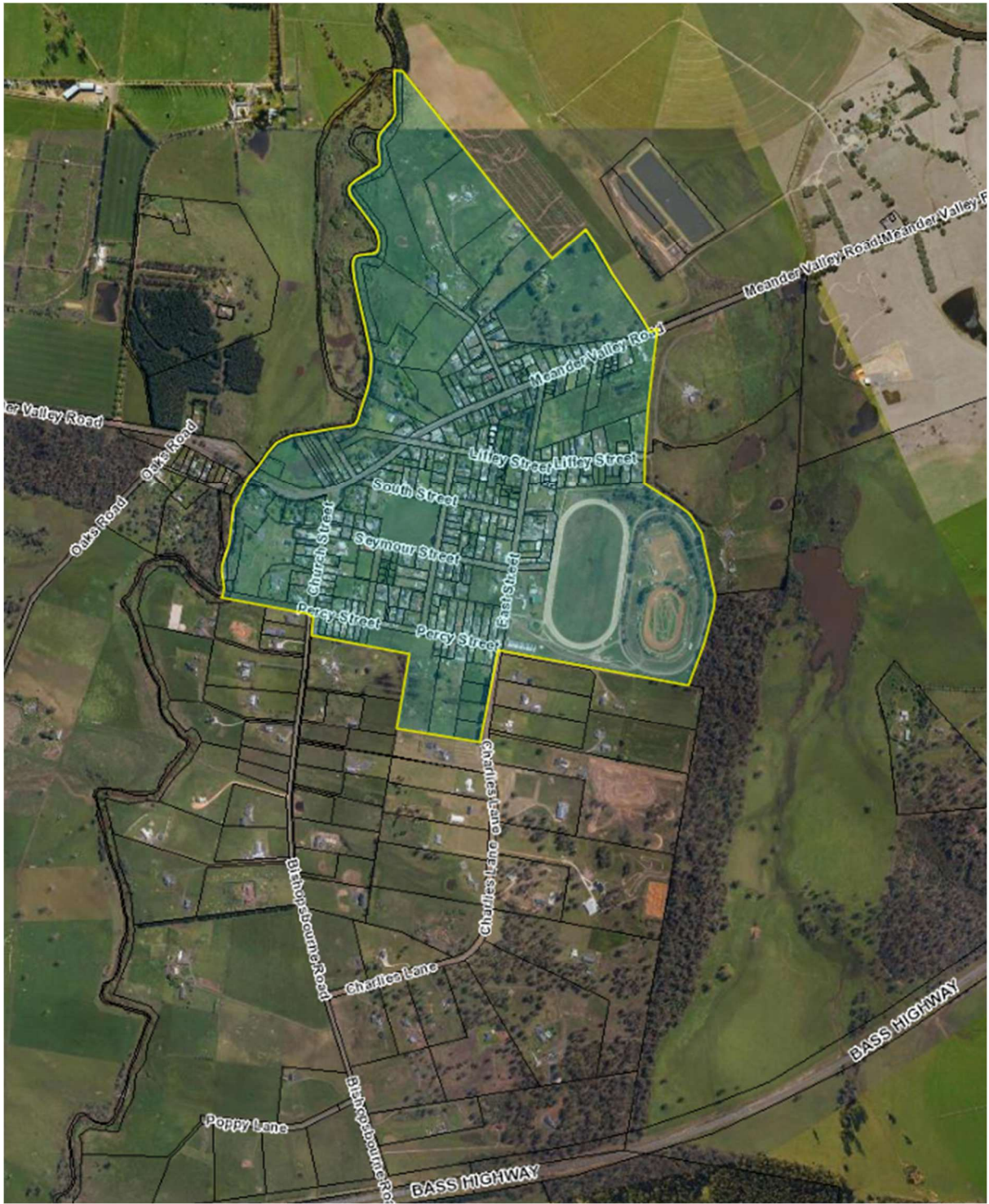


Figure 24: Aerial imagery depicting extent of the 'Carrick (L)' urban locality (source: adapted from The LIST)



Figure 25: Aerial imagery depicting extent of the Carrick (Tas.) locality (source: adapted from The LIST)

In 2011, the State Suburb of Carrick - 'Carrick (Tas.)' - included Westwood, Oaks, and parts of the Hadspen (excluding Rutherglen) and Travellers Rest localities south of Meander Valley Road. In 2016, the State Suburb of Carrick was adjusted to exclude these areas and align with the current locality boundary shown in Figure 25 above. To ensure data is comparable, only census data from 2016 and 2021 for Carrick (Tas.) have been presented below. While this provides a limited dataset to understand longer term changes in the population, it is the most accurate depiction of the current demographic profile of the entire investigation area as of 2021. As detailed further in this report, the Carrick (L) is where the majority of population change is expected to occur within the investigation area over the next 20 years and is therefore represents the dataset that is best placed to underpin population growth and change projections.

Table 4: Key Demographic Indicators for Carrick (Tas.) Locality, ABS 2016-2021

	2016	2021
Population	559	721
Median Age	43	39

<i>Average household size</i>	2.5	2.6
<i>One Person Households</i>	20.5%	22.8%
<i>Aged 65 and over</i>	15.8%	16.7%
<i>Aged 14 and under</i>	17%	20.7%
<i>Dependency Ratio</i>	49%	60%
<i>Aboriginal and Torres Strait Islander born</i>	0%	3.2%
<i>Country of birth other than Australia</i>	12.8%	9.3%
<i>Households where a non-English language is used</i>	1.8%	1.5%
<i>Median weekly rent</i>	\$230	\$278
<i>Median monthly mortgage repayment</i>	\$1,300	\$1,517
<i>Median weekly household income</i>	\$1,173	\$1,701

Interestingly, the resident population has not only grown during the 2016-2021 intercensal period by 162, but its median age has also fallen from 43 to 39 over the same period. This population change in the Carrick (Tas.) locality corresponds to the development of the rural living area south of Charlies Lane and along Bishopsbourne Road, between the Carrick village and the Bass Highway, which commenced in 2017. At the same time, one person households, the proportion of people aged 65+ and 14 and under have all also increased. This is reflected in the dependency ratio, which has risen from 49% to 60%, within the Carrick (Tas.) locality.

A more localised view of the village of Carrick can be gleaned through the Carrick (L) dataset. The spatial extent of this dataset has been mostly consistent between 2001 and 2021, with only minimal changes between 2006 and 2011. This dataset demonstrates a sustained population growth of 186 between 2001 and 2021, equivalent to a compound annual growth rate of 2.4%. This sustained average growth was achieved despite population decline of approximately 17 in the 2011-2016 intercensal period. The median age has risen by 7 years from 37 in 2006 to 44 in 2021, while the average household size has fallen by 0.2 over the same period. One person households have experienced some notable variation, but has also risen to 26.3% in 2021.

Table 5 provide summaries a variety of key demographic indicators for Carrick (L) are provided below.

*Table 5: Key Demographic Indicators for Carrick (L), ABS 2011-2021*

	<b>2001</b>	<b>2006</b>	<b>2011</b>	<b>2016</b>	<b>2021</b>
<i>Population</i>	317	439	449	432	503
<i>Median Age</i>	-	37	41	43	44

Average household size	-	2.7	2.7	2.5	2.5
One Person Households	19.8%	13.2%	20.4%	23%	26.3%
Aged 65 and over	14.8%	12.1%	16%	16%	18%
Aged 14 and under	22.4%	25.7%	22%	16%	18%
Dependency Ratio	59%	61%	61%	47%	56%
Aboriginal and Torres Strait Islander born	2.8%	1.1%	0.9%	0%	3.4%
Overseas born	6.3%	7.1%	5.6%	4.6%	4.9%
Households where a non-English language is used	-	-	-	3.6%	2.6%
Median weekly rent	-	\$135	\$230	\$200	\$280
Median monthly mortgage repayment	-	\$988	\$1,160	\$1,300	\$1,408
Median weekly household income	-	930	\$1,010	\$1,160	\$1,586

A population age-sex pyramid by life stages for both Carrick (L) and the Carrick (Tas.) is provided below in Figure 26 and Figure 27. Both age-sex pyramids share strong similarities, which is unsurprising given the overlap in population, relatively minor difference in population size of approximately 200 residents, and geographical proximity. Both have a narrow base and a large bulge – focused on the on the worker and older worker cohorts - towards its peak. The elderly cohort remains very low, indicating that members of this cohort relocate to other settlements to better access aged care services, rather than age in place.

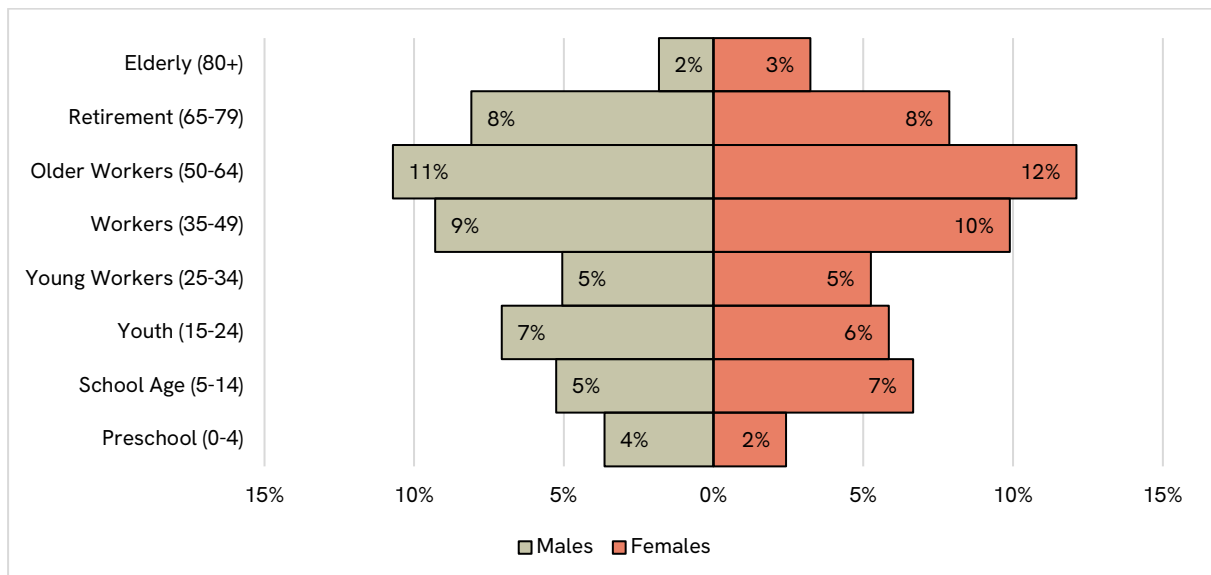


Figure 26: Proportion of Population by Life Stage - Carrick (L) - ABS 2021

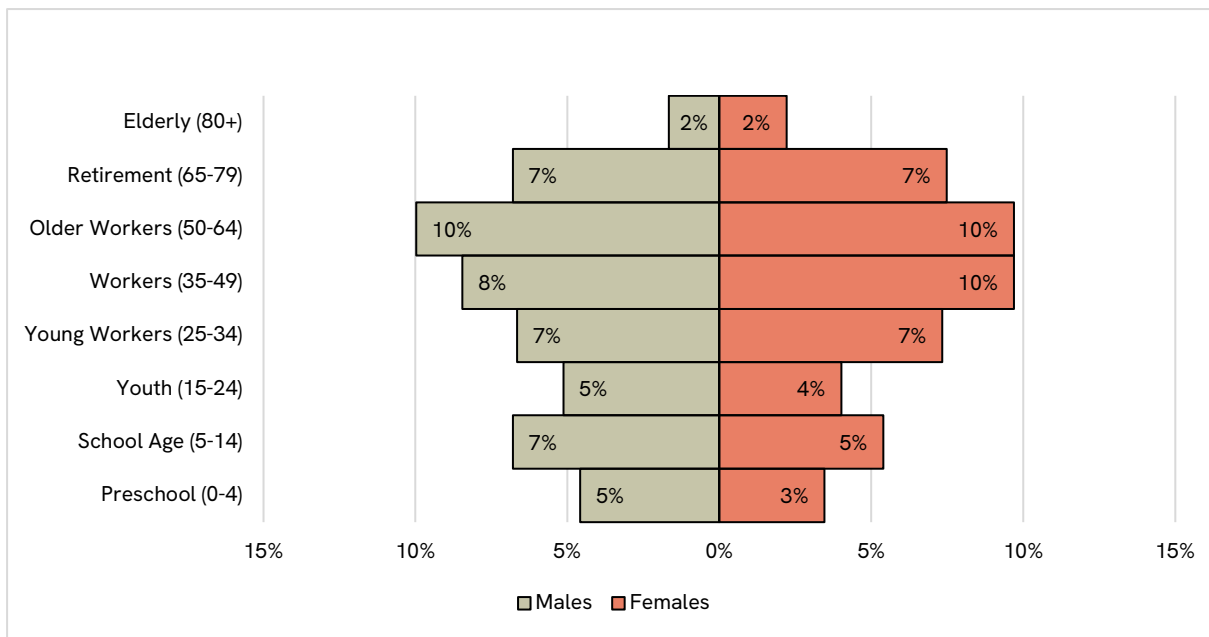


Figure 27: Proportion of Population by Life Stages - Carrick (Tas.) - ABS 2021

There are subtle differences however. The retirement, older worker and worker cohorts are all slightly stronger in the urban locality. The proportion of youth is also stronger in the urban locality, while the proportion of young workers is stronger in the locality. The preschool cohort is proportionally weaker in the urban locality. These, seemingly small, differences mask greater spatial variation in where population change is occurring within the investigation area.

In this respect, one of the key drivers of population change within the investigation area is the development of the rural living area between the Carrick village and the Bass Highway since 2017. This spatial variation in local growth is best illustrated by subtracting the Carrick (L) population from the Carrick (Tas.) locality population. This difference is referred to as 'Carrick (balance)' and the change in this area between 2016 and 2021 intercensal period is provided in Figure 28 below. The population change experienced by the Carrick (balance) is notable. During that period, the proportion of the workers cohort grew by 9% and the proportion of the preschool cohort grew by 5%. This is balanced out by a dip in the retirement and youth cohorts (-3% each) and a notable decline in the proportion of the older worker cohort by 9%.

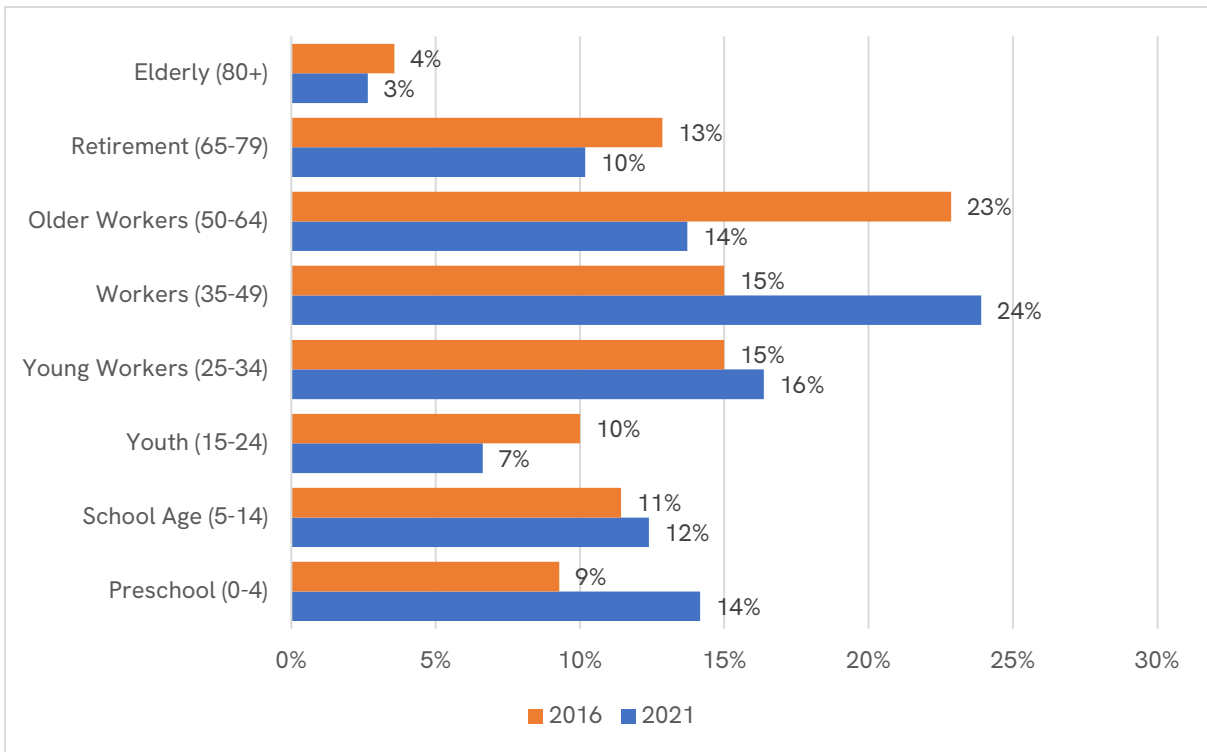


Figure 28: Change in Proportion of Population by Life Stage, Carrick (balance), ABS 2016-2021

Relative to Carrick (L), as shown in Figure 28 below, Carrick (balance) possess a far stronger proportion of preschool children while school age children remains steady. There are less youth but also less elderly, retirement and older worker cohorts. Worker and Young Worker cohorts form a greater proportion.

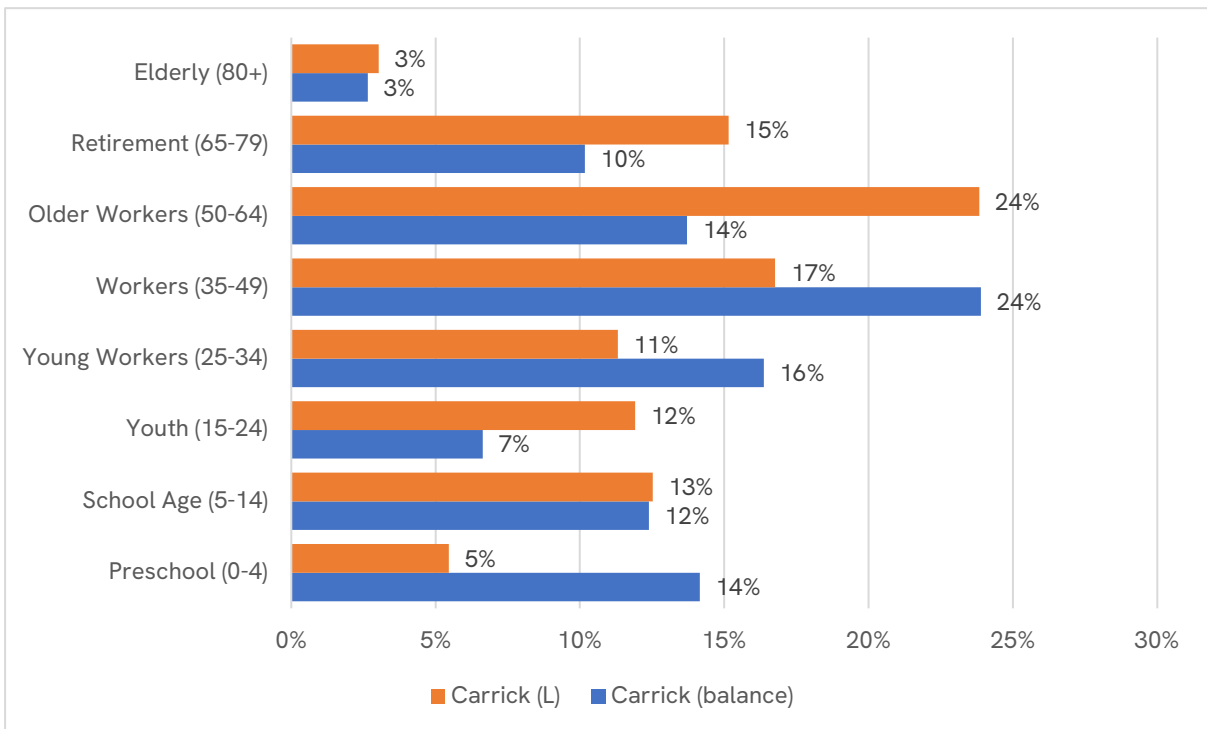


Figure 29: Comparing Proportion of Population by Life Stage, Carrick (balance) and Carrick (L), 2016-2021

Table 6 below details the amount of population growth that occurred within both Carrick (balance) and Carrick (L), which together comprise Carrick (Tas). Put another way, this table compares the growth experienced within the urban locality to its immediate surrounds. Table 6 indicates that much of the growth in the preschool, young worker, and worker cohorts within the investigation can be attributed to the development within the balance rather than the urban locality. Notably, the worker cohort grew despite a decline within the urban locality. Growth in the school age and young worker cohorts can be attributed to both the urban locality and the surrounding locality. Older workers and retirement grew almost exclusively within the urban locality.

Table 6: Change in Population in Carrick (Tas.) by Life Stage, 2016-2021

	Carrick (balance)	Carrick (L)	Carrick (Tas.) Total Change
Preschool (0-4)	19	9	28
School Age (5-14)	12	14	26
Youth (15-24)	1	-6	-5
Young Workers (25-34)	16	19	35
Workers (35-49)	33	-10	23
Older Workers (50-64)	-1	26	25
Retirement (65-79)	5	21	26
Retirement (80+)	3	4	7
<b>TOTAL CHANGE</b>	<b>88</b>	<b>77</b>	<b>165</b>

When considering census data available for a person's place of usual residence in 2016, most local migration to Carrick (Tas.) between 2016 and 2021 were residents of Greater Launceston, with very limited migration from the Northwest or Southern regions of Tasmania. Approximately 55, almost 30%, of the new residents were recent interstate migrants. No new residents from overseas were recorded.

Note that the Hadspen-Carrick SA2 is the smallest available dataset for Place of Usual Residence relevant to Carrick (Tas). within ABS Table builder. As this SA2 notably includes the settlement of Hadspen, it is unable to capture any relocation between the two settlements. Any such relocation is expected to be minimal.

Table 7: Carrick (Tas.) Place of Usual Residence in 2016 (source: adapted from ABS 2021)

Place of Usual Residence	Persons
<b>Tasmania SA2s (excluding Hadspen-Carrick SA2)</b>	<b>145</b>
- Margate - Snug	3
- Kings Meadows - Punchbowl	4
- Launceston	9
- Legana	4
- Newstead	6
- Prospect Vale - Blackstone	22
- Riverside	5
- South Launceston	13
- Summerhill - Prospect	10
- Waverley - St Leonards	8
- Youngtown - Relbia	6
- Grindelwald - Lanena	4
- Hadspen - Carrick	407
- Westbury	12
- Dilston - Lilydale	3
- Longford	11
- Northern Midlands	10
- Perth - Evandale	7
- Wynyard	4
- North West	4
<b>Interstate</b>	<b>75</b>
- New South Wales	12
- Victoria	30
- Queensland	16
- South Australia	10
- Western Australia	7
- Northern Territory	0
- Australian Capital Territory	0
- Other Territories	0
<b>Not applicable (i.e. born post 2016)</b>	<b>59</b>
<b>Not stated</b>	<b>21</b>
<b>Overseas</b>	<b>0</b>

New residents to Carrick (Tas.) predominantly moved from other suburbs and satellite towns within Greater Launceston, particularly the western suburbs of Greater Launceston (notably Prospect Vale – Blackstone, South Launceston, and Summerhill) Prospect, and the surrounding rural areas of Westbury, Longford, Perth-Evandale, and Northern Midlands.

Table 8: Local Migration Relative to Total Migration to Carrick (Tas.) (adapted from ABS 2021)

Previous Place of Residence in 2016 (SA2)	Percentage of New Residents (intrastate and interstate migrants) in 2021
Prospect Vale - Blackstone	10%
South Launceston	6%
Westbury	5%
Longford	5%
Summerhill - Prospect	5%
Northern Midlands	5%
Launceston	4%
Waverley - St Leonards	4%
Perth - Evandale	3%
Newstead	3%
Youngtown - Relbia	3%
Kings Meadows - Punchbowl	2%
Legana	2%
Riverside	2%
Grindelwald - Lanena	2%
Wynyard	2%
North West	2%
Margate - Snug	1%
Dilston - Lilydale	1%

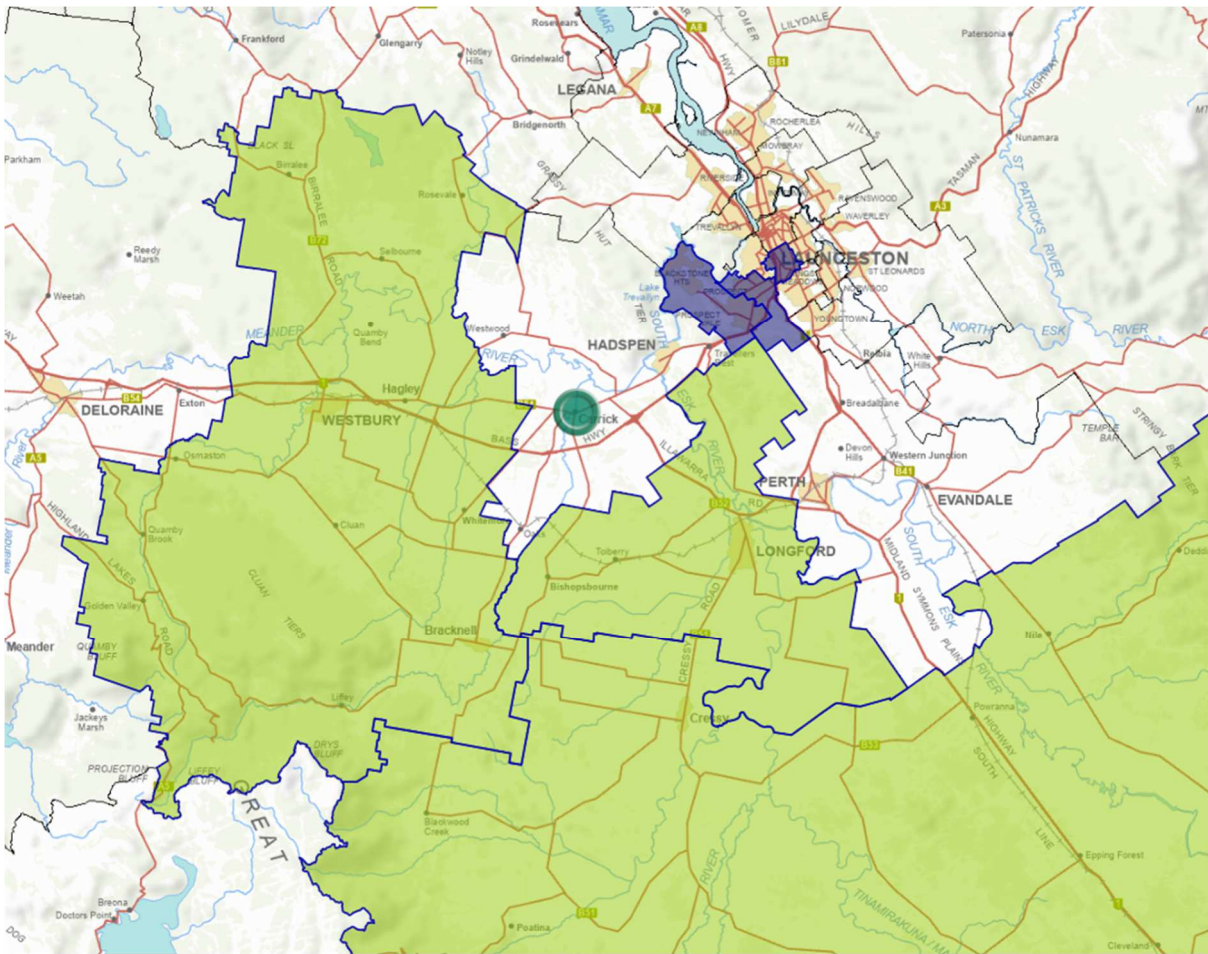


Figure 30: Local SA2 Places of Migration to Carrick (Tas.), where greater than 5% of total immigration (source: adapted from The LIST)

When considering outmigrants from the area, the smallest available relevant dataset is the Hadspen-Carrick SA2. Given that this SA2 also includes, in addition to Carrick, the localities of Westwood, Oaks, Hadspen, and Travellers Rest, the specific number of outmigrants does not sufficiently represent the locality of Carrick (Tas.). The proportional structuring of outmigration by life stage, however, can provide a useful indication of movements away from the area. Figure 31 below depicts the amount of outmigrants from the Hadspen-Carrick SA2 proportioned by life stage.

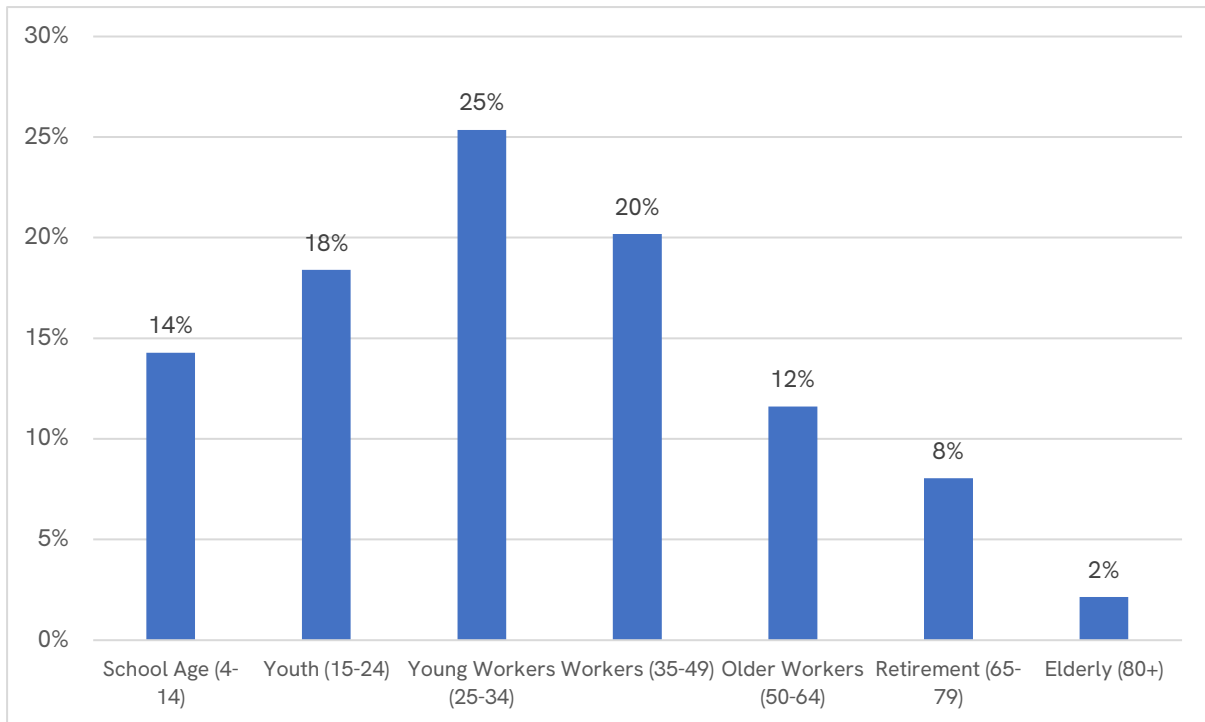


Figure 31: Proportion of total outmigrants from Hadspen-Carrick SA2 by Life Stage

In this respect, outmigration peaks during the ages of 25-34 (the Young Worker age cohort) and is skewed towards younger cohorts. The elderly cohort predominantly moved to Prospect Vale, Longford and South Launceston, which is reflective of suburbs and towns with aged care facilities (Respect – Tyler Village, Toosey, and Calvary Sandhill respectively). Meanwhile, Young Workers predominantly moved to Perth, Prospect Vale, Longford, and interstate (notably Queensland).

Family movements (represented by the combination of Workers, Youth, and School Age) were dominated by interstate outmigration, with Queensland again being a significant location. Westbury, Prospect Vale, and Longford were the most prominent local places.

The primary locations for outmigrants are interstate (particularly Queensland and Victoria) and the nearby outer suburbs and towns of Greater Launceston (Longford, Perth, and Prospect Vale). This suggests that, of those that choose to move from the Hadspen-Carrick SA2, the younger age cohorts are the more likely to move.

Table 9: Key places of outmigration from Hadspen-Carrick SA2 by State and Locality (source: adapted from ABS 2021)

New Place of Residence State/Locality	Proportion of Total Outgoing Residents 2021 (where greater than >5%)
<b>Victoria</b>	9%
<b>Queensland</b>	13%
<b>Tasmania (Excluding Hadspen - Carrick SA2)</b>	
- Longford	8%
- Perth	8%
- Prospect Vale	11%

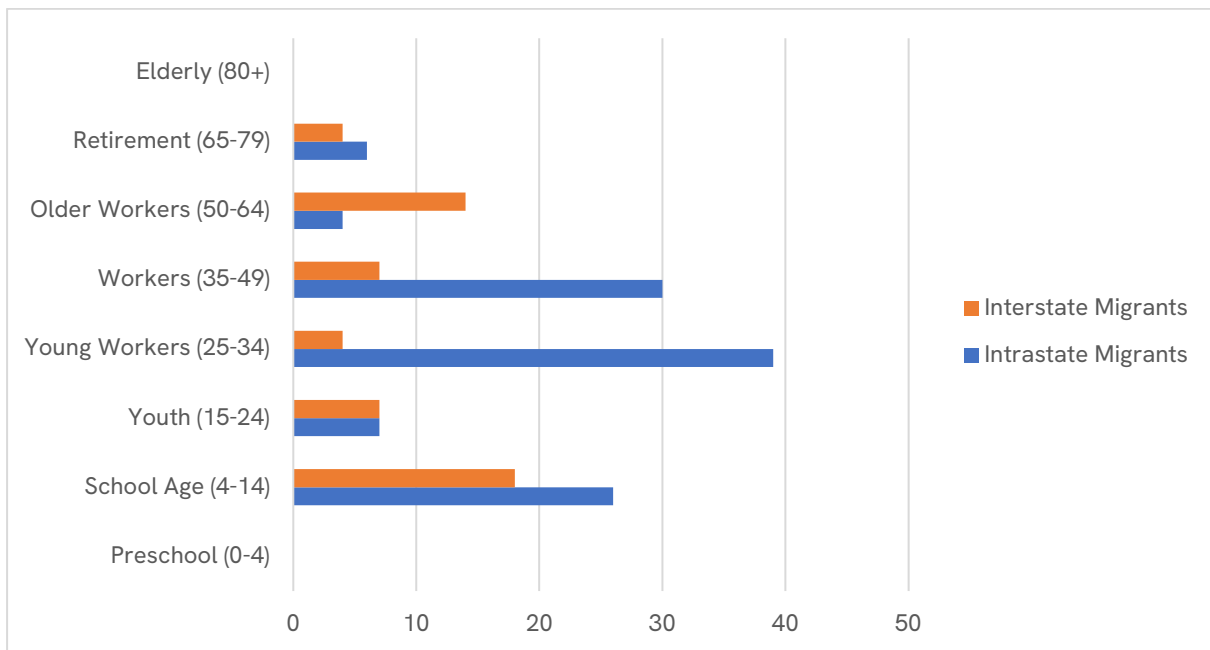


Figure 32: Number of migrants to Carrick (Tas.) by Life Stage, 2016-2021 (source: adapted from ABS 2021)

Intestate migrants were more likely to be in the older worker and school age brackets, while recent local migration was predominantly in the worker, young workers, and school age brackets.

In general terms, this breakdown of location of population by life stage suggests that Carrick appeals to local young families (both with preschool and school age children) and interstate older workers. The village centre appeals most to young workers, older workers and retirees while the surrounding area (i.e. the rural living area directly south of the village centre) appeals most to young workers and workers.

When taken together, this indicates that the majority of new residents who have moved to the area between 2016 and 2021 act to 'shift' the existing population base within Greater Launceston – that is migrating internally – rather than increasing the total number of residents within the sub-region. Interstate migration, at 30% is a notable component of this growth and will become of greater importance as the natural change becomes negative around 2046.

This is consistent with the broader region, wherein migration (local and interstate) has been a significant driving force behind population growth in Northern Tasmania over recent years. Whilst migration to Carrick can lead to a variety of advantages – such as increasing the proportion of younger cohorts, and bringing necessary skills and services that would otherwise be unavailable – rate and volume of migration is dictated by trends and policies broadly outside of local control. This means that population growth may be sporadic, or sustained, at both high or low levels, all depending on macrotrends, Federal and State policies, as well as regional and sub-regional preferences. For example, interstate migration

for the state of Tasmania has, on balance, been negative for three consecutive years and with net interstate migration losses (ABS 2025).

This population movement is, however, reflective of the settlement patterns of young people and families moving to formerly regional areas surrounding Greater Launceston, particularly within commuting distances, and the impacts of population churn where *'people leaving Northern Tasmania are younger and earn more than those who are arriving'* described by the Tasmanian Policy Exchange (2024, p. 46).

### 5.2.2 Projected Population Growth and Change

While the Carrick investigation area does not have its own individual projection or forecast dataset, there are a variety of projections and forecasts available that can be used to inform the likely growth trajectory of the Carrick village. These include the Department of Treasury and Finance population projections for the Meander Valley LGA, the REMPLAN forecasts for LGAs and small area assessments, and utilisation of historic growth rates and recent dwelling completions.

#### 2024 Population Projections for Tasmania and Local Government Areas (Department of Treasury and Finance)

The Department of Treasury and Finance released population projections for each local government area in May 2024. Within the medium series, the population of the Meander Valley LGA is projected to increase to 22,884 persons by 2046, an increase of 2,175 additional residents since 2021, with a significant uncertainty range that covers up to 80% of possible futures and is estimated from past forecast errors.

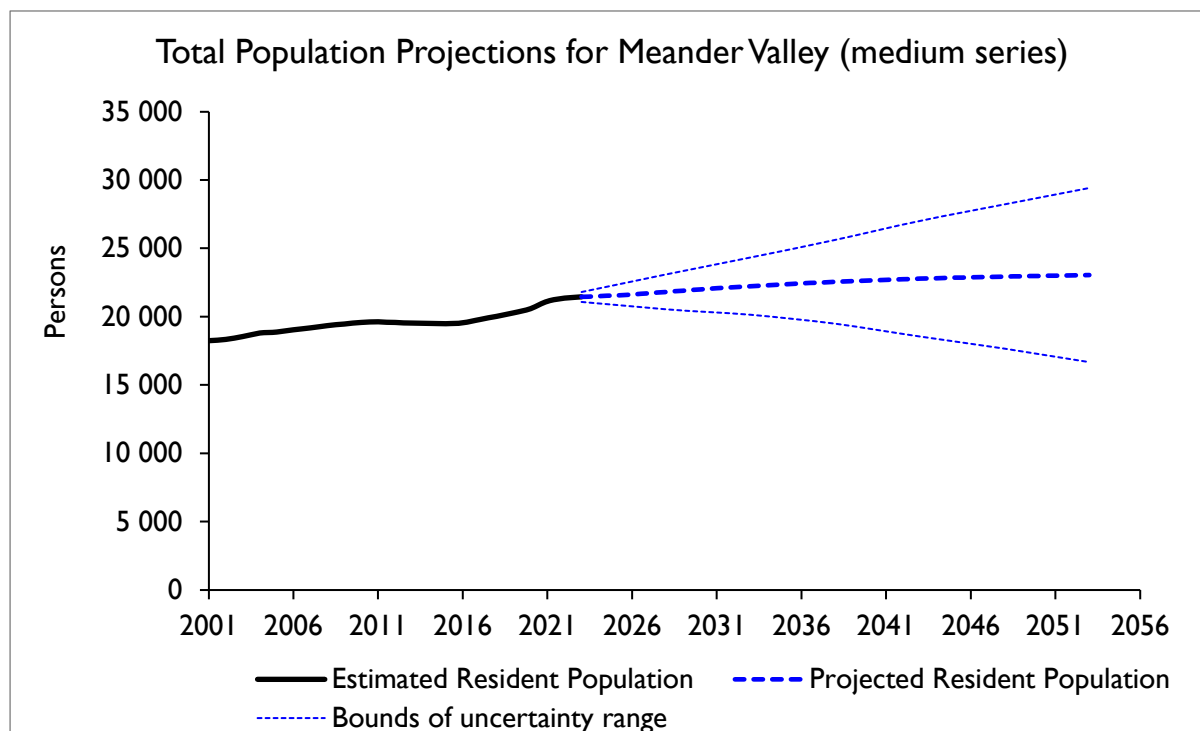


Figure 33: Total Population Projections for Meander Valley (source: DTF 2024, medium series)

The low series projects that Meander Valley LGA will decrease its population by 482 residents, down to 20,228, by 2046.

Meanwhile, within the high series, the Meander Valley LGA is projected to increase its population to 24,863 persons by 2046. This equates to an additional 4,154 residents between 2021 and 2046. This is almost twice the growth projected by the medium series.

### Northern Tasmania Residential Demand and Supply Study

The northern region undertook a residential demand and supply study (the RDS Study), prepared by REMPLAN, in 2023. The RDS Study was underpinned by a bottom-up approach which built the demand and supply model around localities and targeted assessment areas and then built up towards local government and regional scales.

While Carrick was not investigated as a discreet targeted assessment area, the study included a 'balance' assessment area. This area comprises all of the Meander Valley municipality excluding the settlements of Deloraine, Westbury, Hadpsen, Prospect Vale and Blackstone Heights.

This balance assessment area had an estimated resident population of 7,107 in 2021. The population of Carrick (L) represented approximately 7.1% of this estimated population.

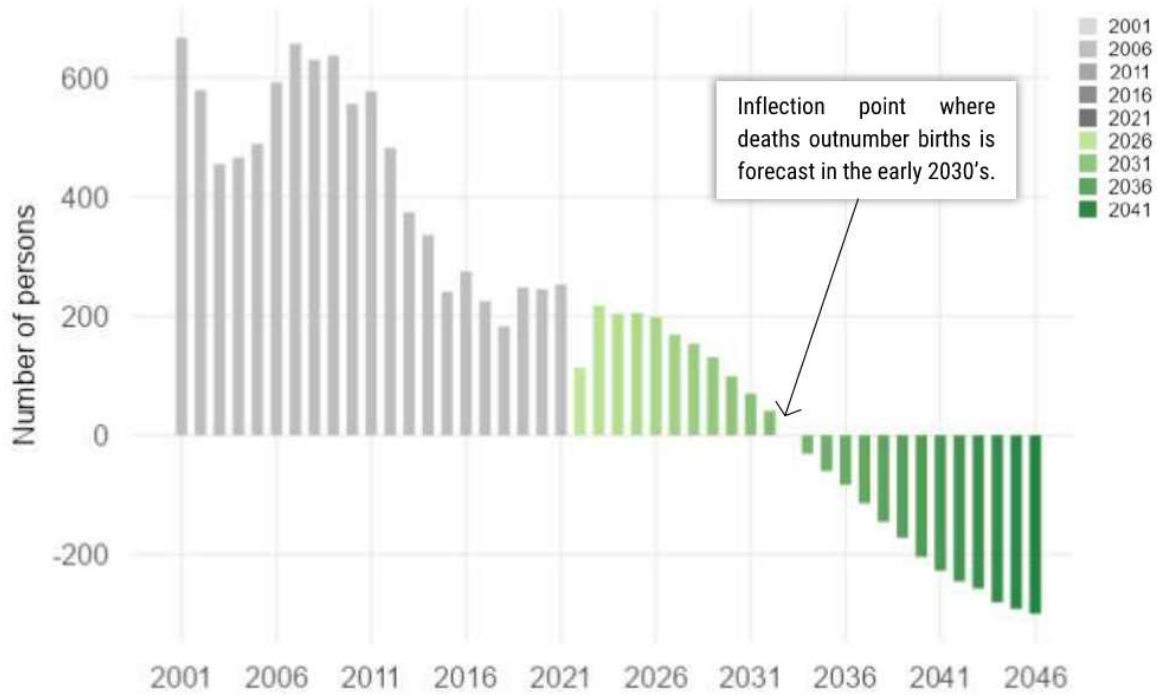
The RDS Study forecast that the resident population of this balance assessment area is likely to increase by approximately 861 persons between 2021 and 2046.

Unlike many other towns and villages within Northern Tasmania, the Meander Valley balance assessment area utilised by REMPLAN is expected to continue experiencing positive population growth, albeit at a reduced rate, over the timeframe of the Structure Plan (see Table 10 below). While forecast population growth in the balance assessment area is not fully reliant upon migration, it is likely that it will become so post 2046. This is used as an approximate for natural change within the investigation area, noting similar

Table 10: Natural Change (Birth less Deaths, Meander Valley Balance Assessment Area, 2021-2046 (REMPLAN 2024)

	2021	2026	2031	2036	2041	2046
Natural Change (Birth less Deaths)	32	22	14	9	2	0

The inflection point where deaths outnumber births within the balance assessment area is forecast to arrive at around 2046. This is around 15 years later than the northern region on average (see Figure 34 below).



Source: REMPLAN Forecasts

Figure 34: Natural Change (Birth less Deaths, Northern Tasmania (REMPLAN 2024, p. 36)

### Historic Growth Rates

Historic population growth in Carrick has been cyclical, with periods of significant growth followed by minimal growth or even marginal decline and so on. Even so, the population of Carrick (L) grew by 186 between 2001 and 2021, of an average of 9.3 residents per year (see Table 11 below). If this linear growth rate is assumed to continue, then Carrick (L) would be expected to have a population of 736 by 2046.

Table 11: Historical population growth in Carrick (L), ABS 2011-2021

	2001	2006	2011	2016	2021
Population	317	439	449	432	503

Alternatively, this historical population growth between 2001 and 2021 in Carrick (L) can be viewed as a compound annual growth rate between of 2.3%. As shown in Table 12 below, when this 2.3% compound annual growth rate is extrapolated the Carrick (L) is estimated to grow its resident population by 385, rising to a total of 888 by 2046.

Table 12: Projected population growth in Carrick (L) based on historic compound annual growth rate, 2021-2046

	2021	2026	2031	2036	2041	2046
Estimated Resident Population	503	563	631	707	793	888

This potential growth in Carrick (L) of an additional 385 residents between 2021 and 2046 represents approximately 45% of the estimated population growth forecast by REMPLAN to occur within the balance assessment area during that same period. It also represents potentially 11.2% of the growth forecast by REMPLAN to occur within the Meander Valley LGA overall.

Applying this 11.2% proportion to the Department of Treasury medium growth projections, between 2021 and 2046, the Carrick (L) could see approximately 195 additional residents by 2046. Applied to the high growth projections over the same period, then Carrick (L) could see an additional 465 residents. Applied to the low growth projections, then Carrick (L) could be reduced by 54 residents, down to 449 residents, by 2046.

### Recent Dwelling Completions

However, recent dwelling completions between 10 August 2021 (the date of the 2021 census) and 31<sup>st</sup> December 2025, both within the Carrick (L) and the adjoining rural living area, have continued to be stronger than the historical compound average growth rate. Paired with the average household size of 2.5 persons within Carrick (L), it is anticipated that there will be approximately 597 residents in the Carrick (L) by 31<sup>st</sup> June 2026. Similarly, the southern rural living area is expected to have an additional 84 residents by 31<sup>st</sup> June 2026. Together, this population growth suggests that the Carrick (Tas.) locality will be approaching 900 residents by 31<sup>st</sup> June 2026.

Table 13: Actual and Estimated Number of Dwellings Constructed in Investigation Area, August 2021-2026 (source: Meander Valley Council)

	H2 2021	2022	2023	2024	2025	Average dwellings per year	Estimated total (at June 31st 2026)
<b>Carrick (L)</b>	3	11	7	4	9	8	+38
<b>Southern Rural Living Area*</b>	7	4	9	5	4	6	+32
<b>TOTAL</b>	10	15	16	9	13	14	+70

\*The rural living area bound by Carrick village in the north and the Bas Highway in the south

Table 14: Estimated Population Change in Investigation Area, August 2021-2026 (source: Meander Valley Council)

	H2 2021	2022	2023	2024	2025	Average population change per year	Estimated total (at June 31st 2026)
<b>Carrick (L)</b>	7.5	27.5	17.5	10	22.5	19	+94
<b>Southern Rural Living Area*</b>	18.2	10.4	23.4	13	10.4	17	+84

<b>TOTAL</b>	25.7	37.9	40.9	23	32.9	36	+178
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\*The rural living area bound by Carrick village in the north and the Bass Highway in the south

If the recent growth experienced between 2021 and 2025 within the Carrick (L) is sustained at a steady pace, averaging an additional 19 residents per year, then the village could expect to accommodate approximately 975 residents by 2046.

Between 2022 and 2025, the estimated population growth in Carrick (L) represented approximately 36% of the forecast growth in the Meander Valley balance assessment during that same period.

When factoring in the population growth in the southern rural living area, population growth in the Carrick (Tas.) represents approximately 62% of the forecast population growth in the balance assessment area between 2022 and 2025. Substantial future growth in the southern rural living area is limited by zoning and, subsequently, should not be incorporated into population projections of the investigation.

Assuming that the 36% proportion remains steady over the next twenty years, Carrick (L) would grow by approximately 310 residents since 2021, resulting in a total of 813 residents.

### **Preliminary Growth Scenarios**

Growth scenarios, based on historical average growth rates during intercensal periods, particularly the 2001-2006, 2006-2011, 2011-16, and 2016-2021 intercensal periods, were utilised as communication and discussion points throughout the early community engagement processes. These historic average growth rates, based in past lived experience of Carrick, enabled Council and the community to consider what varying levels of dwelling demand, and subsequent population growth, would mean for the village of Carrick.

The growth scenarios, depicted below in Figure 35, ranged from 1,113 as the highest growth scenario, 858 as the medium growth scenario, 553 at its lowest growth scenario, and 418 as the sole decline scenario. These scenarios enabled community discussion and assisted in gauging the community’s appetite for growth and change. The result of this early consultation is summarised within the supporting ‘*Current State and Summary of Survey Results 2025*’ document (see Attachment 1).

While useful for their benefits for conveying potential growth scenarios to a community that has already experienced those growth rates in the past, the application of linear growth rates is a simplistic tool. Adapting projections and forecasts, as detailed below, will ensure a more calibrated consideration of growth and enable Council and the community to plan accordingly.

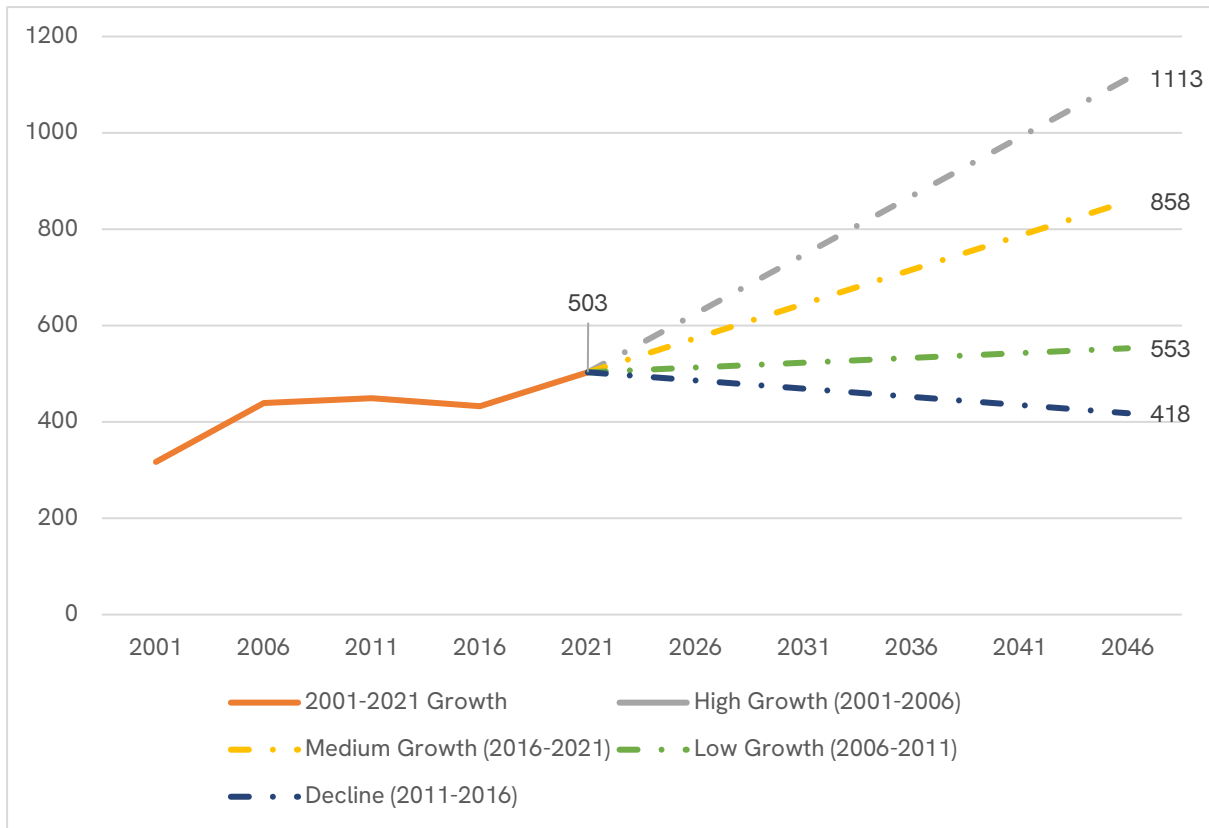


Figure 35: Carrick (L) Preliminary Linear Growth Scenarios, 2021-2046

### Comparative Growth Scenario

When comparing the proportioned DoT projections and REMPLAN 'Meander Valley balance area' forecast with the historic compound average growth rate of 2.3%, a reasonable growth scenario - ranging between the high and medium population projections - can be illustrated. This ranged growth scenario is shown below in Figure 36, which depicts a scenario where population growth is likely to, depending on the intensity of migration to the settlement.

Interestingly, recent dwelling completions since 2021 suggests that population growth has been consistent with the proportioned high series of the Department of Treasury population projections. The upcoming 2026 Census will be able to verify the accuracy of this estimated population of Carrick (L).

For the purposes of this Structure Plan, the adopted growth scenario is the range between 698-968 residents by 2046. Further analysis within this report will consider all growth scenarios identified within this range.

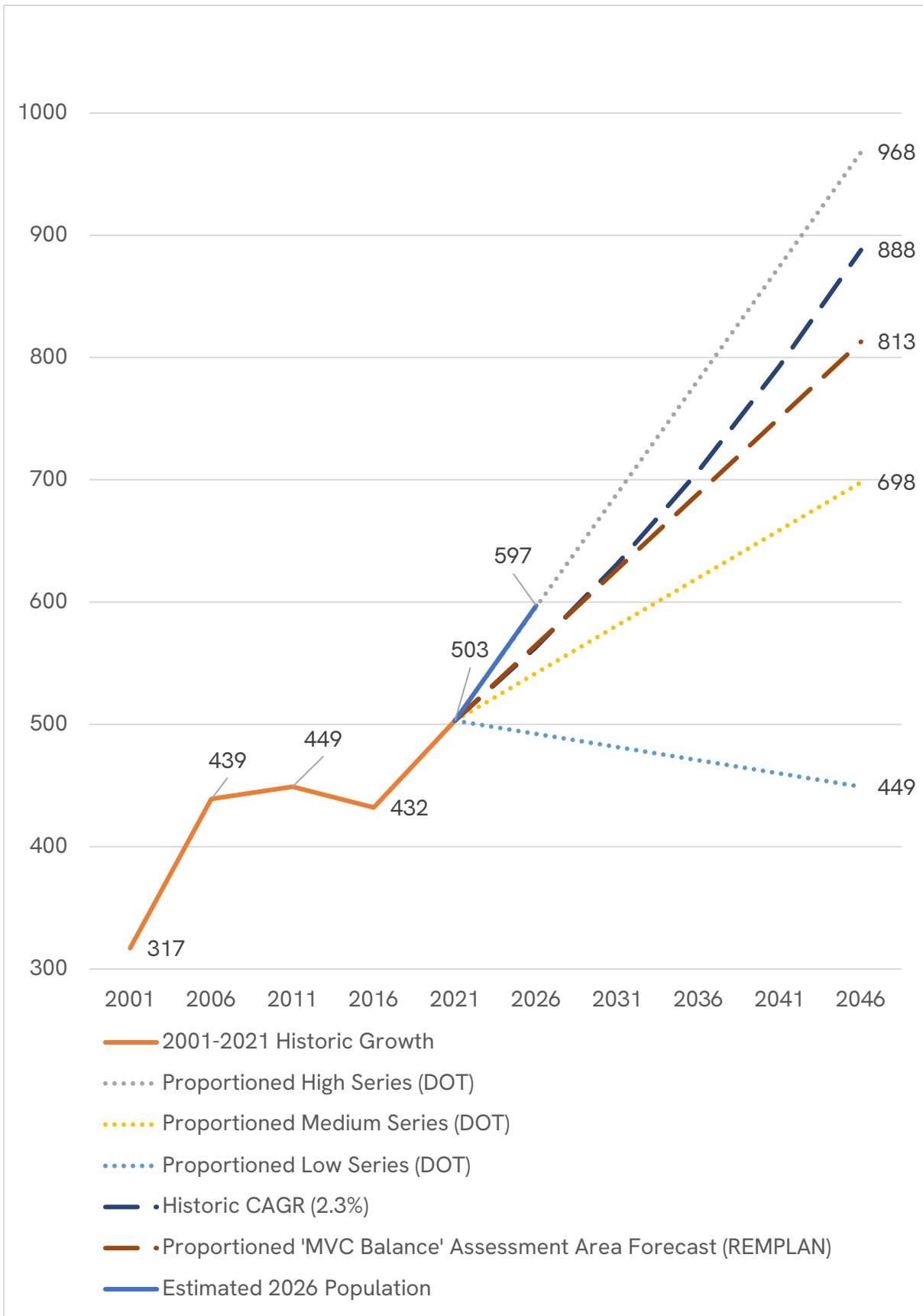


Figure 36: Growth Scenarios - Comparison of Proportioned Growth Projections, Forecasts, and Estimated Population, 2001-2046

### 5.2.3 Housing Profile

The following information and data is adapted from the Australian Bureau of Statistics and relates specifically to Carrick (Tas.) and Carrick (L), as shown below in Figure 37.



Figure 37: Aerial imagery depicting extent of the 'Carrick (L)' urban locality (see left) and Carrick (Tas.) locality (See right) (source: adapted from The LIST)

Data provided below relates to Carrick (Tas.) unless specified otherwise.

Carrick (Tas.) has a total of 292 private dwellings, with 207 (71%) of these being located in Carrick (L). Approximately 94% of dwellings were occupied.

Approximately 98.9% of all dwellings were separate houses (which includes villa style dwellings), with no semi-detached, flats or apartments recorded.

Regarding dwelling tenure, the majority of dwelling are owned with a mortgage at approximately 45% and a further 37% are owned outright. Rented dwellings constituted 15.1% of all housing stock within the locality.

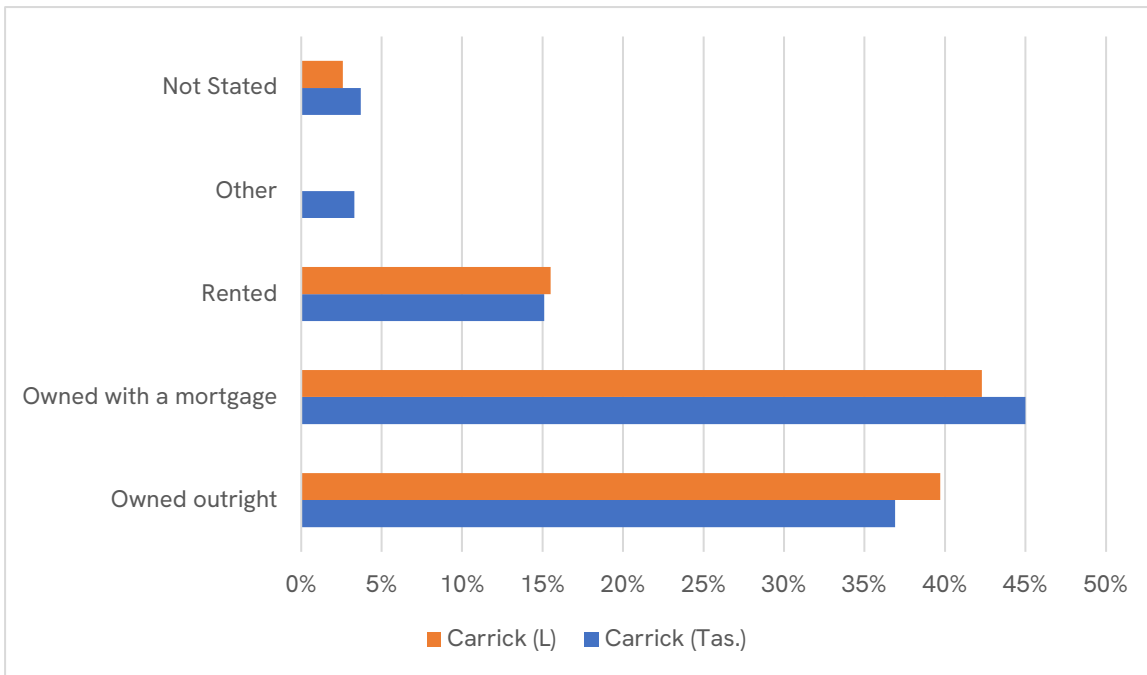


Figure 38: Dwelling Tenure - Carrick (Tas.) and Carrick (L), ABS 2021

Figure 39 below depicts the composition of households, particularly the number of people normally residing in a dwelling. Family households comprised approximately 77.2% of all households within Carrick (Tas.). Lone households comprised all other households.

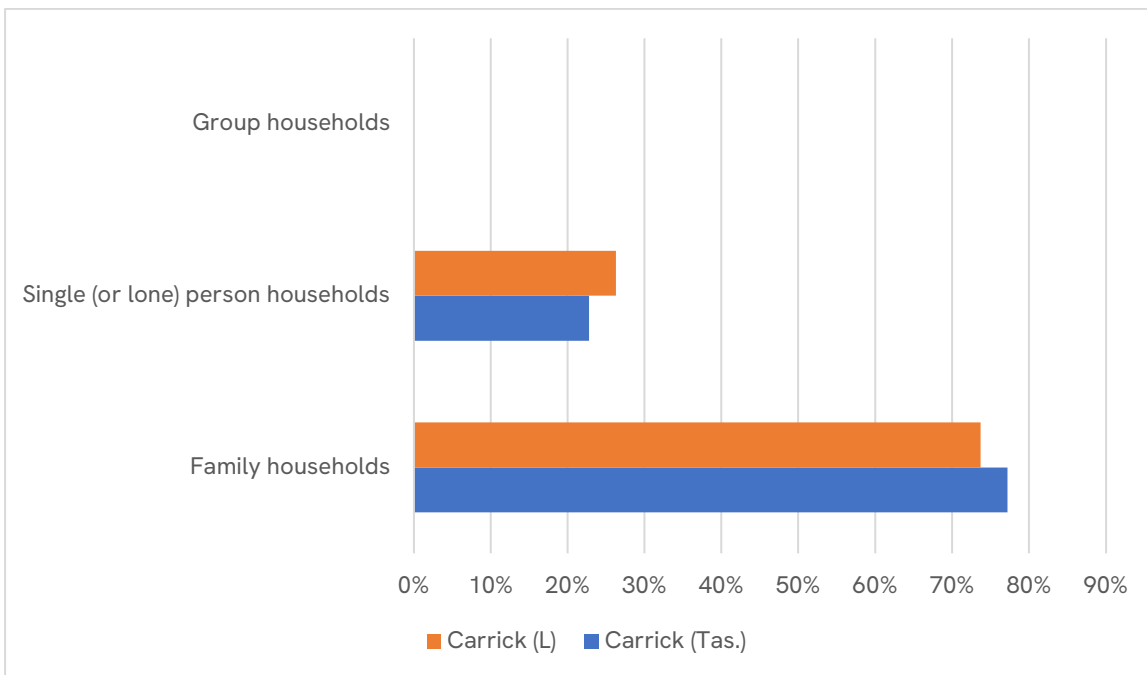


Figure 39: Household Composition - Carrick (Tas.) and Carrick (L), ABS 2021

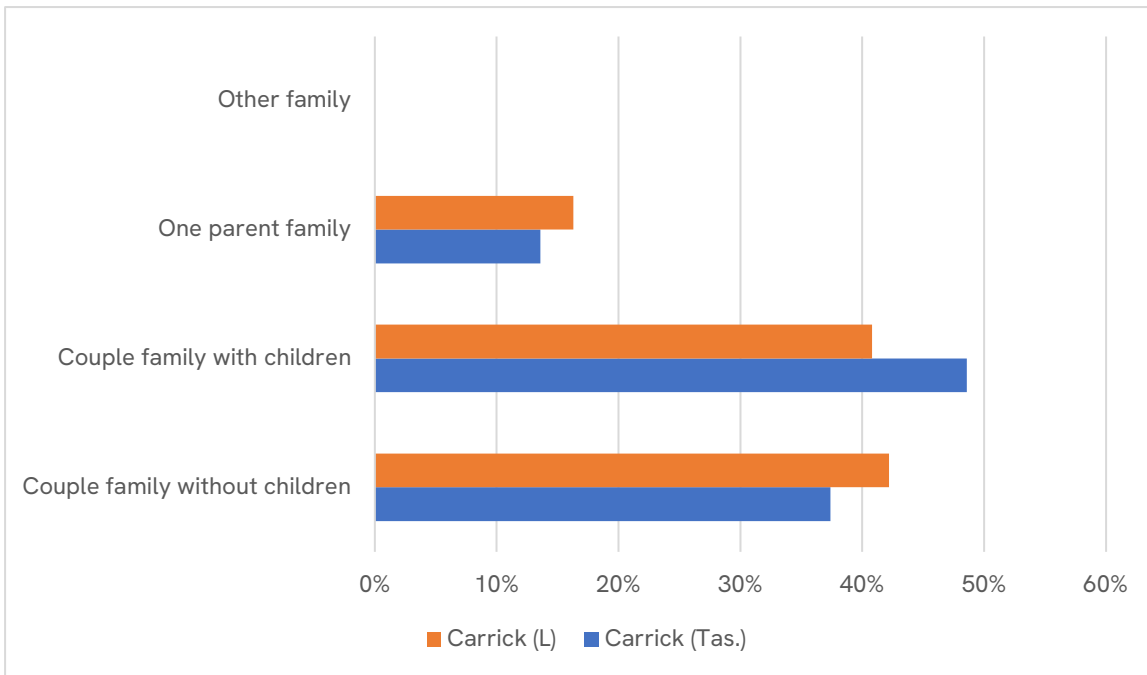


Figure 40: Family Composition - Carrick (Tas.) and Carrick (L), ABS 2021

As shown below in Figure 41, the majority of dwellings (46%) possessed three bedrooms. 33% contained 4 bedrooms or more bedrooms. In contrast, only 4% of dwellings (equivalent to 11 dwellings) contained one bedroom. The remaining 13% had two bedrooms. In this respect, Carrick (Tas.) and Carrick (L) are broadly similar, albeit Carrick (L) has a higher incidence of 3 bedroom houses at 51%.

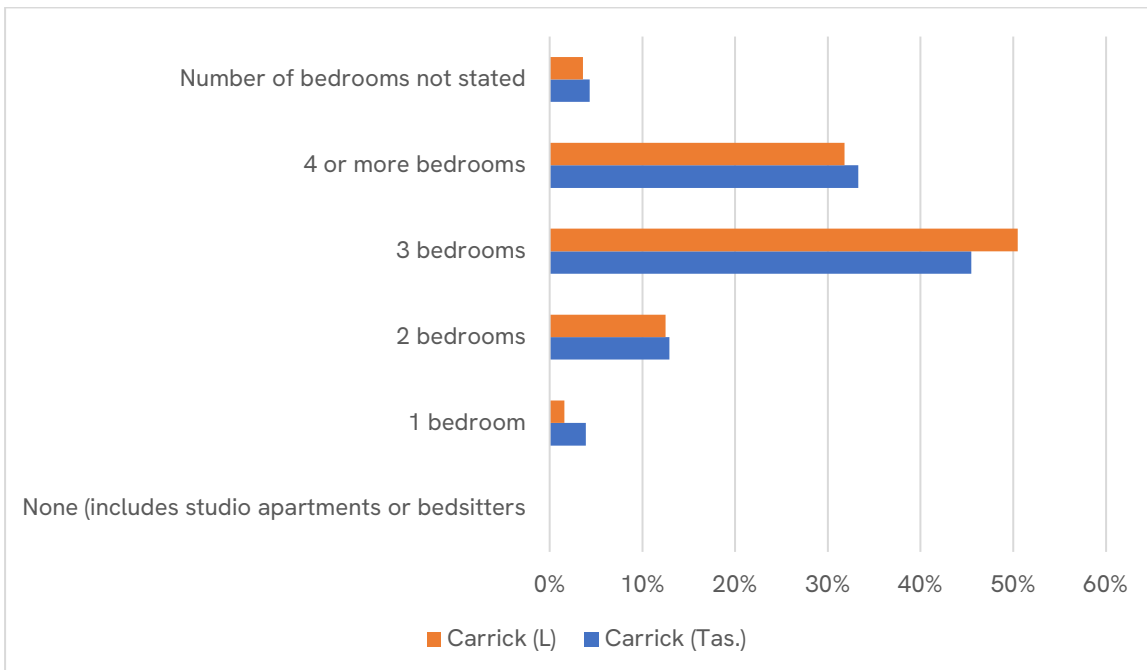


Figure 41: Number of Bedrooms per Dwelling - Carrick (Tas) and Carrick (L) - ABS 2021

Table 15: Average Number of Bedrooms and People per Dwelling Compared - Carrick (Tas.) and Carrick (L) - ABS 2021

	Carrick (Tas.)	Carrick (L)
Average number of bedrooms per dwelling	3.3	3.2
Average number of people per household	2.6	2.5

When considering the relatively higher average number of bedrooms compared with the average number of people per household, there appears to be a theoretical 'oversupply' of bedrooms. More specifically, there are approximately 61 lone person households. This is approximately 23% of all households. However, there are only 11 dwellings with one bedroom and 36 dwellings with two bedrooms, or approximately 17% of housing stock. Assuming all lone households utilise these dwellings - which is not always the case - then there are at least 14 lone person households with three or more bedrooms. This is about 5% of the total dwelling stock. While not insignificant, this does suggest that the type of housing stock available is currently in relative equilibrium with the needs of the resident population.

#### 5.2.4 Projected Housing Demand and Supply

The data considered above, combined with feedback received during community consultation, suggests that demand for dwellings in Carrick is primarily driven by the growing population seeking a convenient commute combined with the historic character of the village.

As detailed above, the growth scenarios adopted for consideration are those within the range between 698-968 residents within Carrick (L) by 2046. More specifically, consideration will be given to:

- High DOT population projections
- Historic CAGR
- REMPLAN proportioned forecast
- Medium DOT population projections

For all scenarios, the average number of people per dwelling has been assumed to be 2.5 in accordance with the Carrick (L) locality (as of 2021) and with an average dwelling yield of one per 1200m<sup>2</sup> (consistent with the RDS Study).

While the RDS Study did not make a dedicated forecast for the investigation area, it did undertake an assessment of practical dwelling yields within the existing residential zones of Carrick. Through this work, 41 lots with a collective practical yield of 86 dwellings within the Carrick (L) locality were identified as of August 2023. Since then, nine (9) of the identified lots have been developed for ten (10) dwellings. Two (2) lots have also subsequently been mapped by the SES as almost completely subject to flooding and are now considered

unavailable for residential development. Therefore, as of December 2025, the current practical yield of Carrick (L) is likely approximately 75 dwellings.

Table 16 below outlines the estimated dwelling demand and supply based on these four growth scenarios between 2026 and 2046. An estimated resident population for Carrick (L) of 597 and a corresponding practical dwelling yield of approximately 75 dwellings in 2026, has been adopted for this purpose. A shortfall in practical dwelling supply will occur where the remaining year of practical supply is less than 20 years.

Table 16: Estimated Dwelling Demand and Supply, 2026-2046

<b>Population Projection</b>	<b>Estimated Population by 2046</b>	<b>Annual Average Population Growth</b>	<b>Additional Dwellings Required</b>	<b>Annual Average Dwelling Demand</b>	<b>Remaining Years of Practical Supply*</b>	<b>Year Practical Supply Exhausted</b>
High DOT	968	18.6	148	7.4	10	2036
CAGR	888	14.6	116	5.8	13	2039
REMPPLAN Forecast	813	10.8	86	4.3	17	2043
Medium DOT	698	5.1	40	2.0	37	2063

\*as of 2026

All growth scenarios, except for the medium Department of Treasury population projection, anticipate a shortfall of residential land of 3 - 10 years. In these scenarios, this equates to a need for a further 13 - 74 additional dwellings. Noting the limited practical land supply available within the village and recent high rates of development, it is therefore highly likely that Carrick will require additional residential land over the next 20 years to meet demand. Put another way, practical dwelling supply may be exhausted as soon as 2036 if recent rates of dwelling development continued unabated.

Table 17 below outlines the estimated amount of additional residential land required based on these estimated dwelling shortfalls. Assuming an average dwelling yield of one dwelling per 1200 m<sup>2</sup>, and a takeout rate of 0.8 for road reserves, approximately 1.7 - 11 ha of additional residential land will be required.

Table 17: Estimated Additional Residential Land Requirements - REMPLAN Dwelling Yields, 2026-2046

<b>Population Projection</b>	<b>Estimated Population by 2046</b>	<b>Additional Dwellings Required</b>	<b>Remaining Years of Practical Supply*</b>	<b>Year Practical Supply Exhausted</b>	<b>Estimated Dwelling Shortfall by 2046</b>	<b>Additional Land Required (ha)</b>
High DOT	968	148	10	2036	73	11
CAGR	888	116	13	2039	41	6.2
REMPPLAN Forecast	813	86	17	2043	11	1.7

Medium DOT *as of 2026	698	40	37	2063	No shortfall	No shortfall
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The amount of land actually required will depend on the average dwelling yield over the next twenty years and the likelihood of practical land being developed. For example, it is noted that the Carrick sewage treatment plant is currently at capacity and that projected growth may be reduced if TasWater opt to refuse planning applications prior to their proposed decommissioning and transfer of sewage to the Longford sewer treatment plant by 2035.

While the REMPLAN forecast determined an average dwelling yield of one dwelling per 1197 m<sup>2</sup>, as detailed below recent dwelling constructions within the General Residential and Village Zone land of Carrick indicates that future dwelling yields are more likely to be approximately one dwelling per 800 m<sup>2</sup>.

Table 18: New Dwellings Completed by Types within urban zones in Carrick, July 2021 - December 2025 (source: Meander Valley Council)

Dwelling Type	Number
Multiple Dwelling (Unit)	11
Single Dwelling	17
TOTAL	28

Table 19: Recent Dwellings Construction to Occupancy, July 2021 - August 2023

Property	Number of Dwellings	Area (m <sup>2</sup> )
17 Ashburner	1	934
34A Liffey Street	1	855
8 Meander Valley Road	1	574
5A Church Street	1	934
24 Liffey Street	5	1796
1 Liffey Street	1	9276*
1B Seymour Street	1	1617
5 Ashburner Street	1	876
25 Liffey Street	1	858
27 Liffey Street	1	933
1A Seymour Street	1	2092
<b>Average Dwelling Yield Per m<sup>2</sup> (excluding 1 Liffey Street)</b>		<b>819</b>
*outlier that developed an existing vacant lot		

Table 20: Recent Dwelling Construction to Occupancy, August 2023 - December 2025

Property	Number of Dwellings	Area (m <sup>2</sup> )
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5 Meander Valley Road	6	2018
34C Liffey Street	1	1189
32A Liffey Street	1	1492
2 Church Street	1	1245
22 Church Street	1	941
2A Seymour Street	1	699
18 East Street (now 16 East Street)	1	454
9 Church Street	1	1997
32D Liffey Street	1	1128
<b>Average Dwelling Yield Per m<sup>2</sup></b>		<b>797</b>

The construction of single dwellings has remained the predominant dwelling type being constructed since July 2021, at 60% of all new builds completed during that time.

Accordingly, the average dwelling yield per square metre between August 2021 and December 2025, excluding outliers such as 1 Liffey Street which are not representative of likely future development, is one dwelling per 780 m<sup>2</sup>. Between August 2023 and December 2025, the average dwelling yield per m<sup>2</sup> been approximately one dwelling per 800m<sup>2</sup> and indicates the trajectory of dwelling yields over the short-term.

Considering only land that is:

- a) identified as underutilised or vacant by the RDS Study;
- b) within existing General Residential or Village Zoned land;
- c) has not been recently developed and achieved a Certificate of Occupancy between July 2021 and December 2025; and
- d) sufficiently clear of flooding or covenants,

it is anticipated that there are approximately 25 practically developable lots with a cumulative dwelling yield of 123 dwellings.

Table 21 below explores this scenario where all new residential development over the next twenty years results in an average dwelling yield of one dwelling per 800 m<sup>2</sup>.

Table 21: Estimated Additional Residential Land Requirements - Recent Dwelling Yields, 2026-2046

<b>Population Projection</b>	<b>Estimated Population by 2046</b>	<b>Additional Dwellings Required</b>	<b>Remaining Years of Practical Supply*</b>	<b>Year Practical Supply Exhausted</b>	<b>Estimated Dwelling Shortfall by 2046</b>	<b>Additional Land Required (ha)</b>
<i>High DOT CAGR</i>	968	148	17	2043	25	2.5
	888	116	21	2047	No shortfall	No shortfall
<i>REMPPLAN Forecast</i>	813	86	28	2054	No shortfall	No shortfall

Medium DOT *as of 2026	698	40	61	2087	No shortfall	No shortfall
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In this scenario, additional residential land is only required if future residential growth aligns with the high Department of Treasury population projections. Existing Village and General Residential zoned land is anticipated to be able to accommodate the (i) medium projection, (ii) proportioned REMPLAN forecast, and (iii) the historic CAGR, if the identified sites are developed.

If future residential land is set to the Low Density Residential Land, with an absolute minimum of 1200 m<sup>2</sup> per dwelling, then dwelling yield of one dwelling per 1200 m<sup>2</sup> would be the maximum theoretical yield of that land.

Ongoing monitoring of both number of dwellings completed and their average dwelling yield will be important to ensure timely release of land, as and if needed.

To ensure that Council is prepared for a range of growth scenarios within the village of Carrick, it is recommended that a minimum of 11 ha be identified for potential low density residential use over the next 20 years. This area should be comprised of multiple parcels of separate ownership, ideally around 2.5 ha each, so that a high growth scenario consistent with Table 21 is catered for.

At least a further additional 20 years of residential land supply, equivalent to the high population projection in Table 17, should be identified and reserved for future residential development. This will enable long-term planning and clearly designate preferred areas for long-term growth beyond the lifetime of this iteration of the Structure Plan.

### 5.2.5 Availability of Residential Land Supply

When considering the amount and type of housing supply available within the region, as discussed in the previous section, the RDS Study differentiates between theoretical and practical yields, by recognising that the housing market responds to local demand and variation that often does not develop to the highest density allowable under residential zones. Further to this, Section 4.3 of the RDS Study categorises supply into five separate categories:

*The categories generally reflect an increasing level of certainty around potential timing of supply being realised, from small vacant 'retail' lots that are already available for development of a single dwelling, through to larger occupied 'underutilised' properties. The five land supply categories are defined below and presented in order of certainty of timing in terms of realising supply estimates:*

**Retail:** *A retail parcel is an existing vacant parcel that is not of a size that can accommodate further subdivision based on localised average yields and*

criteria established under the supply process. These are parcels that are currently available for development. Retail parcels have the highest certainty of supply realisation.

**Approved Plan:** this category is allocated to any parcel that was identified by individual councils as having an approved permit, an approved master plan, or similar. As such, there is a relatively high certainty around supply being realised. It does not include instances where a specific area plan states an alternative minimum lot sizes, these being incorporated into the model through general yield calculations.

**Vacant serviced:** this category is a vacant parcel that is of sufficient size to accommodate further subdivision based on localised average yields and accounting for standard takeout rates. Servicing is allocated where the property is within a 'Full Service' area of TasWater's sewer serviced land mapping. Given this land is vacant and currently serviced with key infrastructure there is higher certainty of supply being realised compared to unserviced vacant land.

**Vacant unserviced:** this category is generally the same as the vacant serviced category but is allocated to parcels that are within areas identified as 'Unserviced' in TasWater's sewer serviced land mapping. As these parcels do not currently meet TasWater's criteria for serviced land, it is considered that these parcels would be less likely to be developed before fully serviced land.

**Underutilised:** this class is allocated to parcels that are currently developed with a dwelling improvement. These parcels meet the set of criteria established in the supply assessment around land area and building to land area ratios to be considered as underutilised and have further subdivision potential. This class has the lowest certainty around supply being realised.

When considering the approximately 25 practically developable lots with a cumulative dwelling yield of 123 dwellings, described in Section 5.2.4 above for dwelling yields of one dwelling per 800 m<sup>2</sup>, a simplified outline of availability is described in Table 22 below

Table 22: Residential Supply by Type available within urban zones in Carrick (source: adapted from REMPLAN 2024)

	Total	Vacant	Underutilised
Estimated Practical Dwelling Supply	123	22	101
Proportion of Practical Dwelling Supply	100%	18%	82%
Equivalent years of supply - High DOT projection	-	3	14
Equivalent years of supply - CAGR projection	-	4	17
Equivalent years of supply - REMPLAN forecast	-	5	24
Equivalent years of supply - Medium DOT projection	-	11	51

\*Assumes an average dwelling yield of one per 800 m<sup>2</sup>

There is therefore relative certainty that 22 dwellings can be delivered over the next twenty years. The remaining 101 dwellings delivered through the development of underutilised land, however, is very uncertain and is overwhelmingly reliant upon landowner intentions. The unpredictability of this supply type makes it difficult to accurately gauge likely dwelling yields over time. For example, excluding underutilised land, the village of Carrick only has 3 years of practicable dwelling supply available to it despite the reasonable amount of supply available through infill.

In addressing this level of uncertainty, the RDS Study (2024, p. XII) notes that:

*Providing a specific number of years' supply is a common approach, but it can be blunt and doesn't account for market fluctuations. Collaboration with developers and a focus on diversifying supply sources is important in addressing uncertainty. This may include activating multiple development fronts, as well as working with landowners to unlock dormant or uncertain land supply such as long-term holdings or large underutilised properties.*

The gradual infill of Carrick should be balanced with greenfield development along the edges of the village, particularly within large vacant or underutilised sites, to reduce pressure on the existing character of the village and provide a greater degree of certainty of delivery.

### **5.2.6 Residential Land Affordability**

Middle-income housing affordability is also a useful indicator that can also be used to obtain a greater understanding of housing affordability within the Growth Area. This is achieved by dividing the median house price by median annual household income (see Table 23). The median annual household income of the Launceston Urban Centre and Locality is an appropriate means of understanding local middle-income affordability as the Growth Area is within the broader Launceston housing market. This 'median multiple' can also be read as the number of years of the median annual household income would be needed to purchase a median dwelling upfront. Under this rating system, an affordable median dwelling is no more than 3 years' worth of the median household income while a median dwelling worth more than 9 years' worth of the median household income is considered impossibly unaffordable. In short, the lower this ratio, the more affordable the locality is relative to the median household income. In practice, government schemes and incentives such as the first home buyer grants lower the upfront threshold for purchasing a dwelling even through the median household may be rated as unaffordable. While extremely beneficial to those who would otherwise be unable to purchase a home, these incentives also lead to higher prices and therefore higher unaffordability (Ballota 2025).

*Demographia International Housing Affordability 2025* (Cox 2025) outlines the following housing affordability ratings:

Table 23: Demographia Housing Affordability Ratings (Cox 2025)

Rating	Median Multiple
Affordable	3.0 and under
Moderately Unaffordable	3.1 to 4.0
Seriously Unaffordable	4.1 to 5.0
Severely Unaffordable	5.1 to 8.9
Impossibly Unaffordable	9.0 and over
<i>Median multiple: Median house price divided by median household income</i>	

For existing residents, purchasing a dwelling in the suburb of Carrick was, on average, severely unaffordable with the median house price in 2021 of \$545,000 being about six times greater than the median annual household income in 2021 (\$82,472). For the median annual household income in Launceston (\$68,744), purchasing a median dwelling was almost eight times greater. With recent median house prices having risen to \$665,000 in August 2025, as shown in Table 24, middle-income housing affordability has continued to decline.

Table 24: Median Annual Household Income in Carrick (Tas.) (source: adapted from ABS 2021)

	Median Annual Household Income (ABS 2021)
<b>Carrick</b>	\$82,472
<b>Launceston</b>	\$68,744

Table 25: Median house price to median household income ratio, 2021

Year	Carrick Median House Price	Affordability Rating	
		Carrick	Launceston
<b>2021</b>	\$545,000	6.2 : 1	7.9 : 1
<b>2025</b>	\$665,000	7.5 : 1	9.7 : 1

Despite this high rating, only 13.1% of households with mortgages endured mortgage repayments greater than 30% of household income in 2021, suggesting that Carrick may remain predominantly affordable day to day for most current homeowners.

Conversely, renter households with rent payments greater than 30% of household income represents about 34.1% (or approximately one third) of all renter households. Although this represents only approximately 14 households in absolute numbers, this is a significant proportion of local renters. Current data on unit rental prices is currently limited within the

suburb of Carrick. However, the ABS 2021 notes that the median weekly rent was \$310 and RealEstate.com notes that the current median weekly rent (and since May 2025) is \$520.

### 5.2.7 Economic Activity

The settlement of Carrick predominantly functions as a dormitory residential settlement, with relatively minor economic activity occurring within the investigation area itself, surrounded by an agricultural estate and associated rural industries such as at the Oaks Road interchange. Accordingly, and as detailed below, Carrick tends to 'export' its labour force and buoys the economic activity of the surrounding sub-region rather than strengthening economic activity within the settlement itself.

About 64% of the resident population within the Carrick (L) area, or about 263 residents, reported being in the labour force in 2021. A detailed breakdown of labour participation and employment metrics is provided below in Table 26.

Table 26: Tertiary education and employment rates (ABS 2021)

	2011	2016	2021
University qualification	6.6%	7.3%	11.9%
Trade qualification	11.8%	7.3%	8.2%
Unemployed	5.2%	7.5%	4.2%
Population in labour force	211	240	263
Proportion of population in labour force	46.9%	51.7%	64.1%

The top six occupations of the resident working population is shown below in Table 27. Notably, the Carrick village has a higher proportion of technicians and trades workers, clerical and administrative workers, managers, and machinery operators and drivers than the Tasmanian average.

Table 27: Top six occupations of resident working population (ABS 2021)

Top Six Occupations	Carrick (L)	Tasmania
Technicians and Trade Workers	16.3%	13.9%
Clerical and Administrative Workers	13.9%	11.7%
Managers	13.5%	12.7%
Professionals	13.5%	20%
Labourers	11.1	11.3%
Machinery Operators and Drivers	10.3%	6.4%

### Dependency Ratio

Dependency ratios are useful metrics to gauge the economic activity of a population, its ability to support dependant populations, and its likely growth trajectory. This ratio is the

number of children aged 0-14 and elderly aged 65+ (age cohorts generally considered to be 'economically dependent') relative to the working age population. While persons outside of the working age bracket (aged 15-64) can still be economically active, and some within the working age brackets may not be economically active, generally speaking the higher the dependency ratio, the greater the load upon the working age population and the overall economy to support and provide social services for these economically dependant age cohorts.

Within the Carrick (L) locality in 2021, the population had a total dependency ratio (the number of children 14 and under and elderly 65 and older relative to the working population) of 56%. Furthermore, the current elderly dependency ratio (the number of people aged 65+ relative to the working population) is 29%. In 2001, however, the total dependency ratio was at 59% and the elderly dependency ratio was 24%. Interestingly, the total dependency ratio has lowered by 3% while the elderly dependency ratio has risen by 5%. This suggests that, proportionally, both the working and elderly age ranges have grown more than the children age range.

### **Local Jobs**

The following economic data is based on the Hadspen - Carrick destination zone unless otherwise specified. This area aligns with the SA2 area that includes Hadspen, Carrick, Travellers Rest, Oaks, and Westwood.

The Hadspen - Carrick destination zone, with only 458 local jobs, is the smallest destination zone by jobs within the Meander Valley LGA. It includes the localities of Hadspen, Travellers Rest, Oaks, Westwood, and Carrick. With a labour force of 1,951, the jobs to worker ratio of the Hadspen - Carrick Destination Zone in 2021 was 0.24. This means that there were significantly fewer local jobs than resident workers and suggests a relatively low local job base not only for Carrick but also for the immediately surrounding localities.

Within the Carrick (Tas.) locality, approximately 59 residents worked within the Hadspen - Carrick destination zone. Of these, the industries of employment were comprised of:

- Agriculture, Forestry and Fishing (21)
- Manufacturing (6)
- Construction (8)
- Retail Trade (6)
- Accommodation and Food Services (6)
- Transport, Postal and Warehousing (9)
- Professional, Scientific and Technical Services (5)
- Other Services (3)

Note, however, that due to the small numbers involved in the dataset, and the adjustments made by the ABS to avoid the release of confidential data, the accuracy of small numbers are not highly reliable. This total represents, accounting for variation in the dataset, approximately 15-18% of the resident working population of Carrick (Tas.).

This correlates with place of work data, which suggests that Hadspen – Carrick is the second highest individual destination zone (after Launceston) for Carrick (L). Notably, approximately 200 residents of Carrick (L), or almost two thirds of all workers participating in the labour force, work within Greater Launceston. This correlates with available distance to work data, where almost three quarters of journeys to work were more than 10 km but less than 30 km (see Table 28), which encompasses the entirety of the Greater Launceston urban area.

Table 28: Distance to Work Ranges, Carrick (L) by Residents in Labour Force (ABS 2021)

Distance to Work (Ranges)	Carrick (L)
Over 0 km to less than 2.5 km	7%
Nil distance	4%
2.5 km to less than 10 km	1%
10 km to less than 30 km	73%
30 km to less than 50 km	7%
50 km to less than 250 km	7%
250 km and over	2%

Table 29: Top Six Work Locations for Carrick (L) Residents (adapted from ABS 2021)

Top Six Work Locations (Destination Zones)	Carrick (L) Resident Working Population
Launceston	19%
Hadspen - Carrick	16%
Invermay	6%
Kings Meadows - Punchbowl	5%
Westbury	5%
No Fixed Address	5%

### Employment self-containment

The metric ‘employment self-containment’ refers to the proportion of employed residents who work locally within a specific area and is used to highlight the degree to which a community provides local employment opportunities. For the purposes of this report, employment self-containment is defined as the proportion of local resident workers of Carrick (Tas) employed within the Hadspen – Carrick Destination Zone.

Noting that there are approximately 59 local resident works within Carrick (Tas) and 458 local workers in Hadspen – Carrick Destination Zone, the employment self-containment for Carrick (Tas.) relative to the Hadspen – Carrick Destination Zone is approximately 13%. This is a very low level of employment self-containment and emphasises the relationship with Greater Launceston for current employment.

Viewed through the lens of industry type, a more complex picture develops. Carrick (Tas.) is only 20% of the total population of the Hadspen – Carrick Destination Zone, while

contributing to 25% of its total labour force. Bearing this in mind, the locality provides a fairly proportional contribution to local employment in the industries of (i) Agriculture, Forestry and Fishing, (ii) Manufacturing, (iii) Retail Trade, (iv) Professional, Scientific and Technical Services, and (v) Other Services.

There are, however, a significant number of industries where there were either no local jobs in that industry (such as (i) Mining, (ii) Electricity, Gas, Water and Waste Services, (iii) Rental, Hiring and Real Estate Services, and (iv) Education and Training) or there were no local resident workers (such as wholesale trade and arts and recreation services).

The specific reasons why no jobs are located in the Destination Zone are varied. For example, the lack of mining jobs is representative of the lack of any mining facilities within the area in 2021 (noting that a sand quarry currently has since been established just east of Carrick). The lack of local education and training employment primarily arises from the lack of local childcare and schooling facilities within the Destination Zone. These are, however, provided nearby such as the nearby Hagley Farm Primary School which is located in the Westbury Destination Zone.

While there are gaps within the industry profile of the Destination Zone, employment opportunities within 'Local or Minor Centres' are intentionally limited by the current NTRLUS. Accordingly, new employment opportunities within the village of Carrick should reflect its function as a local or minor centre (or its equivalent designation in the reviewed NTRLUS) such as establishment of a small range of small specialty shops and convenience store, tourism related businesses, and small scale local service industries. In respect to tourism related businesses, there may be opportunity to leverage Carrick's historic village character to promote visitation and local spending.

Establishment of the Neighbourhood/Town Centre in Hadspen would also facilitate more local employment opportunities within the Destination Zone that would benefit the residents of Carrick and reduce the distance to alternative goods and services for daily needs.

Table 30 represents the proportion of resident workers of Carrick (Tas.) who are employed within the Hadspen - Carrick Destination Zone.

*Table 30: Employment Self-containment by Industry, Carrick (Tas.) relative to Hadspen - Carrick DZ (source: ABS Tablebuilder 2021)*

<b>Industry</b>	<b>Self-containment in 2021</b>
Agriculture, Forestry and Fishing	20%
Mining	N/A
Manufacturing	27%
Electricity, Gas, Water and Waste Services	N/A
Construction	10%
Wholesale Trade	0%
Retail Trade	21%
Accommodation and Food Services	18%

Transport, Postal and Warehousing	18%
Information Media and Telecommunications	0%
Financial and Insurance Services	0%
Rental, Hiring and Real Estate Services	N/A
Professional, Scientific and Technical Services	25%
Administrative and Support Services	0%
Public Administration and Safety	0%
Education and Training	N/A
Health Care and Social Assistance	0%
Arts and Recreation Services	0%
Other Services	20%

Low employment self-containment can lead to increased community, traffic congestion, and reduced quality of life. By enhancing local job opportunities within Carrick (Tas.) and reasonably increasing the level of employment self-containment, Carrick as a community can increase its economic, social and environmental sustainability.

Opportunities to develop the local economy should respond to the available resources and spatial qualities of Carrick in untapping absent industries or reinforcing existing industries.

### **Self-Sufficiency**

Self-sufficiency refers to the proportion of local jobs filled by residents within the same sub-region (often a local government area) and offers insights into the local workforce's engagement with nearby employment opportunities. The smallest assessment area for this data is Destination Zones.

Nonetheless, approximately 52% of all local jobs were filled by residents of the Hadspen - Carrick Destination Zone. A further 17% of local jobs were filled by residents of the Meander Valley Local Government Area (excluding the Hadspen - Destination Zone).

Industries where a notable proportion of local jobs are filled by workers who are not residents of Hadspen - Carrick include: Agriculture, Forestry and Fishing (38%), Construction (56%), Accommodation and Food Services (59%), Administrative and Support Services (45%), Health Care and Social Assistance (67%).

With a self-sufficiency rate higher than its self-containment rate, this is reflective of Carrick as a settlement within commuting distance to Launceston. This indicates that new (non-specialised) jobs within the area are more likely to be able to be filled locally.

### **Activity Centres**

As detailed in Section 2.5 above, the Tasmanian Planning Policies will require that an activity centre hierarchy be identified based on the scale, role, function and accessibility of activity centres. This hierarchy is currently established in Table E.2 of the Northern Tasmania Regional Land Use Strategy (NTRLUS) and guides where retail and commercial activity is

directed. This regional strategy, including its settlement hierarchy and activity centre hierarchy, is currently under review with a draft expected in mid-2026.

While the policy direction of the current NTRLUS does not recognise Carrick as possessing an activity centre, this does not recognise the existing level of activity and services available within the settlement nor that required to support the projected growth of the settlement.

The focus of economic activity within the rural village of Carrick is predominantly at the junction of Meander Valley Road and Liffey Street, with some activity interspersed throughout the settlement. Notable businesses include the Carrick Mill Antiques, Carrick Inn Hotel, Ampol Carrick Roadhouse, Carrick LPO, Pfeiffer Cranes, and Fulton Fabrications. The Shed Company is also based in Carrick, whilst a coffee van has also recently been operating along Meander Valley Road.

The village is furnished with a range of community and government facilities, including the Carrick Hall, the Australia Post – Carrick LPO (which also serves as a gift store), Carrick Fire Station, and the St Andrews Anglican Church. Recreation is provided for Carrick Memorial Recreation Ground, the Carrick Park Pacing Club and Carrick Speedway.

Accordingly, there is opportunity to advocate for, and establish recognition of, a local or minor centre role for Carrick as part of this review.

### **5.2.8 Industrial Land Demand and Supply**

There is no dedicated industrial zoned land within or near Carrick, which reflects the rural village with no activity centre designation within the NTRLUS.

The Statewide Industrial Land Study 2025, prepared by SGS on behalf of the Department of State Growth, forecasts that Meander Valley LGA will develop an additional 168 jobs. This is estimated to equate to demand for an additional 4-5 ha of industrial land. Meander Valley LGA has a significant surplus of vacant industrial land (80 ha) located at the Valley Central Precinct at Westbury. This industrial precinct is an approximately 12 minute drive from Carrick via the Bass Highway and 14 minutes via the Meander Valley Road. Anticipated demand from activities that require industrial land should accordingly be directed to this precinct.

Notwithstanding, the Statewide Industrial Land Study also observes that *'a specialised precinct near Oaks Road for large-lot resource-related industries, such as grain distribution and processing could be explored'* (SGS 2025, p. 12). This observation reflects the existing character of the Oaks Road interchange (see Figure 42 below), which contains Page Transport, Tasmanian Seed Dressing and Storage, and Pure Foods Milling and recognises the benefits of locating large-lot resource-related industries near an interchange of the Bass Highway that is centrally located within the significant agricultural estate of the Meander Valley and Northern Midlands. Further development of a specialised precinct in vicinity of the Oaks Road interchange is supported for future investigation.



Figure 42: Existing large-lot resource related industries (outlined in purple) near Oaks Road interchange (source: adapted from The LIST)

Local service industries and bulky goods sales are population driven, and with future population growth anticipated within Carrick it is reasonable to expect that some local service industries will seek to establish themselves. Examples of local service industries include auto-repair stores, storage facilities, and small manufacturing workshops. A local example in Carrick is Fulton Fabrications which is a small scale metal fabrication workshop.

Local service industries and bulky goods sales can be translated into corresponding Use Classes of the Tasmanian Planning Scheme as follows:

- Service Industry (e.g. repair and maintenance)
- Equipment and Machinery Sales and Hire
- Manufacturing and Processing (e.g. metal fabrication)
- Storage (e.g. contractor yards)
- Resource Processing
- Bulky Goods Sales

Consideration of the permissibility of these use classes within zones present within the settlement of Carrick is provided below in Table 31.

Table 31: Allowable local service industries by zones in Carrick

	Village	General Residential	Low Density Residential	Rural Living	Agriculture
<b>Service Industry - Motor Repairs or Panel Beating</b>	Discretionary	Prohibited	Prohibited	Prohibited	Prohibited
<b>Service Industry - Other</b>	Permitted	Home-based Business	Home-based Business	Home-based Business	Home-based Business
<b>Equipment and Machinery Sales and Hire</b>	Discretionary	Prohibited	Prohibited	Prohibited	Prohibited
<b>Manufacturing and Processing</b>	Permitted if for craft industry of an artist's studio, otherwise Home-based Business	Home-based Business	Home-based Business	If existing	Discretionary
<b>Storage</b>	Permitted	Prohibited	Prohibited	Prohibited	Discretionary
<b>Resource Processing</b>	Home-based Business	Home-based Business	Home-based Business	Discretionary	Discretionary
<b>Bulky Goods Sales</b>	Discretionary	Prohibited	Prohibited	Prohibited	Discretionary

As demonstrated in Table 31 above, each type of local service industry, and also bulky goods sales and transport, warehousing and wholesales, is capable of being considered within at least one zone that is present within Carrick. The surrounding agricultural estate also provides opportunities for local service industries to be established where they are directly related to or support resource development. In particular, the Village Zone and the Rural Living Zone are both well positioned to support small scale local service industries of an intensity and scale compatible with the village character of the area.

Given the relatively small population growth (when compared to the Meander Valley LGA), demand for land for local service industries is expected to be low and can be catered for through the range of available zoning.

## 5.3 Sociocultural Attributes

### 5.3.1 Cultural Heritage Values

There are seventeen places of state heritage significance listed within the State Heritage (see Table 32 below).

Table 32: State Heritage Listings in Carrick

Location	ID	Site Name
67 Meander Valley Road	4751	Monds Mill and Cottage

1 Church Street	4754	Hawthorn Villa
8 Church Street	4753	Archer's Folly
55 Meander Valley Road	4749	Plough Inn
56 Meander Valley Road	4750	Former Prince of Wales Hotel
49 Meander Valley Road	4748	Watch House
4 Liffey Street	4757	House
46 Meander Valley Road & 1 Liffey Street	8341	Carrick Inn
44 Meander Valley Road	4746	House and Shop
42 Meander Valley Road	4747	St Andrew's Church
37 Meander Valley Road	8195	House
34 Meander Valley Road	4745	Cottage
24 Meander Valley Road	11013	Schoolhouse
25 Meander Valley Road	4743	Pensioners Row
25 Meander Valley Road	4744	Pensioners Row
6 East Street	4756	Carrick House
35 East Street	11006	Carrick Park

The subject area does not contain any local heritage places listed within the Meander Valley Local Provisions Schedule. However, nine places of potential local significance were identified within the Meander Valley Heritage Study (Davies 2006). These places are all in addition to the state significant places listed above.

These places are shown in Figure 43 below, with State Heritage listings shown in purple and the places of local heritage significance identified by Davies (2006) shown in red. They are mostly concentrated along Meander Valley Road, particularly between South Street and East Street.



Figure 43: State Heritage Listings (purple) and potential places of local heritage significance (red) (source: adapted from the LIST and Davies 2006)

### 5.3.2 Aboriginal Heritage Values

The settlement of Carrick is located within the traditional lands of the Panninher clan of the Northern Midlands Nation. The Liffey River is known as Tilapangka. This is *'the only name recorded for the 'river at Carrick', told to Robinson when he and his Aboriginal guides stopped at Carrick the night of 15 January 1834.'* (Tasmanian Aboriginal Centre 2026).

Early feedback was sought from Aboriginal Heritage Tasmania but was not received.

To ensure that Aboriginal Heritage Values are considered throughout the next 20 years and beyond, any rezoning application or works arising from this review should be pre-informed by an Aboriginal heritage assessment relating to the specific area being considered.

### 5.3.3 Open Space and Recreation

When considering current and future demand for both passive and active open space, the Structure Plan has given regard to *Planning for Community Infrastructure in Growth Areas* (Australian Social & Recreation Research 2008). This document, which also underpins the sports facility provision ratios used within the *NTDC Sports Facility Plan 2023*, recommends provision ratios of at least:

- 2 ha of active open space per 1,000 people; and
- 0.7 to 1 ha of local passive open space per 1,000 people.

To ensure that Carrick remains an attractive and desirable place to live, passive open space provision within this recommended range has been adopted.

The Carrick Memorial Recreation Ground has an area of 2.6 ha, which includes a large 2.2 ha field, a multi-use court (including tennis and basketball), playground, pump track and toilets. Accordingly, the reserve acts as the primary active and passive open space for the village. In this sense, the Carrick Memorial Recreation Ground acts as both the local active open space and neighbourhood passive open space. This reserve is owned and managed by Meander Valley Council. Passive open space is further supplemented by the Arthur Street reserve near the Liffey River, which provides approximately a further 1900 m<sup>2</sup>. This reserve is Crown Land and managed by NRE Tas (Property Services). Together, there is approximately 2.79 ha of open space available with Carrick.

#### Active Open Space

Active open space is comprised of regional and neighbourhood facilities, tennis facilities and lawn bowls facilities. As stated above, *Planning for Community Infrastructure in Growth Areas 2008* recommends a minimum provision of 2 ha of active open space per 1,000 people.

Current demand for active open space is approximately 1 – 1.2 ha. With an area of 2.6 ha, the Carrick Memorial Recreation Ground exceeds current demand by almost 1.4 ha.

Based on the recommended provision rate, the Carrick Memorial Recreation Ground will be able to respond to the needs of a population catchment of up to 1,300 residents. As the highest growth scenario would result in a population catchment of up to 1,210 by 2046, the recreation ground is expected to meet the anticipated demand over the next twenty years.

If demand exceeds all projections, or if high growth is sustained well past 2046, and a new recreation ground is considered necessary, there is opportunity to explore this through options such as the rural living area to the south and the areas identified as Future Urban within the Structure Plan. In that event, the minimum area for new local active open space reserves is also recommended by *Planning for Community Infrastructure in Growth Area 2008* to be at least 8 ha, and to be provided per 6,000 residents.. This is to provide for at least two sports facilities and supporting infrastructure within the same reserve. However, as detailed in Table 33 below, the current and projected population of Carrick described previously is well below the necessary demand thresholds to justify the provision of sports facilities that an 8 ha sports ground would seek to facilitate.

Table 33: Sports Facility Provision Ratios

Sports Facility	Provision Ratio (population)
AFL	5,000
Athletics	75,000
Baseball	50,000
Basketball	8,000
Cricket	4,000
Soccer	5,000
Hockey	80,000
Lawn Bowls	15,000
Netball (outdoor)	5,000
Rugby Union	82,000
Softball	37,500
Tennis	2,500

Theoretically, Carrick would need to grow tenfold to justify the provision of sport facilities such as an AFL oval, cricket oval, or soccer playing field, or outdoor netball court. These facilities may, of course, be provided at lower population thresholds if participation rates are expected to be higher than average but they will be less likely to viably support the respective team/sport. This theoretical growth is not expected to eventuate in any reasonable timeframe, if at all.

### Passive Open Space

With the Carrick (L) urban locality containing 503 residents in 2021, there was an estimated demand equivalent to 4,000 m<sup>2</sup>. This demand for passive open space is currently met primarily through utilisation of the (current) oversupply of active open space at the Carrick Memorial Recreation Ground.

If the proportioned medium series (698 within the Carrick urban locality) prevails over the next twenty years then the existing provision of passive open space will be sufficient.

The highest population growth scenario (the proportioned TASPPPOP projection of 968) would generate additional demand for approximately 0.5 ha of passive open space. This demand would continue to be met by the abundance of active open space at the Carrick Memorial Recreation Ground.

If, however, the combined population catchment of both the village and its surrounding locality reaches approximately 1,200 residents, then the latent active opens space supply found within the Carrick Memorial Recreation Ground would be 'taken up'.

While Carrick Memorial Recreation Ground would be able to continue to be used as both an active open space and as local passive open space, given that the projected population of Carrick and its surrounding catchment is insufficient to justify the installation of new specific

sports facilities (not already provided), alternative local passive open space would need to be secured elsewhere within the village to ensure access to passive open space is within reasonable walking distance for residents of the village proper. Further development in future growth areas will require the provision of passive open space to reduce reliance on the Carrick Memorial Recreation Ground for passive use. These should be located near waterways, maximise accessibility for current and future residents, and – where possible – provide opportunities for views out to the rural landscape surrounding Carrick.

There is insufficient demand for a neighbourhood passive open space or regional active open space.

### 5.3.4 Community Facilities

While there are relatively few public community facilities compared to other nearby townships, Carrick is generally well serviced for its size.

There is an abundance of active open space and sufficient passive open space. The Carrick Hall represents an adaptable space and focal point for community events and meetings.

The Carrick Speedway and Pacing Club provides another social and recreational focal point for the sub-region while Quercus Park supports large events of state significance such as Agfest, Party in the Paddock, and the Launceston Show.

While there is no school located within the settlement, Carrick is serviced by direct school bus routes to the nearby Hagley Farm Primary School (9km west) and the Prospect High School (14km east).

Community and public facilities within and near the Growth Area are listed below.

These lists are not intended to be exhaustive but instead to reflect the level of service afforded to the area, both for individual neighbourhoods and collectively.

<b>Community and Public Facilities in Carrick</b>		
<b>Facility</b>	<b>Category</b>	<b>Address</b>
Carrick Hall	Community	29 Meander Valley Road
Carrick Fire Station	Emergency Services	21 South Street
Carrick Memorial Recreation Ground	Recreation	South Street
Arthur Street Park Reserve	Recreation	Arthur Street
Carrick Pacing Club and Speedway	Recreation	35 East Street
Quercus Park	Community	415 Oaks Road
St Andrews Anglican Church	Community	1 Liffey Street

Australia Post – Carrick LPO	Community	43 Meander Valley Road
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<b>Nearby Community and Public Facilities</b>		
<b>Facility</b>	<b>Category</b>	<b>Address</b>
Hagley Farm Primary School	Education	2508 Meander Valley Road, Hagley
Hagley Recreation Ground	Recreation	33 Meander Valley Highway, Hagley
Entally House	Community	782 Meander Valley Road, Hadspen
Hadspen Lions Park Reserve and Dog Park	Recreation	Main Street, Hadspen
Hadspen Recreation Ground	Recreation	1A Clare Street, Hadspen
Hadspen Memorial Centre	Community	1A Clare Street, Hadspen
Prospect Park	Recreation	2 Harley Parade, Prospect Vale
Prospect High School	Education	30-32 Ralph Street, Prospect
St Patrick’s College Launceston	Education	282 Westbury Road, Prospect
Silverdome	Sport and Recreation	55 Oakden Road, Prospect

## **Benchmarks**

Benchmarks for the provision of community facilities have been applied to provide a high-level understanding of community infrastructure and service needs in the Growth area. The outputs of this benchmarking exercise are provided below in Table 34. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only. The cells highlighted in green show where benchmarks suggest that there is demand (+1.0), or approaching demand (+0.7), for a particular facility or service. The benchmarks have been adapted from *Planning for Community Infrastructure in Growth Areas 2008*.

Table 34: Population Provision Benchmarks for Community Infrastructure, Carrick (L) 2026-2046

Facility	Provision Ratio (per person)	Carrick (L) 2021	Proportioned REMPLAN 2046	CAGR 2046	Proportioned High Series 2046	Proportioned High Series + Surrounds* 2046
Estimated Population		503	813	888	968	1210
<i>Education Facilities</i>						
Government Primary School	9,000	0.1	0.1	0.1	0.1	0.1
Government Secondary School	30,000	0.0	0.0	0.0	0.0	0.0
Catholic Primary School	18,000	0.0	0.0	0.0	0.1	0.1
<i>Early Years Services</i>						
Kindergarten (3 year old program)	5,000	0.1	0.2	0.2	0.2	0.2
Kindergarten (4 year old program)	5,000	0.1	0.2	0.2	0.2	0.2
Playgroup	5,000	0.1	0.2	0.2	0.2	0.2
Child Care Centre - Long Day Care	8,000	0.1	0.1	0.1	0.1	0.2
Child Care Centre - Occasional Care	30,000	0.0	0.0	0.0	0.0	0.0
Maternal and Child Health Services	16,000	0.0	0.1	0.1	0.1	0.1
<i>Community Meeting Spaces, Arts and Cultural Facilities, and Civic Facilities</i>						
Meeting Space - Small (1-20 People)	4,000	0.1	0.2	0.2	0.2	0.3
Meeting Space - Small to Medium (21-50 people)	8,000	0.1	0.1	0.1	0.1	0.2
Meeting Space - Medium (51-100 people)	8,000	0.1	0.1	0.1	0.1	0.2
Meeting Space - Medium to Large (101-200 people)	8,000	0.1	0.1	0.1	0.1	0.2
Dedicated Youth Facilities (Lower Order)	8,000	0.1	0.1	0.1	0.1	0.2
Multi-Purpose Community Centre (neighbourhood)	8,000	0.1	0.1	0.1	0.1	0.2

Multi-Purpose Community Centre (sub-regional) *(balance of Carrick (Tas) and Oaks)	9000	0.1	0.1	0.1	0.1	0.1
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Of particular note, these benchmarks identify that the anticipated growth alone will not generate sufficient demand for additional schooling or early years services to serve the settlement and surrounds of Carrick over the next twenty years. Similarly, there is relatively little theoretical demand for additional meeting spaces within the village, with the Carrick Hall providing more than sufficient space for the demands of the settlement.

While these services may not be provided within the village itself, Carrick is well-located to access a range of community services provided within nearby higher order settlements. In particular, Carrick is a 5 minute drive to Hadpsen (a Neighbourhood or Town Centre) and within a 15 minute drive to Westbury (a Neighbourhood or Town Centre), Prospect Vale (a Suburban Activity Centre) and Longford (a District Service Centre). All of these settlements, except for Longford, are directly connected to Carrick via the public bus network.

This central location ensures that educational, early learning, and higher order meeting spaces that require larger population catchments to maintain viability remain sufficiently accessible to the community.

The demand generated by Carrick for early years services, such as kindergarten and childcare, can contribute to achieving viability for new or existing services within these nearby settlements. This is particularly relevant for Hadpsen as the closest higher order settlement.

### 5.3.5 Medical Services

Benchmarks for the provision of medical services have also been applied to provide a high-level understanding of needs in the Growth area. The outputs of this benchmarking exercise are provided below in Table 35 below. These benchmarks do not account for age structure, income and other demographic differences between growth areas, and are intended to provide high-level estimates for the purposes of structure planning only. The cells highlighted in green show where benchmarks suggest that there is demand (+1.0), or approaching demand (+0.7), for a particular facility or service. The benchmarks have been adapted from *Location IQ Provision Benchmarks 2022*.

Table 35: Projected Demand for Medical Services (source: adapted from *Location IQ Provision Benchmarks 2022*)

Service	Provision Ratio (person)	Carrick (L) ABS 2021	Carrick & Oaks (ABS 2021)	CAGR	High Series (TASPPPOP)	High Series (TASPPPOP) and surrounds
Estimated Population		503	745	888	968	1210
Medical Professionals						

<b>Medical Professionals (per general practitioner)</b>	610	0.8	1.2	1.5	1.6	2.0
- <b>Chiropractors</b>	5,090	0.1	0.1	0.2	0.2	0.2
- <b>Dental Practitioners</b>	1,140	0.4	0.7	0.8	0.8	1.1
- <b>GPs</b>	730	0.7	1.0	1.2	1.3	1.7
- <b>Med. Radiation Practitioners</b>	1,680	0.3	0.4	0.5	0.6	0.7
- <b>Occupational Therapists</b>	1,210	0.4	0.6	0.7	0.8	1.0
- <b>Optometrists</b>	4,580	0.1	0.2	0.2	0.2	0.3
- <b>Osteopaths</b>	9,740	0.1	0.1	0.1	0.1	0.1
- <b>Pharmacists</b>	1,020	0.5	0.7	0.9	0.9	1.2
- <b>Physiotherapists</b>	810	0.6	0.9	1.1	1.2	1.5
- <b>Podiatrists</b>	5,160	0.1	0.1	0.2	0.2	0.2
- <b>Psychologists</b>	830	0.6	0.9	1.1	1.2	1.5
- <b>ATSI Health Practitioner</b>	153,640	0.0	0.0	0.0	0.0	0.0
- <b>Chinese Medicine</b>	5,980	0.1	0.1	0.1	0.2	0.2

These benchmarks identify that as the population grows, the provision thresholds for a variety of medical professionals approach viability.

Based on the historic compound average growth rate, there will be sufficient population base for one general practitioner, one physiotherapist, and one psychologist by 2046. There will almost be sufficient demand for one dental practitioner, one pharmacist, and one occupational therapist.

Through the additional demand generated by the high series (TASPPOP) for Carrick (L), the population base would also be able to support one dental practitioner, one pharmacist, and potentially one occupational therapist.

When considering the surrounding area likely to contribute to demand – i.e. the balance of Carrick (Tas.) and Oaks – in addition to the high series, there would be sufficient demand generated for a total of one dental practitioner, one occupational therapist, one pharmacist,

one physiotherapist, one psychologist, nearly two general practitioners, and almost sufficient demand for one medical radiation practitioner.

These services, delivered through the private sector, may be permanently located in the village or provided on a weekly basis. Ideally, new medical services will be located along Meander Valley Road, promoting accessibility for both local residents and reinforcing the local activity centre.

## **5.4 Physical Infrastructure Capacity Analysis**

A critical consideration when planning for land use and development is understanding the capacity and capability of existing and planned supporting infrastructure. Relevant infrastructure is considered below.

### **5.4.1 Sewer**

The majority of Carrick is serviced by fully reticulated sewer infrastructure.

Figure 44 illustrates the properties currently serviced by TasWater's reticulated sewerage system within Carrick.

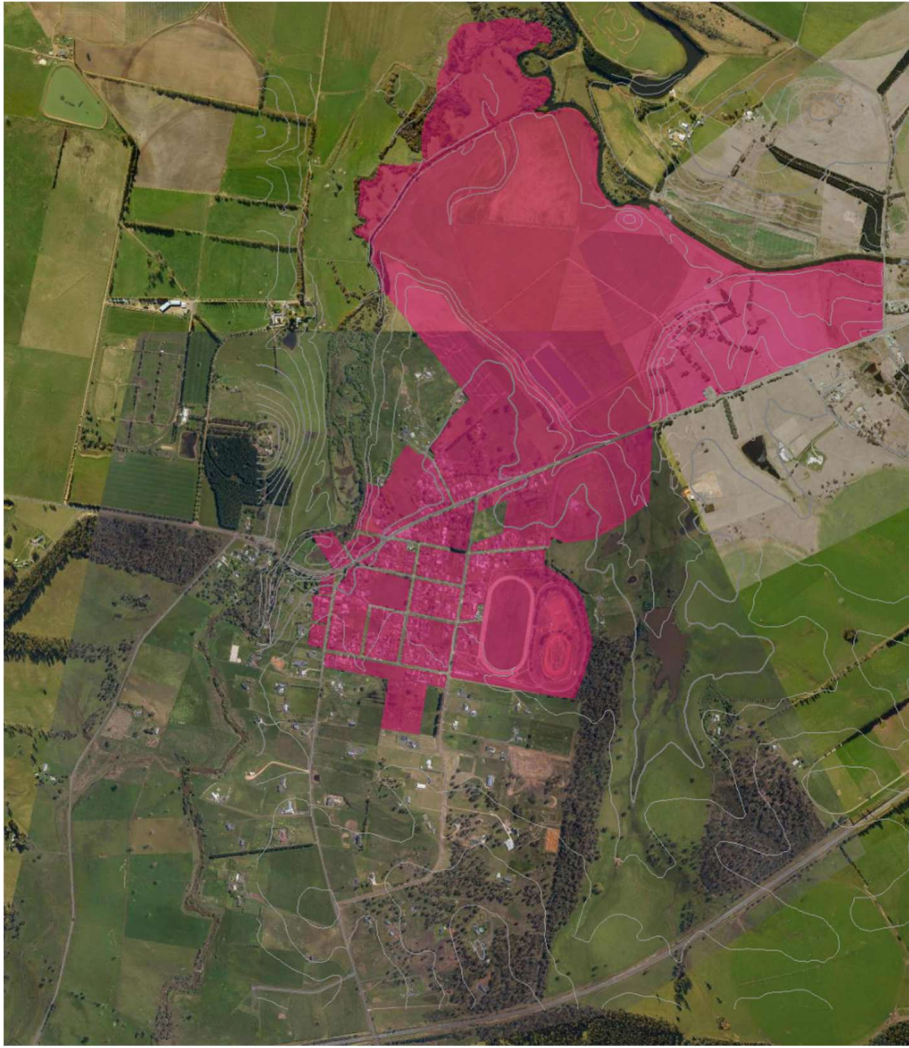


Figure 44: Sewer Serviced Land in Carrick (source: adapted from The LIST)

Figure 45 illustrates the broader sewer network within and surrounding Carrick with 2m contours expressed. This diagram shows the sewerage treatment plant and recycle irrigation well and pivot irrigator, and discharge point at the Meander River. It also shows the rising main extending from Hadpsen to the east. Notably, the sewerage system does not currently extend past South Street - although several of the properties on its southern side are serviced. Nor does the system extend west past Church Street - though again several of the properties on its western side are nonetheless serviced, or capable of being connected.

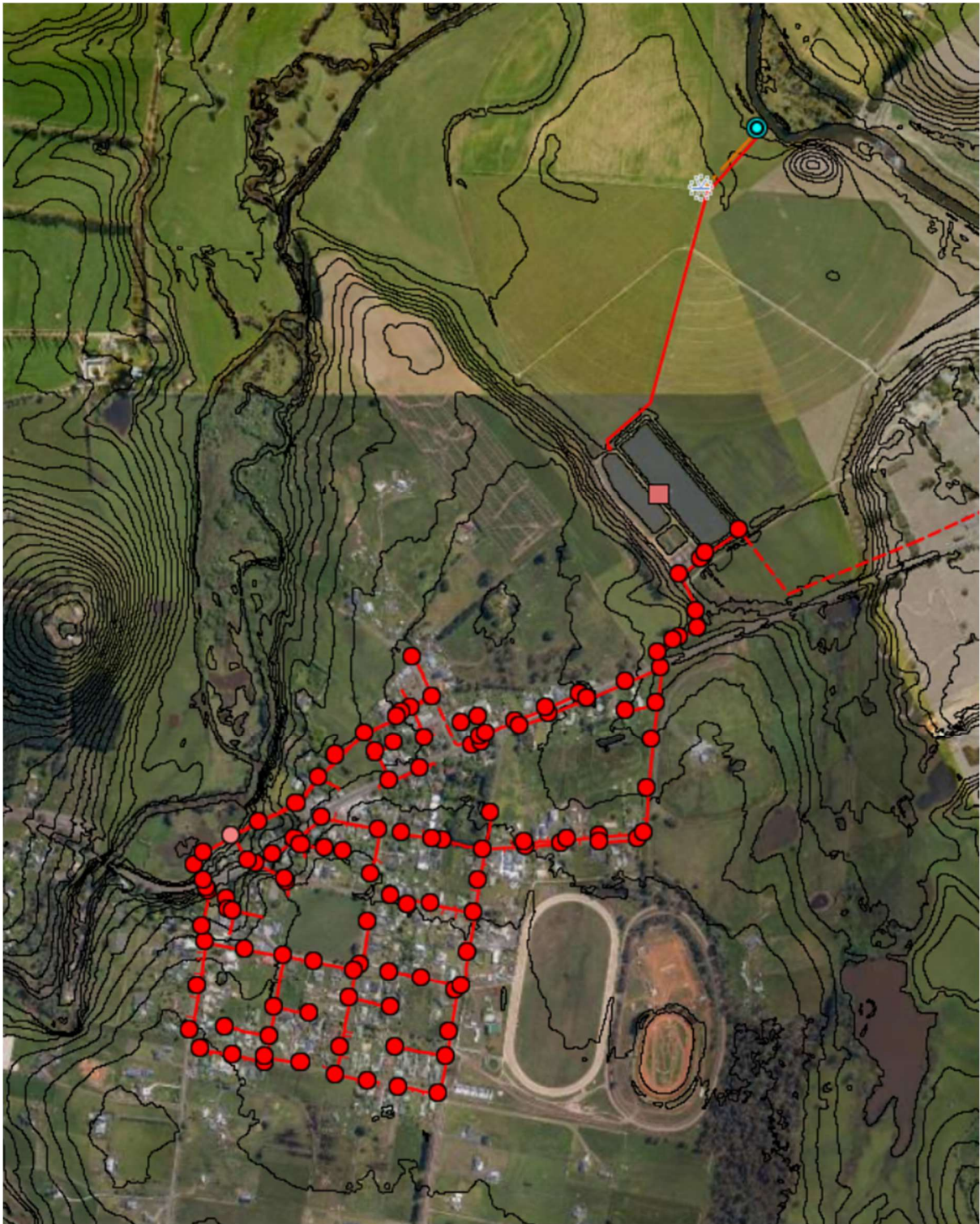


Figure 45: Reticulated sewerage network (source: adapted from Spectrum Spatial)

The Carrick sewerage treatment plant, located to the northeast of the settlement, is licensed for authorised dry weather flows of 624 kL per day. In 2022-23, the annual average daily influent volume was 743 (kL/day). This sewer treatment plant serves both Carrick and Hadspen.

TasWater have advised in late 2024 that *'the STP is pretty much at capacity now and expected to exceed the license capacity in the next couple of years'* as a result of growth projected for both Hadspen and Carrick.

TasWater have also advised of their intention to decommission the Carrick STP and instead transfer sewage from Carrick and Hadspen instead to the Longford STP as part its Meander-Tamar Region Water and Sewerage Master Plan 2025 (Version 1.0). This master plan presents a 50-year vision of infrastructure investment in water, sewerage and recycled water and observes that:

*'This provides capacity for Hadspen development, utilising the existing spare capacity at Longford STP. Construct new Central SPS at Hadspen. Westbury STP is retained but transfers treated effluent to Carrick, reusing the Carrick lagoons for recycled water storage to remove the high-risk Westbury discharge from Quamby Brook.'*

As indicated, the facility would remain in place but be repurposed to store recycled water storage. In doing so, the current attenuation distance surrounding the STP would no longer apply.

This solution is presented by TasWater as an immediate / short term priority, to be completed by no later than 2035.

Figure 46 shows a closer look at the network within the village of Carrick, with 0.5m contour lines. The village is split into a western network and an eastern network according to topographical sub-catchments, sectioned off by a north-south 'ridge' line running between Ashburner and East Street.

The western part of the network includes the land between Simmons Street, Ashburner Street, the western portion of Percy Street, and Church Street. All wastewater captured by the western part of the network is directed to a pump station located at the lower end of Arthur Street. This then pumps the wastewater along a rising main eastward before linking into the eastern network on Meander Valley Road between the junction of Simmons Street and East Street.

The majority of the eastern section of the network runs to East Street, then Liffey Street, before running north along the current edge of the village to the sewerage treatment plan in the northeast. A portion of Meander Valley Road is served by an eastward flowing section that connects into the northward link.



Figure 46: Reticulated sewer network in Carrick village (source: adapted from Spectrum Spatial)

The topography of Carrick would enable an expansion of the gravity network both to the south, the north (particularly 11 Simmons Street and 42 Meander Valley Road) and to the east (particularly the majority of 39 and 40 Liffey Street).

The provision of reticulated sewerage to the west, past Church Street, is limited due to the topography of the Meander Valley Road reserve but there would be sufficient fall for 3 Church Street to be serviced by gravity if the network were extended just within the frontage of 1 Church Street. Properties further to the west are unable to achieve gravity fed reticulation.

While properties north of Simmons Street would be theoretically likely to be able to achieve gravity fed reticulation, this would require laying a significant length of pipe under currently pivot irrigated pasture, which is unlikely to eventuate during the time horizon of the Structure Plan.

## 5.4.2 Water

The majority of the village of Carrick is serviced by reticulated potable water as shown in Figure 47 below.



Figure 47: Water Serviced Land (source: adapted from The LIST)

This area is served by two reservoirs, with a combined volume of 1.18 ML (1ML and 0.18 ML) located on a hill approximately 500 metres to the northwest of the village. TasWater have advised that:

- The top water level of this reservoir is approximately 184 m AHD
- For residential flat grade the minimum pressure supplied is 220 kPa (22m)
- Maximum AHD is theoretically 160m but will be less due to losses in the network, so will be closer to 155m
- Based on the current water demand in Carrick and TasWater's design standards for reservoir sizing, there is about 50% spare capacity in the reservoirs
- The reticulation main which supplies Carrick from the reservoirs is DN150 and will likely need to be upsized to accommodate longer term growth. [TasWater's] hydraulic model is demonstrating that head losses in the pipe are still within TasWater's acceptable standards, but it is close to capacity. Any major developments would trigger a pipe upgrade.



Figure 48: Reticulated potable water network within Carrick (source: adapted from Spectrum Spatial)

The primary limitation for expansion of the village southward is that it begins to approach the 155m AHD contour line around Percy Street and the 160m AHD contour line a further 400m to the south. Both contour lines are shown in Figure 49 below.



Figure 49: Potentially Water Serviceable Land south of Percy Street (source: adapted from Spectrum Spatial)

As noted, the 160m AHD contour line is the theoretical maximum extent of serviceable land, however losses in the network have reduced this to closer to the 155m AHD. While an exact contour line has not been provided by TasWater, it is noted that there are a number of properties along Percy Street that are higher than the 155m AHD that TasWater have, however, advised that they should still be receiving minimum pressures at the connection point (220 kPa).

TasWater have also advised that using the smaller diameter network could somewhat improve water pressures but that it would be subject to further investigation and would be unlikely to provide what is needed to develop much further in the higher elevation areas.

However, due to the notable flatness of the area just south of Percy Street, if sufficient pressures are able to be provided up to the 156m AHD contour line (shown in green in Figure 49 above) then not only would also currently serviced properties about the 155m AHD receive the minimum pressures, but an approximate 6.5 ha of additional land could become available within 22 and 30 Percy Street and 51 Bishopsbourne Road.

Noting also that anticipated demand for new dwellings within Carrick is unlikely to necessitate release of new greenfield development sites in the near term, the need to upgrade the reticulation main between the reservoirs and the village but arise prior to any individual major developments. Accordingly, further monitoring and engagement with TasWater will be necessary to ensure that any necessary upgrade to the network is provided at the appropriate time.

The nature of the reticulated potable water network in Carrick also means that, subject to upsizing of the reticulation main between the reservoirs and the village, that urban infill and expansion to the north and east are unlikely to experience significant water supply issues.

### **5.4.3 Stormwater**

Carrick is serviced by Council's stormwater network comprising reticulated pipes, open drains, roadside drains, and natural drainage lines.

The vast majority of stormwater runoff from the settlement is directed northwest to the Liffey River or northeast towards an unnamed waterway. Both the Liffey River and unnamed waterway flow into the Meander River to the north. More specifically, land around Liffey Street and land west of Ashburner Street is directed westward to an outfall near the Carrick Mill. Meanwhile, Land east of Ashburner Street, including most of Ashburner Street itself, is directed to the northeast via a mix of open drains and piped lines before discharging into an unnamed waterway near the Meander Valley Road, just upstream of the sewage treatment plant. Stormwater generated within and near Simmons Street is drained northward to the Liffey River via open drains. Stormwater within the rural living area to the south is mostly managed onsite, along with roadside drains, with excess flows being directed to unnamed waterways which in turn flow into the Liffey River.

Figure 50 depicts the extent of Council's public stormwater network within Carrick.

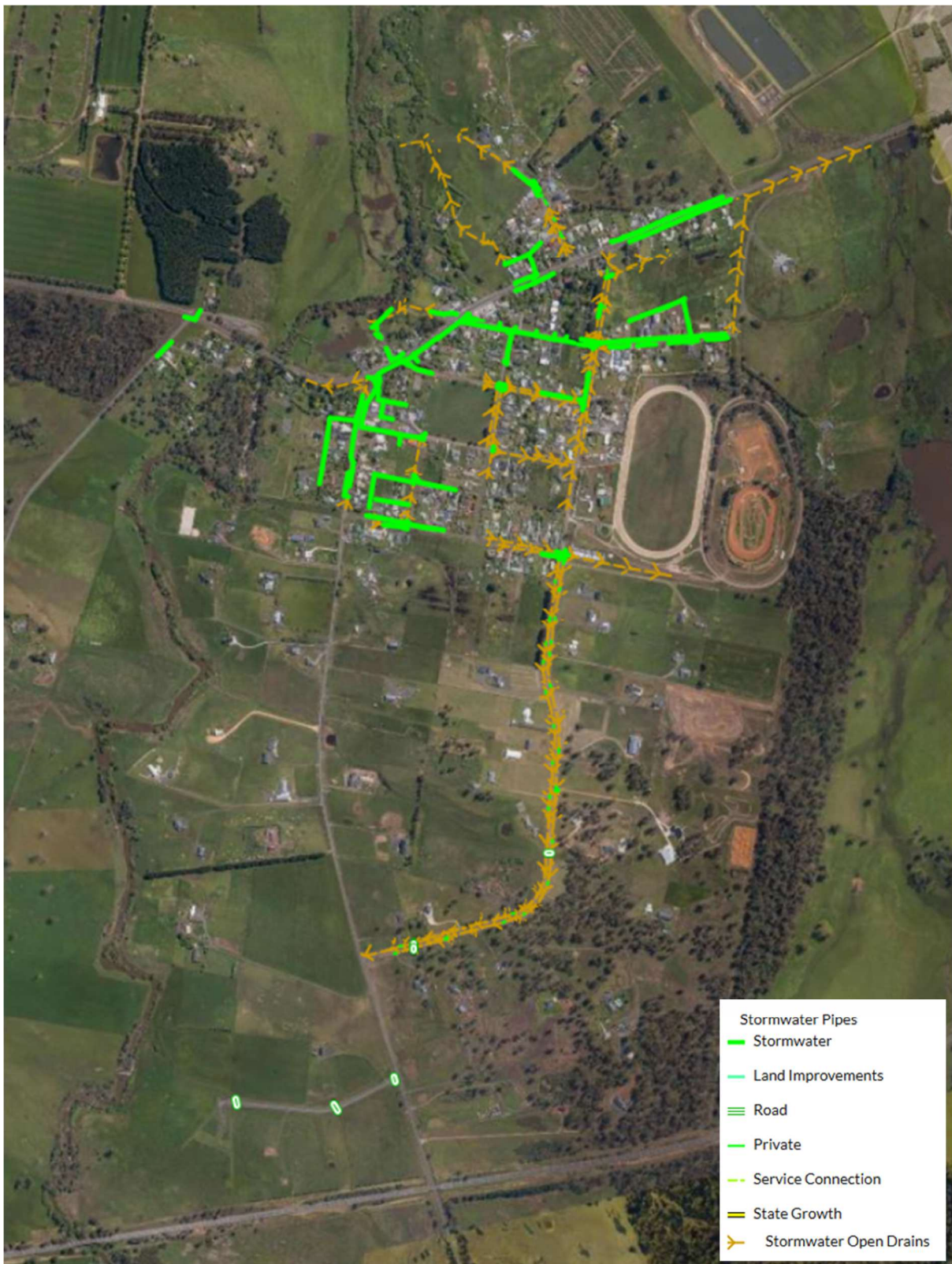


Figure 50: Council's Public Stormwater Network in Carrick (source: adapted from Spectrum Spatial)

#### 5.4.4 Electricity

Electricity supply is provided to the area from the Travellers Rest substation that serves as a critical link in the electricity distribution network, connecting with the following transmission lines:

- Palmerston – George Town line
- Palmerston – Trevallyn
- Hadspen – Trevallyn No. 2
- Hadspen – Norwood

This substation is approximately 7 km northeast of Carrick.

Figure 51 depicts the extent of the electricity transmission infrastructure protection overlay, the Travellers Rest substation and existing network of high voltage TasNetworks lines which applies to the electrical infrastructure referred to above.



Figure 51: Electricity Transmission Infrastructure Protection Overlay (source: The LIST)

#### 5.4.5 Telecommunications

Carrick is serviced by fixed wireless through the national broadband network ('NBN').

### 5.4.6 Gas

The Tasmanian Gas Pipeline Corridor runs north-south along the eastern side of Carrick. This pipeline is connected to the Tasmanian Gas Networks Pipeline, situated within the Declared Gas Pipeline Planning Corridor, declared under 70B of the *Gas Pipelines Act 2000*, at a transfer station situated on Meander Valley Road, approximately 800 metres east of the settlement. The Tasmanian Gas Networks Pipeline continues eastward towards Launceston.

These pipeline corridors exist to maintain the security of TGNs critical supply infrastructure and allows the ongoing safe operation and integrity of existing gas pipelines and strategy gas assets.

Despite being in close proximity to these pipelines, the settlement of Carrick is not serviced by the gas network.



Figure 52: Declared Pipeline Planning Corridor (source: adapted from The LIST)

## 5.5 Transport Analysis

### Road and Pathway Network

Council engaged Traffic and Civil Services to review the current road and pathway network and identify a preferred Road Network Plan and necessary intersection interventions to accommodate current and future traffic volumes. This assessment has considered the potential impacts of development upon the surrounding transport network.

A series of future road links and intersection interventions have been identified and are detailed within the Structure Plan that respond to the potential future growth of the area.

See the accompanying *Road Network Plan* report for further details.

### Public Transport Network

The existing public transport network is shown below in Figure 53.



Figure 53: Public Bus Network in Carrick (source: adapted from The LIST)

Carrick is served by a single bus stop located adjacent to the AMPOL Roadhouse. The corresponding bus route runs solely along Meander Valley Road and is currently operated by KINETIC. The stop is served by four buses (each way) every day. Two during the morning commute to Launceston, one around midday and two during the afternoon commute back to Carrick. Additional or alternative routes are unlikely to arise

Carrick is also served by school buses, with their routes and stops shown in Figure 54 below. These routes provide access for residents of Carrick to Hagley Farm Primary School to the west and Prospect High School to the east.



Figure 54: School Bus Network (source: adapted from The LIST)

existing bus network, rather than expansion, and note that Westbury Road is supported by frequent buses (every 30 minutes throughout the day) into the Launceston CBD with an approximate travel time of 20 minutes.. All proposed collector roads in the Road Network Plan will be designed to cater for buses to provide future flexibility, future urban growth areas within the Structure Plan have been identified based on being predominantly within 800 m walking distance of these bus routes. Where urban development occurs outside of this distance, these areas and corresponding bus stops should be of low density and equipped with appropriate cycling facilities and infrastructure to support 'cycle and ride' trips. This can extend the functional catchment area of bus stops while still prioritising growth in walkable catchments.

## 5. Community Consultation

In June 2021, Council undertook a community survey, in response to a petition about to seek feedback about development in Carrick. 93 surveys were completed, a 26% survey response rate. The overall feedback highlighted that there were mixed views about development in Carrick. The comments indicate that heritage preservation is important and that a balanced approach to development is preferred. A summary of these results is provided within Appendix A.

In August 2024, Council undertook a community survey to inform the Structure Plan review. A total of 59 responses were received. The findings of the community survey were published in the *Carrick Structure Plan: Current State and Summary of Survey Results Report*. This document provided an overview of potential growth scenarios, compiled insights gained from the survey and identified community priorities and draft vision statements for the settlement of Carrick. See the accompanying Summary of Survey Results Report for further details.

Following release of this Summary document, emerging options arising from the aspirations of the community and higher strategic directions of the Northern Tasmania Regional Land Use Strategy 2021 were identified. During late 2025, targeted stakeholders were invited to consider and provide feedback on these options to assist in refining concepts.

All submissions received during that time were considered alongside further strategic investigation, and integrated where appropriate, in the drafting of the Structure Plan.

This document supports the exhibition of the draft Structure Plan.

## **6. Structure Plan**

In consideration of the above, the Structure Plan outlines a development framework that details a road network plan, a pathway network plan, a public open space network plan, and outlines the preferred locations for future residential, commercial, industrial and community uses to occur.

Following the current exhibition period, community feedback will be considered, and the Structure Plan will be refined and updated accordingly prior to presentation to Council for adoption.

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## Appendix A - Carrick Planning Survey 2021 Summary

# Thank you

For responding to our Carrick Planning Survey.  
Below is a summary of what you told us.



## What was the Carrick Planning Survey?

In 2021, Council received a number of enquiries and a petition about the types of development currently allowed in Carrick, under the Tasmanian Planning Scheme. In response, Council undertook a Carrick Planning Survey to seek feedback about development in Carrick.

### Who received the survey and how many people responded?

Surveys were mailed to property owners. There are 358 properties in Carrick. Owners of multiple properties were sent one survey. A total of 355 surveys were distributed to property owners which equates to 61% of Carrick's total population.



### What was the overall feedback from the survey?

Overall, the survey results highlighted that there are mixed views about development in Carrick. The comments indicate that heritage preservation is important and that a balanced approach to development is preferred.

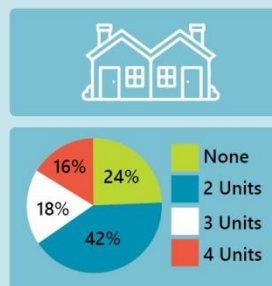
### Future Infrastructure

Respondents to the survey placed importance on heritage preservation and indicated that footpaths and roads were their highest infrastructure priorities, followed by storm water management.



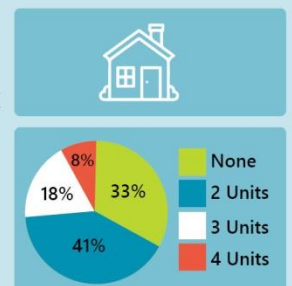
### Unit Development in the General Residential Zone

More than 40% of respondents indicated a preference for 2 units on a lot size of 1,000m<sup>2</sup> in the General Residential Zone and 24% of people preferred no unit development in the General Residential Zone.



### Unit Development in the Village Zone

33% of people preferred no unit development on a lot size of 1,000m<sup>2</sup> in the Village Zone.



### Lot Sizes

Just over a third of respondents to the survey would prefer a house to be on a 1,000m<sup>2</sup> lot in the Village Zone and the General Residential Zone.

Survey responses suggest that physical separation between buildings is more desirable.

