

APPENDIX A
CURRENT LAND USE
PATTERNS

HOUSING

CURRENT SNAPSHOT

Settlement patterns within the Huon Valley are characterised by dispersed small towns separated by rural and agricultural land. Cygnet reflects this pattern, with low-density residential development historically most prevalent and larger rural-residential lots contributing to the town's rural character. Existing residential areas are located to the north, on the western slope, and to the south-east of the town, with relatively large areas zoned Future Urban to the south of the township and east of the town centre.

Dwelling demand is forecast to significantly exceed supply within Cygnet. This reflects the wider housing crisis currently experienced across Tasmania, with limited diversity of housing stock in the Huon Valley magnifying the impact. There is insufficient capacity of residential zoned land in Cygnet to cater for demand in the short, medium and long term, and current land values may become prohibitive for households seeking to move into the town.

Two investigation areas have been previously identified: the Cygnet North Investigation Area at the north-eastern corner of the town, which provides potential connectivity between existing future urban zones northward to Guys Road and the recreation ground; and the Cygnet South Investigation Area at the south-eastern corner, which offers

opportunity for extension that would consolidate the southern gateway.

STAKEHOLDER & COMMUNITY VOICES

Support for affordable and social housing, together with acknowledgement of required accommodation provision for seasonal workers and tourists, including folk festival attendees, was voiced by the community.

In terms of housing, there is a strong sentiment in favour of increasing density within Cygnet, highlighted by suggestions for multiple houses to be built on the same parcel, as well as medium-density development to be increased – particularly on council owned land identified as key development sites. However, there is a clear desire to protect existing neighbourhood character and other local heritage features. Further, the need for future developments to embed best practice design (7-stars) was discussed. Other notable suggestions include a desire to reduce the number of Airbnb's within Cygnet, and for community-led tiny home villages to be implemented on Council-owned land.

While concerns regarding higher density development were expressed by the broader community, on analysis, these concerns reflected underlying fear of inappropriate development that does not reflect the established and preferred character of Cygnet. High quality medium density housing that exemplifies best practice design in well

serviced locations was strongly supported by the community. Key landowners are keen to facilitate the provision of walkable, liveable neighbourhoods that support aging in place.

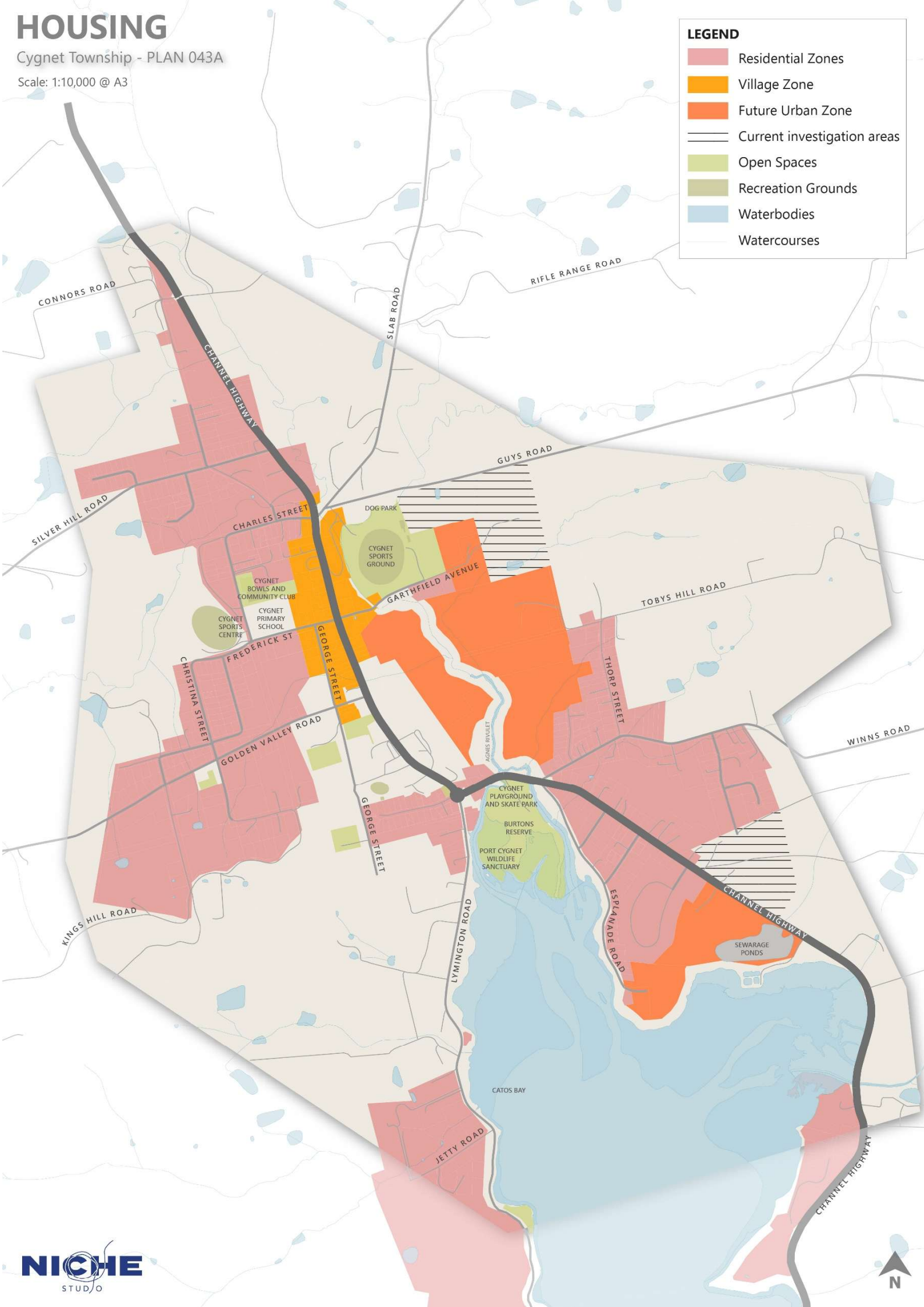
HOUSING

Cygnets Township - PLAN 043A

Scale: 1:10,000 @ A3

LEGEND

- Residential Zones
- Village Zone
- Future Urban Zone
- Current investigation areas
- Open Spaces
- Recreation Grounds
- Waterbodies
- Watercourses



MOVEMENT

CURRENT SNAPSHOT

Road Network

The Channel Highway links Cygnet to Huonville and Hobart. It is a Department of State Growth (DSG) owned and managed National/State Highway, and as such, is a major freight route. The portion of the Channel Highway traversing Cygnet is named Mary Street. Channel Highway operates predominantly as a two-lane road with a single lane in each direction, and outside of townships, caters predominantly for vehicle movements with no dedicated cycling infrastructure or pedestrian paths provided.

Mary Street comprises the commercial heart of Cygnet and is speed-limited to 40km/h through the main shopping precinct. On-street parallel parking is located along its length with varying restrictions. Pedestrian footpaths are located along both sides of Mary Street, but no dedicated bicycle lanes are provided. According to traffic volume data sourced from DSG, 9.5% of traffic utilising Mary Street is heavy vehicle. Estimated average annual daily traffic (AADT) on Mary Street in 2025 is 4,567 vehicles.

A previous provision was made for an alternative route to Mary Street by DSG. This alternative route, to the eastern side of Mary Street, was rezoned to Particular Purpose, and a grant of \$5 million dollars was made to Council. Upon feasibility investigation and

detailed technical studies, it was determined that the proposed alternative route would not be functional for use by heavy vehicles and highway traffic. The grant from DSG has been repurposed into the Mary Street Safety Improvement program to improve pedestrian safety, parking supply and network efficiency. To date, this has included construction of a wombat crossing outside Town Hall.

Car Parking

The two main off-street public parking lots in Cygnet are the Mary Street Public Car Park and the All-Day parking area behind the Town Hall. The Mary Street Public Car Park is located on land leased by Council from the Catholic Church. These locations are well-utilised indicating strong demand for public parking in Cygnet. Smaller public parking facilities are provided at the Cygnet Public Library and the Cygnet Pharmacy.

Analysis of crash data along Mary Street demonstrates a trend of crashes with parked or parking vehicles including vehicle door opening into the travel path. This data indicates that there is some conflict with the on-street town centre parking and the through movements of vehicles. Providing an environment to slow vehicles on Mary Street as well as different parking opportunities would assist in limiting the crashes with parked cars.

As part of safety improvements along Mary Street, some on-street parking bays will be removed to facilitate re-alignment of the centre line, and some

on-street bays relabelled as disabled parking. Land to the east of Mary Street, adjoining the current car park behind the town hall, will be acquired to enable provision of additional car parking and facilitate pedestrian connectivity.

Wayfinding

The entry point into Cygnet, particularly when approaching on the Channel Highway from the north, is easy to miss. There is a change in speed limit, but the road environment does not indicate to a driver that they are entering an area with more pedestrian and parking activity. Once a driver has travelled further into Cygnet, the footpath environment changes and the town centre setting becomes more apparent. Extension of the town centre footpath and parking treatment up to Slab Road could result in significant improvements to the safety of pedestrians and people parking and a greater awareness for drivers.

Public Transport

Public transport in and around Cygnet is heavily constrained and limited to an infrequent bus route. Tassielink operates the routes 714 (Cygnet to Hobart) and 715 (Cygnet to Kingston), with seven bus stops located on or adjacent to Mary Street. The 714 operates thrice daily return trips during the week and twice daily return trips on weekends.

Active Transport

Cygnet has limited dedicated active transport infrastructure. The town features pedestrian footpaths along

both sides of Mary Street, though footpath quality and connectivity vary throughout the township. While newer residential developments generally include footpaths, these often fail to connect with existing networks, leaving gaps that force pedestrians to walk on roads or rough unpaved tracks.

The most significant walking and cycling infrastructure is the shared path adjacent to Lymington Road, which provides a popular connection from the town centre through the Port Cygnet Wildlife Sanctuary to the Port Cygnet Sailing Club. However, this path terminates at the sailing club, requiring pedestrians to continue along the road. Burtons Reserve offers walking trails alongside the harbour, though the shared paths are considered only fair to poor quality for cyclists.

No dedicated bicycle lanes exist within the town centre or on surrounding roads, making cycling infrastructure minimal. The main roads, including Mary Street and the Channel Highway, lack cycling facilities despite increasing traffic volumes (approximately 4,261 vehicles per day on Mary Street as of 2025).

Key infrastructure deficiencies include: 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.

STAKEHOLDER & COMMUNITY VOICES

DSG manages the Channel Highway and indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community. There are government grants available for active transport facilities (e.g. bike park, walking paths), and EV chargers.

Consultation with the community regarding movement raised the following considerations:

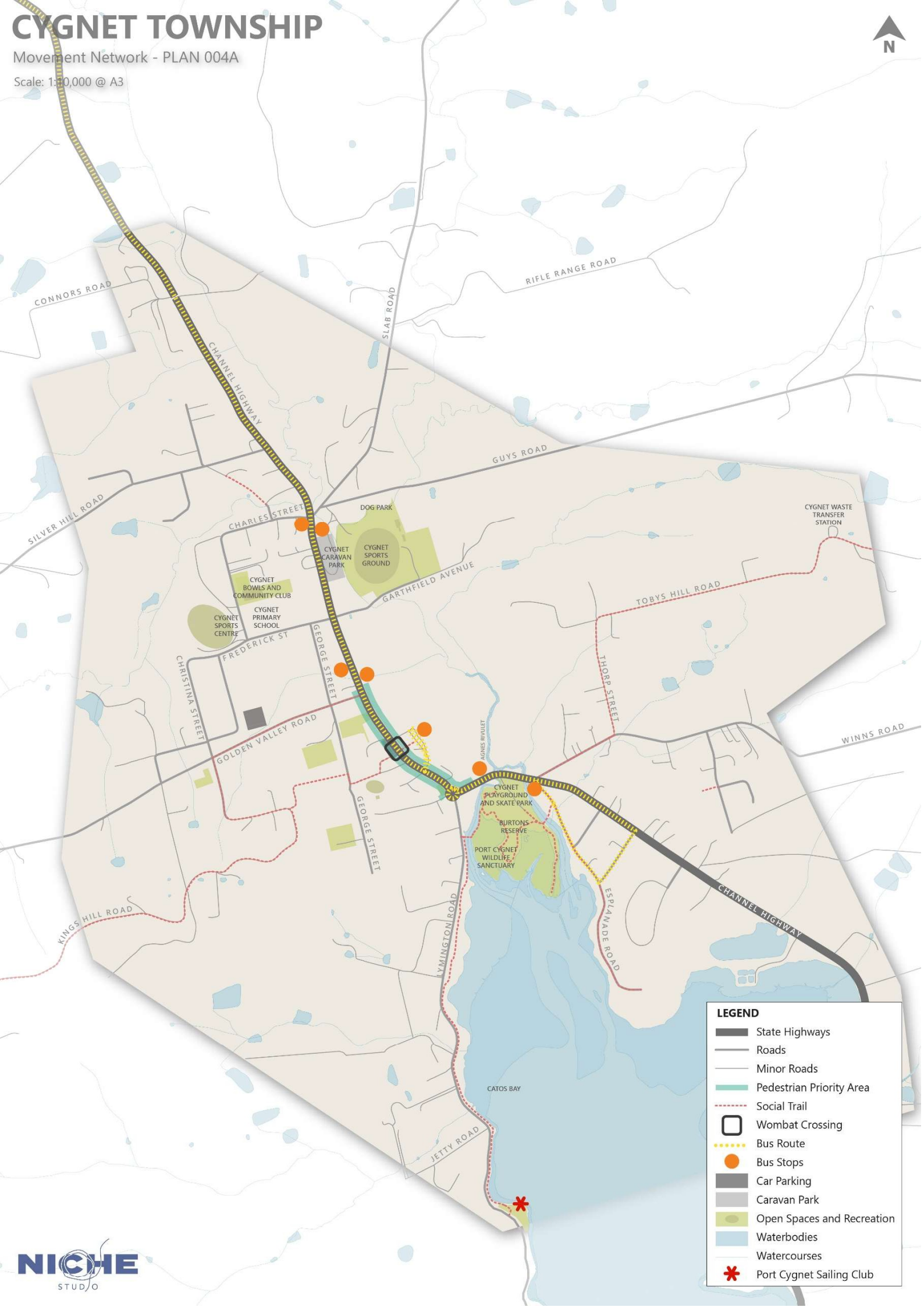
- Need for additional car parking.
- Integrated transport system.
- Upgrades and extensions to active transport network.
- Alternative vehicle route to Mary Street.
- More frequent and accessible public transport services, both within the municipality and to Hobart.

There was support for two new shared paths; one trail along Agnes Rivulet, connecting the Cygnet Recreation Ground to Burton's Reserve, and the other connecting remaining areas of interest in Cygnet.

CYGNET TOWNSHIP

Movement Network - PLAN 004A

Scale: 1:10,000 @ A3



NATURAL VALUES

CURRENT SNAPSHOT

Natural Environment

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 (SETAC). Protection of the natural environment and ecosystems should be prioritised, especially through implementation of climate change resilience practices and mechanisms.

Areas of endangered priority coastal vegetation are located along the estuary coast, throughout Burtons Reserve and the mouth of Agnes Rivulet. There are small areas of threatened native vegetation, comprising vegetation communities of Dry eucalypt forest and woodland, and Wet eucalypt forest and woodland to the east and west of the study area. These are shown in greater detail on the adjoining plan, Plan 031.

Previous strategic work has highlighted the importance of protecting vulnerable ecosystems from the impacts of climate change and development. Sustainable land-use planning can ensure that natural values are protected and enhanced while accommodating

growth, especially in constrained and vulnerable areas.

Open Space

Cygnet is anchored by two major open spaces, the Cygnet Sports Ground at the northern entrance and Burtons Reserve at the southern entrance. The Sports Ground is home to the local AFL and cricket teams, the pony club, a woodchopping arena, the Men's Shed, and the fenced dog park. This active recreation hub is well utilised by the local community but does not enjoy pedestrian linkages to surrounding destinations or the broader town.

Burtons Reserve abuts the Port Cygnet Conservation Area, which includes a listed wetland of state significance. The reserve serves as a refuge area for numerous bird species, including migratory birds. Within Burtons Reserve, the playground has recently been refreshed and upgraded, with swings, slides and climbing frames. There is a skate park and a bike pump track established on previous basketball/netball courts. While there are shared paths and trails within Burtons Reserve, these do not link to the township more broadly.

Additional open space facilities are available to the community at Loongana Park on Mary Street, and the oval at Cygnet Primary School.

STAKEHOLDER & COMMUNITY VOICES

Connection to the natural environment was a repeated theme heard from the community during the consultation processes. Community members generally use open space to recreate in, valuing these spaces and places for running/walking trails, support of native flora and fauna and active recreation areas such as playgrounds.

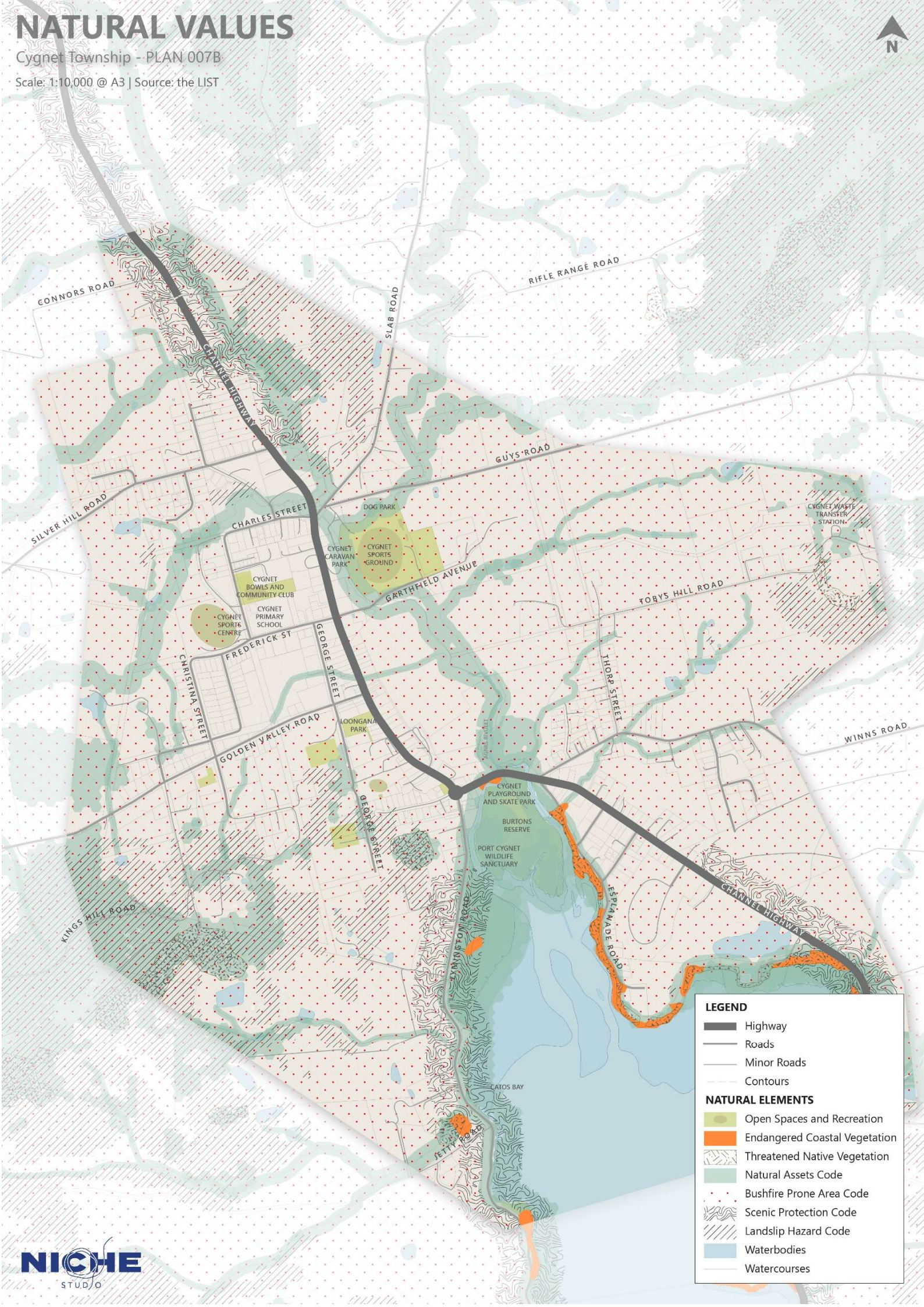
The community would like to plan for natural spaces to allow gathering of indigenous and non-indigenous peoples, such as an open air yarning circle. Generally, there is an appreciation for the unique natural environment that surrounds Cygnet, and a desire to see this preserved and protected for future generations.

Discussions with Council staff highlighted the opportunity to employ nature-based solutions such as blue-green spaces - connected by corridors to mitigate effects of climate change and promote environmental sustainability. There is also opportunity to consider coastal inundation, and for land deemed 'unusable' for housing - due to the risk of flooding - to be utilised as a managed retreat of the salt marsh. Finally, native trees and vegetation were proposed along roads and nature strips – creating a vibrant ecosystem within Cygnet.

NATURAL VALUES

Cygnets Township - PLAN 007B

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



LEGEND

Highway

Roads

Minor Roads

Contours

NATURAL ELEMENTS

Open Spaces and Recreation

Endangered Coastal Vegetation

Threatened Native Vegetation

Natural Assets Code

Bushfire Prone Area Code

Scenic Protection Code

Landslip Hazard Code

Waterbodies

Watercourses

PUBLIC REALM & COMMUNITY FACILITIES

CURRENT SNAPSHOT

Public Realm

Cygnet's public realm plays 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.

An analysis of Cygnet's design vernacular has been undertaken, which will assist in informing public and private realm upgrades and improvements reflect the preferred character of Cygnet.

Current public realm considerations include:

- Street furniture, lighting, and signage that reinforce the town's rural character while supporting local businesses
- Streetscape design that respects the heritage fabric and integrates sensitively with existing building stock
- Pedestrian accessibility and connectivity throughout the town centre
- Provision of community space, gathering places and “pause points”
- Landscaping and design treatments that capitalise on views, vistas, and connections to the surrounding landscape
- Integration of new development within the established streetscape character

Careful attention to these elements will ensure public realm improvements enhance Cygnet's liveability, protect its heritage values, and celebrate its distinctive position within the broader landscape.

Community Facilities

Cygnet is well-served by a range of community facilities that support the social, recreational, educational and health needs of residents. Educational facilities include Cygnet Primary School and a P-10 Catholic school, providing both primary and secondary education. These are supported by childcare services for early years learning.

Health and emergency services comprise a community health centre, fire station, police station, and a new ambulance station currently under development, which will enhance emergency response capacity for the town and surrounding areas.

The town's recreational and sporting facilities reflect a strong community focus, with active clubs including the tennis club, bowls club, football club, cricket club and sailing club providing opportunities for physical activity and social connection across different age groups and interests. A private pool is available for hire and use by the community.

The Scouts organisation offers youth development programmes, while the Country Women's Association, Cygnet Town Hall, and Ex-Services & Citizens Club provide important social and community gathering spaces.

Cultural and spiritual needs are served by the library, Catholic and Anglican churches, and South East Tasmanian Aboriginal Corporation, which plays a vital role in maintaining and celebrating First Nations cultural heritage in the region. The retail precinct provides essential services and supports the town's commercial vibrancy.

As Cygnet's population grows and ages, ongoing assessment of community facility capacity and accessibility will be important to ensure they continue to meet evolving community needs and support the town's role as a service centre for the surrounding rural area.

STAKEHOLDER & COMMUNITY VOICES

Signposting the gateways to Cygnet, announcing and reinforcing a recognisable brand for the town would leverage and build on the growing tourism market, and is a “quick win” suggested by key Council stakeholders.

Regarding community facilities, overwhelmingly the community requested a public pool to be provided in Cygnet. Aquatic facilities require a large investment on behalf of local government, not only for initial construction and development, but ongoing maintenance and upkeep require large investments. A public pool for Cygnet is currently outside of the financial capacity of Huon Valley Council, but this desire could be met through provision of improved transport links to Huonville, or through support of private development to establish a hydrotherapy pool, for example.

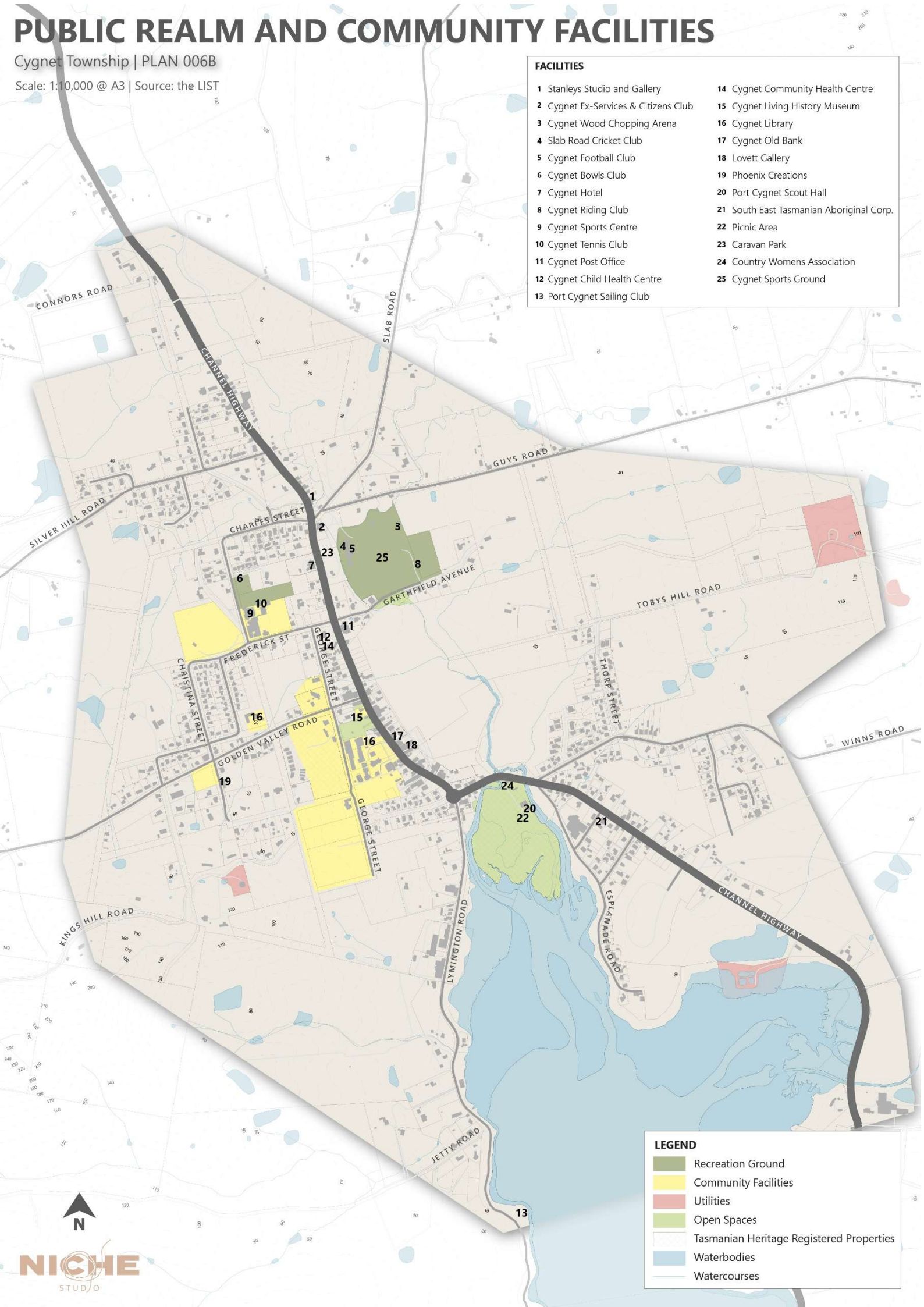
PUBLIC REALM AND COMMUNITY FACILITIES

Cygnets Township | PLAN 006B

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

FACILITIES

- | | |
|---------------------------------------|--|
| 1 Stanleys Studio and Gallery | 14 Cygnets Community Health Centre |
| 2 Cygnets Ex-Services & Citizens Club | 15 Cygnets Living History Museum |
| 3 Cygnets Wood Chopping Arena | 16 Cygnets Library |
| 4 Slab Road Cricket Club | 17 Cygnets Old Bank |
| 5 Cygnets Football Club | 18 Lovett Gallery |
| 6 Cygnets Bowls Club | 19 Phoenix Creations |
| 7 Cygnets Hotel | 20 Port Cygnets Scout Hall |
| 8 Cygnets Riding Club | 21 South East Tasmanian Aboriginal Corp. |
| 9 Cygnets Sports Centre | 22 Picnic Area |
| 10 Cygnets Tennis Club | 23 Caravan Park |
| 11 Cygnets Post Office | 24 Country Womens Association |
| 12 Cygnets Child Health Centre | 25 Cygnets Sports Ground |
| 13 Port Cygnets Sailing Club | |



LEGEND

- | | |
|--|--|
| | Recreation Ground |
| | Community Facilities |
| | Utilities |
| | Open Spaces |
| | Tasmanian Heritage Registered Properties |
| | Waterbodies |
| | Watercourses |

LOCAL ECONOMY

CURRENT SNAPSHOT

Tourism

Tourism is an important and growing economic driver for Tasmania and the Huon Valley. Key tourism trends in the region include agritourism, nature-based and adventure travel, caravan and camping holidays, and cultural tourism encompassing built heritage, First Nations heritage, and the arts and craft sector. Cygnet's reputation as an arts hub positions it well to capture the growing demand for 'experience' tourism.

Events such as various recreational and cultural festivals, and local markets attract day-trippers and holiday makers. The area's agricultural character present opportunities to develop farmgate and farm-to-table experiences that capitalise on growing interest in local food and produce. The Cygnet Living History Museum provides a heritage attractor with potential for further development, supporting a heritage-focused approach to tourism that respects the town's character and values.

To accommodate growing visitor demand, the provision of additional camping facilities will be required. Gateway Precincts at key entry points—including the Cannery and surrounding historic sheds, the Golden Valley Road west entry, and the entries on Channel

Highway present opportunities to enhance visitor experience through wayfinding signage and information boards. These initiatives would complement proposed public realm improvements and attract both targeted visitors and passing traffic.

Strengthening tourism opportunities 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.

Commercial & Industrial

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.

Maintaining these 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 gradually shifting towards service provision, with the 2021 Census reporting growth in health care and education employment over the previous decade, while the labour force in primary production and manufacturing has contracted.

Cygnet's proximity to Hobart makes commuting feasible, with residents utilising public and private transport to access employment opportunities in the capital and surrounds. This reflects a lifestyle choice that prioritises the

amenity and character of the Huon Valley while accepting longer commute times. Ensuring access to education from early years through to adulthood, with a focus on building skills that align with local job opportunities, will be important to support local employment growth and reduce reliance on commuting.

Recent years have seen significant uptake of industrial land within the Huon Valley municipality, with very limited supply of serviced industrial land that is ready, available, and suitable for immediate development. With employment forecast to grow by 1.72% per annum, demand for employment floorspace is expected to increase accordingly. Consideration must be given to whether additional industrial land is required, or if industrial uses can be facilitated through mixed-use zoning. Any expansion of light industrial land should identify locations where transport and services are available but where impacts on residential areas, heritage, natural values, and visual landscapes can be avoided or mitigated.

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. Development east of Mary Street on currently vacant Local Business zoned land should create a connected commercial precinct that

supports improved traffic management and enhances walkability and pedestrian safety. Innovative re-use of existing buildings should be encouraged to stimulate economic development while retaining township character, with the commercial centre maintained around the existing core.

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.

STAKEHOLDER & COMMUNITY VOICES

Discussions with local business owners tended to centre around forming collaborations of local businesses, upgrading existing facilities, providing opportunities to grow and develop community and partnering with First Nations people to progress reconciliation.

The Department of State Growth manages the Channel Highway and indicated they would support increased tourism opportunities with consideration given to management of additional traffic, with improved wayfinding and safety for the local community.

A common thread through intercept surveys and online surveys was the value that the local community finds in the vitality of the town centre, with strong support expressed for maintaining and enhancing the rural service centre role that Cygnet plays in the region.

Into the future, the community are keen to see a sustainable, resilient local economy that champions circular economy principles, provides opportunities for shared co-working spaces and meets the service needs of its diverse, changing population.

LOCAL ECONOMY

Cygnets Township - PLAN 044A

Scale: 1:10,000 @ A3

LEGEND

Commercial Zones

Light Industrial Zone

Community Purpose Zone

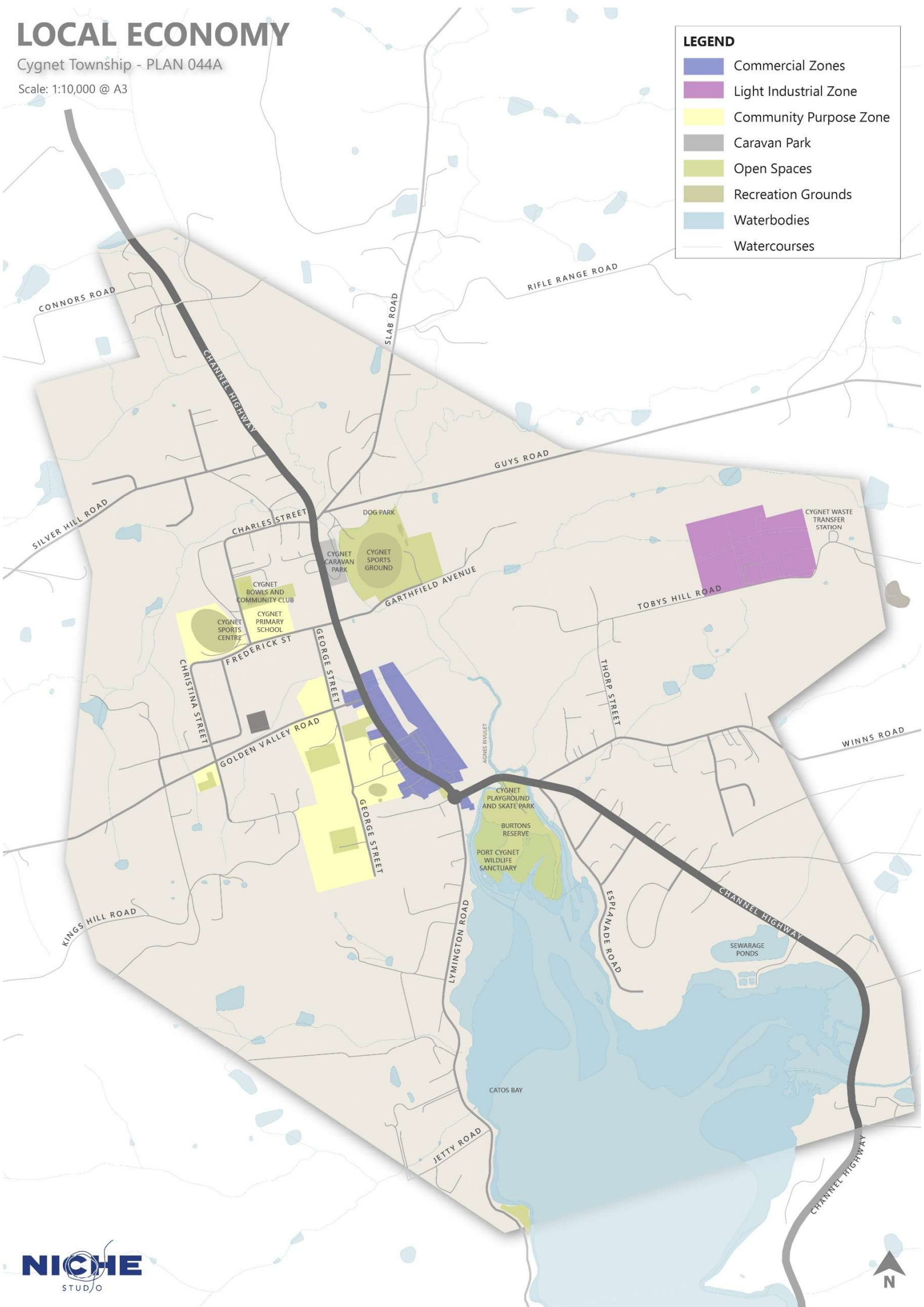
Caravan Park

Open Spaces

Recreation Grounds

Waterbodies

Watercourses



HERITAGE & CHARACTER

CURRENT SNAPSHOT

Cygnnet has established itself as a hub for arts and culture, creating a distinctive identity that draws visitors from across Tasmania and Australia. The town's vibrant arts scene—encompassing local galleries, studios, street art, pop-up exhibitions, a range of festivals, and craft markets—leverages its compact scale and historic setting to deliver intimate cultural experiences. This cultural vitality provides economic diversity, unique tourism offerings, and attracts new residents to the region. 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 Cygnnet.

Cygnnet's built and cultural heritage contributes significantly to its character. A detailed heritage review has been completed on behalf of Huon Valley Council to identify and define the physical elements that reflect the town's history. This review, along with insights from the Cygnnet Historical Society and Living History Museum, has informed understanding of both tangible and intangible heritage values. The identified heritage precincts and places should be incorporated into the Huon Valley Local Provisions Schedule,

with Urban Design Guidelines developed to ensure new development responds to and complements existing heritage values. Opportunities also exist to collaborate with South East Tasmanian Aboriginal Corporation (SETAC) to protect, preserve and recognise areas of Aboriginal cultural significance.

Two heritage precincts have been identified:

Cygnnet Commercial Precinct

- Mary Street, between Lourdes Rise and Golden Valley Road
- Includes the Cygnnet Town Hall, Post Office, and former Hobart Savings Bank branch
- Contains a concentration of historic buildings from the Victorian to Inter-War period
- Features a streetscape that has evolved since the 1840s, with many buildings repurposed to meet contemporary needs

Ecclesiastical Precinct

- Reflects Cygnnet's religious history from initial establishment to the Post-War period
- Comprises churches, rectories, religious schools, and boarding houses spanning Victorian to Post-War architectural styles

Numerous individual heritage places of significance were also identified, reflecting the importance of heritage protection highlighted in the LUDS.

STAKEHOLDER & COMMUNITY VOICES

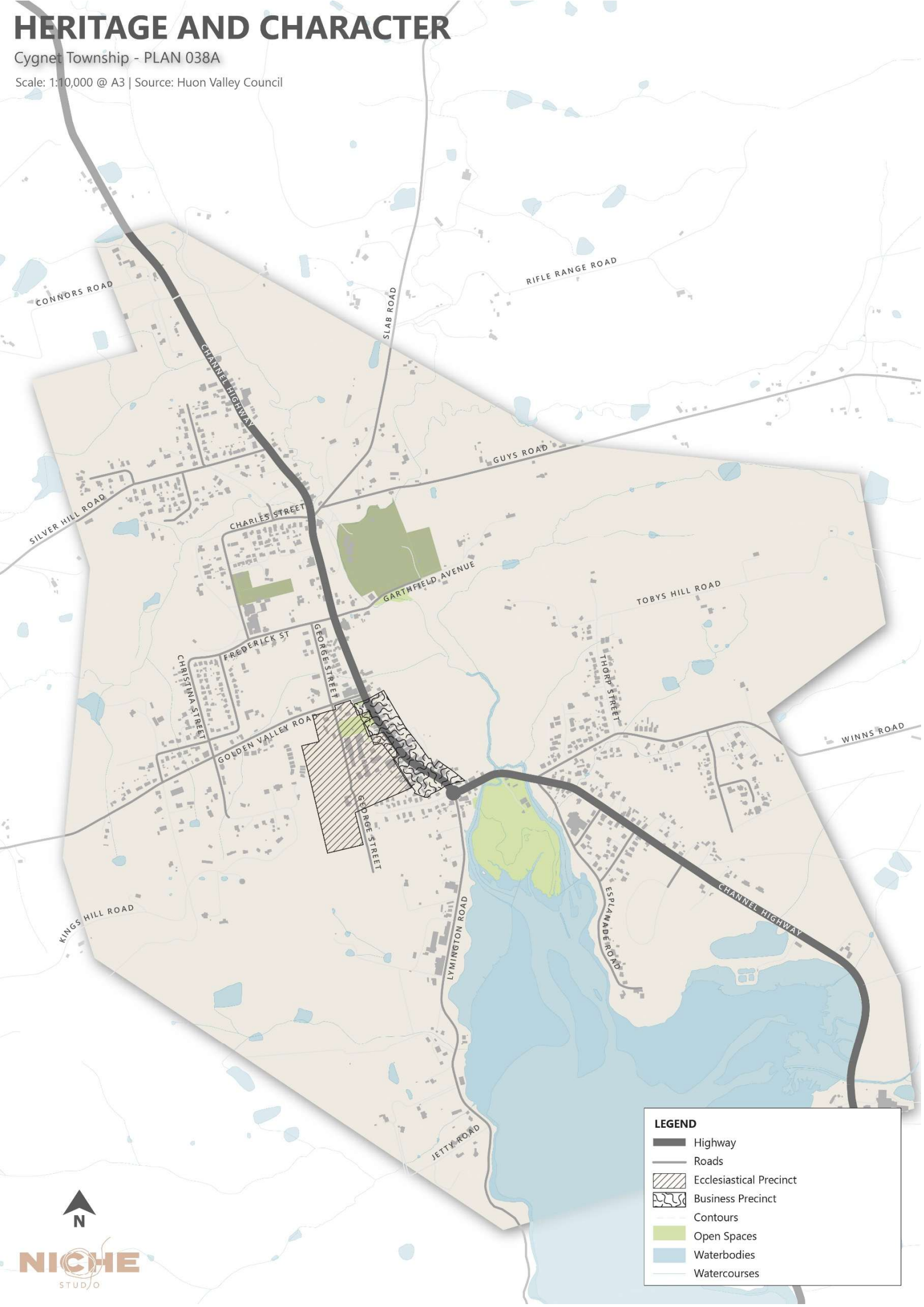
There is clear desire from the community to protect existing neighbourhood character and local heritage features. During conversations regarding density, the community were strong that any density increase should be sympathetic to and consider the existing rural village character of Cygnet – development should look like it belongs in Cygnet.

The majority of the community would like to see more First Nations culture, heritage and stories reflected in Cygnet's public spaces and planning. The small town, rural feel of Cygnet is most valued by the community, closely followed by open views to hills and water, street trees and greenery and the historic built form. Protection of Cygnet's local heritage through the application of planning tools, including design guidelines, was overwhelmingly supported.

HERITAGE AND CHARACTER

Cygnet Township - PLAN 038A

Scale: 1:10,000 @ A3 | Source: Huon Valley Council



LEGEND

- Highway
- Roads
- Ecclesiastical Precinct
- Business Precinct
- Contours
- Open Spaces
- Waterbodies
- Watercourses

SERVICING & UTILITIES

CURRENT SNAPSHOT

Cygnet faces the common regional challenge for aging 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. Some areas within the township are mapped as having a water pressure exclusion boundary which defines an area in which TasWater is unable to provide the minimum standard pressure of 25 metres (250 kPa) static head (generally due to the elevation of the land above the water supply/ catchment).

Telecommunications access is available through Telstra, Optus and Starlink service providers. With the closure of the 3G network, and several telecommunications network outages, pressure on the rural service infrastructure has been identified. With increased housing demand, and if tourism is to flourish in the region, consideration of the impacts this presents to existing systems should inform the preparation of business cases for needed upgrades.

Consideration of climate change impacts, particularly in relation to stormwater surges and sea level rise should inform careful consideration and planning of future infrastructure delivery. The surrounding rural landscape provides opportunities for innovative approaches to stormwater management and renewable energy, although Cygnet's location in a valley environment also requires careful consideration of flood management and slope stability in infrastructure planning. Topography can represent additional challenges to infrastructure provision.

STAKEHOLDER & COMMUNITY VOICES

TasWater

Cygnet's water is supplied by potable water from Huonville (Glen Huon water treatment plant) which is currently near or at capacity. This is well known by TasWater and detailed investigations that include options assessment (including costings) to identify the best option are underway at present. Population growth scenarios and proposed provision of residential lots from the Structure Plan will inform the business case currently underway by TasWater and ensure that future growth can be supported.

Currently, TasWater has indicated that the predicted number of lots exceeds land supply forecasts and would exceed capacity of the sewerage treatment plant (STP) in Cygnet. At this stage, replacement of the STP is not planned for over 20 years and significant network upgrades are not included in the capital works program for the upcoming Structure Plan. As such, the strategic importance of this work in Cygnet is highlighted, with direct implications to land supply if not completed.

TasNetworks

TasNetworks is currently upgrading the voltage profile on supply feeders in the Cygnet area which will unlock additional capacity to service new residential lots. Significant network investment may be required should the projected load approach 5 MW (more

likely with significant commercial/industrial projects; anticipated load with forecast residential growth is 1,600 kVA).

Community

Major concerns raised by the community included digital/telecommunications access, including the ability to utilise NBN to facilitate working from home opportunities. This may be addressed through provision of co-working spaces or similar with excellent provision of NBN rather than individual telecommunications infrastructure upgrades.

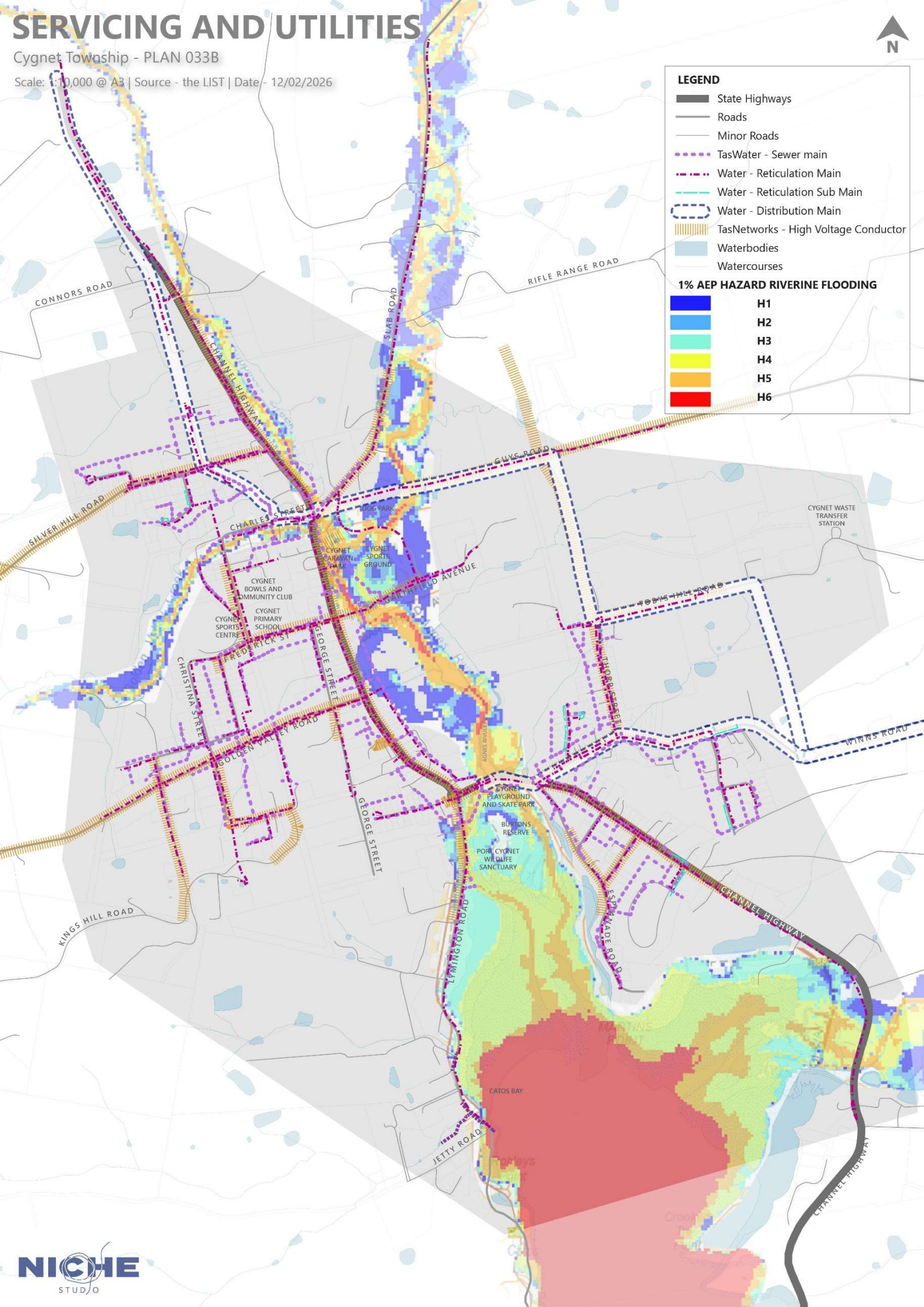
Additional concerns were raised regarding:

- Stormwater management.
- Power reliability.
- Access to reticulated sewerage and water for new developments.
- Emergency and disaster management.
- Waste management.

SERVICING AND UTILITIES

Cygnets Township - PLAN 033B

Scale: 1:10,000 @ A3 | Source - the LIST | Date - 12/02/2026



LEGEND

State Highways

Roads

Minor Roads

TasWater - Sewer main

Water - Reticulation Main

Water - Reticulation Sub Main

Water - Distribution Main

TasNetworks - High Voltage Conductor

Waterbodies

Watercourses

1% AEP HAZARD RIVERINE FLOODINGH1H2H3H4H5H6