

Water Industry Competition Act 2006

Schedule 4, clause 10

Notice of decision – Grant of scheme approval

Approval No. 25_031SA

The Independent Pricing and Regulatory Tribunal (**IPART**) grants the scheme approval for the Barangaroo scheme under Schedule 4, clause 10(1) of the *Water Industry Competition Act 2006* (**Act**).

The scheme approval takes effect on 1 March 2025.

In considering whether to grant the scheme approval and what conditions to impose on the approval, IPART had regard to the objects in sections 2A and 5A of the Act.

The scheme approval is attached.

4/02/2025

X 

Signed by: Kelly.Kwan@ipart.nsw.gov.au

Kelly Kwan

Executive Director, Regulation & Compliance

As the delegate of the Independent Pricing and Regulatory Tribunal



Scheme Approval

*Water Industry Competition Act
2006 (NSW)*

Scheme Approval no. 25_031SA
Barangaroo

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Scheme Approval

Approval Authorisation Table

Scheme name	Barangaroo
Approval number	25_031SA
Version history	<p>Current approval in force since: 1 March 2025.</p> <p>Details about grant, variation, replacement, cancellation or surrender of this approval are set out in Schedule A.</p>
Regulated scheme (retailer required)	Yes
Staged scheme (the Act, s 7F(1)(f))	No
Area of operations (the Act, s 7F(1)(a))	<p>The area specified in Schedule H.</p> <p>(The map in Schedule B shows a simple illustration of the area of operations. Refer to Schedule H for the precise area of operations.)</p>
Authorised location of infrastructure, other than pipelines within the reticulation network connected to the infrastructure (the Act, s 7F(1)(b))	<p>The locations specified in Schedule I.</p> <p>(The map in Schedule B shows a simple illustration of the locations of infrastructure. Refer to Schedule I for the precise location.)</p>
Authorised classes (the Act, s 7F(1)(c))	<div><input type="checkbox"/> Infrastructure for the purpose of the production or supply of drinking water</div> <div><input type="checkbox"/> Infrastructure for the purpose of the supply of drinking water</div> <div><input type="checkbox"/> Infrastructure for the purpose of the collection and treatment of sewage for disposal and the disposal of the treated sewage</div> <div><input checked="" type="checkbox"/> Infrastructure for the purpose of the collection and treatment of sewage for the production, supply and use of recycled water</div>

	<input type="checkbox"/> Infrastructure for the purpose of the capture and treatment of stormwater for the production, supply and use of recycled water
	<input type="checkbox"/> Infrastructure for the purpose of the collection and further treatment of recycled water for the supply and use of the further treated recycled water
	<input type="checkbox"/> Infrastructure for the purpose of the collection and treatment of groundwater for the production, supply and use of water
	<input type="checkbox"/> Infrastructure for the purpose of the collection and treatment of wastewater, other than sewage, stormwater or recycled water, for the production, supply and use of water
Authorised drinking water infrastructure (the Act, s 7F(1)(d) and (e))	Not authorised.
Authorised sewerage infrastructure (the Act, s 7F(1)(d) and (e))	Infrastructure for the purpose of the collection and treatment of sewage for the production, supply and use of recycled water that: <ol style="list-style-type: none"> a. is specified in Schedule D, Item D1, b. has a design capacity of no more than 1,250 kilolitres of sewage processing capacity per day, and c. is to be operated for the purposes specified in Schedule D, Item D2.
Authorised recycled water infrastructure (the Act, s 7F(d) and (e))	Infrastructure for the purpose of the collection and treatment of sewage for the production, supply and use of recycled water that: <ol style="list-style-type: none"> a. is specified in Schedule E, Item E1, a. has a design capacity of no more than 1,250 kilolitres of sewage processing capacity per day, and b. is to be operated for the purposes specified in Schedule E, Item E2.

Approval Terms

1. Grant and authorisation

- 1.1 The Independent Pricing and Regulatory Tribunal grants this approval under the Act, Schedule 4, clause 10(1).

Note: This approval is deemed to be an approval granted under section 7B of the Act.

- 1.2 This approval authorises the registered operator to construct the authorised infrastructure for the authorised purposes in the area of operations in accordance with the specifications set out in this approval.

Note: This clause authorises the registered operator to carry out certain activities that would otherwise be prohibited under section 6 of the Act. This authorisation does not provide an exemption from obligations under other laws unless expressly provided by those laws.

2. Approval conditions

- 2.1 The authorisation in this approval is subject to the standard approval conditions specified in Schedule G, Item G2 and the special approval conditions specified in Schedule G, Item G3.

Note: The Act and Regulation contain additional conditions.

3. Interpretation

- 3.1 Expressions used in this approval that are defined in the Act or Regulations have the meanings set out in the Act or the Regulation unless the context otherwise requires.

- 3.2 In this approval, unless the context otherwise requires:

- a. the singular includes the plural and vice versa,
- b. a reference to this approval includes any schedule to this approval,
- c. a reference to a schedule is to a schedule to this approval, and
- d. explanatory notes and headings do not form part of this approval, but in the case of uncertainty may be relied on for interpretation purposes.

- 3.3 In this approval:

Act means the *Water Industry Competition Act 2006*.

area of operations means the area specified in the approval authorisation table.

authorised infrastructure means the water industry infrastructure specified in the approval authorisation table, including (as specified):

- a. authorised drinking water infrastructure,
- b. authorised sewage disposal infrastructure, and
- c. authorised recycled water infrastructure.

Regulations means any regulations made under the Act.

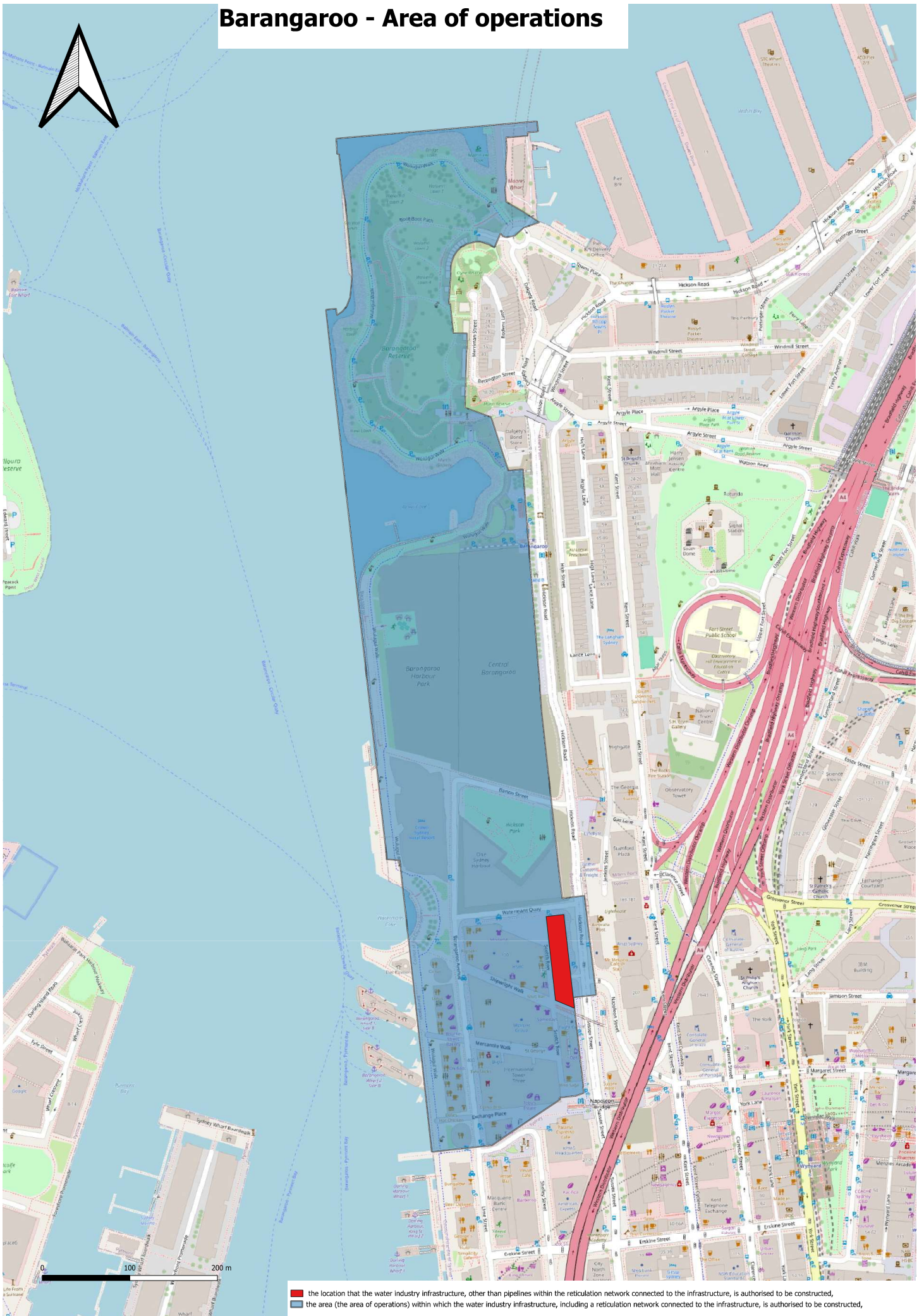
Schedule A Version History

Current approval in force since	1 March 2025
Original grant date	28 February 2015
Transition date	Transitioned approval granted under the Act, Schedule 4, cl 10(1) on: 1 March 2025
Variation history	Varied under the Act, s. 7K(6) on: Not applicable Varied under the Act, s. 10 or s. 15 (now repealed) on: 11 March 2021
Replacement history	Not applicable
Cancellation or surrender	Not applicable

Schedule B Illustrative map

The area of operations and authorised location of infrastructure are set out in Schedule H and Schedule I using GIS coordinates. The map in this schedule is included for illustrative purposes only. If there is an inconsistency between the map and the GIS coordinates in Schedule H or Schedule I, the GIS coordinates prevail unless they contain an obvious error or misdescription. If there is an obvious error or misdescription, this map may be used as an interpretative tool to assist to identify the boundary.

Barangaroo - Area of operations



Schedule C Authorised drinking water infrastructure

Not authorised.

Schedule D Authorised sewerage infrastructure

Item D1 Specified infrastructure

The following sewerage infrastructure used, or to be used, for or in connection with the collection and treatment of sewage for the production, supply and use of recycled water:

- (a) sewage reticulation network and pumping stations,
- (b) storage tanks, and
- (c) treatment plant and ancillary infrastructure.

Item D2 Authorised purposes

The authorised purposes for which the sewerage infrastructure specified in Item D1 is intended to be operated are the:

- (a) production of recycled water from sewage,
- (b) treatment of sewage,
- (c) filtration of sewage,
- (d) storage of sewage,
- (e) conveyance of sewage.

Schedule E Authorised recycled water infrastructure

Item E1 Specified infrastructure

The following water infrastructure used, or to be used, for or in connection with the collection and treatment of sewage for the production, supply and use of recycled water:

- (a) treatment plant and ancillary infrastructure,
- (b) water reticulation network and pumping stations,
- (c) water storage tanks, and
- (d) infrastructure for the further chlorination of recycled water.

Item E2 Authorised purposes

The authorised purposes for which the recycled water infrastructure specified in Item E1 is intended to be operated are the:

- (a) production of recycled water from sewage,
- (b) treatment of recycled water,
- (c) filtration of recycled water,
- (d) storage of recycled water,
- (e) conveyance of recycled water, and
- (f) supply of recycled water to customers.

Schedule F Staged scheme

Not applicable.

Schedule G Approval conditions

Item G1 Interpretation

If any condition, or part of any condition, is unlawful, that condition, or part of the condition, is severable and does not affect the validity of the approval or the balance of the conditions or condition.

Item G2 Standard approval conditions

G2.1 Maintaining appropriate insurance – design phase

- 2.1.1 The registered operator must hold, or ensure that any person it engages to design water industry infrastructure for the scheme holds, professional indemnity insurance in relation to the scheme during the design phase and for a minimum of 6 years from the date of the completion of the design phase.
- 2.1.2 In this condition G2.1, **design phase** means the period during which any design works are carried out in relation to the water industry infrastructure for the scheme.

Item G3 Special approval conditions

G3.1 Infrastructure designed and constructed to be fit for end-uses

- 3.1.1 The registered operator must ensure the water industry infrastructure for the scheme is designed and constructed to enable the supply of recycled water that is fit for the end-uses specified in Table G3.1 below.

Table G3.1

- | |
|---|
| <ol style="list-style-type: none">1. Toilet flushing2. Irrigation (uncontrolled access)3. Clothes washing (cold water tap only)4. Car washing5. Process water at the recycled water plant6. Fire testing7. Cooling towers |
|---|

G3.2 [Not applicable]

G3.3 [Not applicable]

G3.4 [Not applicable]

G3.5 [Not applicable]

G3.6 [Not applicable]

Schedule H Area of operations

The area of operations is the area bounded by the GIS coordinates listed in Item H1.

Item H1 GIS coordinates for outer bounds of area of operations

Note: Coordinate reference system is MGA 56

No.	Eastings	Northings	No.	Eastings	Northings
1	333772.6521	6251327.244	29	333702.8	6252310
2	333753.9073	6251325.17	30	333693.3	6252308
3	333754.5298	6251323.063	31	333689.3	6252309
4	333676.7671	6251270.688	32	333686.6	6252313
5	333608.0688	6251263.177	33	333679.9	6252297
6	333571.5347	6251596.373	34	333663.9	6252303
8	333556.8069	6251597.42	35	333657.9	6252303
9	333487.0367	6252225.247	36	333648.1	6252300
10	333498.7944	6252226.58	37	333641.7	6252297
11	333499.6612	6252218.82	38	333633.5	6252287
12	333505.8893	6252223.161	39	333630.8	6252280
13	333510.9129	6252229.155	40	333627.4	6252232
14	333514.9551	6252239.558	41	333629.1	6252232
15	333517.0893	6252264.174	42	333632.6	6252199
16	333509.6352	6252346.077	43	333648.5	6252198
17	333502.0877	6252403.308	44	333645.9	6252114
18	333499.9219	6252403.104	45	333675.8	6252103
19	333498.8582	6252420.831	46	333695.4	6252042
20	333728.2589	6252440.626	47	333712.2	6252043
21	333729.5363	6252428.865	48	333733.7	6251766
22	333717.4383	6252427.854	49	333757.1	6251553
23	333717.7439	6252424.041	50	333782.4	6251556
24	333692.8166	6252421.949	51	333795.9	6251442
25	333693.2467	6252373.247	52	333769.8	6251440
26	333691.7608	6252363.621	53	333781.6	6251330
27	333692.9181	6252348.631	54	333772.7	6251327
28	333713.2	6252319			

Schedule I Location of infrastructure

The location of the following water industry infrastructure is to be within the area bounded by the GIS coordinates listed in Item I1:

- (a) [Not applicable],
- (b) Schedule D (sewerage infrastructure), Item D1(b) and Item D1(c)
- (c) Schedule E (recycled water infrastructure), Item E1(a), Item E1(c) and Item E1(d).

Item I1 GIS coordinates for location of water industry infrastructure

Note: Coordinate reference system is MGA 56

No.	Eastings	Northings
1	333758.9856	6251534.444
2	333767.8442	6251456.963
3	333771.1227	6251427.441
4	333749.4232	6251436.447
5	333738.7869	6251532.138
6	333758.9856	6251534.444