### Ancillary Structures

Setback requirements for ancillary structures in an educational institution

*Setback Requirements for Ancillary Structures*

Ancillary structures are minor structures erected to support the main use of the site. The building setback distance and height control for ancillary structures are shown in the table below.

Ancillary structures located within the green buffer may be assessed in accordance with NPARKS' guidelines – see [here](https://www.nparks.gov.sg/partner-us/development-plan-submission/guidelines-on-greenery-provision-and-tree-conservation-for-developments).

Ancillary structures located within the physical buffer and building setback that exceed the requirements in the table below, but are below 6m in height, shall be evaluated depending on the merits of the design and function.

**Setback and Height Control for Ancillary Structures**

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| --- | --- | --- | --- |
| **Type of Ancillary Structures** | **Required Setback from the Road** | **Required Setback from the Other Boundaries** | **Height Control** |
| Electrical Substation | 5m from Category 1 and 2 roads  3m from Category 3 – 5 roads | 2m | 6m |
| Sunken Swimming Pool | Not applicable |
| Raised Swimming Pool | Follow road buffer standards |
| Water Tank & Pump |
| Meter Compartment | Subject to evaluation | | 1.8m if located within the green buffer |
| Bin Point |
| Guardhouse | 2.6m if located within the green buffer |
| Generator Set | Subject to evaluation Adequate setback may have to be provided to minimise glare and noise disturbance to adjoining developments | | |
| Tennis Court |

*Last updated on 5 July 2019*