

# Rosehill Network Pty Ltd application for a WIC Act scheme approval variation

1 July 2026

## 1 Overview

The Independent Pricing and Regulatory Tribunal (**IPART**) is responsible for administering the licensing of private water utilities in NSW.

Rosehill Network Pty Ltd (**Rosehill Network**) has provided IPART with an application made under section 7K of the *Water Industry Competition Act 2006* (**WIC Act**) to vary an existing scheme approval (**No. 25\_034SA**).

The variation application concerns the **Rosehill Scheme**, which provides recycled water services to industrial customers. The variation relates to a major extension of the scheme to service a new data centre customer and includes the construction of approximately 15 km of pipeline, a new pumping station and additional water reservoir storages.

The application seeks to vary the existing scheme approval to authorise:

- construction of the additional recycled water storage reservoirs to support the extension of the existing scheme, and
- expansion of the area of operations of the scheme to include the Blacktown City Council local government area.

In addition to assessing the application under the WIC Act, IPART is the determining authority for the activity under **Part 5** of the *Environmental Planning and Assessment Act 1979* (**EP&A Act**) and has been provided with a **Review of Environmental Factors (REF)** for the proposed activity.

The REF identifies and assesses the potential environmental impacts of the proposed activity and outlines mitigation measures. It covers key components of the activity, including:

- the installation of recycled water pipelines (using both open trenching and trenchless construction methods),
- construction of a booster pump station at Smithfield
- construction of the additional recycled water storage reservoirs at Horsley Park, and
- associated temporary construction activities, ancillary works and site restoration.

IPART is seeking comments from stakeholders as part of its assessment of the application and the REF.

## 2 Applicant and Scheme description

The Rosehill scheme is a privately operated water industry scheme authorised under the WIC Act. The scheme produces recycled water from treated effluent sourced from Sydney Water and supplies recycled water to industrial customers in Smithfield, Rosehill and Camellia within the Western Sydney region.

The scheme approval (No. 25\_034SA) authorises the construction of water industry infrastructure for the purpose of the collecting treated effluent and further treating it to produce and supply recycled water to customers within a specified area of operations. The scheme has a design processing capacity of up to 30,000 kilolitres of treated effluent per day. The scheme approval also specifies the purposes for which the recycled water can be used.

Rosehill Network is an Australian company and the registered operator for the scheme. It is part of the coNEXA Group.

The variation to the scheme approval will enable infrastructure for storage and supply of recycled water to NEXTDC's S4 Sydney data centre facility, located in Horsley Park.

The scheme will continue to:

- utilise treated effluent from Sydney Water as the source water,
- maintain existing treatment processes and end uses, and
- operate with existing interconnections with Sydney Water.

The proposed varied area of operations is identified in the supporting application material (see maps in the attachments). The variation enables continued expansion of recycled water services to industrial customers.

## 3 Submissions

Information about the scheme and the REF is available on our website.

Tell us what you think about:

- the scheme approval variation application, and
- the environmental impacts identified in the REF.

Submissions can be made using the **Have your say** link on our website.

We will:

- determine whether the application meets the requirements of the WIC Act,
- examine and take into account matters affecting or likely to affect the environment by reason of the activity under Part 5 of the EP&A Act, and
- consider all stakeholder submissions received.

The Tribunal will publish its decision on the variation application, which will include our assessment of the application, the environmental considerations under Part 5 of the EP&A Act, and any submissions received.

## 4 Attachments to the Application

To help you access information in the application, the documents have been organised as follows:

- Application form
  - Attachments to application form (excluding ATT 5 and REF, separated out below)
- Review of Environmental Factors (REF)
  - Attachments to REF
- Map of expanded area of operations and infrastructure sites (ATT 5)