

CYGNET TOWNSHIP Structure Plan

Melukerdee Country



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4	FINAL Council Endorsed Report	LG	KT	29 July 2026

HOW TO USE THIS STRUCTURE PLAN

This structure plan provides strategic direction for Cygnet's development over the next 20 years. Different sections will be most relevant depending on your relationship with the township.

FOR RESIDENTS AND COMMUNITY

Begin with the vision and guiding principles to understand the aspirations for Cygnet's future character and development. Challenges and opportunities facing the township, including population growth, housing demand, and climate considerations are further detailed.

FOR LANDOWNERS AND DEVELOPERS

The Homes for People and Local Economy elements identify areas proposed for rezoning and future investigation. Objectives and strategies under each element provide guidance on development expectations. The implementation section clarifies timeframes and Council's approach to different strategies.

FOR BUSINESS OWNERS AND COMMERCIAL OPERATORS

The Local Economy section outlines opportunities for commercial expansion, tourism development, and industrial provision. Movement strategies address parking, pedestrian connectivity, and town centre improvements. Public realm objectives detail planned enhancements to Mary Street and commercial precincts that will affect trading environments.

FOR COUNCIL OFFICERS AND GOVERNMENT AGENCIES

This document provides the strategic framework to inform planning scheme amendments, infrastructure programming, capital works planning, and development assessment. Strategies are categorised by the action required from Council: implement (direct Council action), advocate (seeking support from other agencies), or facilitate (enabling others to deliver). The monitoring section establishes review cycles to ensure the plan remains current and aligned with the regulatory planning framework.

UNDERSTANDING THE STRUCTURE

The plan progresses from context and analysis through to vision, objectives, strategies, and implementation. Each of the seven thematic elements (Homes for People; Movement; Natural Values; Public Realm, Community Facilities & Streetscapes; Local Economy; Heritage and Character; and Servicing and Utilities) contains numbered objectives with associated strategies that respond to identified challenges and opportunities. Supporting plans throughout the document illustrate spatial priorities and proposed changes to zoning.

INTRODUCTION

SCOPE

Cygnet is a regional hub and key township located within the Huon Valley. Experiencing ongoing population growth in the Huon Valley, and a strong demand to live in Cygnet township, vital decisions need to be made concerning housing options and development into the future.

The Huon Valley Council has recognised that Cygnet is currently experiencing pressure in the capacity of residentially zoned land to accommodate the demand for diverse housing, together with recognising social, physical and environmental factors that must be considered in the development of land currently zoned Future Urban.

Strategic land use planning undertaken by Council has identified the importance of a holistic Structure Plan for the township of Cygnet. The Structure Plan provides guidance for the ongoing growth of Cygnet, together with a series of recommendations for the future development of the town. It is intended that these recommendations will flow through to actionable items implemented in the Local Provisions Schedule (LPS) through development of tools such as Specific Area Plans (SAPs).

The development of this plan has involved extensive community and stakeholder consultation. The project creates a comprehensive overview of Cygnet, incorporating analysis from areas such as traffic and movement, heritage, land demand and supply and urban design.

Specifically, the plan aims to:

- Clarify the role and function of Cygnet consistent with the Southern Tasmanian Regional Land Use Strategy.
- Present detailed analysis to support the proposed growth plans.
- Consider interrelationships within the region.
- Present a vision for Cygnet, based on shared objectives.
- Establish objectives and desired outcomes for future development.

PURPOSE

The Cygnet Township Structure Plan will guide future growth and development in Cygnet.

The draft Southern Tasmanian Regional Land Use Strategy 2025 (STRLUS) recognises Cygnet as a town where growth is expected to occur, as a Satellite and Transforming Town, a Rural Centre and Tourist Destination. STRLUS encourages increased dwelling density and housing diversity in proximity to the town centre, emphasising the need for thoughtful strategic planning.

The strategies and objectives outlined within the Cygnet Township Structure Plan have been devised with consideration for the high-level strategies and objectives of STRLUS, the Tasmanian Planning Policies, Huon Valley Council's strategic policies, including the Land Use and Development Strategy 2024, and the Huon Valley Local Provisions Schedule. The Tasmanian State Planning Office (SPO) requires Structure Plans to address the requirements for a 15 year supply of land. This Structure Plan has been developed to guide the growth of Cygnet over the next 20 years. Adopting a horizon beyond the minimum 15-year requirement provides longer-term certainty for housing supply, infrastructure planning and the staged release of land, and ensures the plan remains robust across its review cycles.

CYGNET IDENTITY

CONTEXT

Where the river meets the sea, millennia of First Nations custodians have shaped a landscape of cultural significance.

Today, Cygnet continues to be defined by deep connections to Country, with a substantial First Nations population whose ongoing presence and knowledge remain central to the town's identity. The productive agricultural land that sustained early European settlement still characterises the region, while the town centre has evolved into a thriving commercial hub.

What distinguishes Cygnet is not simply its natural assets or heritage, but the informed engagement of residents who understand their environment intimately and remain actively committed to shaping the community's future.

Historical awareness, cultural diversity, and environmental stewardship converge here in practical, forward-looking ways.

Throughout consultation, the community consistently identified Cygnet's social fabric and collective identity as its greatest strength, sharing numerous examples of a town that actively cares for and supports its members.

Cygnet is located approximately 55km south-west of Hobart, between the D'Entrecasteaux Channel and the Huon River. It is approximately 17km south-east of Huonville, the major centre of the Huon Valley.

Cygnet itself serves as a regional hub, providing essential services and functions to smaller settlements in its economic hinterland.

These include the rural localities of Glaziers Bay, Petcheys Bay, Lymington, Nicholls Rivulet, and Gardners Bay, as well as scattered communities along the Cygnet Coast Road and the shores of Port Cygnet.

Characterised by small populations and limited local services, these settlements rely on Cygnet for access to retail, health, education, and community facilities, reinforcing the town's role as the focal point for a dispersed rural catchment.

Historically, Cygnet has been a place of significance for the Melukerdee people, who have cared for Country in this location for thousands of years. The locality was named Port des Cygnet by French explorer Bruni D'Entrecasteaux in 1793, reflecting the presence of swans in the estuary and the strong link to natural values that carries through to today.

A probation station was established in 1845 at Port Cygnet, becoming the township of Lovett in 1862 before being renamed Cygnet in the early 1900s, indicating the importance of the port in the region.

Primary production, including apples and aquaculture, has long been an important contributor to the economy and heritage of Cygnet. Apples have been exported from Cygnet since the 1840s, with the Port Cygnet Cannery built by local farmers in 1938 to process fruit for export. An annual Apple Festival was held between 1952 and 1964, crowning an Apple Queen and attracting up to 20,000 people from across the district.

According to the 2021 Census data, the resident population of Cygnet was 1057.

Given the current growth rates being experienced in the region, the resident population in the 2026 Census is predicted to exceed high forecast scenario predictions and reach approximately 1200 residents.

According to 2021 ABS Census data, the population of Cygnet older than 55 is higher than the general Tasmanian population. However, data collected by Council indicates that the proportion of young families is expected to increase in the 2026 Census.

Cygnet has an engaged and well-informed community, and together with the strong heritage and environmental values, has an excellent base to implement a realistic, achievable Structure Plan.

The Cygnet study area shown in the following plans was refined through the preparation of the Structure Plan.

Ongoing discussions with Council staff, key stakeholders and the community extended the boundary to the south, although recommendations arising from the plan will be considered to apply to whole land parcels.

STUDY AREA

Cygnnet Township - PLAN 001B | Scale: 1:10,000 @ A3 |
Source: Nearmap | Date: 28/11/2025



LEGEND

-  Highway
-  Secondary Roads
-  Property line
-  Contours

THE WORK WE ARE BUILDING ON

Council has undertaken extensive community engagement and strategic planning work in previous years, including the development of the **Land Use and Development Strategy (LUDS)** in 2024. This municipal-wide strategy has informed the need for detailed, finer-textured strategic planning work for towns within the Huon Valley Local Government Area (LGA).

The adoption of the **Liveability Framework** in 2025 by Huon Valley Council focuses on building capacity and capability within the community. These principles guided engagement with the community and ensured that strategies within the Structure Plan accurately distil the needs and desires of Cygnet residents and the broader community. Council will collaborate to implement and deliver recommendations, providing transparency in the planning and decision-making process.

The large number of existing strategic policies and documents that guide the desired built form, identity and economic role of Cygnet are now in need of review to provide a future-focused strategy that accounts for unprecedented population growth and responds to new and developing needs, opportunities, and challenges. Further discussion of the current landscape as related to key Structure Plans elements has been provided at Appendix A.

A literature review was conducted as part of background studies (see Appendix B). Critical themes understood from these key strategic documents and policies include:

- Supporting population growth that is outpacing forecast predictions.
- Provide required residential land to redirect housing demand in the locality to within Cygnet township boundary.
- Maintain, renew and support the growth of new transport and servicing infrastructure where needed.
- Protect the natural environment.
- Provide clear and responsive governance and leadership.

Previous recommendations relating to specific sites in Cygnet have also been re-tested with the community to understand their current relevance, with high-level concept plans prepared for each. A detailed Consultation Report has been provided as Appendix C.

COMMUNITY VISION

Huon Valley Council collaborated with the broader Huon Valley community to create a shared vision.

We are a diverse, productive and welcoming community with strong connections to the environment.

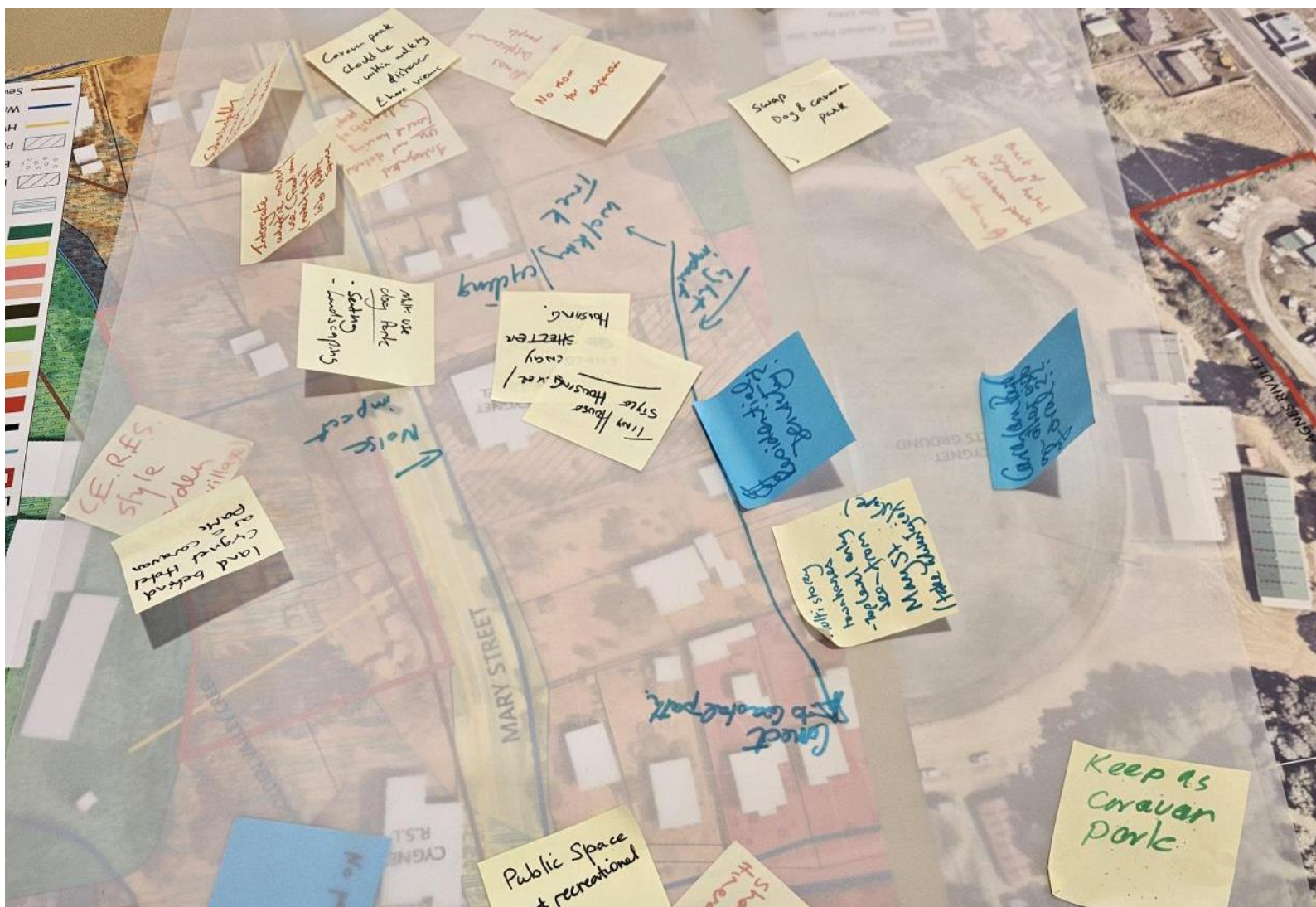
We will continue to protect and promote the unique opportunities the Huon Valley provides including local produce, creativity, and access to the Huon River.

As the community grows, we will continue to strengthen connectivity, employment and education, while balancing the opportunities for a rural lifestyle.

This shared vision is based on ten core values, and has been used to inform engagement, collaboration and discussion with the community during the creation and development of the Cygnet Township Structure Plan.

The ten core values are:

1. Getting around
2. Food production and security
3. Diverse and inclusive community
4. Environment
5. Strong economy
6. Health and wellbeing
7. Decision making
8. A home for everyone
9. Creativity and culture
10. Learning and development



POLICY DOCUMENTS

A number of key regional and municipal policy documents were reviewed to inform the preparation of the Cygnet Township Structure Plan:

Regional Policy

- Southern Tasmanian Regional Land Use Strategy (STRLUS) (2010)
- STRLUS: State of Play Report (2024)
- Draft Southern Tasmanian Regional Land Use Strategy (2025)
- NRM South Regional Strategy 2030
- Regional Strategy for Adapting to a Changing Coastline in Tasmania (2022)
- State Policy on Water Quality Management (1997)
- Regional Councils Climate Change Adaptation Strategy: Southern Tasmania 2013-2017

Municipal Policy

- Land Use and Development Strategy (2024 – 2039)
- State of the Valley Report (2022)
- Huon Valley Council Strategic Plan (2024 – 2034)
- Huon Valley Community Vision (2023)
- Community Engagement Framework (2018)
- Huon Valley Local Provisions Schedule (2025)
- Your Marine Values: Public Report (2013)
- The D’Entrecasteaux and Huon Collaboration Strategic Plan 2018-2023
- A First Pass Identification of Coastal Hazards for the Huon Valley Council LGA (2015)
- Huon Valley Council Corporate Adaptation Plan (2012)
- Climate Change Adaptation Plan (draft, 2023)
- Weed Management Strategy (2018)
- Liveability Framework (2025)
- Vegetation Condition Assessment in Key Coastal Areas (2023)
- Natural Resource Management Strategy (2016)

- Retirement Villages Strategy (2023)
- Living in the Huon Valley (2021)
- Huon Valley Aquatic Facility Strategy (2022)
- Huon Valley Community Recovery Plan (2024)
- Huon Valley Municipal Emergency Management Plan (2023)
- Huon Valley Community Views Survey (2025)

Local Plans/Documents

- Cygnet Final Town Plan (2010)
- Cygnet Communities for Walkability Report (2022)
- Cygnet Residential Demand and Supply Analysis (2020)
- The Changing Face of Cygnet: A developmental history (2024)
- Vegetation Condition Assessment: Burtons Reserve Saltmarsh (2023)
- Community Engagement Summary Report: Burtons Reserve (2024)
- Cygnet Theme Book and Implementation Plan (2016)
- Cygnet Skate Park: Consultation Summary (2017)
- Burton’s Reserve Bike Track Community Consultation (2022)
- Cygnet Emergency Management Plan
- Community Protection Flood Response Plan: Cygnet and surrounds (2024)
- Cygnet Hall Future Use and Operation: Consultation Report (2023)
- Old School Farm Project and Concept Plan by the Cygnet Association (2018)

REGIONAL HIERARCHY

STRLUS Considerations

Setting an agreed hierarchy of towns within the Huon Valley is an important consideration in the ongoing planning of housing supply, key employment areas, regional community facilities and tourism support.

Roles and functions of settlements can change over time. It is critical to ensure that the defined and functional role of a settlement is accurately reflected in strategic planning outcomes.

At a regional level, a settlement hierarchy has been prepared as part of the draft STRLUS, which updates and refreshes the STRLUS from 2011. The settlement hierarchy groups and categorises towns according to size, regional and local policy context, economic drivers, zoning, and consultation response, as well as services and facilities.

Cygnnet is defined within the draft STRLUS as a **Satellite of Hobart, a Rural Centre and Tourist Destination**, as well as a **Transforming Town**.

As a satellite town within commuting distance of Hobart, Cygnnet attracts residents seeking affordable housing and lifestyle amenity without sacrificing access to metropolitan employment. This dynamic is likely to continue shaping Cygnnet's demographic profile, driving demand for housing and family-oriented services as the population grows and diversifies.

As a Rural Centre, Cygnnet meets the daily needs of its residents, as well as those of people located within the rural hinterland. The nearest major centre is Huonville (defined in the draft STRLUS as a *Service Hub*), which services higher-order, less frequent goods and services required by the community.

Strategies for growth and development within the region should aim to support the functions of the towns.

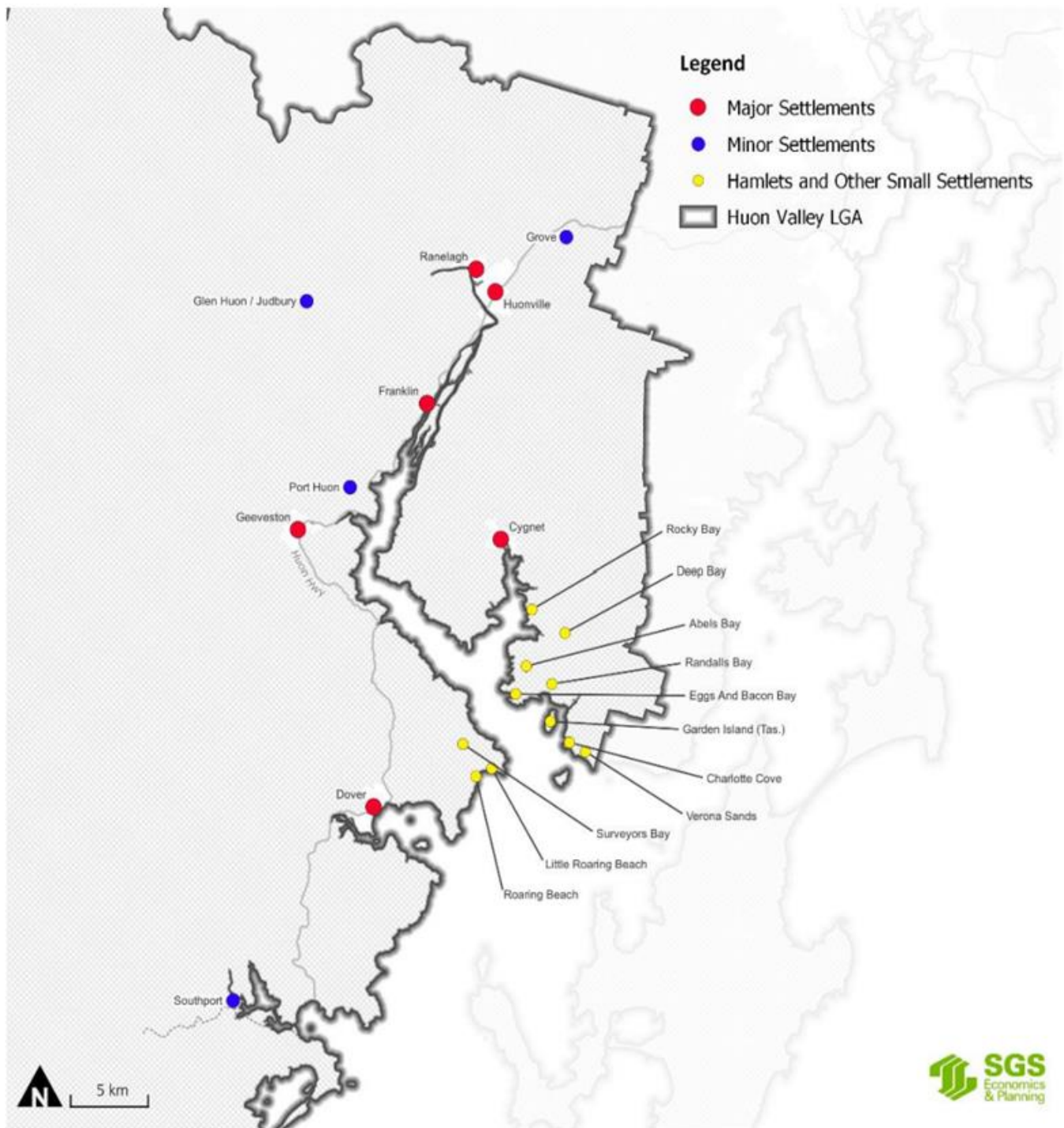
Importantly, Transforming Towns are recognised as one whose role and function is changing, due to shifting land uses, economic role, population demographics, visitor numbers or other drivers of change. This builds on the need to accommodate and plan for change in Cygnnet Township.

Municipal Considerations

At a municipal level, to bolster the existing policy setting, a detailed housing, economic and land use analysis of Huon Valley was undertaken. This provided much needed information on the economic roles of the towns within the regional context, and what their housing, employment, and by extension, community infrastructure needs are.

The Land Use and Development Strategy (2024) also informed the role and function of Cygnnet within the municipal area. Within this document Cygnnet is defined as a Town within the Huon Valley, and is the second largest settlement within the municipal area. Cygnnet offers a mix of smaller retail, community and health services, as well as speciality tourism related businesses. These pertain to local

community and supporting facilities and arts and culture, such as galleries, artisan goods and woodworking, often resulting in increased seasonal activity. These facilities should be supported and encouraged to develop.



Source: SGS Economics & Planning, 2023

The background features a light beige color with several thin, white, hand-drawn style lines. These lines are abstract and fluid, with some forming loops and others extending across the page. One prominent line starts from the top left, curves around, and extends towards the bottom right. Another line forms a large, loose loop in the upper right quadrant.

CYGNET TOWNSHIP STRUCTURE PLAN

THE STRUCTURE PLAN

THE CYGNET TOWNSHIP VISION

Cygnet is a thriving rural village where community, culture and Country are at the heart of everything we do.

We honour the deep significance of this place to Melukerdee people and draw strength from our connection to the land and water that sustain us.

Our rich agricultural heritage continues to grow and adapt, supporting local livelihoods while caring for the environment we depend on.

Cygnet remains a place of natural beauty and creative spirit - where artists, growers, and makers contribute to a vibrant local economy and cultural life.

We welcome growth that respects our village character and enhances what makes this place special.

Our community is informed, engaged and resilient. We look after each other and our environment, making thoughtful decisions that benefit current and future generations.

Cygnet is a place where people of all ages and backgrounds can build good lives, connected to nature, to each other, and to the unique story of this place.

GUIDING PRINCIPLES

The following Guiding Principles translate the community vision into clear directions to guide the future growth and development for Cygnet.

They provide a framework for decision-making and design as the township accommodates new residents while maintaining the rural village character beloved by the community.

1. Respect for Country and Culture
2. Protect Village Character
3. Strengthen Local Economy
4. Steward Natural Assets
5. Foster Community Connection
6. Enable Thoughtful Growth
7. Build on Creative Identity
8. Support Connected and Accessible Movement

1. Respect for Country and Culture

Growth and development acknowledge and respect the deep cultural significance of this place to Melukerdee people. We seek opportunities to embed knowledge and connection to Country in how we plan and care for Cygnet.

2. Protect Village Character

New development is designed and located to maintain Cygnet's rural village scale, character and amenity. We prioritise quality over quantity, ensuring growth enhances rather than diminishes what makes Cygnet special. We have a recognised design vernacular that is considered in new development areas.

3. Strengthen Local Economy

Support agriculture, aquaculture, arts, culture and local enterprise while creating local jobs and protecting the environment. Encourage diverse commercial and community uses along Mary Street, extending east into the General Residential Zone and north into the Village Zone.

4. Steward Natural Assets

Care for the landscapes, waterways, biodiversity and productive land that define Cygnet. Development decisions consider long-term environmental health and climate resilience while facilitating community engagement and education.

5. Foster Community Connection

Provide spaces, services and infrastructure that bring people together and support wellbeing across all life stages. Strengthen social networks and engagement that support Cygnet's community.

6. Enable Thoughtful Growth

Accommodate housing and services to meet genuine local needs while maintaining affordability and accessibility. Growth should support community resilience, not undermine it. This includes considered rezoning in line with the proposed Structure Plan.

7. Build on Creative Identity

Recognise and nurture Cygnet's creative community as integral to local identity and economy. Support cultural activities and spaces that contribute to village vitality.

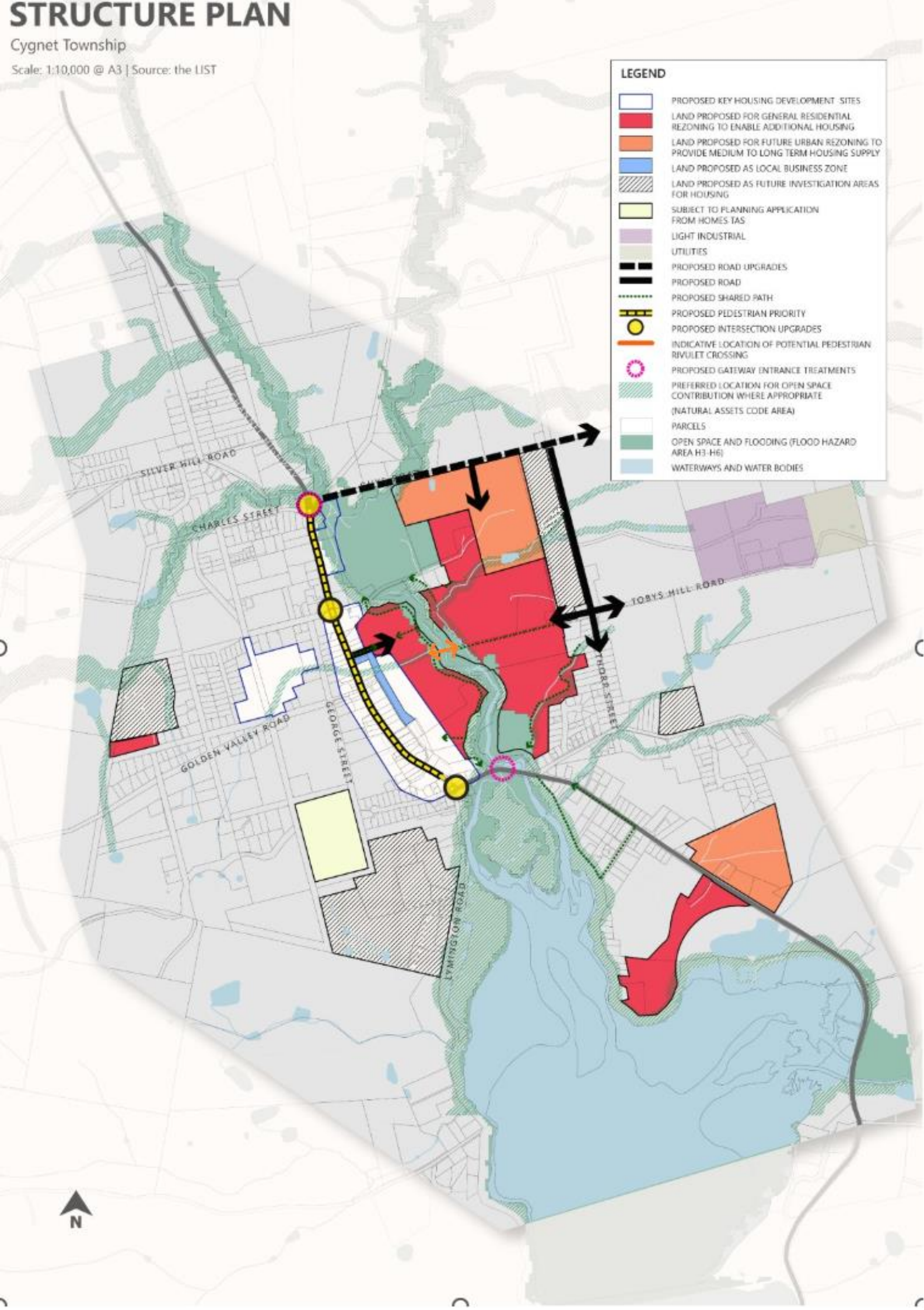
8. Support Connected and Accessible Movement

Support the movement of locals and tourists alike within and around the township. Green links ground people in the local landscape while providing connections for pedestrians and cyclists.

STRUCTURE PLAN

Cygnnet Township

Scale: 1:10,000 @ A3 | Source: the LIST



COUNCIL DEPOT AND OLD SCHOOL FARM DRAFT MASTER PLAN

Key:

- Site Boundary
- Minimal 3 bedroom housing
- Medium density housing
- Medium density apartments
- Compact homes
- Visitor / seasonal accommodation
- Communal kitchen gardens / greenhouses
- Communal kitchen, laundry, function room, BBQ
- Rental workshops / shared office space
- Play
- Water body
- Vehicular Roads
- Pedestrian Pathway
- ~ Pedestrian shared use link
- Site Entrance

- 1 Arborist to assess existing mature trees, protect and retain trees of value
- 2 Opportunity to enhance existing vegetation and open green space - a central landscape zone through the site, connected to communal amenities, facilities and activities.
- 3 Locate compact homes / visitor accommodation adjacent to communal public amenities and facilities
- 4 Clear hierarchy of pedestrian paths providing access and circulation through the site.
- 5 Separated vehicular access through site enhanced with tree lined avenues to provide visual hierarchy and improved amenity
- 6 Low Rise Apartments (2-3 levels)
- 7 Medium density town houses - 3 bedroom double storey with street frontage and garage access
- 8 Low rise affordable, 3 bedroom townhouses with allowance for street frontage and carport access.
- 9 Minimal 3 bedroom housing integrated with lower site levels and offset away from communal open space
- 10 Reuse of timber from removed trees for landscape elements within open space
- 11 Centralised community precinct adjacent to open space and residential development
- 12 Footpath connections at entry points to encourage walkability
- 13 Provide pedestrian footpath connection to Crown Reserve land as an informal Cygnet walking path
- 14 Pedestrian shared use link with communal spaces
- 15 Consider integrating Meals on Wheels to central communal facilities
- 16 Opportunity for cultural interpretation integrated with pathways



Community Identified Issue / Opportunity / Big Idea	Response / Rationale	Yield Range*	Possible Type	Max. Height**	Min. Setback**
Provide medium density affordable housing, up to three storeys, where suitable	Medium density arranged in terraced / semi-detached clusters to consolidate services and to support a large green central spine, character in line with Cygnet Township Design Vernacular recommendations.	42-46	2 Bed 2 Story Townhouses	8.5 m	4 m front 0m side
		22-26	1 Bed 1 Story Townhouses		15m rear
Minimal 3 bedroom housing (existing suburban profiles accommodate these sizes)	Small provision of medium density 3 bedroom affordable townhouses to accommodate diverse household sizes. Character in line with Cygnet Township Design Vernacular recommendations.	5-6	3 Bed 2 Story Townhouses	8.5m	4m front 3m (1x side boundary) 15m rear
Medium density apartments	Medium density apartments, up to 3 levels where landform and setbacks are achievable. Character in line with Cygnet Township Design Vernacular recommendations.	70-80	1 Bed apartments (mix of 2-3 level apartment buildings)	8.5m-12m	6m front 6m side 8m rear
Compact homes / seasonal / short term accommodation	Contemporary tiny / compact homes located close to communal kitchen, shared amenities and open space spine. Short term (seasonal) accommodation similarly located adjacent to communal zone.	6-7	compact homes	4.5m	3m front 1.5m side
		12-14	short term accom units	4.5m	
Retain existing trees as much as possible	Existing trees assessed by Council, significant trees unimpacted by recent fires / woodhooking have been retained				
Public open space / green space	Prioritised as central heart to precinct; with key pedestrian circulation and water sensitive urban design for climate resilience				
Wooded walking tracks / Space for cultural connection	Incorporated amongst retained vegetation and green spine, opportunity for nature play space				
Community space / facilities	Centrally located adjacent to medium density housing and green spine				
Affordable housing	Medium density pockets co-located to reduce housing construction cost and prioritise affordable housing models				
School farm / productive gardens	Orchard and integrated community production gardens embedded into green spine				
Public Swimming pool	Council's recreation strategy led to an analysis of public pools in the Huon Valley and more broadly, and concluded that an additional pool in Cygnet was not feasible. A potential outcome may be to improve public transport and shuttle bus options to Huonville for use of the public pool there.				
Dark Sky lighting for habitat retention	Recommended to be applied to future proposals				
Rental Workshop and Office Space	The Structure Plan has identified the value to the local economy of additional creative spaces including studios / workshops. These spaces, along with rentable offices, are reflected in earlier community plans for the site and are retained.				

* Yield ranges approximate only based upon high level area assessment

** Max. height and setbacks suggestions only guided by Draft Cygnet Vernacular Study (2025), TPS and Medium Density Design Guidelines (2025)



CARAVAN PARK SITE OPPORTUNITIES

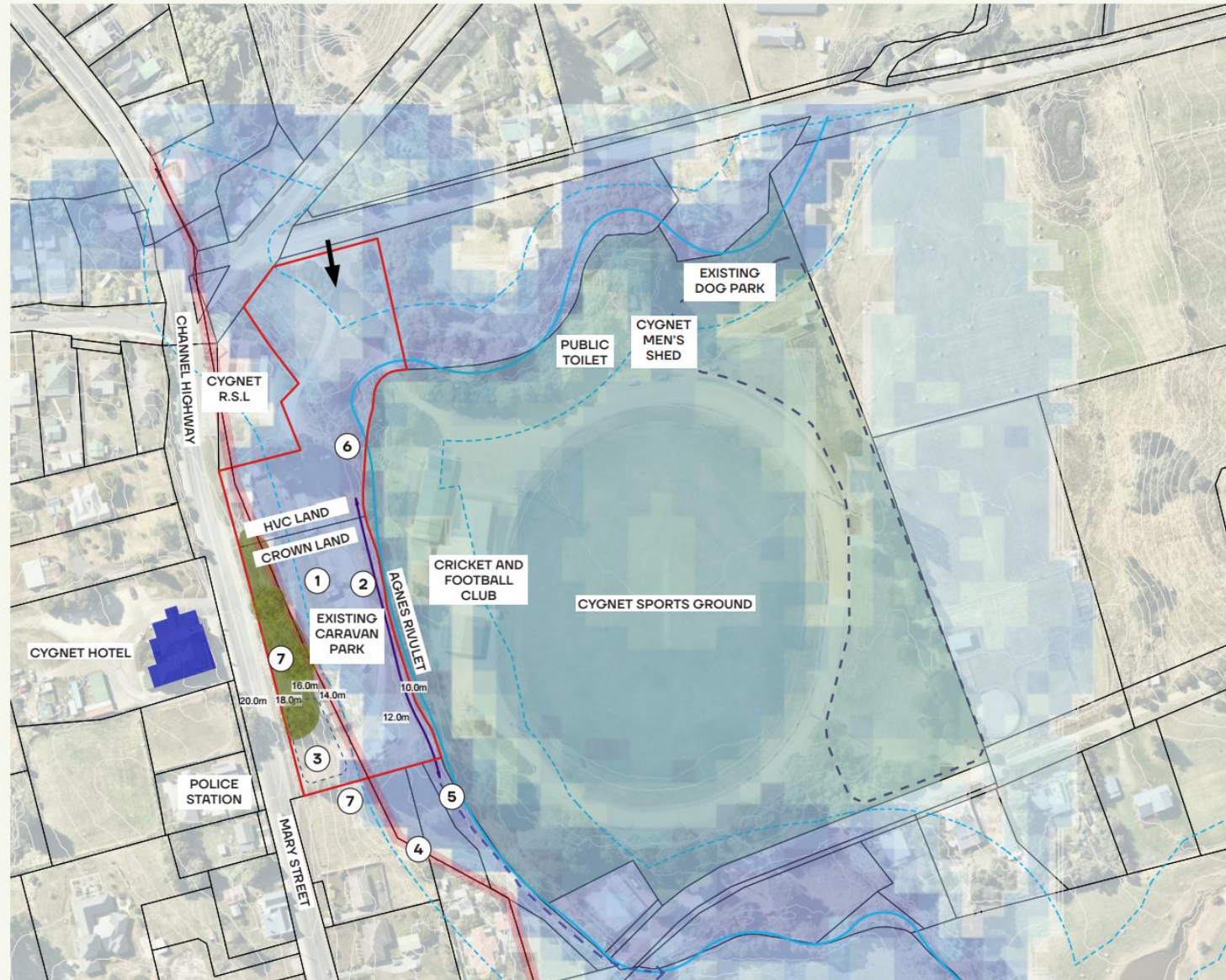
Key:

- Site Boundary
- ➔ Site Entrance
- State Heritage Register Listing
- Waterway
- Water Buffer Area
- Existing Sewer Main and Easement
- - - ➔ Shared Path Opportunity

- ① Existing Caravan Park, explore potential for relocation. Council owned sites are not feasible for Caravan Parks and private land options raised through consultation may be subject to further site specific feasibility investigations.
- ② Opportunity for existing dog park to be relocated to existing caravan park site.
- ③ Possible affordable housing opportunity (subject to conversations with Homes Tasmania)
- ④ TasWater plans for sewer main may need to be revisited depending on final design outcomes
- ⑤ Opportunity for shared path along rivulet to Burtons Reserve and beyond
- ⑥ Arborist to assess existing mature trees, protect and retain trees of value
- ⑦ Retain and protect existing poplars of heritage significance

1.0% AEP Riverine Flooding

- 0.0 - 0.1m
- 0.1 - 0.25m
- 0.25 - 0.5m
- 0.5 - 1.0m
- 1.0 - 2.0m
- 2.0 - 4.0m
- >4.0m

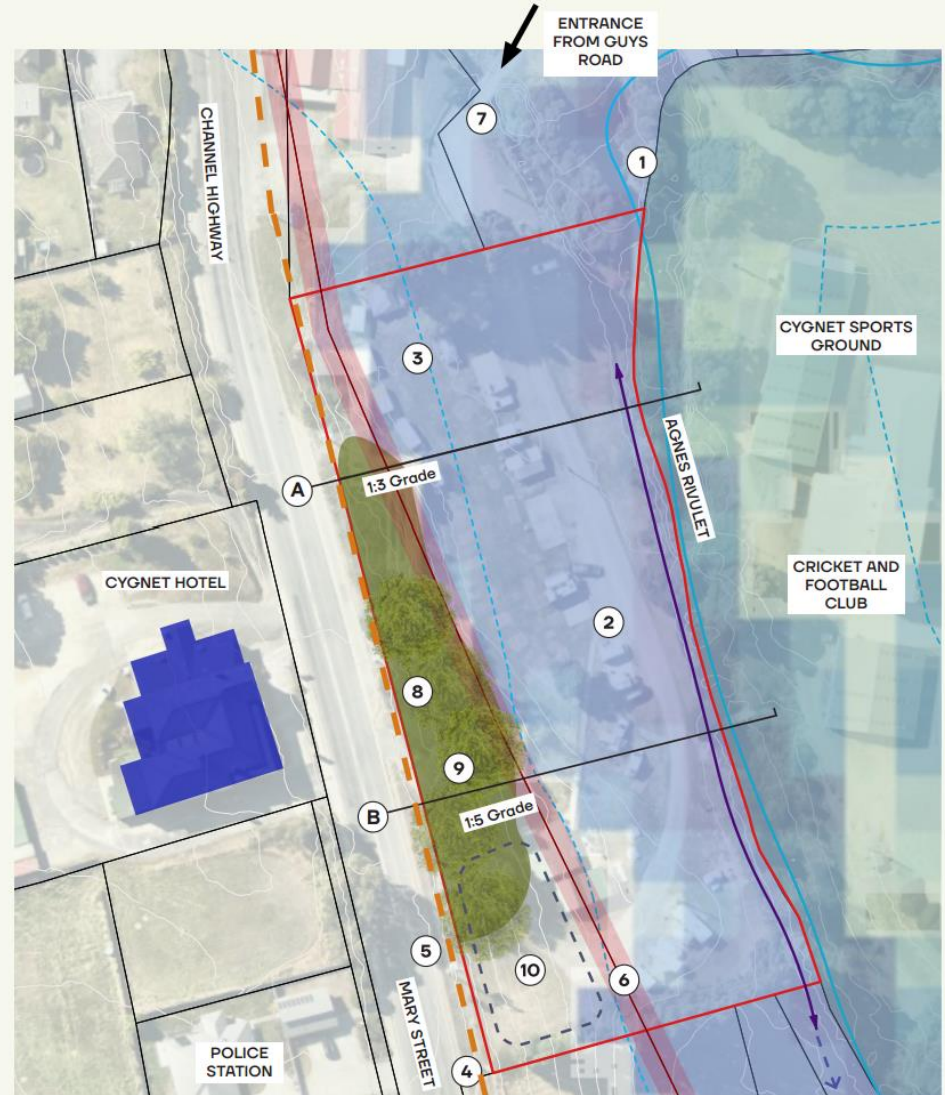
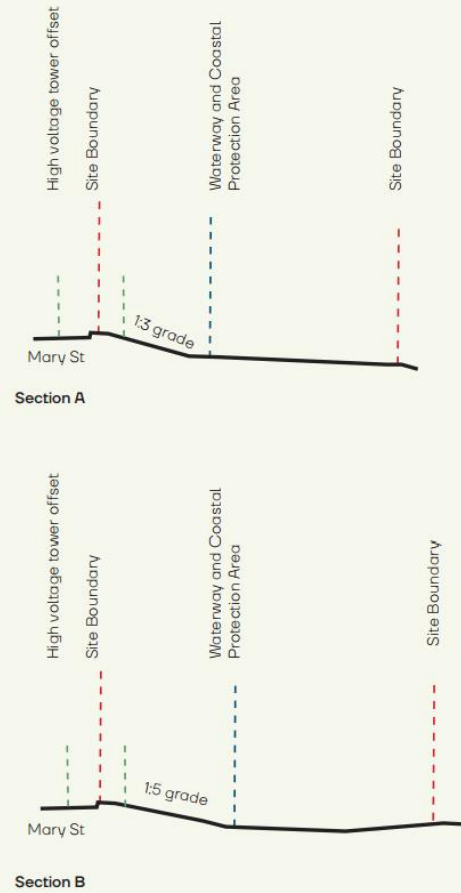


CARAVAN PARK SITE CONSTRAINTS

Key:

- Site Boundary
- ➔ Site Entrance
- Overhead Power Line
- Sewer Main and Easement
- Existing Vegetation

- ① Eastern boundary runs along an existing watercourse, Agnes Rivulet
- ② Waterway and Coastal Protection Area overlay covers majority of the site
- ③ Site impacted by 1.0% Annual Exceedance Probability flood / SES Flood Mapping
- ④ Existing overhead high voltage conductor along Mary Street
- ⑤ Existing high voltage towers requiring a 6m offset for any proposed development
- ⑥ Existing sewer main transects site requiring a 6m easement for any development, opportunity to be realigned, to be considered in future feasibility study.
- ⑦ Existing vehicular access from Guys Road constrained due to vehicle turning paths and low narrow bridge over Agnes Rivulet affected by flooding
- ⑧ Steep gradients along Mary Street constraining access and development
- ⑨ Existing mature vegetation corridor providing a green gateway into Cygnet Village along Mary Street
- ⑩ Limited opportunity for development due to existing services, landform, flooding and vegetation



MARY STREET DRAFT MASTER PLAN

Key:

- Site Boundary
- State Heritage Register Listing
- Infill Local Business Growth Opportunity With Potential For Shop-Top Housing Above
- Shop-Top Housing Opportunities
- Local Business Growth Area
- Site Use Opportunity
- Public Open Space
- ← → Proposed Pedestrian Links
- Pedestrian Priority Area
- ||||| Proposed Extended Pedestrian Priority Area

- ① Maintain existing precinct character with various building setbacks, green spaces and trees
- ② Improve pedestrian connections for access and circulation, allow for all abilities grading where achievable.
- ③ Consider kerbside pedestrian safety measures where on street car parking is to be removed to facilitate wider travel lanes
- ④ Encourage shop top housing along Mary Street where opportunities exist
- ⑤ Encourage small scale retail and commercial infill development opportunities with shop-top housing where access / levels allow.
- ⑥ Extend carparking as needed with opportunity for Water Sensitive Urban Design (WSUD), tree planting for shade and visual amenity
- ⑦ Retain car parking along Mary Street east with provision of some accessible car parking

- ⑧ Raised wombat crossings slowing vehicle movement and improving pedestrian safety at road crossings
- ⑨ Realign road centreline to increase lane width
- ⑩ Rationalise existing carparking and improve pedestrian surfacing, greening and amenities where achievable to support daily use and events
- ⑪ Future pedestrian connections for access and circulation
- ⑫ Potential future vehicle access in line with potential future local business / village zoning to the east (refer to Draft Structure Plan for proposed zoning)
- ⑬ Future ambulance station
- ⑭ Traffic engineers to review potential intersection upgrade for Mary Street and Garthfield Avenue
- ⑮ Traffic engineer to review intersection upgrade at Mary Street and Golden Valley road
- ⑯ Opportunity for future mixed use infill development sensitively responding to adjacent heritage character
- ⑰ Investigate retention of small park and existing trees
- ⑱ Opportunity for shared, tree lined plaza interface with rear Mary Street commercial / mixed use lots, refer to Structure Plan.
- ⑲ Opportunity for road stub and pathway to provide future access to subdivision and Agnes Rivulet, refer to Structure Plan
- ⑳ Opportunity for pedestrian connection from Mary Street to future eastern lots.
- ㉑ Existing pedestrian connection through Loongana Park to George Street



WHY A STRUCTURE PLAN – THE CASE FOR CHANGE

Cygnet is experiencing significant change. Population growth is accelerating, with relocation from Greater Hobart and beyond in search of lifestyle opportunities.

This growth places pressure on housing supply; existing residential land within the township is insufficient to meet projected demand over the next fifteen years.

At the same time, Cygnet's location adjacent to the Huon River estuary increases potential climate risks including sea level rise, storm surge, riverine flooding and bushfire.

These three drivers, demographics, housing, and climate, create challenges and opportunities for Cygnet's future.

Addressing them requires coordinated planning that protects what makes Cygnet unique and attractive, while building what the community needs.

DRIVERS OF CHANGE: CHALLENGES

The high-level challenges raised by these three drivers of change are:

Demographics: Growing, diverse population with a unique community needs profile.

Housing: Appropriate, affordable housing that is safe and meets the needs of a diverse community.

Climate: Adaptation and resilience of community and infrastructure to the realities of a changing climate.

Demographics

The Huon Valley municipal area is the fastest growing region of Tasmania according to the Land Use and Development Strategy (2024). This population growth is primarily driven by internal migration, with a significant share of new residents relocating from other parts of Tasmania.

Cygnet shares the same population growth rate of the broader municipal area, approximately 2.3% per annum (Table 1). This growth rate is increasing.

Historical growth rates for the region highlight the increasing residential and lifestyle appeal of the Cygnet locality and nearby coastal settlements.

Lifestyle opportunities are becoming stronger attractors, especially when coupled with shifting modalities of work, and this is reflected in the strengthening population growth rates.

Notably, labour force participation, median household income and SEIFA index are all lower in Cygnet than in Greater Hobart (Table 1). This speaks to movement of older cohorts for lifestyle retirement opportunities available within Cygnet and surrounds.

While Cygnet and the Huon Valley broadly are recognised as tourist destinations, the dwelling occupancy rate in Cygnet is comparable to that of greater Tasmania, which had a dwelling occupancy rate of 88.5% in the 2021 Census. Combined with relatively high rental market rates, this speaks to the short-term private rental market

operating throughout the State which constrains housing availability for residents.

With changing demographics in an area, comes changed needs for housing, facility and service provision. This is reflected in the need for:

- Affordable, adaptable housing that is well-located in close proximity to services and facilities;
- Community concern regarding access to health and wellbeing services and infrastructure; and
- Permeable movement network that encourages access to daily needs.

Table 1: Demographic Snapshot, Cygnet and surrounds. Data sourced from ABS Census 2021.

	CYGNET	HUON VALLEY LGA	GREATER HOBART
Population Average Annual Growth Rate (%), 2016-2021	2.28%	2.42%	2.13%
Median age	46	46	39
Predominant cohorts	Parents & home builders (35-49): 17% Seniors (70-84): 15% Retirees (60-69): 14%	Parents & home builders: 18% Retirees: 16% Older workers (50-59): 15%	Parents & home builders: 19% Young workforce (25-34): 16% Older workers: 12%
Household type	Couples without children: 44% Couples with children: 33% Lone person: 21%	Couples without children: 48% Couples with children: 36% Lone person: 15%	Couples without children: 42% Couples with children: 39% Lone person: 18%
Avg household	2.4	2.4	2.4
Dwelling occupancy	88.6%	84.2%	92.7%
Labour force participation	46.8%	53.5%	61.6%
Median Weekly Household Income	\$1041	\$1227	\$1542
SEIFA	934	974	990

Housing

Supply and Demand

Cygnet's housing role is strengthening with housing demand increasing, evidenced by:

- Consistent population growth that has outpaced Greater Hobart;
- Consistently strong net internal migration, especially the lifestyle market from Greater Hobart (i.e. residents moving to Cygnet and Huon Valley from other parts of Tasmania and Australia);
- Strong house price growth (Cygnet's median house price is approaching parity with Greater Hobart)

At the 2021 Census, there were 811 dwellings in the Cygnet locality, accounting for 9% of dwellings in Huon Valley LGA.

Between 2011 and 2021, the locality added 146 dwellings; equating to 15 new dwellings per annum (2.0% p.a.).

This rate of growth has outpaced that of Huon Valley (1.69%) and the broader Greater Hobart region (1.21%).

Dwelling growth increased between the most recent Census periods (2016 – 2021), increasing from 2% to 2.85% p.a.

The median house price in Cygnet is approximately \$670,000, and the median land price is \$330,000. House and land values in Cygnet have recorded strong growth over the past decade. House values have increased by close to 10% per annum, with land values rising over 15.5% per annum.

Median house values in Cygnet reached a peak of \$775,000 in 2022 when post pandemic internal migration was prominent and interest rates were at a record low of 0.1%. House values have declined since the 2022 peak, but remain well above the 5-year average.

The examples below show the limited existing medium-density housing in the Township — appropriately sized, though not always reflecting the design characteristics identified as preferred in the local Design Vernacular Analysis (Appendix F)



Building on the previous housing supply and demand analysis by SGS from 2020, the Land Use and Development Strategy (2024) indicated that there was insufficient vacant and developable residential land supply in Cygnet to meet housing demand over the next fifteen years.

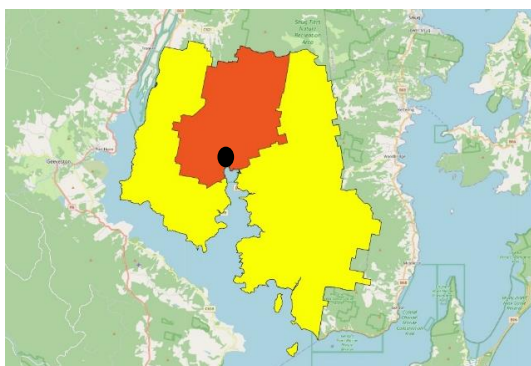
This analysis was conducted across three locational scales:

- Huon Valley LGA
- Cygnet SA2, comprising 18 localities (Graphic 1)
- Cygnet Locality including the Cygnet township (Graphic 2)

Graphic 1: Cygnet SA2



Graphic 2: Cygnet Locality (in red) including the Township (in black)



The analysis assumed high growth population predictions (refer to Table 2) with general observations including:

- Up to 2,250 additional dwellings will be required by 2036 in the whole Huon Valley Council municipal area.
- This requires the broader Cygnet SA2 to accommodate at least 730 additional dwellings to 2036. This is an anticipated growth rate of 40 -50 dwellings per annum and exceeds the current practical vacant land supply in the SA2, which is less than 500 dwellings.
- Cygnet township itself is expected to fit at least 300 additional dwellings by 2036, which predicts a growth rate of 15 -20 new dwellings per annum, in line with historical growth rates.

The predictions assumed demand would remain constant across the forecast time period. However, increased demand in the broader Cygnet SA2 area has occurred. This is due to a desire to live in Cygnet, with a lack of available dwellings and appropriately zoned land redirecting demand to coastal settlements and rural lifestyle blocks within the SA2 area. To avoid fragmented settlement patterns and to meet the needs of an ageing population, ideally most of this housing demand (i.e. 730 additional dwellings) should be provided within Cygnet township.

Table 2: Dwelling Growth (to the nearest ten)

	HUON VALLEY LGA	CYGNET SA2	CYGNET TOWNSHIP & LOCALITY
2021	8,770 dwellings	2,530 dwellings	810 dwellings
Year on year growth	130 - 150 dwellings p.a.	40 -50 dwellings p.a.	15 -20 dwellings p.a.
2036	+2,250 dwellings 11,020 dwellings	+730 dwellings 3,260 dwellings	+300 dwellings 1,110 dwellings

Previous residential dwelling supply analysis was conducted during the preparation of the Land Use and Development Strategy.

This analysis considered the capacity of existing residential land, and parcels of Council-owned land to accommodate new dwellings. Future Urban zoned land, and parcels flagged as investigation areas were not included in dwelling yield analysis.

The analysis assumed existing residential land was the only immediately developable land within Cygnet Township and locality and would yield 92 dwellings (low scenario) or 165 dwellings (high scenario).

This equates to approximately six years of vacant land supply within Cygnet locality, should all available land be developed.

If the existing locality forecast requirement for 300 dwellings by 2036 was to be achieved, there would be a shortfall of between 60 to 130 dwellings (dependent upon the growth scenario).

If housing was to be redirected from the SA2 area to the Township to accommodate the projected 730 dwellings by 2036, there would be a shortfall of 360 to 560 dwellings in the Cygnet Township and locality (dependent upon the growth scenario).

These additional dwellings would need to be accommodated within land parcels rezoned for residential use within the Cygnet Township.

Consideration of land parcels to be zoned to residential should include land currently zoned Future Urban, and land parcels flagged as Investigation Areas all within or proximate to the Cygnet Township.

As a general rule of thumb, there needs to be approximately 15 years of vacant supply of land available to prevent speculative land behaviour and upward pressure on land and housing affordability, as discussed in the SGS Land Use and Development Strategy (2024).

Over the past decade, Cygnet (locality) has averaged approximately 19 dwelling approvals per annum, which has accounted for around 15% of the Huon Valley's total approvals, the majority of which have been within the Cygnet Township.

While ABS Dwelling Approval data records only separate houses, Council's own development-approval records show a substantial and sustained stream of multiple-dwelling (unit and townhouse) approvals in the Cygnet Township.

More than 50 medium-density units have been approved since 2020, the great majority two- and three-bedroom, alongside numerous smaller multiple-dwelling approvals since 2016 close to the town centre.

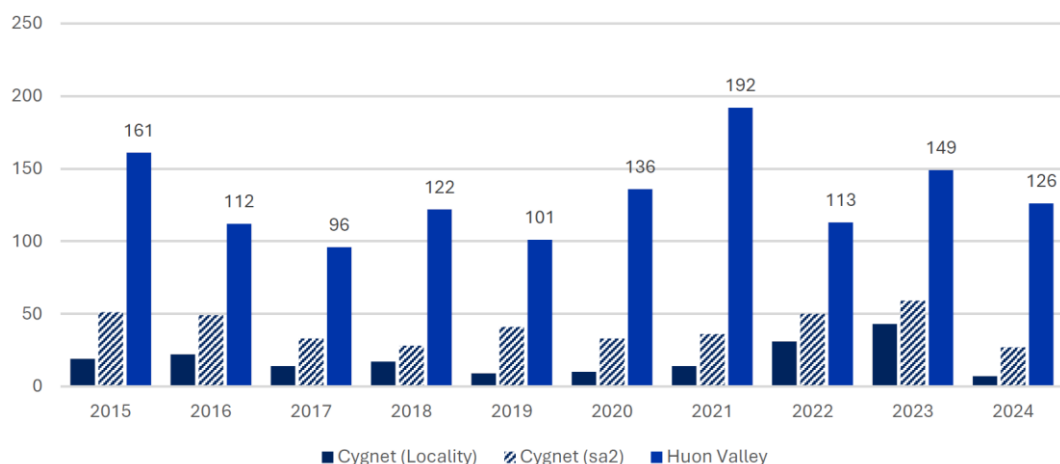
Three-bedroom units now sell close to Cygnet's median dwelling price of approximately \$670,000, while one-bedroom stock is almost entirely absent from the private market apart from a single purpose-built all-rental development.

This confirms that medium-density housing is necessary, but market driven supply is not sufficient for demand or affordability and supports requiring a minimum share of one-bedroom and affordable dwellings through the Council-owned-site Specific Area Plan.

Cygnet Township and broader locality primarily consist of conventional and low-density housing.

However, more recent development examples include infill housing development that provide smaller lot sizes and dwellings within the existing Village and General Residential Zones within the Township, with minimum lot sizes of 600 and 450 sqm respectively.

Overall, while residential subdivision activity has been ongoing on any large available residential zoned land, generally on the periphery of the Town, residential lot development activity has been relatively limited until more recently.



Source: ABS Dwelling Approvals, Compiled by Urban Enterprise, 2025

Climate

Cygnet's estuary-adjacent location places it at the intersection of multiple climate-related vulnerabilities that demand coordinated strategic planning.

Projected sea level rise, combined with increased intensity of storm surge events, poses direct threats to low-lying areas of the town, while riverine flooding from upstream catchments creates compounding risks during extreme weather events.

Without integrated land use planning that accounts for these overlapping hazards, the community faces potential loss of property, disruption to essential services, and compromise of the infrastructure that supports both residential life and economic activity.

Burtons Reserve and associated estuarine floodplains, together with Lymington Road and associated buildings, and the Channel Highway at the Agnes Rivulet crossing are at risk of inundation, erosion and shoreline recession by 2100 as a result of climate change and sea level rise. The current planning framework does not adequately address the cumulative nature of these climate risks or provide clear guidance for development in areas of future vulnerability.

The intensification of bushfire risk across Tasmania, driven by longer fire seasons and more extreme fire weather days, requires Cygnet to reconsider its interface between the built environment and surrounding rural landscapes.

Existing settlement patterns, vegetation management practices, and emergency access routes were established without the benefit of current climate projections or contemporary understanding of bushfire behaviour in a changing climate.

A structure plan provides the necessary mechanism to embed bushfire risk reduction and flood/inundation risk mitigation into future land use decisions, ensuring that new development does not increase community exposure while identifying opportunities to retrofit existing areas with improved defensible space, access, and refuge options.

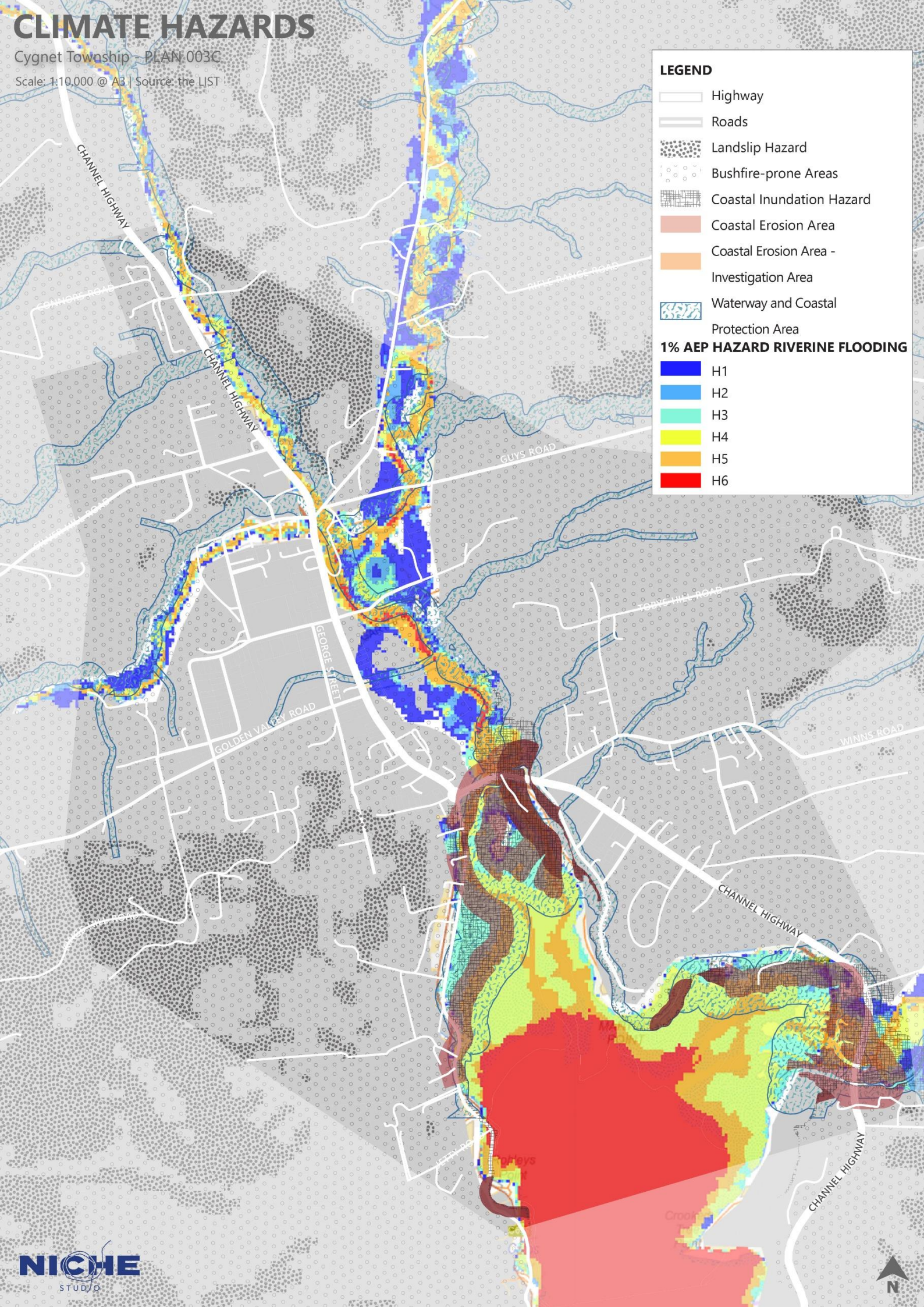
Beyond hazard management, climate adaptation requires proactive infrastructure planning that builds resilience into the systems Cygnet and the community depend upon. Stormwater networks, road corridors, public spaces, and community facilities must be designed or upgraded to function effectively under future climate scenarios, not just current conditions.

A structure plan enables the community to prioritise infrastructure investments strategically, protect critical assets, and identify where nature-based solutions, such as wetland restoration or enhanced riparian buffers, can provide both climate adaptation and biodiversity co-benefits. Without this coordinated approach, Cygnet risks ad-hoc, reactive responses that prove both more costly and less effective than planned, anticipatory action.

CLIMATE HAZARDS

Cygnets Township - PLAN 003C

Scale: 1:10,000 @ A3 | Source: the LIST



LEGEND

- Highway
- Roads
- Landslip Hazard
- Bushfire-prone Areas
- Coastal Inundation Hazard
- Coastal Erosion Area
- Coastal Erosion Area - Investigation Area
- Waterway and Coastal Protection Area

1% AEP HAZARD RIVERINE FLOODING

- H1
- H2
- H3
- H4
- H5
- H6

DRIVERS OF CHANGE: OPPORTUNITIES

The Structure Plan has been designed to respond to the opportunities posed by these challenges with innovative, sustainable solutions addressing:

Demographics: Growing and Diverse Population

Housing: Appropriate, Affordable, and Safe Accommodation

Climate: Adaptation and Resilience

Demographics: Growing And Diverse Population

The challenge of managing a growing population presents significant opportunities for community enrichment and economic vitality.

- **Community Development**

Aligning with the core community pillar of “Diverse and inclusive community”, a diverse population brings varied skills, perspectives, and cultural richness that can strengthen social cohesion and drive innovation. By mapping the specific needs of different demographic groups, targeted services and amenities that enhance quality of life can be designed. Diverse communities also create opportunities for cultural festivals, vibrant businesses, and specialised retail that can become economic anchors and tourist attractions.

- **Economic and Workforce Development**

Population growth in Cygnet presents opportunities to strengthen the town's role as a service centre while reinforcing its arts and culture identity. A growing population can support expanded local businesses that currently require residents to travel to Huonville or Hobart. Opportunities exist for small-scale food production, artisan enterprises and boutique tourism linked to agriculture and the creative economy. Attracting lifestyle migrants and skilled workers supports home-based businesses and entrepreneurship.

- **Infrastructure and Service Innovation**

Meeting the needs of Cygnet’s growing population requires practical approaches to service delivery within the constraints of a rural service centre. Population growth creates opportunities to advocate for improved digital connectivity and coverage that can support home-based workers and businesses.

A larger resident population base strengthens the case for improved public transport connections to Huonville and Hobart, addressing car dependency. Growth also justifies investment in fit-for-purpose community facilities that can serve multiple purposes for varying age groups and community organisations.

Housing: Appropriate, Affordable, and Safe Accommodation

The housing challenge presents opportunities to reimagine residential development, create mixed-income communities, and pioneer sustainable building practices that can serve as models for broader adoption.

- **Innovative Housing Models**

Addressing housing affordability and appropriateness in Cygnet creates opportunities to diversify housing types beyond ‘traditional’ single-family homes on large blocks, aligning with the core community vision principle of “a home for everyone”. Medium-density housing such as townhouses, duplexes and small lot subdivisions can provide more affordable options while respecting Cygnet’s village character and heritage streetscapes.

Ancillary dwellings support multi-generational living and rental supply. Community land trusts and cooperative housing models may suit Cygnet’s strong networks, helping local families and key workers to remain in the area.

- **Urban Design and Placemaking**

Well-designed housing can strengthen Cygnet’s walkable village character and support the Mary Street Precinct. Integrating development with heritage streetscapes maintains local identity while accommodating growth. Quality street design, pedestrian connections and public spaces enhance amenity. Parks, reserves and **integration with the natural environment improve liveability, manage stormwater and**

provide shade and recreation close to homes.

- **Economic Development Through Construction**

Meeting Cygnet’s housing needs creates employment opportunities for local builders, tradespeople and suppliers. The scale of housing demand may support local apprenticeship and training in building trades. Partnerships between Council, community housing providers and private developers could deliver affordable housing outcomes on suitable sites, particularly where land ownership, infrastructure costs or planning complexities make development by individual actors difficult.

- **Safety and Resilience Integration**

Ensuring housing in Cygnet addresses specific local hazards including bushfire risk in interface areas, flooding in low-lying locations near Agnes Rivulet and coastal inundation risks. This drives demand for appropriate siting of new housing away from high-risk areas, bushfire-resistant construction, and elevated floor levels or flood-proofing measures. Secure, well-built housing strengthens community resilience during extreme weather and reduces social impacts associated with housing stress.

Climate: Adaptation and Resilience

The climate challenge presents transformative opportunities to build a more sustainable, resilient, and economically robust community that is prepared for future conditions.

- **Green Infrastructure and Nature-Based Solutions**

Climate adaptation creates opportunities to invest in green infrastructure through street trees, rain gardens and water-sensitive urban design that manage stormwater, provide shade and enhance biodiversity. Riparian and coastal vegetation restoration reduces erosion and flood risk while improving habitat and recreation. Expanding tree canopy coverage improves liveability and positions Cygnet as an environmental leader.

- **Energy Transition and Economic Opportunities**

A core principle of the community vision is for Huon Valley LGA to deliver leading practices across sustainability and the circular economy. Transitioning to a low-carbon future creates opportunities in renewable energy, efficiency retrofits and green technologies. Council can support community energy initiatives, facilitate access to grants and rebates, streamline solar approvals and prioritise local contractors through procurement policies. Planning provisions can enable renewable installations while managing landscape and heritage impacts.

- **Innovation in Planning and Development**

Climate adaptation requires rethinking how communities are planned and built, creating opportunities for innovation in land use, building design, and infrastructure systems. The Structure Plan looks to direct development away from flood-prone areas, bushfire risk zones and coastal inundation areas identified in hazard mapping.

- **Community Engagement and Social Capital**

Building resilience includes supporting community-led preparedness initiatives, workshops and volunteer coordination. Supporting the establishment of community gardens, local food initiatives and partnerships with emergency services can improve hazard awareness. Strengthening social networks and local leadership enhances preparedness and supports vulnerable residents during climate events.

ELEMENT 1 – HOMES FOR PEOPLE



Cygnet's housing is characterised by low-density residential development and rural-residential lots.

Residential areas sit to the north, western slope, and south-east, with significant Future Urban zoned land to the south and east of the town centre.

Dwelling demand is forecast to significantly exceed supply in the short and long term, reflecting Tasmania's wider housing crisis, compounded by limited housing diversity across the Huon Valley.

Structure Plan Considerations

The Structure Plan provides spatial guidance for housing locations, as well as diversity of housing options that meet evolving community needs and gaps in housing supply over the next 15+ years.

As identified previously, a minimum of 300 additional dwellings are required within the Cygnet township by 2036, with up to 730 additional dwellings needed to be planned for via sufficient land supply within the Township, based on growth projections.

An analysis of anticipated lot yields for existing and future residential land is included with the land use budget table (Table 3 and Appendix E).

The table incorporates additional residential land identified for rezoning in the Structure Plan and demonstrates that the projected lot yield will meet anticipated needs to 2036 and beyond.

The Structure Plan also facilitates increased diversity of housing types,

close to the town centre, to support residents to age in place and ensure Cygnet remains accessible and liveable for all residents.

The Structure Plan identifies three categories of land to accommodate future housing growth in Cygnet:

Key Development Sites are specific, identified parcels of land considered suitable and available for housing development in the short to medium term.

The Mary Street Precinct and Council-owned sites including the Old School Farm and Cygnet Council Depot are examples of key development sites. Concept plans (Appendix D) have been prepared for these sites that consider site constraints and preferred built form outcomes.

Investigation Areas are broader precincts where future housing growth may be appropriate but require further detailed assessment before development can proceed.

These areas need additional investigation of constraints such as bushfire risk, infrastructure capacity, environmental values, or site-specific planning requirements before their development potential can be confirmed by Council.

Areas of Change sit within the established urban footprint where existing infrastructure can support incremental housing growth.

The majority of additional housing capacity lies within these areas, and infill development should be supported

where it respects neighbourhood character and amenity, qualities the community identified as their foremost concern during consultation.

The use of planning controls to ensure the protection of Cygnet's existing character and amenity should be considered.

OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 1 Implementation Table. These strategies should be read in conjunction with the Housing Plan.

- 1. To expand housing supply to meet forecast demand.**
- 2. To increase housing diversity and density to meet the needs of Cygnet's changing population.**
- 3. To support development of housing on strategic Council-owned sites to increase housing supply and community outcomes.**

Table 3: Summary Land Use Budgets, by location.

Plan location	Gross land area (ha)	Net developable area (ha)	Potential dwelling yield	Supply term	Ownership
1	13.85	13.15	212	Long term	Private
2	9.56	8.98	145	Medium term	Private
3	5.38	5.11	82	Long term	Private
4	3.79	3.60	58	Long term	Private
5	7.27	6.71	108	Short term	Private
6	21.47	16.95	273	Short term	Private
7	1.68	1.53	25	Long term	Private
8	4.54	4.31	70	Long term	Church (under investigation)
9	7.22	6.86	110	Medium term	Private
10	5.19	4.93	79	Short term	Private
11	0.54	0.51	5	Short term	Private
A	4	3.7	88	Short to medium term	Public
B	0.87	0.3	To be determined	N/A	Public
C	Covers multiple parcels	Covers multiple parcels	Detailed, case by case	Medium to long term	Public
Total	85.36	76.64	1,255*		

* The total potential dwelling yield of 1,255 is based on site area only, and does not account for flood risk, environmental limits, or other site constraints (i.e. Lot yield per hectare)

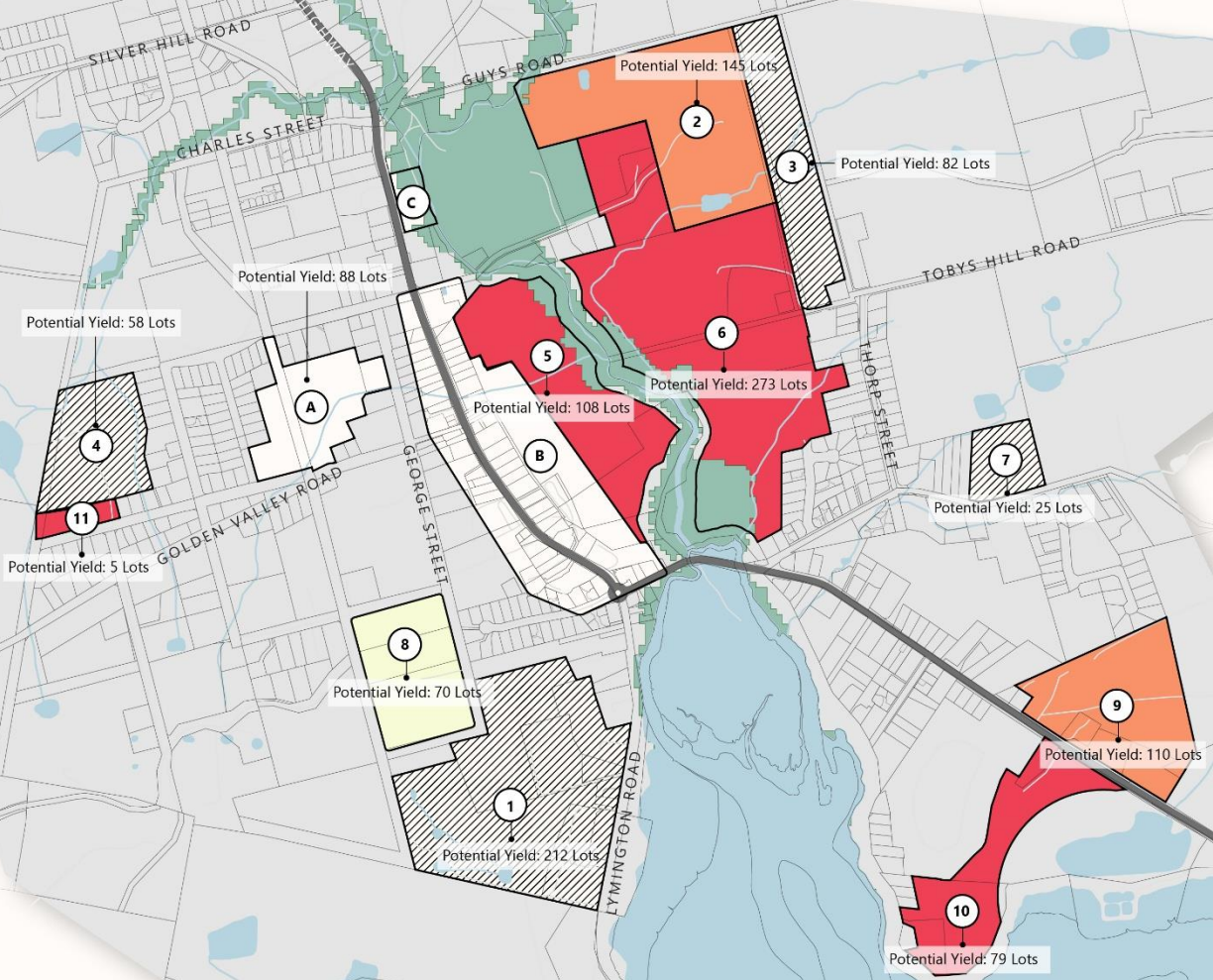
HOUSING

Cygnets Township | PLAN 006E

Scale: 1:10,000 @ A3 | Source: the LIST

LEGEND

- PROPOSED KEY HOUSING DEVELOPMENT SITES
- LAND PROPOSED FOR GENERAL RESIDENTIAL REZONING TO ENABLE ADDITIONAL HOUSING
- LAND PROPOSED FOR FUTURE URBAN REZONING TO PROVIDE MEDIUM TO LONG TERM HOUSING SUPPLY
- LAND PROPOSED AS FUTURE INVESTIGATION AREAS FOR HOUSING
- HOMES TASMANIA INVESTIGATION AREA
- LAND BUDGET REFERENCE NUMBER
- PARCELS
- OPEN SPACE AND FLOODING (FLOOD HAZARD AREA H3-H6)E
- WATERWAYS AND WATER BODIES
- A** COUNCIL DEPOT AND OLD SCHOOL FARM PRECINCT
- B** MARY STREET PRECINCT
- C** CARAVAN PARK PRECINCT



ELEMENT 2 – MOVEMENT



The movement network is defined by Cygnet's roads, cycling and pedestrian paths and links.

The success of the network is measured by walkability, safety of pedestrians and cyclists, and efficiency of traffic movement, including freight traffic to relevant destinations within and outside of Cygnet.

Structure Plan Considerations

The Structure Plan provides a framework for creating a safe, connected and sustainable transport network that supports Cygnet's growth while maintaining its character and liveability.

A detailed review of the movement network and hierarchy was conducted by pitt&sherry.

This included analysis of expansion requirements with anticipated growth and assessment of existing infrastructure capacity, traffic patterns and safety concerns.

The review identified critical gaps in connectivity, important infrastructure upgrades and opportunities to improve active transport provision and public transport accessibility.

These technical findings were further informed through extensive community engagement, ensuring the structure plan responds to both evidence-based needs and local priorities.

The Structure Plan focuses on addressing safety and capacity constraints in the existing road network,

particularly along major routes serving industrial and commercial areas.

The Plan identifies opportunities to improve vehicle circulation and reduce conflicts in the Mary Street commercial precinct through traffic management measures and additional parking provision.

In addition, access to future and developing residential areas is addressed to coordinate connectivity and emergency access across the township.

Vehicle access to the land parcels between the Mary Street Precinct and Agnes Rivulet was considered as part of the development of the plan. As a result, access to the Cygnet Ambulance Station is proposed as a potential future vehicle access route, with any future local roads providing connection to the commercial car park as required for emergency access.

Critical gaps in the pedestrian and active transport network were identified, including inconsistent footpath connectivity, absence of dedicated cycling infrastructure, limited pedestrian crossings (particularly across Mary Street), insufficient street lighting outside the town centre, and poor integration between new and existing footpath networks.

A complete active transport network incorporating future development areas, waterways and green corridors, the town centre, recreation facilities and residential areas support walking

and cycling as viable alternatives to car use for local trips.

Council acknowledges that the following active transport improvements have been identified by the community as priorities for Cygnet and the surrounding area.

These priorities identified by the community include both upgrades and new connections, such as:

- Improved active transport connection along Lymington Road, between Burton's Reserve and the new residential estates on the Channel Highway.
- Improving the existing trail between the Channel Highway/Lymington Road roundabout and the waterfront precinct.
- Improved on-road safety treatments for all road users, particularly cyclists, along key routes into and out of Cygnet, including the Channel Highway and Lymington Road corridors.
- New active transport connections to Petchey's Bay and the Huon River, via either the Golden Valley Road or Silver Hill Road corridors.

Although these projects have not been included in the Council's Long-Term Financial Plan or 10-year capital works program, Council recognises the community's aspirations and has included these priorities in the Structure Plan, which will inform the level of

services and prioritisation of future capital works when existing infrastructure in the area is due for renewal or external funding opportunities become available to support new connections.

The cross sections in Figure 1 provide consistent movement network layouts to be utilised in new developments.

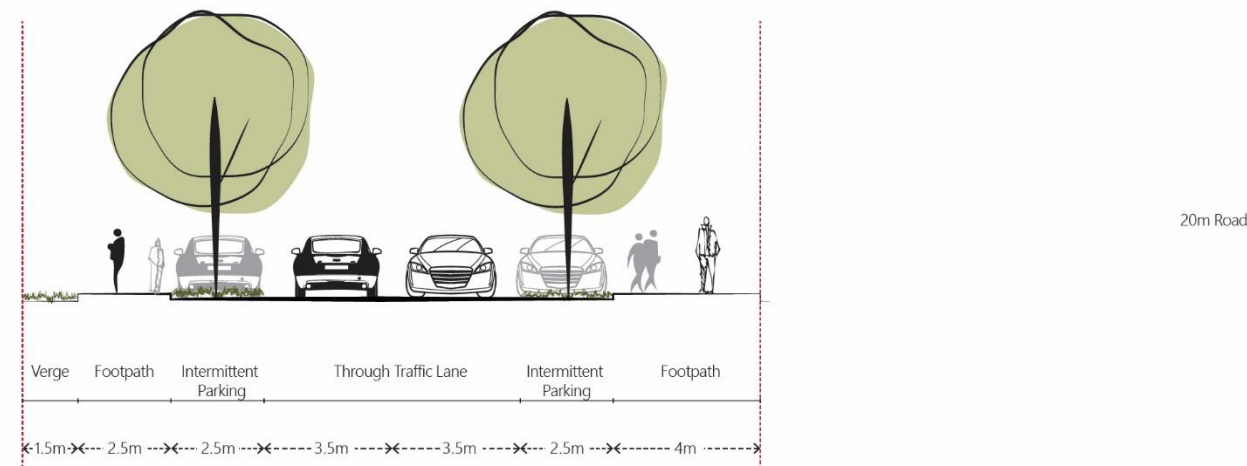
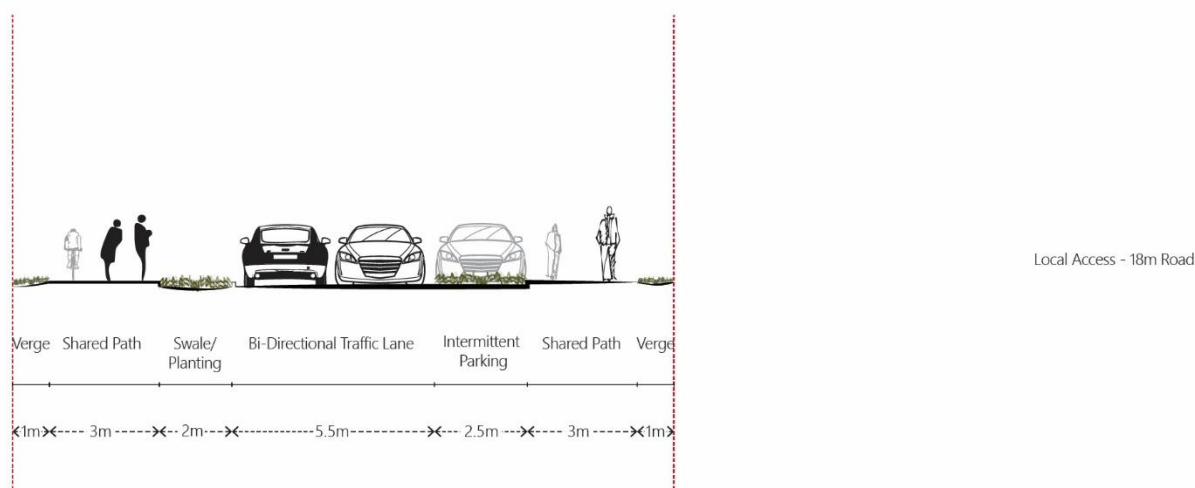
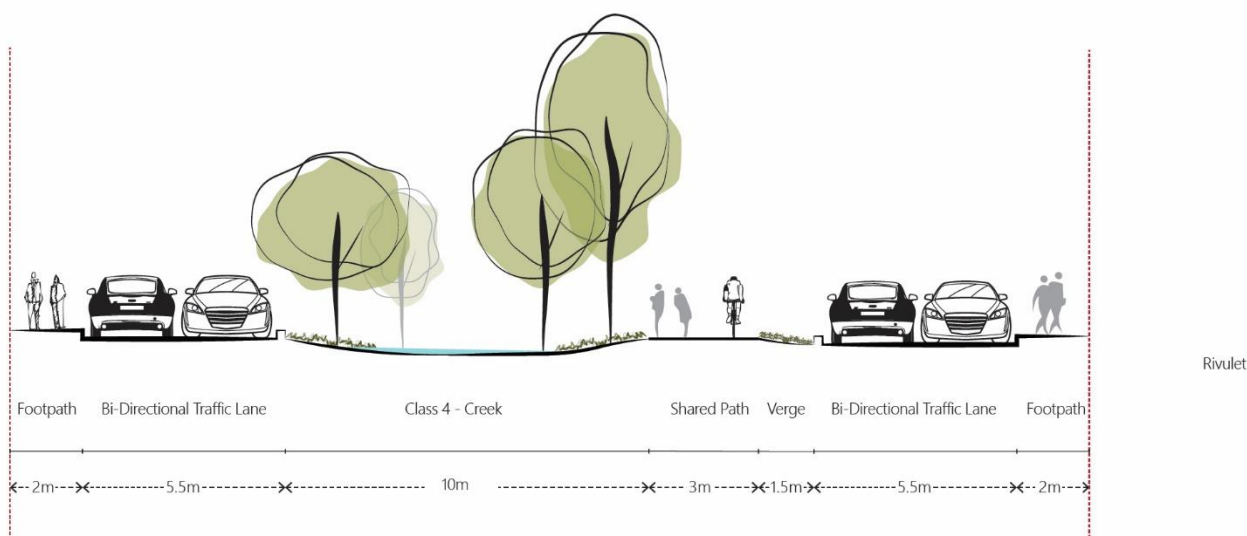
The Structure Plan also addresses the need for enhanced public transport connections to other Huon Valley towns and advocacy for community transport options supporting residents with limited mobility.

Following community consultation, pitt&sherry provided technical comment on the future movement network, including on community desire for an alternative route to Mary Street.

Their investigations concluded that based on traffic volumes, the substantial length of a bypass road and the potential cost, the establishment of a bypass for the Cygnet Township is not required within the timeframe of this Structure Plan.

With this in mind, it is recommended that the focus for Mary Street be to improve safety within the existing road reserve.

Figure 1: Road, footpath and shared path cross-sections



OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 2 Implementation Table. These strategies should be read in conjunction with the Movement Plan and Cross Sections.

1. To improve safety and efficiency of the transport network.
2. To enhance pedestrian safety and connectivity throughout Cygnet.
3. To support a sustainable transition to active and renewably fuelled transport modalities.

MOVEMENT NETWORK

Cygnets Township | PLAN 006D

Scale: 1:10,000 @ A3 | Source: the LIST

LEGEND

PROPOSED ROAD UPGRADES

PROPOSED NEW ROAD

PROPOSED PEDESTRIAN PRIORITY

PROPOSED SHARED PATH

PROPOSED FOOTPATH UPGRADES

PROPOSED INTERSECTION UPGRADES

INDICATIVE LOCATION OF POTENTIAL PEDESTRIAN RIVULET CROSSING

PROPOSED GATEWAY ENTRANCE TREATMENTS

LIGHT INDUSTRIAL

UTILITIES

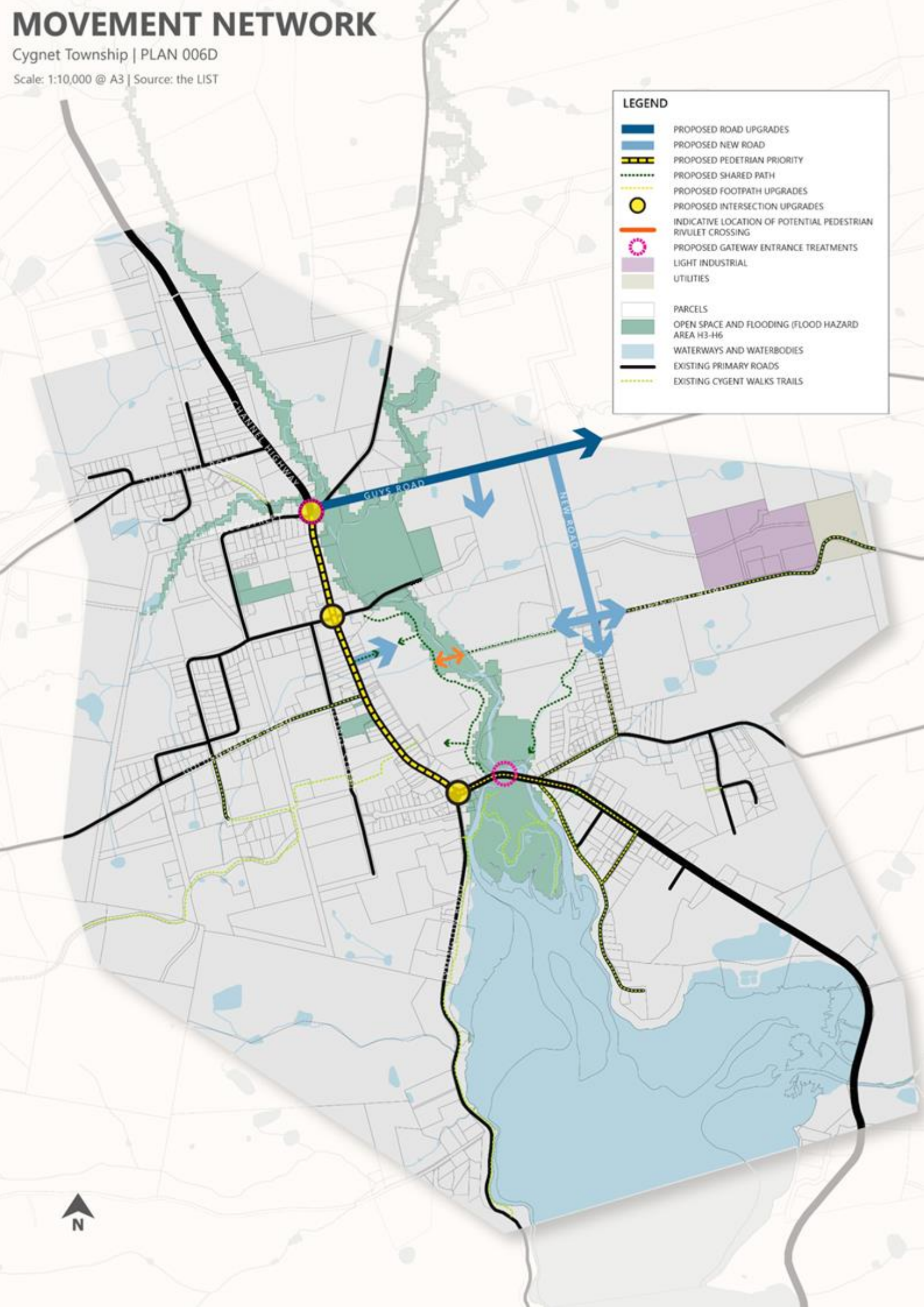
PARCELS

OPEN SPACE AND FLOODING (FLOOD HAZARD AREA H3-H6)

WATERWAYS AND WATERBODIES

EXISTING PRIMARY ROADS

EXISTING CYGNET WALKS TRAILS



ELEMENT 3 – NATURAL VALUES



The natural environment surrounding Cygnet is one of the major assets and drawcards of the region.

Access and enjoyment of natural spaces is valued by the local community, and several spaces are actively managed by South-East Tasmanian Aboriginal Corporation.

Of particular value and risk of climate change are the Agnes Rivulet, coastal foreshore areas and native vegetation corridors.

Refer to Appendix A for further considerations about the context.

Structure Plan Considerations

The Structure Plan is to guide open space provision and access, and protection of natural assets and biodiversity.

A review of required open space provision to meet the needs of future residents in new residential areas was conducted in accordance with the requirements outlined in the *Land Use Planning and Approvals Act* (1993) and the *Local Government (Building and Miscellaneous Provisions) Act* (1993). Development in new and existing residential areas is required to provide 5% open space or a monetary contribution to equivalent value.

Based on the high levels of Environmental Management zoned land throughout Cygnet, each larger development parcel can be subdivided while providing open space contributions within Environmental Management zoned and/or Natural

Asset Code land, preserving these areas for conservation and community benefit.

For smaller land parcels, Council should accept monetary contributions in lieu of open space provision, as Huon Valley Council is moving away from provision and maintenance of “pocket parks”.

Assessment of Cygnet's natural values identified significant environmental assets including the Agnes Rivulet system, coastal foreshore areas, remnant native vegetation and habitat corridors supporting diverse flora and fauna.

Climate change and flooding risks were analysed through existing flood mapping and coastal inundation modelling, identifying vulnerable areas requiring protection and managed adaptation responses.

The Huon Valley Community Views Survey confirmed that natural spaces and places are highly valued by Cygnet residents, who are passionate about preserving and enhancing the local environment.

Community consultation reinforced the importance of maintaining access to natural areas, protecting biodiversity and ensuring development responds sensitively to environmental constraints.

Key findings emphasised the need to protect vulnerable coastal ecosystems and flood-prone areas from inappropriate development, while planning for climate adaptation through

green infrastructure and water-sensitive urban design.

Opportunities were identified to enhance habitat connectivity along waterways and overland flow corridors, particularly the Agnes Rivulet system which provides both ecological and recreational value.

The review highlighted the importance of partnerships with local First Nations groups, organisations and people for management of culturally significant natural spaces, and support for community-led environmental stewardship programs.

These findings inform the natural values objectives and strategies that follow, providing a framework for protecting Cygnet's environmental assets while accommodating growth and improving community access to valued natural spaces.

OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 3 Implementation Table. These strategies should be read in conjunction with the Open Space Plan.

- 1. To preserve the existing natural values of the Cygnet local environment.**
- 2. To enhance the existing natural character of the Cygnet local environment.**
- 3. To improve community access to and enjoyment of natural spaces.**
- 4. To plan for climate adaptation and environmental sustainability.**
- 5. To integrate Indigenous knowledge and innovative landscape management into environmental practices.**
- 6. To pioneer regenerative water and coastal management.**
- 7. To celebrate Cygnet's dark skies.**

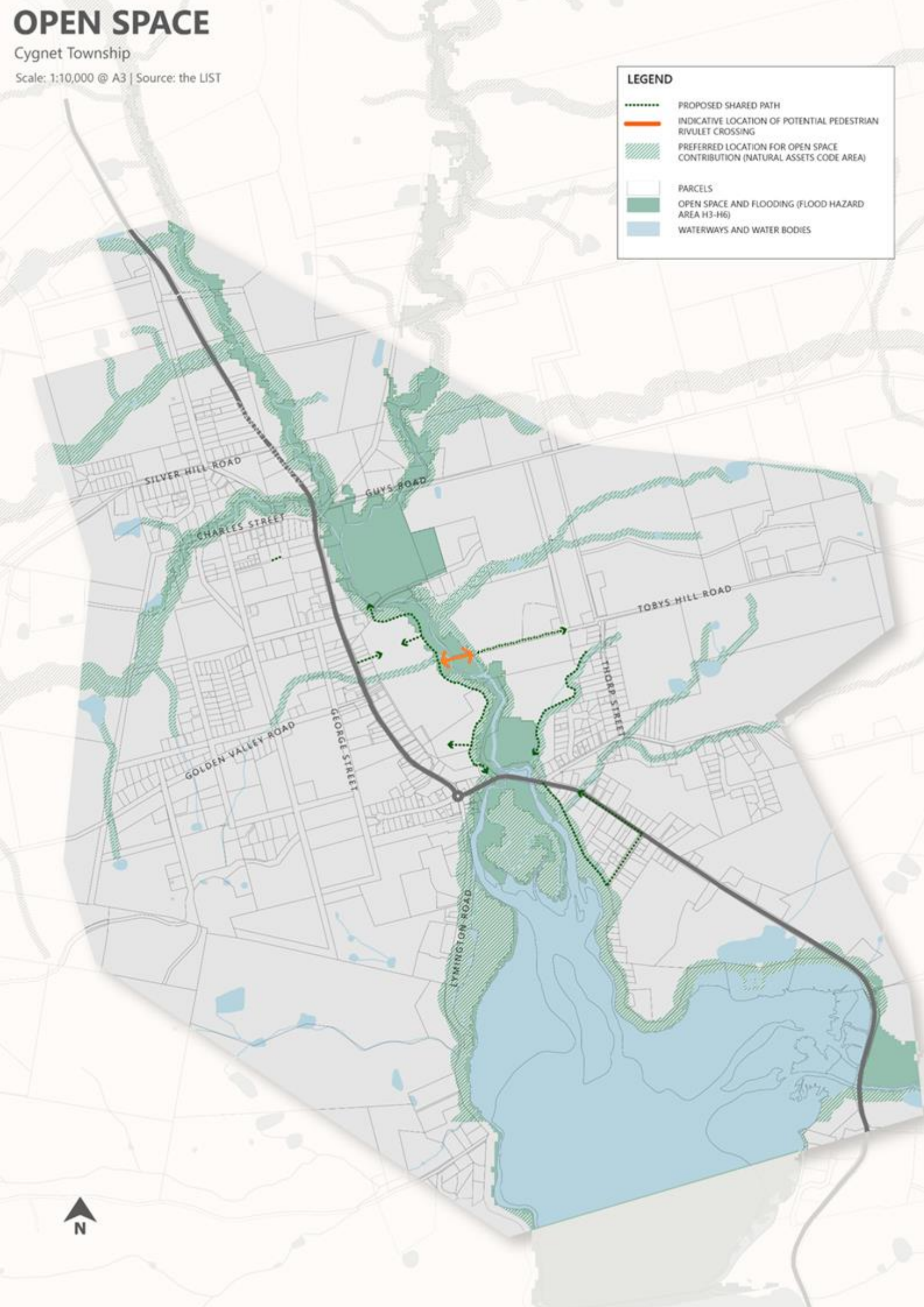
OPEN SPACE

Cygnets Township

Scale: 1:10,000 @ A3 | Source: the LIST

LEGEND

PROPOSED SHARED PATH

INDICATIVE LOCATION OF POTENTIAL PEDESTRIAN RIVULET CROSSING

ELEMENT 4 – PUBLIC REALM, COMMUNITY FACILITIES & STREETSCAPES



Cygnet's community facilities play a vital role in supporting its function as both a rural service centre and tourist destination.

The town's compact main street, heritage buildings, and dramatic natural setting create opportunities to strengthen **local identity through well-designed streetscapes, pedestrian infrastructure, and public spaces.**

In addition, Cygnet is well-served by a range of community facilities that support the social, recreational, educational and health needs of residents.

Structure Plan Considerations

The Structure Plan provides a framework for community facility priorities which support economic, social and health wellbeing of Cygnet's community as Cygnet's population grows and ages.

Consultation with South-East Tasmanian Aboriginal Corporation (SETAC) and community groups highlighted the importance of spaces that support First Nations cultural practice, intergenerational interaction and community identity.

Assessment of Cygnet's existing streetscapes, particularly on Mary Street, identified opportunities to strengthen the town's distinctive character through cohesive streetscape design, gateway treatments and enhanced public spaces. The design vernacular analysis (Appendix F) documented Cygnet's heritage fabric, rural character and relationship to the

surrounding landscape, providing guidance for future streetscape enhancements and development integration.

Community consultation emphasised the importance of public spaces that reflect local identity, support gathering and social connection, and accommodate both everyday use and special events such as markets and festivals. Review of community facilities examined usage patterns, condition and capacity of existing facilities.

Key findings emphasised the need for public realm improvements in the Mary Street town centre to support local businesses, enhance visitor experience and create inviting gathering spaces.

Opportunities were identified to integrate water-sensitive urban design, sustainable materials and native landscaping into public realm projects, demonstrating environmental leadership while managing stormwater and enhancing amenity.

The review highlighted partnership opportunities with community organisations, state agencies and private enterprise to deliver facility improvements and address gaps in provision through adaptive reuse, co-location and innovative service delivery models.

OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 4 Implementation Table.

1. To create a cohesive and distinctive streetscape that reflects Cygnet’s rural character and heritage.
2. To establish clear and welcoming gateways that announce arrival in Cygnet.
3. To create inviting gathering spaces that enhance amenity in the public realm.
4. To deliver public realm improvements that enhance liveability and support economic vitality.
5. To integrate technology, art, and storytelling into the public realm.
6. To pioneer sustainable and regenerative public realm design.
7. To ensure community facilities are fit-for-purpose, and meet the evolving needs of Cygnet's population.
8. To strengthen social connection and community wellbeing through enhanced facilities and programs.
9. To support the provision and enhancement of facilities that celebrate community identity.
10. To explore innovative, financially sustainable approaches to meeting identified gaps in facility provision.

ELEMENT 5 – LOCAL ECONOMY



Cygnet's agriculture, tourism and creative industries economies are key sectors supporting local employment and regional identity.

The Huon Valley and Cygnet economy has traditionally been based on primary production—apples, cherries, berries, aquaculture, fishing, and forestry—with the region's natural assets underpinning these economic advantages. However, the local economy is gradually shifting towards service provision.

Structure Plan Considerations

The local economy objectives and strategies provide a framework for sustainable economic growth that strengthens Cygnet's role as a service centre, tourist destination and creative community.

The Structure Plan draws from state and local policy, business activity data, and employment statistics across key industries and commercial land requirements.

A desktop assessment (Appendix G) evaluated town centre performance, vacancy rates and diversification opportunities, while community and business consultation (Appendix C) informed priorities for supporting local enterprise, attracting investment and enhancing Cygnet's economic role within the Huon Valley.

Maintaining agricultural and aquaculture industries as key economic drivers, particularly in local food production, remains critical to the region's identity and economic resilience.

However, the local economy is transitioning, with growth in health care and education employment reflecting a broader shift away from primary production and manufacturing.

Recent years have seen significant uptake of industrial land within the Huon Valley, leaving very limited serviced supply ready for immediate development.

With employment forecast to grow by 1.72% per annum, demand for employment floorspace will increase accordingly.

Consideration must be given to whether additional industrial land is required or if industrial uses can be accommodated through mixed-use zoning.

The existing commercial centre around Mary Street provides opportunities for expansion and enhancement.

Mixed-use developments that integrate residential, commercial, and recreational spaces can support local businesses and create a more vibrant town centre.

Tourism is an important and growing economic driver. Key tourism trends in the region include agritourism, nature-based and adventure travel, and cultural tourism encompassing built heritage, First Nations heritage, and the arts sector.

Cygnet's reputation as an arts hub positions it well to capture the growing demand for 'experience' tourism.

The relocation of the Caravan Park from its current site to private land will be an important consideration in supporting visitor accommodation.

Council-owned sites across the study area, including the Oval and Burtons Reserve, are not considered feasible for relocation due to constraints including flooding, existing recreation functions, environmental limitations and access issues.

Site-specific feasibility studies will assess privately held locations identified through community consultation to determine the most suitable placement.

Strengthening tourism opportunities and infrastructure is needed, yet must be carefully balanced against housing provision for long-term residents and locals, with particular consideration given to the impacts of short-stay accommodation on long-term housing supply.

Cygnet's growing reputation as a creative hub presents opportunities to enhance the Huon Valley's national recognition as a creative region.

Expanding the focus on arts and creative elements in and around Cygnet, and linking these with similar experiences across the region, can strengthen existing and developing economic assets while supporting the experience-based tourism sector.

OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 5 Implementation Table.

- 1. To support sustainable tourism growth that enhances Cygnet's economy while protecting its character and community amenity.**
- 2. To support provision of appropriate diverse visitor accommodation while protecting long-term housing supply.**
- 3. To protect and enhance primary production as a foundation of the local economy and regional identity.**
- 4. To facilitate appropriate expansion of commercial activity that supports local business vibrancy and employment growth.**
- 5. To ensure adequate provision of industrial land to support employment growth and economic diversification.**

ELEMENT 6 – HERITAGE AND CHARACTER



Cygnet has established itself as a hub for arts and culture, creating a distinctive identity drawing on its compact scale and historic setting to deliver intimate cultural experiences that draw visitors from across Tasmania and Australia.

Visually, Cygnet's built and cultural heritage contributes significantly to its character.

Structure Plan Considerations

The Structure Plan supports heritage and character intent, and protection, where appropriate across the Cygnet township.

Heritage and character objectives and strategies are grounded in local heritage studies and character assessments documenting significant buildings, streetscapes and cultural landscapes throughout Cygnet.

Cygnet's historic built form, rural setting and distinctive village atmosphere is fundamental to local identity and attractiveness.

Analysis of existing planning scheme heritage provisions identified gaps in protection and opportunities to better manage development impacts on heritage values and adaptive reuse.

A design vernacular analysis (Appendix F) was prepared to document Cygnet's distinctive architectural character, streetscape qualities and relationship to the rural landscape.

The analysis documented significant materials, building forms, and

streetscape and design elements that contribute to Cygnet's character.

The design vernacular provides guidance for new development to respect established character while allowing for quality contemporary design that complements rather than imitates historic buildings.

Diagrammatic concept plans were prepared for the Mary Street precinct, Council Depot site and Oval, identifying opportunities for heritage protection, public realm improvements, built form controls and development integration (Appendix D).

These plans accompany identified ecclesiastic and commercial heritage precincts to be integrated into the Structure Plan.

Consultation with SETAC highlighted the importance of protecting Aboriginal cultural heritage through appropriate development assessment processes and support for cultural site management and knowledge sharing.

As the town responds to increased demand for infill housing, it is critical that heritage protection and enhancement remain priorities to preserve the sense of place and identity that defines Cygnet.

OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 6 Implementation Table. These strategies should be read in conjunction with the Heritage and Character Plan.

1. To protect neighbourhood character and heritage values while accommodating housing growth.
2. To protect and celebrate Cygnet's built heritage as a foundation of community identity and visitor experience.
3. To ensure new development respects and enhances Cygnet's distinctive character and heritage values.
4. Protect and interpret First Nations cultural heritage in partnership with local Aboriginal groups and organisations.
5. To enhance understanding and appreciation of Cygnet's heritage through interpretation and engagement.
6. To maintain Cygnet's rural village character and valued landscape connections.

HERITAGE AND CHARACTER

Cygnets Township

Scale: 1:10,000 @ A3 | Source: the LIST

LEGEND

EXISTING AND PROPOSED EXTENSION OF LOCAL BUSINESS ZONE

HERITAGE PRECINCT DEVELOPMENT

STATE HERITAGE REGISTER LISTING

THE PORT CYGNET CANNERY

PROPOSED PEDESTRIAN PRIORITY

PROPOSED CULTURAL HERITAGE USES

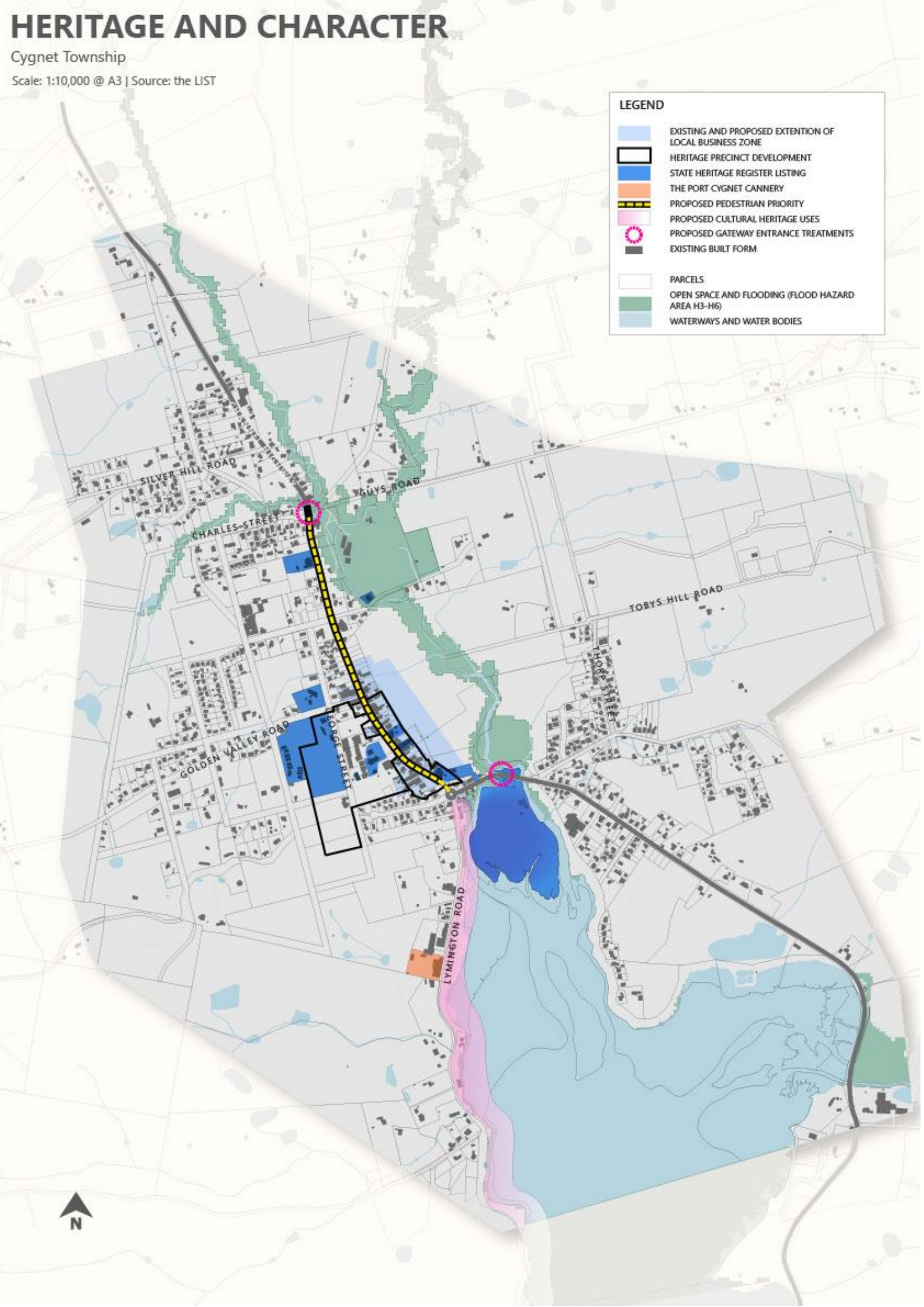
PROPOSED GATEWAY ENTRANCE TREATMENTS

EXISTING BUILT FORM

PARCELS

OPEN SPACE AND FLOODING (FLOOD HAZARD AREA H3-H6)

WATERWAYS AND WATER BODIES



ELEMENT 7 – SERVICING AND UTILITIES



Cygnnet faces the common regional challenge of ageing infrastructure designed for a smaller population and different usage patterns.

The regional location means that upgrades to utilities and services require careful planning and investment on behalf of utility providers and local government.

The majority of the township within the settlement boundary is serviced with provision of power, water and sewerage.

Structure Plan Considerations

The Structure Plan maps out areas identified as constrained or needing addressing by infrastructure authorities and Council. Some of the required infrastructure required for the continued growth of Cygnnet may also be planned and provided for by developers working together with Council and authorities.

Infrastructure services that support circular economy principles are aspirational themes of the Structure Plan, which is to support growth while building resilience to climate change impacts and meeting community service expectations.

Some areas within the township are mapped as having a water pressure exclusion boundary. This defines an area in which TasWater is unable to provide the minimum standard pressure, generally due to the elevation of the land above the water supply/ catchment.

Assessment of water infrastructure identified capacity constraints at the Glen Huon water treatment plant and Cygnnet sewerage treatment plant that will require upgrades to accommodate forecast residential growth within the structure plan timeframe.

Telecommunications providers identified coverage gaps and reliability issues, particularly during peak periods such as scheduled festivals and events, with community consultation reinforcing the need for improved mobile network coverage and high-speed internet connectivity to support working from home and digital service access.

Consideration of climate change impacts, particularly in relation to stormwater surges and sea level rise should inform future infrastructure delivery.

The surrounding rural landscape provides opportunities for innovative approaches to stormwater management and renewable energy, although Cygnnet's location in a valley environment also requires careful consideration of flood management and slope stability in infrastructure planning.

Emergency services identified the importance of protecting emergency access routes and incorporating bushfire risk management and flood resilience into infrastructure planning.

OBJECTIVES

Detailed strategies illustrating how each objective could be achieved are outlined in the Element 7 Implementation Table. These strategies should be read in conjunction with the Servicing and Utilities Plan.

1. To ensure adequate water and sewerage infrastructure to support growth.
2. To strengthen power supply reliability and support renewable energy transition.
3. To improve telecommunications connectivity and digital access.
4. To deliver climate change resilient stormwater and flood management infrastructure.
5. To improve waste management systems and support circular economy principles.
6. To enhance emergency and disaster management infrastructure.

SERVICING AND UTILITIES

Cygnet Township

Scale: 1:10,000 @ A3 | Source: the LIST

LEGEND

FUTURE REPLACEMENT OF SEWAGE TREATMENT PLANT TO BE CONSIDERED BY TASWATER

FUTURE SEWER CONNECTIONS

PARCELS

OPEN SPACE AND FLOODING (FLOOD HAZARD AREA H3-H6)

WATERWAYS AND WATER BODIES

EXISTING PRIMARY ROADS

The map displays the layout of Cygnet Township, highlighting various land use and infrastructure elements. A legend in the top right corner defines the symbols: a purple rectangle for the future replacement of a sewage treatment plant, yellow arrows for future sewer connections, a thin grey line for parcels, a green rectangle for open space and flooding (flood hazard area H3-H6), a blue rectangle for waterways and water bodies, and a thick black line for existing primary roads. The map shows a network of roads, with the Channel Highway running diagonally from the top left. A large water body is located in the bottom right corner. Several yellow arrows point to specific locations, indicating planned sewer connections. A north arrow is located in the bottom left corner. The map is overlaid with a grid of parcels, and various colored areas represent different land use categories.

IMPLEMENTATION

The Cygnet Township Structure Plan reviews seven key themes and outlines associated objectives and strategies. These strategies have been tied to key actions to enable Council's practical application, namely:

- Implement
- Advocate
- Facilitate

By recognising which strategies Council can implement directly, and which require external intervention ensures the ongoing realisation of the vision for Cygnet.

Implementation

This is Council directly delivering projects and programs identified in the structure plan—building the roads, parks and community facilities, undertaking environmental restoration works, or running housing and sustainability initiatives.

It means allocating budget, assigning staff, managing contractors and ensuring the physical and social infrastructure gets built according to the plan's vision and timeframes.

Facilitation

This involves Council acting as convenor and coordinator—bringing together developers, state agencies, community groups and service providers to align their activities with structure plan goals.

It might mean brokering partnerships for affordable housing projects, coordinating utility upgrades with road works, or helping landowners navigate approval processes to get priority projects moving.

Advocacy

Council uses its position to lobby state and federal governments for the policy changes, funding and legislative support needed to implement the plan.

This could include pushing for public transport routes, seeking grants for community infrastructure, or arguing for planning system reforms that better support local housing and climate objectives.

Actions list

43 actions - Each names its implementation mechanism, a responsible area, and an indicative timeframe.

Element 1 – Homes for People

Action	Mechanism	Responsibility	Timeframe
Rezone Future Urban land between Mary Street and Agnes Rivulet to General Residential, as shown on the Structure Plan.	Rezoning (LPS amendment)	Strategic Planning	Short
Rezone the Cygnet North and Cygnet South Investigation Areas to Future Urban for medium–long-term capacity, as shown on the Structure Plan.	Rezoning (LPS amendment)	Strategic Planning	Medium
Rezone the Emma Street frontage portion to General Residential, as shown on the Structure Plan.	Rezoning (LPS amendment)	Strategic Planning	Short
Investigate delivery mechanisms and planning tools for the Old School Farm and Cygnet Council Depot sites, via a Specific Area Plan or other local planning tool consistent with the diagrammatic master plan, to guide housing delivery and design.	Specific Area Plan	Strategic Planning	Medium
Require neighbourhood character assessments for medium- and higher-density development applications, via a Local Area Objective / SAP provision in the LPS.	Appropriate local area planning tool standard/provision	Statutory Planning	Short

Site open space and other non-sensitive uses on land at high flood/inundation risk (1% AEP), applying the Flood-Prone Areas Hazard Code and zoning at rezoning stage.	Code application + zoning	Strategic Planning	Medium
Specify a minimum proportion of one-bedroom and adaptable, ageing-in-place dwellings, a social and affordable housing component, and active promotion of the Homes Tasmania MyHome shared-equity scheme, through the Old School Farm and Council Depot Specific Area Plan.	Specific Area Plan	Strategic Planning	Medium

Element 2 – Movement

Action	Mechanism	Responsibility	Timeframe
Reserve and require a north–south local connection road (Local Business land, Mary St–Agnes Rivulet) at development application stage, including emergency access via the Town Hall carpark.	Appropriate local area planning tool Standard/provision / DA condition	Statutory Planning	Medium
Upgrade Guys Road and extend Thorp Street to the provided collector-road cross-section, as shown on the Structure Plan.	Capital works (plan-identified)	Infrastructure & Assets	Medium
Implement the Mary Street Safety Improvement Program.	Capital works (adopted program)	Infrastructure & Assets	Short
Extend the Town Hall carpark to provide additional Mary Street visitor parking.	Capital works (plan-identified)	Infrastructure & Assets	Short

Deliver priority footpath and pedestrian-priority links shown on the future movement plan (Channel Highway–Burtons Reserve; Agnes Rivulet both banks with footbridge; Garthfield/Frederick to Recreation Ground).	Capital works (plan-identified)	Infrastructure & Assets	Medium
Require active-transport links integrating with the movement network (incl. green-blue corridors) in new subdivisions.	SPP provisions or SAP	Statutory Planning	Short
Advocate to the Department of State Growth and public transport operators for improved public and community transport serving Cygnet and its future growth areas.	Advocacy (no Council lever)	Strategic Planning	Ongoing

Element 3 – Natural Values

Action	Mechanism	Responsibility	Timeframe
Require appropriate buffers and protections for vulnerable ecosystems in development, via the Natural Assets Code / zone standards informed by mapped data.	Code application	Statutory Planning	Short
Require water sensitive urban design and landscape plans with large subdivision applications, via an appropriate local area planning tool standard/provision.	Appropriate local area planning tool standard/provision	Statutory Planning	Short
Plan and protect biodiversity/flow corridors along Agnes Rivulet and overland flow paths through rezoning layouts and the Natural Assets Code.	Rezoning layout + Code	Strategic Planning	Medium

Identify coastal-inundation land unsuitable for housing and zone for open space / managed retreat at rezoning stage.	Zoning at rezoning	Strategic Planning	Medium
Apply lighting standards protecting dark skies (shielded, warm-toned, minimal upward spill) via an appropriate local area planning tool standard/provision or SAP.	Appropriate local area planning tool standard/provision / SAP	Statutory Planning	Medium

Element 4 – Public Realm, Community Facilities & Streetscapes

Action	Mechanism	Responsibility	Timeframe
Guide streetscape and residential character via Local Area Objectives in the LPS and/or a Specific Area Plan, applying the Cygnet design vernacular and Theme Book (2016).	Local Area Objectives / SAP	Strategic Planning	Medium
Require new development to integrate with preferred streetscape character (topography, cut/fill, vegetation, view lines) via an appropriate local area planning tool standard/provision.	Appropriate local area planning tool standard/provision	Statutory Planning	Short
Design and install gateway signage and treatments at the northern (Slab Rd/Channel Hwy) and southern (Burtons Reserve) approaches.	Capital works (plan-identified)	Infrastructure & Assets	Medium
Provide community gathering spaces / pause points in the Mary Street precinct and on Council-owned development sites.	Capital works (plan-identified)	Infrastructure & Assets	Medium

Element 5 – Local Economy

Action	Mechanism	Responsibility	Timeframe
Maintain and strengthen Mary Street as the commercial core through a Specific Area Plan, with supporting public-realm works.	Specific Area Plan	Strategic Planning	Medium
Rezone Particular Purpose land adjacent to Mary Street to Local Business, as shown on the Structure Plan.	Rezoning (LPS amendment)	Strategic Planning	Short
Assess industrial land demand and, if warranted by evidence, identify expansion areas with transport/service access avoiding residential, heritage and amenity impacts.	Strategic investigation → rezoning	Strategic Planning	Medium
Protect productive agricultural and aquacultural land from land-use conflict via zoning and the LPS.	Zoning / appropriate local area planning tool standard/provision	Statutory Planning	Short
Identify feasible privately-owned Caravan Park relocation sites through site-specific studies (subject to rezoning/permit pathway).	Site study → rezoning/permit	Strategic Planning	Medium
Monitor short-stay accommodation impact on housing supply and introduce planning controls if warranted.	Monitoring → appropriate local area planning tool standard/provision	Strategic Planning	Ongoing / Medium

Element 6 – Heritage & Character

Action	Mechanism	Responsibility	Timeframe
Incorporate identified heritage precincts and places into the Huon Valley LPS for statutory protection.	LPS amendment (Heritage Code)	Strategic Planning	Short
Apply a Specific Area Plan over the Mary Street Commercial and Ecclesiastical precincts to secure heritage-responsive development against the diagrammatic master plan.	Specific Area Plan	Strategic Planning	Medium
Require heritage impact assessment and contextual design for development in heritage precincts, via the Heritage Code.	LPS Heritage Code	Statutory Planning	Short
Require Aboriginal cultural-heritage assessment and SETAC consultation for development in areas of potential significance, via an appropriate local area planning tool standard/provision (noting no current scheme framework — advocate for one).	Appropriate local area planning tool standard/provision + advocacy	Statutory Planning	Medium
Preserve identified public view corridors to hills and water through development controls at rezoning and DA stage.	Development controls / appropriate local area planning tool standard/provision	Strategic Planning	Medium
Install interpretative signage and self-guided heritage walks linking Mary Street and Ecclesiastical precincts.	Capital works (plan-identified)	Infrastructure & Assets	Ongoing

Element 7 – Servicing & Utilities

Action	Mechanism	Responsibility	Timeframe
Provide updated growth scenarios to TasWater and require developer contributions to water/sewer upgrades servicing their development, via LPS/permit conditions.	Evidence + LPS/permit condition	Strategic Planning	Short
Stage residential rezoning/development to available water and sewer capacity, via sequencing in the LPS and rezoning decisions.	Sequencing (LPS / rezoning)	Strategic Planning	Ongoing
Advocate to TasWater to prioritise the Cygnet sewage treatment plant upgrade within the plan timeframe.	Advocacy (no Council lever)	Infrastructure & Assets	Short
Identify and protect natural drainage corridors and floodplains from inappropriate development via planning scheme controls.	appropriate local area planning tool standard/provision	Strategic Planning	Medium
Require water-sensitive urban design managing stormwater on-site in new development, via an appropriate local area planning tool standard/provision.	appropriate local area planning tool standard/provision	Statutory Planning	Short
Deliver a comprehensive stormwater management strategy addressing Cygnet's topography and flood risk and upgrade priority infrastructure.	Strategy + capital works	Infrastructure & Assets	Medium
Require adequate waste infrastructure (bin storage, collection access) in new development via existing zone provisions.	Zoning	Statutory Planning	Short

Identify and protect emergency access routes and embed bushfire/flood resilience in land-use planning via the hazard codes.

hazard codes

Strategic Planning

Short

IMPLEMENTABLE CONTROLS

Translating strategic objectives into tangible outcomes requires a framework of implementable controls. These are the specific mechanisms, tools and regulatory instruments that guide development and ensure alignment with community goals. These controls operate across multiple scales and include:

- Statutory planning provisions such as zoning, code overlays and other regulatory controls.
- Non-statutory mechanisms like design guidelines and developer agreements.
- Financial instruments that fund infrastructure and affordable housing.
- Governance structures that coordinate across agencies and stakeholders.
- Monitoring frameworks that track progress and enable adaptive management.

Effective controls balance certainty for communities and key stakeholders, with the flexibility needed to respond to changing conditions. By establishing clear, enforceable controls that are consistently applied yet responsive to context, communities can systematically address the challenges of demographic change, housing need and climate adaptation while capturing the opportunities these challenges

present. The following sections outline the key categories of controls available to implement this structure plan and achieve its strategic vision.

Statutory Planning Controls

- Rezoning of land parcels.
- Implementation of Specific Area Plans.

Non-Statutory Mechanisms

- Design Guidelines.
- Council policy and strategy.
- Proactive acquisition of key sites.

Financial Instruments

- Developer Agreements and Voluntary Planning Agreements
- Incentive and Grant Programs

Governance Structures

- Memoranda of Understanding and Agency Partnerships
- Community Engagement and Co-Design

Monitoring Frameworks

- Community Feedback Mechanisms
- Annual Reporting and Review Cycles
- Development Activity Monitoring

STATUTORY PLANNING CONTROLS

- **LOCAL CYGNET DESIGN
VERNACULAR**

A comprehensive design vernacular analysis was prepared to document Cygnet's existing and emerging residential character across nine representative street blocks, and can be referred to at Appendix F.

The analysis examined physical design characteristics including street and road reserve treatments, front setback arrangements, architectural elements and lot configurations to identify patterns that define Cygnet's distinctive identity.

Key characteristics consistently valued across the community include generous front setbacks with permeable or minimal fencing, weatherboard and honest materiality, hipped or gable roof forms, visible front entries and porches, and landscaped front yards that create visual openness and a friendly village atmosphere.

These findings provide the foundation for translation into planning controls through a Specific Area Plan for key precincts, particularly the Mary Street commercial area and surrounding residential zones.

Development controls derived from the design vernacular would provide certainty for developers and the community while maintaining the qualities that define Cygnet's identity and attractiveness.

The table of design characteristics provides clear guidance for assessing development applications and guiding application discussions in Cygnet's residential areas.

Each characteristic is categorised as preferred, acceptable or discouraged, creating a framework for evaluating proposed designs against Cygnet's valued character elements.

Preferred characteristics represent the ideal design outcomes that best reflect Cygnet's established character.

Development applications demonstrating these elements should be strongly supported and encouraged.

When preparing a Specific Area Plan or Design Guidelines, these preferred elements would form the benchmark standards that new development should achieve.

Acceptable characteristics provide flexibility where preferred outcomes may not be feasible due to site constraints, cost considerations or changing construction practices.

These elements can be supported as reasonable compromises that maintain overall streetscape quality. The acceptable category acknowledges that design standards evolve over time and allows for case-by-case assessment and negotiation with applicants.

Discouraged characteristics are those that conflict with Cygnet's preferred character and should generally not be supported. These are elements which are inconsistent with Cygnet's village atmosphere.

Applications proposing these elements would require strong justification and demonstration of offsetting design quality or innovation to warrant approval.

Council planners would use the table during application meetings to communicate clear expectations to developers and designers.

Applicants can reference the table when preparing proposals to ensure designs align with preferred character from the outset, reducing assessment timeframes and the need for revisions.

The table also provides an objective assessment framework, reducing subjectivity in design evaluation while allowing appropriate discretion for exceptional design quality or innovative responses to demographic, housing or climate challenges identified in the Structure Plan.

- **SAP CONSIDERATIONS**

A Specific Area Plan (SAP) may be applied over residential areas in Cygnet to introduce site-specific variations to standard provisions within the General Residential Zone (Clause 8.4) and Village Zone (Clause 12.4). This statutory mechanism enables Council to control:

Side and front setbacks: Specific Area Plans can prescribe minimum or varied setback distances that differ from standard zone requirements, ensuring generous spacing between buildings and maintenance of visual openness along streets.

Street engagement: Building orientation, front entry visibility and relationship of buildings to the street can be guided through setback variations and built form requirements, supporting active street frontages and passive surveillance.

Garage and carport location: Specific Area Plans can specify where garaging and vehicle accommodation structures may be located relative to the building line, preventing garage-dominated streetscapes by requiring structures to be set behind the primary dwelling.

These controls provide a robust statutory framework for managing key spatial and siting elements that fundamentally shape streetscape character and neighbourhood amenity.

However, a SAP cannot easily control considerations such as materials, colours, architectural style or the finer grain of design quality. It can't function like a design code with prescriptive standards unless these requirements can be expressed as clear, measurable and legally defensible performance criteria.

NON-STATUTORY MECHANISMS

- **Built Form elements not covered by Statutory Controls**

Certain design characteristics identified in the design vernacular cannot be enforced through statutory planning provisions in the Tasmanian Planning Scheme. These include:

House materials: The planning scheme does not provide mechanisms to mandate or restrict specific facade

materials such as weatherboard, brick or render, meaning material choices remain at the discretion of applicants.

Roof style: Preferred roof forms such as hipped or gable profiles cannot be prescribed through statutory controls, limiting Council's ability to enforce architectural consistency in roof design.

Roof material: Similarly, roofing materials such as tin, Colorbond or tiles cannot be mandated through the planning scheme, preventing statutory enforcement of preferred material palettes.

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

For design elements that cannot be controlled statutorily, Council must rely on non-statutory mechanisms including:

Design Guidelines: Adopted design guidelines that illustrate preferred and acceptable treatments for materials, roof forms and other architectural

elements, used to guide application discussions and informal negotiations with applicants.

Developer Agreements: Negotiated agreements with developers of significant subdivisions or projects that secure commitments to preferred

design characteristics in exchange for planning approvals or variations.

Public Realm Contributions:

Incentive-based approaches where developments meeting preferred character guidelines receive benefits such as reduced expedited assessment or public recognition.

Community Education: Promotion of preferred design characteristics through design awards, exemplar projects and public communication to build community understanding and voluntary adoption of preferred standards.

This combined approach—enforcing what can be controlled statutorily through a Specific Area Plan while encouraging preferred outcomes for other elements through non-statutory means—provides the most effective pathway for implementing the design vernacular and maintaining Cygnet's valued character as development proceeds.

INNOVATION

Innovative design responses addressing demographic growth, housing diversity and climate resilience may warrant departure from preferred character guidelines where clear net benefits are demonstrated, such as medium-density development, multi-generational housing, affordable housing or climate-adaptive design exceeding minimum standards.

However, translating this principle into workable implementation mechanisms requires careful consideration of assessment frameworks and decision-making processes.

Performance-Based Assessment Criteria

Council should establish clear performance criteria that define what constitutes an acceptable innovative design response. The design vernacular identifies three categories where departures may be justified:

- **Growing Population:** Proposals achieving dwelling densities of 20 or more dwellings per hectare that provide well-designed medium-density housing addressing housing supply pressures.
- **Housing for Emerging Needs:** Developments demonstrating inclusivity for diverse users including ageing-in-place features, disability access, multi-generational living arrangements, or affordable

housing meeting the 30/40 rule or structured as affordable rental housing.

- **Climate Resilient Housing:** Designs demonstrably responding to Cygnet's specific climate threats through flooding resilience (elevated structures, flood-compatible materials), bushfire protection exceeding minimum BAL standards, passive design excellence achieving 8+ NatHERS ratings, water security measures including rainwater harvesting, or adaptive design allowing future relocation or modification.

These criteria should be incorporated into Design Guidelines or a Specific Area Plan as performance-based acceptable solutions, clearly articulating the evidence and documentation required to demonstrate compliance.

Balancing Innovation and Character Protection

Implementation must carefully balance encouraging innovation with protecting Cygnet's valued character. Not all departures from preferred guidelines should be supported simply because climate or housing benefits are claimed. Council's assessment and associated planning provisions should consider:

- Whether the claimed benefits genuinely require character departures or could be achieved within preferred guidelines.
- The scale and visibility of departures—minor material variations may be acceptable while significant built form changes require stronger justification.
- Site context—innovative designs may be more appropriate in emerging growth areas than within established heritage precincts.
- Cumulative impact—individual departures may be acceptable but proliferation could erode overall character.

Policy Tool Recommendations

To effectively implement innovative design responses, Council should develop:

- Design Guidelines illustrating acceptable contemporary interpretations of preferred character and case studies of successful innovative designs.
- Performance-based acceptable solutions embedded in a Specific Area Plan that exceed mandatory standards and qualify for character departures.

MONITORING

The Cygnet Township Structure Plan should be reviewed on a five year cycle to ensure the vision and key objectives are reflected in the ongoing development of the township. Similarly, as Cygnet changes over time, the vision and key objectives should also be reviewed to ensure they continue to reflect the needs and preferences of the local community.

It is recommended that a review of the Cygnet Township Structure Plan vision and key objectives against the Huon Valley Local Planning Scheme is undertaken every five years to ensure that the Scheme and the Structure Plan are aligned.

Further, it is recommended that the Cygnet Township Structure Plan is reviewed in fifteen years to ensure that the vision and key objectives are still reflective of the preferred strategic direction and ensure that key challenges facing the township are proactively managed.

The policy cycle highlights the key phases of implementing a strategic plan. Community consultation should be undertaken at each phase, with participation from a diverse representation of the community encouraged.

