**SHEDS AND OUTBUILDINGS**

This policy applies to the construction and use of sheds and outbuildings in the rural and residential zones.

**Policy Basis**

The siting, design, appearance and use of sheds and outbuildings in rural and urban areas has the potential to impact detrimentally on landscape character and urban amenity of the City of Wodonga.

This policy clarifies that sheds in rural and urban areas are to be used and developed in a manner which is consistent with the primary use of the particular zone. The policy discourages the use of sheds in a manner which is incompatible with the surrounding area. The policy ensures that sheds are constructed and used in a manner which is complementary to the amenity of the area.

**Objective**

To ensure that the siting, design, use and appearance of sheds or outbuildings does not adversely impact on the landscape character and amenity of urban areas.

**Implementation**

**Rural Areas**

It is policy that:

- The shed or outbuilding be used for agricultural pursuits pertaining to the farming operation to which it relates or for domestic purposes pertaining to any dwelling on the same site.
- Sheds or outbuildings will not be allowed to be constructed on ridge or hill tops which are visible to neighbouring roads and dwellings.

**Guidelines**

- The external roof and walls of sheds and outbuildings to be finished in a paint bonded metal, timber, brick coloured in earthy tones sympathetic to the rural environment.
- The shed or outbuilding should be sited at the rear of any ancillary dwelling and aligned so the narrow section of the building faces the road.
- Sheds or outbuildings located within 60 metres of the road frontage should be screened with landscaping at the street frontage.

**Urban Areas**

It is policy that:

- The maximum height of a new shed or outbuilding will be three (3) metres unless specifically permitted by the Responsible Authority.
- The external roof and walls finishes be a paint bonded metal, timber, brick or other non-reflective muted colour material sympathetic to the urban environment.
- The shed or outbuilding should be sited at the rear of any dwelling and aligned so the narrow section of the building is facing the road.
- The maximum area of a new shed or outbuilding will be 60 square metres unless specifically permitted by the Responsible Authority.
- The shed or outbuilding be used for domestic purposes pertaining to the dwelling on the same site and be used in accordance with Section 52.11.