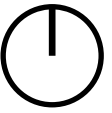


Leppington Town Centre Indicative Layout Plan

Legend

- Commercial
- Mixed Use
- Business Development
- Light Industrial
- Medium Density Residential
- High Density Residential
- Railway Corridor
- Public Recreation
- Private Recreation
- School
- Utilities Infrastructure
- Drainage and Riparian
- Landscaped Road Reserve
- Linear Plaza
- Road
- Pedestrian Priority Street
- Recreation Facility
- Education
- Playing Field
- Health Hub
- Nature Reserve
- Commuter Car Park
- Community Centre
- Train Station
- Bus Interchange
- Primary Active Link
- Proposed Active Link



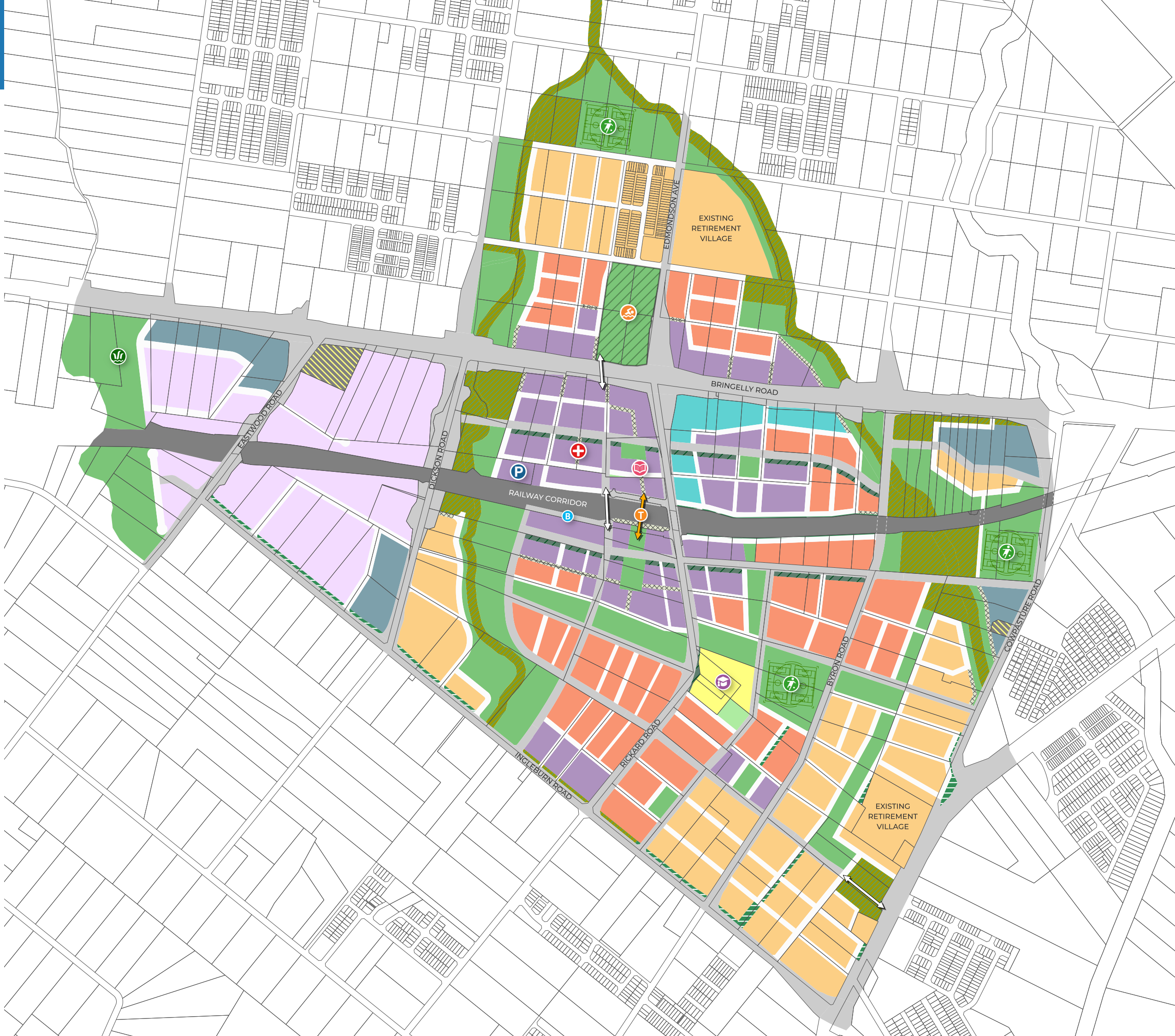
MAP DATE:
12-09-2022

0

200

400

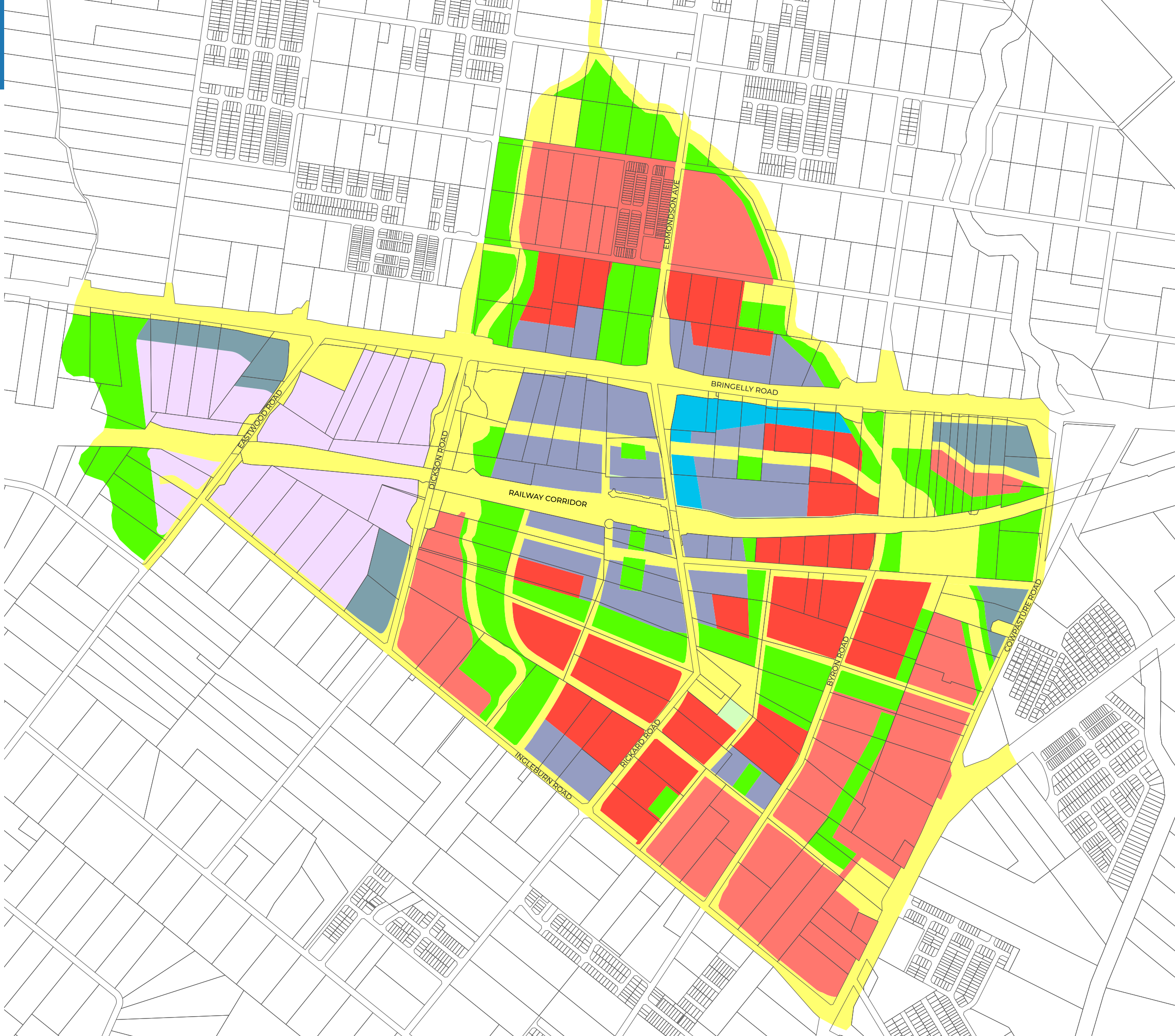
600 m

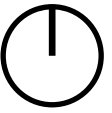


Leppington Town Centre Land Zoning

Legend

- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- IN2 - Light Industrial
- R3 - Medium Density Residential
- R4 - High Density Residential
- RE1 - Public Recreation
- RE2 - Private Recreation
- SP2 - Infrastructure





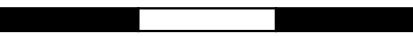
MAP DATE:
12-09-2022

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



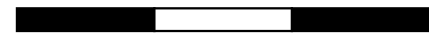
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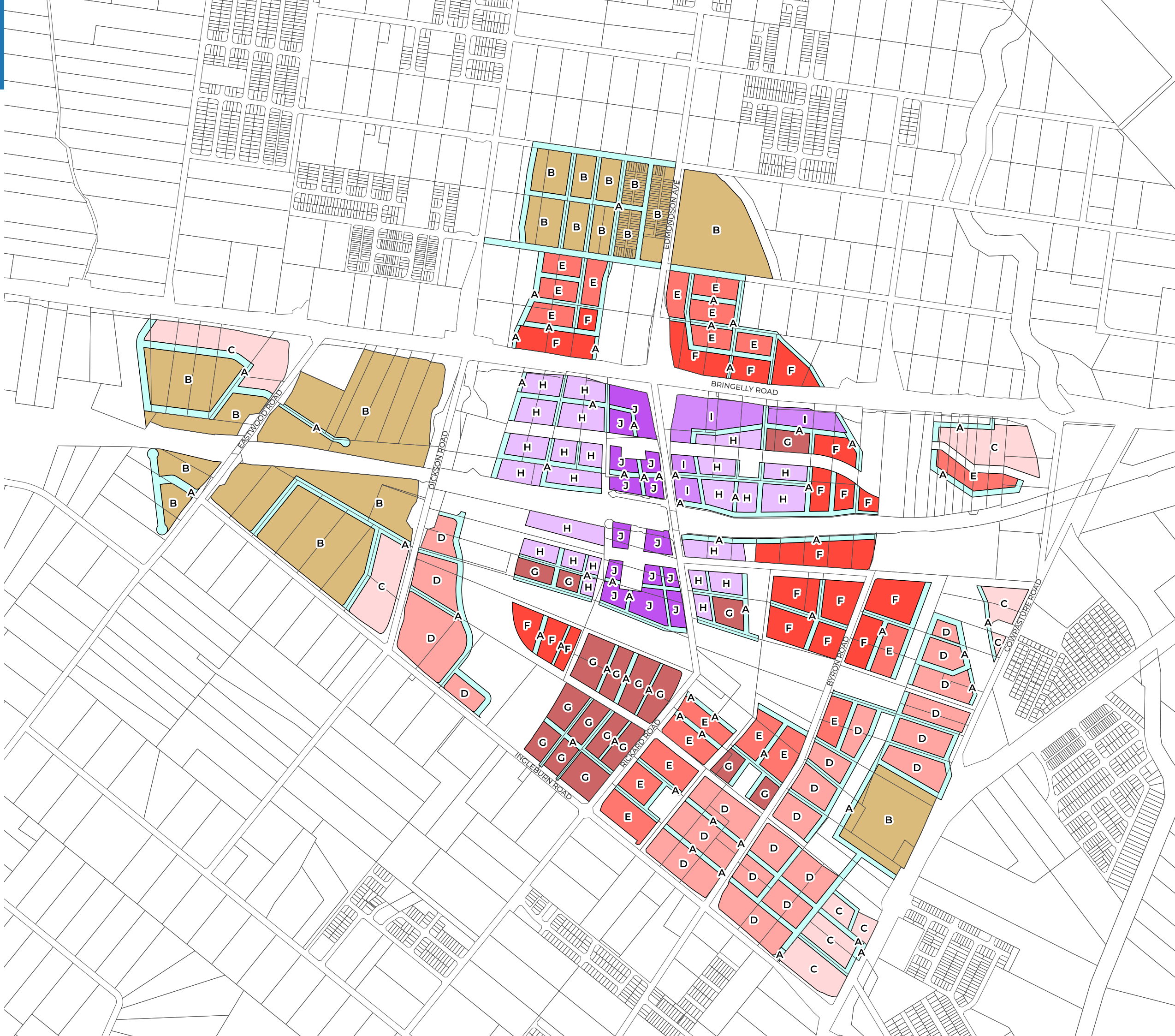
0

200

400

600 m






Leppington Town Centre

Height of Building

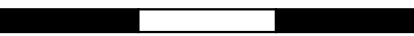
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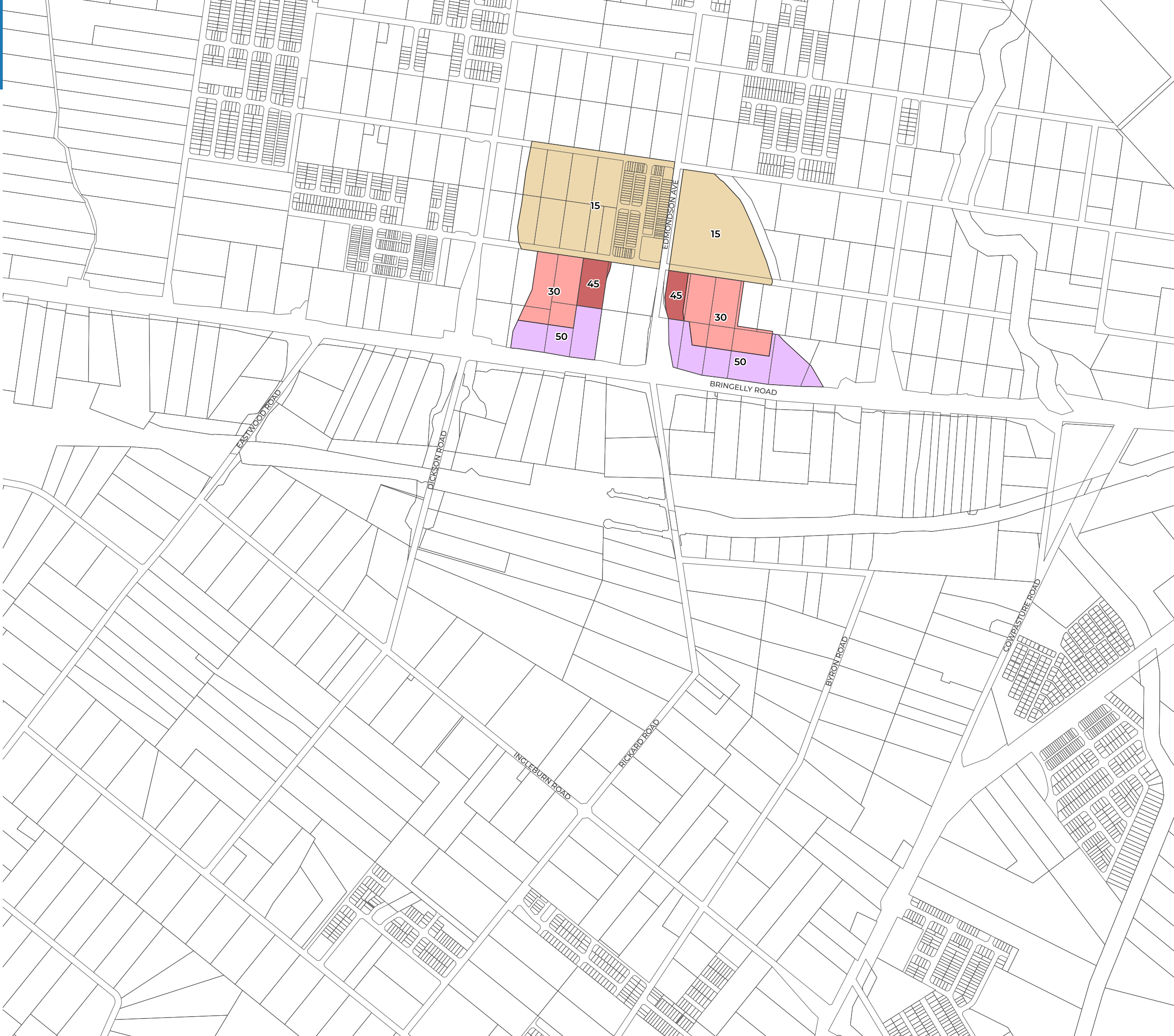
- 13-15 m
- 25-30 m
- 40-45 m
- 45-50 m



MAP DATE:
07-09-2022

0200400600 m



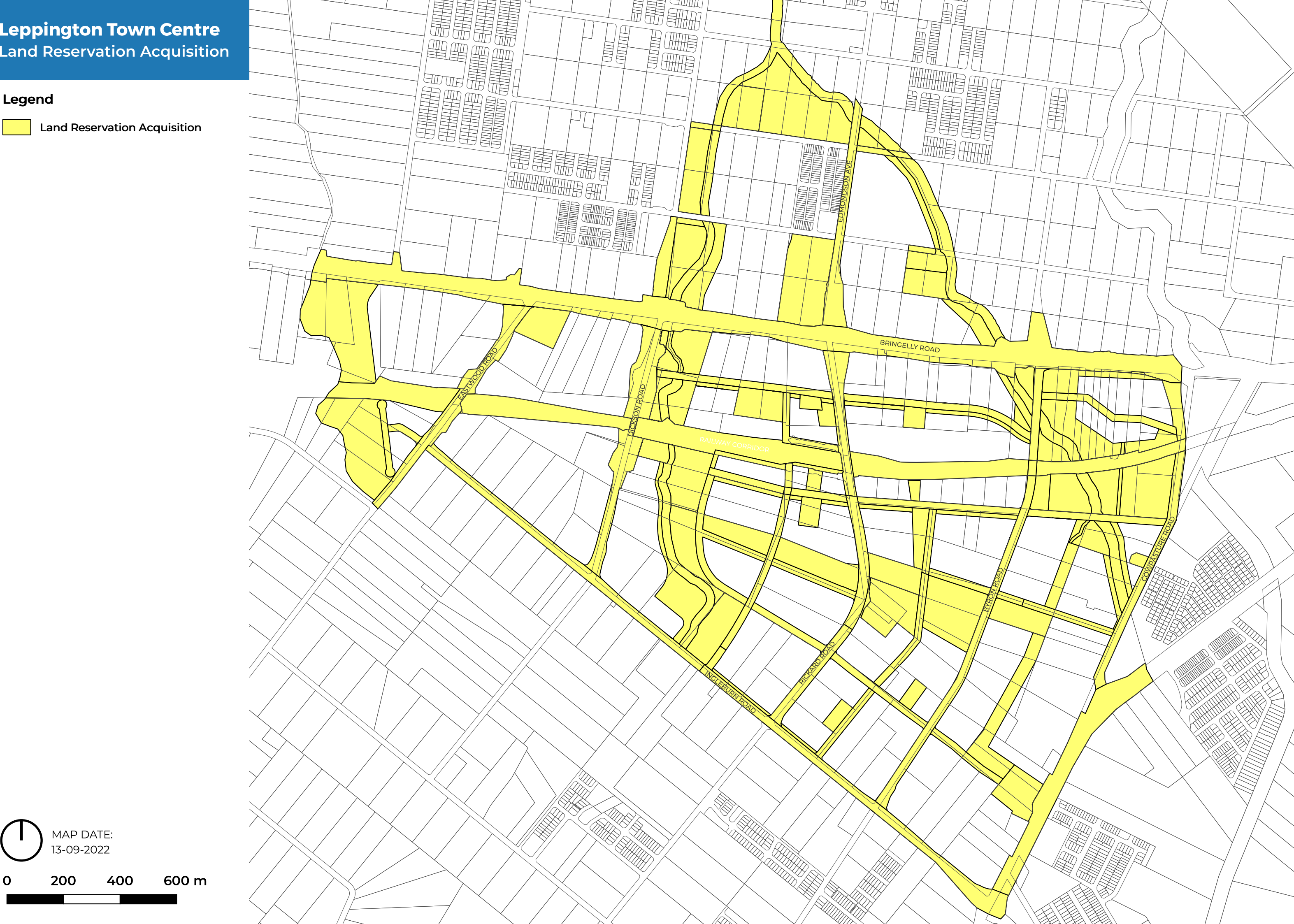


Leppington Town Centre

Land Reservation Acquisition

Legend

Land Reservation Acquisition





MAP DATE:
13-09-2022



0 200 400 600 m

Leppington Town Centre

Land Reservation Acquisition

Legend


- SP2 State Road
- Community Facility
- Health Reservation
- School Reservation
- Linear Plaza
- SP2 Drainage
- SP2 Utilities Infrastructure
- RE1 Public Recreation
- Railway Corridor






Leppington Town Centre

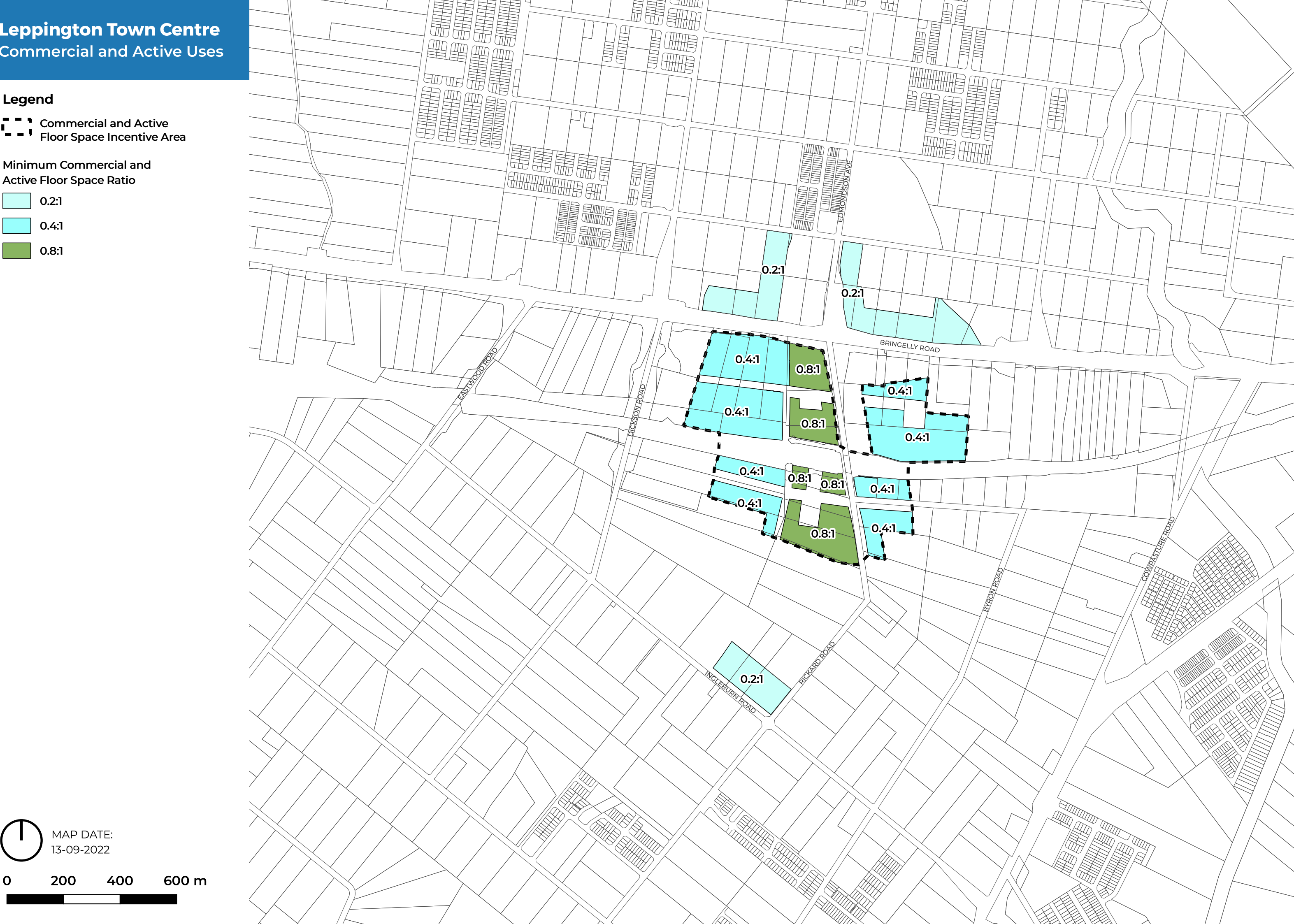
Commercial and Active Uses

Legend

 Commercial and Active Floor Space Incentive Area

Minimum Commercial and Active Floor Space Ratio

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



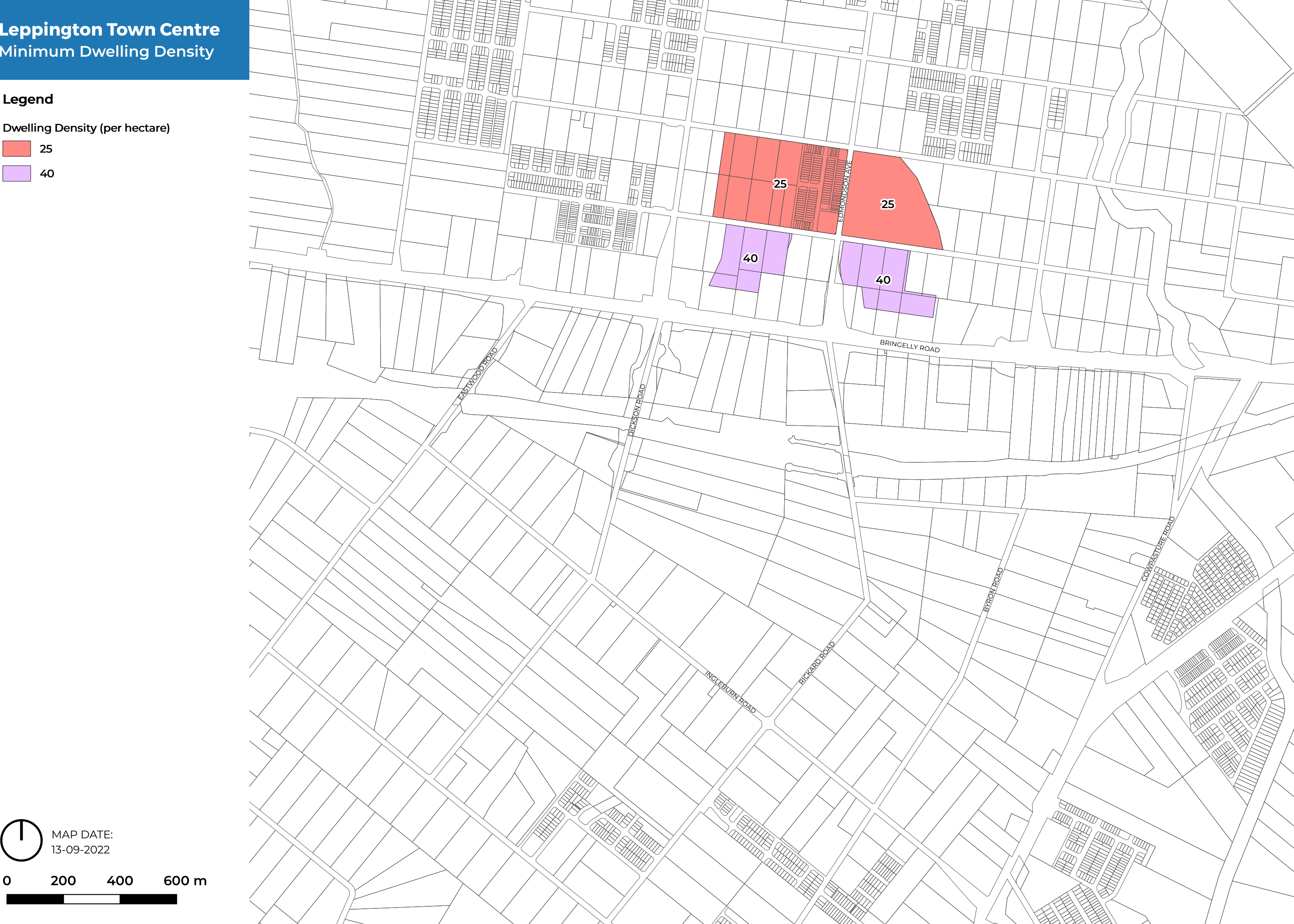
Leppington Town Centre

Minimum Dwelling Density

Legend

Dwelling Density (per hectare)

- 25
- 40



Leppington Town Centre
Public Realm Excellence Area

Legend

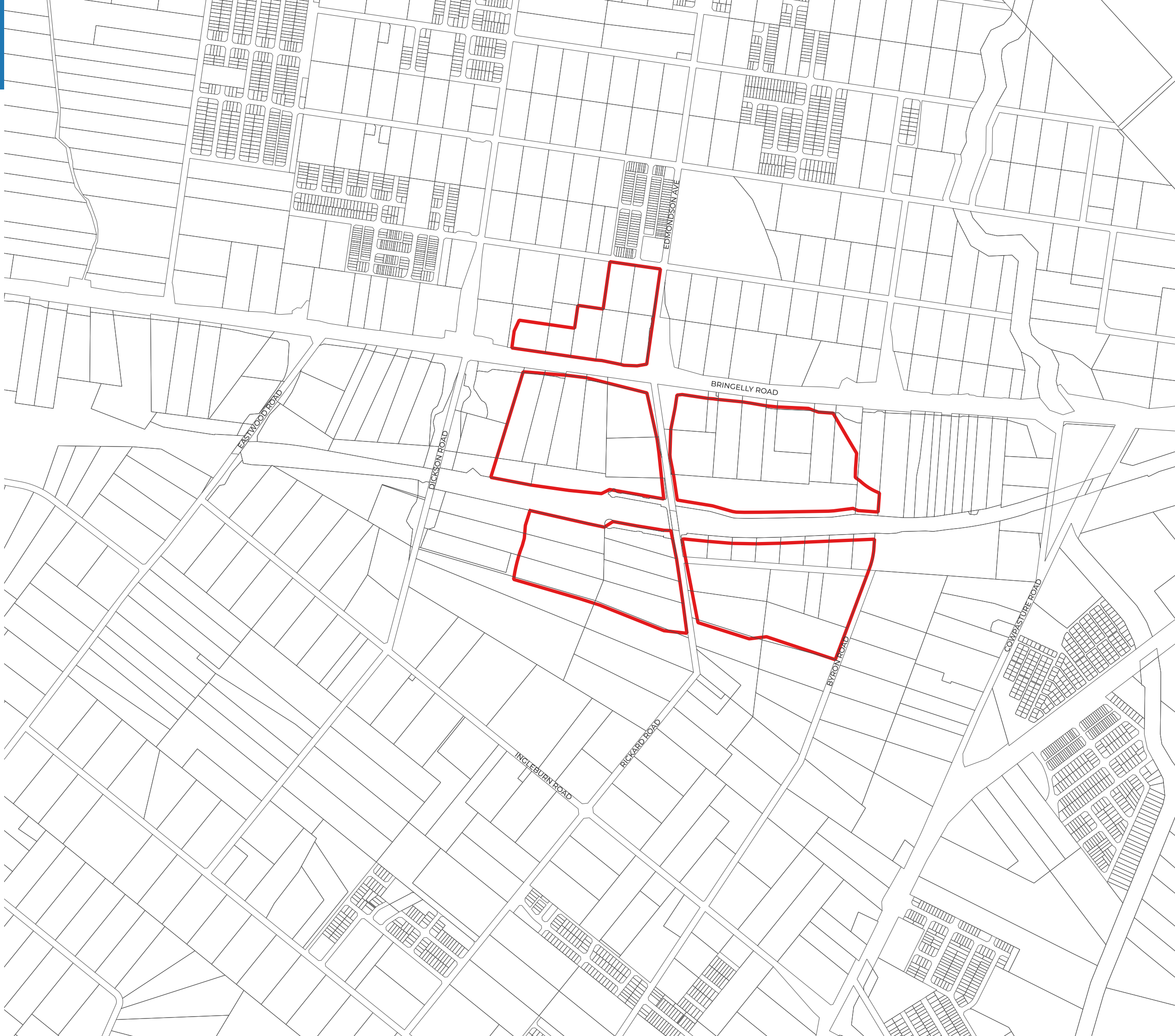
Public Realm Excellence Area



MAP DATE:
13-09-2022



0 200 400 600 m



Leppington Town Centre

Density Pyramid

- Legend**
- Developable Land
 - Railway Corridor & Utilities
 - Linear Plaza
 - Landscaped Road Reserve
 - Public Recreation
 - Private Recreation
 - Drainage and Riparian
 - Pedestrian Priority Street
 - Inner Core
 - Outer Core
 - Middle Area
 - Frame Area
 - Destination

