

Name of policy:	Secondary Dwellings – Water and Sewer Developer Charges		
Adoption by Council:		Minute number:	
Last review date:			
Review timeframe:	4 years		
Next scheduled review date:	September 2025		
Related legislation:	<i>Local Government Act 1993</i>		
Associated policies/documents:			
Responsible division:	Infrastructure and Engineering Services		

Policy objective

This policy provides exemptions from Water and Sewer Developer Charges for Secondary Dwellings which are compliant with the requirements of the State Environmental Planning Policy (Affordable Rental Housing) 2009 (SEPP).

Policy statement

Secondary dwelling definition: **Secondary dwelling** means a **self-contained dwelling** that:

- a) is established in conjunction with another dwelling (the principal dwelling), and
- b) is on the same lot of land as the principal dwelling, and
- c) is located within, or is attached to, or is separate from, the principal dwelling.

Aligned with the above, a secondary dwelling may be a standalone dwelling, be attached to an existing building or may result from the alterations or additions to a primary dwelling.

Requirements for exemption of charges

In order to be exempt from Water and Sewer Developer Charges, the secondary dwelling shall be in accordance with the requirements of the SEPP.

In order for a secondary dwelling to be assessed in accordance with this policy, evidence of compliance with the requirements of the SEPP shall be provided on the submitted plans for approval.

Exemption of Water and Sewer Developer Charges

Where approval is granted by MidCoast Council in accordance with the SEPP and this policy, the associated Water and Sewer Developer Charges (Headworks Contributions) will be waived if the proposed secondary dwelling is equal to or less than 60m².

All other associated fees and charges shall remain applicable for approval and inspection of plumbing and drainage works.

Coverage of the policy

This Division applies to land within any of the following land use zones or within a land use zone that is equivalent to any of those zones, but only if development for the purposes of a dwelling house is permissible on the land —

- (a) Zone R1 General Residential,
- (b) Zone R2 Low Density Residential,
- (c) Zone R3 Medium Density Residential,
- (d) Zone R4 High Density Residential,
- (e) Zone R5 Large Lot Residential.

Strategic plan link

MidCoast 2030: Shared Vision, Shared Responsibilities

Value: Our Environment

Strategy 1.4: Support a diverse housing mix that provides choice and meets the needs of our community.

Definitions

Development for the purposes of a secondary dwelling, includes the following—

- (a) the erection of, or alterations or additions to, a secondary dwelling,
- (b) alterations or additions to a principal dwelling for the purposes of a secondary dwelling.

Responsible officer (position)

Manager Water Planning and Assets