

SHIRE OF INVERELL

DEVELOPMENT CONTROL PLAN NO. 4

CODE FOR THE CONTROL OF STABLES IN RESIDENTIAL AREAS

Adopted 28.5.90

Section 1 - Citation _____ **Amended 14.12.92**

This plan may be cited as Shire of Inverell Development Control Plan No.4 - Code for the Control of Stables in Residential Areas.

Section 2 - Land to Which the Plan Applies

This plan applies to all land within the Shire of Inverell. The planning instrument which applies to the Shire is the Inverell Shire Local Environmental Plan, August 1988.

Section 3 - The Need for Controls

- 3.1 To control the spread of stables, in residential areas, away from the locality of the showgrounds and racecourse.
- 3.2 To improve the standard of existing stables which do not comply with the standards set down in Ordinance 39.
- 3.3 To ensure that new stables meet the criteria outlined in Ordinance 39.
- 3.4 To control the impact of stables on surrounding dwellings in terms of the control of rodents, and the control of odour and visual impact.

Section 4 - Aims

- 4.1 To allow provision to be made to set aside specific areas within the Urban Residential A Zone for stables to be constructed.
- 4.2 To allow for stables to be built in residential areas only if it does not detrimentally effect the character or amenity of the locality.
- 4.3 To ensure any stable erected complies with Local Government Ordinance 39 - the keeping of horses and cattle.

Section 5 - Definitions

- 5.1 Urban Residential A Zone - The primary purpose of this zone is to set aside an area within the Inverell township for predominantly residential purposes.
- 5.2 Ordinance 39 - Local Government Act, 1919 - The keeping of horses and cattle.
- 5.3 Stable Building - Any building used for the purpose of housing horses.

- 5.4 Stable Yard - The associated yards for the use of horses attached to a stable building.
- 5.5 Shelters - A building consisting of a roof and three walls, allowing the horse free passage.
- 5.6 Existing Use - the use of a building, work or land for a lawful purpose immediately prior to the coming into force of an environmental planning instrument which would have the effect for prohibiting that use.

Section 6 - Locations

- 6.1 Stables are to be limited to the area bounded by McIntyre, Clyde, McIlveen, Cameron and Medora Streets (as shown on Sheet 1), within the boundaries of Inverell township. For stables in other areas of the township of Inverell existing use applies.

Section 7 - Building Standards

7.1 Stableyards

Setback in stable yards shall not be nearer than nine (9) metres from any dwelling, shop, office, factory, workshop, church, public hall or premises for the manufacture of food.

- 7.1.1 Fencing shall be sufficiently sturdy to prevent escape.
- 7.1.2 The type of yard surface shall allow drainage (by absorption or evaporation) without ponding.
- 7.1.3 Fences and gates shall be kept in a good state of repair at all times.

7.2 Stablebuildings

The stable building shall be enclosed so as to prevent the escape of horses and shall not be kept nearer than thirty (30) metres from any dwelling, shop, office, factory, workshop, church, public hall or premises for the manufacture of food.

- 7.2.1 The floor of all stablebuildings shall be paved with concrete or mineral asphalt or other equally impervious material and properly graded to drain.
- 7.2.2 Stable buildings shall be a minimum of 3.7 metres wide, 3.7 metres deep and 2.75 metres in height.
- 7.2.3 Guttering and down pipes should be provided to convey storm water to the street.
- 7.2.4 Walls should be of masonry construction to a minimum height of 1.2 metres.
- 7.2.5 Doors should be at least 1.2 metres wide and 2.4 metres high, with no protrusions.
- 7.2.6 Cross ventilation shall be provided by leaving an air passage between the roof and walls or a window of at least 0.9 square metres. Windows may be wire mesh or louvres in which case the louvres shall direct air upwards inside.

- 7.2.7 Shelters should be constructed to fulfill the requirements for stable buildings regarding walls, floor and roof except that there will be three walls only to allow the free passage of horses.
- 7.2.8 Stable buildings and shelters, shall be maintained in good repair at all times.
- 7.2.9 New walls and floors shall be constructed so that there are no cracks or crevices which provide breeding places for pests or vermin.

Section 8 - Health Standards

- 8.1 The floor shall be made of materials impervious to wet weather and rats. If a stable as yet has not such a floor then one must be built within one month of notice being served by the Health Inspector requiring them to do so.
- 8.2 The occupier/owner of any premises containing any stable shall provide a box or bin impervious to moisture and flies and approved by the Council for the reception of all dung or refuse in such a stable. The bin is to be sheltered from public view. Each bin shall be emptied (in a suitable manner) and cleansed at least once in every week, and oftener if the Council shall so require. Such box or bin shall not at any time become a nuisance.
- 8.3 The water trough or other container shall be easily cleaned, resisting tipping over, free of protrusions and situated so as to make contamination unlikely.
- 8.4 Feed should be stored in containers with close fitting, hinged lids to prevent entry of vermin.
- 8.5 Manure, refuse, soiled bedding and uneaten food shall be removed daily and placed in a storage bin.
- 8.6 Suitable measures such as the use of fly baits, surface residual insecticidal sprays should be used if necessary.