

Water Industry Competition Act 2006

Schedule 4, clause 10

Notice of decision – Grant of scheme approval

Approval No. 25_02 SA

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

23/01/2025

X 

Signed by: carmel.donnelly@ipart.nsw.gov.au

Carmel Donnelly PSM
Chair

On behalf of the Independent Pricing and Regulatory Tribunal



Scheme Approval

*Water Industry Competition Act
2006 (NSW)*

Scheme Approval no. 25_025SA
Box Hill North

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Scheme Approval

Approval Authorisation Table

Scheme name	Box Hill North
Approval number	25_025SA
Version history	Current approval in force since: 1 March 2025. Details about grant, variation, replacement, cancellation or surrender of this approval are set out in Schedule A.
Regulated scheme (retailer required)	Yes
Staged scheme (the Act, s 7F(1)(f))	No
Area of operations (the Act, s 7F(1)(a))	The area specified in Schedule H. (The map in Schedule B shows a simple illustration of the area of operations. Refer to Schedule H for the precise area of operations.)
Authorised location of infrastructure, other than pipelines within the reticulation network connected to the infrastructure (the Act, s 7F(1)(b))	The locations specified in Schedule I. (The map in Schedule B shows a simple illustration of the locations of infrastructure. Refer to Schedule I for the precise location.)
Authorised classes (the Act, s 7F(1)(c))	<input type="checkbox"/> Infrastructure for the purpose of the production or supply of drinking water <input type="checkbox"/> Infrastructure for the purpose of the supply of drinking water <input type="checkbox"/> Infrastructure for the purpose of the collection and treatment of sewage for disposal and the disposal of the treated sewage <input checked="" type="checkbox"/> Infrastructure for the purpose of the collection and treatment of sewage for the production, supply and use of recycled water

- Infrastructure for the purpose of the capture and treatment of stormwater for the production, supply and use of recycled water
- Infrastructure for the purpose of the collection and further treatment of recycled water for the supply and use of the further treated recycled water
- Infrastructure for the purpose of the collection and treatment of groundwater for the production, supply and use of water
- 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:

- a. is specified in Schedule D, Item D1,
- b. has a design capacity of no more than 3,000 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:

- a. is specified in Schedule E, Item E1,
 - b. has a design capacity of no more than 3,000 kilolitres of sewage processing capacity per day, and
 - c. 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.

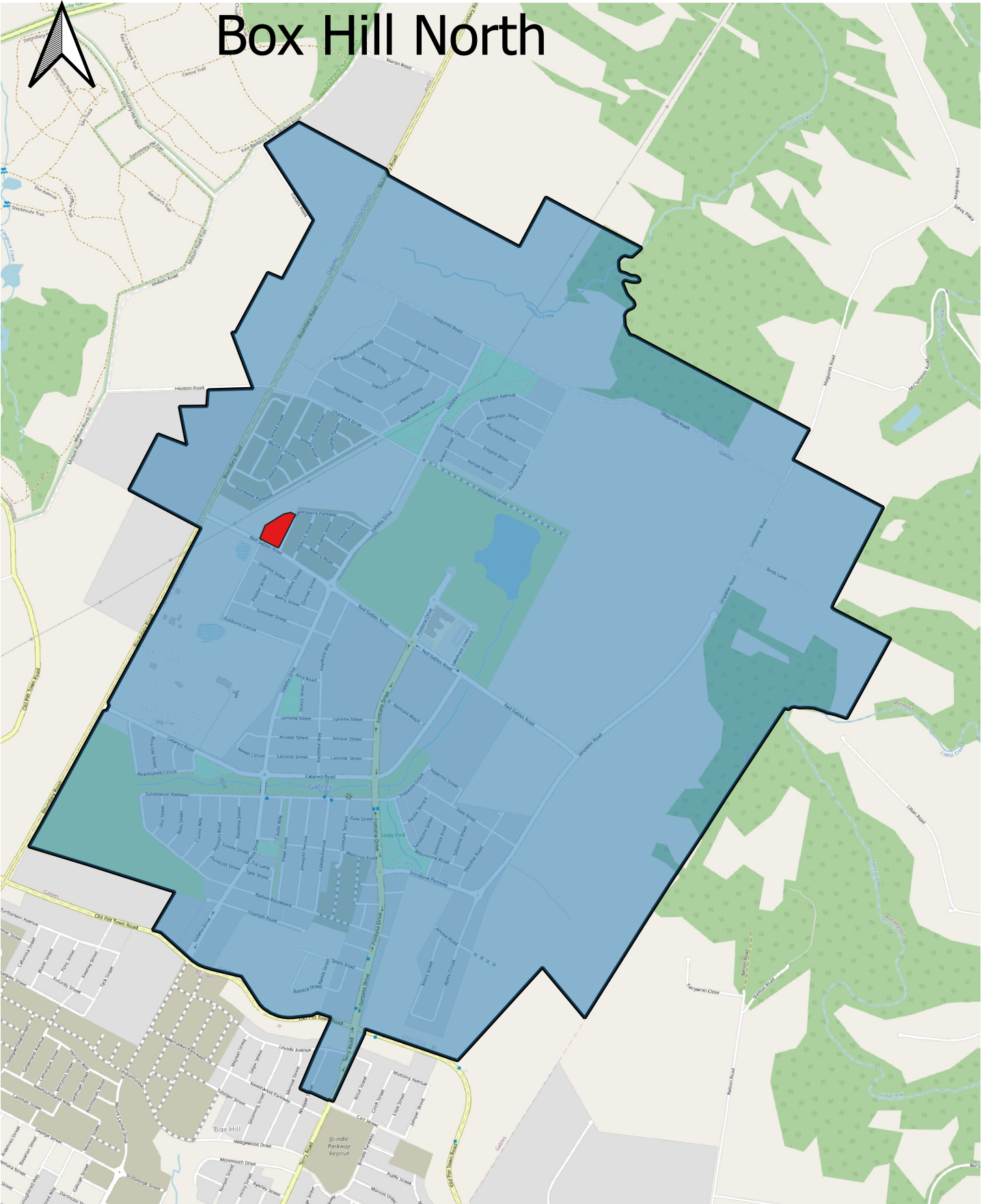
Schedule A Version History



Current approval in force since	1 March 2025
Original grant date	12 May 2016
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: 6 July 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.

Box Hill North



-  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

0 250 500 m



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"> 1. Car washing 2. Clothes washing (cold water tap only) 3. Dust suppression 4. General wash-down 5. Irrigation 6. Ornamental water features 7. Process water at recycled water treatment plant 8. Street cleaning 9. Toilet flushing |
|--|

3.1.2 In this condition G3.1, **ornamental water feature** means a water feature that:

- (a) is provided primarily for aesthetic or beautification purposes, and
- (b) does not, by its design or accessibility, encourage interaction with the water.

G3.2 Environmental risk mitigation measures

3.2.1 The registered operator must implement environmental risk mitigation measures substantially consistent with the environmental risk mitigation measures identified in the REF where the registered operator carries out any activities authorised by this approval.

3.2.2 In this condition G3.2, **REF** means the documents titled:

- (a) "Review of Environmental Factors for the Proposed Sewage, Recycled Water Reticulation Systems, Box Hill North Precinct New South Wales", Version 7, prepared by RPS Australia East Pty Ltd and dated March 2016;
- (b) "Review of Environmental Factors for the Proposed Local Water Centre, Box Hill North Precinct New South Wales", Version 4, prepared by RPS Australia East Pty Ltd and dated March 2016; and
- (c) "Environmental Impact Assessment Checklist, Box Hill – extension of recycled water reticulation", Revision 2.0, prepared by Flow Systems Pty Ltd and dated 6 October 2020,

and does not include any modified version of those documents or any documents replacing them.

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 Limitations on infrastructure

- 3.5.1 The registered operator must not commence construction of the infrastructure specified in Schedule D and Schedule E in excess of capacity of 3,300 equivalent tenements, until after the registered operator has provided a report on the registered operator's proposed strategy for managing excess recycled water to be produced by that infrastructure, and IPART has provided written approval of the report.
- 3.5.2 The report referred to in condition 3.5.1:
- (a) must be prepared by a suitably qualified person;
 - (b) identify and analyse reasonably available disposal/reuse options, including appropriate facilities; and
 - (c) recommend a preferred approach that will deliver the most efficient outcome having regard to financial and economic considerations.
- 3.5.3 In this condition G3.5, **appropriate facilities** means, as applicable, facilities with the capacity to accept:
- (a) sludge and/or sludge cake produced by the infrastructure specified in Schedule D; or
 - (b) excess recycled water produced by the infrastructure specified in Schedule E.

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	305539.186	6275618.928	34	304961.3738	6277735.705
2	305537.8282	6275615.986	35	305036.2851	6277878.474
3	305471.6763	6275646.504	36	305018.3919	6277887.66
4	305453.4874	6275649.748	37	304750.6648	6278029.735
5	305426.7572	6275662.016	38	304865.6451	6278249.931
6	305489.1997	6275809.07	39	304980.1029	6278206.243
7	305543.2619	6275925.511	40	304950.5699	6278358.696
8	305548.6117	6275944.592	41	305059.1251	6278359.766
9	305495.8667	6275962.174	42	305063.749	6278424.519
10	305473.9924	6275952.145	43	305241.4768	6278429.73
11	305398.799	6275943.563	44	305157.3608	6278652.115
12	305381.4572	6275942.83	45	305171.0023	6278651.243
13	305359.5574	6275945.025	46	305299.6788	6278888.743
14	305342.7	6275948.668	47	305357.0169	6278864.452
15	305313.0951	6275960.426	48	305480.5758	6279095.292
16	305284.3561	6275978.7	49	305287.4878	6279393.798
17	305268.7874	6275994.125	50	305422.6128	6279483.497
18	305195.9771	6276105.958	51	305767.7661	6279296.364
19	305079.0676	6276133.881	52	305777.7727	6279271.682
20	305047.304	6276143.183	53	306034.8523	6279128.993
21	305025.9182	6276152.429	54	306294.7738	6278990.969
22	305004.4174	6276166.017	55	306398.7162	6279186.591
23	304877.0411	6276279.522	56	306543.1367	6279108.345
24	304844.2727	6276289.191	57	306777.4878	6278986.353
25	304932.4997	6276439.263	58	306770.3091	6278977.063
26	304591.1697	6276547.305	59	306739.8876	6278950.473
27	304354.9259	6276619.069	60	306725.5432	6278951.29
28	304400.8849	6276699.94	61	306710.9888	6278956.211
29	304649.91	6277154.498	62	306696.7496	6278949.32
30	304663.7697	6277158.991	63	306686.1148	6278935.009
31	304673.2753	6277176.621	64	306686.4794	6278910.174
32	304668.999	6277189.737	65	306689.7325	6278897.139
33	304891.0228	6277597.069	66	306692.0018	6278894.694

No.	Eastings	Northings	No.	Eastings	Northings
67	306697.2081	6278891.026	107	307459.7923	6277166.559
68	306714.354	6278886.577	108	307430.9234	6277169.067
69	306735.1475	6278876.813	109	307400.1575	6277168.107
70	306752.6082	6278875.577	110	307379.9919	6277171.757
71	306759.094	6278872.744	111	307367.5946	6277168.881
72	306765.8338	6278867.915	112	307358.9122	6277161.268
73	306771.1279	6278857.238	113	307342.5302	6277165.253
74	306763.7872	6278850.83	114	307107.6628	6276808.954
75	306752.6809	6278850.434	115	307017.4224	6276667.762
76	306741.5518	6278850.838	116	306888.2402	6276472.636
77	306730.2807	6278852.841	117	306797.7641	6276331.826
78	306715.3179	6278858.05	118	306552.4225	6275941.227
79	306709.7183	6278857.701	119	306385.0237	6276141.484
80	306704.2528	6278852.344	120	306049.6265	6275772.738
81	306702.1924	6278846.98	121	305684.5996	6275898.147
82	306717.9606	6278807.93	122	305680.9699	6275878.177
83	306723.8361	6278797.97	123	305558.1937	6275612.053
84	306745.5756	6278775.309	124	305539.186	6275618.928
85	306749.9929	6278763.706			
86	306749.8288	6278758.592			
87	306743.667	6278749.14			
88	306723.422	6278739.487			
89	306715.5972	6278732.417			
90	306709.6637	6278721.296			
91	306709.2863	6278715.994			
92	306712.2501	6278678.315			
93	306730.7307	6278643.189			
94	306749.275	6278637.786			
95	307440.2573	6278268.396			
96	307374.8603	6278148.627			
97	307732.5918	6277960.187			
98	307536.1485	6277583.326			
99	307528.2699	6277564.034			
100	307542.9841	6277554.126			
101	307761.354	6277441.219			
102	307587.5997	6277125.866			
103	307544.6839	6277140.47			
104	307519.276	6277146.671			
105	307512.1133	6277147.028			
106	307500.4327	6277153.089			

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	305343.938	6277802.933
2	305338.558	6277801.171
3	305268.128	6277836.598
4	305289.398	6277888.395
5	305361.643	6277933.403
6	305390.320	6277940.401
7	305408.843	6277930.864