APPENDIX F

DESIGN VERNACULAR

Cygnet Township Design Vernacular



For: Huon Valley Council

9th December 2025

NICHE STUDIO

CONTENTS

INTRODUCTION

STUDY PURPOSE AND OBJECTIVES

DESIGN METHODOLOGY

ROADS

ROAD RESERVE

FRONT SETBACK

ARCHITECTURAL ELEMENTS

BLOCK CONFIGURATION

PLANNING POLICY CONTEXT

PRECINCTS

01 ESPLANADE ROAD

02 BRIDGET COURT

03 O'CONNELL CLOSE

04 PORT CYGNET ESTATE

05 LOURDES RISE

06 DONOHUE STREET

07 DORGAN COURT

08 CHANNEL HIGHWAY

09 DANCES ROAD

ANALYSIS

PREFERRED NEIGHBOURHOOD DESIGN CHARACTERISTICS

APPENDICES

APPENDIX A – SITE ASSESSMENTS

INTRODUCTION

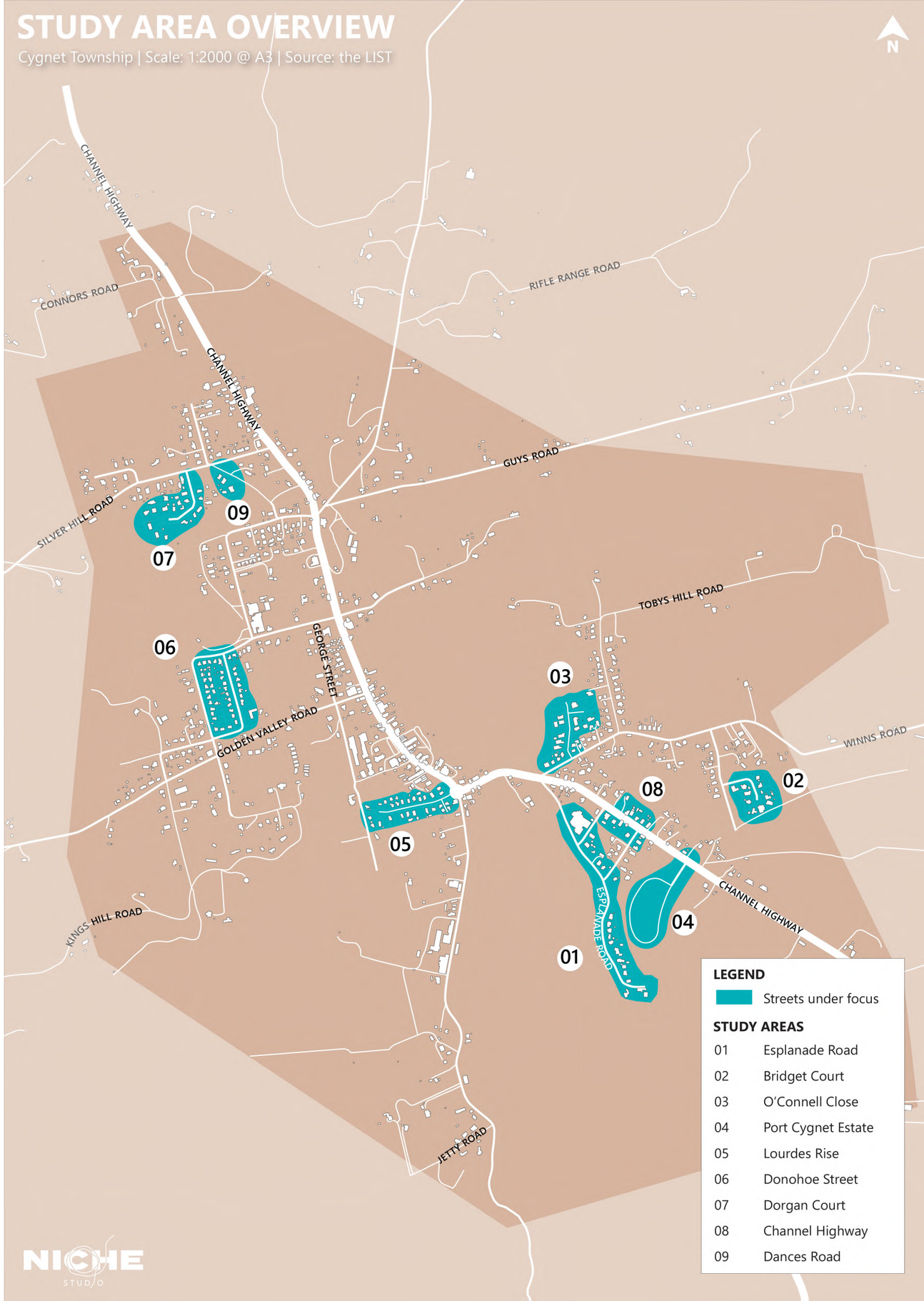
STUDY PURPOSE AND OBJECTIVES

The Cygnet Design Vernacular has been compiled as a companion to the Cygnet Structure Plan to inform an ideal land use pattern, optimal built form and scale of development in Cygnet's future development.

Cygnet's neighbourhood fabric and heritage character has been analysed and categorised by nine representative street blocks (shown in blue) defined by geographic location, as well as specific design elements.

Capturing these essential design themes allows planning policy to be developed to ensure residential development accurately represents Cygnet's most valued and aspirational characteristics. To inform the preparation of a future Urban Design Framework, the themes have been summarised and built upon to form a 'preferred character' that will guide future residential development.

A final Design Elements table is proposed which should be utilised to inform future policy and development controls to guide planning and sustainable growth.



DESIGN METHODOLOGY

The following physical characteristics criteria were used to analyse each precinct and establish urban design and character elements of each precinct.

Our methodology built on an analysis of the physical road, the road verge/ remainder of road reserve; utlisation of the front setback; architectural elements; block configuration.

Roads

- Road width
- Median
- Street parking
- Road pavement material;

Road Reserve

- Bike lane
- Stormwater drains
- Kerb and channel;
- Footpath;
- Nature strip;
- Street trees;
- Accessibility markers;
- Public seating;
- Telegraph poles

Front setback

- Fence height/location/return;
- Fence material (including permeability);
- Building setback distance;
- Garage/carport setback relationship to front of building;
- Driveway locations (with regard to dwelling);
- Crossover width (single or double);
- Roadside stalls;
- Front garden landscaping (exotic/native/canopy trees/screening)

Architectural elements

- Carport or garage;
- Front porch and ornamentation;
- Visibility of front door from street;
- Window materials;
- Window types;
- Chimney;
- Roofing material;
- Roof type;
- Solar panels;
- Side setbacks

Block configuration

- No. of houses on a lot



PLANNING POLICY CONTEXT

Applicable Controls

Zone: *General Residential/Low Density Residential/Village*

Minimum lot size: *From 450m² to 1,500m²*

Building height: *8.5m*

Setbacks: *Front setbacks from 4.5m to 8m*

Site coverage: *30% to 50% maximum*

Key policy changes: *Tasmanian Planning Scheme rollout with the adoption of the Huon Valley LPS in July 2024 provided a standard set of planning rules to be applied to Cygnet.*

How Policy Has Shaped Emerging Character

The planning controls applied to Cygnet have directly shaped its low-density, semi-rural character. Minimum lot sizes ranging from 450m² to 1,500m² across different zones create variation while preventing dense suburban subdivision. The larger Low Density Residential zone lots maintain spacious, garden-oriented properties, while smaller General Residential minimums allow modest infill without compromising the town's open feel. This tiered approach has produced an organic streetscape that reflects Cygnet's rural heritage rather than uniform suburban development.

Setback requirements of 4.5m to 8m have been particularly influential in establishing the town's distinctive character. These generous setbacks create spatial openness along streets, accommodating established gardens and mature trees that soften the transition between homes and public space. Combined with 30-50% site coverage limits, buildings occupy modest footprints that maintain a garden-suburb quality where landscape dominates built form. This contrasts sharply with medium-density developments where 3m setbacks create enclosed, urbanised streets.

The July 2024 adoption of the Huon Valley Local Provisions Schedule under the Tasmanian Planning Scheme standardised these controls within a state-wide framework. The 8.5m height limit effectively restricts development to two storeys, reinforcing Cygnet's human-scaled built environment and ensuring compatibility with the town's low-rise character and valley setting.

How Historical Typologies Have Shaped Cygnet

The architectural and subdivision patterns across Cygnet are reflected through five main historical development typologies:

- Homesteads from the 19th and early 20th centuries;
- Workers cottages from the 19th and early 20th centuries;
- Post-war cottages(and subdivisions);
- Modern project homes;
- Modern 'lifestyle' homes.

These typologies reflect Cygnet's history from orchards, timber, mining and port uses to 'alternative lifestyle' demographic changes from the 1970s on. The interspersed nature of these typologies means that there are no distinct precincts in Cygnet, however development typologies are often grouped along streets, forming small pockets of distinct character elements.





01: ESPLANADE ROAD

Precinct 1 follows the eastern bank of the Agnes Rivulet, along the length of Esplanade Road in the south-east of Cygnet. The houses on this stretch have a gentle, coastal-rural architectural character of modest proportions. Typical shared characteristics include orientation towards the bay and Burtons Reserve, double-fronted (symmetrical) facades and honest materiality, predominantly timber construction.

These houses are located on modest lots which were once homes for orchard workers, boat builders or tradespeople.

Precinct 01 | **Esplanade Road (North & South)**

ROAD & ROAD RESERVE

Width 18 metres	**Pavement** 6 metres - approx	**Street Parking** No
Nature Strip Grass - Overflow gardens - None	**Footpath** No	**Bike Lane** No
Public Seating No	**Street Trees** Yes	**Telegraph Poles** Yes
Street Lights Occasional - Fixed to telegraph pole	**Stormwater Drains** -	**Kerb / Channel** - Some - Culverts under driveways

FRONT SETBACK

Building Setback 4-6 metres +	**Side Setback** 3-5 metres approx	**Side Setback use** Sheds - Carports
Fence Material - Stone - Picket - Hedges	**Fence Height** 1-1.2 metres	**Crossover Width** Single or none
Front Garden Landscaping - Native and exotic plants - Shrubs - Hedges	**Driveway Location** - Front - Side	**Garage or Carport Setback** - Rear of building - Side behind building line

ARCHITECTURAL ELEMENTS

Facade Material - Modern Weatherboard - Blue Stone/stone - Red brick - Cladding	**Roof Type** Hipped and Gabled	**Roof Material** - Colourbond - Tin
Front Porch Mostly	**Porch Ornamentation** Not Common - Brackets on some	**Front Door Visible** Yes - obstructed but visible
Window Type Various	**Window Material** - Aluminium - Wood	**Carports / Garages** Both

01- ESPLANADE ROAD

Cygnet Township | PLAN - 038A | Scale: 1:2000 @ A3



STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	18 metres	Asphalt road with one side adjoining the Agnes Rivulet bank
Roads	Absence of any kerbs or footpaths	Overgrown front gardens with culverts under driveways
Street Trees	Mix of native shrubs and trees	Fruit trees with interspersed flowering trees
Footpath	Not present	Pedestrians walk directly on streets

SETBACK CHARACTER

Key Characteristics

- **Setbacks**: Structures in this precinct are set back by about 6m from the pavement
- **Fencing**: Fences are about 1-1.2m in height with returns to the road but they are flanked by landscaping on either side
- **Landscaping**: Many properties in the precinct have native shrubs and trees in their setbacks but these vegetation elements do not straddle the road pavement
- **Driveways**: Both concrete and unbuilt (loose gravel) driveways are visible in the precinct. They are predominantly located along the side setback of the structures and have the width of a single crossover.











ARCHITECTURAL CHARACTER

- **Roof Form:** Houses visible in this precinct have a distinct hipped or gable end form of roofing. These roofs are made of tin or colourbond with no visible solar panels on most structures.
- **Entries:** Prominent front porch and front door which are visible from the street at most houses. The doors are made of either aluminium or wood with glass shutters visible on some doors. The porch itself is made of decorative elements like running trims along its eaves, intricate brackets supporting the roof.
- **Windows:** Depending on the era in which the house were built windows displayed different characteristics. The structures with older construction methods displayed single hung windows with wooden frames and glazing, whereas newly constructed structures had aluminium framed sliding windows.
- **Materials:** Between an engineered weatherboard façade look and exposed brick structure, many houses display varied façade looks.
- **Garages:** Most houses have a carport which is attached to the main structure as an extension and is visible along the side setback of the house. They span to about 3-5m in width and are made up of the same material as the roof of the main structure.













02: BRIDGET COURT

Bridget Court is a turn of the 21st century subdivision incorporating a cul-de-sac on the outskirts of Cygnet. Construction likely began from the mid 2000s onwards.

The houses in this precinct are generally project home style single-story dwellings accommodating slope across the lot. The architectural style is typically simple, with one façade material and clean lines. A defining feature is generous front and rear setbacks within wider lots.

Precinct 02 | Bridget Court

ROAD & ROAD RESERVE

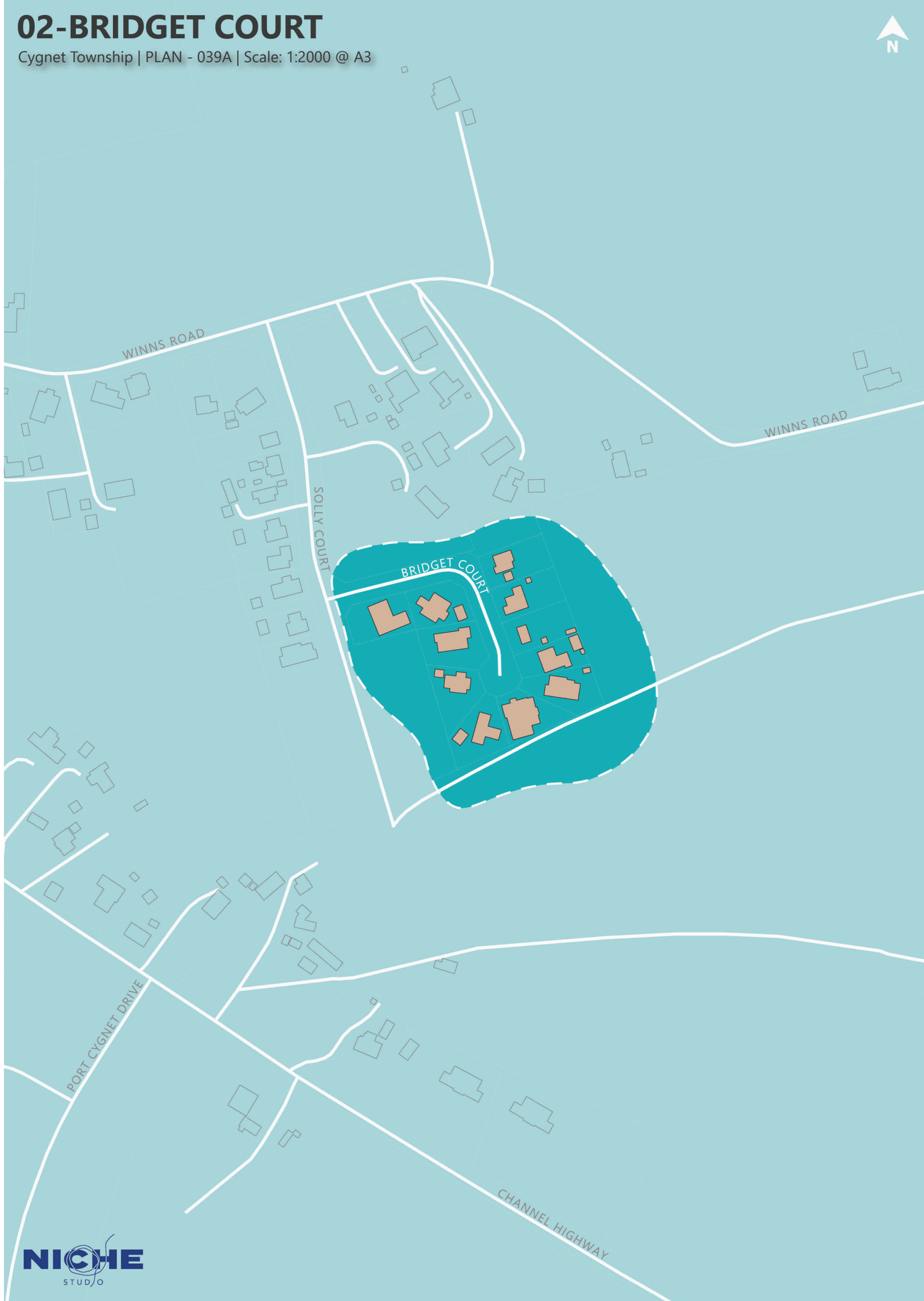
Width 15 metres	**Pavement** 6 metres - approx	**Street Parking** Yes
Nature Strip No straddling	**Footpath** One side	**Bike Lane** No
Public Seating No	**Street Trees** No	**Telegraph Poles** No
Street Lights Yes - Curved	**Stormwater Drains** Yes	**Kerb / Channel** Yes

FRONT SETBACK

Building Setback 6 metres	**Side Setback** 3-4 metres	**Side Setback use** Sheds - Carports
Fence Material Opaque	**Fence Height** 1.7 metres - return	**Crossover Width** Double and single
Front Garden Landscaping Low scale	**Driveway Location** - Front - Side	**Garage or Carport Setback** Front of building

ARCHITECTURAL ELEMENTS

Facade Material Brick	**Roof Type** - Skillion - Hipped	**Roof Material** Colourbond
Front Porch Yes	**Porch Ornamentation** None	**Front Door Visible** Yes
Window Type Fixed and sliding	**Window Material** Aluminium	**Carports / Garages** Garages



STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	15 metres	Asphalt road with kerb channels on both sides
Roads	6 metre wide pavement	Maintained front gardens; stormwater drai present along kerb
Street Trees	Mix of flowering shrubs and trees	Low scale landscaping and vegetation not straddling footpath
Footpath	Present only on one side	Footpath on one side; not continuous

SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Structures in this precinct are set back by about 6m from the pavement
- **Fencing**: Fences are about 1.5-1.7m in height with returns to the road but they are flanked by low scale landscaping on either side
- **Landscaping**: Front setbacks in the precinct have native flowering and only 2 fruit trees in the entire precinct but these shrubs and trees do not straddle the road pavement
- **Driveways**: Houses have either single or double crossovers with driveways located on the front or on the side of the property.





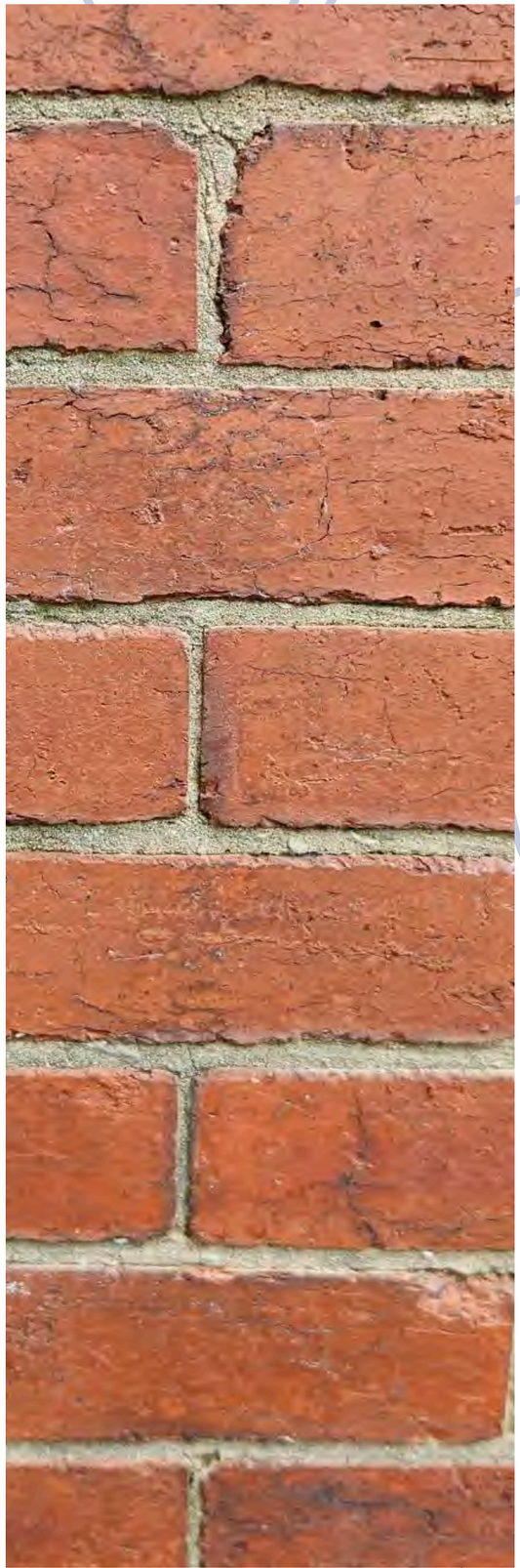
ARCHITECTURAL CHARACTER

- **Roof Form:** Structures in this precinct either have a hipped roof mimicking the surrounds or have a skillion & lean to combination of roofs. Irrespective of roof profile, colourbond is the preferred material for roofs.
- **Entries:** Front porches are absent in this part of Cygnet as they are replaced with either functional weather shades or brick entryways to the houses.
- **Windows:** Windows visible in this precinct are predominantly made of aluminium frames with glazing. They are either fixed sliding shutters or are top-hung outward opening type offering a more modern look.
- **Materials:** Facades of houses are made up of either brick, brick-cladding material or engineered weatherboard panels.
- **Garages:** Most houses have a garage on the property which is connected to the street by a driveway on a 3-4m side setback of the property. These garages are located mostly in the rear sections of the property behind the building line.









03: O'CONNELL CLOSE

Similar to Bridget Court, this cul-de-sac based development comprises simple single storey brick or weatherboard dwellings, all recently constructed, with some lots yet to be developed. This area has smaller lots and multi-dwelling developments, resulting in typically smaller private yard spaces, smaller setbacks and dwellings oriented inwards rather than a uniform orientation towards the street. The diversity of housing type is typically characterised by larger single dwellings and double detached unit developments.

Precinct 03 | **O'Connell Close**

ROAD & ROAD RESERVE

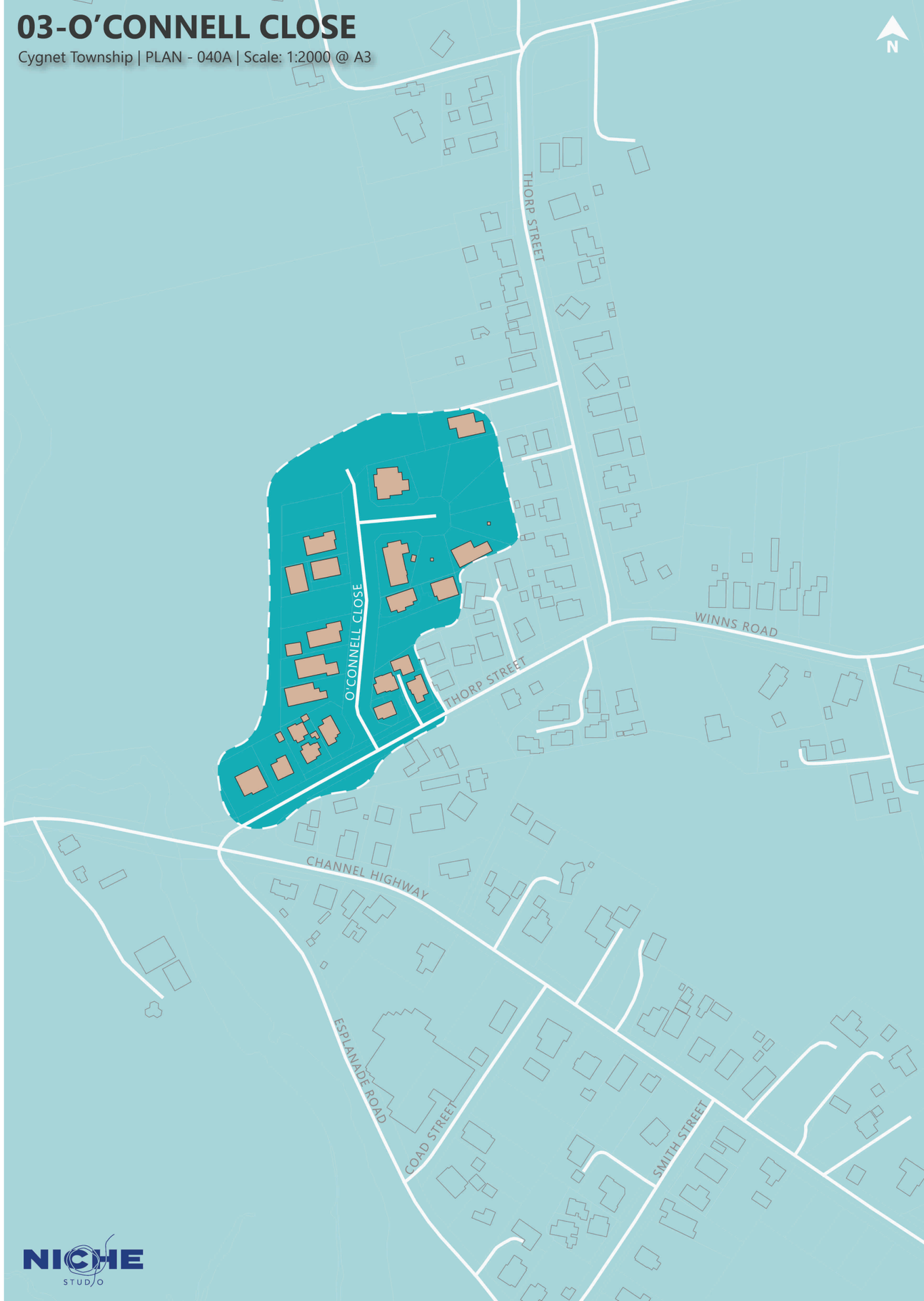
Width 18 metres	**Pavement** 7.5 metres	**Street Parking** No
Nature Strip No straddle footpath - Up to road	**Footpath** One side	**Bike Lane** No
Public Seating No	**Street Trees** No	**Telegraph Poles** No
Street Lights Yes - Curved	**Stormwater Drains** Yes	**Kerb / Channel** Yes

FRONT SETBACK

Building Setback 4-6 metres	**Side Setback** 2 metres	**Side Setback use** -
Fence Material - Wood - Brick - Permeable	**Fence Height** 1.7 metres - Side & rear with returns	**Crossover Width** Single - wide
Front Garden Landscaping Varies - generally grass	**Driveway Location** Front	**Garage or Carport Setback** - Behind - Front

ARCHITECTURAL ELEMENTS

Facade Material Variety	**Roof Type** -	**Roof Material** Colourbond
Front Porch No	**Porch Ornamentation** None	**Front Door Visible** Yes
Window Type Contemporary	**Window Material** Aluminium	**Carports / Garages** Garages



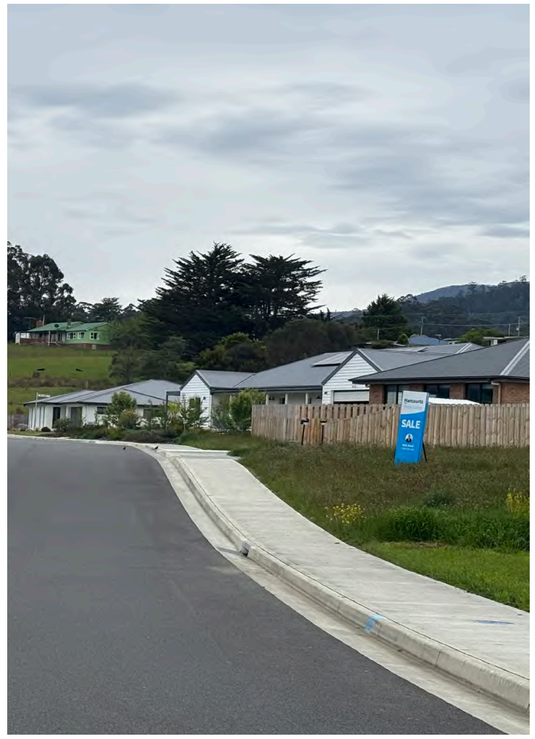
STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	12 metres	Asphalt road with footpath on either side of the pavement
Roads	7.5 metre wide pavement	Well planned road reserve with kerbs and channels and stormwater drains
Street Trees	None present	Only nature strip/verge present
Footpath	Present	Visible on either side of road with disability compliant footpaths

SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Houses have a front setback of about 4-6m making them visually connected yet providing a foreground for the structures
- **Fencing:** Picket fences are a common sight in this precinct followed closely by brick and wooden slats. Despite made of opaque materials these 1.7m high fences are mostly along the side and rear edges with returns towards the road.
- **Landscaping:** Houses in this precinct have shrubs and small scale vegetation but majorly have grass as their main ground cover of the unbuilt spaces. The more visually appealing and exotic plants appear abutting the house rather than along the lot boundary or verge.
-











ARCHITECTURAL CHARACTER

- **Roof Form:** Colourbond roofs appear to be the choice of majority of houses in this precinct. Houses here either have a hipped roof or the occasional skillion and lean-to roof profiles.
- **Entries:** Most houses have front doors which directly open towards the general direction of the street enabling strong passive surveillance opportunities. There is a lack of any kind of porch or ornamental weather shade visible in the precinct.
- **Windows:** Windows made from aluminium frame and glazing are visible in most houses. Since these houses have been constructed very recently, the windows are mostly top-hung or sliding shutters
- **Materials:** The facades visible in this precinct are made of either engineered clad tiles or render material finished with external paint.
- **Garages:** With the exception of a few houses most garages are located in the in front of the property connected directly to the street. When compared to the building line these garages appear ahead.









04: PORT CYGNET ESTATE

This is Cygnet's newest precinct, which has recently commenced construction and will likely be developed over the next ten years. This area includes battle-axe lots and lots generally between 500-900m2, all irregularly shaped. Houses recently completed and under construction are typically single storey and include one or more façade treatments and traditional built form typologies. As this subdivision is recent, the streetscape incorporates modern universal design footpaths and wide street reserves.

Precinct 04 | **Port Cygnet Estate**

ROAD & ROAD RESERVE

Width 14-16 metres	**Pavement** 7.5 metres	**Street Parking** None evident
Nature Strip Not yet established - potential	**Footpath** Both sides	**Bike Lane** No
Public Seating No	**Street Trees** No	**Telegraph Poles** No
Street Lights Yes - Modern - minimalist - curved	**Stormwater Drains** Yes - in kerb	**Kerb / Channel** Yes - roadside

FRONT SETBACK

Building Setback 4 metres - Turn around bay	**Side Setback** - 2 metres on one side - Other side used as driveway	**Side Setback use** Driveway
Fence Material - Wood - Non-permeable - Wood - Semi-permeable	**Fence Height** - N/A in new Estate - 1.7 metres - side & rear - 1.2 metres - returns	**Crossover Width** Single
Front Garden Landscaping N/A - private open space	**Driveway Location** Side	**Garage or Carport Setback** Behind building

ARCHITECTURAL ELEMENTS

Facade Material - Concrete - Concrete - brick effect	**Roof Type** Hipped with gutters	**Roof Material** Colourbond
Front Porch No	**Porch Ornamentation** No	**Front Door Visible** No
Window Type	**Window Material**	**Carports / Garages**



STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	16 metres	Asphalt road complete with kerbs and channels
Roads	About 8 - 10 metre wide pavement	Footpaths and pedestrian crossovers present with disability compliant markings
Street Trees	None present	No street trees or vegetation present but verge made up of grass
Footpath	Present on both sides	About 2 - 2.2 metre wide footpaths which have pedestrian crossovers

SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Houses have about 4m in front setback with certain houses also having turn-around bay in the front setback.
- **Fencing:** Fences are non-existent in the new estate, but in the neighbouring newly constructed houses fences are about 1.7m high with side and rear fences that returns to the road.
- **Landscaping:** Properties facing Channel Highway have privately fenced off open space on the front setback













ARCHITECTURAL CHARACTER

Roof Form: Most houses visible in this precinct have a hipped profile roof with gutters to collect rainwater. The roofs are made of colourbond.

Entries: Front porches are not visible in the houses constructed along Channel highway. Also, the front door to many of these properties opens up on the common driveway thereby not having direct eyes on street feature.

Windows: The houses in this precinct have sliding doors made of aluminium frame and double-glazed shutters.

Materials: Between an engineered weatherboard façade look and exposed brick structure (which may be cladding on top of plaster), many houses display varied façade looks.

Garages: Most houses have a garage which is set behind the building line and situated on the rear of the property. In certain instances parking is a private common space between houses away from the street.







05: LOURDES RISE

Precinct 5 is distinctly tailored to accommodate its steep hillside location. Situated on a cul de sac subdivision with most homes positioned to take advantage of the valley views, these houses are 1-2 storeys, often built on stilts and have large decks visible from the street. Architectural styles and materiality is diverse, however front setback and driveway treatments are organic and informal compared to other precincts in Cygnet. This precinct is highly landscaped and vegetated, with a mixture of native and exotic plantings and a backdrop of large mature trees.

Precinct 05 | **Lourdes Rise**

ROAD & ROAD RESERVE

Width 15 metres	**Pavement** 6 metres	**Street Parking** Yes - informal
Nature Strip Not straddling	**Footpath** One side	**Bike Lane** No
Public Seating No	**Street Trees** No	**Telegraph Poles** No
Street Lights Yes - Curved	**Stormwater Drains** Yes	**Kerb / Channel** Yes - roadside

FRONT SETBACK

Building Setback 6 metres	**Side Setback** 1-1.5 metres	**Side Setback use** Carports
Fence Material - Opaque - Wooden Battens	**Fence Height** - 1.7 metres - Return from the side	**Crossover Width** Single
Front Garden Landscaping Mostly grass	**Driveway Location** - Front - Side	**Garage or Carport Setback** Side

ARCHITECTURAL ELEMENTS

Facade Material - Engineered Aluminium - Stilt construction	**Roof Type** Skillion	**Roof Material** Colourbond
Front Porch Yes	**Porch Ornamentation** Plain with weather shades	**Front Door Visible** Yes
Window Type	**Window Material**	**Carports / Garages**



STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	15 metres	Asphalt road with width enough for on-street informal car parking along with kerb channels
Roads	6 metre wide pavement	Wide verge on front yard with no native shrubs or trees along street
Street Trees	None present	Absence of any street trees
Footpath	Only on one side	Footpath present only on one side of the road

SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Structures in this precinct are set back by about 6m from the pavement
- **Fencing:** Fences are about 1.7m in height with returns to the road but they are flanked by landscaping on either side
- **Landscaping:** Many properties in the precinct have flowering shrubs and trees in their front yards but these vegetation elements do not straddle the pavement and no trees are visible on the street.
- **Driveways:** Driveways are mainly located along the front and side setback of the structures and have the width of a single crossover.







ARCHITECTURAL CHARACTER

Roof Form: Houses visible in this precinct mainly have a skillion or flat roof with some of them having a low hipped roof. Made up of colourbond or roof sheets these roof also have solar panels on them. Some of these houses also have a modern steel chimney indicating the presence of a fireplace within the structure.

Entries: Front porches are not visible in the houses here, but they do have a small entryway for their main door which is visible from the street.

Windows: Windows are made of aluminium frames and glazing and sliding shutters.

Materials: Most houses have an engineered aluminium weatherboard façade with multiple houses being constructed on stilts owing to the topography of the land parcels.

Garages: Some houses had a dedicated garage space to park their vehicles while others had a carport in the side setback of the property.











06: DONOHOE STREET

The houses in this precinct represent older housing stock, ranging from mid to late 20th century weatherboard and brick development with low wire mesh front fences or open front setbacks. The houses are oriented atypically, with some facing the street, and others constructed at an angle, but generally with a large rear yard. More recently, lots have been further subdivided and developed with detached units, increasing the density of the area.

Precinct 06 | **Donohoe Street**

ROAD & ROAD RESERVE

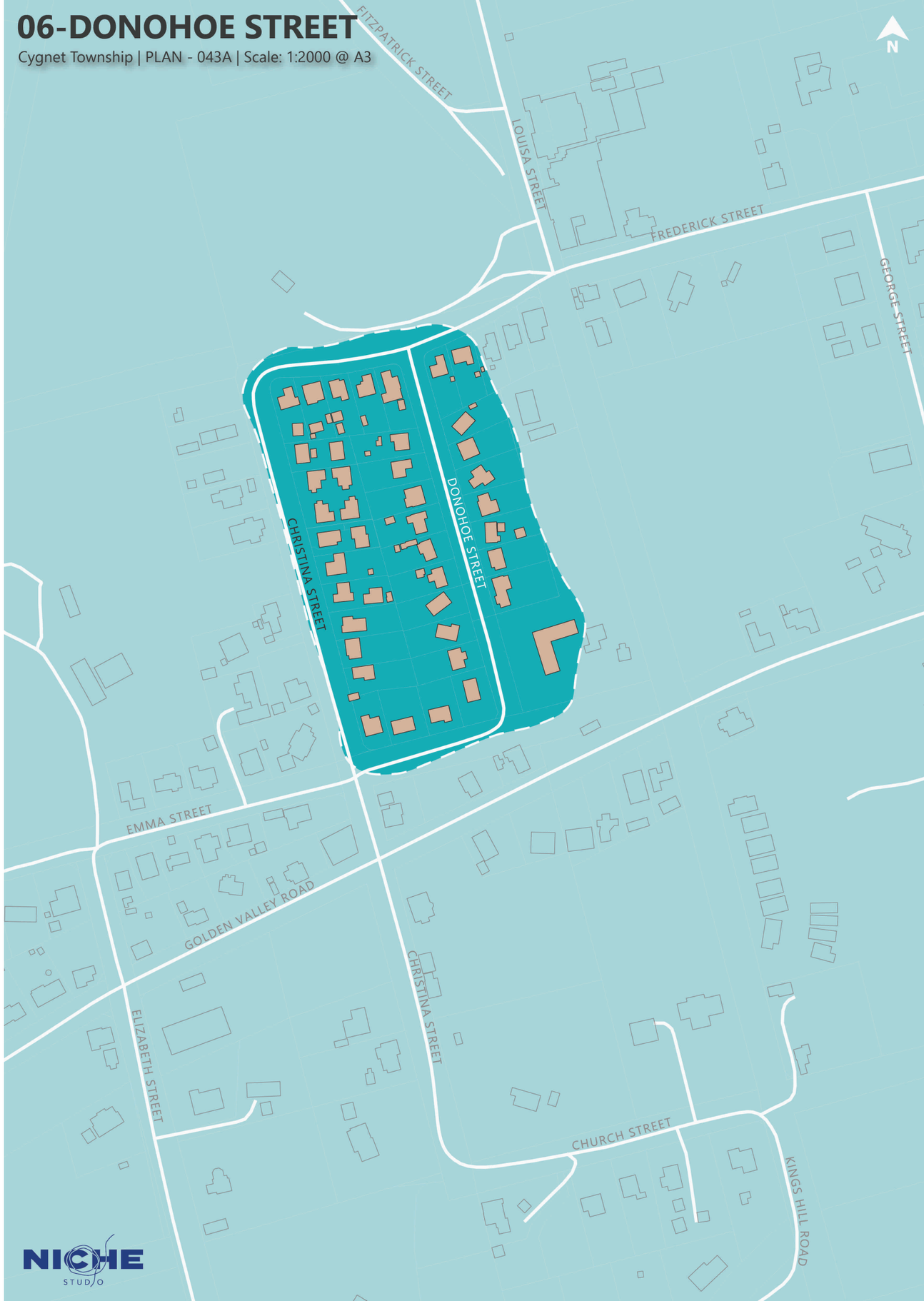
Width 16 metres	**Pavement** 12 metres	**Street Parking** Yes
Nature Strip Not straddling - Planting	**Footpath** One side	**Bike Lane** No
Public Seating No	**Street Trees** No	**Telegraph Poles** Yes
Street Lights Yes - Fixed to pole	**Stormwater Drains** Yes	**Kerb / Channel** Yes

FRONT SETBACK

Building Setback 4-6 metres	**Side Setback** 2-4 metres	**Side Setback use** Garage
Fence Material - Wood battens - Wire mesh	**Fence Height** - No returns - Front setback open	**Crossover Width** Single - Mostly paved
Front Garden Landscaping Exotic	**Driveway Location** Side	**Garage or Carport Setback** Behind building - side access

ARCHITECTURAL ELEMENTS

Facade Material - Fibro - Brick - Tile	**Roof Type** Hipped	**Roof Material** - Tin - Tile
Front Porch No verandah	**Porch Ornamentation** No	**Front Door Visible** Yes
Window Type	**Window Material**	**Carports / Garages**



STREETS AND PUBLIC REALM

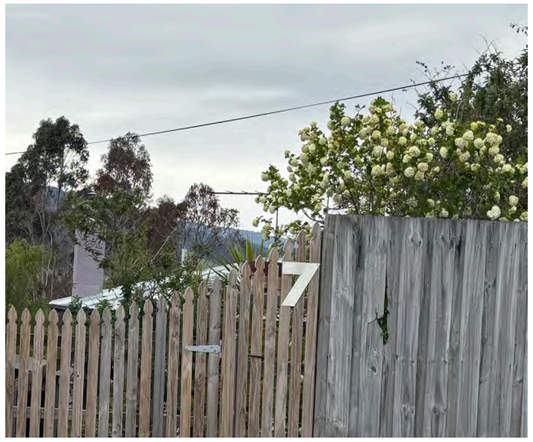
Element	Typical Condition	Notable Features
Road Reserve	16 metres	Asphalt road with footpath on one side
Roads	12 metre wide pavement	Wide roads with occasional on-street car parking done by residents
Street Trees	None present	Absence of any street trees
Footpath	Only on one side	Narrow footpath which is only wide enough for two people to walk side by side

SETBACK CHARACTER

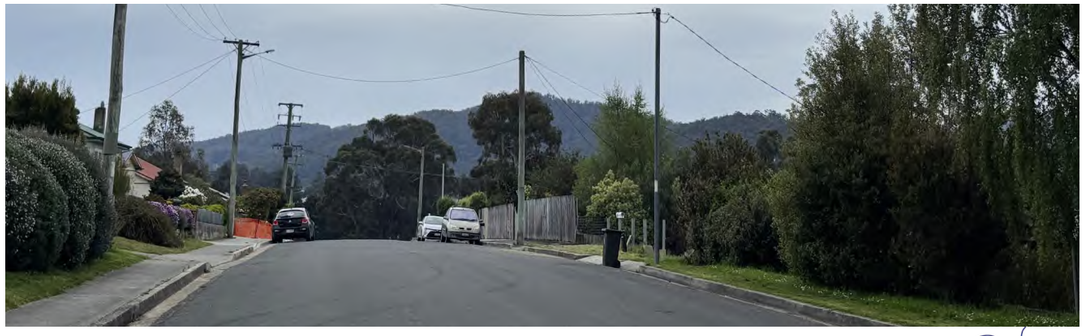
Key Characteristics

- **Setbacks:** Structures in this precinct are set back by about 4-6m from the pavement. The front setback is semi-permeable and is visually connected to the street.
- **Fencing:** Low scale/low height fences which are open to from the front and do not have any returns from the side. They are made up of either wire mesh or wooden battens.
- **Landscaping:** Many properties in the precinct have flowering or exotic plants and shrubs in their setbacks. Some of them even have small rock gardens in their lawns as focal pieces.









ARCHITECTURAL CHARACTER

Typical Features:

Roof Form: Houses in this precinct have a hipped roof which are made up of tiles or tin sheets. These structures appear to have brick chimneys indicating the presence of fireplaces within them.

Entries: There are no verandahs or front porches in most of the houses in this precinct but instead they have a small entryway with the front door facing the street.

Windows: The windows visible on these houses are made from aluminium frames with sliding glass shutters.

Materials: Some of the houses in this precinct are made from brick and tiles whereas the other houses with later construction dates seem to have been built using fibro and tin roof.

Garages: Garages on the property are connected to the street by the driveways set in 2-4m wide side setbacks. These garages are situated to the rear end of the property behind building line.









07: DORGAN COURT

Similar to other modern cul-de-sac subdivisions this precinct has modern suburban homes. Houses in this precinct, particularly to the end of the cul-de-sac, are situated atop a significant rise, and accordingly accommodate both single and double story homes with low level detailing. Front fences offering increased privacy are more common in this precinct than others, and materiality is diverse, ranging from modern engineered materials to traditional natural materials.

Precinct 07 | **Dorgan Court**

ROAD & ROAD RESERVE

Width 18 metres	**Pavement** 8 metres	**Street Parking** No
Nature Strip Not straddling - grass	**Footpath** Both sides	**Bike Lane** No
Public Seating No	**Street Trees** No	**Telegraph Poles** No
Street Lights Yes - Curved	**Stormwater Drains** Yes	**Kerb / Channel** Yes

FRONT SETBACK

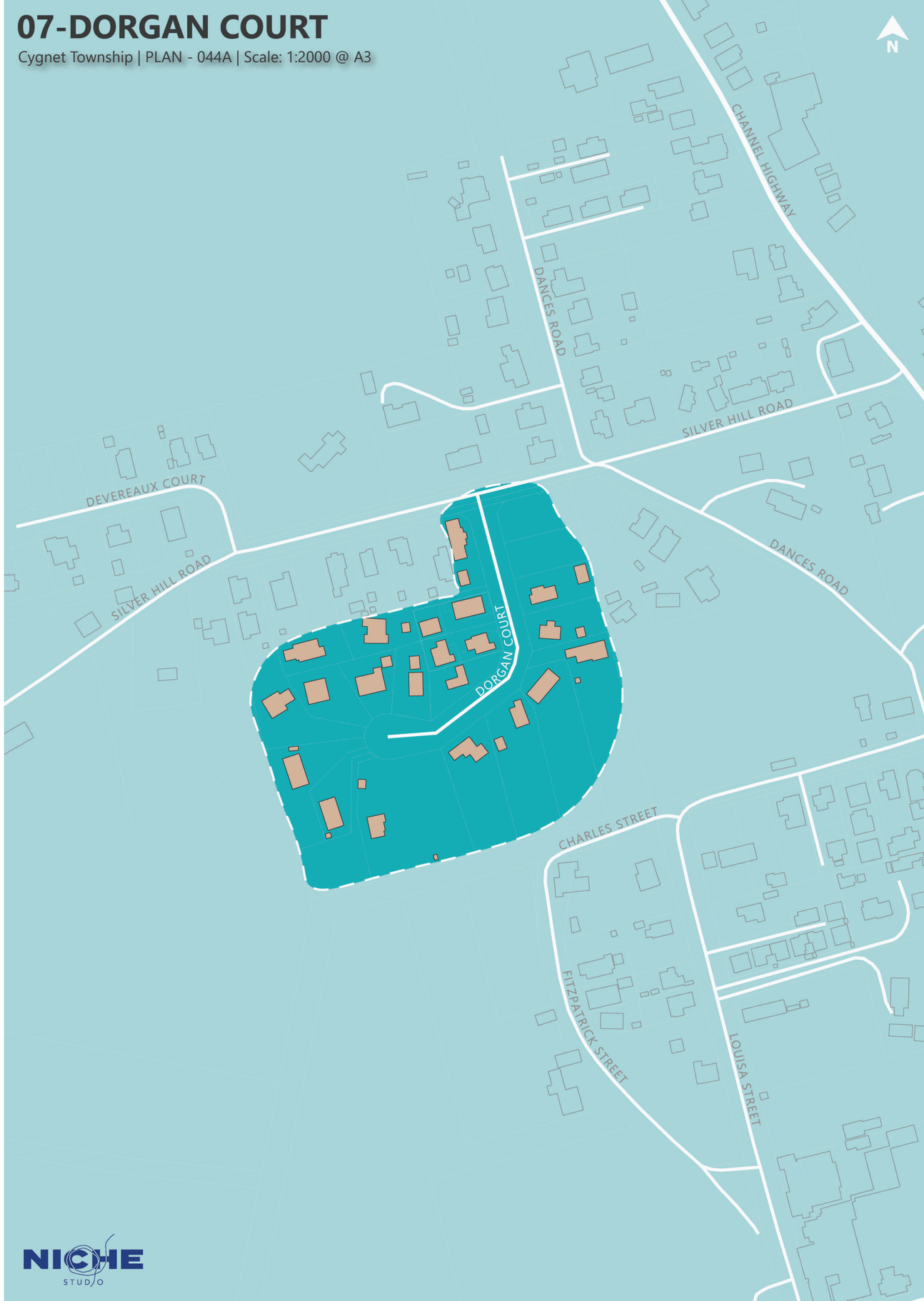
Building Setback 4 metres	**Side Setback** 4 metres	**Side Setback use** Garage
Fence Material - Wood - Chicken Wire - Slats	**Fence Height** - 1.7 metres - Side & rear with returns	**Crossover Width** Double & single
Front Garden Landscaping Minimal - native	**Driveway Location** Mostly side	**Garage or Carport Setback** -

ARCHITECTURAL ELEMENTS

Facade Material -	**Roof Type** Hipped	**Roof Material** - Colourbond - Tin
Front Porch Yes	**Porch Ornamentation** No	**Front Door Visible** Yes
Window Type Framed	**Window Material** Aluminium	**Carports / Garages** Garages

07-DORGAN COURT

Cygnet Township | PLAN - 044A | Scale: 1:2000 @ A3



NICHE STUDIO

STREETS AND PUBLIC REALM

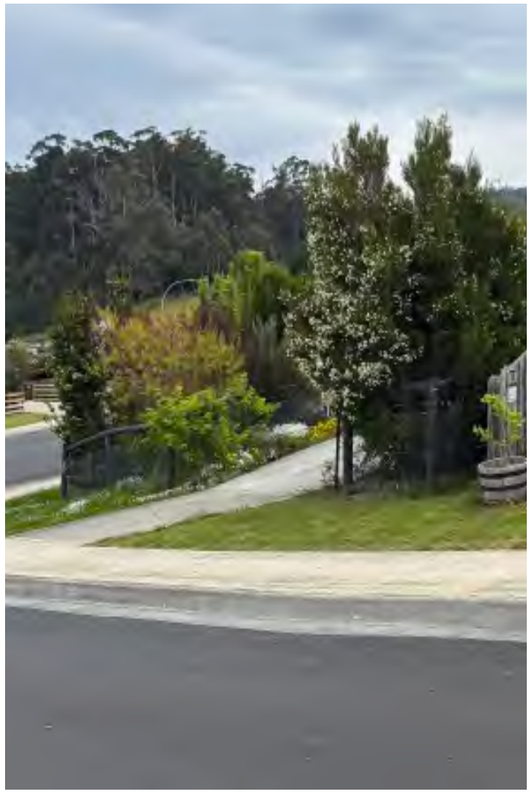
Element	Typical Condition	Notable Features
Road Reserve	18 metres	Asphalt road which culminates in a cul-de-sac
Roads	8 metre wide pavement	Presence of kerbs and channels to direct surface run-off water
Street Trees	None present	Absence of any street trees
Footpath	Present on both sides	Narrow footpath on both sides

SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Structures in this precinct are set back by more than 6m from the pavement.
- **Fencing:** Fences are about 1.2m in height spanning along the side and rear of property with returns to the road. Fences are made up of wooden slats, wire mesh or in some cases retaining walls of stone.
- **Landscaping:** Many properties in the precinct have native shrubs and trees in their setbacks but these vegetation elements do not straddle the road pavement. Some houses even have minimal shrubs and flowering plants in their front yard.
- **Driveways:** Both concrete and unbuilt (loose gravel) driveways are visible in the precinct. They are predominantly located along the side setback of the structures and have the width of a single or double crossovers.







ARCHITECTURAL CHARACTER

Typical Features:

Roof Form: Roofs visible in this precinct had hipped profile made of tin or metal sheets.

Entries: Except for a handful of houses where there was a verandah, most houses had their front doors directly opening onto the street side. The verandahs that were present had minimal ornamentations and were purely functional.

Windows: The windows visible on these houses are made from aluminium frames with sliding glass shutters. Some even had full length sliding doors to the front yard.

Materials: Between an engineered weatherboard façade look and exposed brick structure, many houses display varied façade looks.

Garages: Some houses had a dedicated garage space to park their vehicles while others had a carport in the side setback of the property.











PRECINCT 8: CHANNEL HIGHWAY

Located along one of the main spines of Cygnet, this precinct has rich architectural diversity with early 20th century cottages fronting the street and semi-rural lots with dwellings set further back. Houses on the eastern side of the precinct back on to Supplices Creek and lot sizes vary dramatically. The building footprints are smaller in size compared to other precincts and they often utilise shared driveways and informal car parking arrangements.

Precinct 09 | **Channel Highway**

ROAD & ROAD RESERVE

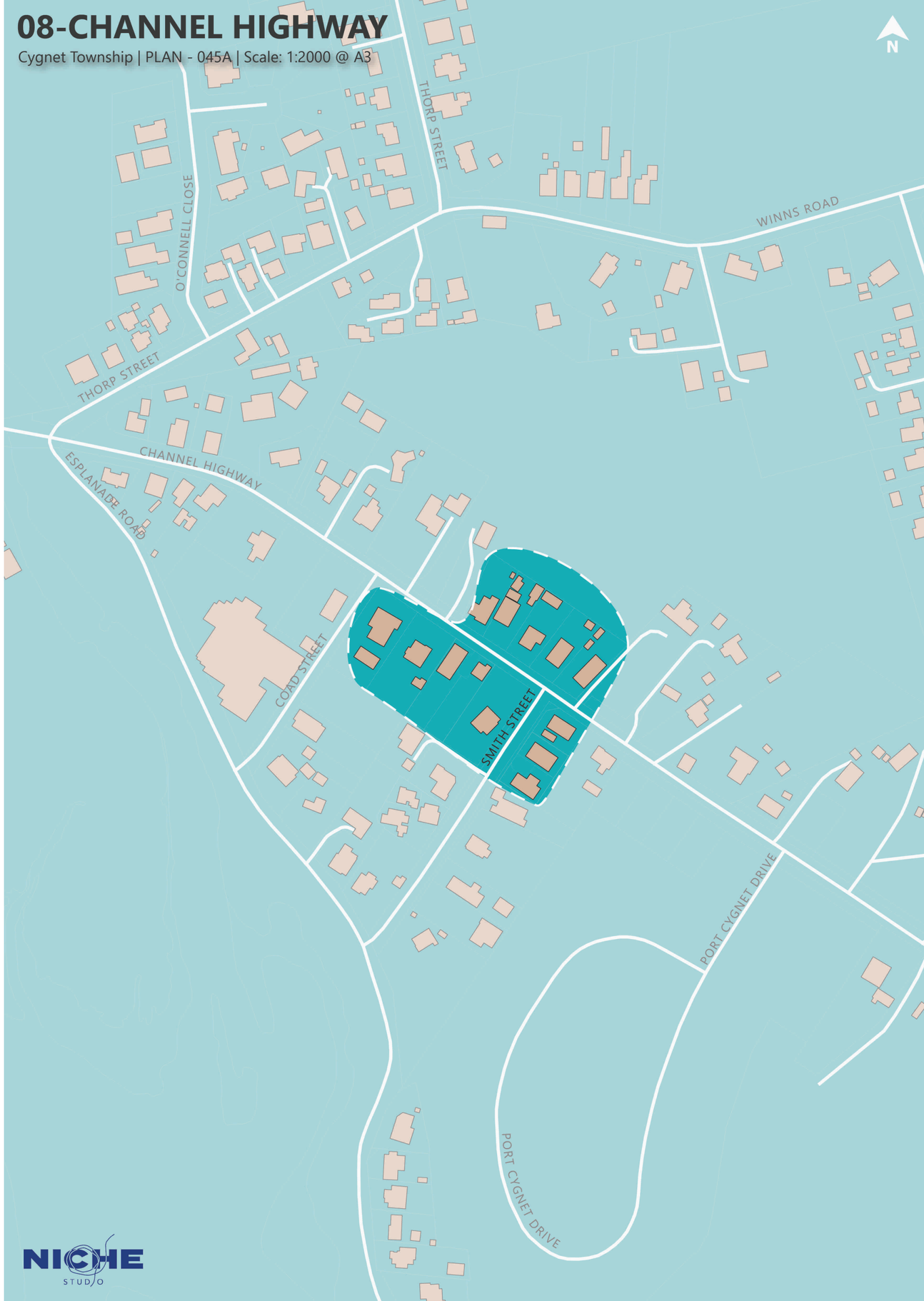
Width 10 metres	**Pavement** 6 metres	**Street Parking** No
Nature Strip Overgrown weeds	**Footpath** One side - narrow	**Bike Lane** None
Public Seating No	**Street Trees** No	**Telegraph Poles** No
Street Lights Yes - Fixed to telegraph poles	**Stormwater Drains** No	**Kerb / Channel** Yes - Informal culvert

FRONT SETBACK

Building Setback 6+ metres	**Side Setback** 2 metres	**Side Setback use** Garage
Fence Material - Wire - Wood batten - Permeable	**Fence Height** - 1.2m return	**Crossover Width** Informal
Front Garden Landscaping Screening - Informal	**Driveway Location** Side	**Garage or Carport Setback** None - or behind

ARCHITECTURAL ELEMENTS

Facade Material - Weatherboard - Wood	**Roof Type** - Hipped - Gabled - Bull-nose	**Roof Material** - Colourbond - Tin
Front Porch Yes	**Porch Ornamentation** Bracket	**Front Door Visible** Yes - direct connection to street
Window Type	**Window Material**	**Carports / Garages**



STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	16 metres	Asphalt road with painted median strip for both lanes of traffic flow
Roads	10 metre wide pavement	Overgrown front gardens with informal culverts under road
Street Trees	None present	Absence of any street trees
Footpath	None present	Pedestrians walk directly on the street

SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Structures in this precinct are set back by about 6m from the pavement
- **Fencing:** Fences are about 1.2m in height with returns to the road. Fences are made up of wooden battens, wire mesh and in some cases are permeable
- **Landscaping:** Many properties in the precinct have native shrubs and trees in their setbacks but this vegetation has slowly developed an informal screen along the highway.
- **Driveways:** Both concrete and unbuilt (loose gravel) driveways are visible in the precinct. They are predominantly located along the side setback with informal crossovers.









ARCHITECTURAL CHARACTER

Typical Features:

Roof Form: Houses visible in this precinct have either hipped, gabled or bullnose profiles of their roofs.

Entries: Prominent front porch and front door which are visible from the street at most houses. These porches have decorative trimmings and brackets that support the roof structure while also look visually appealing. The front doors directly open onto the street side which enables good passive surveillance.

Windows: Depending on the era in which the house were built windows displayed different characteristics. The structures with older construction methods displayed single hung windows with wooden frames and glazing, whereas newly constructed structures had aluminium framed sliding windows.

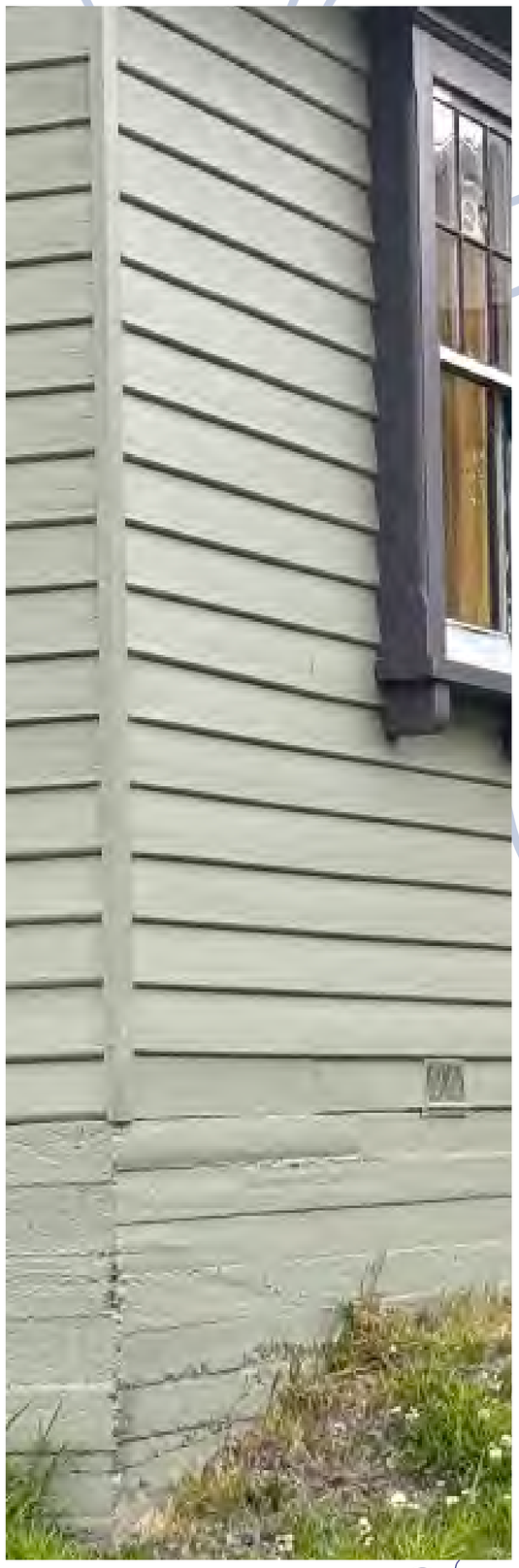
Materials: Facades are made of weatherboard and wooden slats . Some houses even have a brick façade with tin roofs.

Garages: Most houses have a garage which is located to the rear of the property as a separate structure and is connected to the street by the side setback. They span to about 3-5m in width and are made up of the same material as the main structure.









PRECINCT 09: DANCES ROAD

This area marks a dramatic change in character and diversity of houses, lot layout and streetscape from other precincts in Cygnet. The precinct is characterised by rural residential to more agricultural typologies with large setbacks and a mix of older farmhouses and modern homes. The street is particularly striking with footpath offset from the road by a vegetated rainwater treatment swale.

Precinct 10 | **Dances Road**

ROAD & ROAD RESERVE

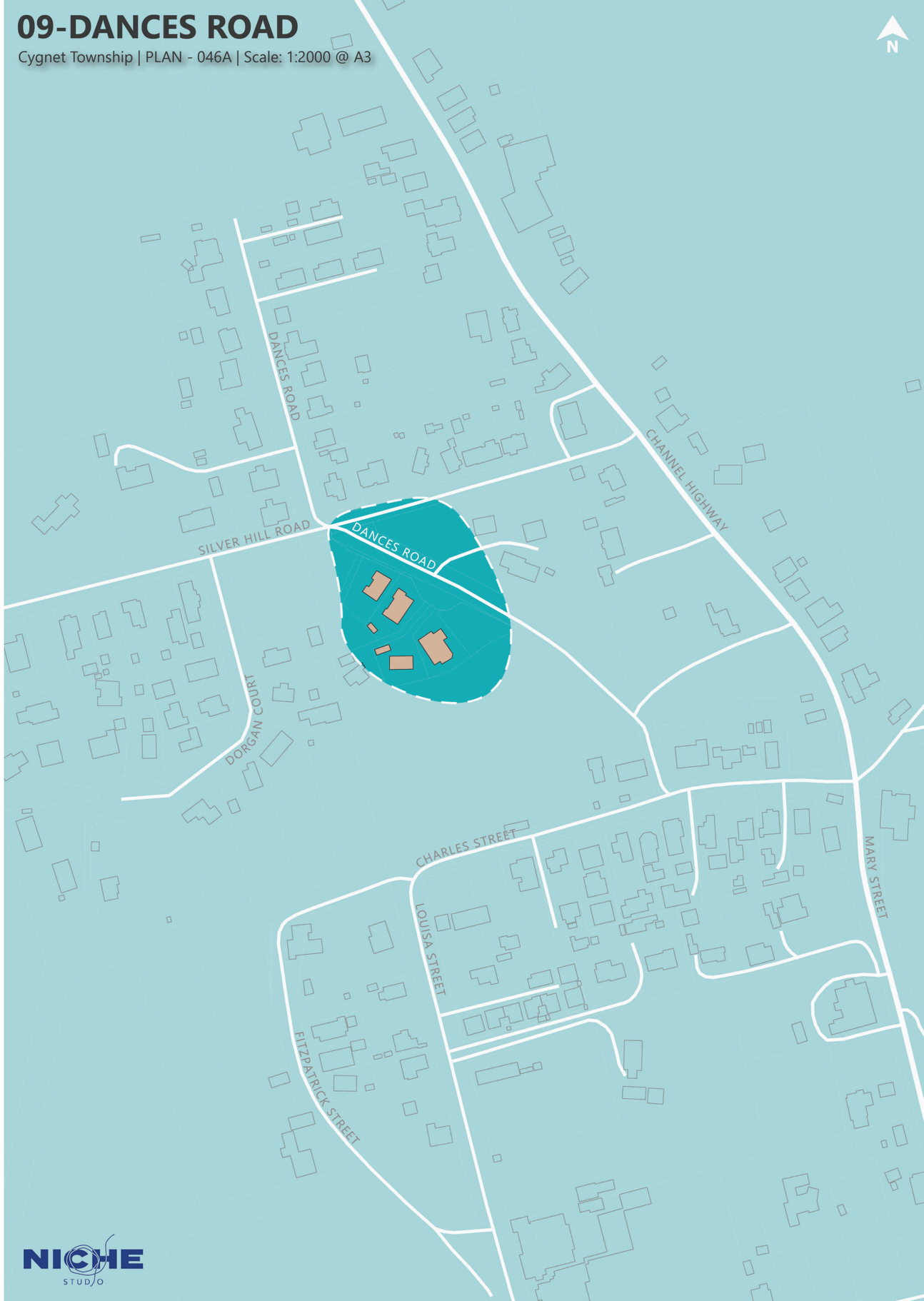
Width	Pavement	Street Parking
16 metres	8 metres	No
Nature Strip	**Footpath**	**Bike Lane**
Straddles - Native bushes	One side - narrow	No
Public Seating	**Street Trees**	**Telegraph Poles**
No	No	No
Street Lights	**Stormwater Drains**	**Kerb / Channel**
Yes - Curved	Water-Sensitive Urban Design (WSUD)	Water-Sensitive Urban Design (WSUD)

FRONT SETBACK

Building Setback	Side Setback	Side Setback use
6 metres	4 metres	Garage
Fence Material	**Fence Height**	**Crossover Width**
- Opaque - Wood slats	- 1.7 metres - Side, rear, return	- Single - Double (where two properties share)
Front Garden Landscaping	**Driveway Location**	**Garage or Carport Setback**
Exotic - Native	Front	Forward of building line

ARCHITECTURAL ELEMENTS

Facade Material	Roof Type	Roof Material
- Brick - Render - Engineered aluminum - Rammed earth	- Skillion	Colourbond
Front Porch	**Porch Ornamentation**	**Front Door Visible**
No verandah	No	Yes
Window Type	**Window Material**	**Carports / Garages**



STREETS AND PUBLIC REALM

Element	Typical Condition	Notable Features
Road Reserve	16 metres	Well designed asphalt road that culminates into a cul-de-sac
Roads	8 metre wide pavement	Road with kerbs, channels and water sensitive urban design for stormwater drains
Street Trees	None present	Absence of any street trees
Footpath	Only on one side	Nature strip, primarily native bushes straddle the footpath



SETBACK CHARACTER

Key Characteristics

- **Setbacks:** Structures in this precinct are set back by about 6m from the pavement. Most front setbacks in this precinct are in a slope owing to the topography and have grass as ground cover.
- **Fencing:** Wooden slats form the main components of the 1.7m high fences which flank the side and rear boundaries of properties with returns to the road.
- **Landscaping:** Multiple properties in the precinct have native and exotic shrubs as well as plants with native rushes straddling the footpath.





ARCHITECTURAL CHARACTER

Typical Features:

Roof Form: Most houses in this precinct have either a skillion or lean-to profile of roofs. Some of them even have a complex intersecting hip roof profile.

Entries: Except for a handful of houses where there was a verandah, most houses had their front doors directly opening onto the street side. The verandahs that were present had no ornamentations and were purely functional.

Windows: The windows visible on these houses are made from aluminium frames with fixed top hung glass shutters. Some even had full length sliding doors to the front yard.

Materials: There were varied façade options visible in this precinct from engineered panels to look like weatherboard slats to more sustainable options like rammed earth.

- **Garages:** Garages present in this precinct were ahead of the building line and were serviced by driveways which were predominantly located in the front setback but there were examples where common driveways were present for multiple houses, and these were present on the 4m side setbacks..









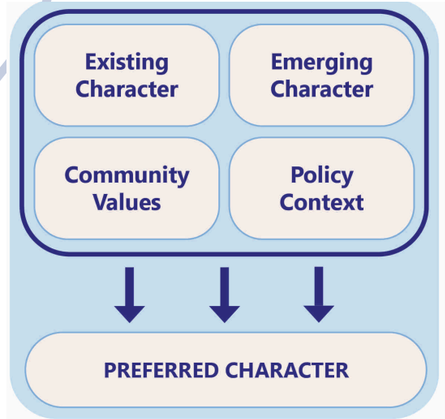
PREFERRED CHARACTER ANALYSIS

INTRODUCTION

The design vernacular considered five physical design characteristics; street character; road reserve; front setback; architectural elements; and lot quality, each serving to understand existing and emerging character.

Key elements of Cygnet's preferred character were identified through this process, informed by community values and existing policy.

The analysis forms the basis for preferred character guidelines, supporting innovative design and providing suggested direction for lot-level subdivision.



KEY EXISTING CHARACTER ELEMENTS

Community Values

The Cygnet community envisions a 'thriving village' character for Cygnet that supports:

- Multi-generational living and aging in place.
- Celebration and acknowledgement of traditional owner relationships to Country.
- An inviting atmosphere.
- Walkable neighbourhoods.
- Open views to nature.
- Preserving heritage and increasing history storytelling.

Policy Context

Strategic policy guiding future development of Cygnet emphasises the importance of providing homes to accommodate the increasing population of Cygnet while minimising impact on surrounding environmental and agricultural areas.

In addition, policies guiding climate change adaptation, ageing communities, walkability, protecting landscape character, and heritage places all have a role in shaping Cygnet's approach to residential character.

Existing and Emerging Character

Street and Road Reserve

Existing road reserves range from 12m to 18m, with narrower reserves typically utilised in cul-de-sac typologies.

Generally, road reserves are typical of rural streetscape typologies, with footpaths on one side only, and older streets not including footpaths at all. In most cases, footpaths extend to the back of road kerb. Nature strips were grass, with no formal street tree planting.

Front Setback

Within older, existing areas of Cygnet, the village-style neighbourhood with a friendly atmosphere has been created through:

- Visual openness with no or minimal front fences and returns,
- Permeability allowing for landscaping,
- Unobtrusiveness of driveways and car parking arrangements.
- Emerging character within Cygnet has led to more efficient land use to meet housing demand.
- Key challenges within the front setback area to maintain the Cygnet character are:
- Inconsistency of front setback treatments,
- Potential limitations for increasing housing density to rear of lot where access is restricted,
- Climate adaptive plantings have not been implemented.
- Garage and concrete driveway dominated streetscape, loss of visual 'friendliness' and openness.

Architectural Elements

Key architectural elements evident across Cygnet shape both the individual building identity and broader streetscape cohesion. Key elements included the presence and form of carports or garages, the design and ornamentation of front porches, and the visibility of front doors from the street. Window materials and types, chimneys, roofing materials, and roof forms were also examined, along with contemporary additions such as solar panels and spatial factors like side setbacks.

Commonalities across Cygnet help provide a comprehensive understanding of the existing and emerging character and how the preferred character can be framed.

Roof Type



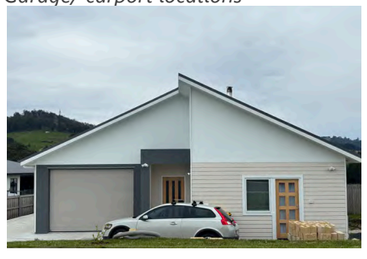


House Material





Garage/ carport locations





Porch/entry





Setbacks





Lot-level Analysis

Most lot sizes in Cygnet are of sufficient size to accommodate a single dwelling on a lot, with capacity for further subdivision.

Across Cygnet many examples of more recent two-lot subdivision and two-dwellings on a lot have slightly increased density with minimal impact on housing character.

PREFERRED NEIGHBOURHOOD DESIGN CHARACTERISTICS

Identifying Built Form Guidelines

To ensure ongoing guidance for built form outcomes in Cygnet, key elements have been identified in the following table, reflecting the existing character of the Cygnet Township Area. The table captures the essential design themes that respect and celebrate the existing neighbourhood fabric and heritage character and should be considered in defining the Preferred Neighbourhood Design Character for Cygnet.

How to use the Table

- Within the table, those items clearly defined as 'Preferred' should be strongly encouraged through the preparation of a SAP or Design Guidelines.
- 'Discouraged' elements are those which do not reflect the preferred character of Cygnet and should not be supported.'
- Noting, that some design materials may change over time, cost of housing may change etc 'Acceptable' elements have been defined as a compromise to the 'Preferred' character. The list of 'Acceptable' elements should not be considered to be exhaustive and can be discussed/ negotiated with the applicant on a site by site basis.

CHARACTERISTIC	DISCOURAGED	ACCEPTABLE*	PREFERRED
House Material	Rendered façade	Brick	Weatherboard, Honest materiality
Roof Style	Skillion, or no eaves	Hipped with eaves	Gable with eaves
Roof Material	Tiled	Tin / Colourbond	Tin / Colourbond
Garage / Carport Location	In front of building line	Side of house or mid-frontage, behind building line	Rear of lot / house
Street Engagement	No direct line of sight to front door from street or accessway	Covered Porch	Bullnose Verandah
Side Setbacks	0 - 1 metres on both sides	2 - 3 metres at least one side	3+ metres at least one side
Front Setback	Hardstand, non-permeable fencing	Semi-permeable fencing, concrete driveway	No fencing, 'soft'/permeable fencing

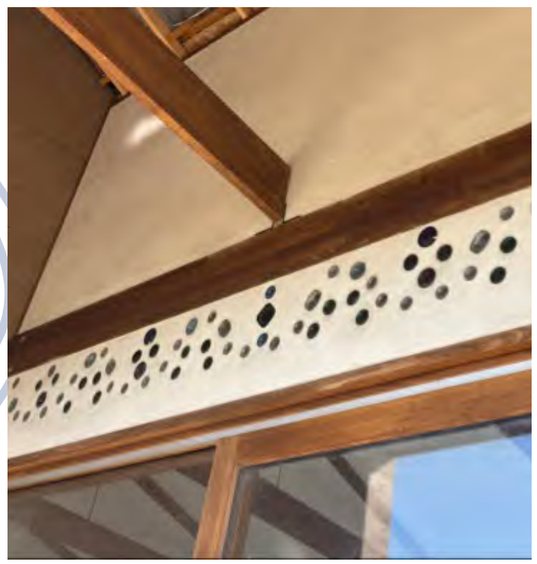
Supporting Innovative Design Responses

The Cygnet Structure Plan identifies three key challenges for Cygnet to address as a community:

1. Demographic: How will Cygnet provide for a growing population?
2. Housing: How will Cygnet provide housing that is appropriate for emerging needs? (e.g. aging in place, etc.)
3. Climate change: How will Cygnet adapt to climate change, particularly threats from flooding and bushfire?

Housing of excellent design quality that responds to these challenges with innovative, creative and high-quality solutions should be encouraged and supported. These design responses may not always meet the preferred character guidelines.

Non-standard typologies may be encouraged where they provide innovative medium density solutions, multi-generational living, affordable housing or climate adaptive housing. Some examples can already be found in Cygnet:



A clear net positive outcome could be determined during assessment through Council's consideration of the of the four emerging measures on the following page.

To implement the preferred neighbourhood design character and benchmarks for innovative housing, Council should consider the following policy tools.

Policy Tool Recommendations

Design Guidelines and/or Medium Density Guidelines illustrating acceptable contemporary interpretations.

Performance-based acceptable solutions that exceed mandatory standards.

Points-based compliance systems rewarding multiple resilience features.

Growing Population

Meets or exceeds a dwelling density of 20+ dwellings per hectare.

Cross-Cutting Climate Adaptation

Addresses climate related issues by considering mitigation, adaptation:

Passive Design
- NatHERS rating of 8+
- Cool climate thermal massing
- Optimal solar orientation

Water Security
- Rainwater harvesting - particularly in bushfire areas
- Innovative stormwater treatment

Retreat and Adaptation Pathways
- Modular design allowing relocation
- Designed redundancy in access routes
- Services designed for easy disconnection/reconnection

Emerging Needs

Demonstrates inclusivity of various users, such as ageing in place or disability.

Designed for multi-generational living.

Demonstrates suitability as affordable housing according to the 30/40 rule, or incorporates structured management as affordable rental housing.

Climate Resiliency

Responds to Cygnet's specific climate threats:

Flooding
- Exceeds siting and elevation standards
- Use of flood-compatible materials
- Functionality of layout

Bushfire
- Exceed minimum BAL standards

APPENDIX A

- Site Visit Documentation