

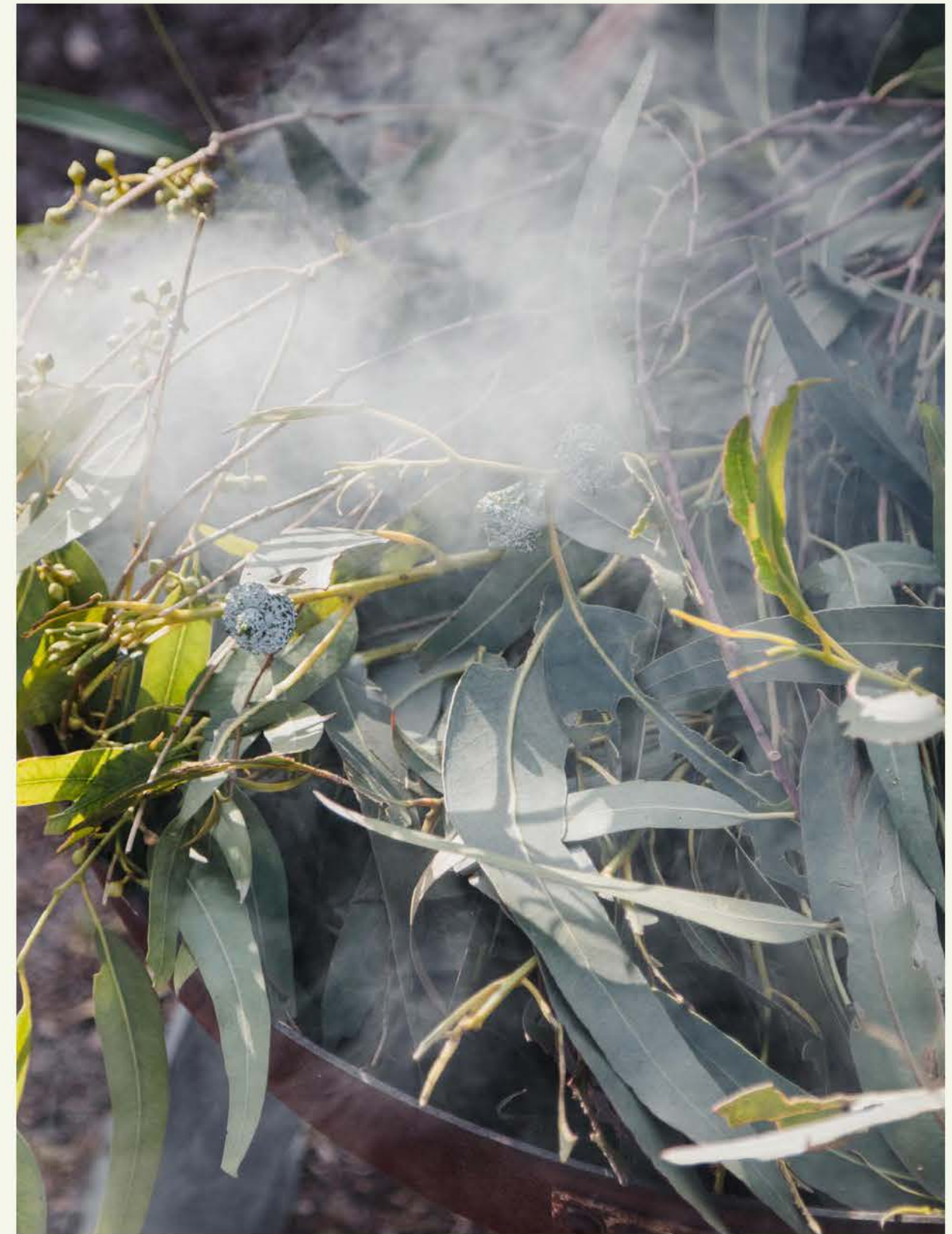
Cygnets Township Structure Plan

Diagrammatic Master Plans

We acknowledge and respect the Melukerdee people of this area, the broader Tasmanian Aboriginal Community of lutruwita (Tasmania) and the Aboriginal and Torres Strait Islander Peoples across Australia as the original owners and continuing custodians of our shared lands, waters and seas.

We recognise their unique ability to care for Country and their deep spiritual connection with the land, waters and seas – the same land, waters and seas which are a central focus of our profession.

We honour Elders past and present whose knowledge and wisdom will ensure the continuation of Aboriginal and Torres Strait Islander cultures.



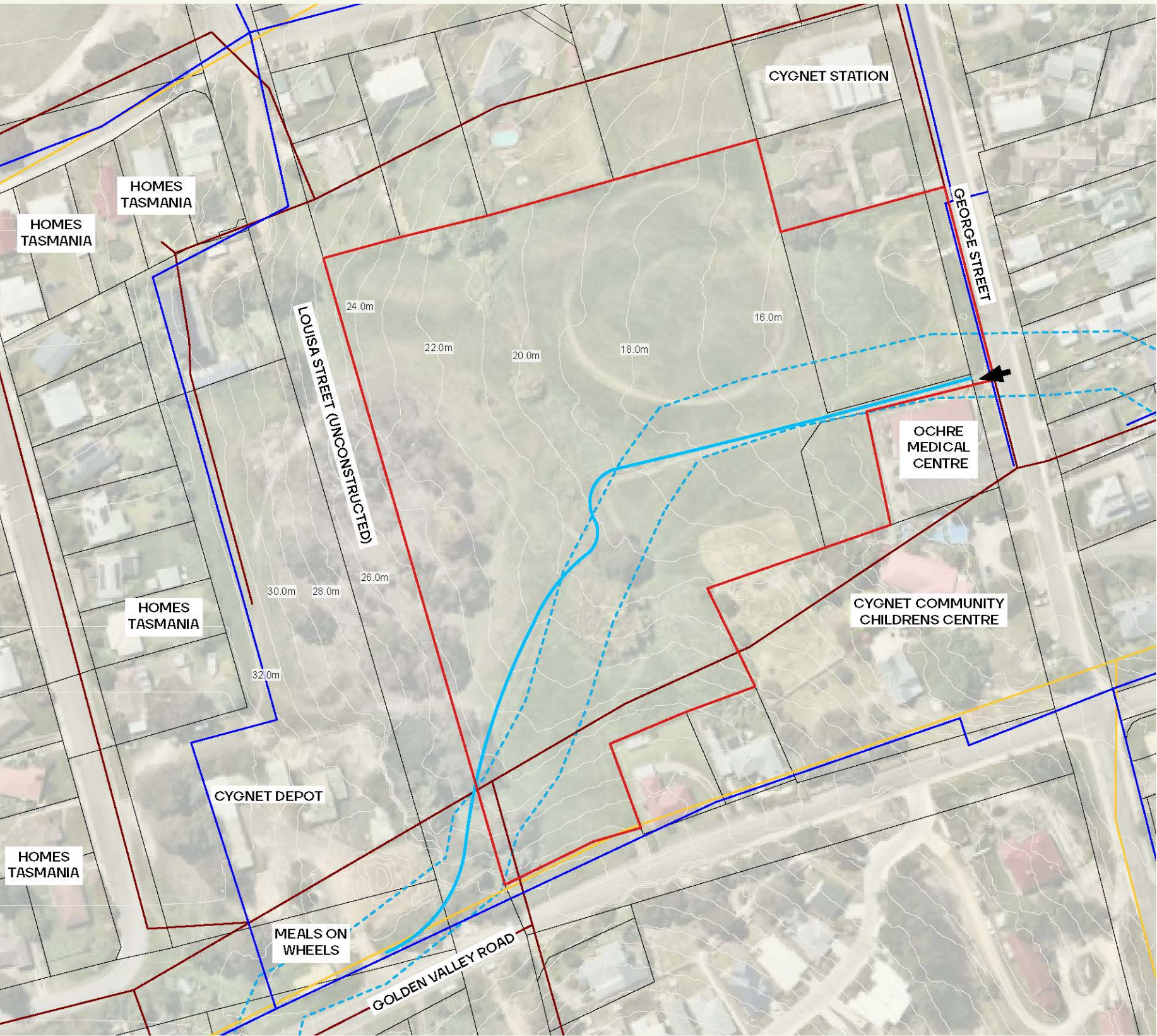


Old School Farm + Council Depot Sites

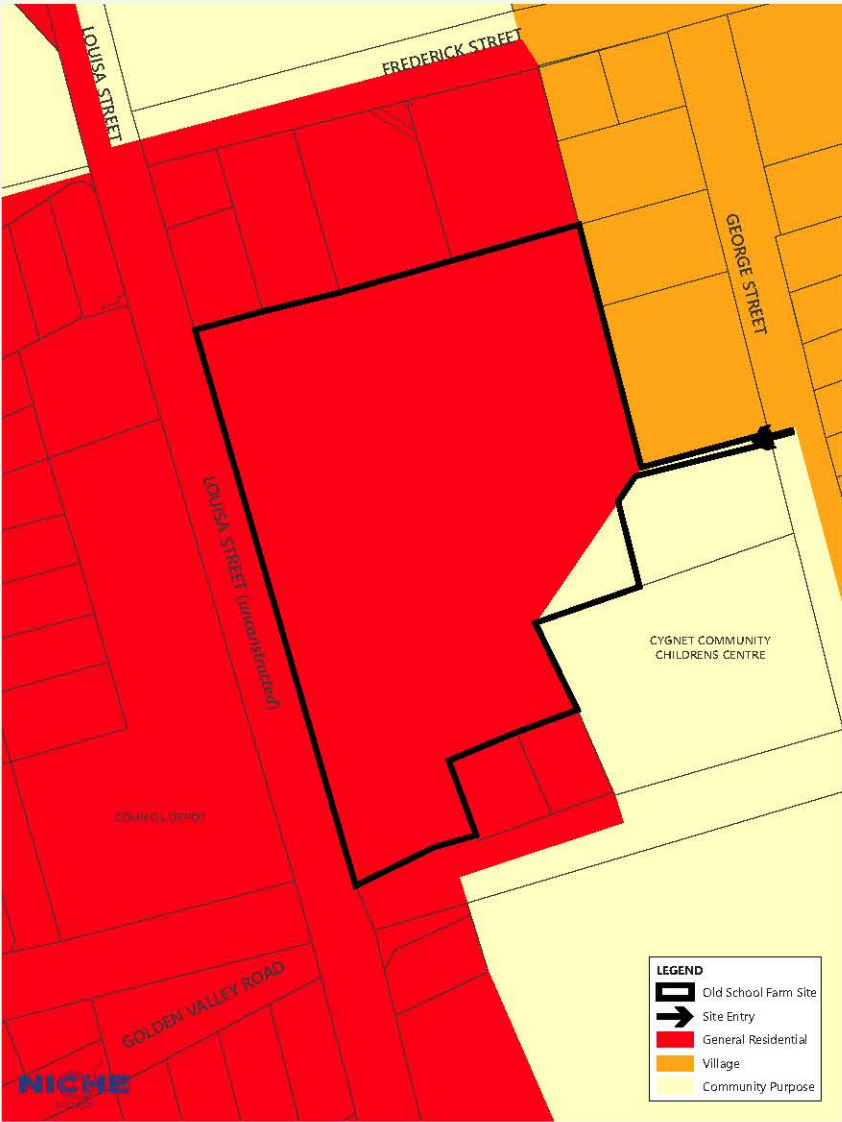
OLD SCHOOL FARM
SITE PLAN EXISTING

Key:

-  SITE BOUNDARY
-  SITE ENTRANCE
-  WATERWAY
-  HIGH VOLTAGE LINE
-  SEWER MAIN
-  WATER MAIN
-  WATER BUFFER AREA



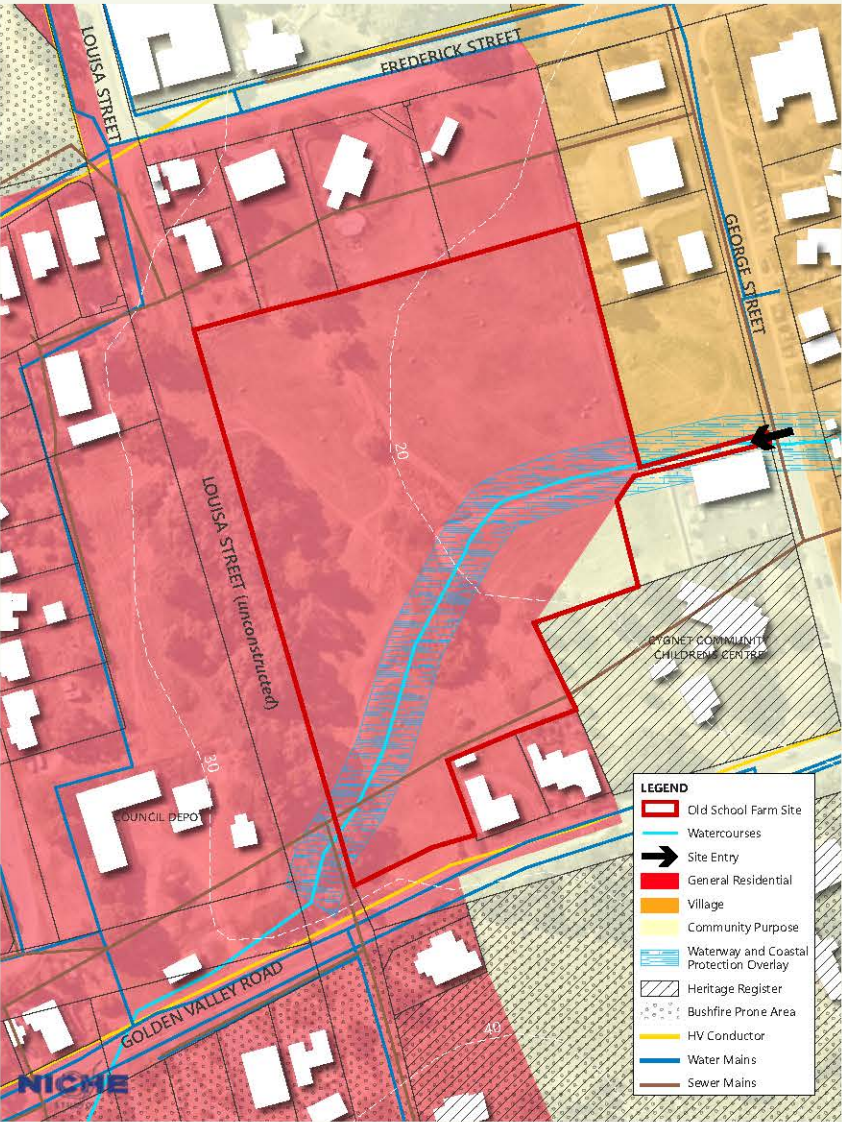
OLD SCHOOL FARM SITE ANALYSIS



ZONES



OVERLAYS



OPPORTUNITIES AND CONSTRAINTS

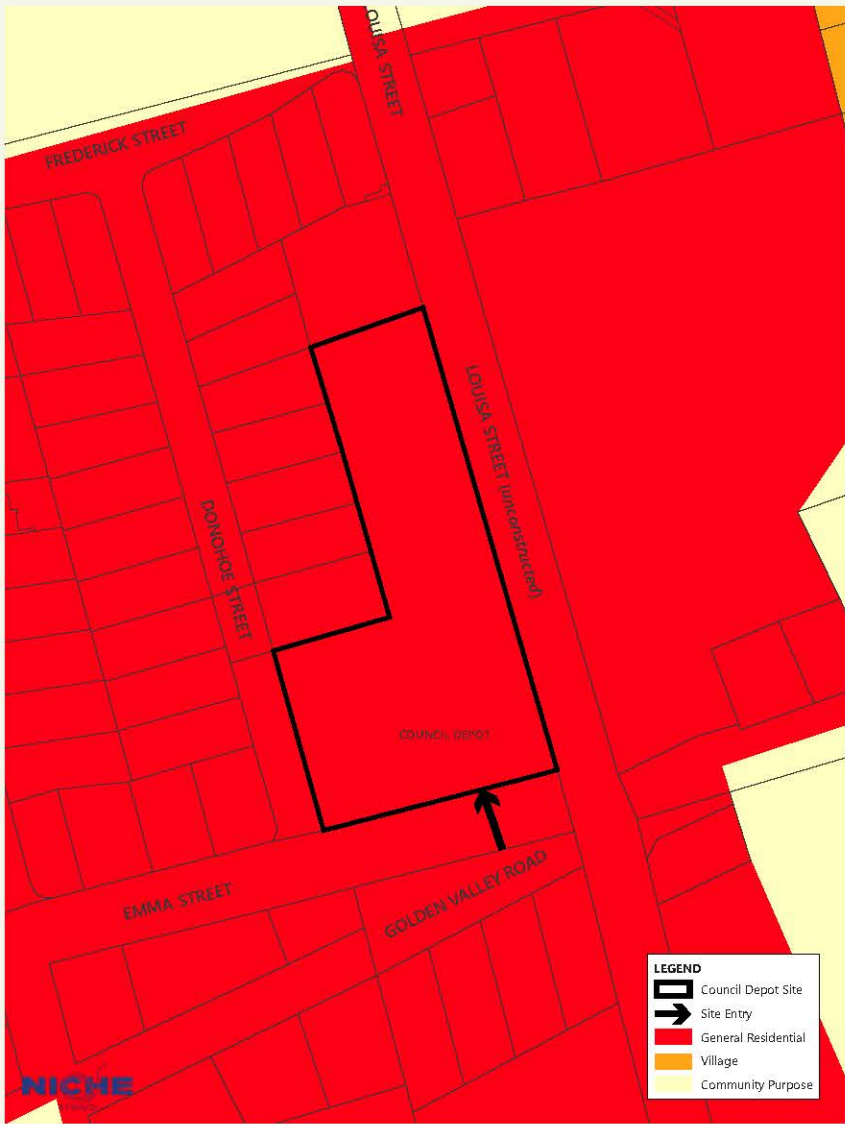
COUNCIL DEPOT
SITE PLAN EXISTING

Key:

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- SITE ENTRANCE
- WATERWAY
- HIGH VOLTAGE LINE
- SEWER MAIN
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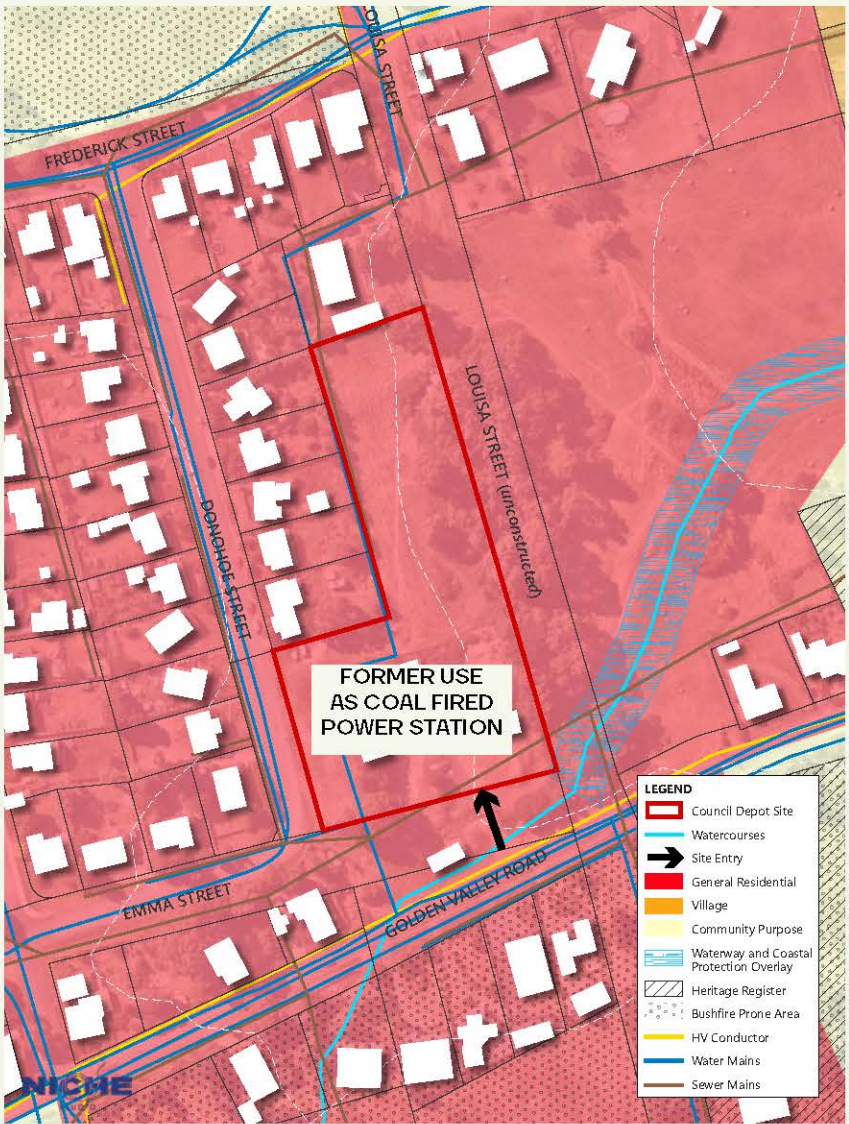
COUNCIL DEPOT
SITE ANALYSIS



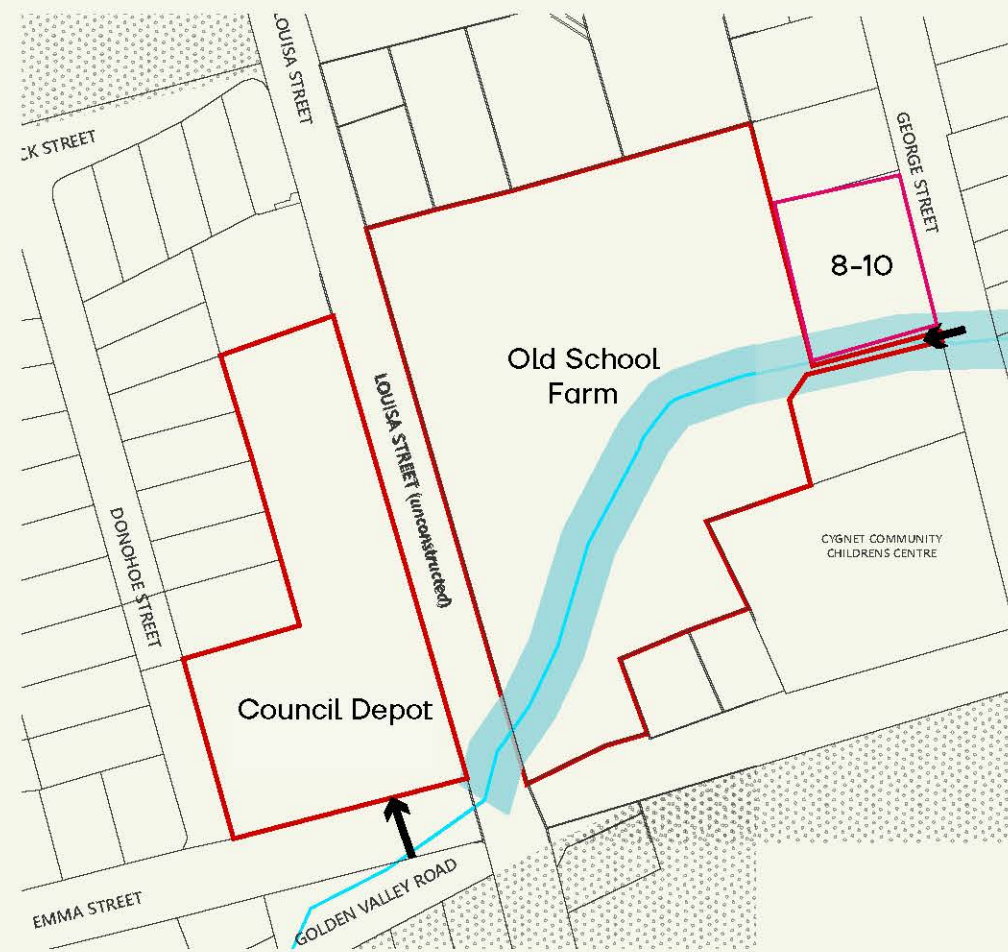
ZONES



OVERLAYS



OPPORTUNITIES AND CONSTRAINTS



CONSOLIDATING SITES
DEPOT + OLD SCHOOL FARM + 8-10 GEORGE STREET
APPROX 4HA



NEIGHBOURHOOD CONTEXT

Key:

- OLD SCHOOL FARM AND DEPOT SITE
- SOCIAL INFRASTRUCTURE
- PUBLIC OPEN SPACE
- LISTING ON HERITAGE REGISTER
- MARY STREET ACTIVITY CENTRE
- BUS ROUTE
- 400M RADIUS

- 1 Cygnet Primary School
- 2 St James Catholic College (K-10)
- 3 Medical centre and pathology
- 4 Childcare
- 5 Loongana Park public open space
- 6 Post office
- 7 Pharmacy
- 8 Supermarket
- 9 St Mark's Anglican Church
- 10 Town Hall
- 11 Library
- 12 Newsagency



Legend:

- ① Self contained units @ 70m² | 1 bedroom | conjoined
- ② Self contained units @ 110m² | 2 bedrooms | conjoined
- ③ Self contained units @ 135m² | 3 bedrooms | double storey
- ④ Apartment blocks | total of 32 units @ 50m² | 1 bedroom | double storey
- ⑤ Visitor accommodation 2x @ 110m² | 2 bedrooms
- ⑥ Communal kitchen and laundry, function room and BBQ area @ 320m²
- ⑦ Rentable office space @ 290m²
- ⑧ Rentable workshops @ 320m²
- ⑨ Communal swimming pool @ 1100m²
- ⑩ Respite / Aged Care Facility @ 580m²
- ⑪ Existing Medical Centre
- ⑫ Communal greenhouses @ 50m² | Communal gardens @ 260m² |
- ⑬ Car Hub | general parking | EV recharge and hire | E-bike hire
- ⑭ Vehicular Two-Way Car Access | Passing Bays | Permeable Surface
- ⑮ Pedestrian Access | Permeable surface
- ⑯ Pedestrian Link to Township Centre

CYGNET ASSOCIATION PLAN
2021





COMMUNITY ASPIRATIONS FOR OLD
SCHOOL FARM AND DEPOT 2025

COUNCIL DEPOT AND OLD SCHOOL FARM
DRAFT MASTER PLAN

Key:

-  SITE BOUNDARY
-  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



	Community Identified Issue / Opportunity / Big Idea	Response / Rationale	Yield Range*	Possible Type	Max. Height**	Min. Setback**
Orange	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 15m rear
			22-26	1 Bed 1 Story Townhouses		
Purple	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
Dark Purple	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
Yellow	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				

* 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)

EXAMPLES OF MEDIUM DENSITY HOUSING TYPES
(REFER TO CYGNET TOWNSHIP DESIGN VERNACULAR STUDY)

Images: NSW Low Rise Housing Diversity Design Guide, Architectus, DSG Medium Density Design Guidelines

DUPLEX TOWNHOUSES



3 STOREY LOW RISE APARTMENTS



COMMUNAL OPEN SPACE AND FACILITIES



DUAL OCCUPANCY - 2 DETACHED DWELLINGS



LOW RISE MULTI DWELLING HOUSING



GABLED ROOF FORMS



Caravan Park Site



inspiring
place

DRAFT

Diagrammatic Master Plans
Prepared for Niche Planning

16.04.2026

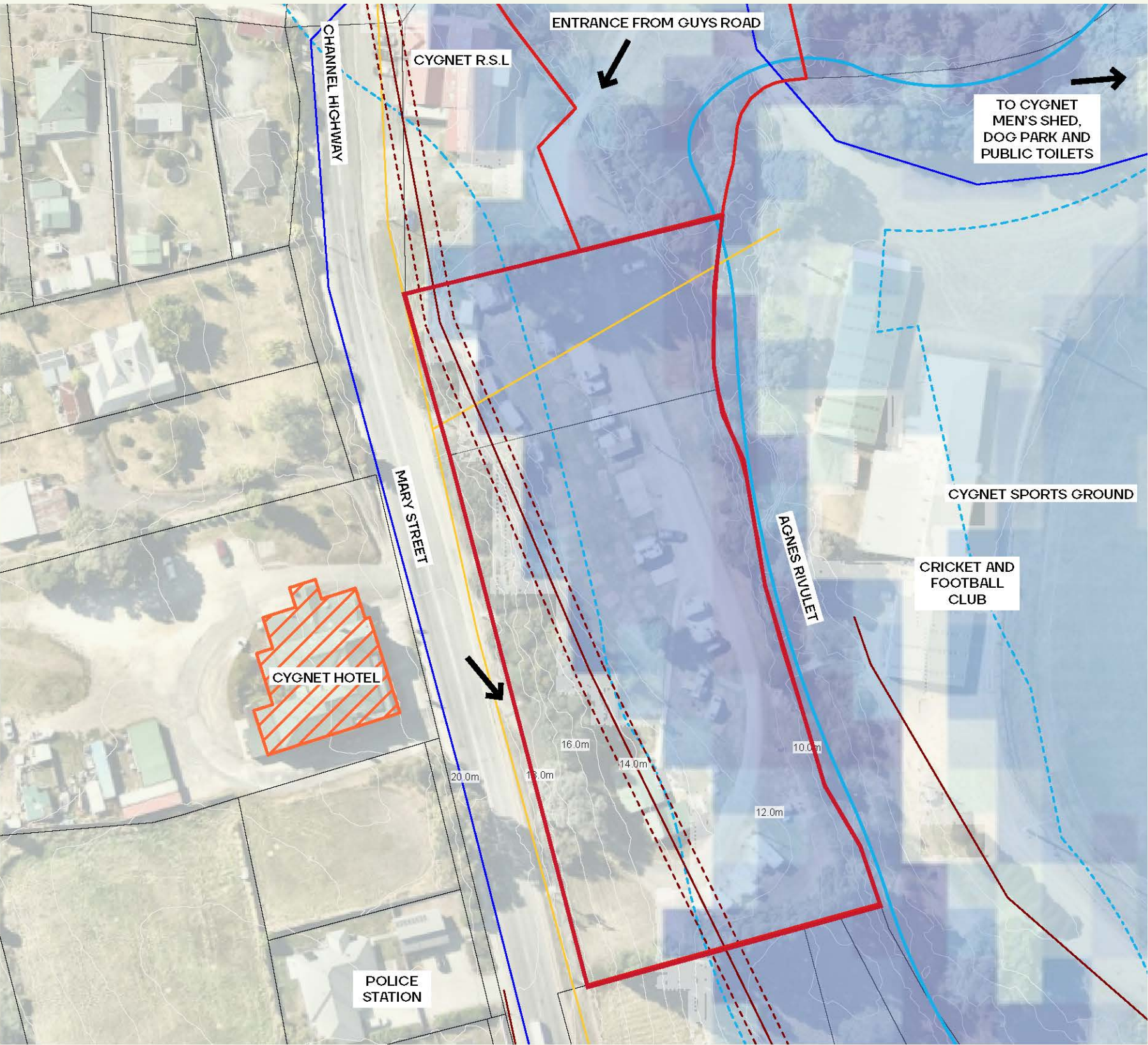
CARAVAN PARK
SITE PLAN

Key:

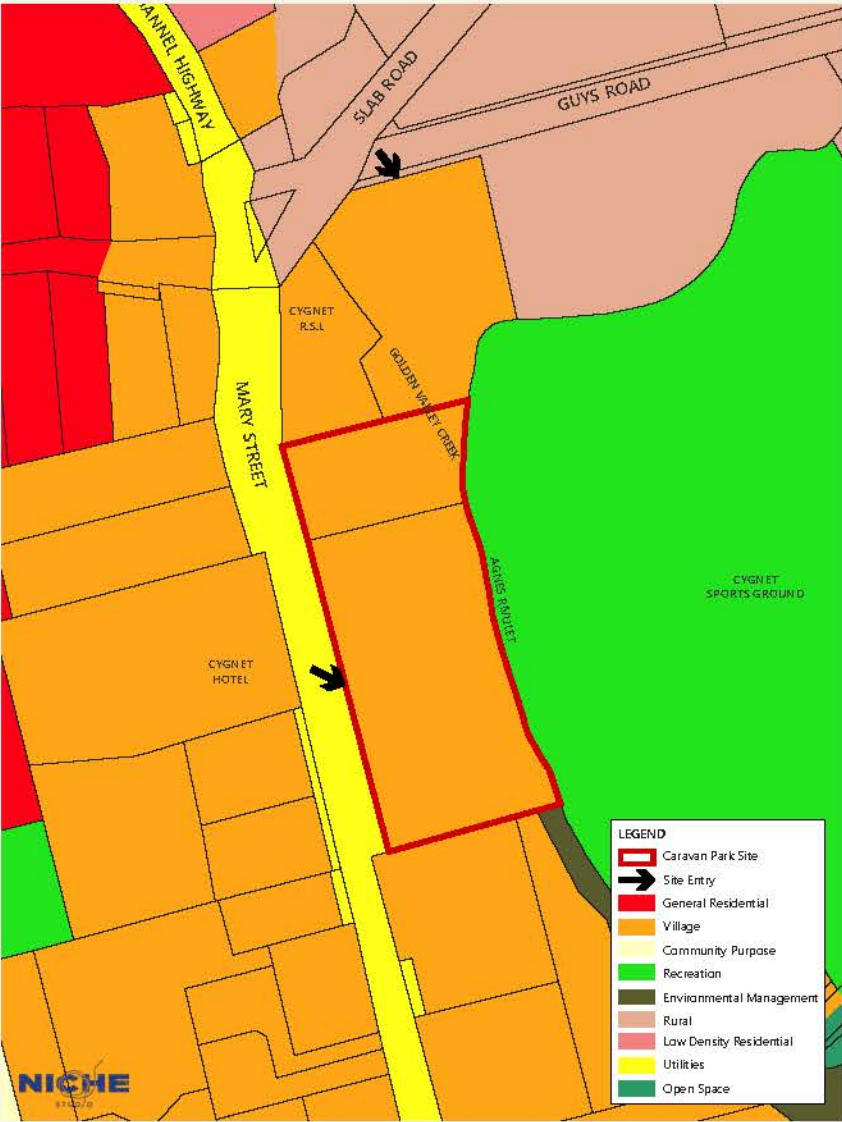
- SITE BOUNDARY
- SITE ENTRANCE
- WATERWAY
- HIGH VOLTAGE LINE
- SEWER MAIN
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- WATER BUFFER AREA

1.0% AEP RIVERINE FLOODING

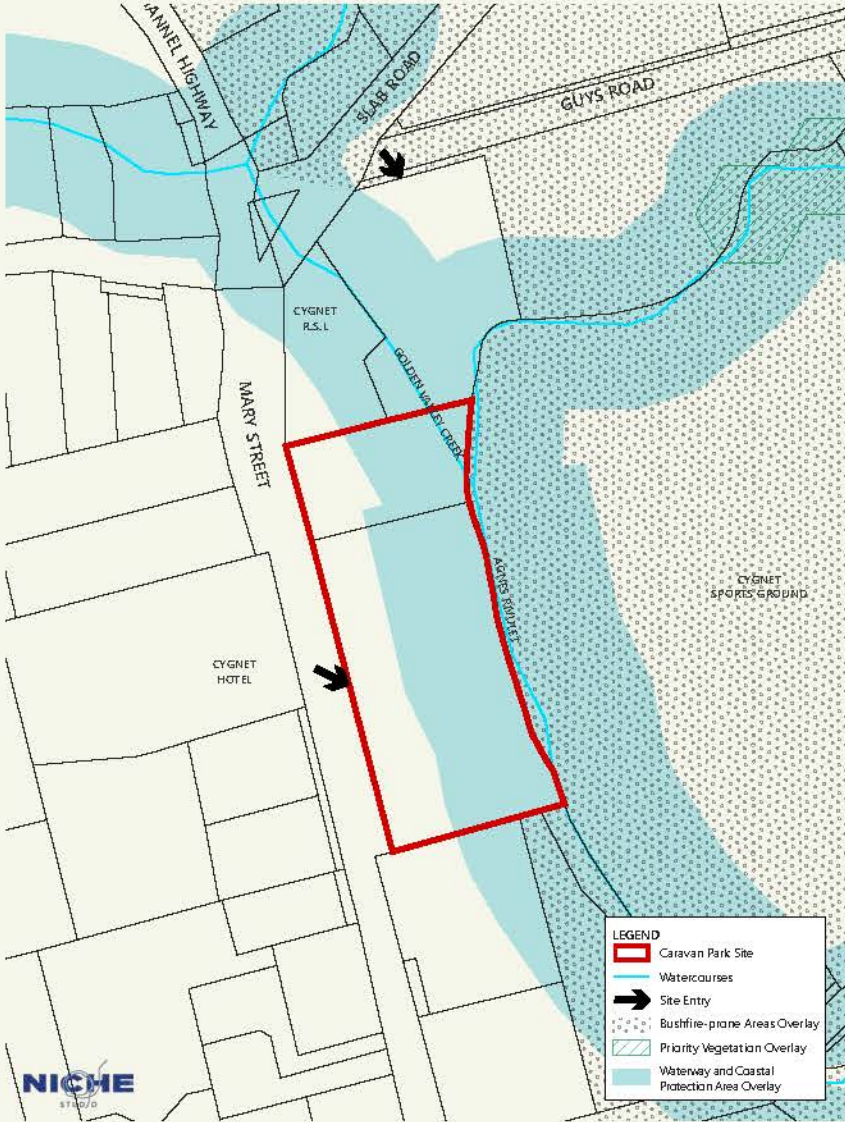
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- 0.1 - 0.25m
- 0.25 - 0.5m
- 0.5 - 1.0m
- 1.0 - 2.0m
- 2.0 - 4.0m
- >4.0m



CARAVAN PARK
SITE ANALYSIS



ZONES



OVERLAYS

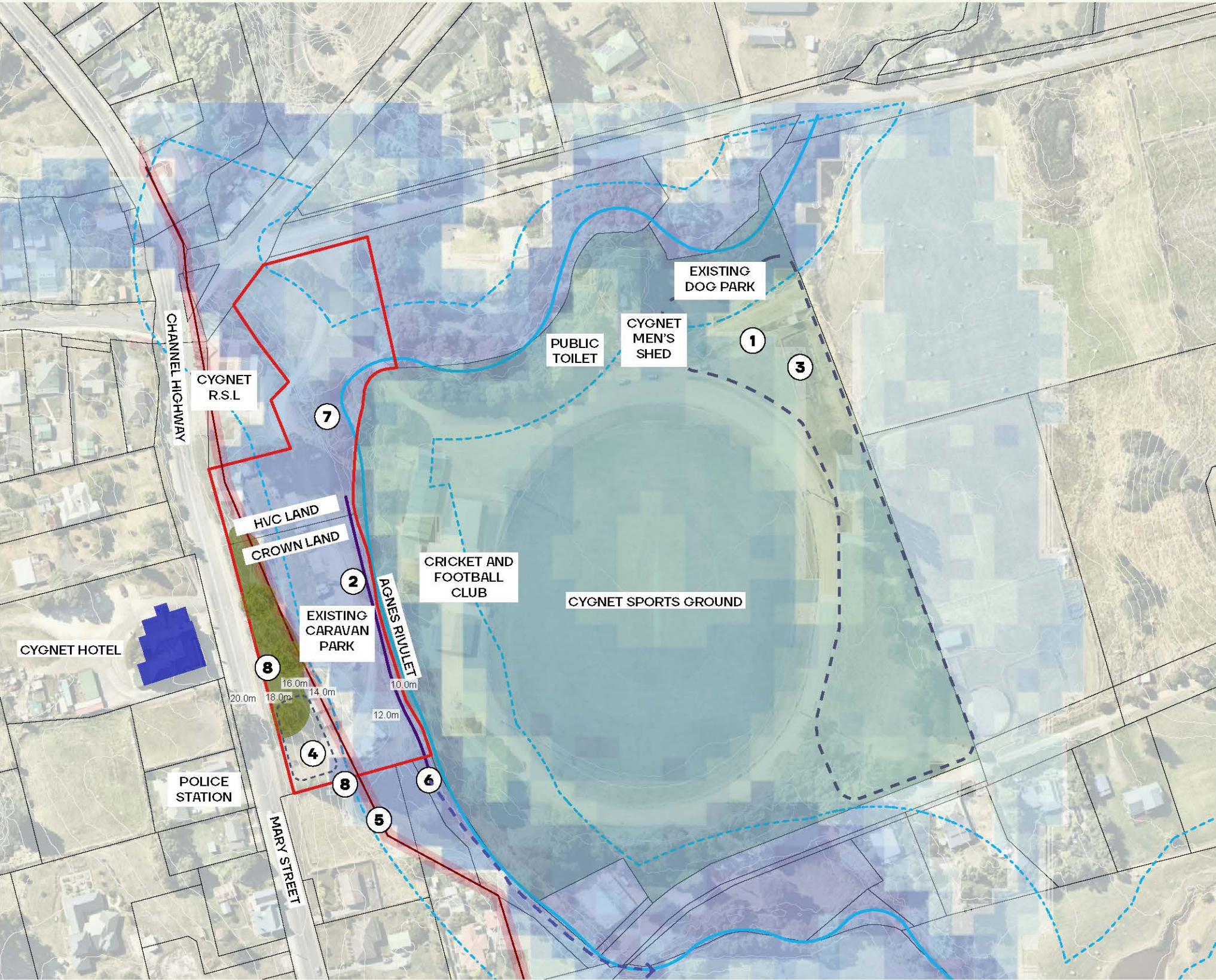


COMMUNITY ASPIRATIONS FOR CARAVAN
PARK SITE 2025

CARAVAN PARK
SITE OPPORTUNITIES

Key:

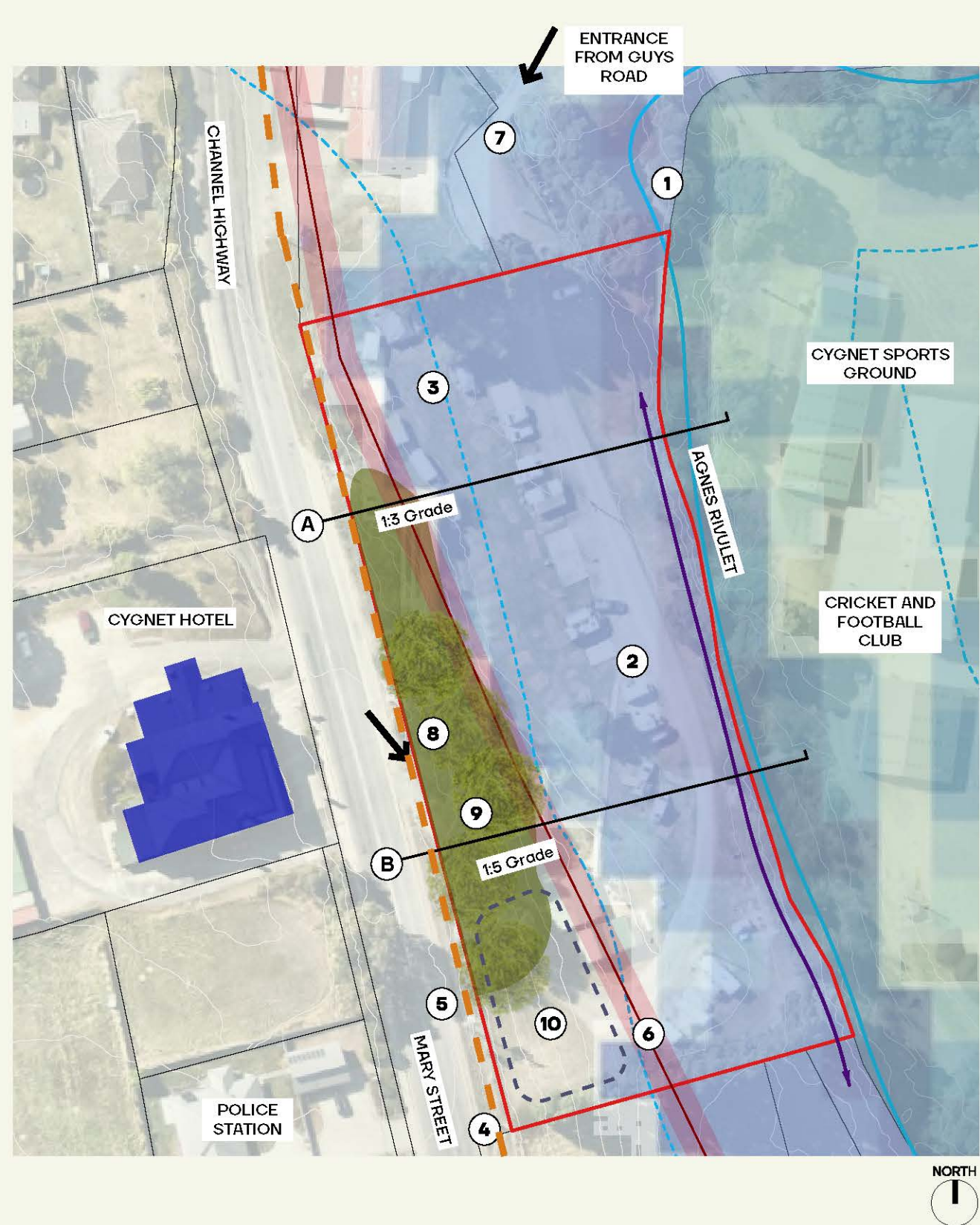
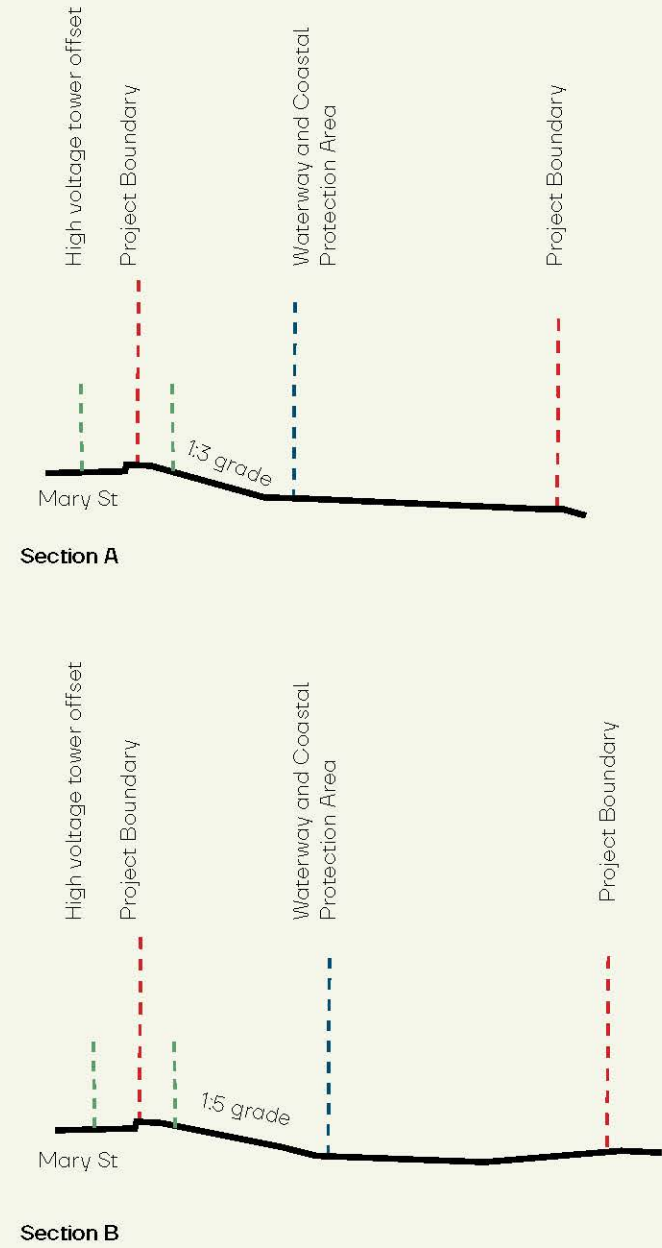
-  SITE BOUNDARY
 -  SITE ENTRANCE
 -  STATE HERITAGE REGISTER LISTING
 -  WATERWAY
 -  WATER BUFFER AREA
- 1 Explore potential for Caravan Park to relocate to eastern areas of recreation ground land
 - 2 Opportunity for existing dog park to be relocated to existing caravan park site.
 - 3 Opportunity to relocate wood chopping area to further community consultation
 - 4 Possible affordable housing opportunity (subject to conversations with Homes Tasmania)
 - 5 TasWater plans for sewer main may need to be revisited depending on final design outcomes
 - 6 Opportunity for shared path along rivulet to Burtons Reserve and beyond
 - 7 Arborist to assess existing mature trees, protect and retain trees of value
 - 8 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 |
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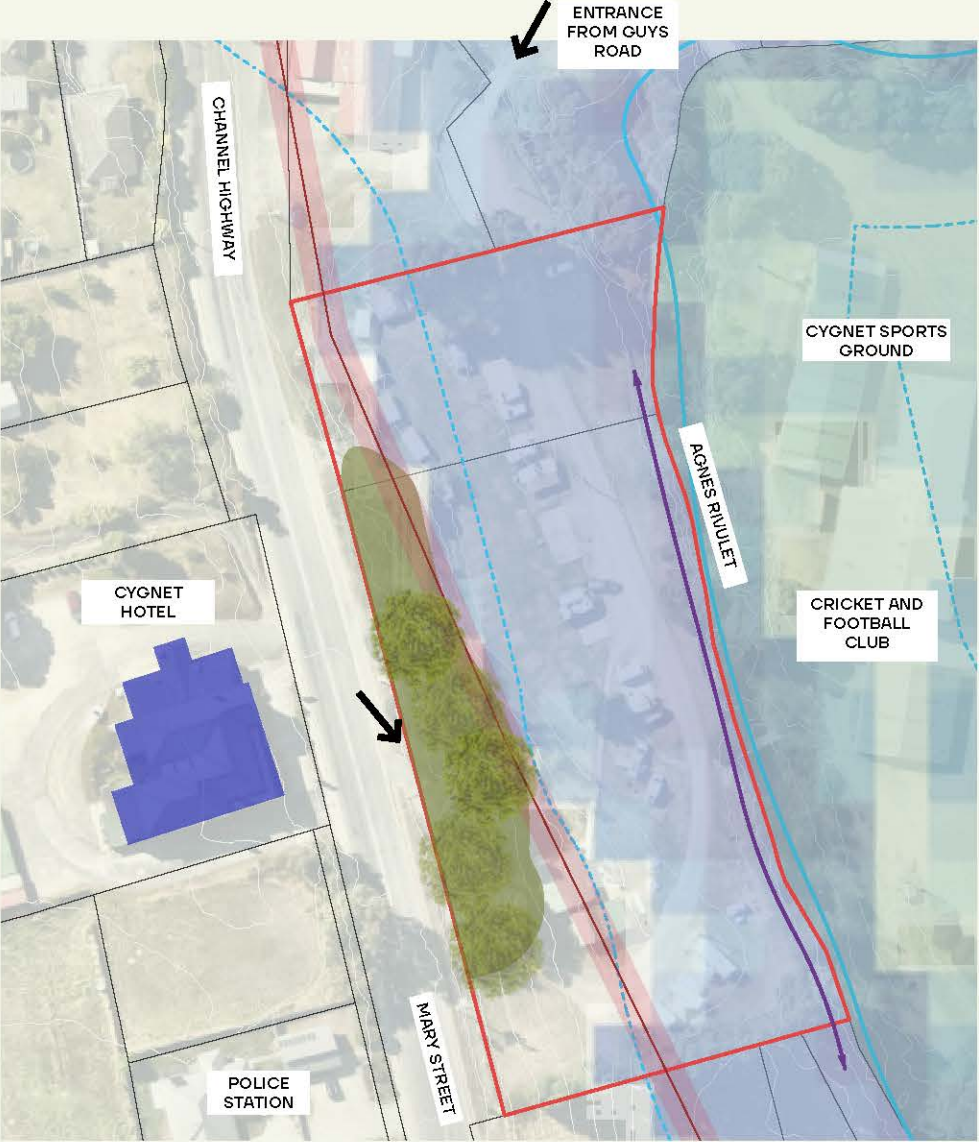
CARAVAN PARK SITE CONSTRAINTS

Key:

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



Community Identified Issue / Opportunity / Big Idea	Response / Rationale	Yield Range
Medium density residential dwellings, either on high ground with minimal setback to Mary Street or flood resilient designs on lower ground	Multiple site constraints identified through initial site studies, opportunity for sewer line to relocated however, feasibility to be determined in consultation with Homes Tasmania.	Feasibility to be undertaken by Homes Tasmania
Retain existing caravan park use / consideration for tiny homes / seasonal worker accommodation.	Future flood modelling places limitations for medium to long term occupancy on lower flat area adjacent to rivulet. Temporary accommodation would need to be assessed against risk. Proposal for staged caravan park transition from this area to alternative site/s.	
Idea to consider as 'green gateway to the town'.	Review site's potential to be part of the recreation precinct's open space network. Consider supports for temporary activation i.e. food vans, seasonal events.	
Improve waterway	Rehabilitate waterway, remove weed species and revegetate platypus habitat.	
Establish broader open space pedestrian links, idea for continuous walking / cycling trail 'Yacht Club to Pub'	Proposal to locate trailhead on this site for the future Agnes Rivulet walkway to Burtons Reserve.	
Idea for Creative Hub i.e. arts and crafts workshops, artists/ maker studios, with community, commercial spaces.	Future flood modelling places limitations for medium to long term occupancy on lower flat area adjacent to rivulet. Any permanent workshop / community spaces would need to be assessed against risk and robustly designed if allowable.	





Mary Street Site



inspiring
place

DRAFT

Diagrammatic Master Plans
Prepared for Niche Planning

16.04.2026

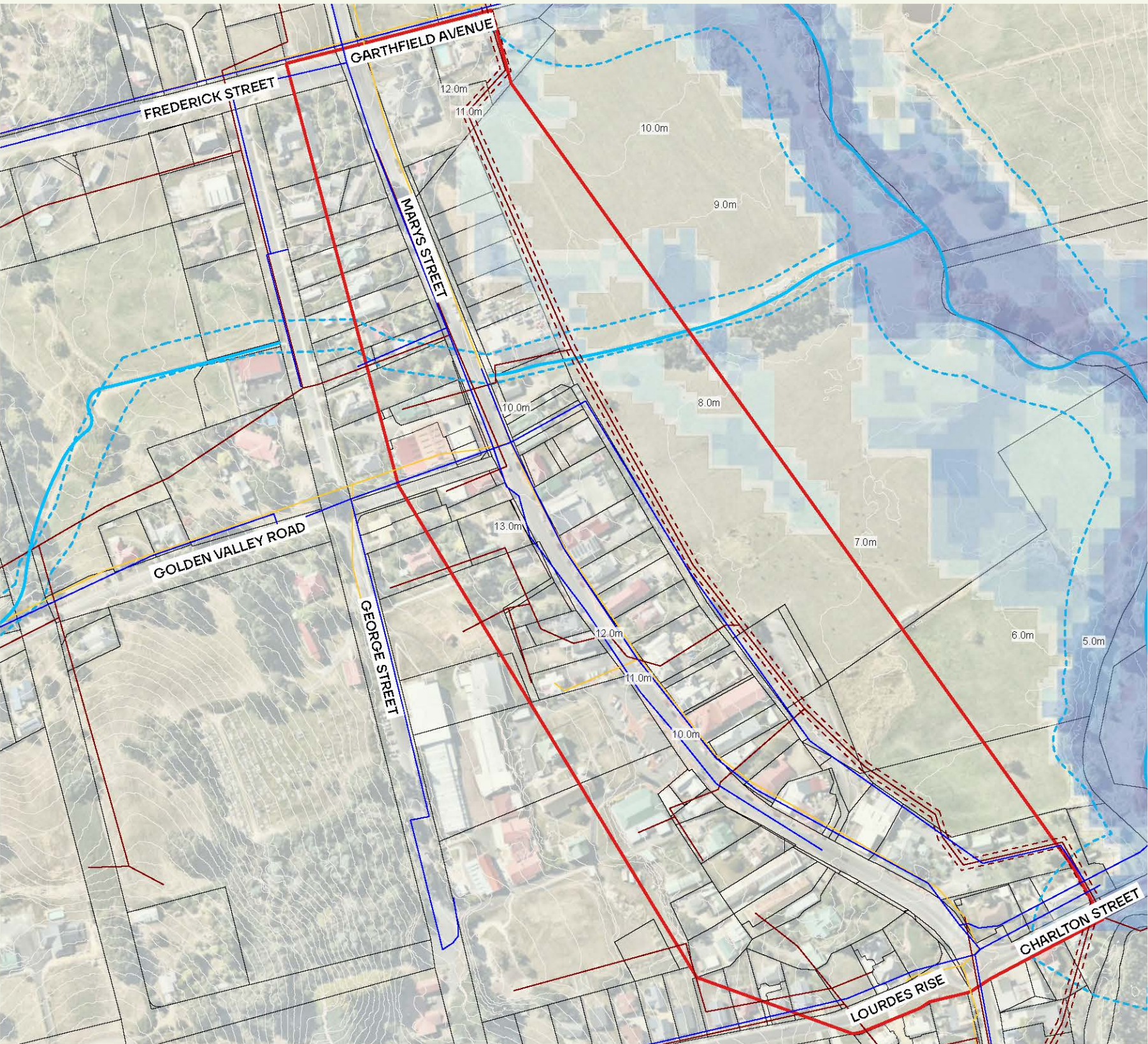
MARY STREET
SITE PLAN

Key:

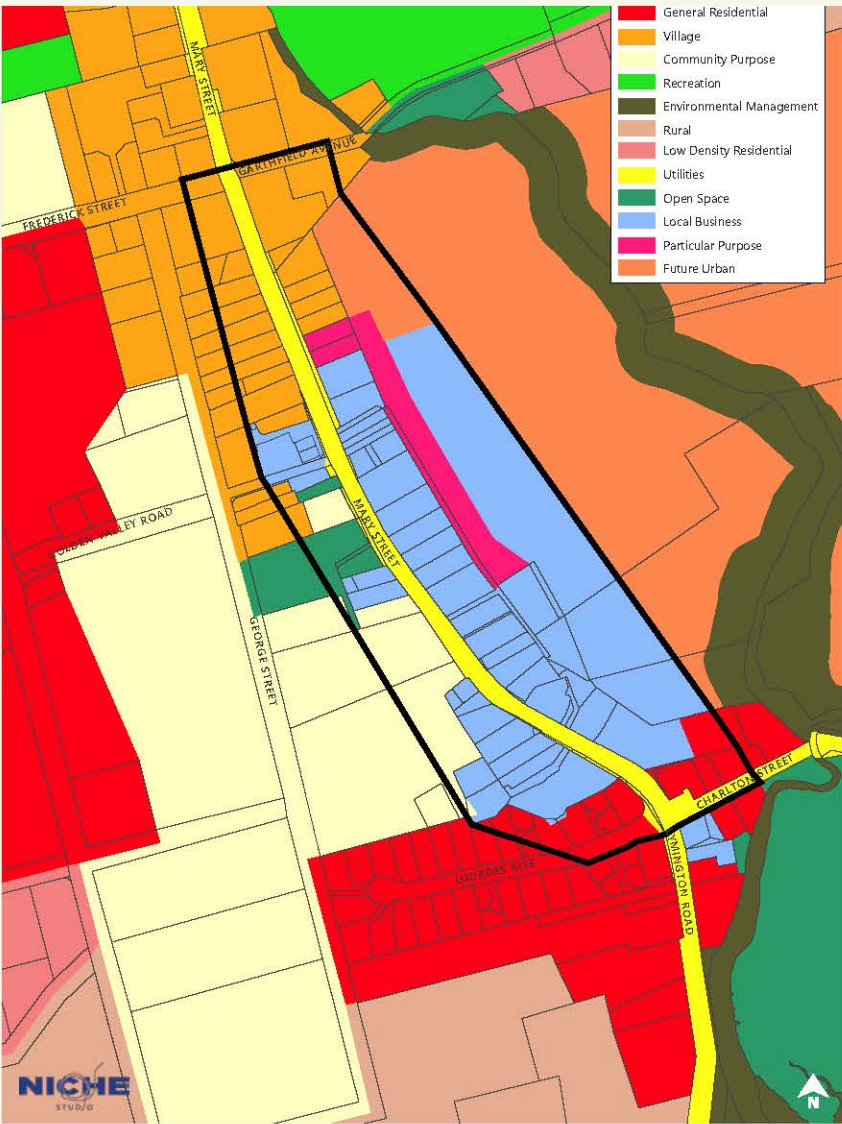
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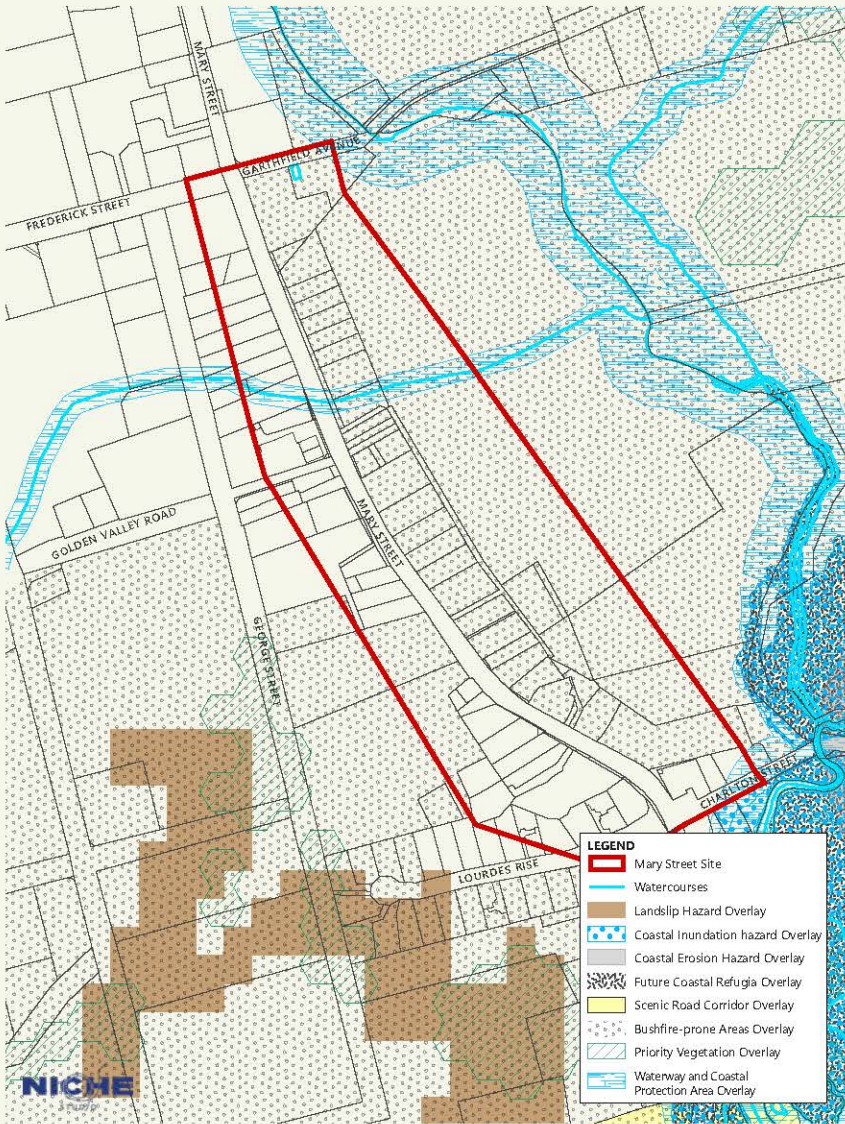
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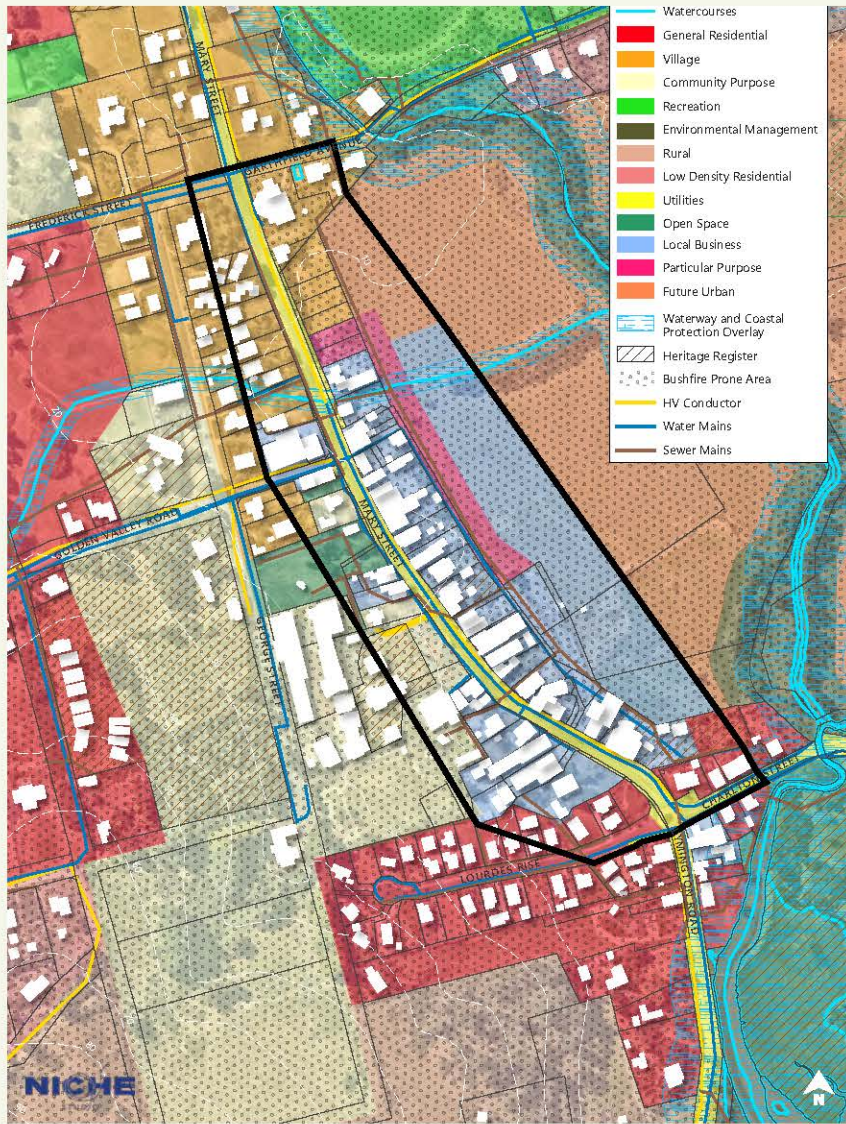
MARYS STREET
SITE ANALYSIS



ZONES



OVERLAYS



OPPORTUNITIES AND CONSTRAINTS

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 roundabout 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

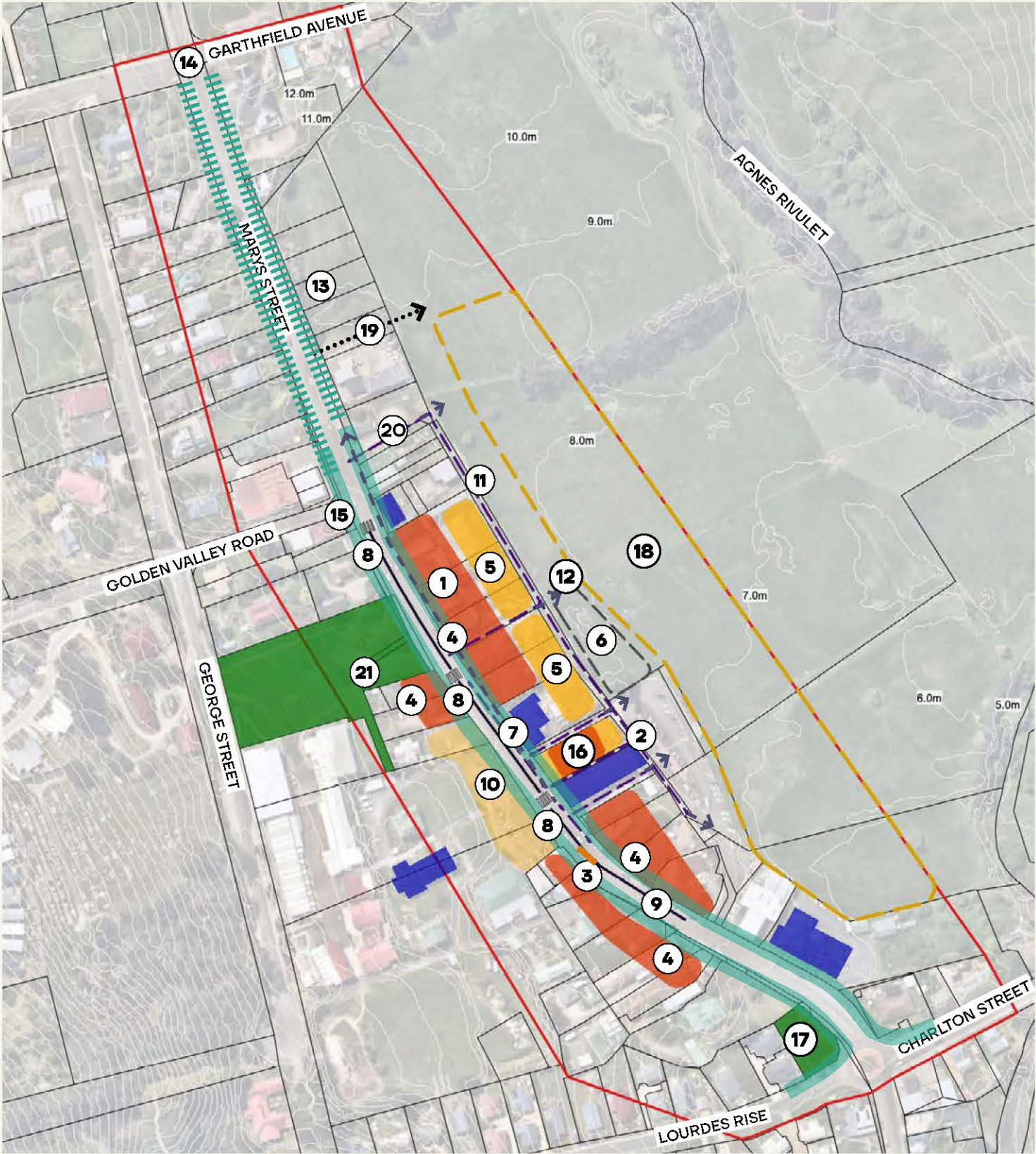
Investigate retention of small park and existing trees
- 18

Area for local business growth, with opportunity for shared, tree lined plaza interface with rear Mary Street commercial / mixed use lots, refer to Structure Plan.
- 19

Opportunity for road stub to provide future access to subdivision
- 20

Opportunity for pedestrian connections from Mary Street to link to greater Agnes Rivulet trail, refer to Structure Plan.
- 21

Existing pedestrian connection through Loongana Park to George Street



	Community Identified Issue / Opportunity / Big Idea	Response / Rationale	Yield Range*	Max. height**	Min. Setback**
	Support walkable commercial growth	Proposal to provide finer grain commercial / retail below Mary Street tenancies, adjacent to parking and connected with short pedestrian links to main street. Opportunity to explore shop-top housing above where levels and access allow.	5-7 small tenancy opportunities (in the space outlined)	2-3 storeys (or not greater than Mary Street character)	1.5m front (or not less than adjacent buildings)
	Provide a range of housing options to encourage a diversity of residents; shop top apartments	Proposal to investigate and accommodate future opportunities for small, village character sensitive, shop-top housing.	Detailed, case by case, assessment required.	2 -3 storeys (or not greater than existing street character)	1m front (or not less than existing / adjacent buildings).
	Idea for a village square replacing existing carpark	Opportunity to retain parking for direct level access to street tenancies whilst improving pedestrian surfaces, precinct greening and street furniture to further support daily use and act as a temporary village square for market days and events			
	State Heritage Register Listing	Protect and preserve historic buildings that assist in providing character and narratives for Cygnet			
	Maintain unique character of Cygnet	Ensure future developments reflect village street character of mixed frontage setbacks, pockets of green spaces and street trees.			
	Improve pedestrian safety and amenity	HVC planning for further wombat crossings to improve safety along street. Opportunities to protect pedestrians and address urban heat island impacts with street trees are recommended where achievable.			
	Community identified issue with existing narrow lane widths with large vehicles passing through, ideas included lane widening and a potential one way system	Mary Street is part of the Channel Highway (B68) and as a state road requires broader considerations. Lane widening has been proposed by HVC to assist with addressing community raised concerns. A one way system is not feasible at this stage. Investigations into a northern turning area will be undertaken.			
	Increase pedestrian connections between village and open spaces	Proposal to improve pedestrian alley connections to East and to connect to Recreation Precinct and Burtons Reserve via an Agnes Rivulet trail.			
	Allow enough parking for visitors and locals	DDA parking to be prioritised on street, along with shorter term parking retained with additional parking provided in lower eastern carspaces, numbers to be determined.			

* 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)

