22.09 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.

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 that are used 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 and outbuildings does not impact detrimentally on the landscape character and urban amenity.

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.

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 be three 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 facing the road.
- The maximum area of a new shed or outbuilding 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 52.1.1.