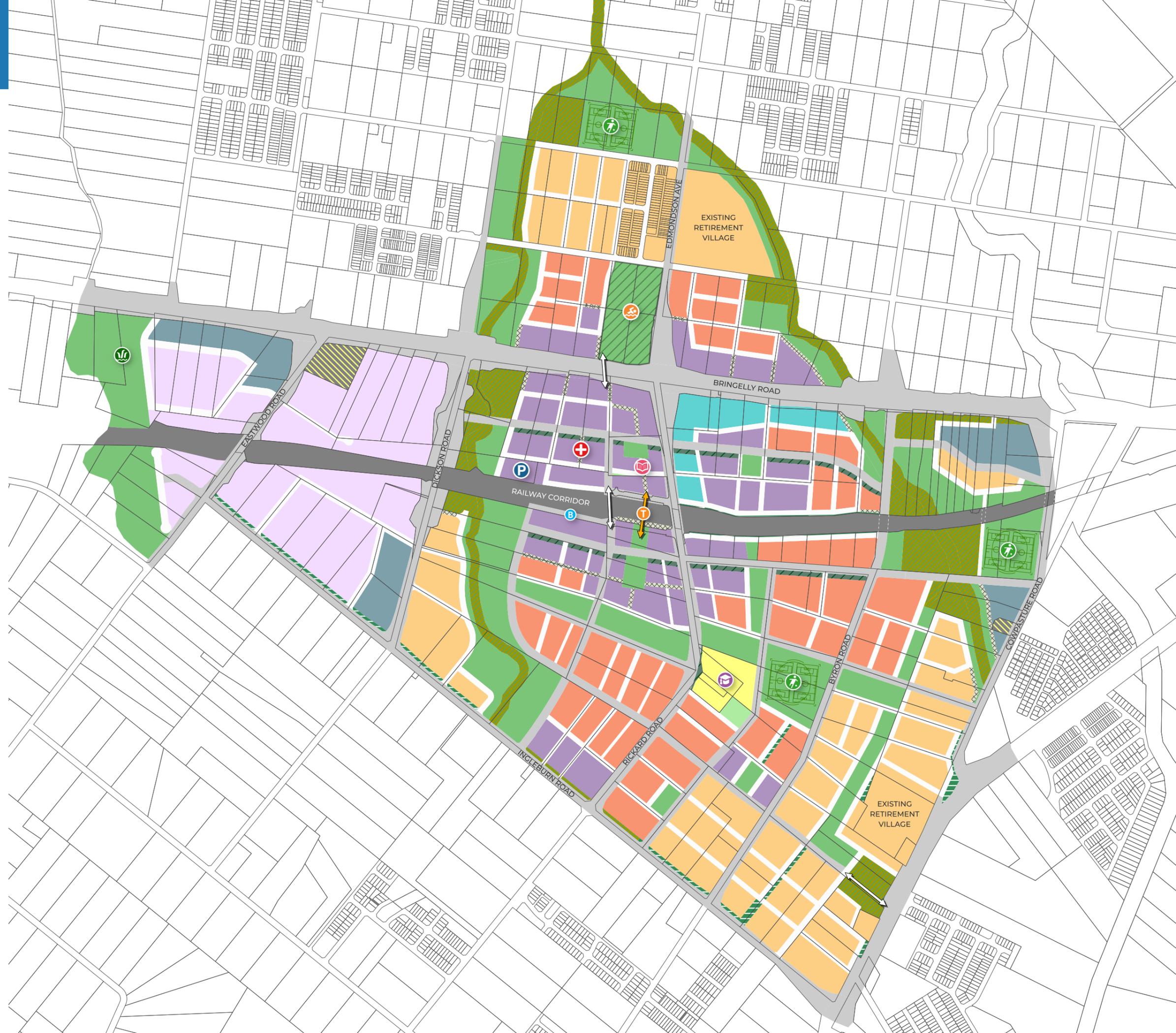


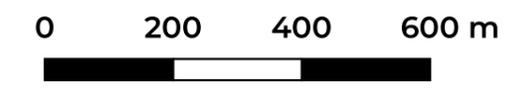
Leppington Town Centre Indicative Layout Plan

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



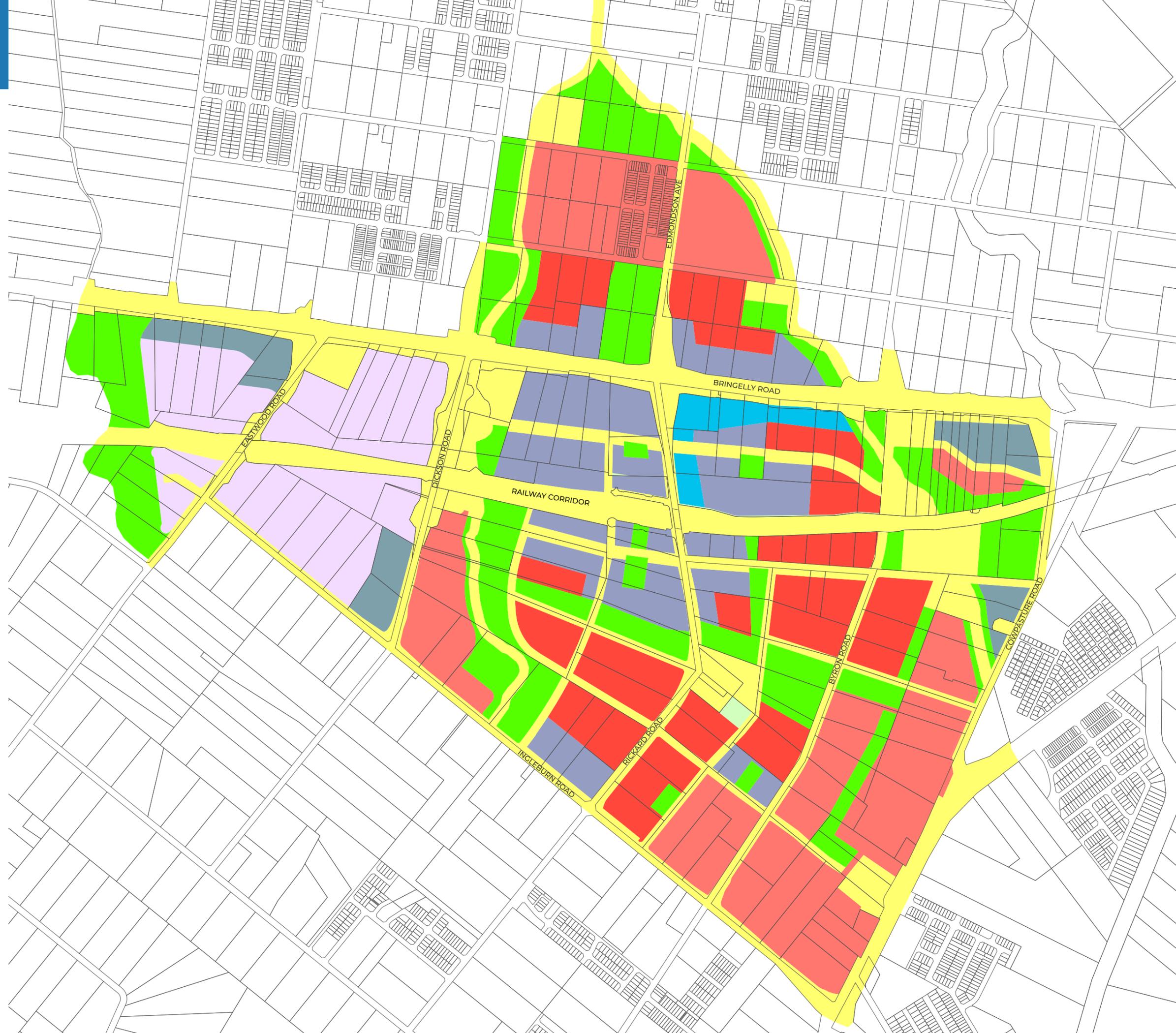
MAP DATE:
12-09-2022



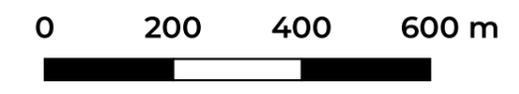
Leppington Town Centre Land Zoning

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



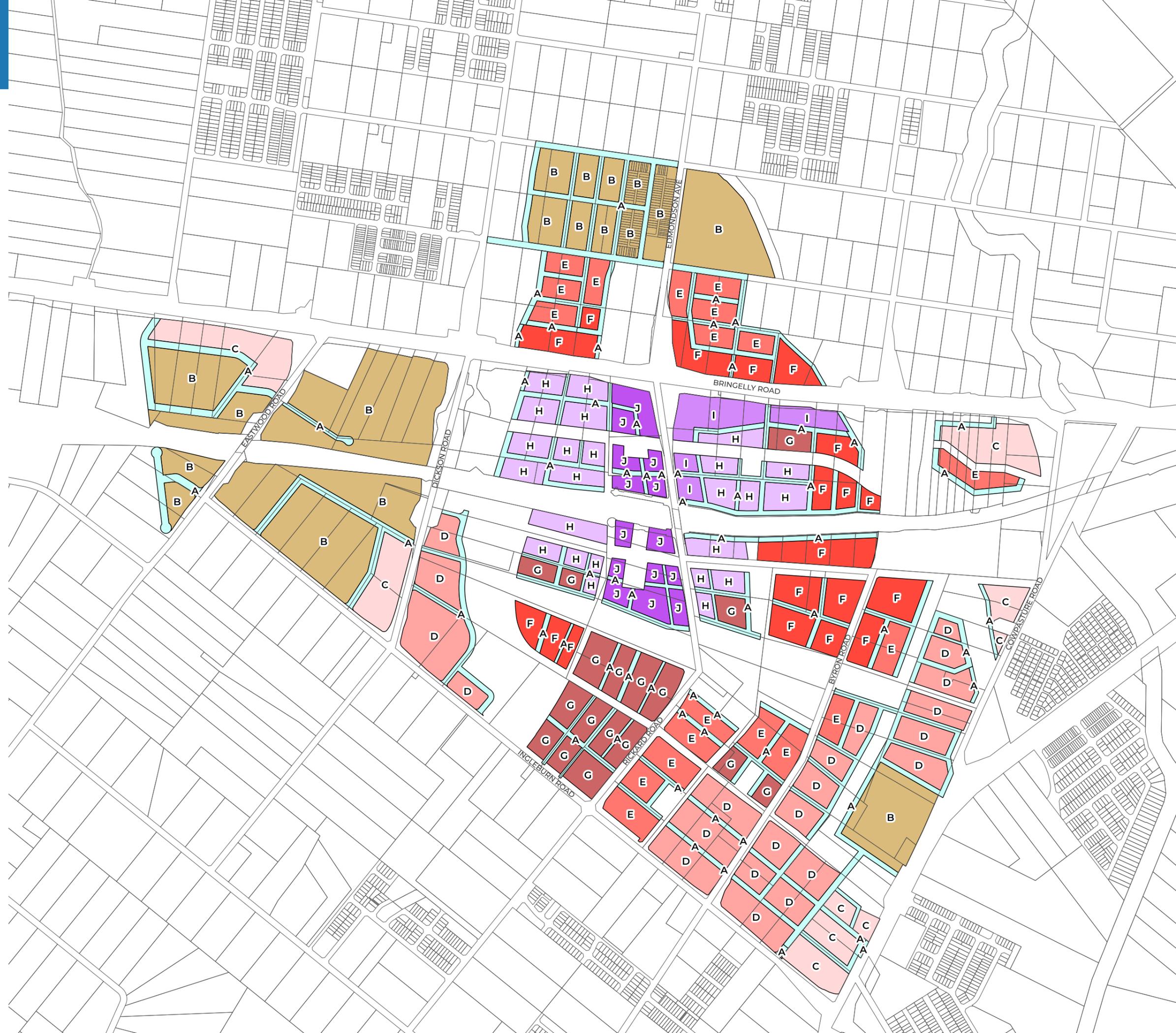
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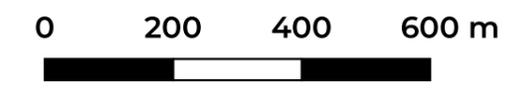
Leppington Town Centre Floor Space Ratio

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



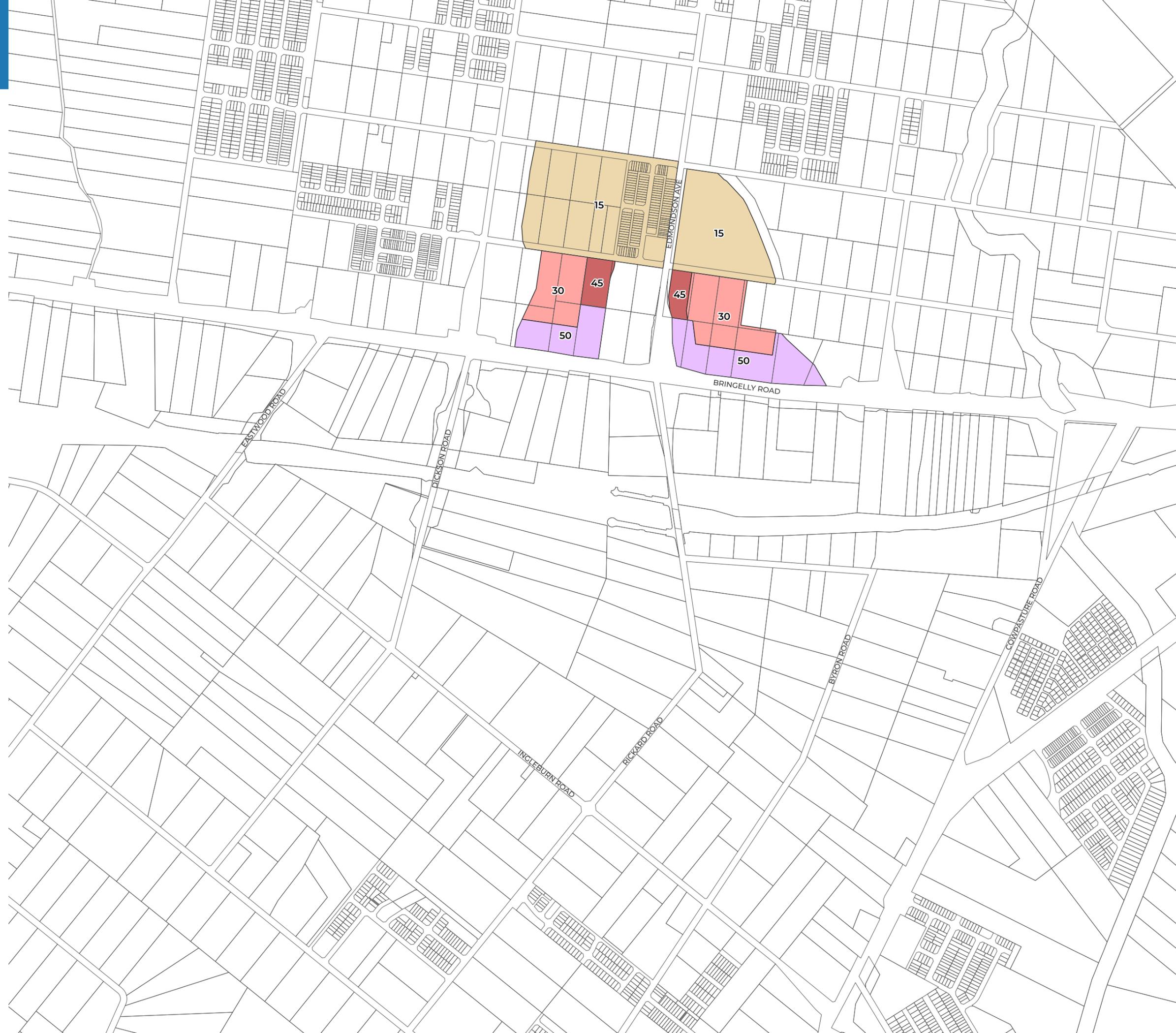
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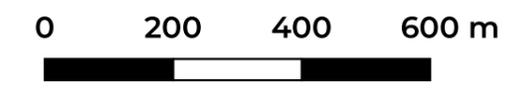
Leppington Town Centre Height of Building

Legend

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



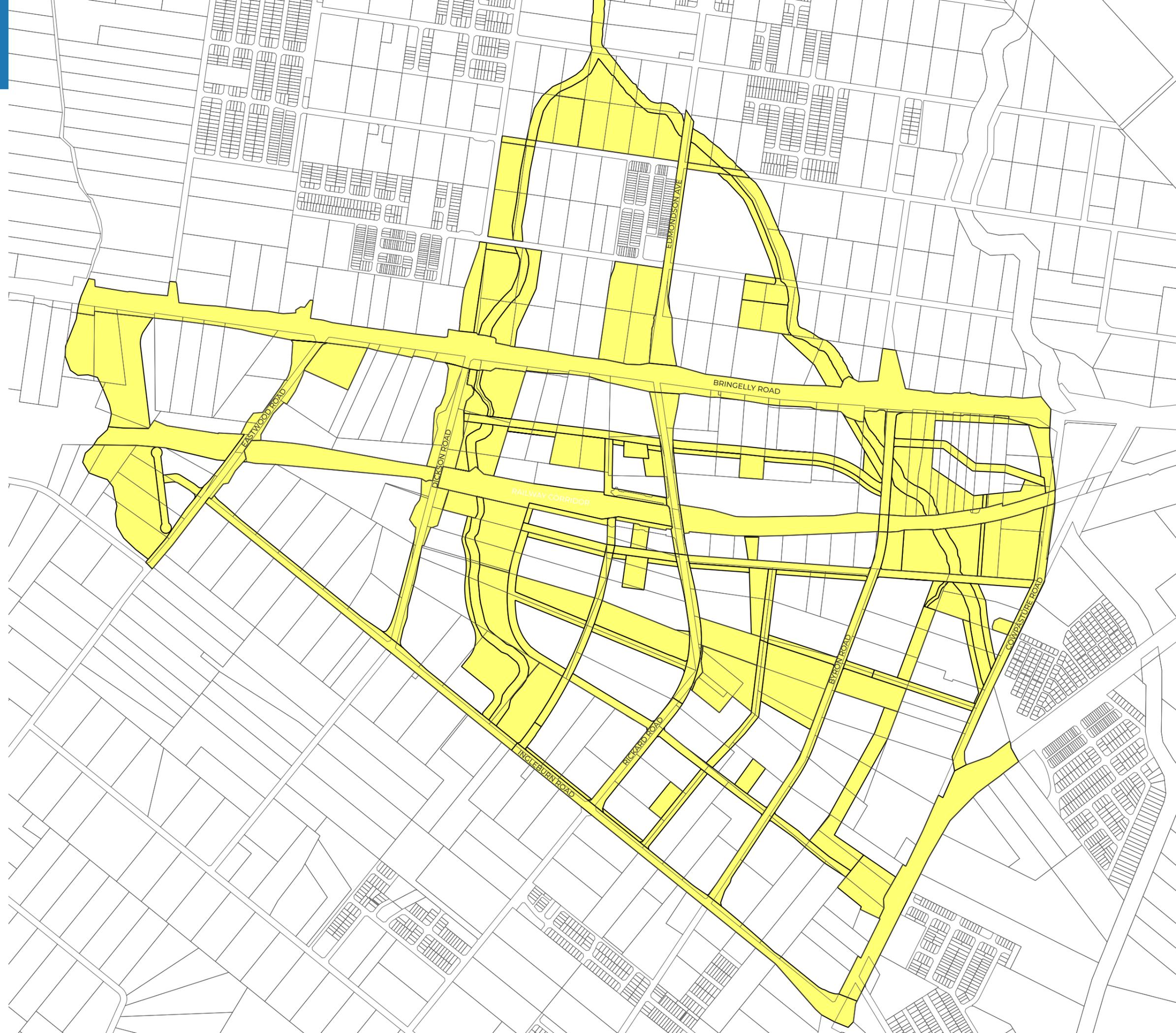
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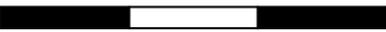
Leppington Town Centre Land Reservation Acquisition

Legend

 Land Reservation Acquisition



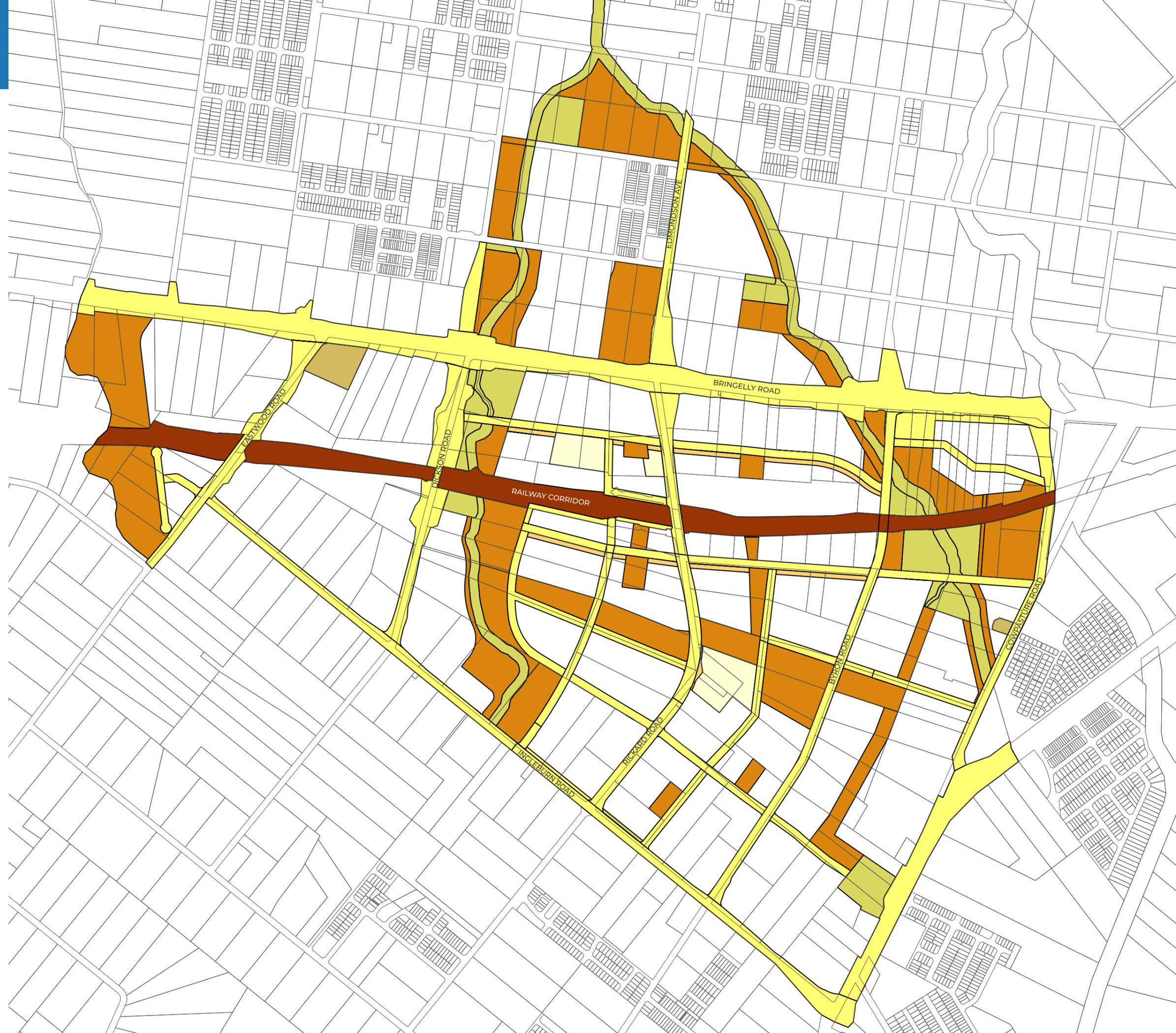
 MAP DATE:
13-09-2022

0 200 400 600 m


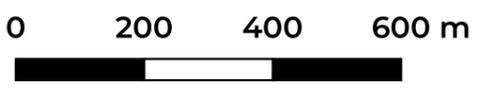
Leppington Town Centre Land Reservation Acquisition

Legend

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



MAP DATE:
13-09-2022



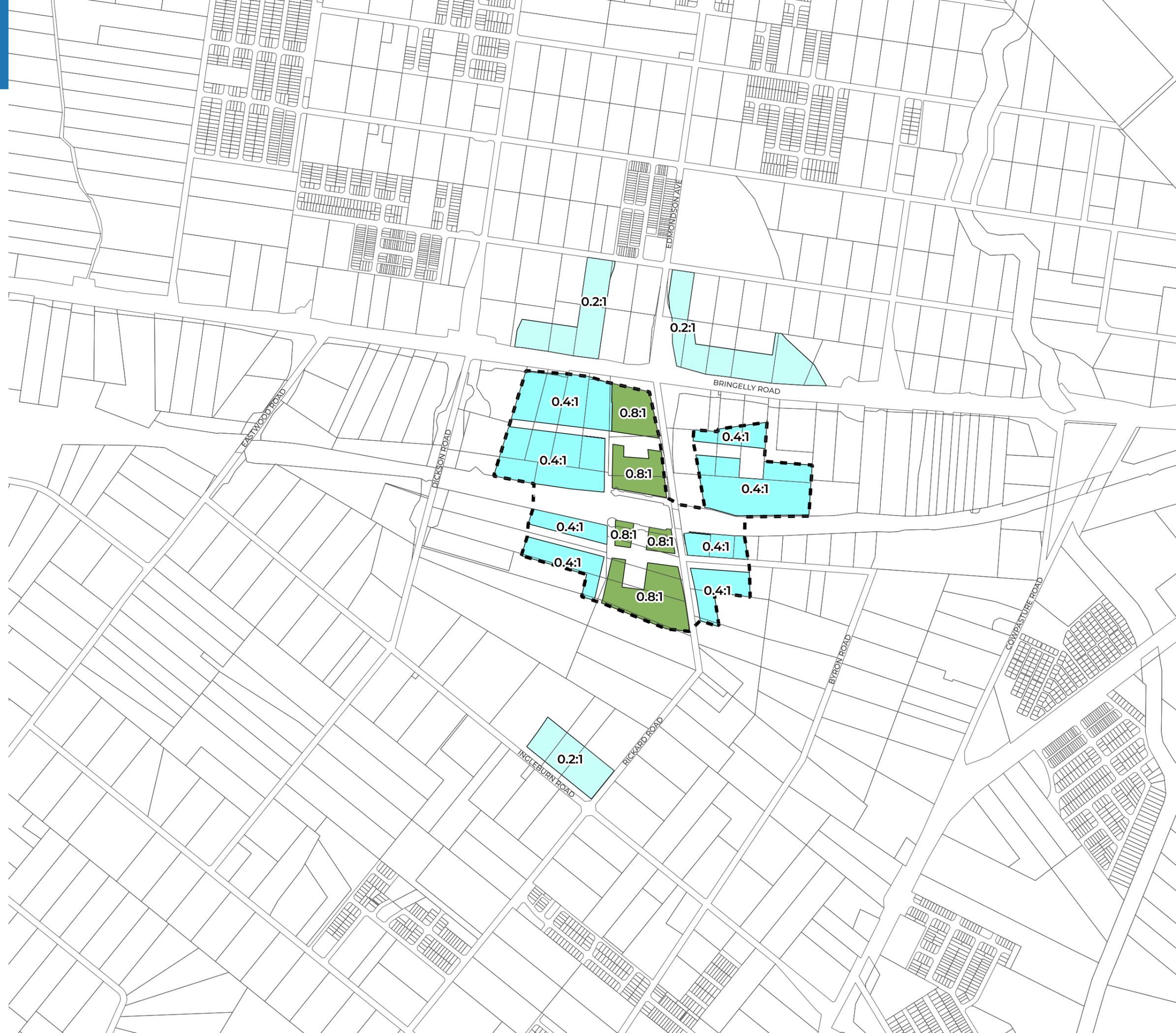
Leppington Town Centre Commercial and Active Uses

Legend

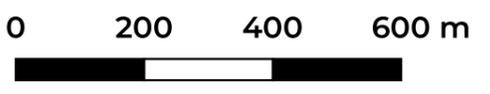
 Commercial and Active Floor Space Incentive Area

Minimum Commercial and Active Floor Space Ratio

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



 MAP DATE:
13-09-2022

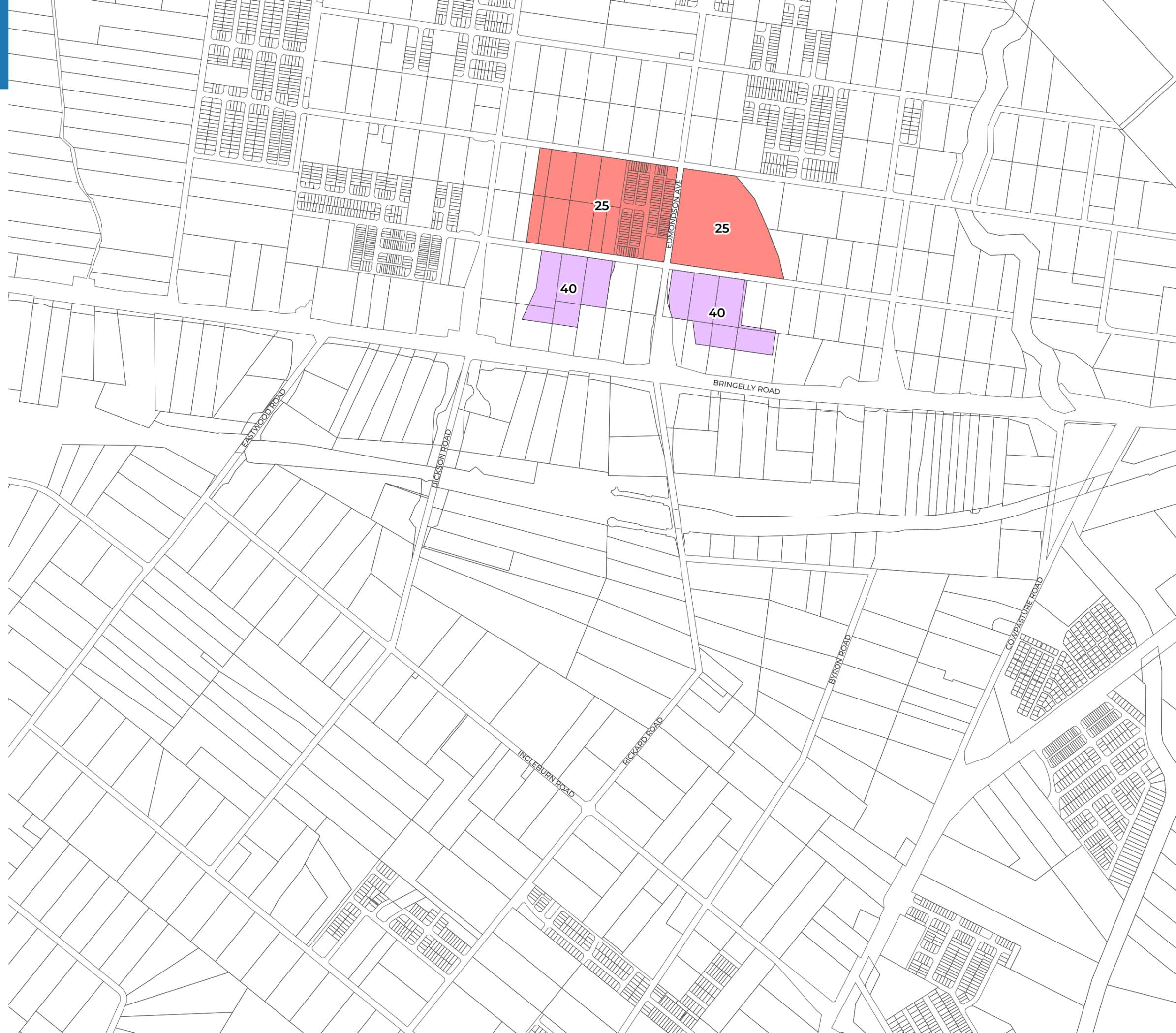


Leppington Town Centre Minimum Dwelling Density

Legend

Dwelling Density (per hectare)

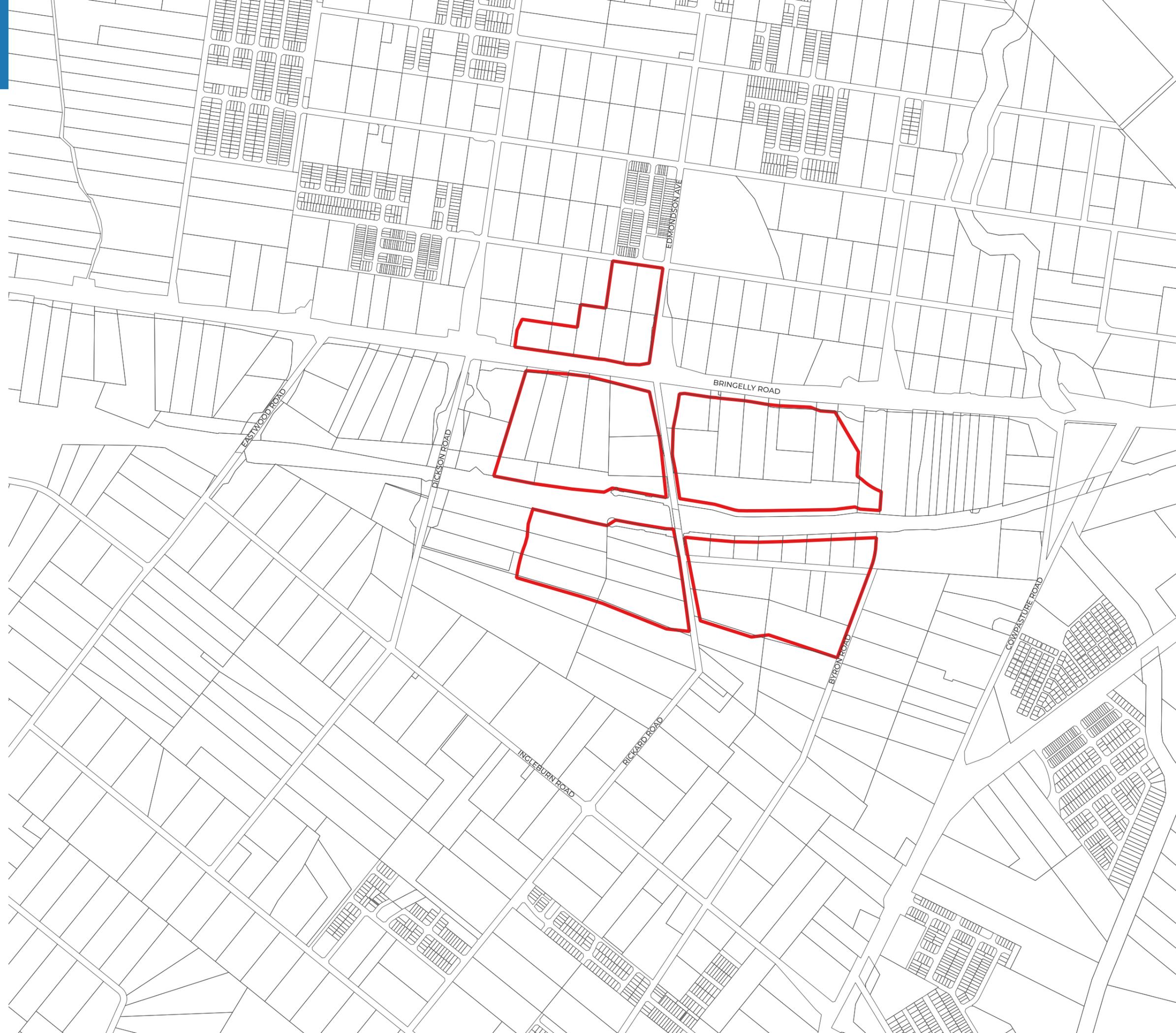
- 25
- 40



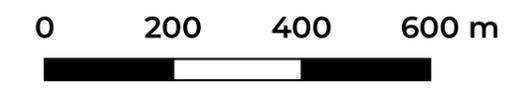
Leppington Town Centre Public Realm Excellence Area

Legend

 Public Realm Excellence Area



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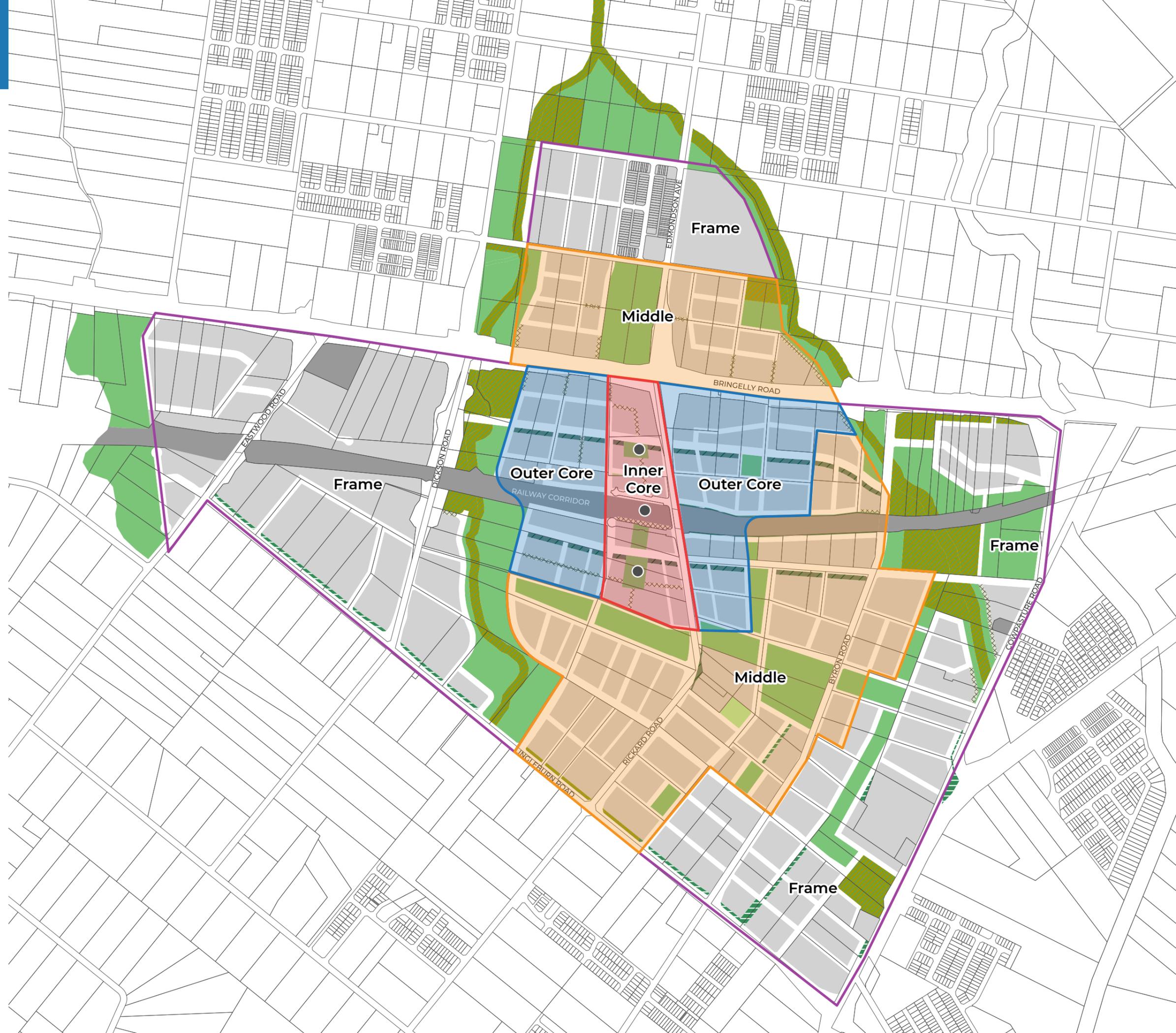


Leppington Town Centre Density Pyramid

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



MAP DATE:
13-09-2022

