

3.8 Ancillary Structures

Overview

This section outlines the objectives and controls for ancillary structures, including swimming pools, studios, and garages. These structures are designed to support the primary use of the land while ensuring that the site's overall density, character, and amenity are maintained.

3.8.1 Ancillary Structures and Fences

Objectives

- O1. **Scale and Size:** To ensure ancillary structures remain visibly smaller in size and bulk compared to the primary dwelling, while balancing built and unbuilt areas on the site.
- O2. **Context and Character:** To ensure the design, materials, and setbacks of ancillary structures complement the architectural form of the primary dwelling and the established character of the surrounding area, including existing buildings along rear laneways.
- O3. **Privacy and Space:** To minimise visual bulk and protect the solar access and privacy of neighbouring properties through strategic siting, adequate setbacks and thoughtful design.
- O4. **Laneway Activation and Safety:** To encourage passive surveillance of rear laneways by incorporating openings that face the *public domain*.
- O5. **Streetscape (Fences):** To ensure front fences provide a clear physical transition between the *public domain* and private property and maintain visual connectivity between the street and the building.

Controls

General siting, scale and design

- C1. All detached ancillary structures are to be located behind the front building line of the main house (except front fences).
- C2. Unless otherwise stated, studios, sheds, garages, and other similar enclosed buildings are to be:
 - a) single storey only with a maximum floor to ceiling height of 2.7m
 - b) a maximum ridge height of 6.0m above existing ground level if designed with a pitched, hipped or gabled roof
 - c) a maximum of 3.5m in height if designed with a flat or skillion style roof
- C3. Notwithstanding C2, a studio may be part of a two storey building where it is located as part of or above a garage adjoining a rear lane or on the second floor of a primary dwelling.

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- C4. Any ancillary structure or building is to be located and designed so as to not result in loss of solar access to neighbouring properties which breaches the solar access requirements of Chapter 2.4 – Amenity.
- C5. A pitched, hipped or gabled roof referred to in C2 may include a loft room/space wholly enclosed within the roof form.
- C6. Stairs to upper levels or lofts are to be internalised.
- C7. External materials and colours are to match or complement the main house.
- C8. Studios (which are not secondary dwellings) are to be accessed solely from within the property and are not to have separate pedestrian access directly onto a lane or street.
- C9. Side setbacks for all roofed or enclosed ancillary structures and buildings are to comply with the setback controls of Part 3.1 of this DCP.

Ancillary buildings on laneways

- C10. **Rear laneway boundaries:** Structures may be built to the laneway boundary (0m setback) unless a greater setback is required for vehicle manoeuvring or pedestrian safety.
- C11. Habitable rooms on upper floors may include windows facing the laneway.
- C12. Comply with the height limits for external wall height and maximum roof ridge height contained in Table 3.2.1.

Table 3.2.1. External wall height and ridge height of an ancillary building to a laneway

'Type' and width of laneway	Maximum external wall height	Maximum roof ridge height
'Narrow lane' (<5m)	3m	5m
'Medium lane' (5.1m – 8m)	3.6m	6m

Fences

- C13. The maximum height of a front fence is 1.2m, with any solid masonry base having a maximum height of 600mm and the upper section having a minimum 50% transparency (e.g, spaced pickets or slats) (Figure 3.2.1).
- C14. On sloping sites, the fence may step or slope to follow the topography to a maximum height of 1.5m at any single point, provided the average height across the entire front boundary does not exceed 1.2m (Figure 3.2.2).
- C15. **Corner Sites:** Fences on corner sites can be up to 1.8m high along the secondary street frontage where this provides privacy for *private open space*, provided the fence maintains a compatible height to the streetscape with regards to neighbouring houses.
- C16. Gates are not to open outward over the public footpath or other public land.

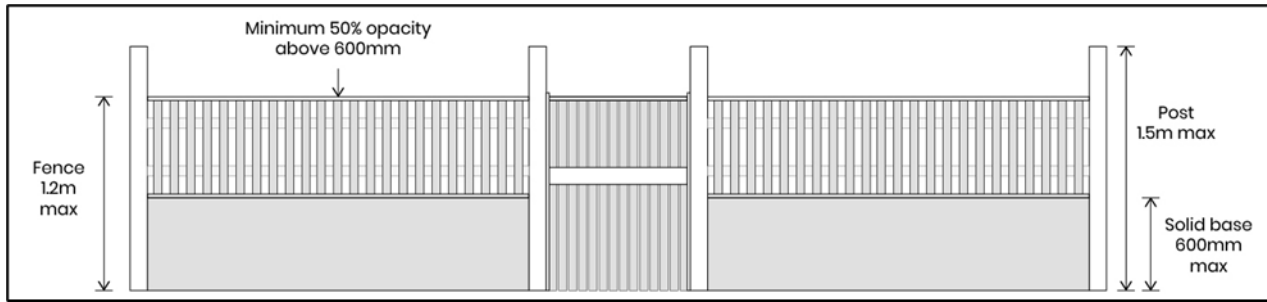


Figure 3.2.1. Requirements for front fences

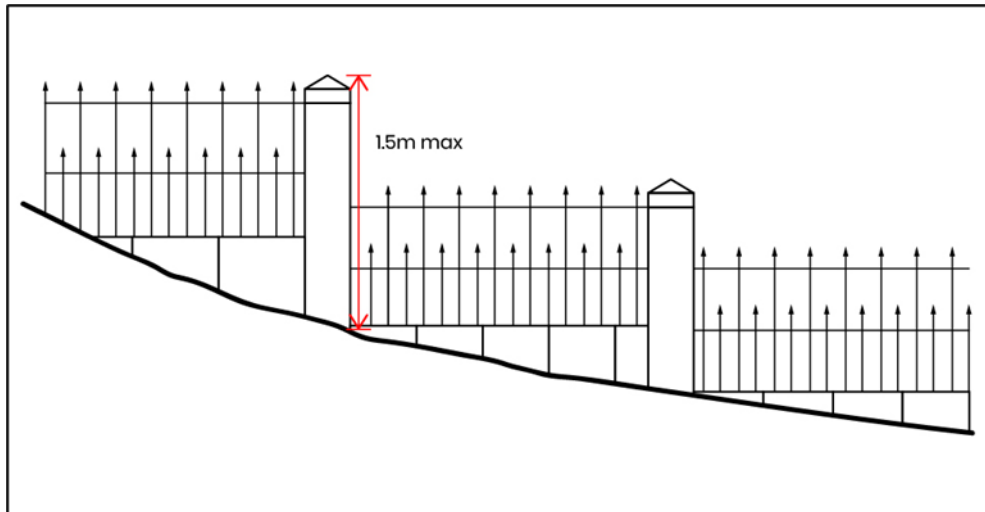


Figure 3.2.2. Fence height requirements for sloping sites

3.8.2 Swimming Pools

Objectives

- 06. **Amenity:** To ensure pools and associated equipment are located and designed to minimise noise and visual impacts on neighbours.
- 07. **Context and Streetscape:** To ensure *pool structures* integrate with the natural ground level and existing vegetation of the site and do not detract from the streetscape.
- 08. **Safety:** To provide opportunities for safe overlooking of the pool area from the primary dwelling.
- 09. **Landscaping:** To ensure the siting of pools does not preclude the provision of good quality landscaped areas and existing or future tree planting.

Controls

Siting and location

- C17. Pools are to be generally located within the rear setback.
- C18. A pool is only be located in the side setback if it can be demonstrated that there is no negative impact on the streetscape and it is not next to a bedroom of any neighbouring dwelling.
- C19. The pool is to be clearly visible from the house.

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C20. Pool excavation is to be located outside the Notional Root Zone of any protected trees (refer to Part 2.8 – Trees and *Landscaping*) to protect long-term tree health.

Setbacks and topography

C21. Maintain a minimum setback of 900mm from all side and rear boundaries for both the *pool structure* and the coping (pool edge).

C22. Pools are to be located at the existing ground level. Pool coping must be positioned as close as possible to the natural ground level.

C23. On sloping terrain, pools may be elevated up to a maximum of 1.2m above existing ground level, provided visual privacy and noise impacts on neighbours are properly managed.

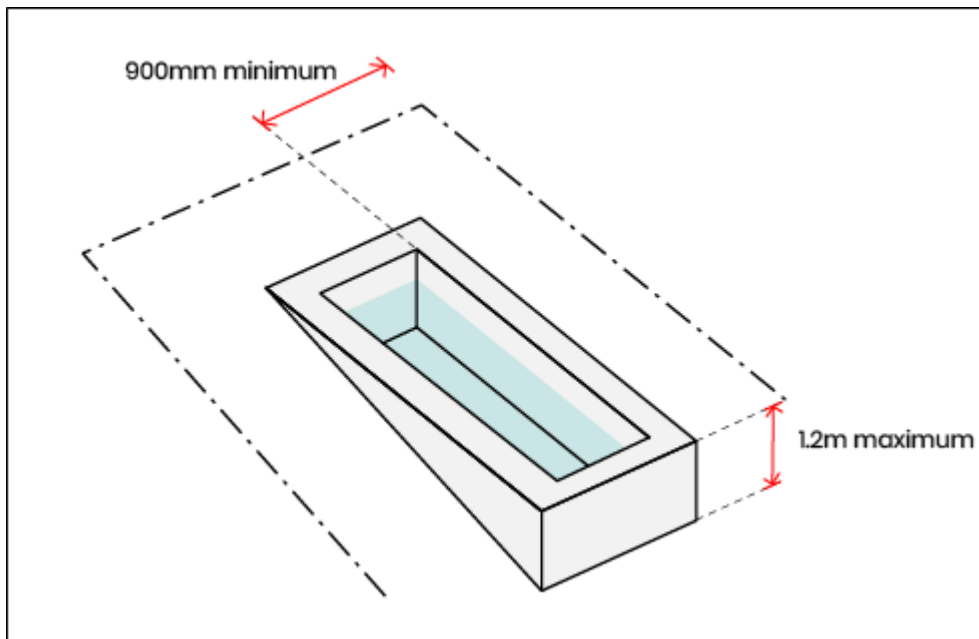


Figure 3.2.3. Swimming pool requirements for sloping sites

Acoustic Privacy

C24. Pumps and filters for swimming pools are to be housed within a soundproof box (acoustic enclosure) and positioned away from the living areas and bedrooms of neighbouring houses to minimise noise disturbance.