

SHIRE OF DALWALLINU

LOCAL PLANNING SCHEME No. 2 (District Scheme)

The Shire of Dalwallinu under and by virtue of the provisions and powers conferred upon it in that behalf by Local Planning Scheme No. 2, more particularly clause 2.2, hereby adopts the following Policy.

LOCAL PLANNING SCHEME No.2 POLICY No. 4

STABLES

DATE ADVERTISED: 29 April 2014

DATE FINALLY ADOPTED: 03 June 2014

DEFINITION

For the purposes of this policy a **Stable** means a premises used for the keeping, breeding, agistment and rearing of horses and ponies and may include the use of associated buildings, corrals, and compounds.

A fence shall include a fence, wall, barrier, barricade or any other construction that defines an alignment or protects an area. A boundary fence includes a fence constructed on the boundary of a property.

BACKGROUND

With the establishment of stables within Townsites and particularly Residential areas there is a need to maintain a minimum acceptable standard which complements the general tidiness of the area and maintain the stables such that vector, odour and disease are eliminated and do not pose a nuisance or health concern to residents of the area.

Stables must be maintained to provide a healthy environment for all residents and constructed to a standard which is easily cleaned and maintained. All health issues are governed by the Shire of Dalwallinu Health Local Laws 1996 and in particular Division Two and Three - Keeping of Animals & Large Animals. A copy of those sections are attached. Applicants should liaise with the Council to determine minimum acceptable standards. Construction of Stables are governed by the Building Code of Australia and detailed plans must be submitted to the Council for approval.

The Policy addresses the development of stables, minimum lot sizes, setbacks, waste disposal and general maintenance of the site.

OBJECTIVES

The Objectives of the Policy are:

1. To protect the residential amenity and ensure that siting and construction of stables are compatible with the rural lifestyle of the community and the visual amenity of the residential areas where stables are permitted.
2. To control the type of development within the residential area to ensure a degree of integration to minimise the creation of nuisance factors such as visual and faecal pollution, disused material accumulation, offensive odours and noise.
3. To provide applicants with minimum acceptable standard of operation prior to consideration and construction.

POLICY

Planning Requirements

- a) All applicants for the construction of stables shall submit a planning consent application detailing the building envelope area, landscaping, waste storage areas and proposed number of horses.
- b) Planning consent applications shall be accompanied by letters from adjoining landowners/ residents stating they are aware of the proposal and have sighted the plans.
- c) The setbacks from side and rear boundaries shall be a minimum of 5 metres. No stable shall be constructed within 20 metres of the front setback or within 15 metres of a dwelling or a water course.
- d) The minimum lot size shall be 2,000 m².
- e) The number of horses shall be limited to one horse for every 1,000 m² with a maximum of three horses per lot.
- f) Disused materials and floats must be stored such that they are not visible from the front boundary of the property and are stored to minimise harbourage of vermin.
- g) A potable water supply connected to the mains is required to be provided adjacent to the stable with suitable hoses to permit cleaning of all areas.
- h) Appropriate vector control procedures must be in place at all times to minimise or eliminate insects and rodents.
- i) Adequate shade shall be provided for the animals.
- j) All fences may be electrified except boundary fences.
- k) Noise and dust emissions from the property shall be minimised by appropriate methods, and where required, the paddocks shall be watered to prevent the spread of dust.
- l) All food containers (including but not limited to wheat, barley, oats and other grain foods) shall be sealed to prevent ingress of rodents and pests. It is accepted that hay bales may be stored outside of sealed containers.

Building Requirements

- a) Stables shall be constructed of new materials. No second hand materials are permitted to be used except for recycled wood for framing purposes only.
- b) Fencing requirements shall be as required by Local Planning Policy No.2 and the Fencing Local Laws. Boundary fences shall be constructed to minimise the risk of injury to the animal but shall be of sufficient strength to contain the animal within the property.
- c) Waste disposal systems shall be constructed to dispose of water used for all wash down areas in accordance with the requirements of the Health Act 1911 (as amended).
- d) Plans shall be submitted as required by the Building Regulations 1989 or such other legislation which may replace the regulations.
- e) Waste containers shall be supplied as required by the Shire of Dalwallinu Health Local Laws and be of sufficient size to contain all waste materials in a sealed environment.
- f) Compliance with all Health Local Laws is required at all times.

Where the Council considers a particular development or use to be incompatible with the predominant uses within the zone additional conditions and requirements may be imposed.

The Council reserves the right to refuse a planning consent application which is incomplete or is incompatible with the predominant uses within the zone.