



KEEPING OF HORSES WITHIN THE COOLAMON SHIRE POLICY

Date Adopted	16/11/2023		
Council Minute	210/11/2023		
Version	Version 6		
Policy Responsibility	Development & Environmental Services		
Review Timeframe	Every 4 Years		
Last Review Date	September 2023	Next Scheduled Review	February 2026

OBJECTIVE

To provide for the safety of horses on land zoned RU5 – Village, R5 Large Lot Residential and RU4 – Primary Production Small Lots, whilst maintaining existing landholder rights to enjoy their property as they have done so for numerous years and the neighbour rights to enjoy their land in accordance with the amenity of urban living.

GENERAL REQUIREMENTS

Certain areas within each town will be exclusive of horses. These will be indicated on the planning maps.

The reason for this exclusion is that these areas are high profile parks with high use from children, visitors etc. The use of these parks by horses creates unsightly pollution from manure and can create uneven surfaces from animal use.

Exceptions to these areas may be made upon application to Council when conducting certain events that are run for public displays and special events etc.

KEEPING OF HORSES

Notwithstanding these exclusion zones, properties that house or keep horses must at all times be kept to a satisfactory standard.

- All areas where horses are to be kept are to be maintained free of manure. All manure is to be collected daily and stored in bins with sealable lids until disposed of at the waste landfill depot.
- All the areas where horses are kept must be kept free from odour, flies and vermin.
- All areas where horses are kept must not be overgrazed to create a barren paddock. A good vegetation cover must be kept to ensure that the area does not create dust and run-off problems.

*Note: The above dot point was added to policy on 21 May 2009. **Adopted: Council Meeting held 21 May 2009 (Minute No.150/05/2009)***

- The construction of all new stables must be approved by Council. Any proposed stable must be advertised to surrounding properties for comment prior to assessment. The only exception to this requirements will be if a proposed stable complies with the requirements of the State

Environmental Planning Policy (Exempt & Complying Development Codes) 2008, with specific reference made to Part 2 (Exempt Development) Division 1 (General Exempt Development Code) Subdivision 3A (Animal Shelters) Clauses 3 & 4.

- No horse will be permitted to be kept on the following premises:
 - Shop
 - Commercial premises, office, factory
 - Service Stations, workshop
 - Schools, public halls
 - Premises used for the manufacture, preparation or storage of food for sale
 - Church, places of worship
 - or the like

KEEPING OF HORSES WITHIN LAND ZONES RU5 - Village

1. All horses shall be stabled and these stables shall be located in the rear yard of the subject property and comply with all other requirements of this code
2. No horses are to be kept on RU5 zoned land less than 2,000 square metres.
Note: Existing stables that have been erected and operated satisfactorily are exempt from this clause.
3. A maximum of one horse can be kept on land with a total area up to 3,000 square metres
Note: Existing stables that have been erected and operated satisfactorily are exempt from this clause.
4. No more than two horses can be kept on any property within the residential zoning no matter the land area.
5. The floors of stables must be constructed of a suitable dust free and impervious surface. They must be properly graded to drain. This drain must be directed to ensure no adverse effect on the subject land or any neighbouring property.
6. The horse yards and stable must be so enclosed as to prevent the escape of any horses.
7. If horses are allowed out of the stables for any period at all, they must be kept a minimum of 3 metres from any side or rear boundary.
8. The stables that horses shall be kept in must be a minimum of 20 metres from any:
 - Dwelling (not associated with the ownership of the horse)
 - Shop
 - Commercial premises, office, factory
 - Service Stations, workshop
 - Schools, public halls
 - Premises used for the manufacture, preparation or storage of food for sale
 - Church, places of worship
 - or the like
9. In regard to items 7 & 8 the owners of property are required to provide adequate screening and landscaping to enhance the visual amenity of the area.
10. Having regard to the disparate development within the RU5 zones of the Coolamon Shire, that Council reserves the right to determine each application for approval for the keeping of a horse by undertaking a merit assessment, even in the event that the application meets the terms of the policy.

KEEPING OF HORSES WITHIN LAND ZONED R5 LARGE LOT RESIDENTIAL AND RU4 – PRIMARY PRODUCTION SMALL LOTS

1. A maximum of one horse per hectare may be kept in this zoning
2. The area shall not be overgrazed to create a barren paddock. This becomes an issue in late summer and creates dust problems to neighbouring properties. Rotation of paddocks must be practiced or alternatively the horse should be stabled.

3. The floors of stables must be constructed of a suitable dust free and impervious surface. They must be properly graded to drain. This drain must be directed to ensure no adverse effect on the subject land or any neighbouring property.
4. The horse yards and stables must be so enclosed as to prevent the escape of any horses.
5. The exception to the above requirements will be that a maximum of one horse per acre may be kept in this zoning subject to stables being constructed in accordance with this code and the horses should be predominantly stabled and allowed to graze only on an intermittent basis as conditions allow. The property requirements as outlined in point (2) will be maintained.
6. A stable may be classified as being exempt development if it complies with the development standards as specified within the State Environmental Planning Policy (Exempt & Complying Development Codes) 2008, specifically relating to Part 2 (Exempt Development) Division 1 (General Exempt Development Code) Subdivision 3A (Animal Shelters) Clauses 3 and 4.

REVIEW

This policy may be reviewed at any time or as required in the event of legislative changes. Unless otherwise required, the policy will be reviewed at least once during a term of Council.

Version 6 Adopted: Council Meeting held 16 November 2023 (Minute No. 210/11/2023)

Version 5 Re-adopted: Council Meeting held 17 March 2022 (Minute No. 43/03/2022)

Version 5 Re-Adopted: Council Meeting held 19 October 2017 (Minute No. 201/10/2017)

Version 5 Adopted: Council Meeting held 16 May 2013 (Minute No. 125/05/2013)

Version 4 Adopted: Council Meeting held 21 May 2009 (Minute No.141/05/2009)

Version 3 Adopted: Council Meeting held 15 May 2008 (Minute No. 129/05/2008)

Version 2 Adopted: Council Meeting held 20 February 2008 (Minute No. 22/02/2008)

Version 1 Adopted: Council Meeting held 16 December 2004 (Minute No. 449/12/2004)