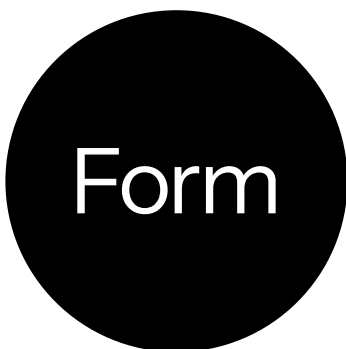


Meander Valley Council
Carrick Character Study 2025

March 2025



planning
+ projects

1. Executive Summary

The Meander Valley Council has engaged **Form Planning + Projects** to prepare a Character Study for the township of Carrick as part of the *Draft Carrick Structure Plan* project (Structure Plan).

The Character Study is intended to inform and shape the Structure Plan for the township.

It is also a response to the matters identified in a community survey undertaken in 2021 by the Meander Valley Council.

The study will describe the character of Carrick through a description of the environment and built form of the town that gives the place its unique identity. It will also provide a series of recommendations to both preserve and continue to foster the character of the township through design guidelines that can be implemented through the Structure Plan project and through the Local Provisions Schedule of the *Tasmanian Planning Scheme – Meander*. The study will describe what is “character” and why this is important and how it can be maintained and encouraged.



Photo Montage: Carrick Streetscapes and Places (Source: David Cundall, October 2024)

The study will be subject to stakeholder and community consultation as part of the Structure Plan. Therefore this version of the character study may then be updated to reflect particular values of the community through consultation. A character study is reliant on the community and the Council to confirm that the descriptions given are accurate and that Council and the community share a vision for Carrick. The community will therefore contribute to the study through the consultation process and allow the study and the Structure Plan to be finalised.

Based on the 2021 survey and the brief provided by the Meander Valley Council it is clear that the residents of Carrick like the character of the township and want to preserve its character and identity.

It is also noted in the descriptions for Carrick, given by the local tourism board (Visit Northern Tasmania and the Great Western Tiers Visitor Centre) that Carrick is a well-preserved heritage township with many heritage listed places. The main attraction of the town, for visitors and tourists, is its history, built heritage and its character.



Photo: Carrick Streetscape October 2024 (Source: David Cundall)

The community and Council have concerns for the growth of Carrick and the potential changes it may bring. Growth and development can bring development pressures that result in demolition of buildings, vegetation removal, higher density of dwellings, dwellings with minimal standards, changes to road layouts and design and an overall change to the amenity and feel of the place. There are no specific design guidelines currently in place for Carrick and without such guidelines there is high risk that Carrick will change rapidly in the 21st century. Growth and higher density living is encouraged under the current General Residential Zone that applies to the residential areas of the township which may not align with the character of the township.

The study will have regard to these development pressures and provide design guidelines and possible solutions to managing these pressures. The intent is that the township can develop and grow but in a way that is sustainable and hopefully find the balance between development and preservation without onerous or unrealistic or unaccepted regulation.

2. Brief

The Council's brief is provided for context:

The Character Study will be a key document guiding the development of the Carrick Structure Plan.

The study will, at minimum:

- *Identify and describe the elements of the public and private spaces that make Carrick unique and/or distinct from other towns and villages in the region and be underpinned by an analysis of the built form (including lot design and arrangement), vegetation, streetscapes, historical features, and topographical elements that combine to define the overall look and feel of a place.*
- *Identify any specific areas that contribute to (or have the potential to contribute to) the community's identity and sense of place.*
- *Prepare design guidelines for these specific areas that protect and enhance the characteristics most valued by the community.*

The study will assist Council in developing suitable planning controls and guidelines to ensure that new development is sited and designed to respond to the existing or preferred future character of Carrick. These may include, but not limited to:

- *Identification of 'local area objectives'*
- *Additional development standards (e.g. Specific Area Plan relating to character).*
- *Application of specific codes (e.g. significant tree register or local historic heritage code).*

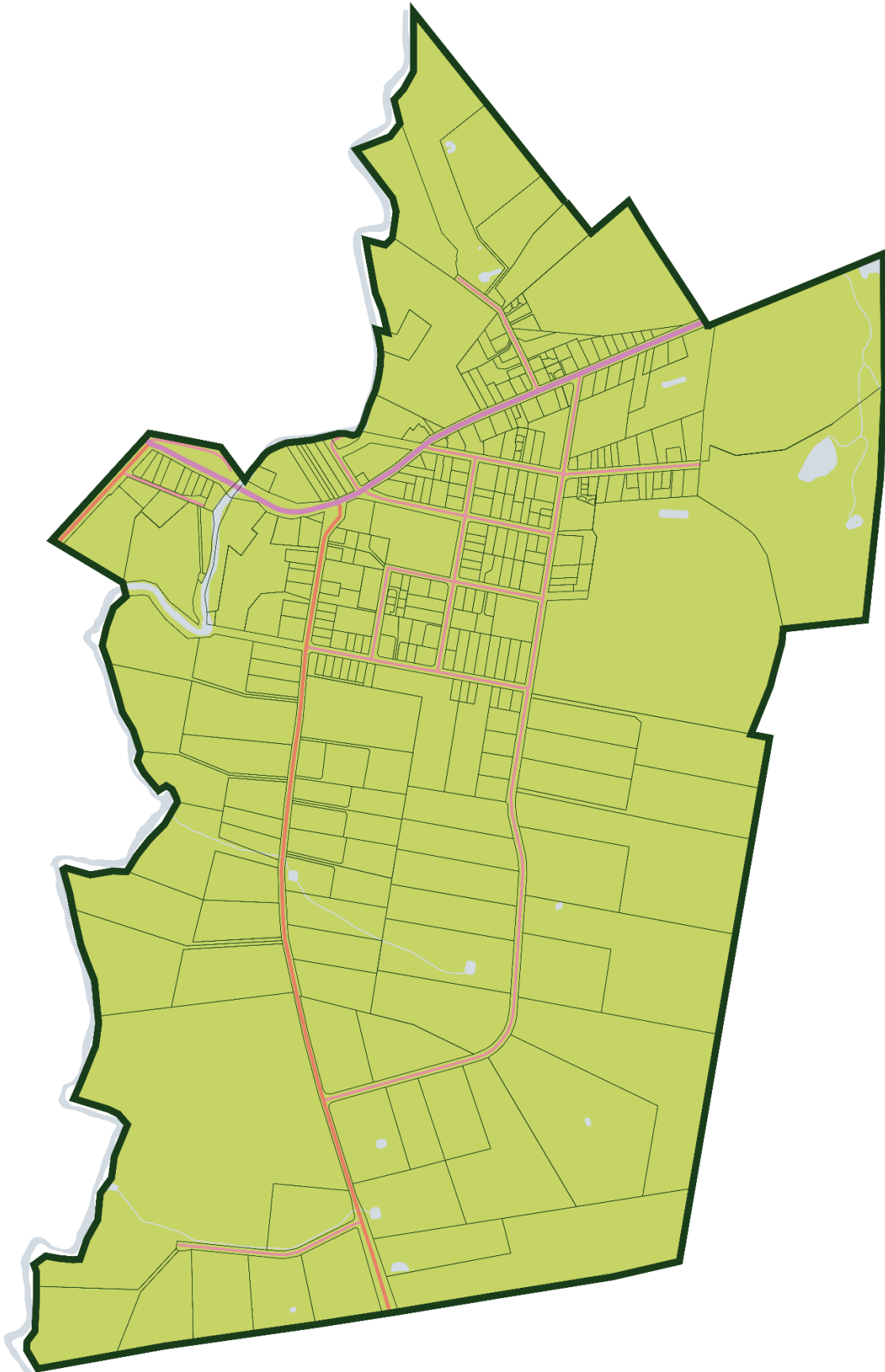


Figure 1: Carrick Character Study Area (Source: Meander Valley Council)

3. Methodology

In preparing the Character Study the following has been undertaken:

- Review the *Request for Fee Proposal – Carrick Structure Plan – Character Study – Consultant Commissioning Brief*, September 2024, prepared by Meander Valley Council
- Completed a site visit and town walkover with Senior Strategic Planner on the 15th October 2024. This included incidental discussions with residents.
- Review of the community survey results (2021)
- Regard for the Meander Valley Heritage Study, February 2006, prepared by Paul Davies Pty Ltd
- Desktop assessment and review of current zoning and overlays under the Tasmanian Planning Scheme – Meander (the Planning Scheme)
- Desktop assessment of services and infrastructure, places of interest, community facilities, elevations etc
- Desktop assessment of tourism information and descriptions of Carrick
- Review of the Subdivision Guidelines, October 2013, a joint project of the Tasmanian Local Government Authorities
- Regard for PPN43: Understanding neighbourhood character, January 2018, prepared by the Victorian State Government
- Review of places listed under the Tasmanian Cultural Heritage Act 1995
- Ongoing discussions with Council’s Senior Strategic Planner and Council Structure Plan project team
- Workshop with Council (by Senior Strategic Planner) on preliminary overview document prepared by **Form Planning + Projects**

4. Scope and Limitations

The scope and limitations of the study are per Council’s Brief and as otherwise described below:

- The spatial area of the Character Study is that area shown in Figure 1.
- The study is limited to a review of the documentation listed in the **Methodology**, desktop assessment and town walkover including observations and incidental discussions with residents.
- Dedicated stakeholder and community consultation by **Form Planning + Projects** was not included in the draft *Character Study*. The outcomes of the Council Workshop (November 2024) and the community survey (2021) were however used to inform the direction and objectives of the study. Council will consult with the community and stakeholders as part of the broader Carrick Structure Plan project.
- The study is concerned with the environment and built form of the township and how that has defined the character of the Carrick. The study does not delve into a social and cultural history of the township and provide commentary or opinion on the social or cultural backgrounds of the people living in the township. The study is intended to articulate the character of Carrick for the purposes of town planning.

5. Understanding Character

5.1. What is Local Character?

Defining the character of an area is a central feature of strategic planning, especially for existing townships such as Carrick.

Local character is what makes a neighbourhood, village or township distinctive. Per the *PPN43: Understanding neighbourhood character*, (Victoria State Government, January 2018):

Character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

The key to understanding character is being able to describe how the features of an area come together to give that area its own particular character. Breaking up character into discrete features and characteristics misses out on the relationships between these features and characteristics.

Understanding how these relationships physically appear on the ground is usually the most important aspect in establishing the character of the area.

A character study may describe or have regard to a particular cultural group, historical event or place of cultural significance. However, they are intended to be a value-neutral concept. The character of a place, from a town planning perspective, is primarily shaped by the presentation of dwellings to the street, streetscaping, subdivision patterns, vegetation, public places/features and places of interest.

Being able to define the character of Carrick is also central to defining the objectives of the Carrick Structure Plan and to determine what guidelines should be prepared to shape the future character of the township. The key features of the township are described in this study.

5.2. Heritage vs Character

Per above, a character study is intended to be a value-neutral concept concerned with defining the character of a place and developing guidelines for future development of the place. However, with a township, such as Carrick, it is not possible to describe the place without reference or regard to the existing built heritage of the place.

The built form of the township (buildings, streets, vegetation) within the study area, is shaped by the early colonial settlement patterns. The history of the township is well documented and can be provided through oral history and through books such as *Water under the bridge : a story of Carrick* (Beryl Stevenson, 1995). The history of the place, particularly its colonial history and heritage is evident in the many colonial buildings found in the township and listed on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995*. This is also a major attraction to the township for residents and visitors alike.

Carrick has a localised and informal tradition of continuing the heritage character of the town through integrating the style of the older built elements into modern development and buildings (street layout and building design). The colonial history and the buildings and places, that still remain today, continue to influence the growth of the town and provide an informal guidance for the new buildings and infrastructure in the 20th and 21st century.

Heritage places and precincts are only one aspect of character and one aspect of the character of Carrick. Heritage places and precincts can be registered under the *Historic Cultural Heritage Act 1995* or under the Heritage Code of the *Tasmanian Planning Scheme – Meander* (the Planning Scheme). However, in terms of the overall character of the place, heritage listings and precincts are concerned more with places of particular historical or cultural significance and are not concerned with the other built and environmental elements that inform and create character and amenity.

6. Defining the Character of Carrick

6.1. Study Area

From Council's brief the study area is the land within an urban type zone as shown in Figure 1 and Figure 2. This area is defined by the Liffey River, the Bass Highway, the agricultural/farm land to the east and the

farmland/TasWater sewer treatment plant to the north. It is also defined by the three (3) primary zones used in Carrick. These are the Village Zone, General Residential Zone and Rural Living Zone. The zones are shown below in Figure 2.

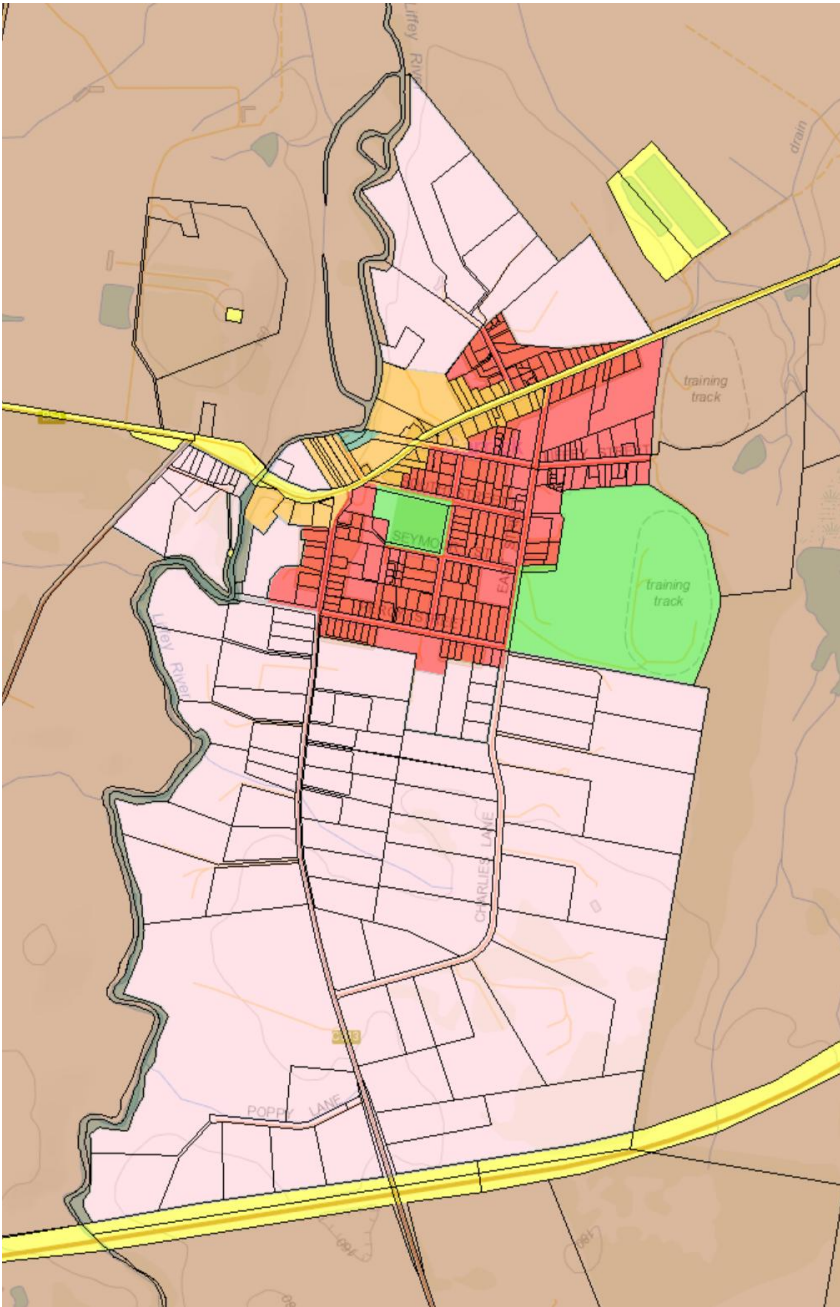


Figure 2: Zoning for Carrick (Source: theLIST Mapping Services)

Within these zones, certain areas, can be further distinguished by their character.

The following areas have their own identifiable spatial and built features:

6.1.1. Heritage Character Area

Area from South Street to “Pensioners Row” at 25 Meander Valley Road is a distinct mix of colonial, community and commercial buildings and early timber and brick dwellings. This is shown below in Figure 3.

The colonial buildings near South Street are also a strong visual cue on the Meander Valley Road/Main Road that people are entering a unique colonial village area.



Figure 3: Heritage Precinct Area (Source: theLIST Mapping Services)

13 of the 18 properties within this boundary, within the precinct shown in Figure 3, are either listed on the Tasmanian Heritage Register or were previously identified as suitable for a heritage listing on either the local or state heritage register under the *Meander Valley Heritage Study, February 2006*.

This heritage area was previously identified in the *Meander Valley Heritage Study Report to Council – February 2006*. The *Heritage Study* described the heritage area as follows:

- *Demonstrates the earliest development in the region seen in the remaining colonial buildings and features.*
- *The town centre precinct contains an excellent group of significant and contributory buildings and features, nearly all of which make a positive contribution to the quality and character of the area and enhance its historic, cultural and tourist value.*
- *The integration of the rural setting into the township to provide a high quality visual setting for the town.*
- *A number of the buildings have high individual significance as fine examples of their period or style.*
- *Several of the remaining colonial elements of the town are of State significance*

6.1.2. Carrick Residential Area

The land shown below in Figure 4 has some overlap with the area shown in Figure 3 but is distinctly Carrick's general residential area. The character of this area is defined as:

- Grid pattern of development.

- Range of lot sizes. With most lots (approximately 66%) are 1200m² or larger in size. Compared to other urban places and townships in Tasmania these are larger lots.
- Narrow carriageways with grassed swale drains (with or without underground pipe). See Figure 5.
- European street trees, foot path near boundary.
- Single and multiple dwellings.
- Cottage style gardens and established trees.
- Most of the recent multi-dwellings and even single dwellings are constructed in a similar style of dark brick and hipped roofs.
- Most dwellings are built parallel with the frontage and provide a strong edge; and
- Dwelling setbacks are generally consistent in the streetscapes with some exceptions.
- Some owners/developers have opted for a distinctive modern heritage/cottage style. An example is shown in Figure 7. for the property "Bricklayne circa 2022" home at 2A Seymor Street.
- It is my opinion that landowners have taken inspiration from the Carrick heritage area and places.
- Fencing is very eclectic and inconsistent in style, type and heights etc.

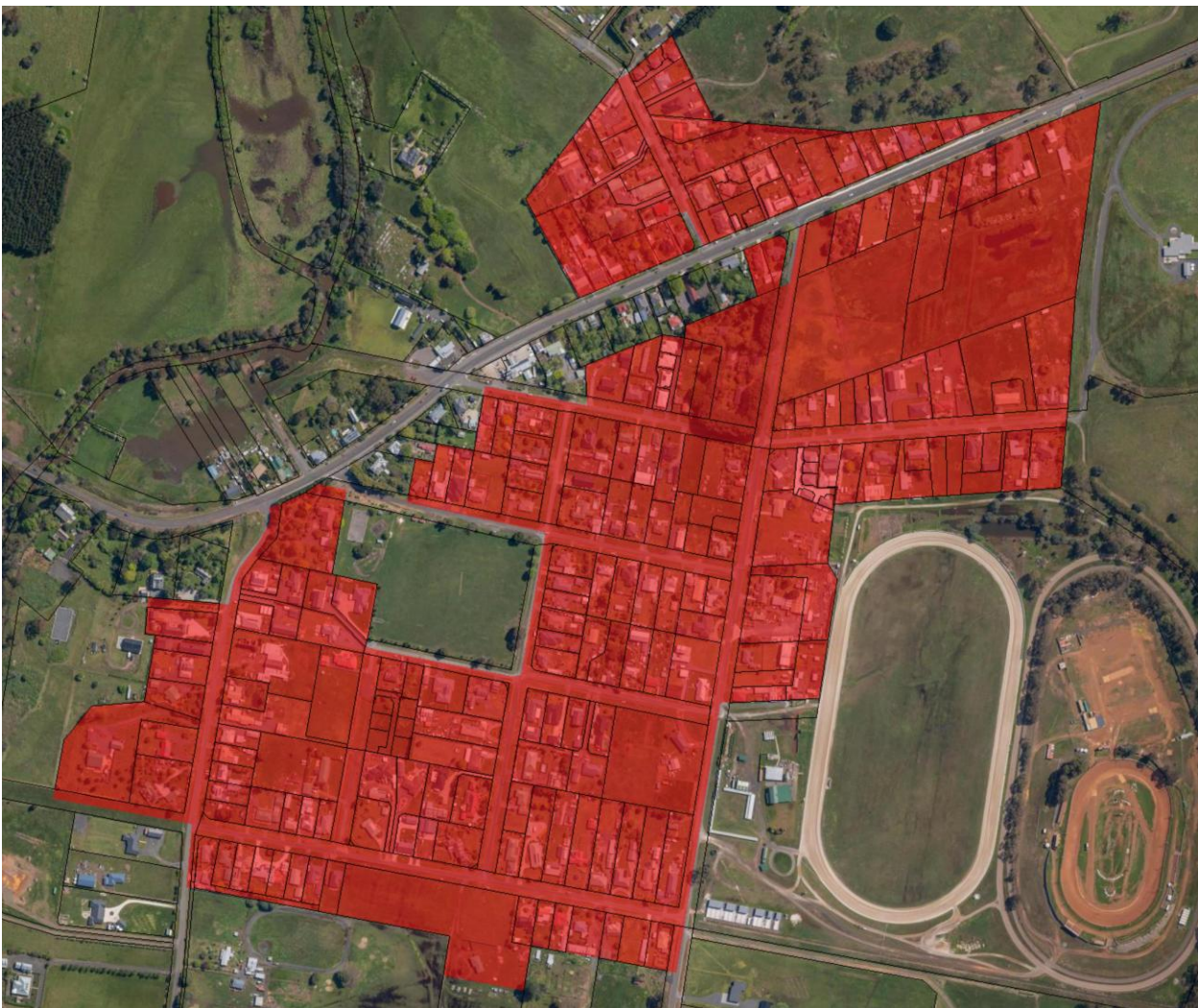


Figure 4: Carrick Residential Area (Source: the LIST Mapping Services)



Figure 5: Ashburner Street, typical example of the narrow carriageway, grassed swales and European/exotic street tree (Source: David Cundall)

As an observation, developers and Council have maintained the narrow carriageway, swale drains and European street trees for new subdivisions and recent road and infrastructure upgrades. This is interesting. As there are no standards under the Planning Scheme or under the *Subdivision Guidelines* that require the Meander Valley Council or developers to continue with the Carrick village character. However, a distinctive Carrick Character has been created and continues in recent works and development.



Figure 6: Liffey Street, another example of a grassed swales, narrow carriage way creating a village character (Source: David Cundall)



Figure 7 – Example of heritage style used for a modern dwelling “Bricklayne Circa 2022” (Source: David Cundall, with permission of landowner)

The residential area provides for a range of lot sizes. Most are 1200m² or larger and contain a single storey dwelling, outbuilding(s) and garden. This is shown below in Map 1:



Map 1: Carrick Township Lot Sizes (Source: Meander Valley Council)

The village character is exemplified by the larger lots, large private open spaces (gardens, paddocks, lawn etc) and a sense of low density living.

Diagram 1 shows the break-down of lot sizes in the town. This is described as follows:

- Approximately 25% of all lots within the General Residential Zone and Village Zones are less than 1000m² – of which:
 - Approximately 3.5% of lots are less than 600m²
 - Approximately 21% of lots are 600-1000m²
- Approximately 10% of lots are 1000-1200m²
- Approximately 66% of lots are 1200m² +

Many of the lots, depending on size, allow room for a second, third or more dwellings under the standards of the General Residential Zone. The General Residential Zone provides for a density of one (1) dwelling per 325m² for multiple dwellings and subdivision with a minimum lot size of 450m². The Village Zone provides for multiple dwellings at one (1) dwelling per 600m² and a minimum lot size of 600m².

If most of the lots, shown in Map 1, within the residential area of Carrick were to construct a second or third dwelling at the one (1) dwelling per 325m² density standard, then this would drastically change the character of the township. Similarly if landowners were to subdivide a 1200m² lot then they could achieve two (2) lots per the minimum lot size.

Higher density of development may change the vehicle and pedestrian network and layout of the town to accommodate more traffic and movement of people. Changes may include road widening, more footpaths, line marking, on-street parking and alterations to the stormwater system.

6.1.3. Carrick Southern Rural Living Area

The southern end of the study area shown in Figure 8 is an area of approximately 230ha of Rural Living Zoned land. Approximately 225ha is in the Rural Living Zone C (5ha minimum Lot size) and approximately 5ha is in the Rural Living Zone B (2ha minimum lot size).

The area is characterised by large rural residential lots, with modern houses, large sheds, paddocks and some bushland to the south east. The area, like most of Carrick is relatively flat. Most of the land has been subdivided into the allowable lots under the Rural Living Zone. However there remains one (1) large lot at 154 Bishopsbourne Road that is yet to be subdivided.

Though an attractive landscape with some identifiable features such as wide roads, grassed swale drains etc it does not have any particularly unique or distinct qualities. As described above the dwellings are mostly large modern homes built in various styles and designs. Landowners/developers have not built to the styles noted in the General Residential Zone. The land is also already within a Specific Area Plan under the MEA-S3.0 Carrick Specific Area Plan.



Figure 8: Carrick Southern Rural Living Area (Source: theLIST Mapping Services)

6.1.4. Other Rural Living Areas and Carrick Park and Speedway

As shown in Figure 2 there are other zones and areas that contribute to the overall sense of place in Carrick. These are also places where people live and work. The areas are listed and described as follows:

Northern rural living area (the northern end of Simmons Street)

The northern rural living area is similar to the southern rural living area and is largely open paddocks, bushland and consists of seven (7) houses and sheds on large lots. There is no distinct style of buildings or streetscaping. This areas differs from the heritage and residential areas of Carrick.

Western rural living area around Monds Lane and Oaks Road

The western rural living area around Monds Land and Oaks Road have a sense of village character found in the residential and heritage areas of Carrick. This includes:

- Narrow carriageway and neatly mown grass verges
- Low fencing or hedging and well maintained gardens with established trees
- Cottage style gardens
- Hipped or gabled roofed dwellings and sheds
- Flat landscape

This part of the town has very similar characteristics to the heritage and residential areas of Carrick.

However, this area is in the Rural Living Zone (which allows for 2ha minimum lot size), is only partly serviced by water and is not connected to the Carrick Sewer system and is separated by the Liffey River. The development pressures of increased residential density and urban subdivision are very unlikely in this part of the township. Further guidelines or the application of a Specific Area Plan to this part of Carrick is likely unnecessary.

Carrick Park and Carrick Speedway (in the Recreation Zone)

The Carrick Speedway was established in 1967 ([Cranes Combined Carrick Speedway Website](#), accessed 11th February 2025) and has developed a strong cultural history in the township and contributes to the sense of place and identity of the town. The area is characterised by the horse and harness racetracks and the speedway together with parking areas, opens spaces, trees and buildings.

Carrick Park, although visible from East Street, Percy Street and South Street is not a prominent landmark in the township. The buildings and race track are largely obscured by high corrugated iron fencing, block work of buildings and otherwise sits behind the buildings (dwellings and sheds) on East Street and Liffey Street.

Carrick Park adds to the social, economic and cultural character of the township but does not necessarily contribute to the built form and identity of the township from a town planning perspective. The buildings, fencing and landscaping used at Carrick Park is different to that found in the residential and heritage parts of the township. The recommended guidelines for streetscaping, dwelling placement, significant trees etc are not particularly relevant to the Carrick Park land. Carrick Park is largely a functional space for events and does not have the village character otherwise described in this study. The land is also zoned for Recreation purposes and within the MEA-28.2 Site Specific Qualification for the Carrick Racecourse and Speedway. The land is unlikely to be used for subdivision and the development pressures of urban development.

7. Carrick Character

Carrick has its own character and unique identity owing largely to the colonial heritage features of the village and residential areas (inclusive of the recreation and open spaces within these areas). The heritage area and residential areas have the distinct elements of a colonial rural village. This rural feeling is enhanced

by views over the surrounding farm and bushland which creates a sense of place within an overall landscape. This sense of place is also shaped by Carrick Park and the surrounding Rural Living Zoned areas.

Carrick is characterised by the following:

- Heritage buildings and places - such as the St Andrews church and grounds, the former mill complex, the Carrick Inn, public hall, Prince of Wales Hotel and the many 19th and early 20th Century dwellings built in the Georgian, Victorian or Georgian revival styles. The character is exemplified by the clustering of these places in the vicinity of South Street and the St Andrew Church and rectory.
- The cottage gardens characterised by English/European style and large established European/exotic trees.
- The Individual European/exotic street trees and other trees along property boundaries such as that shown in Figure 9



Figure 9: Large tree on property boundary adding to streetscape character (memorial plaque on the tree) (Source: David Cundall)

- The wide streets and narrow carriageways with grassed swales, narrow footpaths such as that shown in Figure 5 (Ashburner Street) create a sense of village character.
- The township is built on a grid pattern layout as shown in Figure 14. This grid layout is typical of Colonial townships in Tasmania.
- The early built form of the town along the main road (Meander Valley Road) has influenced the style and pattern of the dwellings in the side and back streets. Other examples are provided in Figure 10 and Figure 11.



Figure 10: Another example of a modern dwelling built in colonial heritage style with wrap around veranda and hipped roof (Source: David Cundall)



Figure 11: Dwelling built in 20th Century using sandstone, glazing bars on windows, prominent window sills, bull nose veranda etc to create a heritage character (Source: David Cundall)

- It is noted most dwellings are single storey buildings with either a hipped or gable ended (or both) roof. Buildings are typically brick or timber. Sheds are a mixture of corrugated iron (colorbond) or brick or timber.

Skillion or flat (parapet) roofed buildings were noted but were mostly recessive in the streetscape (with the exception of the Carrick Service Station).

- The setback of dwellings from the front boundary (street frontage) is generally uniform which creates a neat building line and consistency between the dwellings.
- Most dwellings are also built parallel with the front boundary with the entrance to the dwelling and windows also addressing the street.
- The materials, shape, form, placement and roof type of dwellings described above makes a significant contribution to the character of the township and the overall appearance of the place.
- The township has low density of dwellings with most lots in the residential area over 1200m² in size (approximately 66%) and containing only a single storey dwelling, outbuilding(s) and garden).
- The South Street park and recreation ground has three (3) road frontages and is surrounded by dwellings that face the land. This creates a European/colonial “village green” feel and adds to the character and identity of the town.
- Front fences are eclectic and inconsistent. Fencing types range from farm fencing, picket fencing, corrugated iron, timber paling, horizontal timber and post and rail (and more). However, most residents have opted for a low front fence which does not obscure the view between the street and the dwelling. At an estimate, most fences are around 1.2m high and most provide some transparency. This height and type of transparency is consistent with the standards of the Planning Scheme. However, there are no guidelines or standards that specify fencing type and materials.

Overall, Carrick can be described as a neat, flat and orderly township within a distinct rural setting. Landowners take great pride and care of their properties and gardens which adds to the rural village character and identity of the township. It is the character and identity of the township which makes the town a pleasant place to live and provides and adds to the overall amenity of the place.

The Council and landowners have continued to create and enhance the identity of Carrick through building design, landscaping, streetscaping and public works which are consistent with the colonial development patterns of the township. Interestingly, this has occurred without any specific local area objectives under the Planning Scheme or other guideline document. There is no specific requirement for landowners to maintain the village character of Carrick. However, landowners, community groups and the Council are clearly passionate about the character of the town.

8. Assessment - Managing and Enhancing the Character

8.1. Future subdivision and road/streetscape design

There are many large vacant lots within the village and residential areas of the town which have either been approved for multiple dwellings or subdivision (or will likely be developed for such development due to their size and access to services and desirability). The lot sizes are shown in Map 1.

There is a possibility that without any specific guidelines or planning scheme provisions that development of these vacant lots will be undertaken without regard to the Carrick character.

For example, a developer may want to introduce kerb, gutter and footpath like that shown in Figure 12 and Figure 13 rather than the layout shown in Figure 5 and Figure 6. A departure from the streetscapes described in the **Carrick Character** section of this study of narrow carriageways, gravel shoulders, grassed swales etc will change the character of the township significantly.

The current streetscape creates a relaxed heritage village feel. Whilst kerb, gutter, asphalt footpath and side entry pits etc for new subdivisions or subdivision estates will create a more urban 20th/21st century feel.



Figure 12: Burghley Street, Longford – a rural township with kerb, gutter and footpath has a very different feel to the side and back streets of Carrick (Source: Google Streetview, accessed 14th November 2024)



Figure 13: A recent subdivision in Goodridge Road, Austins Ferry with kerb, gutter, footpath. This is the current standard for subdivisions in residential areas (Source: Google Streetview, accessed 14th November 2024)

Council and the community, through the *Structure Plan* and the *Character Study* ought to consider how they want Carrick to grow and develop. Whether they want to retain and enhance the current streetscape character through guidelines or the Planning Scheme or are comfortable with the current standards for subdivision under the State Planning Provisions, the *Subdivision Guidelines, October 2013* and the LGAT Municipal Standard Drawings for Tasmania etc. These standards are the same across Tasmania and are not necessarily local in nature.

The same applies to the type of trees and other streetscaping for future developments. For example, are native tree species suitable for streetscaping in new subdivisions within the township when most of the street tree plantings are exotics (i.e. deciduous trees).

Council and developers will need to make a decision on the design for extending the road network for the construction of new roads in the township (for example as part of a subdivision development application).

The township is currently on a grid type pattern. Such as that shown in Figure 14 and Figure 15.



Figure 14: Indicative Carrick grid pattern (supplied by the Meander Valley Council February 2025)



Figure 15: Example of Grid Layout in Texas, United States of America (Source: <https://www.cnu.org/publicsquare/2019/11/20/why-choose-grid> accessed 14th January 2025)

A grid pattern avoids cul-de-sacs and winding roads and provides a type of planned order to a township. It also contributes to the character of the place and how people navigate the streets. A grid pattern does not require same/similar lot sizes.

Good planning is typically the creation of a range of lot sizes to suit the wide range of community needs and provides a diverse range of housing types. Carrick already provides a range of lot sizes for a range of dwelling types.

8.2. Multiple Dwellings

During the site visit and town walkover on the 14th October 2024 it was noted that many of the multiple dwellings were consistent with the village character of the town. Some examples are shown in Figure 14 and Figure 15 where multiple dwelling are constructed in a linear pattern where the dwelling at the front is the prominent dwelling providing a strong frontage and street presence. The examples show a traditional brick and hipped roof style and parallel to the street which creates strong edge when matched with other dwellings in the same street.

As detailed, there are many large vacant lots, such as that shown in Figure 16, Figure 17 and Map 1 that are likely to be developed for multiple dwellings. Lots within the General Residential zone that are 650m² or greater can be developed for multiple dwellings at the acceptable solution of 325m² per dwelling. As shown in Figure 16 and Map 1 most of the vacant lots in the residential and village study are large enough to contain multiple dwellings (if no other encumbrance such as servicing, easements, lot shape etc). The figure shows all lots not just the vacant lots. Given the land is so flat and accessible then there is strong potential for many more multiple dwellings in the township. Other factors such as the cost of land, the proximity of the township to Launceston and the greater Launceston area are also factors that encourage dwellings at a higher density.



Figure 14: Multiple dwellings in Liffey Street in traditional form, materials and parallel to frontage (Source: David Cundall)



Figure 15: Multiple dwellings still in construction, no fence or landscaping or driveway (Source: David Cundall)

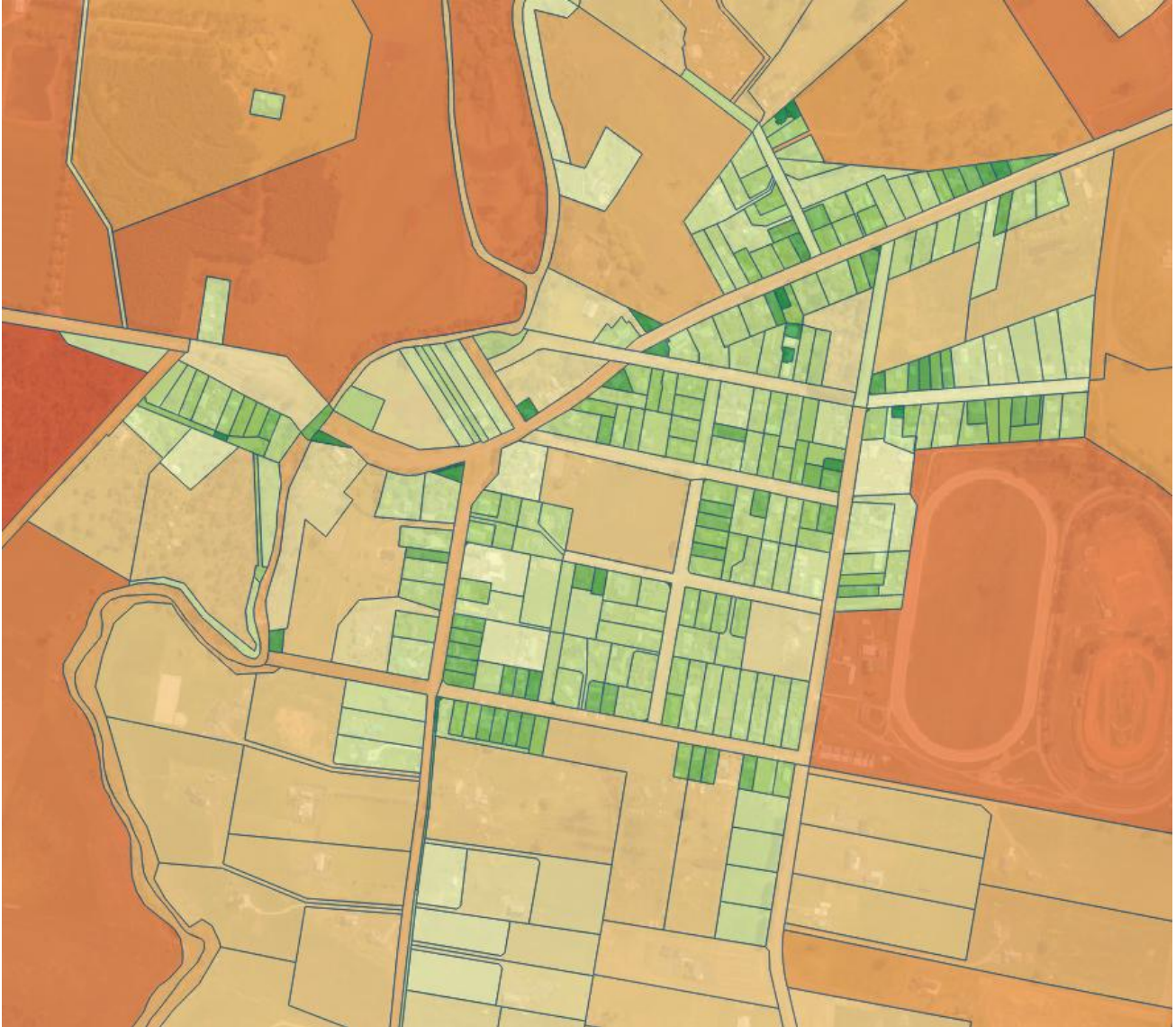


Figure 16: Lots in the village and residential areas. The vast majority sit within the 1200-3000m² band (Source: Thomas Wagenknecht, Meander Valley Council)

Multiple dwellings, that are constructed in a neat linear pattern, with the front dwelling obscuring the rear dwellings will help to maintain the village character of the township. An example of this pattern is shown in Figure 17 and in Figure 18.



Figure 17: Example of linear pattern of dwellings with front dwelling addressing the street (access to front door) (Source: theLIST Mapping Services)

A diagram of this pattern is also shown below in Figure 18.



Figure18: Diagram of linear pattern (Supplied by the Meander Valley Council)

The potential for multiple dwellings, in the township, will put pressure on the road network and on-street parking. Council and developers ought to discourage on-street parking in Carrick as there is inadequate space provided on the sealed roads to allow for vehicles to park. The Planning Scheme provides an Acceptable Solution which requires all off-street parking for dwellings and multiple dwellings but provides Performance Criteria to allow for a reduction of off-street parking which may lead to more on-street parking.

If for example, a resident was to permanently or regularly park a vehicle on the street then this would likely be on the grassed nature strip which would cause mud and damage to the grass and possible sediment run-off. This would impact the amenity of the area and also obstruct pedestrians. This ought to be discouraged.

As shown in Figure 19, some on-street parking is acceptable where small parking bays have been provided. But not as a permanent solution for new development. Parking bays can be simply gravel or sealed bays which allow visitors to pull-over and park off the road pavement.

8.3. Retention of heritage character and identity of Carrick

As discussed in this document, it is the heritage character of Carrick through its buildings, places, streetscaping and landscaping that provides the town its most definable character and identity. The heritage listed places in the town are a visitor and tourist attraction which is documented and described in most tourism websites and visitor information brochures. This includes heritage walking tours of the town (<https://www.ourtasmania.com.au/launceston/carrick.html> accessed 11th February 2025)

However, not all buildings, places, trees or gardens are afforded any management protections under *Historic Cultural Heritage Act 1995*. Carrick does not have any mapped local heritage precincts, places of local heritage significance or significant trees under the Meander Valley LPS. Meaning places that are not listed on the Tasmanian Heritage Register under the *Historic Cultural Heritage Act 1995* can be modified or demolished either with or without a permit under the current Planning Scheme.

Per the recommendations of this study. The Council and community ought to consider, the preparation of a Planning Scheme amendment to introduce a Significant Trees Register and may also want to consider a Heritage Precinct area around the cluster of heritage listed places shown in Figure 3. A heritage precinct would be in lieu of a Specific Area Plan.

8.4. Enhance the character and identity of Carrick

There are many simple town planning and urban design solutions that can be implemented to enhance the identity of Carrick and provide improved access, safety and liveability. These are dot pointed below:

- Town entry / gateway treatment through landscaping, signage or outstands to provide visual cue of entering an urban area and slow down and reduce traffic noise. These entry treatments help to delineate and identify the town boundaries.
- Streetscape design plans for unmade roads or future streetscaping for practical elements such as street trees to provide shade, amenity and water management. The plans can include a palette of suitable street trees, street furniture, consistent branding and design etc.
- Wayfinding and networks of footpaths to create walking trails and encourage people to walk rather than drive.
- Road network planning for better circulation of vehicles, improved safety, speed reduction and planning for better separation between pedestrians and vehicles where footpaths have not yet been constructed.

- Improvements to existing park, recreation and public facilities for locals and visitors to enjoy. These will be factors to consider in the overall structure plan and the growth of the town.
- Develop Local Area Objectives and a Planning Scheme amendment for a Specific Area Plan for the township to preserve the character and encourage / enhance the character and identity of the place with the community's input through the structure planning process and through further consultation under a planning scheme amendment.
- Introduce standards for dwelling density.
- Prepare a Planning Scheme amendment to introduce a list of Significant Trees
- Design guidelines for fencing which owners/residents and developers can use to work towards a more consistent type of front fencing in the township. This can be very beneficial to not only enhancing the character of the township but also provides people with some direction/guidance on fencing types. Questions, from residents about acceptable fencing heights, materials and types are common. Council can provide guidelines at their Council Offices or on the Meander Valley Council Website.

9. Options and Recommendations

This study defines and describes the local character of Carrick. This is critical to developing any further objectives for the township. The *Character Study* underpins elements of design and provides clear direction for the Council, landowners and developers. This can be particularly useful in expediting the scoping, planning and design process for new developments.

The retention and enhancement of the Carrick village character is important. The features, places, layout, buildings, landscaping have been created by the people that live and have lived in the area.

The following options and recommendations are provided to Council and the Community for consultation as part of the *Carrick Structure Plan* project.

9.1. Specific Area Plan for the township

Council to prepare a Specific Area Plan (SAP) for the Carrick Residential and Heritage Area based on the areas shown in Figure 3 and Figure 4 under the Local Provisions Schedule of the Planning Scheme. This would require defining an overall boundary for the area and defining a boundary for the heritage area and the residential area to be shown on an overlay map in the Planning Scheme. The alternative would be to create a Heritage Precinct under the Heritage Code for this heritage area. Each area would have its own Local Area Objectives and would provide a set of standards that would be in addition or a replacement of current Development Standards in the Planning Scheme. The Purpose Statements and Local Area Objectives would be based on the descriptions provided in this *Character Study*.

In addition to these Purpose Statements and Local Area Objectives the SAP should provide, at a minimum, the following additional standards:

9.1.1. Development Standard for Subdivision – Roads

Prepare an additional Development Standard to encourage and continue with the style of road and streetscaping described in this study and as shown below in Figure 19:

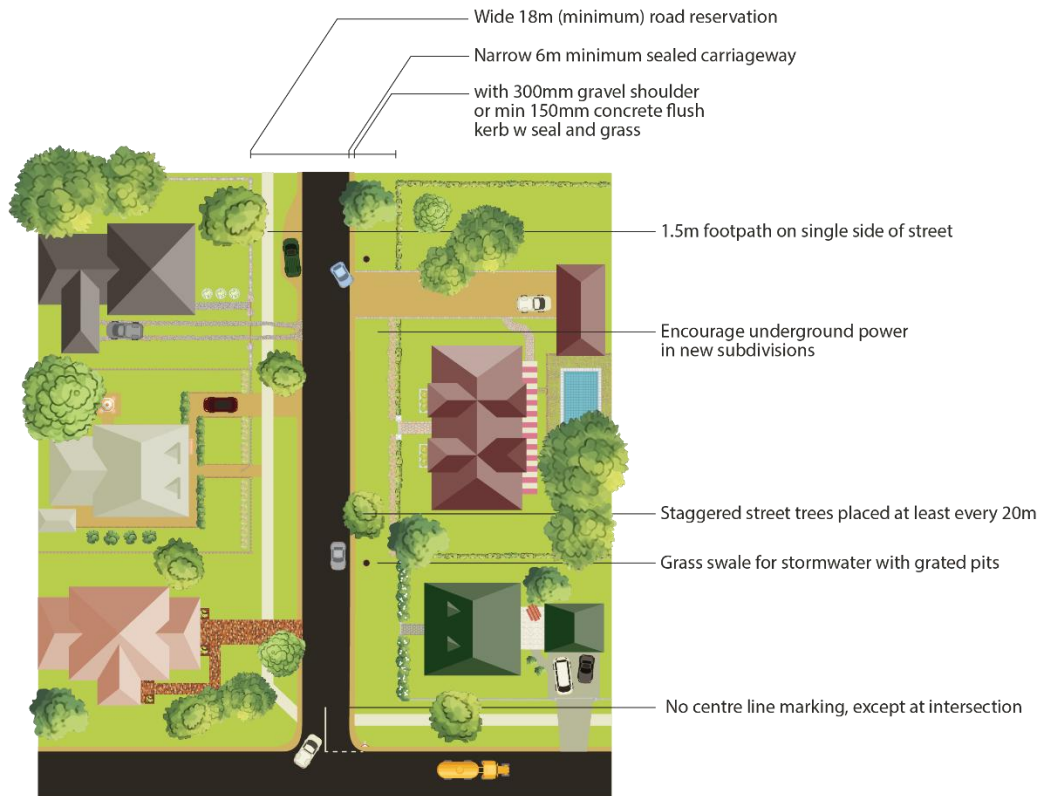


Figure 19A: Carrick Streetscape and Road Layout Diagram (Supplied by the Meander Valley Council)

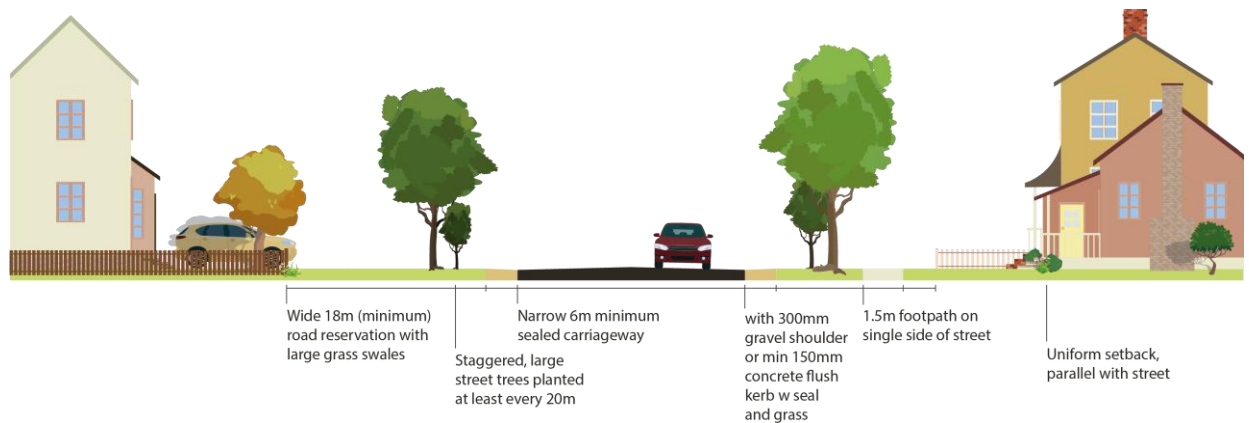


Figure 19B: Cross-Section of Carrick Streetscape and Road Layout Diagram (Supplied by the Meander Valley Council)

The diagram is based on the typical/desirable streetscape character which can be described as:

- Roads that correspond and respect the grid layout of the township and avoid cul-de-sacs and winding roads.
- minimum 18m road reservation
- minimum sealed carriageway of 6.0m + min 300mm gravel shoulder
- no centre line. Except at intersection
- underground power is encouraged
- grassed swale for stormwater (pipe underneath) with grated pits
- street trees staggered similar/same as Liffey Street at least alternating every 20m either between footpath and carriageway (i.e. slope of swale) or between footpath and property boundary
- Provision of several parking bays. This would be to encourage people to park in a parking bay rather than on grass.

- 1.5m min concrete or exposed aggregate footpath similar same to Ashburner Street shown in Figure 5. One side of street only

9.1.2. Lot Density for Multiple Dwellings

Prepare an overriding Development Standard to require multiple dwellings at a lower density (than currently allowed) and encourage/maintain the village character of the township. It is recommended that the SAP include a standard at 1 dwelling per 600m² in the General Residential Zone rather than 1 dwelling per 325m². The outcome is that lots 1200m² or greater (which is the majority of lots in the residential areas) can have more than one (1) dwelling. Currently, a lot that is 1200m² or greater (the majority of lots in the General Residential Zone) could potentially contain 4 or more dwellings. This introduced standard would reduce the number allowable (for a 1200m² lot) to only two (2) dwellings in the General Residential Zone.

No changes to the standards of the Village Zone are recommended as the dwelling density is already one (1) dwelling per 600m².

The standard would apply to all forms of housing in the township including social and other affordable type housing. A Performance Criteria that reflects the desired outcome ought to be drafted for the SAP.

Development Standards for Multiple Dwellings

Prepare an additional Development Standard to encourage a tidy linear pattern for multiple dwellings as shown below in Figure 20:



Figure 20: Carrick Multiple Dwelling Layout Diagram (Supplied by the Meander Valley Council)

9.1.3. Development Standards for Dwelling Parallel with Front Boundary

Prepare an additional Development Standard to require developers to design/construct dwellings to be parallel with the front boundary and provide a strong edge between the street and the dwelling. The intent is to discourage the angled construction of dwellings which disrupts the pattern of development in a street. Below is a diagram (Figure 21) which illustrates the intent of the standard:

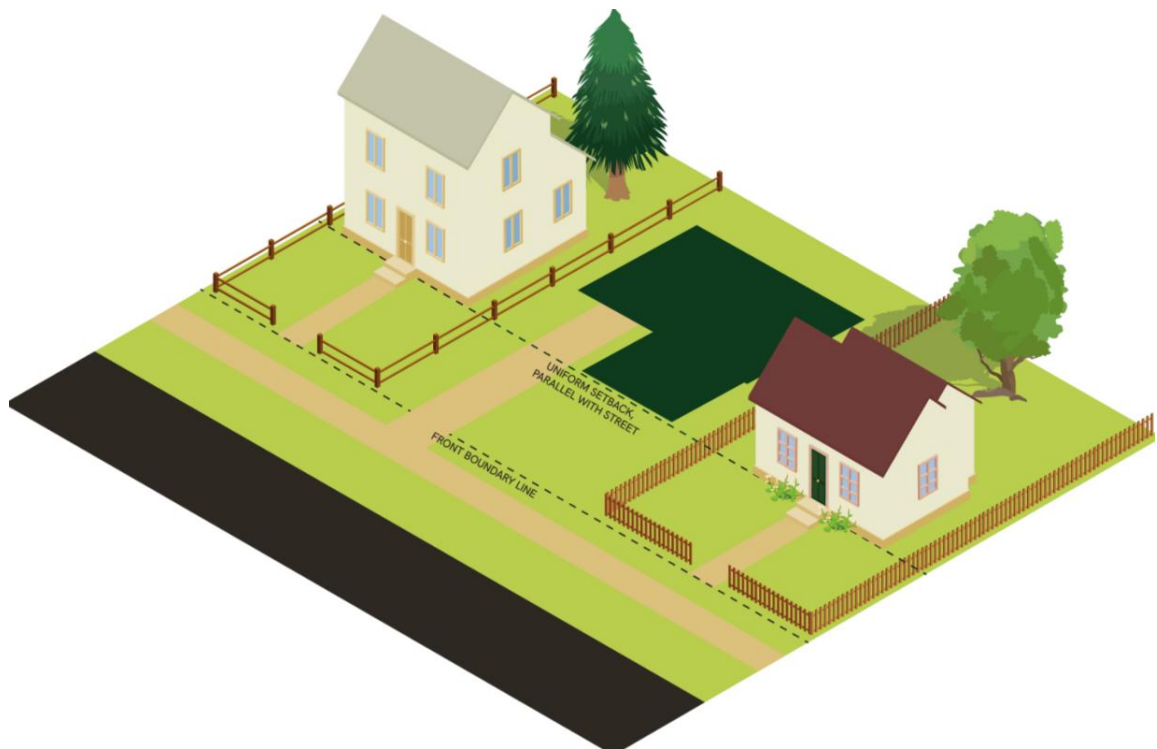


Figure 21: Carrick Multiple Dwelling Layout Diagram (Supplied by the Meander Valley Council)

9.1.4. Roof Form/Pitch

Development Standard to require developers to design/construct buildings with a hipped or gable roof if a major part of the building and that part of the roof is a minimum 22.5 degrees.

This will continue to replicate and foster the colonial character of the township through a very simple design standard that has largely been adopted by 20th and 21st century dwellings and buildings in the township. The standard would apply to all buildings that require a permit (i.e. it is not intended to apply to buildings that can be constructed under the exemption clauses of the Planning Scheme).

9.2. Town Gateways

Prepare and consult on the importance of a town gateway at the main entry points to the town from each end of the Meander Valley Road and the Bishopsbourne Road. This would define the town boundaries, enhance/inform the character of the town and to slow-down vehicles as they enter a residential type area. Town gateways can be designed through landscaping, signage or artwork to capture the identity of the town and signify to visitors that Carrick is a unique and special place.

9.3. Subdivision Guidelines

Update the 2013 *Subdivision Guidelines* or other document relied upon by Council Planners and Development Engineers to include specified departures and requirements for Carrick based on the final *Carrick Structure Plan* and the road layout diagram shown in Figure 19.

9.4. Significant Trees Register

Consider identifying significant trees in the township and preparing a Significant Trees Register for inclusion in the Local Provisions Schedule under the MEA-Table C6.5 Significant Trees.

Trees that are already a part of a heritage listing i.e. a tree in the garden of a heritage listed place may already be protected under the *Historic Cultural Heritage Act 1995*.

However, trees that contribute to the Carrick Character are not all listed as part of a heritage listing. Also, not all trees that are located within the boundary of a heritage listed place are necessarily included in the description of the listing.

It is recommended that the Meander Valley Council implement a project to prepare a policy and set of criteria for determining significant trees in the township. A suggested set of criteria for what may be considered a significant tree is provided as follows. One (1) or more of this criteria would need to be met:

Categories of significance

Trees may be nominated if they are significant under one or more of the following. Please tick which criteria you think the tree meets (you may tick more than one):

1. Aesthetic significance	Trees whose form, seasonal beauty and/or placement are such that they are a significant aesthetic component of the streetscape, park, garden or natural landscape in which they grow.	<input type="checkbox"/>
2. Size (height, circumference, canopy)	Trees of outstanding dimensions in height, trunk circumference or canopy spread for their species or for the area.	<input type="checkbox"/>
3. Age	Trees which are particularly old either for their species or for the area.	<input type="checkbox"/>
4. Landscape significance	Trees which occur in a unique location or context and so provide a key contribution to the environmental, cultural and/or historical landscape.	<input type="checkbox"/>
5. Historical significance (European, Aboriginal or other)	Trees commemorating a particular occasion of broader community interest associated with an historical event or associated with historical activities.	<input type="checkbox"/>
6. Rarity of species, variety or genome	Trees of a species or variety that is rare or of very localised distribution or has known genetic values.	<input type="checkbox"/>
7. Unusual physical features	Trees which exhibit a curious growth form or physical feature such as abnormal outgrowths, natural fusion of branches, severe lightning damage or unusually pruned forms.	<input type="checkbox"/>

Figure 22: Example of Criteria for Significant Trees (Source: Kingborough Council, 2021)

A Council policy, as part of such a project, would ensure that the Council and the community are generally in agreement with creating a list of significant trees and the process for nominating significant trees. The Structure Plan project is the precursor to this policy.

It is noted that the Kingborough Council have completed a recent project to:

Prepare a policy on significant trees

Prepare guidelines and descriptions on the importance of significant trees (mostly for landowners)

Prepare criteria for nominating and assessing significant trees (as shown in figure 22)

Prepared a register of listed trees with their descriptions

Details on the project can be found here <https://www.kingborough.tas.gov.au/services/20844-2/significant-trees/> (accessed 12th February 2025).

The follow up to consultation on a significant trees register, potentially through the *Carrick Structure Plan* project, is to prepare a list of trees through nomination by the public and then to prepare a Planning Scheme Amendment. The Planning Scheme Amendment would provide a list of trees for the MEA-Table C6.5 Significant Trees as shown below:

MEA-Table C6.5 Significant Trees

Reference Number	Town/Locality	Folio of the Register	Description / Specific Extent	Botanical Name	Common Name	No. of trees
This table is not used in this Local Provisions Schedule.						

The listing of trees in Table C6.5 above would then apply the Heritage Code to the management of these trees. The relevant Standard is C6.9.1 Significant Trees which is shown below:

C6.9.1 Significant Trees

Objective:	That significant trees are not unnecessarily destroyed and are managed in a way that maintains their health, structural stability and appearance.	
Acceptable Solutions	Performance Criteria	
A1 No Acceptable Solution.	P1 <i>Works</i> involving construction, soil disturbance or soil compaction within the <i>tree protection zone</i> of a <i>significant tree</i> must not impact the health and appearance of the tree, and be supported by a written statement to that effect prepared by a <i>suitably qualified person</i> .	
A2 No Acceptable Solution.	P2 <i>Works</i> requiring the removal of a listed tree or which may impact on the health, structural stability or appearance of a listed tree must demonstrate: <ul style="list-style-type: none"> (a) that there are no feasible alternatives which could be implemented to avoid impacting on the tree and the proposed methodology of the <i>works</i> incorporates measures to minimise and mitigate any damage to the tree; and (b) there are environmental, economic or safety reasons of greater value to the community than the cultural significance of the tree; or (c) the tree is determined to be dead or dying based on a written statement to that effect prepared by a <i>suitably qualified person</i>. 	

9.5. Fencing Design Guidelines

It is recommended that Council prepare a simple set of guidelines for front fencing in the Village Zone and Residential Zone in the township. The guidelines are not intended to be enforceable through the Planning Scheme but offer a design solution to residents and developers to construct fences that are consistent with one another and contribute to the Carrick village character. A diagram for an acceptable design, that is based on standards for fencing in heritage places, is provided below in Figure 23.



Figure 23: Fencing design diagram (Source: Meander Valley Council)

Fences that are not exempt fences under the exemption clauses of the Planning Scheme (which are limited to a particular height and transparency) can be managed through a standard within a Specific Area Plan that overrides the fencing standards of the Village Zone and the General Residential Zone.

A proposed fence, that is not a fence considered compliant with the exemptions, would then be subject to performance criteria which should refer back to the fence design guidelines. This would ensure that although a fence may not achieve the exact details in the fencing guidelines (i.e. per that shown in Figure 23) it should still be consistent or compatible with those guidelines. Meaning if a resident wants to construct a fence that does not comply with the fencing exemption for a fence within 4.5m of the frontage which per Clause 4.6.3 of the Tasmanian Planning Scheme requires the fence to be:

- (i) 1.2m above existing ground level if the fence is solid; or
- (ii) 1.8m above existing ground level, if the fence has openings above the height of 1.2m which provide a uniform transparency of at least 30% (excluding any posts or uprights);

Then Council and the applicant can then try to ensure the fence is still compatible with the desired streetscape character.

10. Conclusion

This report has assessed and described the character of the township of Carrick. The report provides detailed character descriptions of the environment and built form and has identified the distinguishing features of the township that make Carrick unique.

Clearly, the Council and the residents of Carrick are aware of the towns character and have largely maintained a consistent style of development and streetscaping since colonial settlement. It is noted that the majority of lots in Carrick are larger residential lots with most over 1200m² in size. The current General Residential Zone that applies to much of this land would allow for a higher density that would change the character of the township.

Housing density and character can be managed through the planning scheme through introduced development standards and through published design guidelines.

This study ought to be included in the consultation on the Carrick Structure Plan to inform the structure plan and to seek feedback on the statements made in this report.

11. Report Disclaimers

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