

This planning application is open for  
public comment until  
07 January 2026

Reference no	<b>PLN-25-0237</b>
Site	<b>WELLINGTON STREET LONGFORD</b>
Proposed Development	<b>Roof construction over existing horse rotunda</b>
Zone	<b>10.0 Low Density Residential</b>
Use class	<b>Sport and Recreation</b>

Written representations may be made during this time to the General Manager;  
mailed to PO Box 156, Longford, Tasmania 7301,  
delivered to Council offices or  
a pdf letter emailed to [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

(no special form required)



# Exhibited

## PLANNING APPLICATION

FOR BUILDINGS, WORKS AND CHANGE OF USE  
(E.g. Residential houses, sheds, carports, retaining  
walls, visitor accommodation, commercial  
development, signage etc.)

Office Use Only:

### The Proposal

Description of proposal: Construction of a rood over existing horse rotunda.

Driveway construction material: NA

### The Land

Site address:

Wellington Street, Longford

Title reference:

C/T: 244840/1

Existing buildings on site:

Horse training stables, sheds and training area.

Existing use of site:

Horse (racing) training centre.

Applicant justification of any variation/discretion to the  
*Tasmanian Planning Scheme – Northern Midlands*

CS D 435


ANNEXURE TO **CERTIFICATE OF TITLE**  
**FOLIO OF REGISTER**

VOL. 4284 FOL. 41

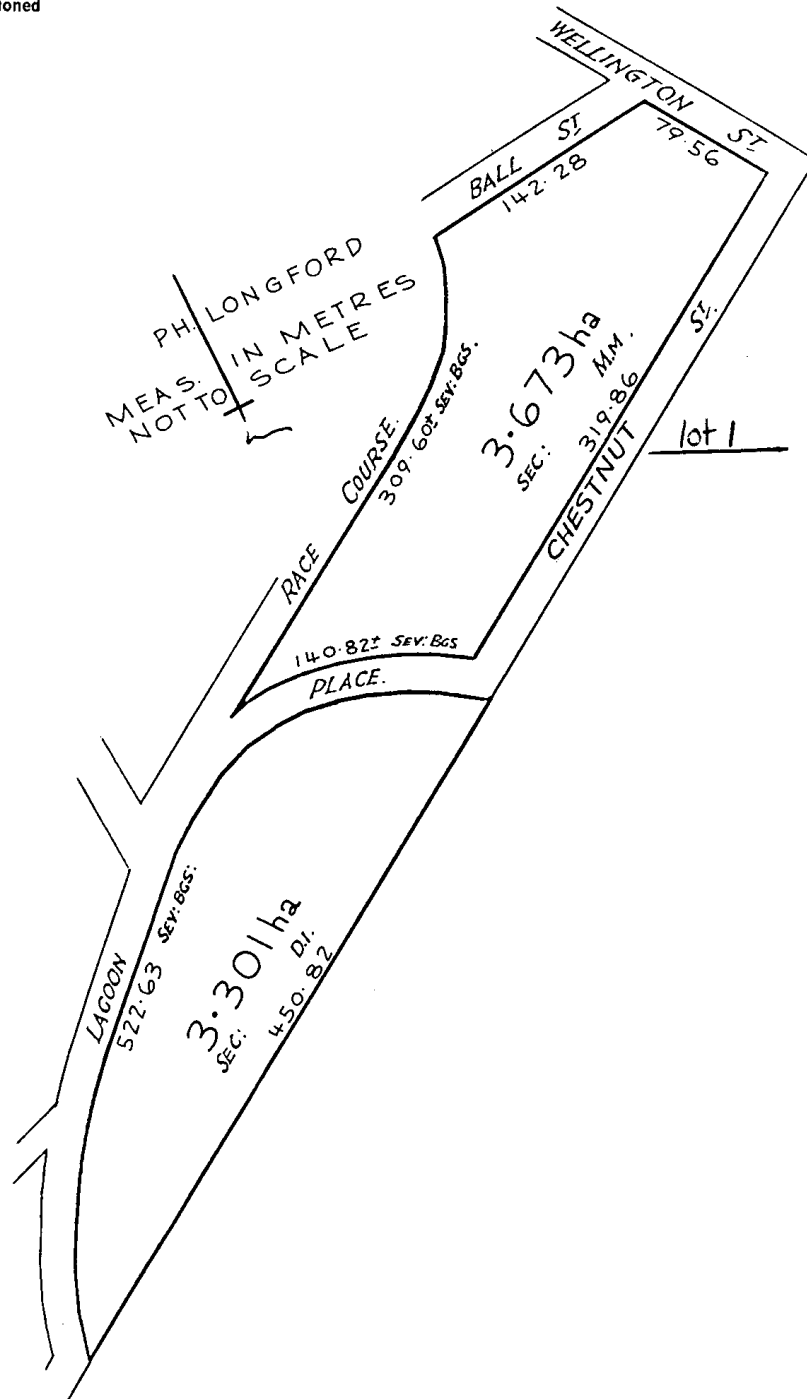


REGISTERED NUMBER

**244840**

Acting   
Recorder of Titles

Lot 1 of this plan consists of all the  
land comprised in the above-mentioned  
cancelled folio of the Register



Our Ref: 25.239  
Your Ref: PLN25-0237

6ty Pty Ltd  
ABN 27 014 609 900

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9 December 2025

Ms Rebecca Green  
Planning Consultant  
Northern Midlands Council  
By email: [planning@nmc.tas.gov.au](mailto:planning@nmc.tas.gov.au)

Dear Rebecca,

RESPONSE TO COUNCIL REQUEST FOR ADDITIONAL INFORMATION –  
PLN25-0237

The following letter provides a response to Performance Criteria 10.5.1 P2 of the Tasmanian Planning Scheme (Northern Midlands) as requested by Council in their letter dated 9 December 2025.

The assessment is provided within Table 1 from Page 2.

Please do contact me should any additional information be required by Council to assist with its assessment of the application.

Yours faithfully  
6ty Pty Ltd



George Walker  
Planning Consultant/Director

## 10.5.1 Non-dwelling development

### Objective

That all non-dwelling development:

- (a) is compatible with the streetscape;
- (b) is compatible with the form and scale of existing residential development; and;
- (c) does not cause an unreasonable loss of amenity to adjoining properties.

### Performance Criteria P2

### Assessment

The siting of a building that is not a dwelling must be compatible with the streetscape and character of development existing on established properties in the area, having regard to:

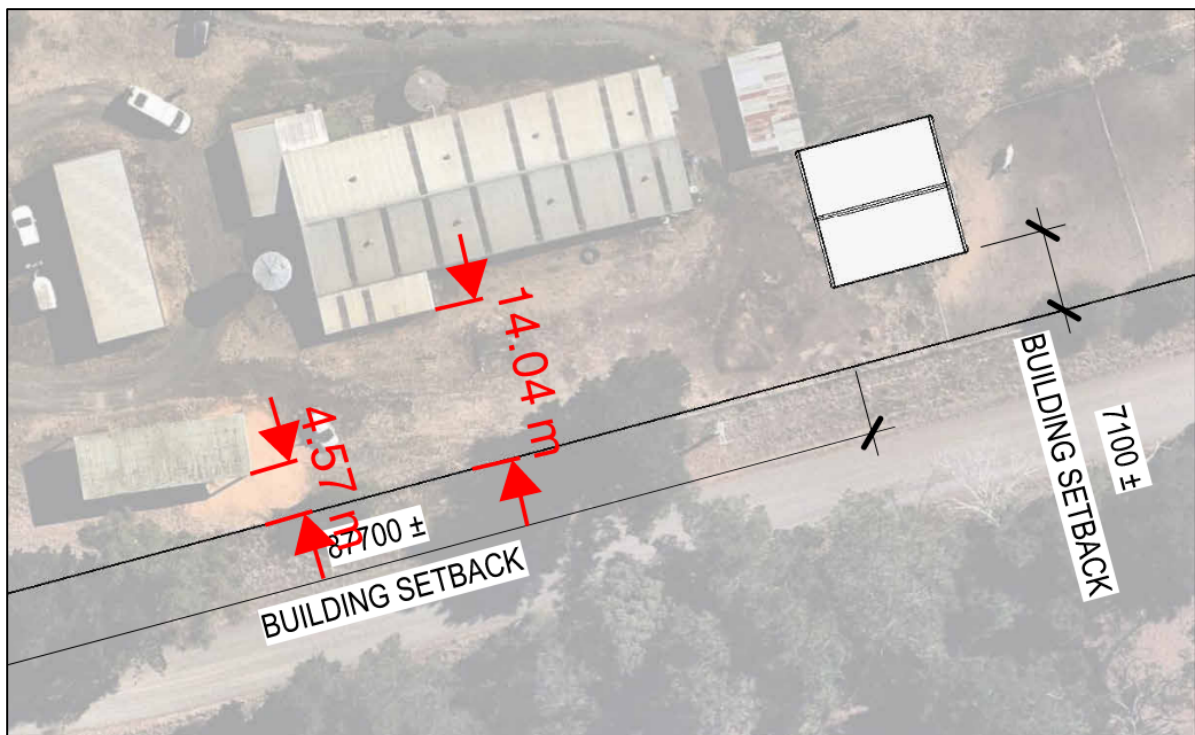
- (a) the topography of the site;
- (b) the setbacks of surrounding buildings;

The siting of the proposed roof structure above the existing horse training round yard will be compatible with the streetscape and character of development existing on the site having regard to the following:

The site is observed as being level with a gradient of approximately 1°.

The proposed roof structure will have a setback from the Brickendon Street frontage of 7.1m which is compatible with the minimum frontage setback of ~4.57m and maximum frontage setback of 14.04m (refer to Figure 1).

Figure 1



- (c) the height, bulk and form of existing and proposed buildings;

The proposed roofed structure will have the form of an open-walled carport which is the same form as the existing building to the west which is setback 4.57m from the Brickendon Street frontage (by reference to Figure1). The proposed roof structure will have a lower height than the existing buildings. It will be open walled and will be recessive within the streetscape insofar as having a reduced mass and bulk compared to the larger walled building to the north-west of the proposed roof structure.

<p>(d) the appearance when viewed from roads and public open space adjacent to the site; and</p>	<p>The proposed roof structure will be viewed as part of the established horse training facility which includes a cluster of buildings that are used for the training and management of horses. The proposed building will not be out of character with development within the site and will be compatible with the streetscape in this regard.</p>
<p>(e) the safety of road users.</p>	<p>The proposed building will be setback 7.1m from the Brickendon Steet frontage and will not impede the function or use of the road.</p>

Project: TASRACING FRANKLAND ROUNDYARD ROOF

At: WELLINGTON ST LONGFORD TAS 7301

For: Owner

Project: 25.239

Drawings:

Ap00	COVER SHEET
Ap001	SITE PLAN
Ap100	FLOOR PLANS
Ap101	ELEVATIONS / SECTIONS



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6ty Pty Ltd  
ABN 27 014 609 900  
Designer  
Chester Bullock - CC1633i



# PLANNING DOCUMENT

Issue date: 28.10.2025

## PROJECT DETAILS

DESIGNER:	CHESTER BULLOCK - CC1633i
BUILDING CLASSIFICATION:	10a
TITLE REFERENCE:	
DESIGN WIND SPEED:	39.2 m/s
SOIL CLASSIFICATION:	
CLIMATE ZONE:	7
BAL RATING:	N/A
ALPINE AREA:	N/A
CORROSION ENVIRONMENT:	N/A
SITE HAZARDS:	N/A





SITE PLAN TRUE NORTH  
SCALE 1 : 1000



LOCAL SITE PLAN  
SCALE 1 : 200



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ISSUE	DATE	ISSUED FOR
001	28.10.25	INFORMATION
002	04.11.25	DEVELOPMENT APPROVAL

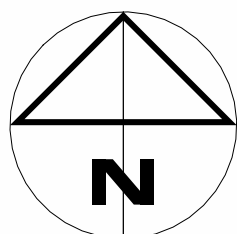
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PROJECT: TASRACING FRANKLAND  
ROUNDYARD ROOF

AT: WELLINGTON ST LONGFORD  
TAS 7301

FOR: Owner

DRAWING: SITE PLAN



PROJECT NORTH

DESIGNED: CGB DRAWN: RCP CHECKED: GHN

SCALES: As indicated AT A1

PROJECT No: 25.239 DRAWING No: Ap001 REV: 002



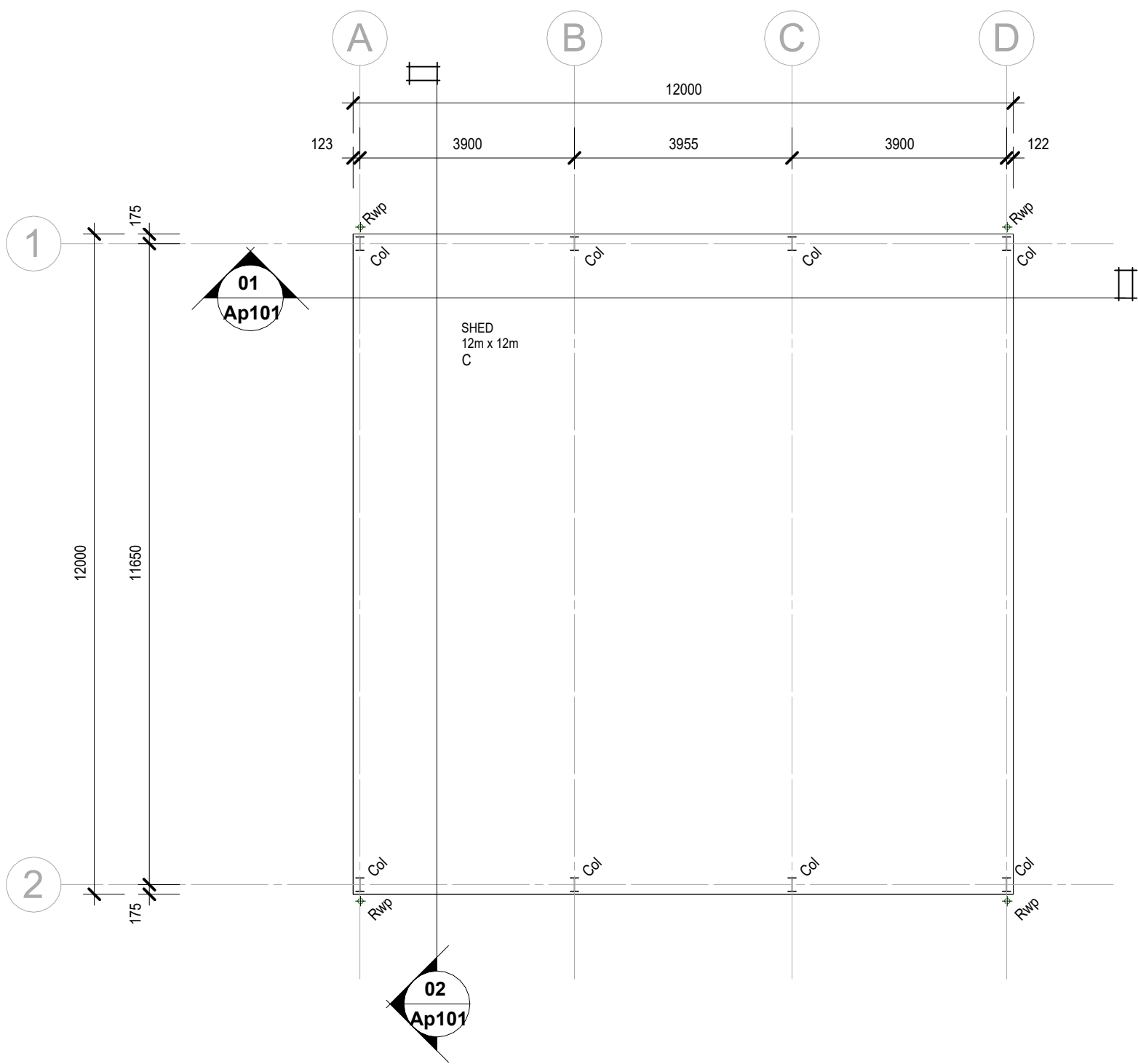


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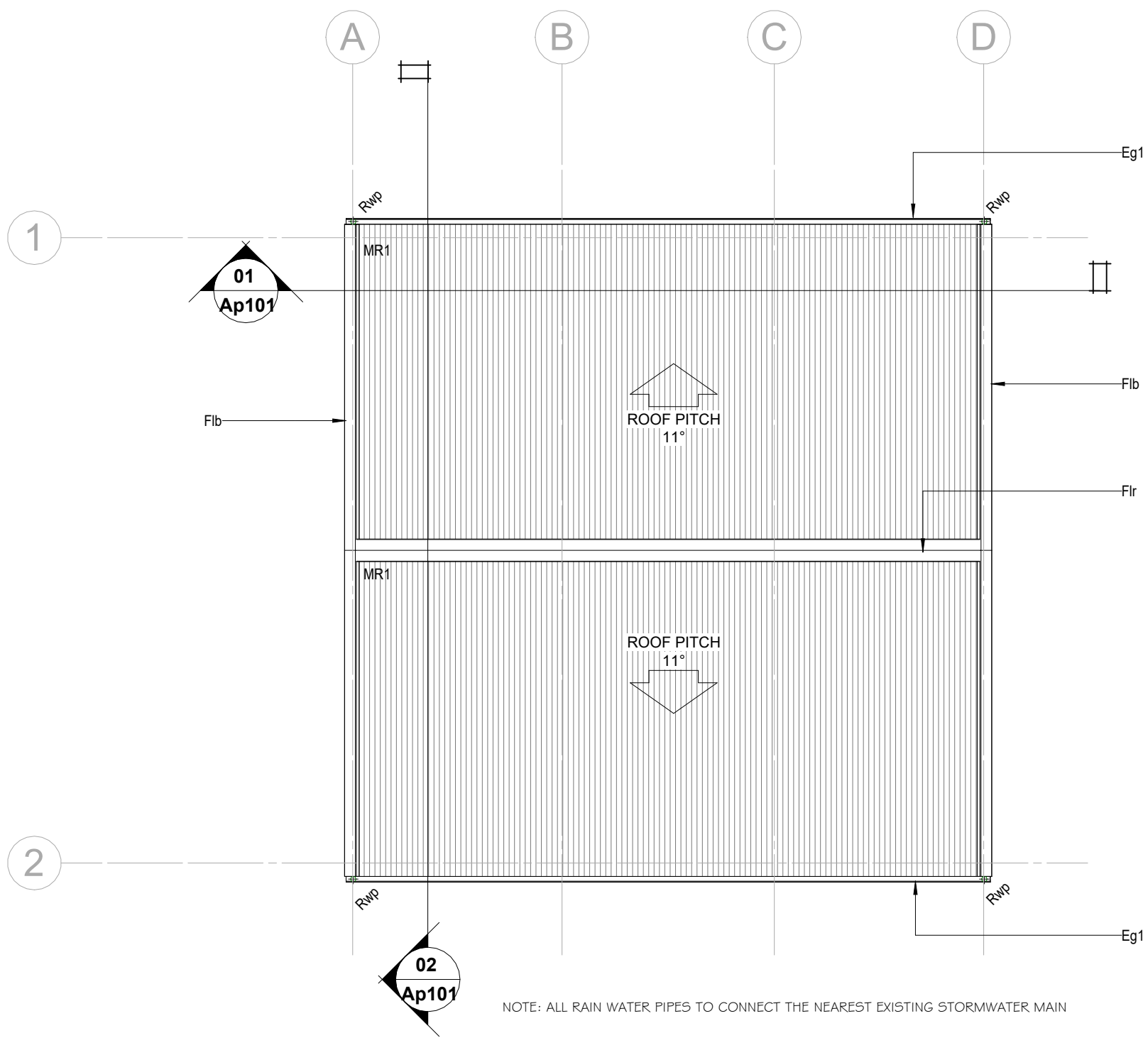
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FLOOR PLAN  
SCALE 1 : 100



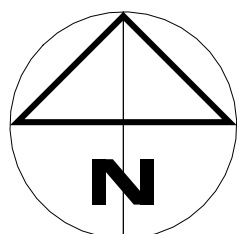
ROOF PLAN  
SCALE 1 : 100

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TAS 7301**  
FOR: **Owner**

DRAWING: **FLOOR PLANS**



DESIGNED: CGB DRAWN: RCP CHECKED: GHN

SCALES: 1 : 100 AT A1

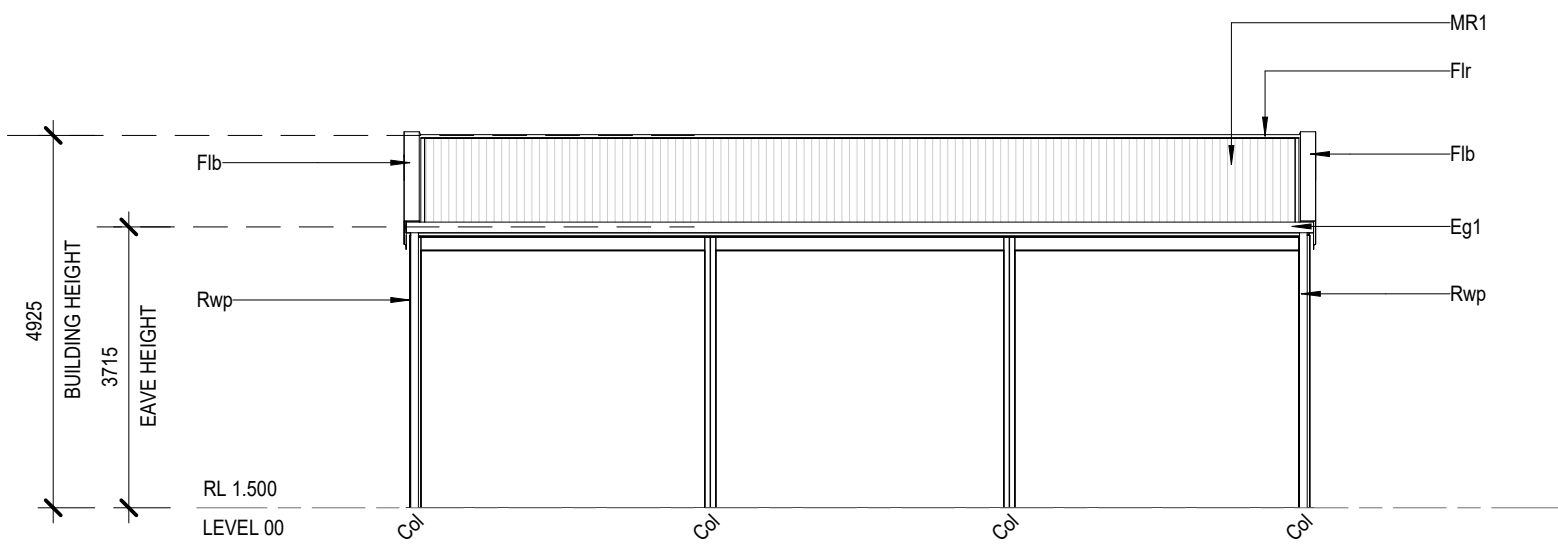
PROJECT No: **25.239** DRAWING No: **Ap100** REV: **002**

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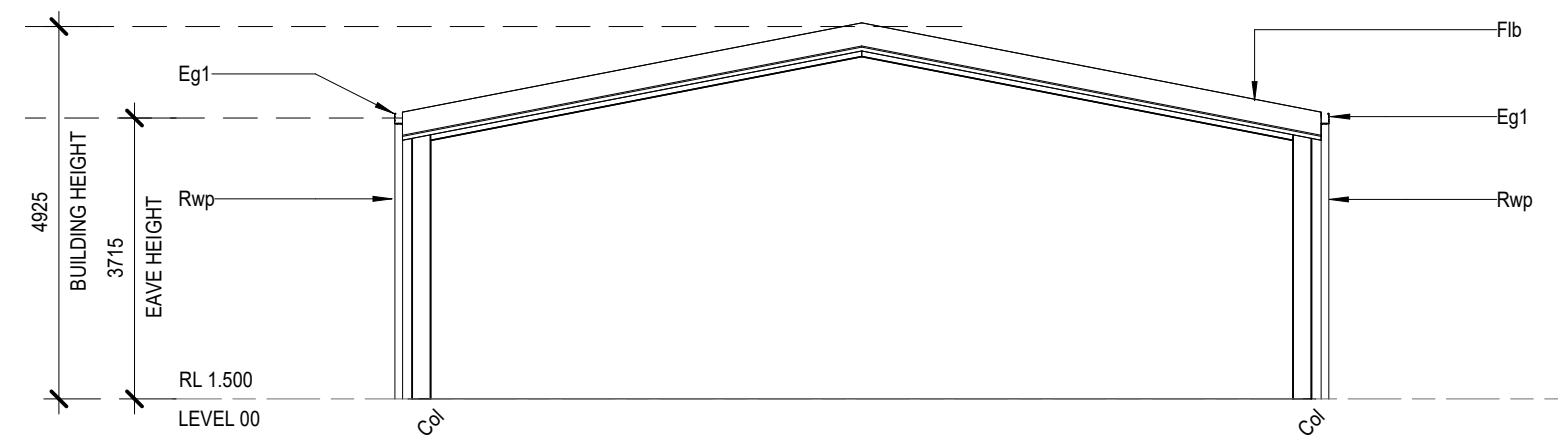
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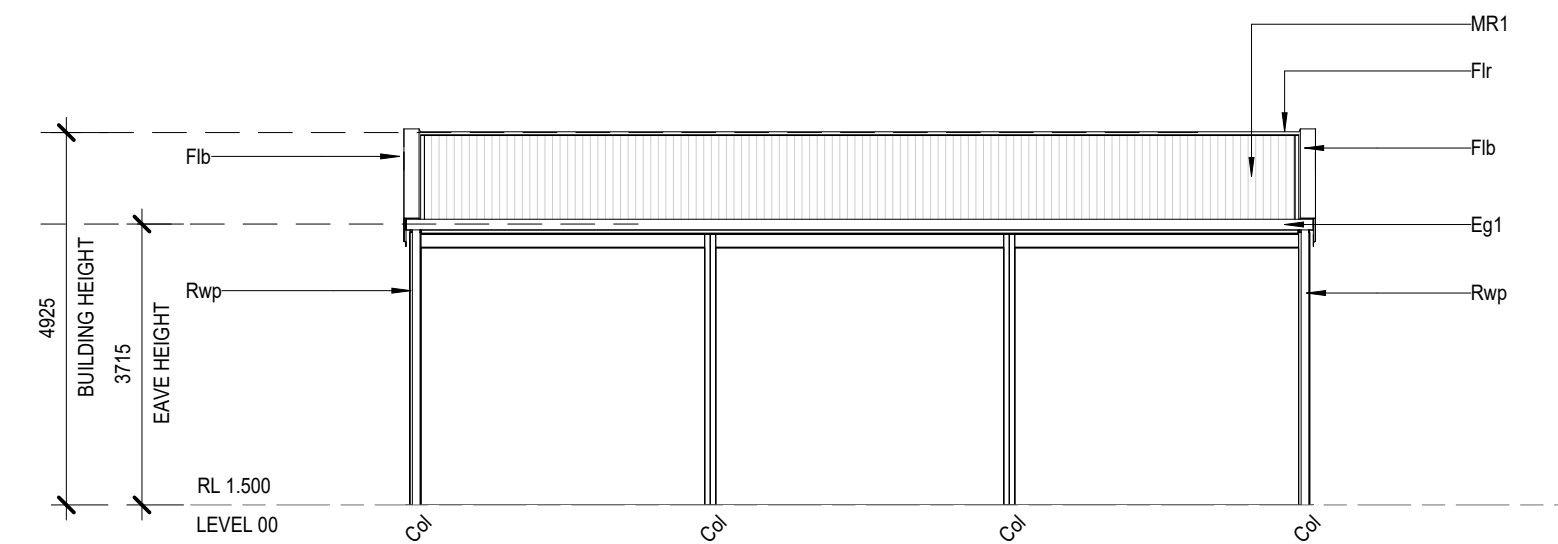
NORTH ELEVATION

SCALE 1 : 100



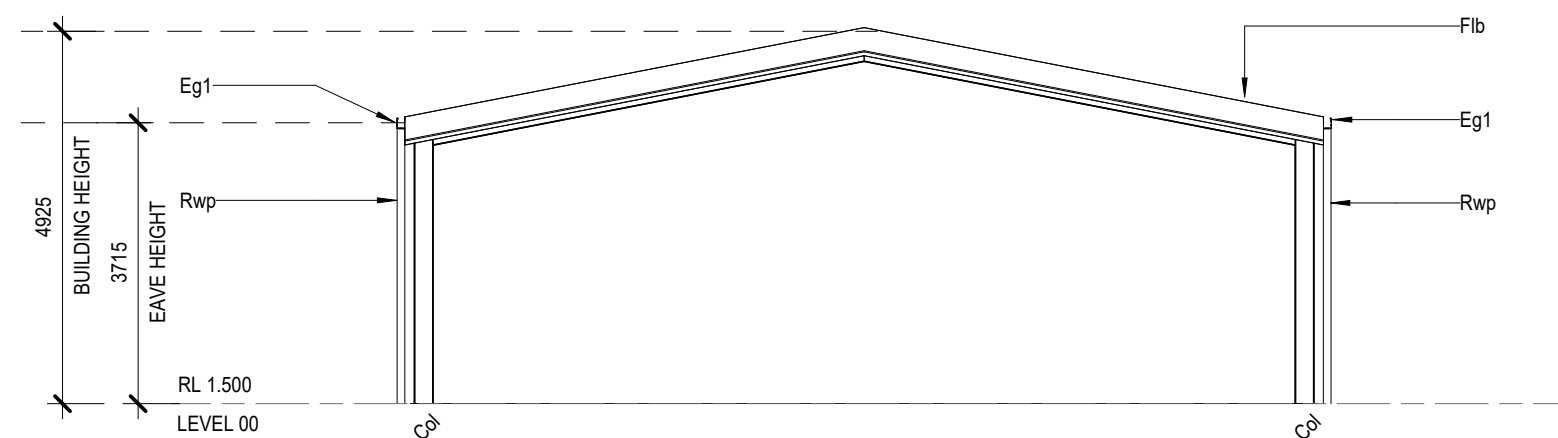
EAST ELEVATION

SCALE 1 : 100



SOUTH ELEVATION

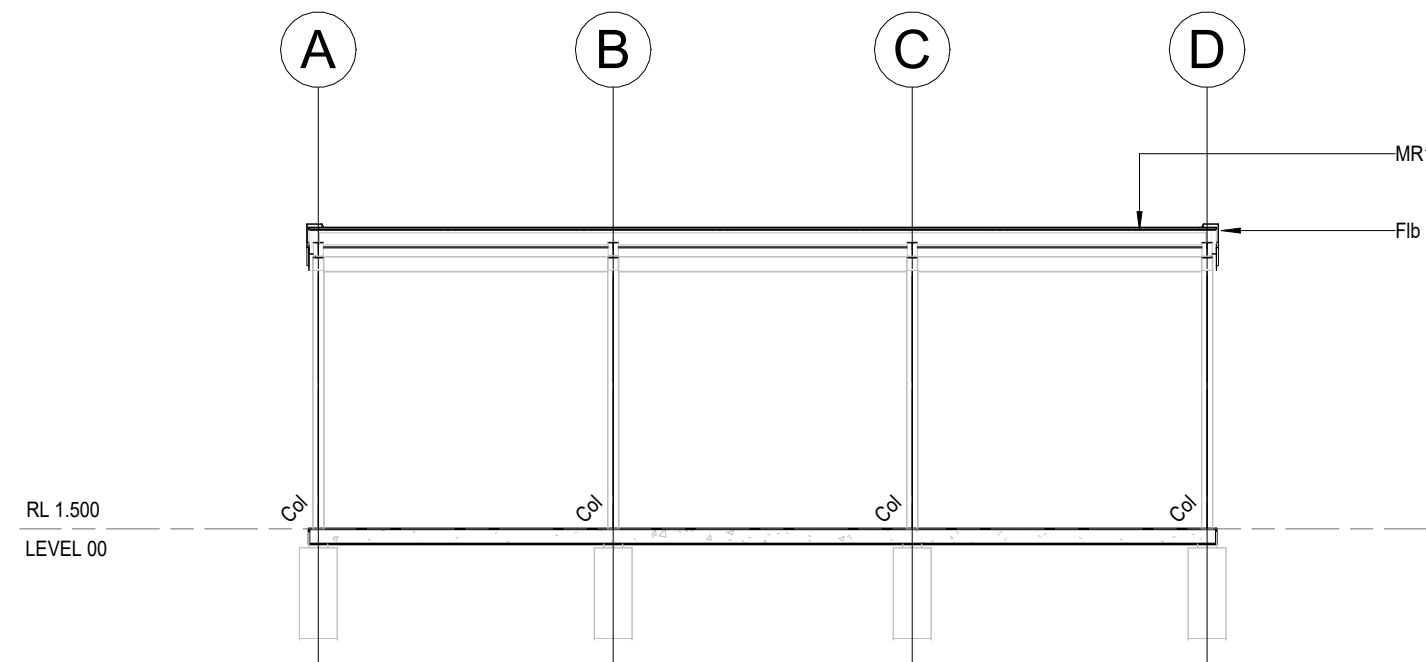
SCALE 1 : 100



WEST ELEVATION

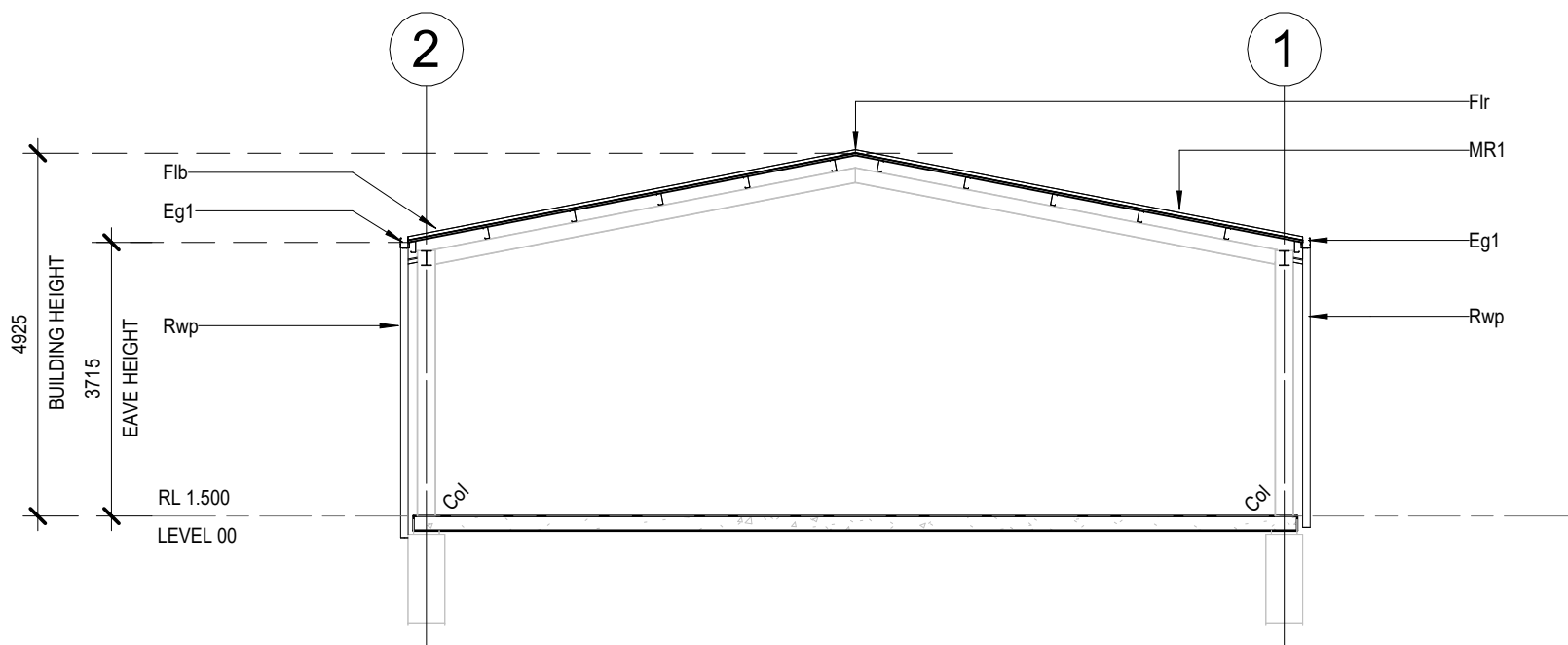
SCALE 1 : 100

Col	COLUMN
Rwp	90 DIA. uPVC RAINWATER PIPE
Eg1	COLORBOND SHEERLINE EAVES GUTTER, COLOUR TO MATCH ROOFING
Fib	FOLDED COLORBOND BARGE FLASHING, COLOUR TO MATCH ROOFING
Fir	FOLDED COLORBOND RIDGE CAPPING, COLOUR TO MATCH ROOFING
MR1	COLORBOND TRIMDEK PROFILE ROOF SHEETING



SECTION 01

SCALE 1 : 100 Ap100



SECTION 02

SCALE 1 : 100 Ap100

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DESIGNED: CGB DRAWN: RCP CHECKED: GHN

SCALES: 1 : 100 AT A1

PROJECT No: 25.239 DRAWING No: Ap101 REV: 002