

***Water Industry Competition Act 2006***

**Schedule 4, clause 10**

**Notice of decision – Grant of scheme approval**

**Approval No. 25\_028SA**

The Independent Pricing and Regulatory Tribunal (**IPART**) grants the scheme approval for the Pitt Town 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.

3/02/2025

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\_028SA  
Pitt Town

---

# Contents

## **Schedule A    Version History**

## **Schedule B    Illustrative map**

## **Schedule C    Authorised drinking water infrastructure**

## **Schedule D    Authorised sewerage infrastructure**

Item D1	Specified infrastructure	9
Item D2	Authorised purposes	9

## **Schedule E    Authorised recycled water infrastructure**

Item E1	Specified infrastructure	10
Item E2	Authorised purposes	10

## **Schedule F    Staged scheme**

## **Schedule G    Approval conditions**

Item G1	Interpretation	12
Item G2	Standard approval conditions	12
Item G3	Special approval conditions	12

## **Schedule H    Area of operations**

Item H1	GIS coordinates for outer bounds of area of operations	14
---------	--	----

## **Schedule I    Location of infrastructure**

Item I1	GIS coordinates for location of water industry infrastructure	15
---------	---	----

---

# Scheme Approval

## Approval Authorisation Table

<b>Scheme name</b>	Pitt Town
<b>Approval number</b>	25_028SA
<b>Version history</b>	<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>
<b>Regulated scheme (retailer required)</b>	Yes
<b>Staged scheme</b> (the Act, s 7F(1)(f))	No
<b>Area of operations</b> (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>
<b>Authorised location of infrastructure, other than pipelines within the reticulation network connected to the infrastructure</b> (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>
<b>Authorised classes</b> (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
<b>Authorised drinking water infrastructure</b> (the Act, s 7F(1)(d) and (e))	Not authorised
<b>Authorised sewerage infrastructure</b> (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"> <li>is specified in Schedule D, Item D1,</li> <li>has a design capacity of no more than 600 kilolitres of sewage processing capacity per day, and</li> <li>is to be operated for the purposes specified in Schedule D, Item D2</li> </ol>
<b>Authorised recycled water infrastructure</b> (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"> <li>is specified in Schedule E, Item E1,</li> <li>has a design capacity of no more than 600 kilolitres of sewage processing capacity per day, and</li> <li>is to be operated for the purposes specified in Schedule E, Item E2.</li> </ol>

---

# 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.

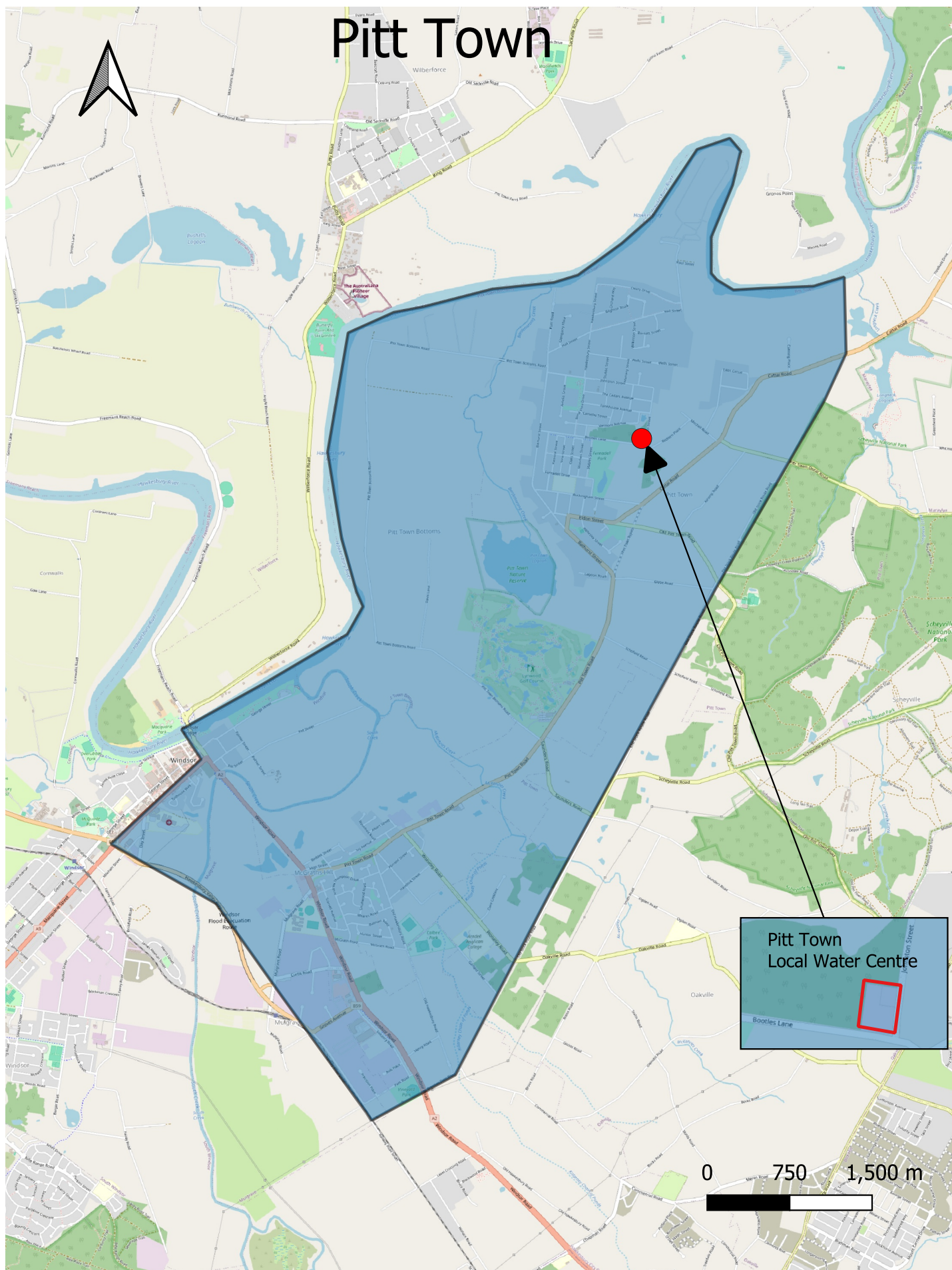
## Schedule A Version History

Current approval in force since	1 March 2025
Original grant date	11 November 2010
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: <ul style="list-style-type: none"><li>• 3 July 2012</li><li>• 16 May 2017</li></ul>
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.



- the location that the water industry infrastructure, other than pipelines within the reticulation network connected to the infrastructure, is authorised to be constructed
- the area (the area of operations) within which the water industry infrastructure, including a reticulation network connected to the infrastructure, is authorised to be constructed

## 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, and
- (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"> <li>1. Car washing</li> <li>2. Clothes washing (cold water tap only)</li> <li>3. General wash-down</li> <li>4. Irrigation</li> <li>5. Toilet flushing</li> </ol> |
|---|

#### G3.2 [Not applicable]

#### G3.3 Construction Environmental Management Plan

- 3.3.1 The registered operator must ensure that the construction of any authorised infrastructure is carried out in accordance with the construction environmental management plan.

3.3.2 In this condition G3.3:

- (a) **construction environmental management plan** means a site or project specific plan which:
  - (i) complies with the basic structure detailed in the environmental management plan guidelines; and
  - (ii) identifies how the licensee will implement the environmental risk mitigation measures identified in the REF to the extent they relate to construction.
- (b) **environmental management plan guidelines** means the document titled *Guideline for the Preparation of Environmental Management Plans*, 2004, published by the Department of Infrastructure, Planning and Natural Resources that provides guidance to stakeholders preparing environmental management plans for environmental impact assessments and approvals under the *Environmental Planning and Assessment Act 1979*.

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	302984.6862	6284986.955	22	298075.3268	6279459.693
2	302976.2217	6284970.026	23	297897.5741	6279730.554
3	302908.5064	6284682.236	24	298642.4424	6280145.311
4	302713.825	6284208.229	25	299404.2396	6280593.924
5	302713.825	6284030.476	26	299548.1346	6280847.857
6	302713.825	6283878.117	27	299488.8837	6280983.287
7	302764.6114	6283818.866	28	299353.4531	6281465.759
8	302916.9709	6283725.757	29	299226.4869	6282252.949
9	303204.7609	6283742.686	30	299412.704	6283336.394
10	303644.9104	6283759.615	31	299827.4602	6283522.611
11	303924.236	6283844.259	32	300098.3214	6283573.398
12	303941.1648	6283150.177	33	300724.688	6283734.222
13	303746.4833	6282726.956	34	301283.3392	6283793.472
14	302747.6826	6281000.216	35	301503.4139	6283861.188
15	301283.3392	6278316.997	36	301901.2413	6284148.978
16	300386.1115	6276590.257	37	302180.567	6284394.446
17	299624.3143	6276175.501	38	302586.8588	6285003.883
8	299581.9923	6276243.216	39	302883.1132	6285105.456
19	298811.7307	6277301.268	40	302984.6862	6284986.955
20	298210.7574	6278147.709			
21	297254.2788	6278689.432			

## 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	302061.2006	6282407.449
2	302121.8781	6282398.836
3	302111.8395	6282321.009
4	302051.8558	6282331.614
5	302061.2006	6282407.449