



FAQs

Water and Sewerage Capital Contributions (WSCC) Code

What is the WSCC Code?

The WSCC Code funds water and sewerage infrastructure upgrades to support developments in established suburbs.

Previously, there was inequity in the way costs were recovered when a development triggered a water or sewerage asset augmentation. If a developer triggered an upgrade they were asked to pay for the full cost of new water and sewerage infrastructure.

This rule applied no matter the development size. Developers who build before or after an upgrade did not pay any contribution.

In December 2017, the Independent Competition and Regulatory Commission (ICRC) published the WSCC Code final determination under the *Utilities Act 2000*. This was following a year of preparation and community consultation.

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

How does the WSCC charge work?

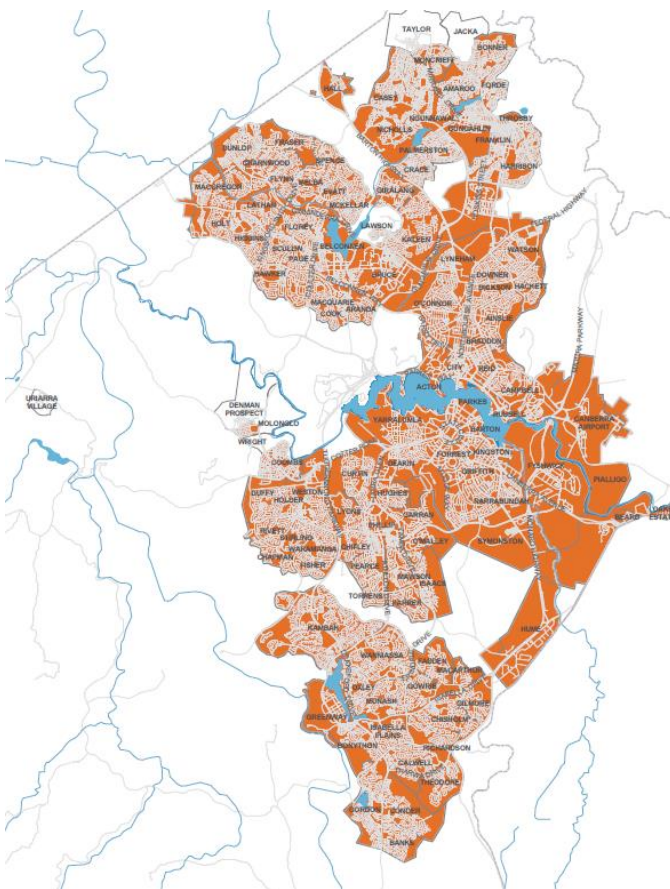
Icon Water will fund 50% of water and sewerage infrastructure, with the remaining shared between all developers through the charge.

The WSCC charge is \$1,200 per net Equivalent Population (EP) in established areas.

The established areas are highlighted in orange on the map to the left.

The charge will be assessed during the standard Development Application (DA) and External Services Plan (ESP) process. Our Developer Services team will issue an invoice with the incurred 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.**



WSCC map 2017



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.

$$\text{WSCC charge} = [\text{New Units (A)} \times \text{Multiplier (B)}] - [\text{Existing Units (A)} \times \text{Multiplier (B)}] \times \$1,200$$

Land use	Form	Units (A)	Multiplier (B)
Residential	Low density (Free Standing houses) ¹	# Dwellings	3.6
	Medium density (Semi-detached row and terrace houses)	# Dwellings	2.5
	High density (Apartments, Units and Flats) ²	# Dwellings	2.0
Commercial	Shops and offices	Max. # of employees	0.3
	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 x 3.6 = 3.6 EP

New: Two town houses 2 x 2.5 = 5.0 EP

(Net EP) x \$1,200: (5.0 – 3.6) x \$1,200

WSCC charge: 1.4 x \$1,200 = \$1,680

¹ Less than 15 dwellings per hectare.

² More than 80 dwellings per hectare.



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

Revenue generated from the WSCC 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.

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

Where do I get more information?

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