

**22.06**

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**SHEDS AND OUTBUILDINGS**

This policy applies to all sheds and outbuildings.

**Policy basis**

Towong Shire is characterised in certain areas by important highway routes, historic areas, attractive townships and significant landscapes that can be impacted on by inappropriately sited and designed sheds and outbuildings.

**Objectives**

- To encourage the appropriate siting, materials and use of sheds and outbuildings.
- To protect the amenity and visual presentation of the Shire.
- To ensure that access to farm sheds and outbuildings is appropriately located.
- Ensure that landscape and environmental values are considered, protected and enhanced.

**Policy**

It is policy that:

- All sheds and outbuildings should be located within a defined building envelope of appropriate dimensions that complies within any setback that has been specified in the scheme or no closer to the road than an appurtenant dwelling.
- The external roof and walls should be finished in non-reflective material or muted colour within the Significant Landscape Overlay.
- All sheds and outbuildings are located a suitable setback from environmental assets, constraints or hazards.
- Any shed or outbuilding must be located greater than 30 metres from any waterway designated under the Water Act and 50 metres from the Full Supply Level of Lake Hume and the Murray River.
- That access to farm sheds and outbuildings from declared main roads should be restricted to existing access points, after consultation with VicRoads.

**Decision guidelines**

In considering applications the Responsible Authority will have regard to:

- The effect of the proposed building or works on the amenity of the area.
- The dimensions of the shed and the effect on neighbourhood character.
- The effect on the rural or natural landscape.
- The effect of any development on the safety and operation of the roads.