

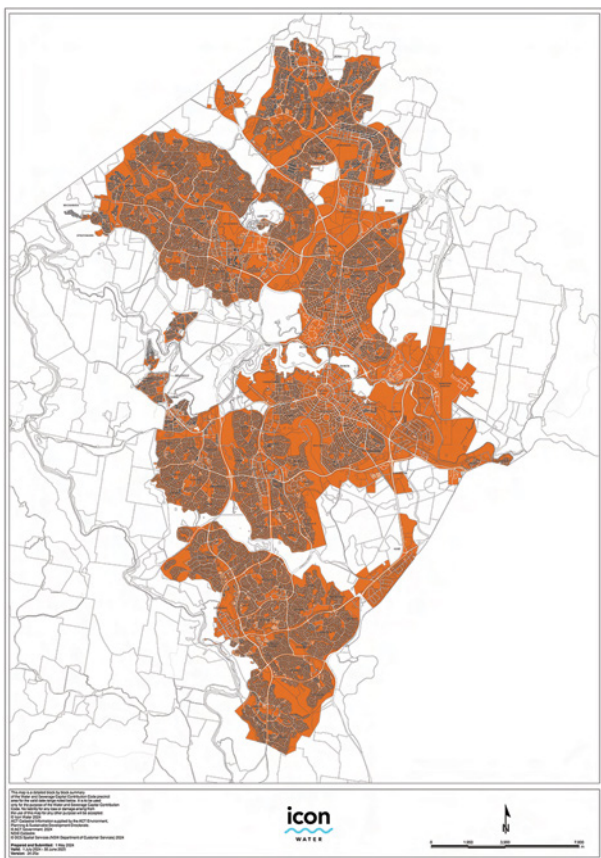
FAQs

Water and Sewerage Capital Contributions (WSCC) Code

What is the WSCC Code?

The Water and Sewerage Capital Contribution Code shares the cost of water and sewerage infrastructure updates in established areas - between developers (when increasing housing density and other development) and Icon Water.

The WSCC Code allows us to balance the community's needs with our growing water and sewerage network.



WSCC precinct map

The Independent Competition and Regulatory Commission (ICRC) approved the WSCC Code, under section 58 of the Utilities Act 2000. The WSCC Code took effect from 1 January 2018, with an 18 month transition period for properties purchased prior to the WSCC Code's commencement date.

How does the WSCC charge work?

Icon Water funds 50% of the class 2 infrastructure upgrades required to accommodate growth in established areas, with the other 50% funded by developers through the WSCC charge.

The precinct charge is \$987 per net Equivalent Population (EP) in established areas.*¹

The established areas are highlighted in orange on the map.*²

The charge is assessed during the standard Development Application (DA) and External Services Plan (ESP) process. The applicable precinct charge is based on the date of DA lodgment. Our Developer Services team will issue an invoice with the applicable WSCC charge.

The WSCC charge will be invoiced approximately 90 days before your development is finalised, and **must be paid before the water or sewerage services connection.**

*1: Reviewed every year. \$987 correct for 2024–2025.

*2: For the latest valid map, kindly click [here](#).

How does Equivalent Population (EP) work?

EP is an industry measure of network flow or impact and takes into account different property uses. The WSCC charge is calculated based on the net increase in EP on a development site.

$$\text{WSCC charge} = (\text{net increase in EP}) \times \text{precinct charge}$$

Land use	Form	Units (A)	Multiplier (B)
Residential ³	Low density ¹	# Dwellings	3.5
	Medium density	# Dwellings	2.5
	High density ²	# Dwellings	2.0
Commercial	Shops and offices	Max. # of employees	0.3
		Gross lettable floor space (10,000m ²)	300
	Public visitor or sporting buildings	Max. # of short-stay visitors	0.05
	Restaurants and clubs	Max. # of seats	0.1
	Tourist areas or hospitals	Max. # of beds	0.5
Industrial	Dry trades	Max. # of employees	0.3
	Wet trades	Assessed on a case by case basis	
Institutional	Schools and education	Max. # students and staff	0.2

Example

Existing: Single house $1 \times 3.5 = 3.5$ EP

New: Two town houses $2 \times 2.5 = 5.0$ EP

$$\text{WSCC charge} = (5.0 - 3.5) \times \$987.00$$

$$\text{WSCC charge} = \$1,480.50$$

¹Less than 25 dwellings per hectare.

²More than 80 dwellings per hectare.

³For development occurring on a single residential block, applications that identify the construction of a 'secondary residence' (or 'secondary dwelling') create an 'additional dwelling' on the block. This will result in a net increase in EP and trigger a WSCC invoice. Other development types which do not create an 'additional dwelling' (such as alterations and additions to an existing dwelling) will not result in a net increase in EP.

Does building a granny flat or extension on my house increase the net EP?

The ACT Government's new planning system review and reform project will provide greater flexibility in the way in which land is used for housing; especially in already developed areas. With this increased flexibility and feedback from our customers, we have recognised the need to provide additional guidance about how 'net increase in EP' is calculated for development on a 'single residential' block:

Additional dwelling criteria

For development occurring on a single residential block:




- applications that identify the construction of a 'secondary residence' (or 'secondary dwelling') create an 'additional dwelling' on the block. This will result in a net increase in EP and trigger a WSCC invoice, which must be paid before completion of the development.
- applications for other development types which do not create an 'additional dwelling' (such as alterations and additions to an existing dwelling) will not result in a net increase in EP.

While all developments are subject to a desktop connection/disconnection assessment by us, only those developments that self-identify the construction of a 'secondary residence' (or 'secondary dwelling') on their application to us will create an additional dwelling and result in a net increase in EP. Icon Water will assess all applications received from 1 July 2023 using the 'additional dwelling' criteria outlined above. We will also apply the criteria when assessing the net increase in EP for any developments currently in the pipeline that are not yet completed. The 'additional dwelling' criteria applies to single residential blocks only.

What Icon Water assets are being upgraded with the WSCC charge?

Revenue generated from the precinct charge allows us to upgrade Class 2 water and sewerage infrastructure, such as reservoirs or medium size water and sewer mains.

Additional charges for Class 3, or smaller water and sewerage assets, still apply as per the [Icon Water Miscellaneous Fees and Charges](#). Out of precinct Class 2 augmentations do not fall under the WSCC Code and are fully funded by the developer.

<p>Class 1 Headwork Assets</p>  <p>Those assets that service a broad customer base and cannot be tied to a particular development area.</p>	<p>Class 2 Shared Assets</p>  <p>Assets that service a suburb or group of suburbs however are impacted by developments.</p>	<p>Class 3 Reticulation</p>  <p>Small assets, typically at a street level that relate to connections to houses that are part of a development.</p>
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Where do I get more information?

Please contact WSCC@iconwater.com.au or talk to us on 02 6248 3111 (option 3).