

The *City of Belmont Stable Premises Local Law 2015* was introduced on 29 July 2015.

A summary of some of the main sections of the local law are as follows:

- Stable Premises must be registered with the City and the registration renewed annually.
- An existing stable premises can be demolished and rebuilt using the existing footprint and setbacks, so long as the new stables are built and operational within two years of the demolition of the existing stable premises.
- New stables, stalls, yards and training/walking rings not being built on the original footprint within two years of demolition, must meet the current setbacks.
- All stable premises waste including soiled bedding and manure must be managed using waste receptacles and removed offsite at least once a week.
- Feed must be stored in sealed, rodent proof containers.
- Stable Premises must be kept clean, ensuring the premises is kept free from flies, rats, mosquitos, offensive odours and dust.
- Stable premises must be maintained in good working order, sound weatherproof condition and fit for use. This requirement includes associated buildings, fences, railings and gates.
- Onsite storm water drains cannot be used for the disposal of wash down water and are for the disposal of stormwater only.
- Horses can only be kept in open yards during daylight hours.
- When a Stable Premises property is bought/sold, it is the joint responsibility of both buyer and seller to ensure that the registration is transferred by completing an Application for Variation of Name on Registration of a Stable Premises form. The form should be submitted to the City on the day of settlement.

The diagram overleaf demonstrates the minimum setback requirements of stalls, yards and associated buildings from onsite and adjacent residential and commercial properties.

For a copy of the *City of Belmont Stable Premises Local Law 2015* please visit the City's website at [www.belmont.wa.gov.au](http://www.belmont.wa.gov.au) or alternatively contact Health Services on 9477 7439.

#### STABLE PREMISES MINIMUM SETBACK REQUIREMENTS

Structure	Required Setback
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 <u>any habitable room</u> 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.
- Existing Stable Premises built before 1999 may not comply with current required setbacks as they would have been built before the current setbacks were first introduced.

