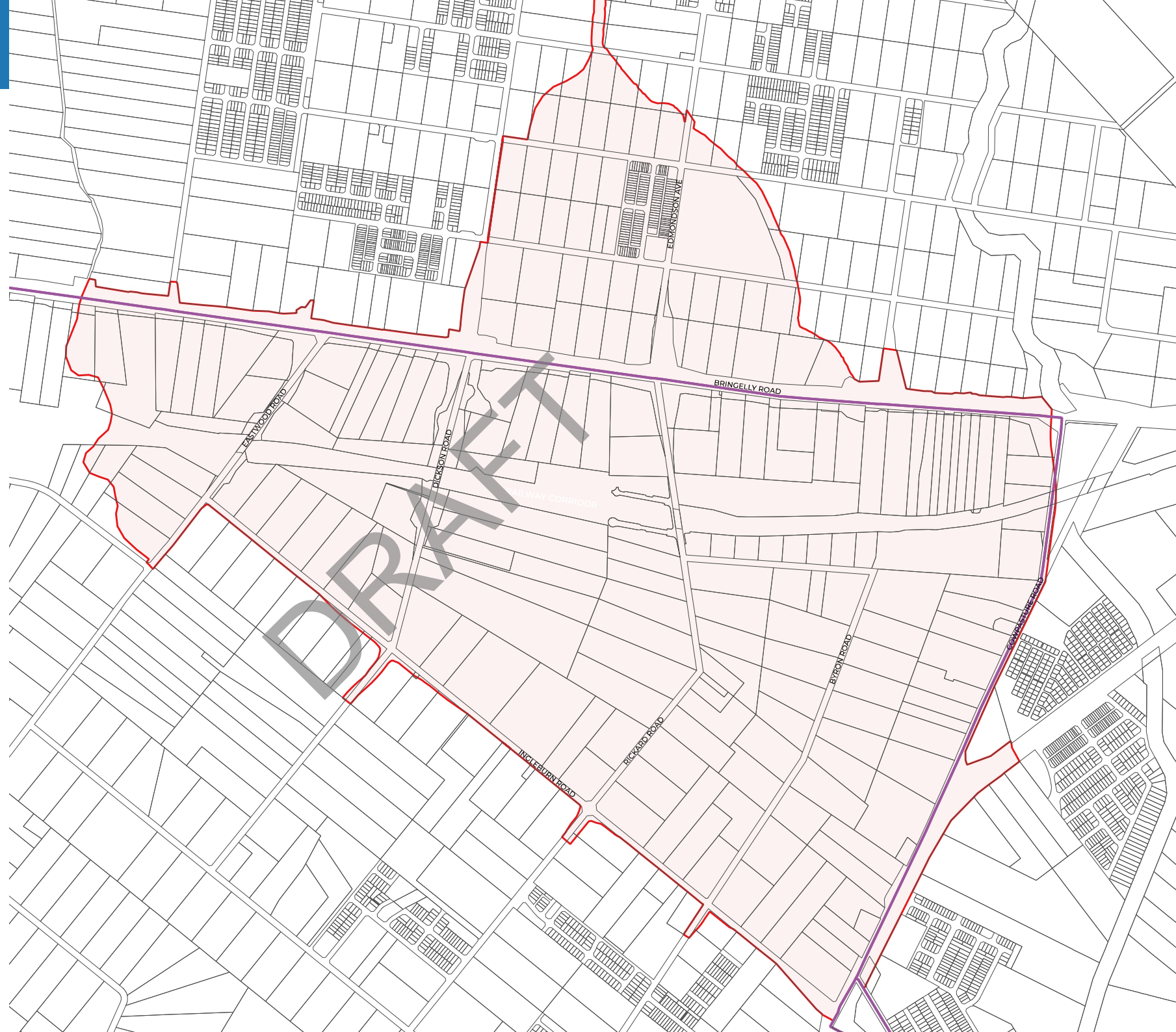


Leppington Town Centre Land Application

- Legend**
- Land Application
 - LGA Boundary



MAP DATE:
20-03-2023

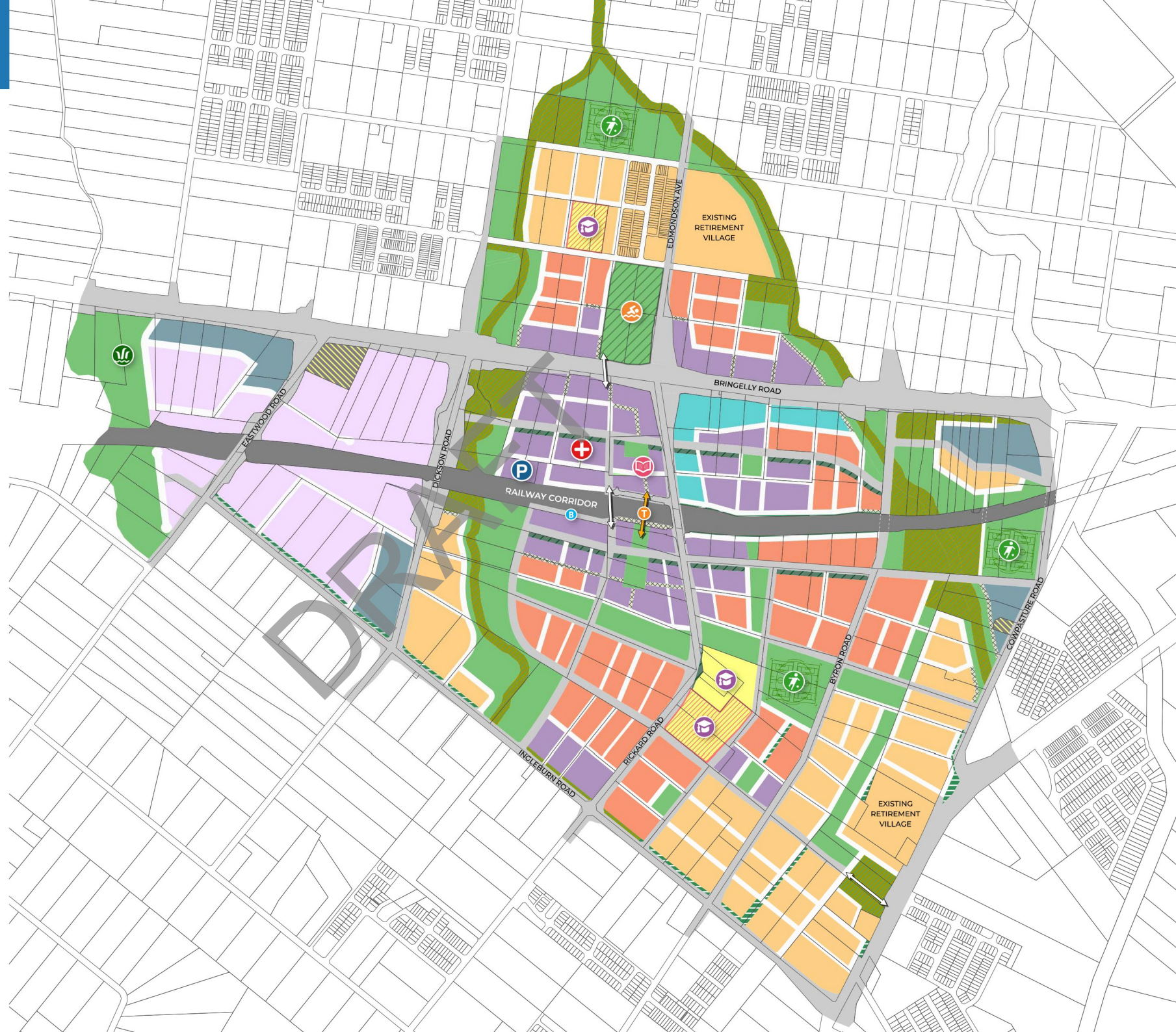
0 200 400 600 m

Leppington Town Centre Indicative Layout Plan

- Legend**
- Commercial
 - Mixed Use
 - Business Development
 - Light Industrial
 - Linear Plaza
 - Medium Density Residential
 - High Density Residential
 - Railway Corridor
 - Public Recreation
 - Private Recreation
 - Existing School
 - Future School
 - Utilities Infrastructure
 - Drainage
 - Landscaped Road Reserve
 - Road
 - Pedestrian Priority Street
 - Recreation Facility
 - M Education
 - P Playing Field
 - + Health Hub
 - N Nature Reserve
 - P Commuter Car Park
 - M Community Centre
 - T Train Station
 - B Bus Interchange
(location subject to review)
 - Primary Active Link
 - Proposed Active Link

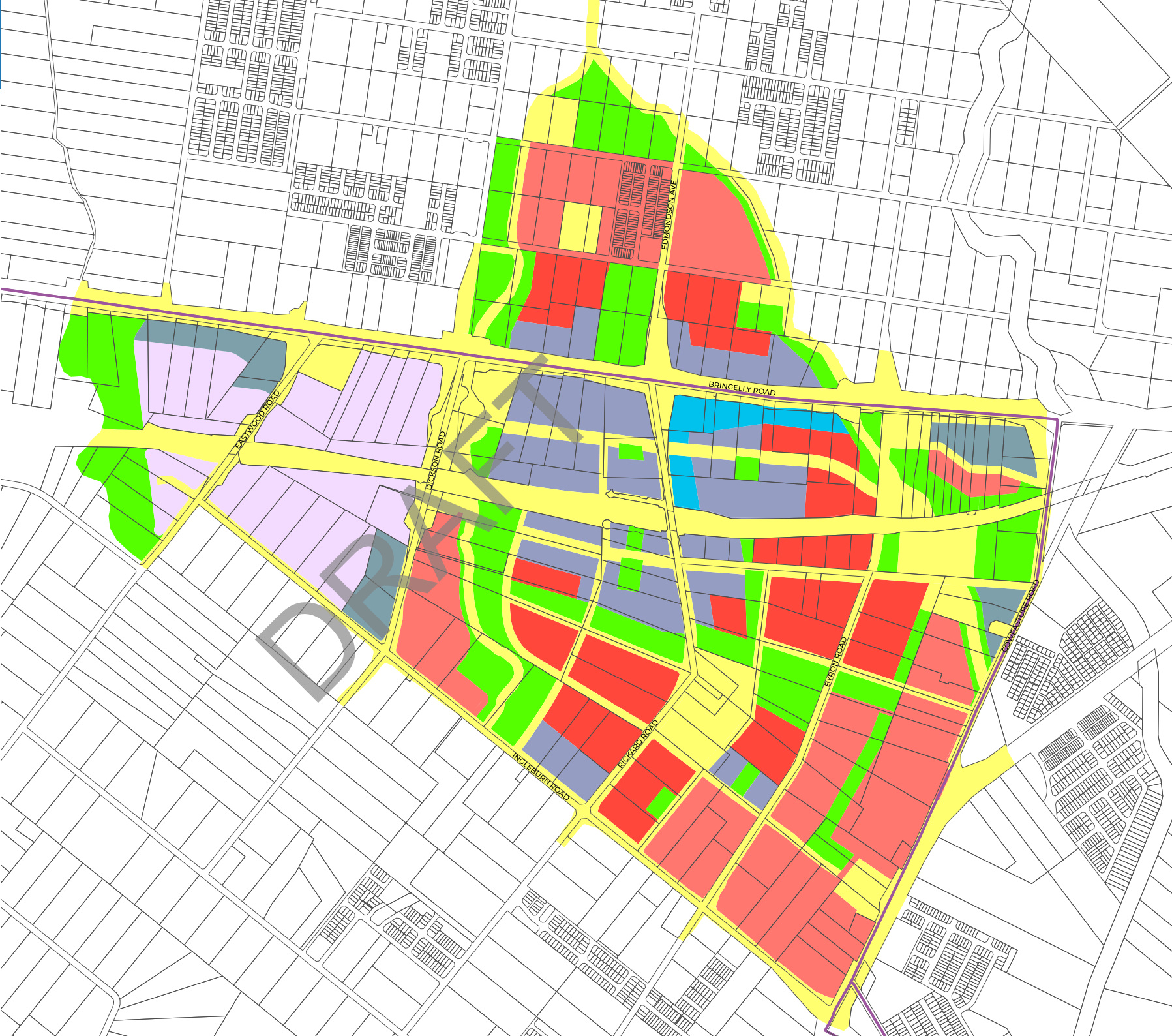
MAP DATE:
05-06-2023

0 200 400 600 m



Leppington Town Centre Land Zoning

- Legend**
- LGA Boundary
 - B3 - Commercial Core
 - B4 - Mixed Use
 - B5 - Business Development
 - IN2 - Light Industrial
 - R3 - Medium Density Residential
 - R4 - High Density Residential
 - RE1 - Public Recreation
 - SP2 - Infrastructure

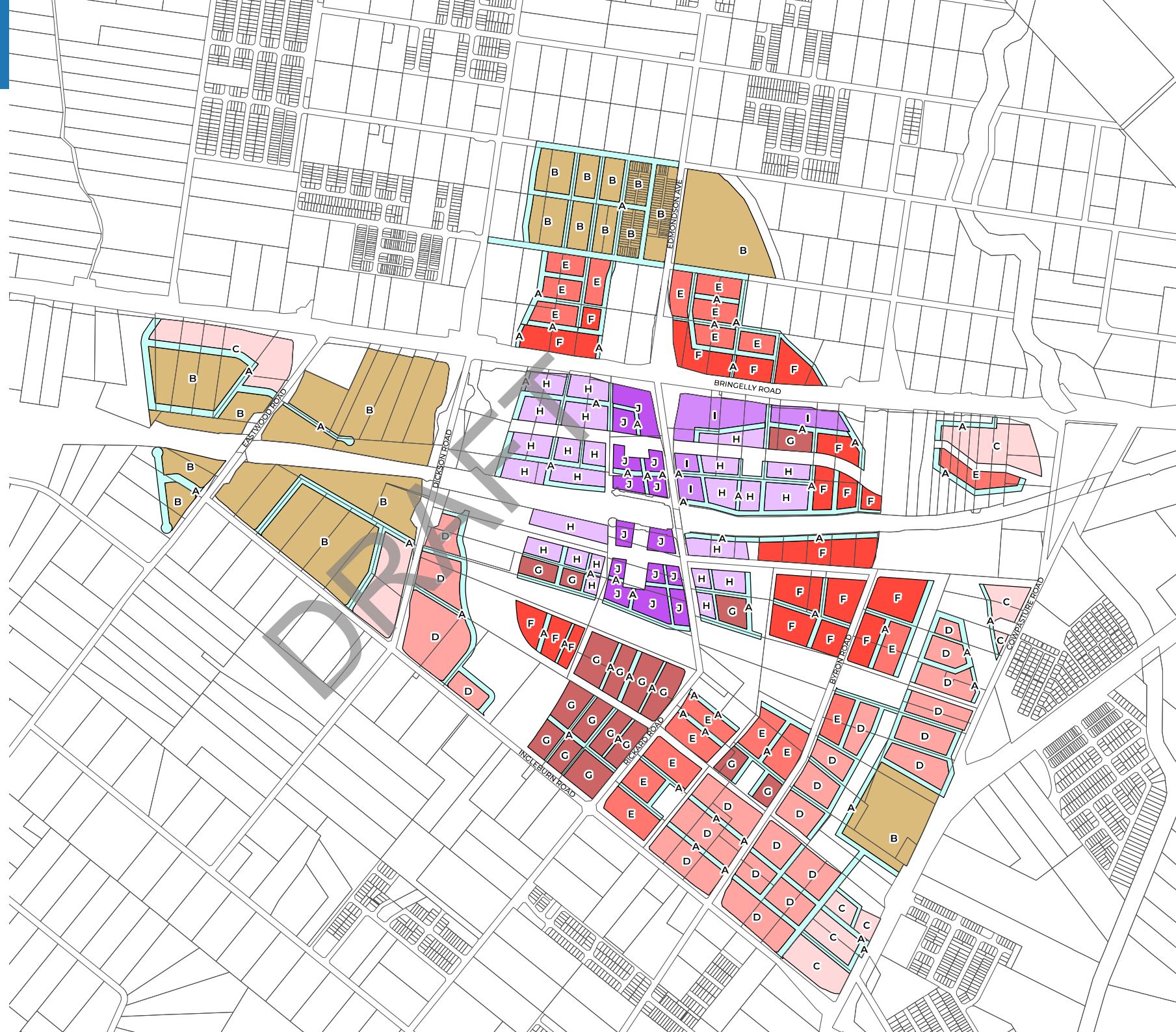


MAP DATE:
05-06-2023

0 200 400 600 m

Leppington Town Centre Floor Space Ratio

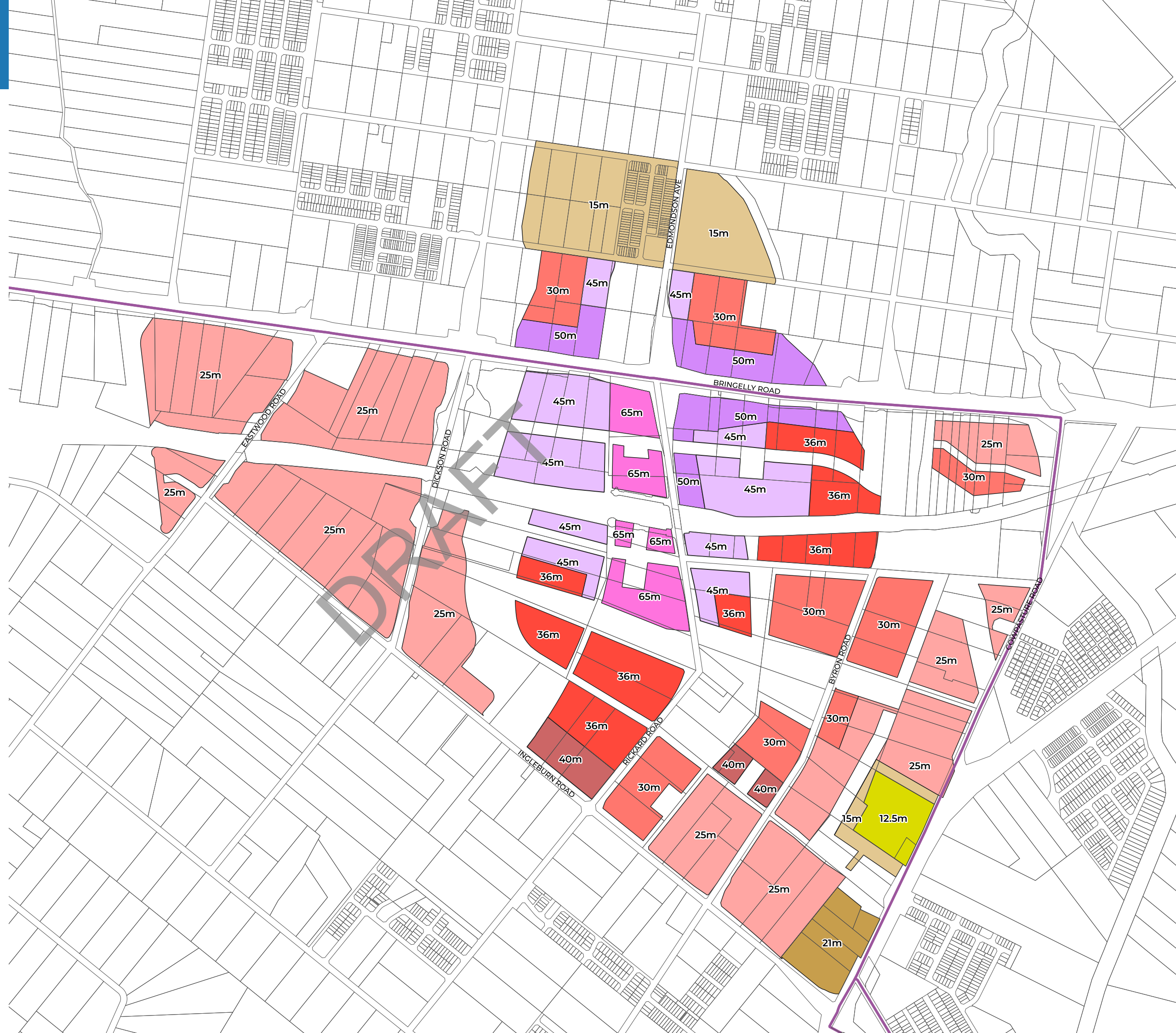
- Legend**
- A: 0.0
 - B: 1.2
 - C: 1.5
 - D: 1.8
 - E: 2.0
 - F: 2.5
 - G: 2.8
 - H: 3.5
 - I: 4.0
 - J: 4.5



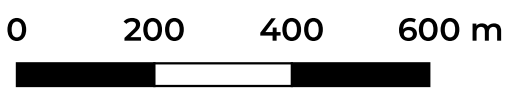
Leppington Town Centre Height of Building

Legend
LGA Boundary

- Height of Building**
- 12.5m
 - 15.0m
 - 21.0m
 - 25.0m
 - 30.0m
 - 36.0m
 - 40.0m
 - 45.0m
 - 50.0m
 - 65.0m



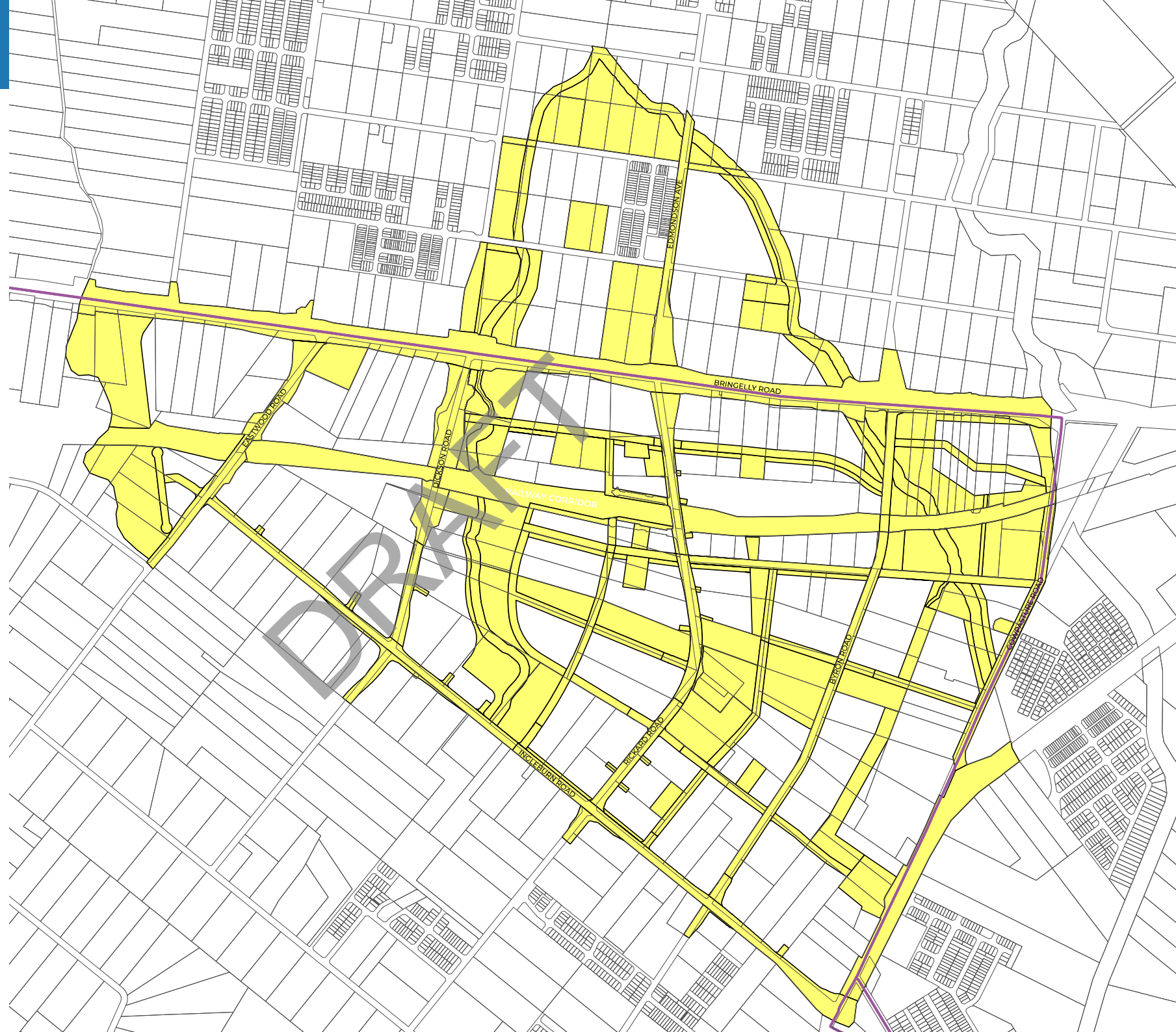
MAP DATE:
16-10-2023



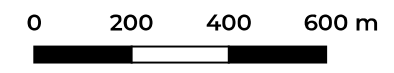
Leppington Town Centre Land Reservation Acquisition

Legend

- Local Open Space
- Drainage and Riparian
- Regional Parkland
- Road Reservation
- School Reservation
- Stormwater Infrastructure



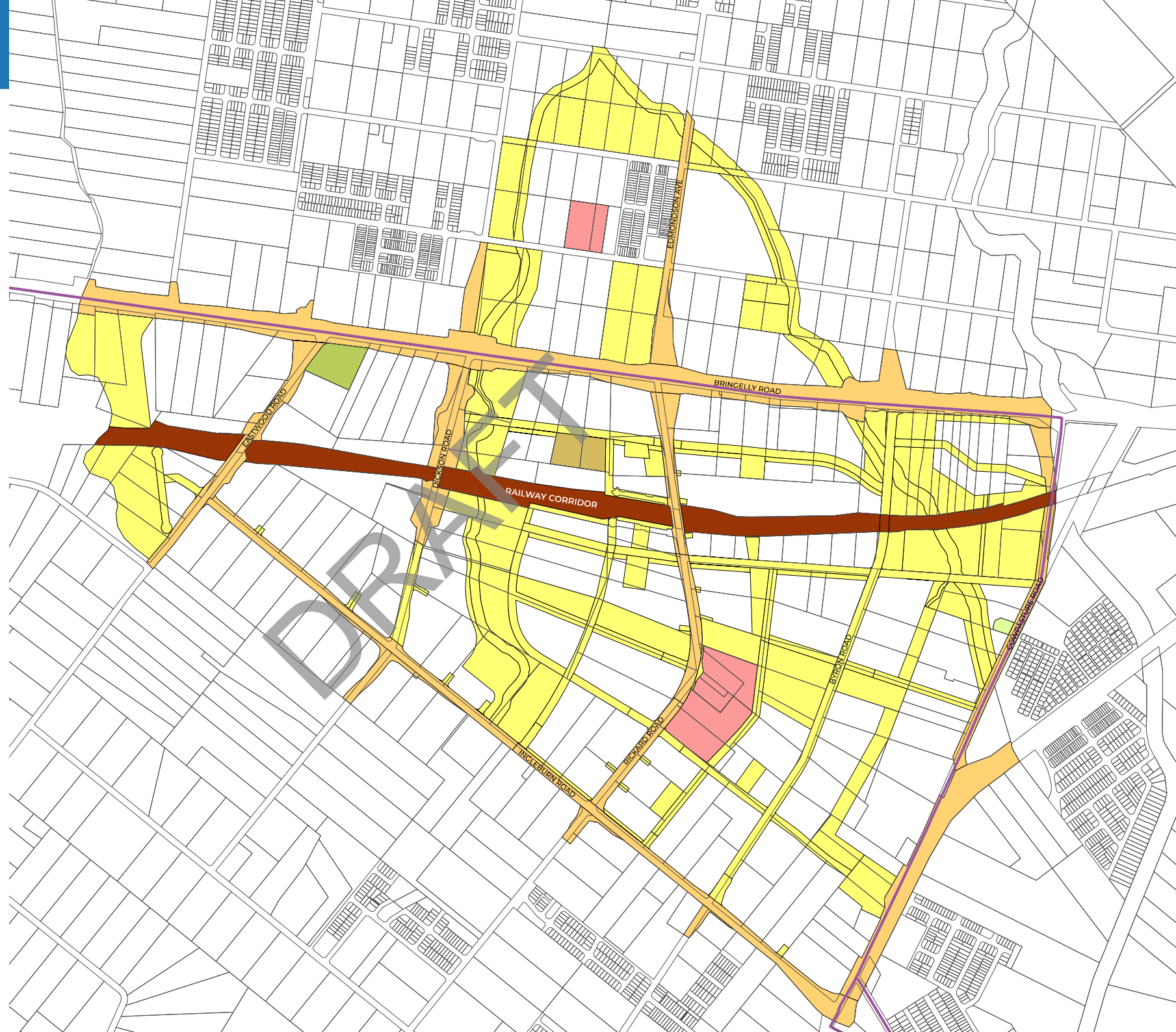
MAP DATE:
07-06-2023



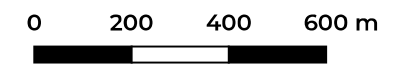
Leppington Town Centre Land Reservation Acquisition

Acquisition Authority

- Minister for Education and Early
- Ministry of Health
- Railway Corridor
- Transport for NSW
- Endeavour Energy
- Sydney Water
- Council
- LGA Boundary



MAP DATE:
15-06-2023

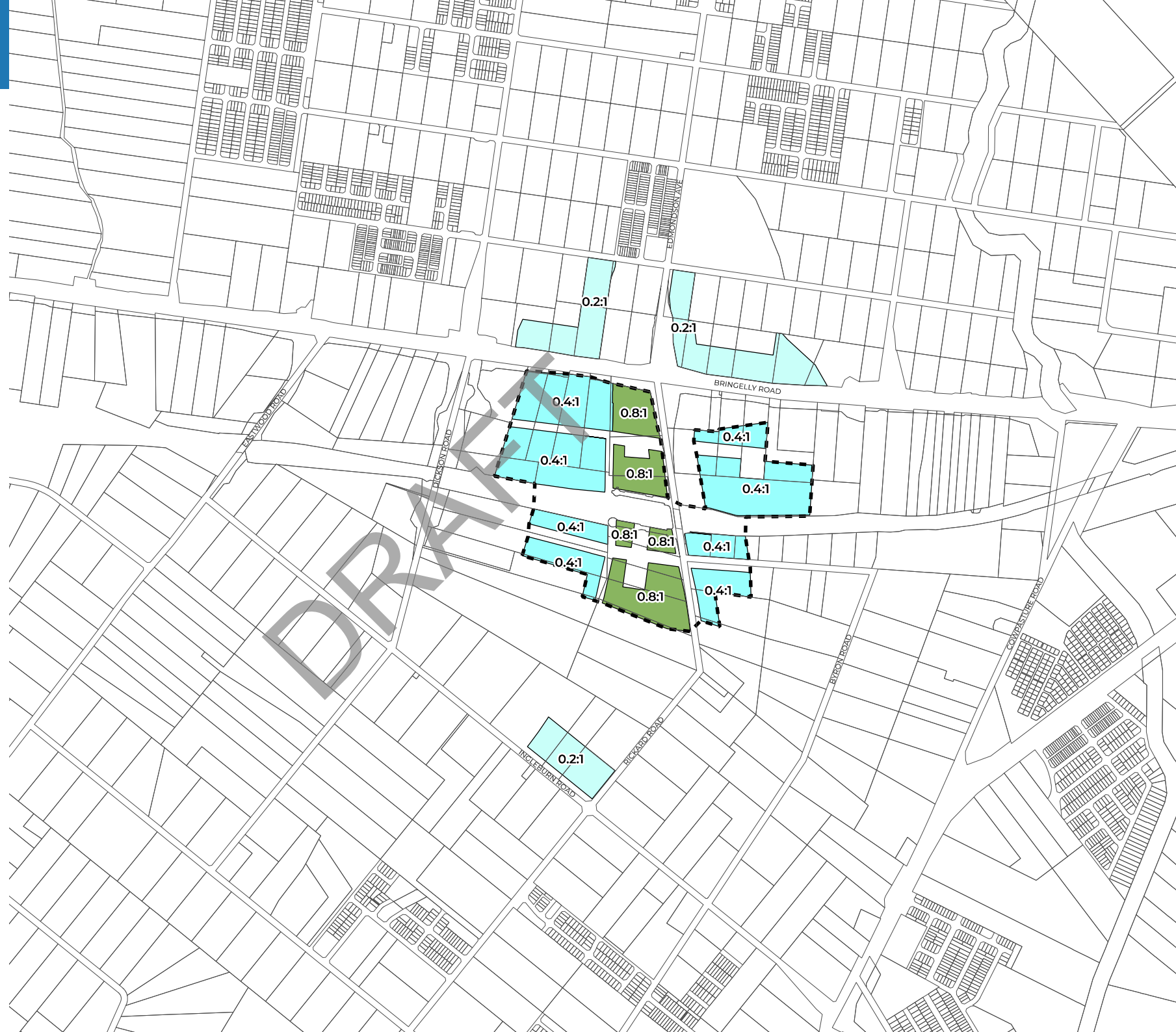


Leppington Town Centre Commercial and Active Uses

Legend
Commercial and Active
Floor Space Incentive Area

Minimum Commercial and
Active Floor Space Ratio

- 0.2:1
- 0.4:1
- 0.8:1

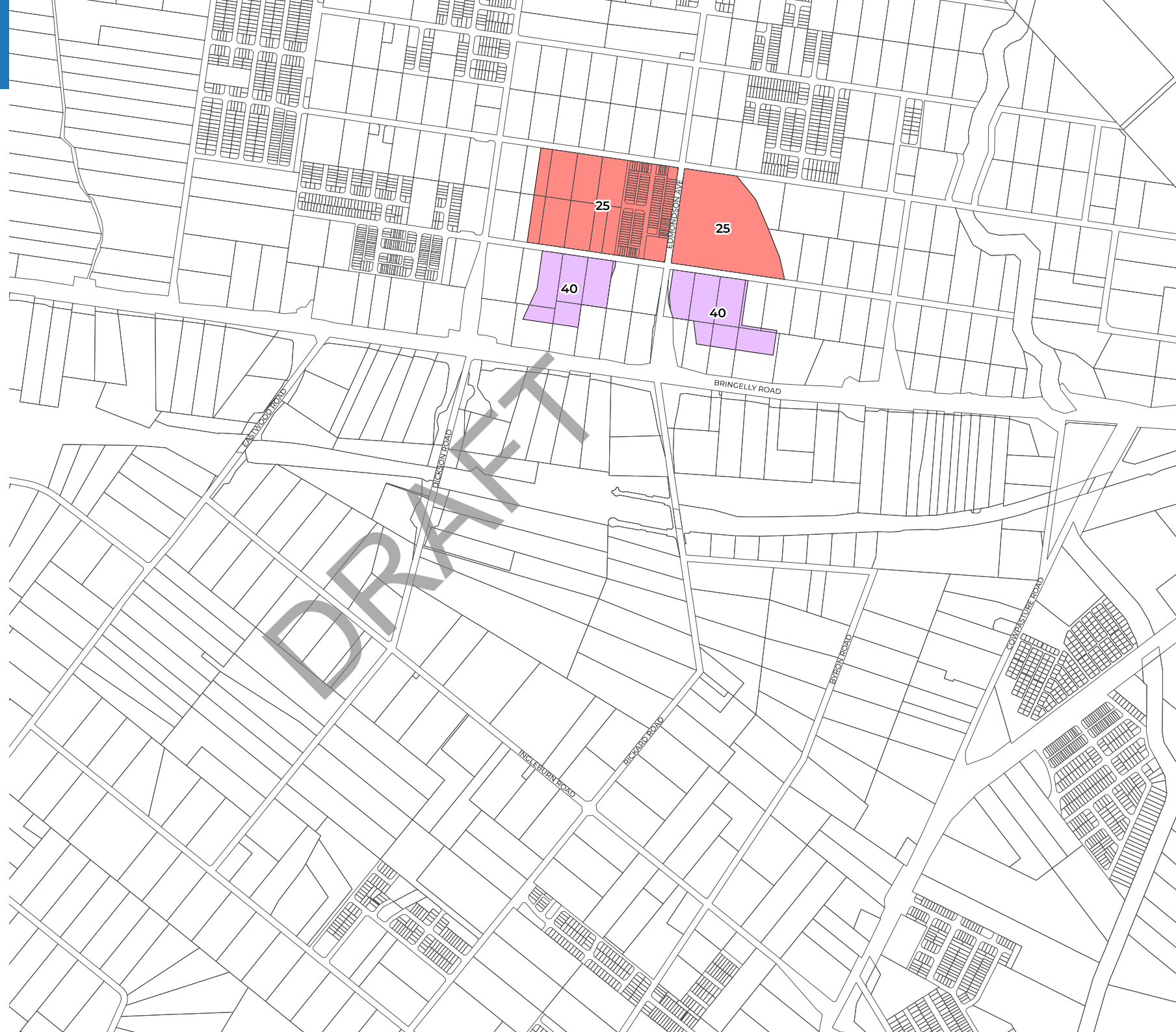


Leppington Town Centre Minimum Dwelling Density

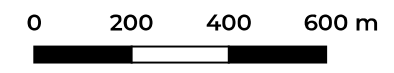
Legend

Dwelling Density (per hectare)

- 25
- 40



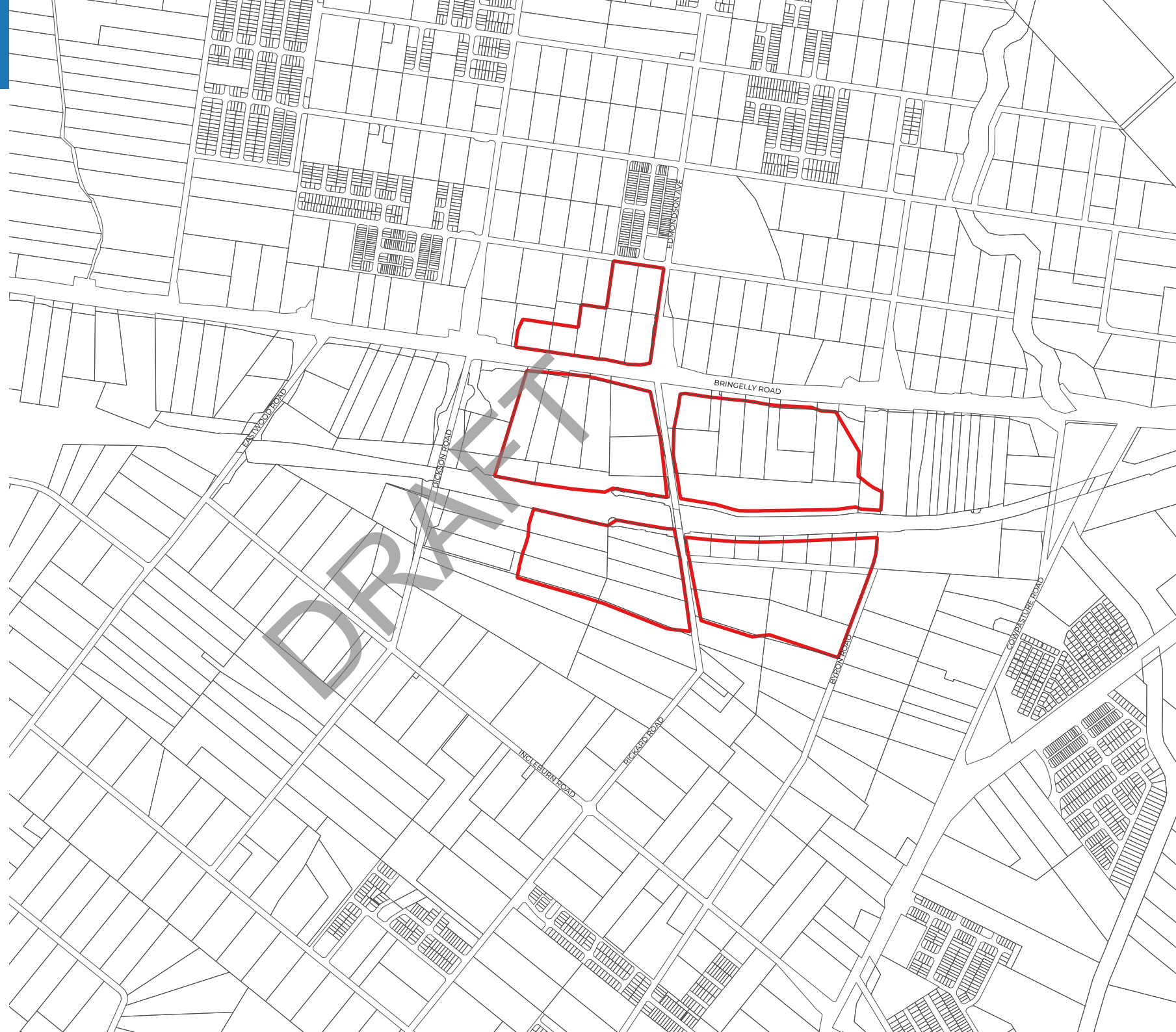
MAP DATE:
13-09-2022



Leppington Town Centre Public Realm Excellence Area

Legend

 Public Realm Excellence Area



 MAP DATE:
13-09-2022

