

CITY OF BELMONT

Stable Premises Local Law 2015

Information Sheet

On 29 July 2015 the *City of Belmont Stable Premises Local Law 2015* replaced the *Health (Stables Premises) Local Law 1999*. With changes in stable designs and community expectations, the updating of the local law was overdue and the resultant 2015 version not only addresses these issues but is a more easily understood and 'user friendly' document.

A summary of the main amendments are as follows:

- **Recognition** of the most popular stable design of 'walk-in/walk-out' stalls.
- **Inclusion** of minimum setback and construction requirements for training and walking rings.
- **Removal** of six (6) metre setback requirement for office/sleeping quarters from stalls within a stables building. Must be separated by a door.
- **Removal** of the requirement to suspend or cancel a Stable Registration before securing a conviction. Any such action would only be taken after extended interaction with the Registered Person had failed to resolve the matter.
- **Removal** of the provision to appeal against the minimum required setbacks based on 'exceptional circumstances'. The City successfully argued in the State Administrative Tribunal that the current setbacks were the most lenient in Australia and should not be reduced any further.
- **Inclusion** of a clause to allow older stables to be rebuilt using the existing setbacks on the basis that they are operational within two (2) years of demolition. This removes the disincentive to upgrade older stables that are in poor condition while the limiting timeframe ensures adjacent landowners do not have new stables built many years later within the required setbacks.
- **Inclusion** of minimum maintenance standards have been included to ensure Stable Premises are kept in good working order and sound weatherproof condition. This requirement includes ancillary buildings, fencing and gates.

The diagram overleaf simplifies the setback requirements of stalls, yards, ancillary buildings and waste receptacles from onsite and adjacent residential properties and adjacent commercial properties. As highlighted there are some exemptions to the required setbacks.

For a copy of the City of Belmont *Stable Premises Local Law 2015* please access the City's website at www.belmont.wa.gov.au and follow the links to Health/Stables or alternatively contact the City's Health Section on 9477 7439 to request an electronic or hard copy.

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STABLE PREMISES SETBACK REQUIREMENTS

| Structure | Required Setback |
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| Stalls and walk-in/walk-out stalls | No less than 6 metres from dwelling house on same property |
| | No less than 10 metres from dwelling house on adjacent property |
| | No less than 15 metres from commercial premises |
| Yards and training/walking rings | No less than 6 metres from dwelling house on same property |
| | No less than 10 metres from dwelling house on adjacent property |
| | No less than 15 metres from commercial premises |
| Associated Buildings (AB) - feed room, gear room, shoeing area, hosing down area, shelter or veterinary treatment room | No less than 6 metres from dwelling house on same property |
| | No less than 10 metres from commercial premises |
| | No less than 10 metres from any habitable room of a dwelling house on adjacent property |

EXEMPTIONS TO SETBACK REQUIREMENTS

- Clause 16 (1) - A new residential property can be built on an adjacent property within the required setbacks of an existing stables premises.
- Clause 16 (2) – If a stables premises is demolished the existing setbacks can be used for the new stable premises as long as the new stables premises is built and operational within two years of demolition.
- An existing Stable Premises may not comply with current required setbacks as it would have been built before 1999 when the current setbacks were first introduced.

