



KEEPING OF HORSES AND CONSTRUCTION OF HORSE STABLES



JUNEE SHIRE COUNCIL

POLICY REGISTER

SUBJECT: KEEPING OF HORSES AND CONSTRUCTION OF HORSE STABLES WITHIN THE JUNEE SHIRE COUNCIL AREA

POLICY TITLE: KEEPING OF HORSES AND CONSTRUCTION OF HORSE STABLES

OBJECTIVE: The objective of the Junee Shire Council is:

- to provide a clear policy on the keeping of horses and the construction of stables within the Junee Shire Council area to provide for the safety of horses whilst maintaining existing landholder rights to enjoy their property as they have done so for numerous years.
- to provide for neighbour rights to enjoy their land in accordance with the amenity of urban living.

POLICY

I. KEEPING OF HORSES – GENERAL REQUIREMENTS

- a) Properties that house or keep horses must, at all times, be maintained to a standard satisfactory to the Council's Environmental Health Officer/Health Surveyor.
- b) All areas where horses are kept are to be maintained free of manure. All manure is to be collected daily and stored in bins with close-fitting lids until disposed off to an approved waste facility.
- c) All areas where horses are kept must be kept free from foul odours, flies and vermin.
- d) Horse yards must be so enclosed as to prevent the escape of horses.
- e) All areas where horses are kept must not be overgrazed to create a barren paddock. A good vegetation cover must be maintained to ensure that the area does not create dust and water runoff problems.
- f) No horse is permitted to be kept on the following premises:
 - Shops
 - Commercial premises
 - Offices
 - Factories
 - Service stations

- Workshops
 - Schools
 - Public halls
 - Premises used for the manufacture, preparation or storage of food for sale
 - Churches or places of public workshop
- g) The floors of stables must be dust free, impervious and properly graded to drain. The drain must discharge so that no nuisance is caused to the subject land or any neighbouring properties.

2. KEEPING OF HORSES ON LAND ZONED RU5 VILLAGE

- a) The construction of new horse stables or an addition to an existing stable must not occur within a distance of 50 metres of the defined RU5 Village Zone boundary.

NOTE: Existing horse stables that have been constructed and are being operated satisfactorily are exempt from this clause.

- b) No horses are to be kept on RU5 Village Zoned land that has an area of less than 1300 square metres.

NOTE: Existing premises where horses are kept on RU5 Village Zone land, less than 1300 square metres in a satisfactory manner, are exempt from this clause.

- c) Horses being kept on vacant land, enclosed paddocks or tethered within the 50 metre distance of the defined RU5 Village Zone boundary must not be kept at a closer distance than 30 metres from any residential building, shop, church, school, office, commercial premises, public hall, workshop, service station or premises used for the manufacture, preparation or storage of food for sale.

NOTE: Existing horses that are being kept in a satisfactory manner on vacant land, enclosed paddocks or tethered not in accordance with this clause, are exempt from this clause.

- d) The ratio of horses to land is not to exceed one horse for 1300 square metres (three horses per acre) within this area.

- e) Having regard to the disparate development within the RU5 Village Zones of Junee Shire, the Council reserves the right to determine each application for approval for the keeping of horses or the construction of a stable on its individual merit, even if the application complies with the requirements of this policy.

NOTE: This policy does not apply to land the subject of a Section 88B Restriction As To User specifying a requirement as to the keeping of horses.

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