

CARRICK STRUCTURE PLAN

Current State & Summary
Of Survey Results
June 2025

25





In recognition of the deep history and culture of Lutruwita/Tasmania, we acknowledge the pallittorre and panninher peoples, the traditional owners of the land upon which we gather.

We acknowledge and pay our respects to their Elders, past and present, and to all Tasmanian Aboriginal communities, for they hold the memories, the knowledge, and the culture and hopes of Aboriginal Tasmania.



EXECUTIVE SUMMARY

Relative to its size, Carrick has experienced significant growth over the past decade. This surge in development has prompted questions within the community about what Carrick is and ought to be. To cultivate a shared vision and clear strategic direction for this beloved, historic town, Meander Valley Council has committed to develop a Structure Plan.

Structure plans are an important part of the broader Resource Management Planning System. They provide a framework for the long-term development of our towns and suburbs. They bridge the gap between State legislation, regional policies and the aspirations of local communities. By preparing a structure plan, Council and the community can establish a long-term vision for the town and have greater influence upon how use and development will be integrated in an orderly and respectful manner.

We've asked what you love about the place you live, what could be improved, and where you want to see your local patch heading towards over the next twenty years and beyond. Technical investigations have also been undertaken to better understand both the character of the township as well as the forces and trends our community will encounter going forward.

This document provides an overview of current demographics, potential population trajectories and the results of the community survey undertaken in August 2024 – culminating in draft community priorities and local vision statements.

The draft priorities and vision statements, together with the results of the survey, will inform the preparation of the draft Carrick Structure Plan, expected to be published as a draft to the community in late 2025.



CONTENTS

INTRODUCTION	6
WHAT IS A STRUCTURE PLAN?	8
CARRICK'S CURRENT STATE	10
KEY SURVEY RESULTS OVERVIEW	18
COMMUNITY PRIORITIES	32
DRAFT VISION STATEMENTS	33
NEXT STEPS	34

INTRODUCTION

Meander Valley Council has committed to develop the Carrick Structure Plan ('the Structure Plan').

Structure plans are an important part of the Resource Management Planning System (RMPS). They provide a framework for the long-term development of our towns and suburbs, often for a period of 20 years or more. They bridge the gap between State legislation, regional policies, and the aspirations of local communities. They are used as platforms to support rezonings, the timely provision of requisite infrastructure, and to actively work towards the local community's vision for the area in an integrated and orderly manner.

The need for a forward thinking document for Carrick has been emphasised over the past few years where, relative to its size, Carrick has experienced significant growth. This has been underscored by significant changes to planning policy and legislation within

the Tasmanian Resource Management Planning System (RMPS), such as the transition to the statewide Tasmanian Planning Scheme.

The spatial extent of the Structure Plan investigation area is illustrated in Figure 1. This document provides an overview of current demographics, potential population trajectories and the results of the community survey undertaken in August 2024 – culminating in draft community priorities and local vision statements.

It is intended that the draft Structure Plan will provide a framework for future growth and development within Carrick through to 2045 and beyond. In doing so, the renewed Structure Plan will include strategies, rezoning opportunities, and potential future projects to realise the community's vision and objectives for the area whilst meeting Council's statutory obligations.

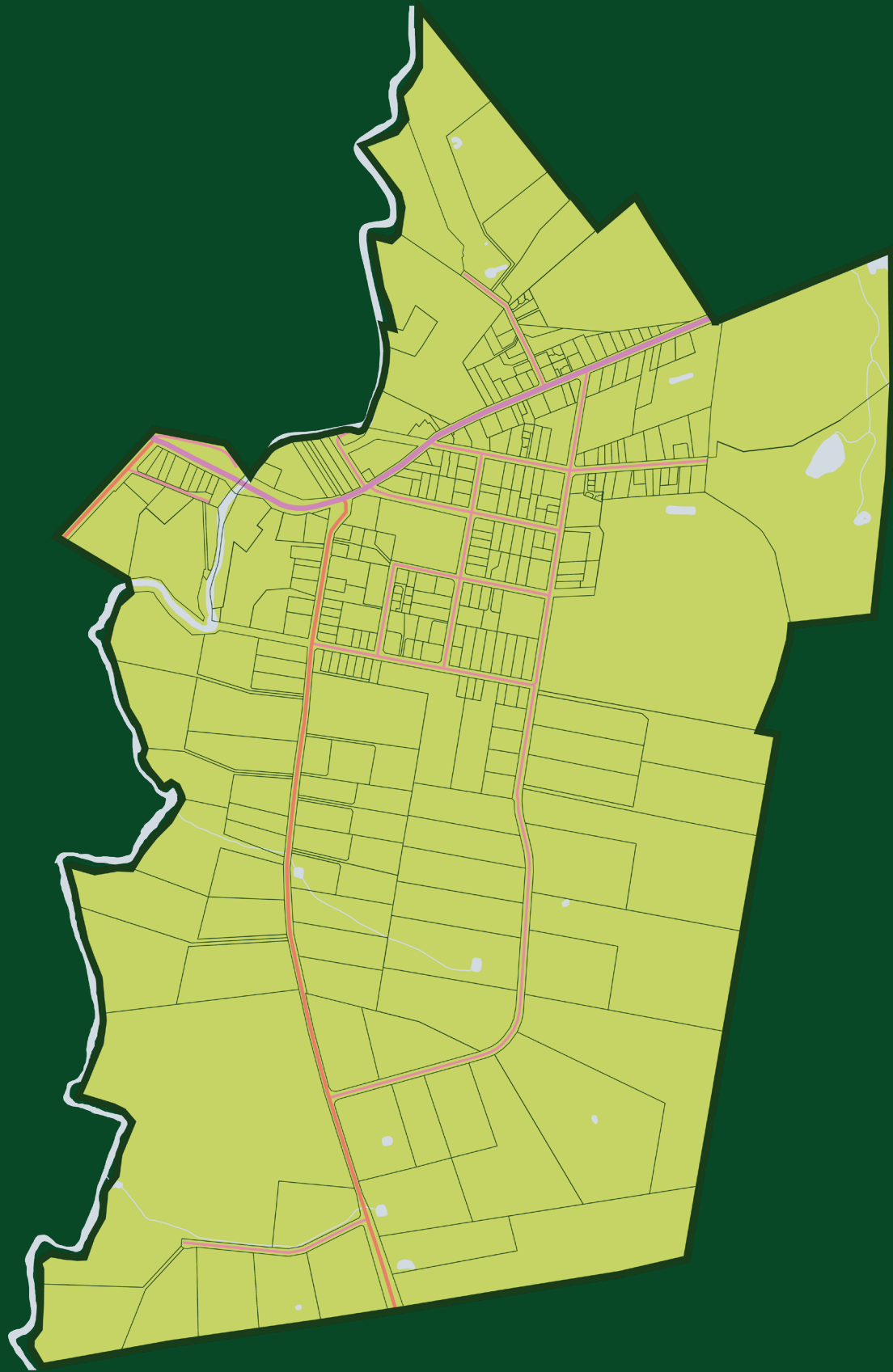


Figure 1. Spatial Extent of the Structure Plan Investigation Area

WHAT IS A STRUCTURE PLAN?

A structure plans are made by Councils in collaboration with communities, to help shape how a town grows and changes over time. It endeavours to establish a shared vision that builds on existing opportunities and strengths of places and their communities, whilst managing the impacts of future use and development.

By doing so, it lays the foundation for directing where and how future growth is intended to occur, through recommending changes to regulatory zoning, overlays, and unique local provisions.

STRUCTURE PLANS AND THE PLANNING SYSTEM

Local land use planning is regulated through the Tasmanian Planning Scheme, which is comprised of the 'State Planning Provisions' and the 'Meander Valley Local Provisions Schedule'. While most standards are state-wide provisions, the Meander Valley Local Provisions Schedule provides an opportunity to reflect the unique qualities of the municipality through local provisions, such as specific area plans.

While there are no legislative requirements for the content or preparation of structure plans, such documents provide solid foundations and rationale for making changes to the Meander Valley Local Provisions Schedule. These changes require approval by the Tasmanian Planning Commission. They also provide direction for co-ordinating infrastructure investment and clearly expressing the community's vision for their place.

To ensure consistency across policy platforms, the Structure Plan will need to align with the requirements of the Resource Management and Planning System and its policy framework, including but not limited to:

- The Objectives of the Resource Management and Planning System;
- Applicable State Policies;
- The Tasmanian Planning Policies (if made);
- The Northern Tasmanian Regional Land Use Strategy; and
- Council's Strategic Plan

This framework doesn't give Council complete freedom to make and change local planning rules, but it does allow some flexibility to advocate for and shape local development in a way that achieves the aspirations of local communities.



A large, leafy tree with a picnic table in the foreground. The tree's branches and leaves fill the upper two-thirds of the frame, creating a dappled light effect. Below the tree, a wooden picnic table with a metal frame is visible. The ground is a mix of grass and dirt, and a paved path or road runs along the bottom edge of the image.

CARRICK'S CURRENT STATE

Carrick is a small historic village, 17km west of Launceston and 14km east of Westbury, with a strong 'and historic colonial character' and is home to up to 550 people. Predominantly flat, the village is bound by the Liffey River to the west, the Meander River and its floodplain to the north, Hadspen and the South Esk River to the east, and the Bass Highway to the south. Beyond, Carrick is completely surrounded by working agricultural land.

Over the past twenty years there has been incremental interest in Carrick as a great place to live, enter into the property market, and to start a family. This interest grew markedly between 2016 and 2021, which prompted a survey in 2021 to better understand the community's concerns about how the character of Carrick was perceived to be changing and its preferences for future growth. The results of this survey were generally mixed and did not provide clear consensus on the preferred character of Carrick and the features that warranted protection.

Since then, the inherent appeal of Carrick as a residential village within commuting distance to Launceston has only grown for first home buyers and tree-changers seeking a genuine village lifestyle. A brief overview of past and potential future demographic growth and change is provided overleaf.

Key demographic indicators

The demographic makeup of Carrick influences how its population will grow and change, the need for different types of housing and services, and what is valued by the community within the area. A summary table of a variety of key demographic indicators, between 2011 and 2021, for the Carrick (Urban Centre and Locality) are provided below. The 'Urban Centre and Locality' of Carrick (L) does not include the Bishopsbourne Road and Charlies Lane Rural Living Area.

Table 1: Key Demographic Indicators for Carrick (Urban Centre and Locality), between 2011 and 2021

KEY DEMOGRAPHIC INDICATORS	CARRICK 2011 ¹	CARRICK 2016 ¹	CARRICK 2021 ¹	TASMANIA 2021 ¹
Population	449	432	503	557,569
Median Age	41	43	44	38
Aged 65 and over	15.5%	15.6%	18.4%	20.9%
Aged 14 and under	21.6%	15.8%	17.8%	16.7%
Average household size	2.7	2.5	2.5	2.4
One person households	20.4%	23%	26.3%	29%
Aboriginal &/or Torres Strait Islander born	0.9%	0%	3.4%	5.4%
Overseas born	5.6%	4.6%	4.9%	15.3%
Takes public transport to work	0%	0%	1.6%	3.2%
Median weekly rent	\$230	\$200	\$360	\$265
Median weekly mortgage repayment	\$1,160	\$1,300	\$1,408	\$1,300
Median weekly household income	\$1,010	\$1,160	\$1,586	\$1,358

Source: Adapted from 2011, 2016 and 2021 ABS Census Statistics

Top Six Occupations in Carrick between 2011–2021

Since 2011, Carrick has experienced an increase in the proportion of technicians and trade workers and a comparative decrease in the proportion of clerical and administrative workers and community and personal service workers. The proportion of professionals and labourers have remained relatively steady.

2011'			2016'		2021'	
1.	Clerical & Administrative Workers	18.1%	Professionals	14.6%	Technicians & Trade Workers	16%
2.	Professionals	14.6%	Labourers	14.2%	Clerical & Administrative Workers	13.9%
3.	Community & Personal Service Workers	13.6%	Clerical & Administrative Workers	13.7%	Managers	13.5%
4.	Technicians & Trade Workers	13.1%	Managers	13.2%	Professionals	13.5%
5.	Managers	12.6%	Technicians & Trade Workers	11.9%	Labourers	11.1%
6.	Labourers	10.6%	Community & Personal Service Workers	11.4%	Machinery Operators & Drivers	10.3%

Source: Adapted from 2011, 2016 and 2021 ABS Census Statistics

Employment & Education

Changes in top occupations are likely reflective of the increased number of residents having attained vocational training (such as a Certificate III and IV), particularly relative to Tasmania as a whole. Whilst levels of university education have increased, as a proportion they are still about half that of Tasmania.

	CARRICK 2011¹	CARRICK 2016¹	CARRICK 2021¹	TASMANIA 2021¹
University education	-	8.9%	12.2%	21.9%
Vocational education	-	28.5%	33.7%	26.5%
Unemployment rate	5.2%	7.5%	4.2%	5.9%
Population in the labour force	46.9%	55.6%	64.1%	58.2%

Source: Adapted from 2011, 2016 and 2021 ABS Census Statistics

Population Growth & Change Scenarios

Population scenarios project the potential size and composition of a place's population, based on predetermined assumptions. The future is inherently uncertain and the way in which all levels of government and the community respond to local and macro trends will alter how Carrick grows and flourishes. By exploring a set of potential scenarios, we can paint a clearer picture of what may plausibly occur and better find solutions that can adapt to changing circumstances. Four population projection scenarios, based on various historical long term growth rates in the recent past, have been used to explore potential futures that Carrick may experience.

These scenarios are limited to the Carrick (L) area and do not include the Bishopsbourne Road and Charlies Lane Rural Living Area to the south. Further discussion on this rural living area is provided further on in this document. The four scenarios – ranging from high growth to decline - are shown and described below.

Scenario 1 – High Growth

If population growth is sustained over the next twenty years at the same pace as between 2001 and 2006, then Carrick may reach a population of approximately 1113 by 2046. This is an approximately 121% increase relative to the 2021 population.

Scenario 2 – Medium Growth

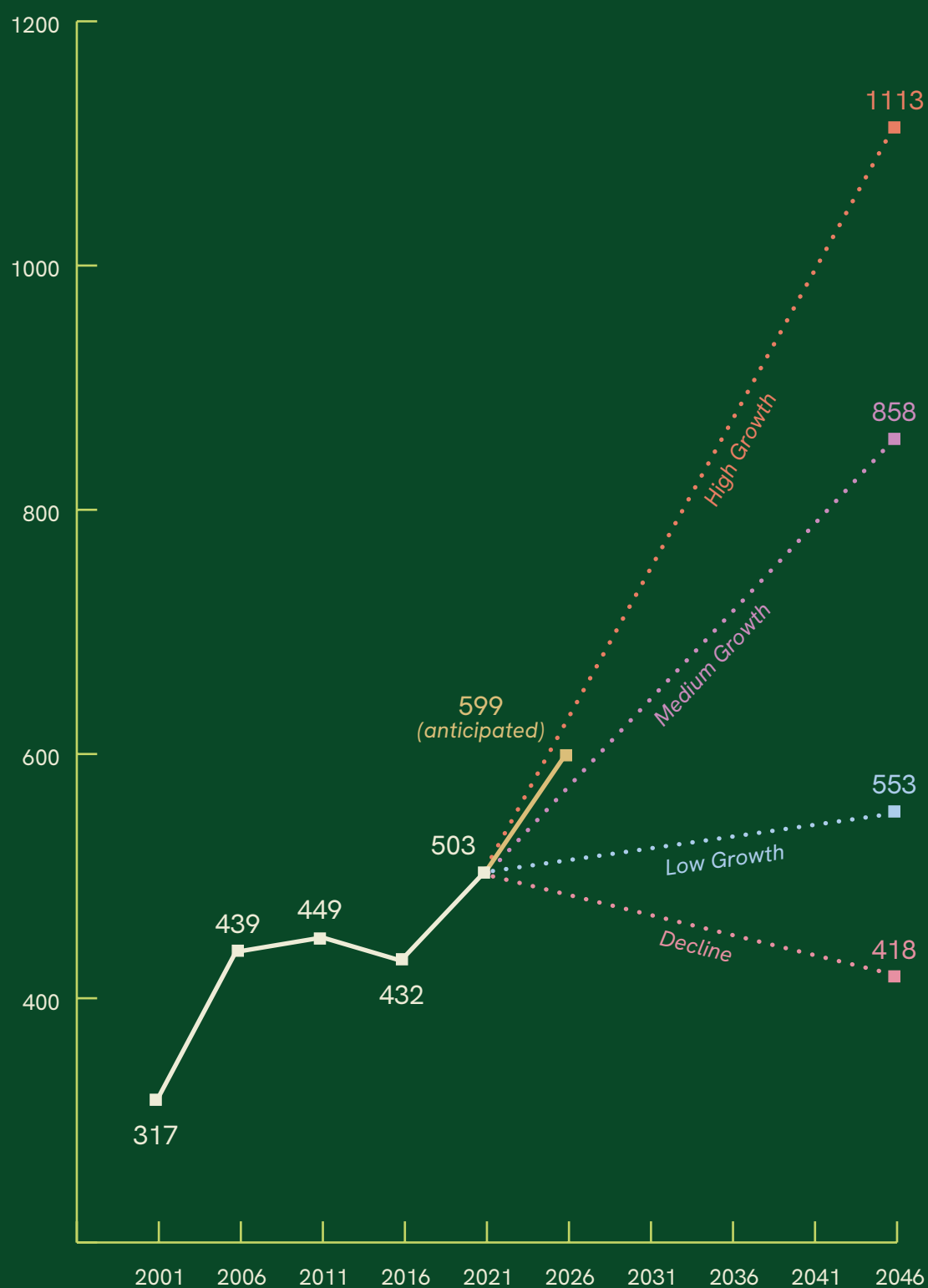
If population growth continues at a more moderate pace, such as between 2016 and 2021, then Carrick may have a population of approximately 858 by 2046, equivalent to a 70% increase.

Scenario 3 – Low Growth

Lower growth similar to the 2006 - 2011 period, likely resulting from lower levels of migration, would mean only an additional 50 people by 2046.

Scenario 4 – Decline

Between 2011 and 2016, Carrick experienced a decline in population of 17 people. While it is unlikely that such a trend would maintain itself over the next twenty years, it alludes to a scenario where there is active outmigration away from Carrick stronger than any natural growth. Such a population decline would bring population levels back to around 2016 levels.



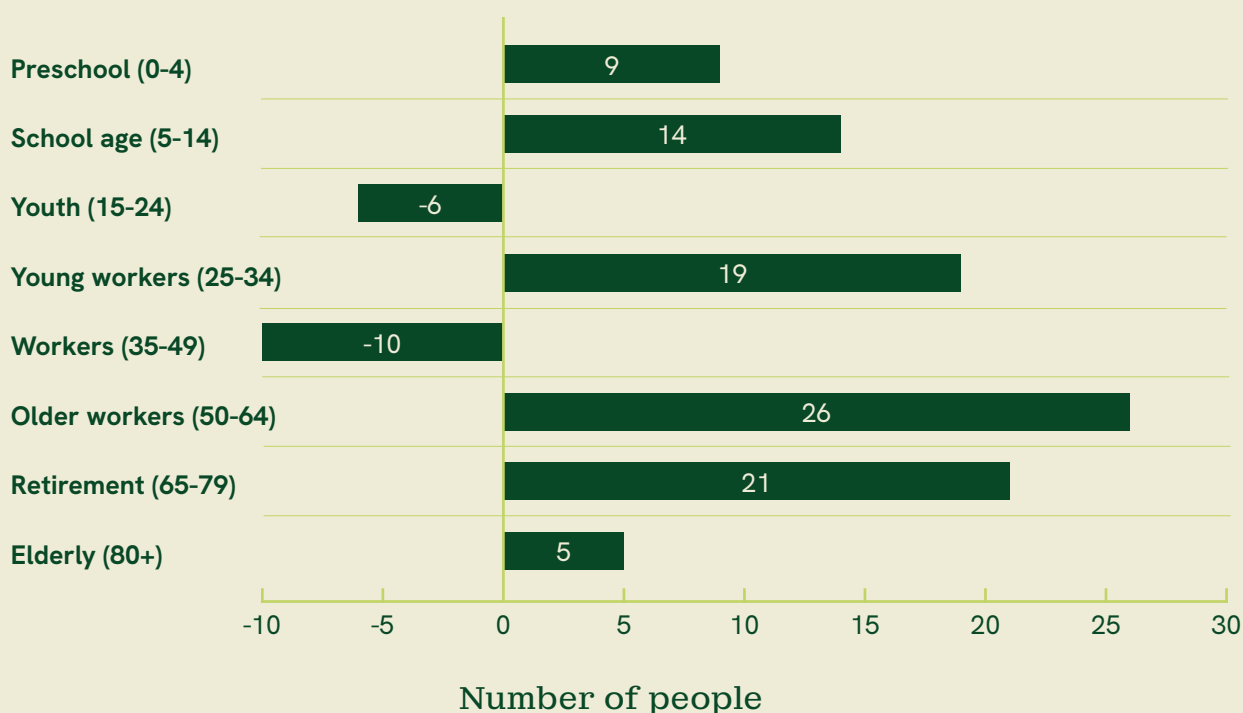
Population projections until 2046, adapted from
ABS Census data – Carrick (L) 2001–2021

*Note: The 2026 population estimate is based on the number of dwellings
constructed between 1 June 2021 and 1 June 2023.*

Natural or migration based growth?

The majority of any potential population growth in Carrick, in any scenario, is most likely to be a result of migration from elsewhere in Northern Tasmania or the mainland. So, who is moving to Carrick? Between 2016 and 2021, Carrick experienced the growth of not only older workers, retirees, and the elderly but also notable increases in the young workers and young children cohorts. The number of youth and workers declined during that same period. This suggests that the investigation area is a beneficiary of a population redistribution within the Northern Region and is an attractive location for a range of age cohorts, particularly older workers, retirees, as well as many young 'early-career' employed people with families, who are moving to towns and villages within commuting distance to Launceston, such as Westbury, Carrick and Hadspen. Together, this suggests the qualities of Carrick are predominantly attracting both young families and older retirees in similar numbers.

Population change by age group, Carrick, 2016–2021 (ABS)



Migration based population growth is, however, fickle and subject to a wide array of factors including timing and release of different development fronts within the region, infrastructure capabilities, the appetite for tree-change motivated movements, changes in where overseas migration is directed, and monetary policies to name a few. This is evident in the trends over the past 25 years, wherein Carrick has experienced rapid growth, stagnation and marginal decline in overall population. Accordingly, we should be prepared to respond to the long-term demands of higher migration, but not to expect such demand to be consistent and instead come in surges and lulls.

Dwelling demand & supply

Between June 2021 and June 2024, approximately 23 dwellings were built within the Carrick (L) area, indicating that the Carrick (L) area may have up to approximately 600 residents by 2026. This is slightly below the rate of high growth experienced within Carrick between 2001 and 2006.

However, during that same period, a further 22 dwellings were also built within the Bishopsbourne and Charlies Lane Rural Living Area. These recent dwelling constructions suggest that the population of the broader investigation area may sit at around 690 by 2026. Combined with the development in the village proper, this likely growth is notably greater than the high growth trend line experienced between 2001 and 2006. While significant, the growth of the rural living area is anticipated to be a temporary surge and will likely stabilise once the rural living area is ‘built out’.

As of 2024, there was an estimated practical yield of 75 dwellings within

the village, based on current zoning and the historical average dwelling yield of one dwelling per 1194m². As with all averages, this means that there are both denser and less dense dwelling developments being undertaken within Carrick.

While the low growth scenario can be met by this estimated practical yield, this supply is set to be exhausted by 2028 if the high growth scenario continues and by 2034 if growth is reduced to the medium growth scenario.

It is likely, however, that the market would respond to this growing constraint by delivering a higher proportion of medium density dwellings and smaller lot developments. The community’s appetite for such development – which is discussed further on in this document - will affect the amount of additional land needed, to ensure that housing provision is responsive to the needs of current and future residents.

Estimated dwelling supply & demand scenarios				
POPULATION SCENARIOS	HIGH GROWTH	MEDIUM GROWTH	LOW GROWTH	DECLINE
Additional Population	610	355	50	-85
Additional dwellings required (based on average 2.5 people per dwelling)	244	142	20	0
New dwellings per annum	9.8	5.7	0.8	0
Anticipated dwelling supply shortfall (based on 1 dwelling per 1194m ²)	169	67	0	0

KEY SURVEY RESULTS OVERVIEW

Meander Valley Council undertook preliminary consultation with the Carrick community in August 2024, distributing a survey to all landowners and residents within the investigation area, that sought to understand what the community valued in their current lifestyle and what they aspired towards or saw as critical issues that need to be addressed.

This survey was supported by a drop-in session at the Carrick Hall.

59 responses were received, an almost 12% response rate, and provided a fantastic amount of quality feedback for consideration.

Council deeply values the time and care residents have taken to share their thoughts, stories and concerns about Carrick's future. We're not just collecting feedback — we're using it to guide our future planning of Carrick to ensure that



what matters most to the community is reflected in the path forward. Whether it's addressing infrastructure limitations, protecting what is important to the community, or maintaining the village lifestyle that so many have grown up with or chosen to join, your voice is shaping how Carrick grows. We encourage you to continue to let us know your thoughts as we continue this process.

A summary of the key insights gained through this survey is provided over the following pages.





TOP FIVE REASONS YOU LIVE IN CARRICK

The size and type of housing available.

To be close to nature and greenery.

Historic village character.

Within commuting distance to Launceston.

Village lifestyle.

Understanding why people choose to live in a particular area is critical in leveraging and celebrating its unique qualities. When we asked why you live in Carrick, you identified a wide variety of reasons, which suggests there's a broad appeal to the town's village character within commuting distance to Launceston.

There was no clear front-runner reason and all top five responses were broadly similar in terms of significance to the community.

THE SIZE & TYPE OF HOUSING AVAILABLE.

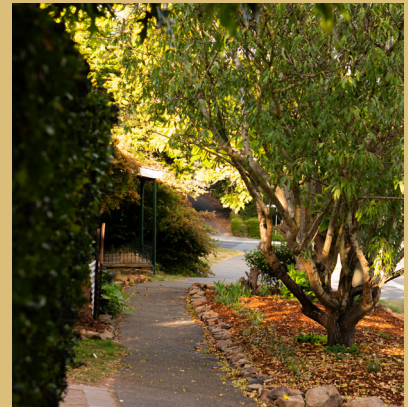
We've heard clearly one of the things residents value most about Carrick is the type of housing options. Carrick offers a rare balance: from small cottages and comfortable family homes to spacious acreage and farming properties, there's a place here for a wide range of lifestyles.

This diversity helps keep the community strong, allowing people at different stages of life to find their home in Carrick—whether they're starting out, raising a family, or enjoying retirement on a bit of land.



TO BE CLOSE TO NATURE & GREENERY.

Set along the banks of the Liffey River and surrounded by gently rolling hills and farmland, Carrick offers daily contact with nature. Whether it's walking the dog as the sun sets, watching the changing colours of the pastures, or just enjoying the stillness that comes with a rural setting. It's no surprise that the peace and beauty of Carrick's natural surroundings are so important to residents. This connection to the rural landscape is central to Carrick's identity, and residents highlighted the importance of future planning that aims to maintain that connection.



HISTORIC VILLAGE

Carrick's historic charm is more than just a look—it's a story, told through its streets, buildings and layout. From the colonial brick cottages to the old inns and churches, Carrick holds a rich heritage dating back to the 1830s. Its grid layout and wide streets remind us of the town's early days as a hub for rural industry and trade.

This character matters deeply to the community who call it home.

WITHIN COMMUTING DISTANCE TO LAUNCESTON.

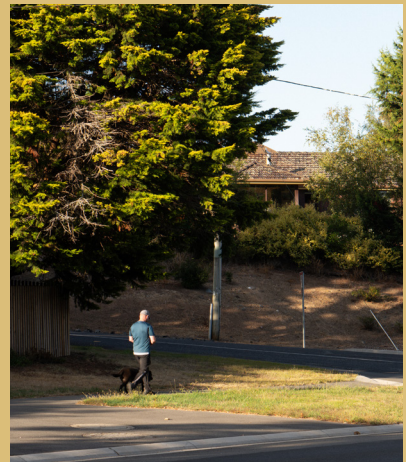
Living in Carrick means enjoying the best of both worlds – the quiet, rural lifestyle of a small historic town, with the convenience of being just 15 minutes from Launceston. Many residents told us this balance is a big part of why they live here. Carrick offers space, fresh air and community, without giving up access to work, school and services in the city.

It's important to Carrick's community to keep the town feeling like a village, not a satellite suburb, and that growth doesn't blur the boundary between Carrick's distinct rural character and the urban feel of nearby Launceston.

THE VILLAGE LIFESTYLE.

There's something special about Carrick's village lifestyle – a slower pace, a stronger sense of connection and a feeling that you're part of something lasting. For long-time residents, it's memories of walking to the pub, recognising familiar faces and seeing the same buildings that have stood for generations. For newer residents, it's the charm and character of the built environment and the sense of living within a quaint and welcoming village.

Feedback has been loud and clear that this way of life is precious.



WHAT YOU'VE TOLD US ABOUT CARRICK'S CHARACTER

In town planning, 'character' refers to the distinct qualities and features of a place that makes it visually and culturally unique. It is a cumulative effect, where each individual feature – whether big or small - makes its own contribution towards the greater feel of a place.

This includes the built form (like the types and styles of buildings), the streetscape (such as the width of roads, nature strips, footpaths and fencing), the block sizes and layout, the materials used, and how buildings interact with the street. It also considers the historical context of a place, as well as significant natural features such as trees and waterways.

How would you describe Carrick's character?

Respondents had a strong sense of what Carrick's character is, with significant emphasis placed upon its rural and historic village qualities. Some expressed concern Carrick is losing its character.

Top responses included:

- Quiet
- Quaint
- Friendly
- Great place to raise a family
- Country town / rural village (not overcrowded)
- Historic character (a hidden gem)
- Short drive to Launceston



What aspects of Carrick's character are important to you?

When asked what qualities of Carrick's character are important (and by extension worth protecting); the core elements of 'village life' shone through.

Top responses included:

- Country lifestyle
- Sense of space, not overcrowded, larger sized blocks
- Quiet and peaceful
- Historic built heritage and village feel

What aspects of local heritage or trees are significant to you?

Previous community consultation has made it clear that **historic character matters deeply to the people of Carrick** – not just the historic buildings, but also the natural elements that help define the village's character.

Residents spoke with pride and passion about the places and features that make Carrick unique. This included well-known buildings such as St Andrew's Church and Glebe, the Carrick Inn Hotel, the Old School House, Archer's Folly and Monds Mill, as well as the cherished cluster of heritage buildings along Main Street. Many of these are currently listed on the Tasmanian Heritage Register (see image overleaf).

Just as important to the community are the trees within the village that hold special meaning – from the memorial trees at the recreation ground and near East Street, to the grand oaks at the community hall, the trees lining Meander Valley Road, and the redwoods at Hawthorn Villa.



Some residents expressed a strong view that trees of significance in Carrick should be protected.

Community input has helped highlight a much broader sense of what 'heritage' means in Carrick – one that blends the built environment with the natural landscape, and speaks to both memory and identity. Further work can be done to investigate how the historic character of Carrick and its significant places can be better recognised within the Planning Scheme.

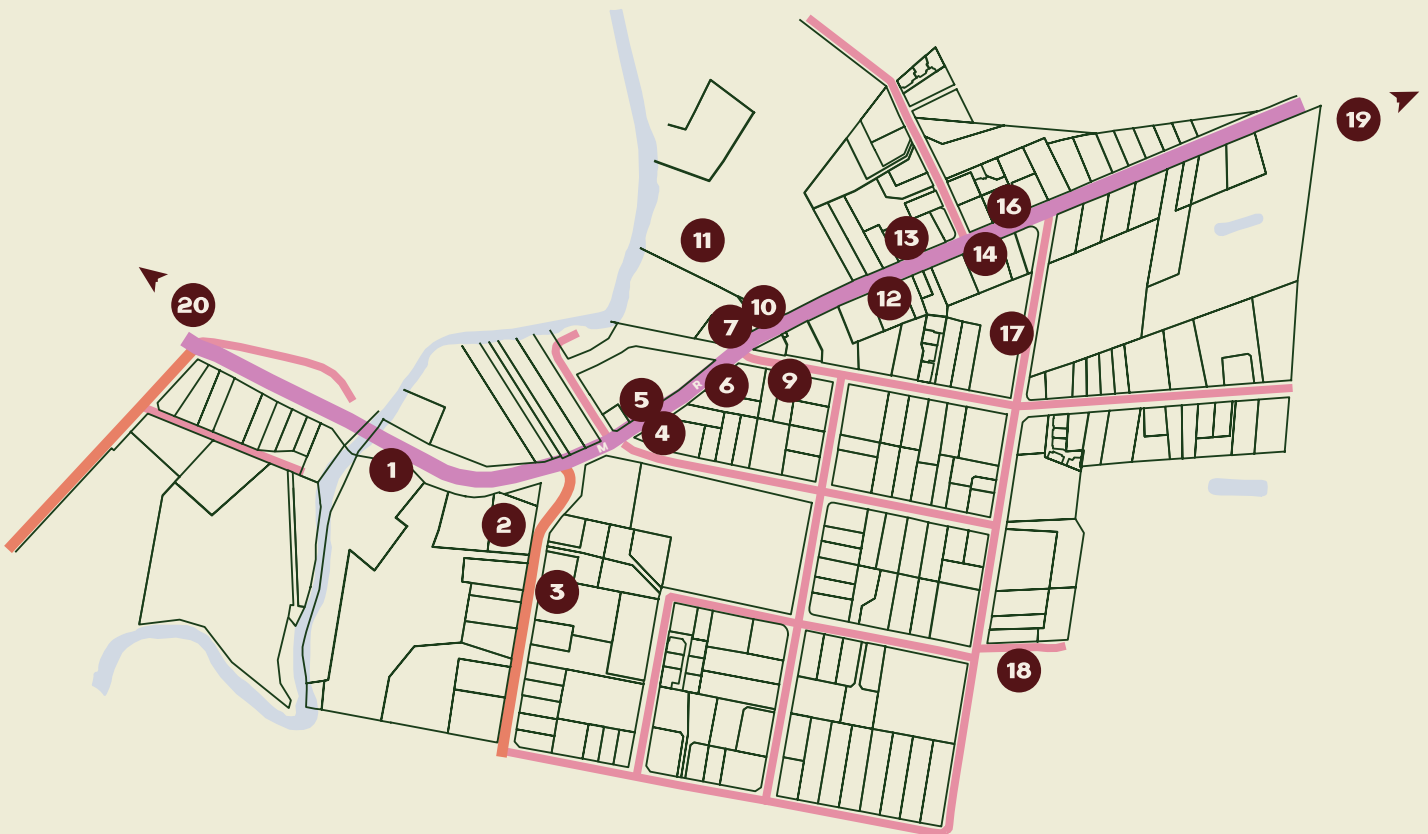
But this formal recognition is only part of the bigger picture: recognising and protecting these places of significance is a shared responsibility, and community awareness plays a key role.





Carrick on the Tasmanian Heritage Register:

1. Monds Mill & Cottage
2. Hawthorn Villa
3. Archer's Folly
4. Plough Inn
5. Prince of Wales Hotel
6. The Watch House
- 7 + 8. Carrick Inn
9. Cottage
10. House & Shop
11. St Andrew's Church
12. House
13. Cottage
- 14 + 15. Reibey Pensioners Row Cottages
16. Old School House
17. Carrick House
18. Carrick Park Pacing Club
19. Christ Church & Graveyard
20. Sillwood





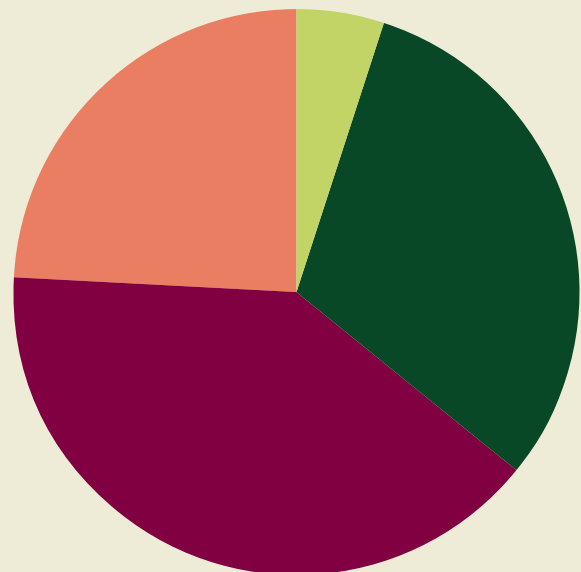
FUTURE GROWTH IN CARRICK

What level of growth & development do you want to see in Carrick?

The amount and type of growth and development recently experienced within the community has been a major theme of note. Perhaps unsurprisingly, this referred level of growth is one of the most divisive topics amongst those who responded. This suggests that any response to growth ought to be balanced and focused upon responding to the primary issues of concern, primarily infrastructure capabilities and protecting the character of the village.

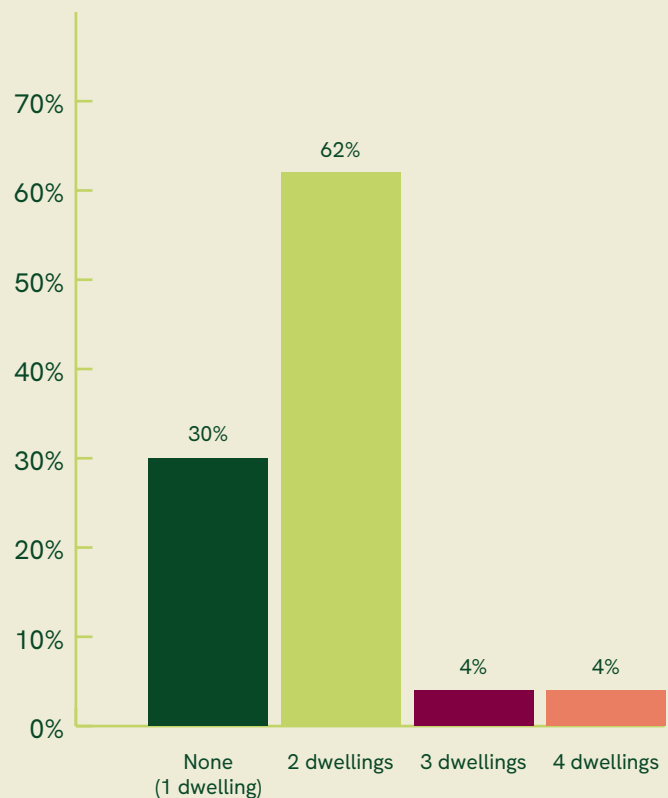
Preferred rate of growth

- 31% Approximately the same number of dwellings, with little growth but some modest improvements in community facilities and services (e.g. roads, open space).
- 40% A similar level of population growth, with a range of additional community facilities and services.
- 24% Stronger growth allowing for increased investment in additional community facilities and services.
- 5% Other



How many dwellings do you think should be allowed on a 1,000m² lot (1/4 acre) in the Village Zone?

Preferences towards the scale of unit development in the Village Zone have consolidated since the 2021 Carrick Planning Survey. Notably, support for three and four dwelling unit developments has dropped significantly and has instead been replaced with a greater level of support for two units per 1,000m² lot in the Village Zone. Support for no unit development appears to have remained steady.



How many multiple dwellings do you think should be allowed on a 1,000m² lot (1/4 acre) in the General Residential Zone?

Preferences towards the scale of unit development in the General Residential Zone have also consolidated since the 2021 Carrick Planning Survey. Notably, support for three and four dwelling unit developments has dropped significantly and has also been replaced with a greater level of support for two units per 1,000m² lot in the General Residential Zone. Support for no unit development appears to have remained steady.



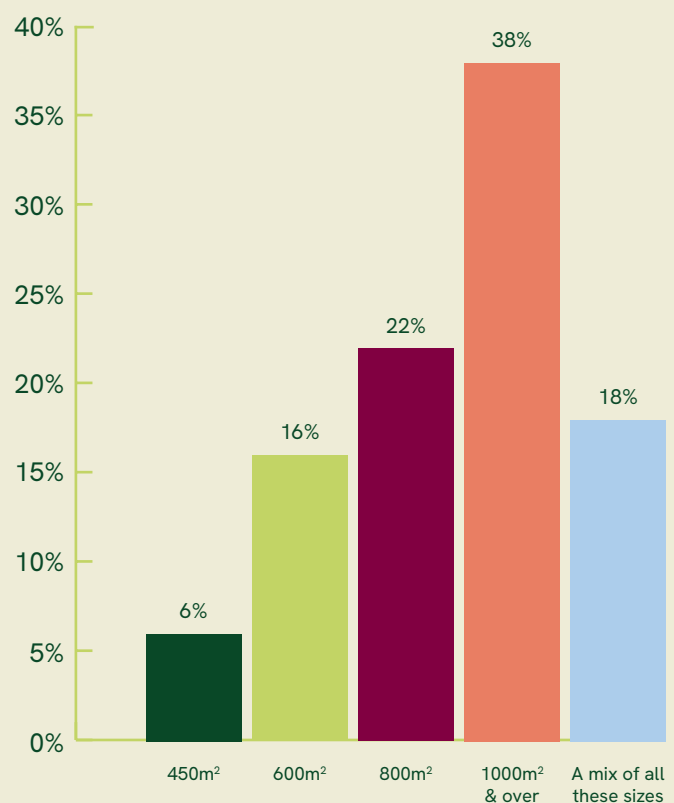
What is the smallest size you think most lots in the Village Zone should be?

Whilst just over a third of responds to the 2021 Survey preferred a house to be on a 1,000m² lot in the Village Zone, the recent results suggests that the preference has shifted to the smaller 800m² lot minimum, although not by a significant margin. It is also noted that one fifth of respondents preferred a mix of all identified sizes.



What is the smallest size you think most lots in the General Residential Zone should be?

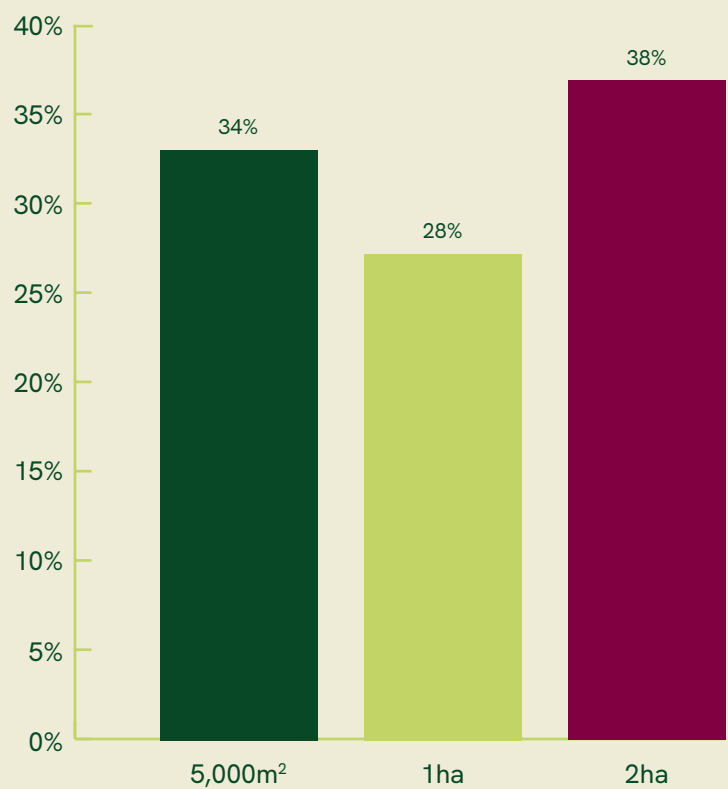
Recent results suggest that the preference for a house to be on a 1,000m² lot in the General Residential Zone has continued since the 2021 survey, indicating a strong community desire for lots larger than the current minimum lot size (450m²) in the General Residential Zone.





What is the smallest size you think most lots in the Rural Living Zone should be?

Since 2021, the Rural Living Zone south of Carrick has enabled a variety of lot sizes to be developed, albeit with no clear minimum lot size prescribed in the planning scheme. Responses indicate no clear preference for a specific minimum lot size, but that instead a mix of lot sizes may be preferable.



A VISION FOR CARRICK'S FUTURE

What is your vision for Carrick's future?

Establishing a shared vision for Carrick is vital to fostering a sense of common purpose and clear guiding compass for both Council and the community more broadly. Understanding where the community wants Carrick to be now and into the future provides greater direction and is the platform upon which a vibrant and resilient community can be progressed.

What does Carrick need to do, if anything, to achieve this vision?

Building a strong village isn't achieved through a 'one and done' solution but instead requires an ongoing process of listening, observation, problem solving, and reiteration. Locals have unique perspectives, a fine grain understanding of their community and place and often have insights into potential solutions to the problems and struggles the community experiences.

Top responses included:

- Leave it as is
- Growth in moderation
- Avoid over-development
- Preserve, restore and celebrate historic buildings and village character
- Cultivate community (e.g. local market and third spaces)
- More businesses (groceries, cafe, etc)
- Continual improvement to public spaces to support both young families and older people

A range of suggested improvements were raised, including:

- Upgrade infrastructure
 - Footpaths/walking tracks
 - Expand town water and improve water pressure
 - Upgrade sewerage system
 - Limit multiple dwellings and small subdivisions (stop over-development)
- Improve streetscapes
 - Meander Valley Road
 - more street trees and paths
- Support new and existing businesses
- Consider heritage values and promote as a character town
- Foster community spirit and collaboration



COMMUNITY PRIORITIES

Whilst the preferred rate of development is still contested, it is clear that the community has strong preferences for how Carrick ought to develop in future. These have been highlighted below as key priorities for the village:

-
- Preserve and celebrate Carrick’s historic village character and buildings.
 - Support improvement to public spaces to support both young families and older people.
 - Facilitate upgrades to existing and future infrastructure that are fit for purpose and respond to the needs of the community.
 - Cultivate community and provide opportunities for new and existing businesses to prosper and thrive.
 - Encourage moderate growth in a way that is compatible with Carrick’s historic village character and does not exceed infrastructure capabilities nor result in over-development.
-

These community priorities have been used to develop draft vision statements for Carrick and to inform emerging options for development and zoning.

DRAFT VISION STATEMENTS

The draft vision statements below describe the desired future of Carrick. They have been informed by consultation with the community, as well as the key demographic indicators detailed previously in this document.

SUPPORT MODEST GROWTH AND DEVELOPMENT IN A WAY THAT PROTECTS AND PROMOTES CARRICK'S HISTORIC VILLAGE CHARACTER AND RESPONDS TO LOCAL INFRASTRUCTURE CAPABILITIES.

CULTIVATE COMMUNITY BY INCREMENTALLY IMPROVING PUBLIC SPACES, INCLUDING ROADS AND FOOTPATHS, FOR PEOPLE OF ALL AGES AND ABILITIES.

NEXT STEPS



Community Feedback

– Phase 1

Survey & Drop-in Session

August 2024

- Residents shared what matters most to them on lifestyle, heritage, environment & growth.



Draft Carrick Structure Plan

In Progress

Expected around

mid-late 2025

- Using the priorities and vision to shape a plan for the next 20+ years.



Character Study

Early 2025

- As a result of community feedback, Council engaged an independent town planning expert to undertake a character study for Carrick.
- Character study identifying unique local heritage and aspects.



Public Feedback

– Phase 2

After release of Draft Carrick Structure Plan

Expected around

late 2025

- Draft plan released for community comment, including draft Character Study and draft Road and Pathway Network Plan.



Current State, Survey Results

(This document)

June 2025

- Community values and feedback grouped into draft priorities.
- Early vision statements for Carrick's future prepared.

Council Adoption Carrick Structure Plan

Late 2025

– After considering community feedback, the final plan, including finalised Character Study and Road Network Plan, will go to Council for adoption.

Council prepares any necessary Draft Planning Scheme Amendments

- If the structure plan recommends changes to planning rules, Council may propose a draft amendment to its Local Provisions Schedule (LPS) under the Tasmanian Planning Scheme.

This could involve:

- Introducing a Specific Area Plan (SAP) for unique character or development controls.
- Identifying local heritage places or creating a significant tree register.

Tasmanian Planning Commission Review

Local Provisions Schedule submitted

- Only the TPC can approve and formally amend the LPS. The TPC reviews the amendment against the State Planning Provisions (SPPs) and other policies and ensures it aligns with regional land use strategies.

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