
From: Newell, Andrew <Andrew.Newell@dpfem.tas.gov.au>

Sent: Tuesday, 21 January 2020 1:13 PM

To: Planning <planning@freycinet.tas.gov.au>

Subject: Swansea Police Station - 6 Noyes Street

Good afternoon.

The above property is currently zoned Community Purpose but I think there is a proposal to change the zoning of that area to General Residential. Is this correct?

If the zoning does change what sort of impact does that have on our Station should we decide in 5 to 10 years' time to extend it, or knock it down and try to build a larger one on the same site?

Cheers.

Andrew Newell

Manager, Capital Works & Accommodation
Business and Executive Services

Department of Police, Fire and Emergency Management

47 Liverpool Street, Hobart TAS 7000

P: (03) 6173 2223 or 0409 352 028

a.newell@dpfem.tas.gov.au | www.tas.gov.au



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transmission.

From: [Newell, Andrew](#)
To: [Contract Planner](#)
Subject: RE: Swansea Police Station - 6 Noyes Street - Query re-zoning proposal
Date: Thursday, 6 February 2020 11:50:30 AM
Attachments: [image001.jpg](#)

Thanks for your call and advice Nell.

The Department of Police, Fire & Emergency Management request the zone classification remain as Community Purpose. This will facilitate any future works that may be required on the Police Station (ie extensions due to increased FTE's).

The Police residence at the same address will remain for use of Police Officers for accommodation purposes.

Please let me know if you require anything further on this matter.

Cheers.

Andrew Newell

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From: Contract Planner [mailto:contract.planner@freycinet.tas.gov.au]
Sent: Thursday, February 6, 2020 11:33 AM
To: Newell, Andrew <Andrew.Newell@dpfem.tas.gov.au>
Subject: Re: Swansea Police Station - 6 Noyes Street - Query re-zoning proposal

Hi Andrew

I'd be inclined to return it to the Community Purpose zone. This would allow you to expand the use and development of the police station which is the principle use of the site. Any subsequent redevelopment of the residence could be considered as an ancillary to the principle use. It would just mean that the residential component would be used only to accommodate police officers.

If you agree that the site should be returned to the Community Purpose zone, please write a short submission to that effect by the 15 of February 2020.

Happy to discuss further if you wish.

Regards
Nell Nettlefold

Consultant Planner
Glamorgan Spring Bay Council

From: Newell, Andrew <Andrew.Newell@dpfem.tas.gov.au>
Sent: Wednesday, 5 February 2020 3:54 PM
To: Contract Planner <contract.planner@freycinet.tas.gov.au>
Subject: FW: Swansea Police Station - 6 Noyes Street - Query re-zoning proposal

Hello Nell – well, we are in a bit of a bind.

At some stage into the future we may very well need to extend the current station due to an increase in FTE's assigned to the area. We would need to get through a few new hoops if it is rezoned.

Can it stay the same noting we will not be altering the existing house (having just made significant renovations internally to the residence)?

What (if any) zoning would allow us flexibility on both the residence and the station?

Andrew Newell

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From: Contract Planner [<mailto:contract.planner@freycinet.tas.gov.au>]
Sent: Saturday, January 25, 2020 1:32 PM
To: Newell, Andrew <Andrew.Newell@dpfem.tas.gov.au>
Subject: Fw: Swansea Police Station - 6 Noyes Street - Query re-zoning proposal

Hi Andrew

You are correct, 6 Noyes Street, Swansea is proposed to be zoned General Residential under the Glamorgan Spring Bay draft Local Provisions Schedule (draft LPS).

My understanding is that the site includes the police station and residence for police officers. I believe the rationale for applying the General Residential zone was to support the residential component of the site's use. Under the State Planning Provisions (SPPs), which contain the standards for the General Residential zone, 'Emergency Services' is a discretionary use so any future application involving the development of the police station would be determined by council.

The Community Purpose zone under the SPPs prohibits residential use of the site unless it is used for accommodating staff.

If you would prefer the site to be in an alternate zone, I'd be happy to discuss and point you in the right direction for making a representation.

Regards
Nell Nettlefold

Planning Consultant
Glamorgan Spring Bay Council

From: Planning <planning@freycinet.tas.gov.au>
Sent: Tuesday, 21 January 2020 3:19 PM
To: Contract Planner <contract.planner@freycinet.tas.gov.au>
Subject: FW: Swansea Police Station - 6 Noyes Street - Query re-zoning proposal

Hi Nel

Is this one you could answer?

Regards
Maree

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