

# Horsley Park - Urban Investigation Area (UIA)

Sydney Water has been working with Fairfield Council and other government agencies in preliminary planning for the Horsley Park Urban Investigation Area (UIA).

Water is an essential element of the vision for a Parkland City. Sustainable water management can improve the amenity and liveability outcomes for the residents of Horsley Park through the delivery of healthy waterways, cool and green open spaces and resilient water supplies. Sydney Water is looking at a range of water servicing solutions from traditional servicing to an innovative suite of solutions to meet this vision.

## What is needed?

Currently, Horsley Park has limited infrastructure for drinking water. On-site wastewater systems are managed by land owners and there is no centralised wastewater infrastructure. Stormwater runoff drains from the area to Ropes Creek, Kemps Creek and Eastern Creek.

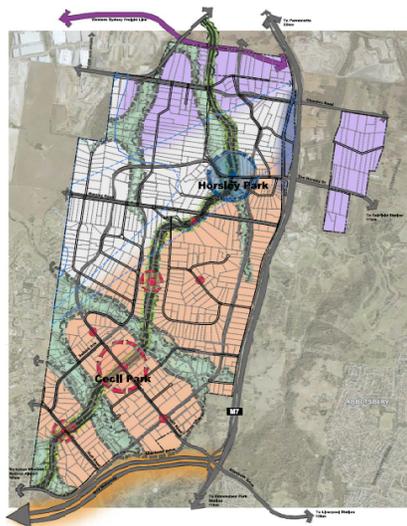
New infrastructure will be required to support all development scenarios to provide reliable drinking water and wastewater services and protect waterways. Infrastructure may include:

- pump stations
- pipelines
- reservoirs
- treatment facilities
- flood corridors
- creek restoration
- constructed wetlands
- gross pollutant traps

## Development Scenarios

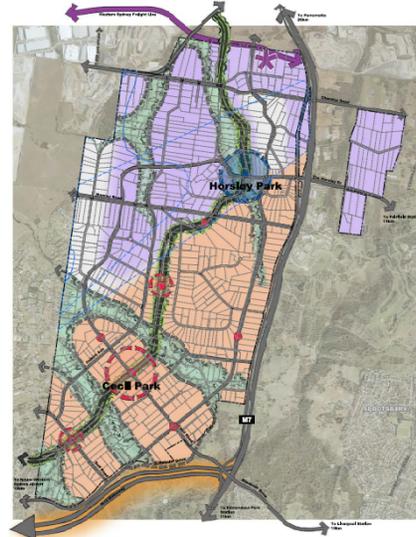
We are considering three development scenarios as shown in the figures below. You will have an opportunity to provide feedback on the scenarios. We anticipate our development scenarios will evolve in response to feedback from the community and other agencies.





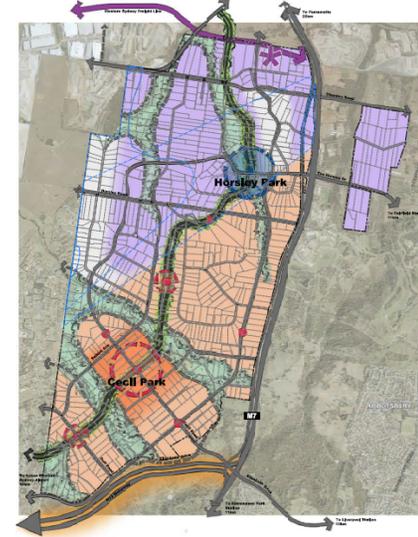
### A. Boulevard Village

- Opportunity for a tree lined dual purpose water management & passive recreation space along the boulevard
- The Boulevard could provide a useful conduit for trunk water services



### B. Boulevard Employment Plus

- Opportunity to use recycled water in employment lands
- Higher run off and waterway pollution would need to be managed through development controls and regional solutions (eg large wetlands)
- The Boulevard could provide a useful conduit for trunk water services

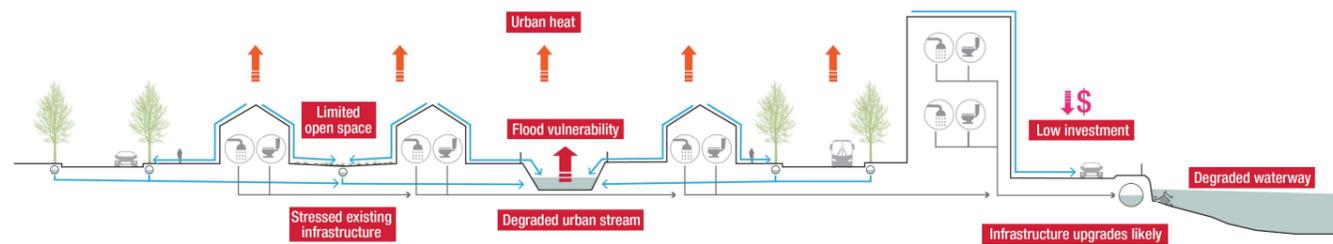


### C. Rail Enabled Higher Density

- Opportunity to use recycled water in employment lands and higher density residential area at Cecil Park
- Higher run off and waterway pollution would need to be managed through development controls and regional solutions (eg large wetlands)
- The Boulevard could provide a useful conduit for trunk water services

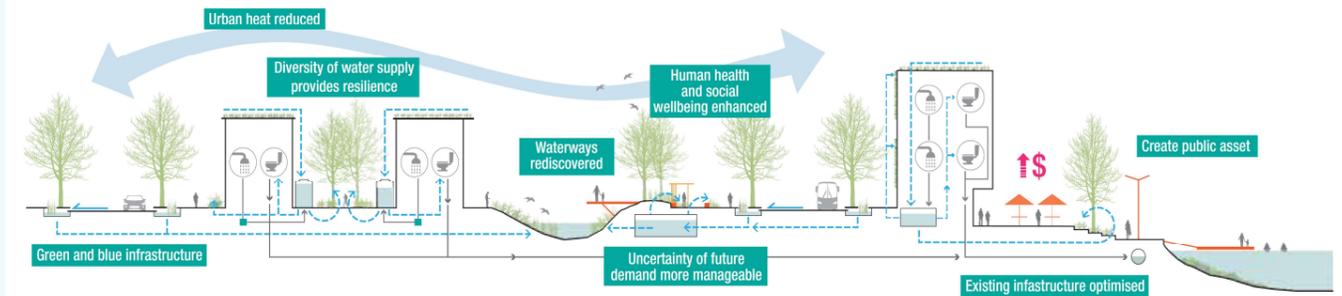
## Comparing servicing options

### Traditional



- Public health and safety protected (flood management, safe drinking water, reliable wastewater services)
- Large central wastewater treatment plant
- Import drinking water to service the area
- Discharge highly treated wastewater to the environment
- High stormwater flows with impact on waterway health and public safety
- Standard design with easy, timely implementation
- Less opportunities for waste to energy innovations
- Less opportunities for green infrastructure
- Lower cost option

### Parkland City



- Public health and safety protected (flood management, safe drinking water, reliable wastewater services)
- Considers local infrastructure options
- Minimal import of drinking water to service the area
- Maximise local use of treated wastewater
- Better stormwater management for healthy waterways
- Potentially requires more land and more time to deliver
- Energy neutral or positive
- Supports green, cool, tree covered urban spaces and parks
- More drought resilient
- Potential increase in property value
- Opportunity to integrate with future developments around this site
- Potentially slightly higher cost option