

Our Section 73 requirements for secondary homes

What is a secondary home or granny flat?

According to the *State Environmental Planning Policy (Affordable Rental Housing) 2009* (AHSEPP), a secondary home is a self-contained home that is:

- established in conjunction with another home (the main house)
- on the same lot of land as the main home (and not an individual lot in a strata plan or community title scheme)
- within, attached to, or separate from the main house.

When do customers need a S73 certificate?

If the secondary home or granny flat is in an area with a Priority Sewerage or Pressure Sewer Scheme, then you'll need a Section 73 certificate.

When don't customers need a certificate?

Customers don't require a Section 73 Compliance Certificate for a secondary home or granny flat:

- with a maximum floor area up to and including 60 m²
- that's been combined with minor alterations or additions to the existing house
- that's been combined with a 'knock-down rebuild' of an existing home.

If the secondary home or granny flat has been approved under the complying development provisions in AHSEPP, or if council has approved the secondary home or granny flat, you won't need a Section 73 certificate.

Applying for a Section 73 certificate when you don't need one wastes your time and money.

What types of approvals do you need from Sydney Water?

We must still assess building plans for any building or excavation work, and any new connections to our systems. You can apply online for these at sydneywater.com.au/tapin.

Where can you get more information?

Call us on **1300 082 746** or visit sydneywater.com.au/section73.