



Application for Planning Approval

Land Use Planning and Approvals Act 1993

APPLICATION NO.

DA2025/155

LOCATION OF AFFECTED AREA

712 MIDDLE TEA TREE ROAD, TEA TREE

DESCRIPTION OF DEVELOPMENT PROPOSAL

MINOR CHANGES TO EXISTING NON-CONFORMING USE (SPORTS & RECREATION)

A COPY OF THE DEVELOPMENT APPLICATION MAY BE VIEWED AT www.brighton.tas.gov.au AND AT THE COUNCIL OFFICES, 1 TIVOLI ROAD, OLD BEACH, BETWEEN 8:15 A.M. AND 4:45 P.M, MONDAY TO FRIDAY OR VIA THE QR CODE BELOW. ANY PERSON MAY MAKE WRITTEN REPRESENTATIONS IN ACCORDANCE WITH S.57(5) OF THE LAND USE PLANNING AND APPROVALS ACT 1993 CONCERNING THIS APPLICATION UNTIL 4:45 P.M. ON **01/12/2025**. ADDRESSED TO THE CHIEF EXECUTIVE OFFICER AT 1 TIVOLI ROAD, OLD BEACH, 7017 OR BY EMAIL AT development@brighton.tas.gov.au. REPRESENTATIONS SHOULD INCLUDE A DAYTIME TELEPHONE NUMBER TO ALLOW COUNCIL OFFICERS TO DISCUSS, IF NECESSARY, ANY MATTERS RAISED.

JAMES DRYBURGH
Chief Executive Officer



Brighton
going places



272397N 1:1,693 Disclaimer and Copyright Notice

Site Plan
scale 1:2500 @ A3

Existing
house

Existing
sheds

Hobart Horseplay

**712 Middle Tea Tree Road
Tea Tree**



Existing clubhouse
scale 1:100 @ A3

Hobart Horseplay
712 Middle Tea Tree Road
Tea Tree



ABN 39 725 422 948
hobarthorseplay@gmail.com
0433 806 708 or 0400 077 492
www.hobarthorseplay.com.au
712 Middle Tea Tree Rd
Tea Tree TAS 7017
900m from ZooDoo Zoo

A STATEMENT ON HOW THE BUSINESS WORKS

Although we don't train racehorses to become racehorses anymore, we are still primarily a training facility. It just looks a little different.

Our horse herd is mostly comprised of ex racehorses, ex show horses, and rescues. They are retrained to become companions/safe riding horses that can be used for anyone - including the elderly, the young, and people with disabilities. The retraining process is done by our staff as well as being built into the programs we offer.

The purpose of doing this is welfare based - too often, horses are passed around between countless owners who are not skilled enough to understand why certain behaviours are present. This almost always ends in injuries to humans and premature euthanasia for the horse. We want to train people to train horses and learn to understand them holistically.

Programs such as birthday parties were added due to public demand, and to help offset some of our running costs. We have considered becoming a club and registering under 'Sport and Rec' as your email mentioned, but this was to be eligible for community grants/sponsorships, as we find ourselves in financial hardship. We have not received any of this thus far.

Any 'community work' we do is at our own cost; we often run at a loss to provide sessions for (most recently) Chats South (lifeline organisation), women's shelters, at risk/disengaged youth, and people from low socio-economic backgrounds.

We are a small business with around 5-8 employees. We generally employ those who are not typically successful in the job market and give them an opportunity to develop important skills. Examples are young people who have dropped out of college and have no work experience skills, long term welfare recipients, and people with disabilities.

We have offered work experience to more than a dozen school aged children and we have participated in the University of Queensland Veterinary Student program – where veterinary students spend 5-10 days on site learning about managing an



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equine herd and program. We do not receive any compensation for either of these things.

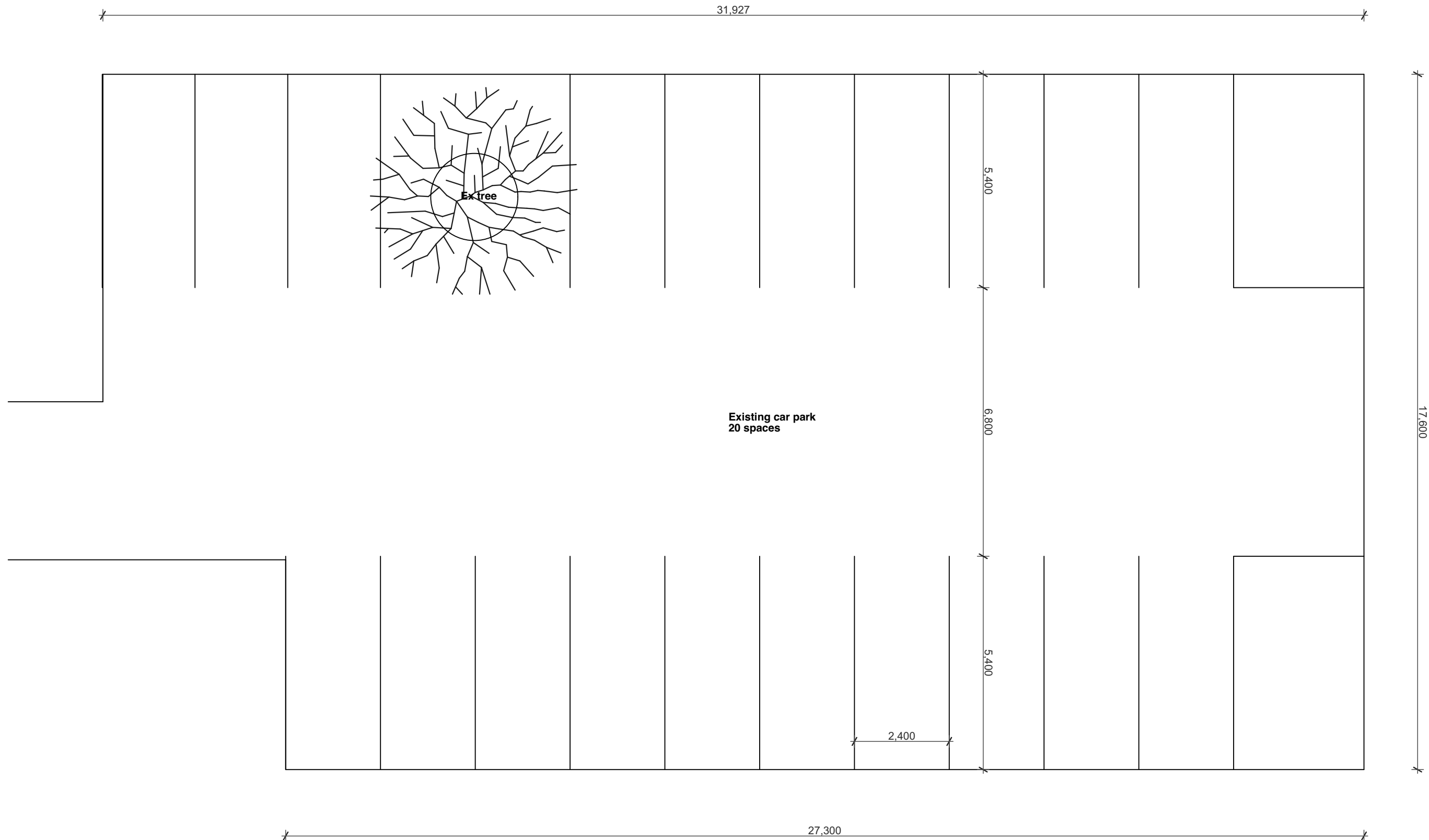
TRAFFIC STATEMENT

Approximately 70 cars (including staff) come in/out of the business each week. This estimate could be less in the winter months/poor weather and greater over the school holidays when we offer more programs.

The type of car is usually a standard sedan/hatchback.

A truck delivering feed comes once every couple of weeks, though this arrangement has ceased and we are now collecting feed on the ute.

We have a horse truck and run trail rides once every couple of weeks.



Existing car park plan
scale 1:100 @ A3

Hobart Horseplay
712 Middle Tea Tree Road
Tea Tree

Please be aware that this message originated from an external source.
Exercise extreme caution with links and attachments.

Hi -

Thank you for your email and I apologise for the delay with this reply - I had to find someone to measure everything for us.

SIGN 1

The primary sign (out the front of the driveway) has dimensions as follows:

1500 cms x 3800 cm

It is a canvas-type material. The colour is navy blue and white and its content contains our logo, our name, and a 'find us on Facebook' slogan. It is not illuminated. I have attached pictures showing its set up and distance from the road etc.

CAR PARK

The car park measurements have been drawn up and attached.

Please let me know if I can be of any further assistance.

Thanks
Lizzie.




Jeu de Cheval
HOBART HORSEPLAN

Find us on  : Hobart Horseplan

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Dang Van

From: Hobart Horseplay [REDACTED]
Sent: Thursday, 13 November 2025 4:57 PM
To: Dang Van
Subject: Re: Request for Additional Sign Details - DA 2025 / 00155 (712 Middle Tea Tree Road, Tea Tree)

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Hi Dang,
Overall, yes. Sometimes we close early or start late, but on average those hours are correct.

On Thu, 13 Nov 2025 at 16:55, Dang Van <dang.van@brighton.tas.gov.au> wrote:

Hi Lizzie,

Thank you again for your confirmation.

I'm about to advertise your application tomorrow, but I just realised I forgot to confirm your proposed hours of operation. Are they 9:00 am to 5:00 pm, seven days a week, as shown on your website?

Thank you,

DANG VAN (He/Him)

PLANNING OFFICER – DEVELOPMENT SERVICES



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