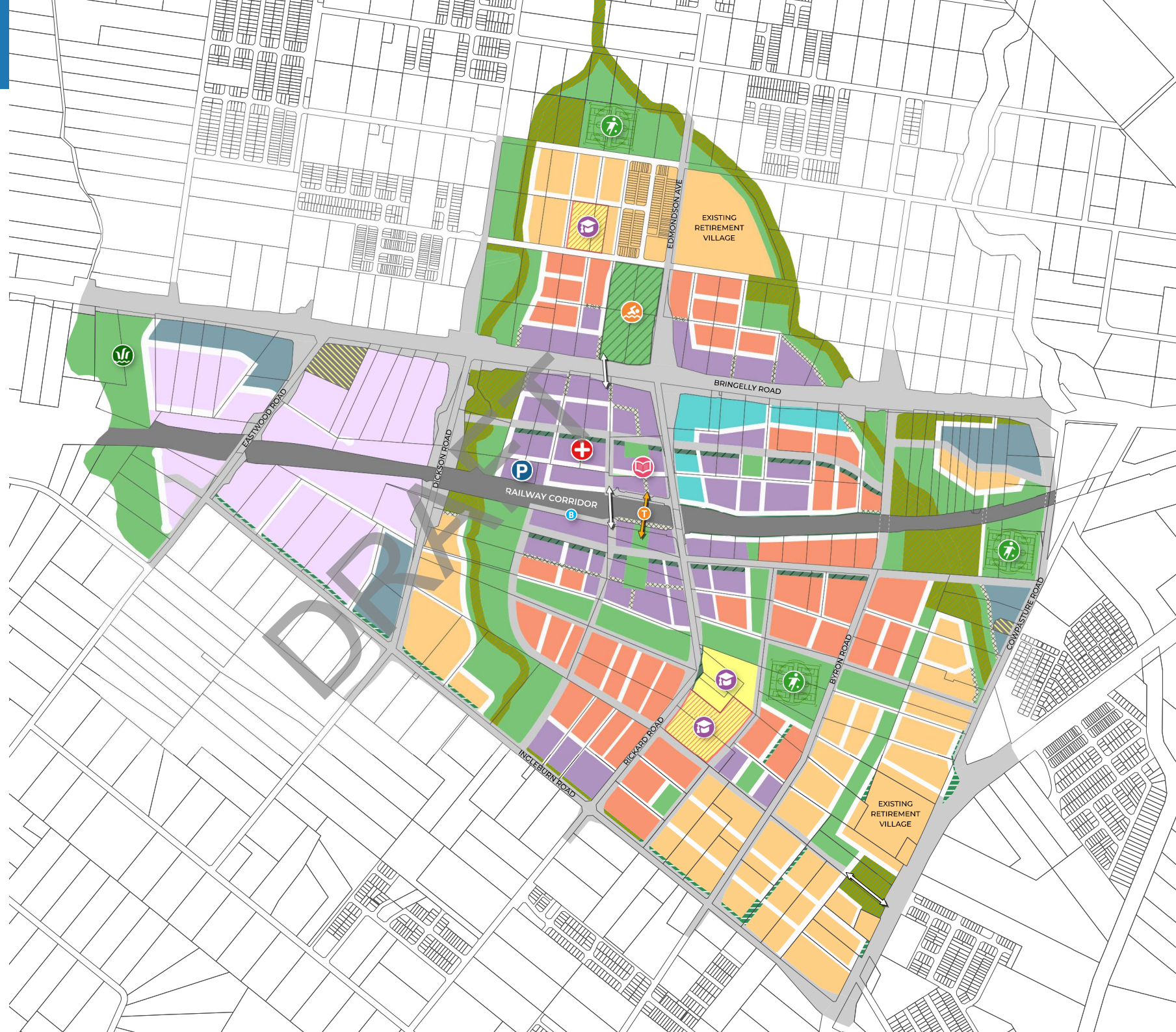


# Leppington Town Centre Indicative Layout Plan

- 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
  - C Community Centre
  - T Train Station
  - B Bus Interchange
  - Primary Active Link
  - Proposed Active Link

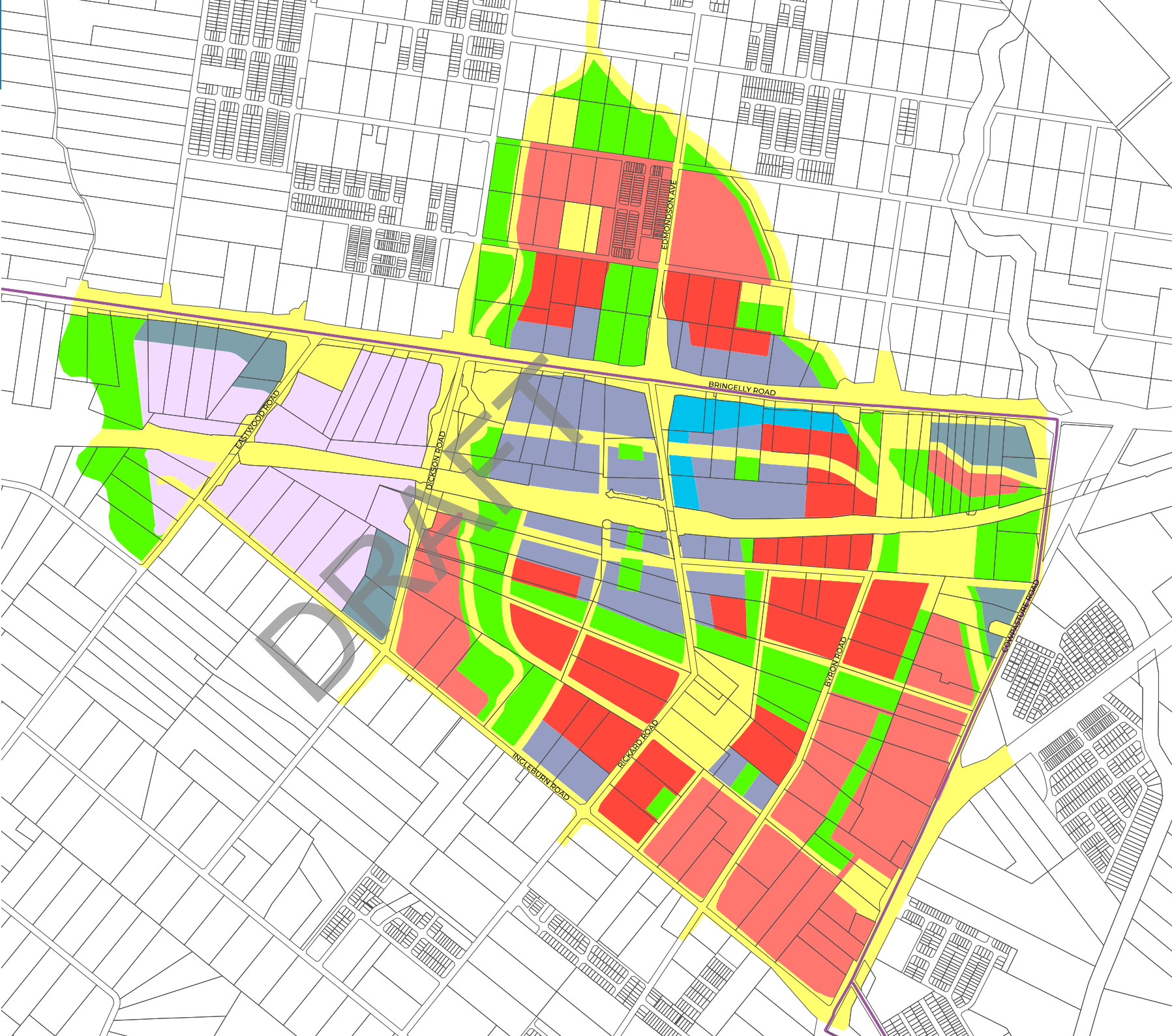
MAP DATE:  
05-06-2023

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

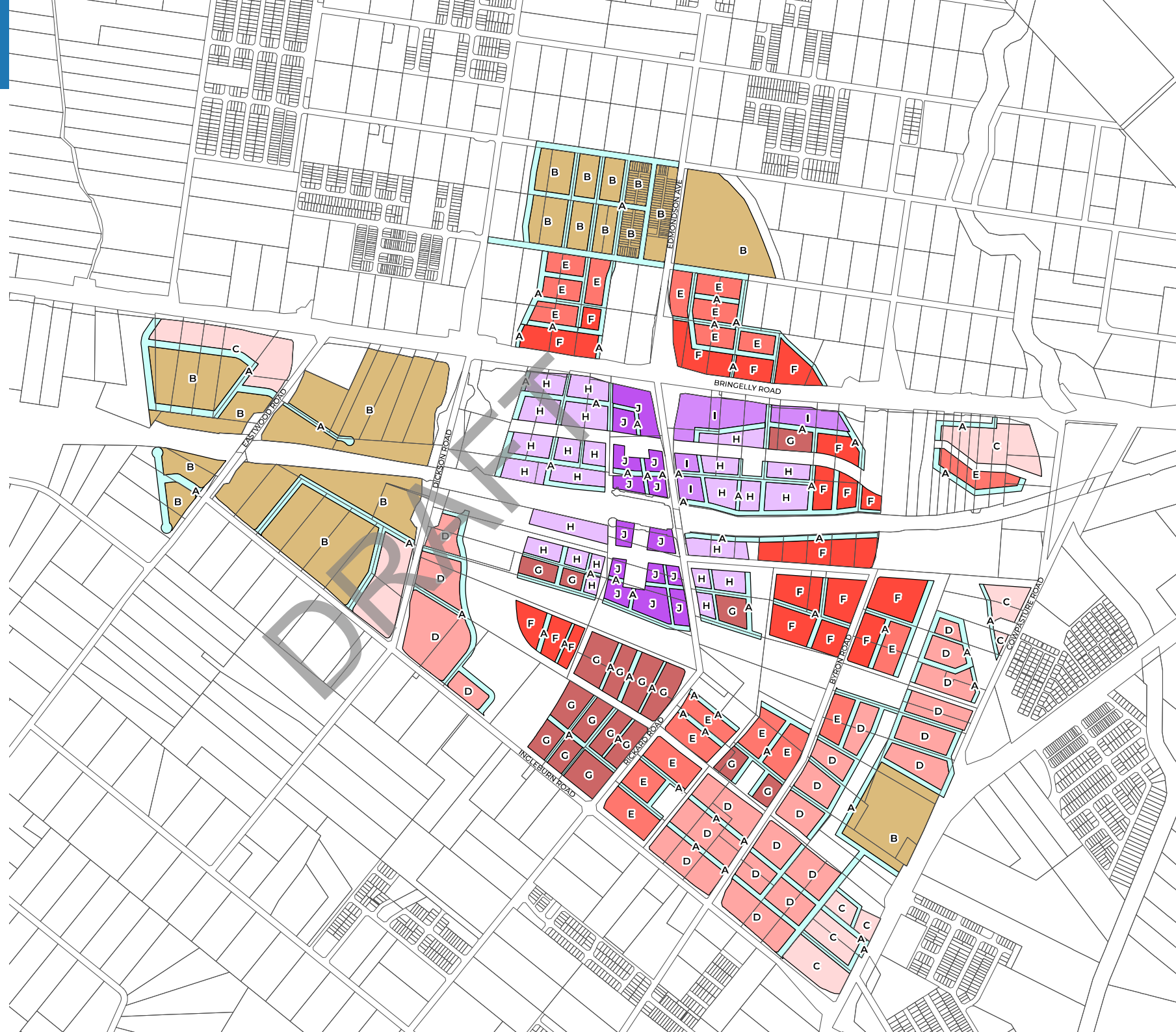
0 200 400 600 m



# Leppington Town Centre Floor Space Ratio

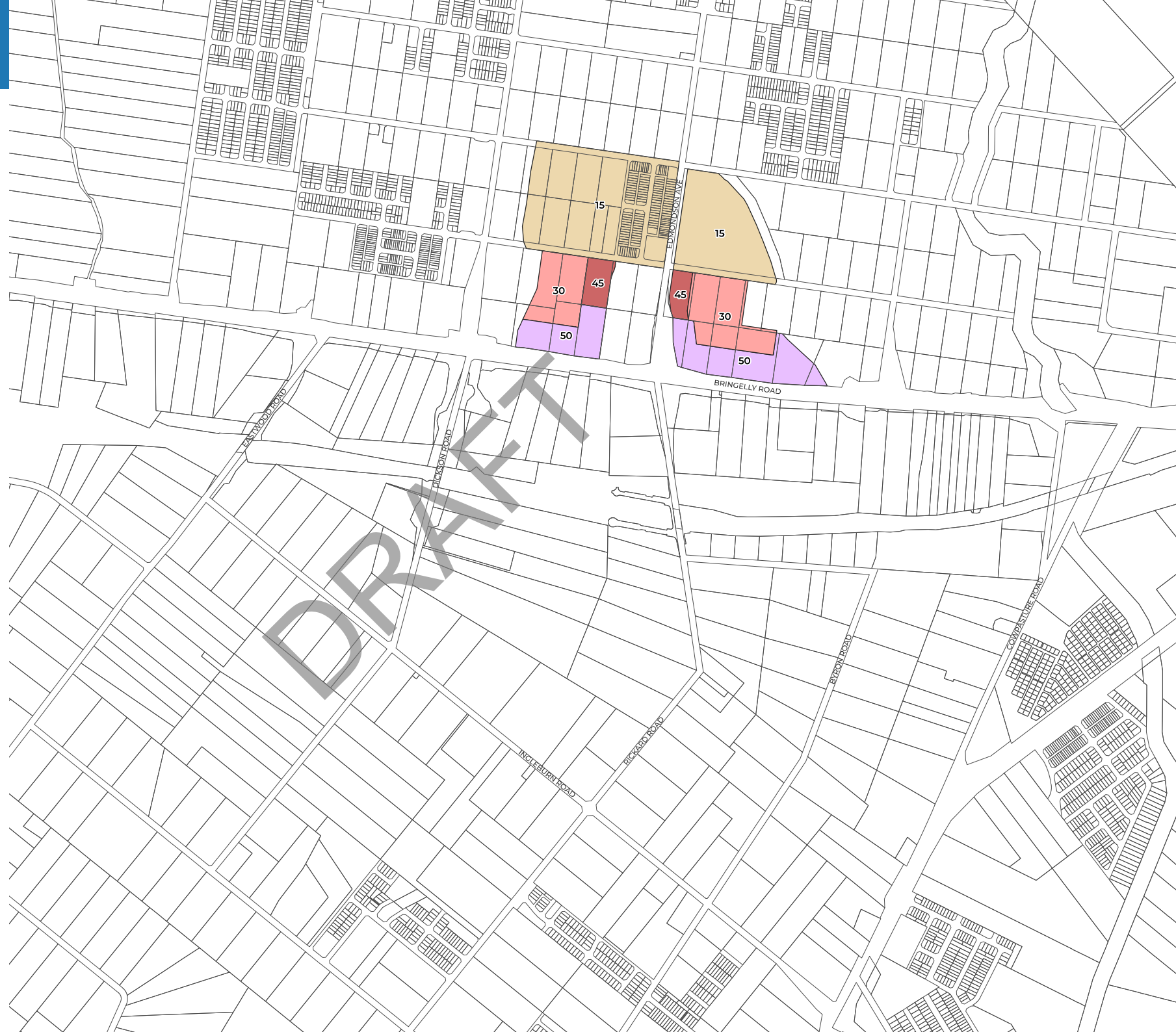
## Legend

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



MAP DATE:  
07-09-2022

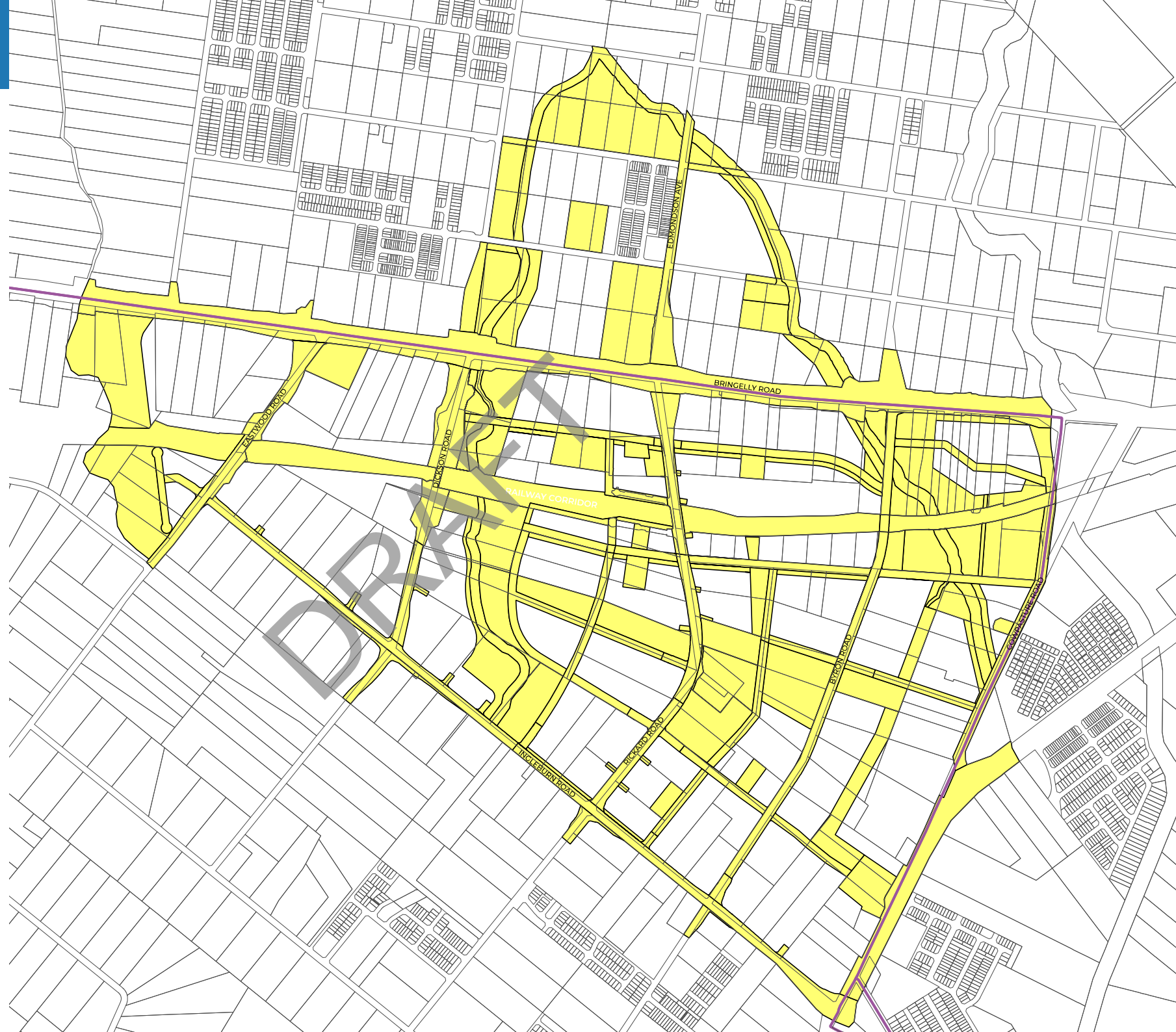




# Leppington Town Centre Land Reservation Acquisition

## Legend

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



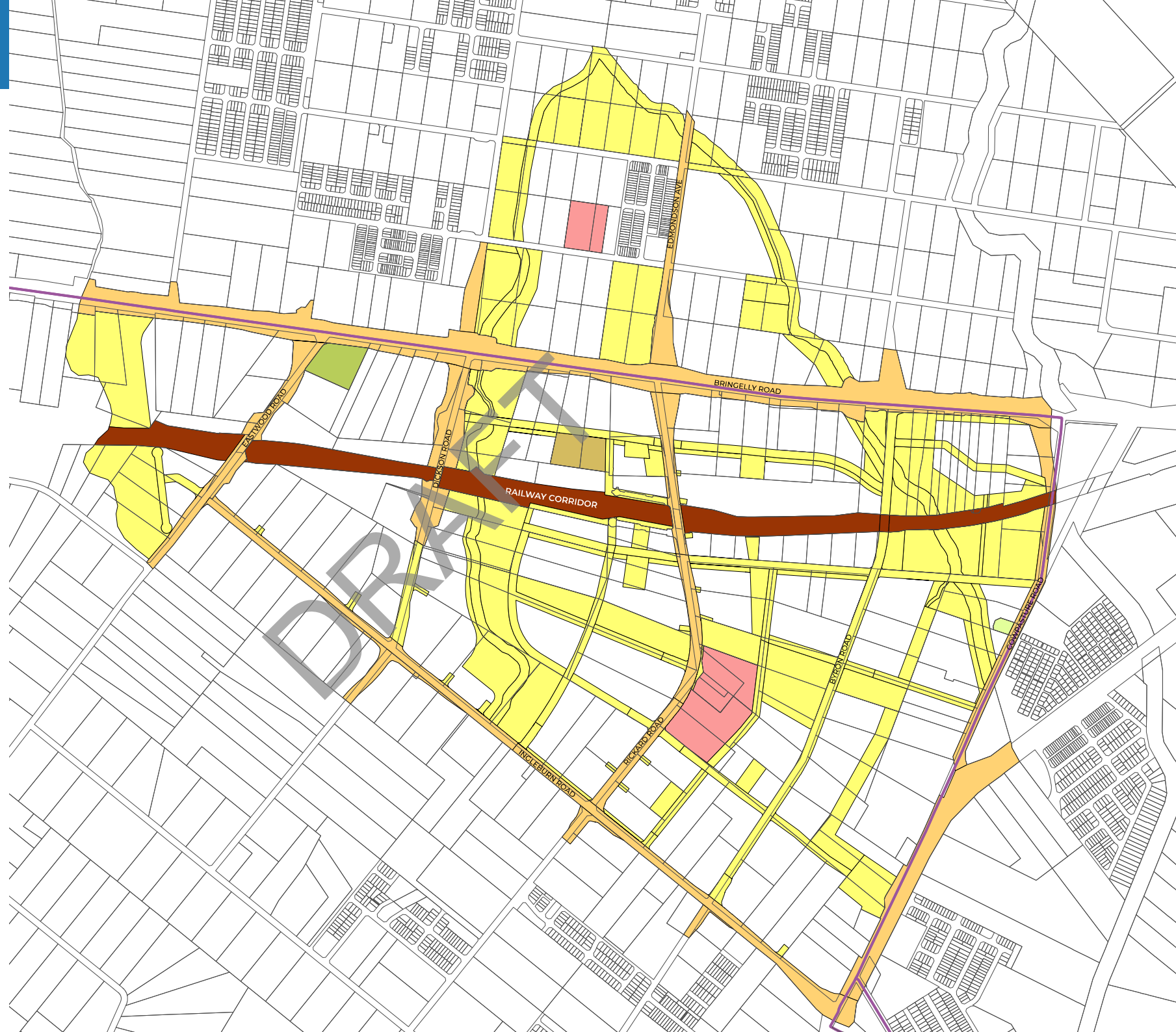
MAP DATE:  
07-06-2023

0 200 400 600 m

# 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



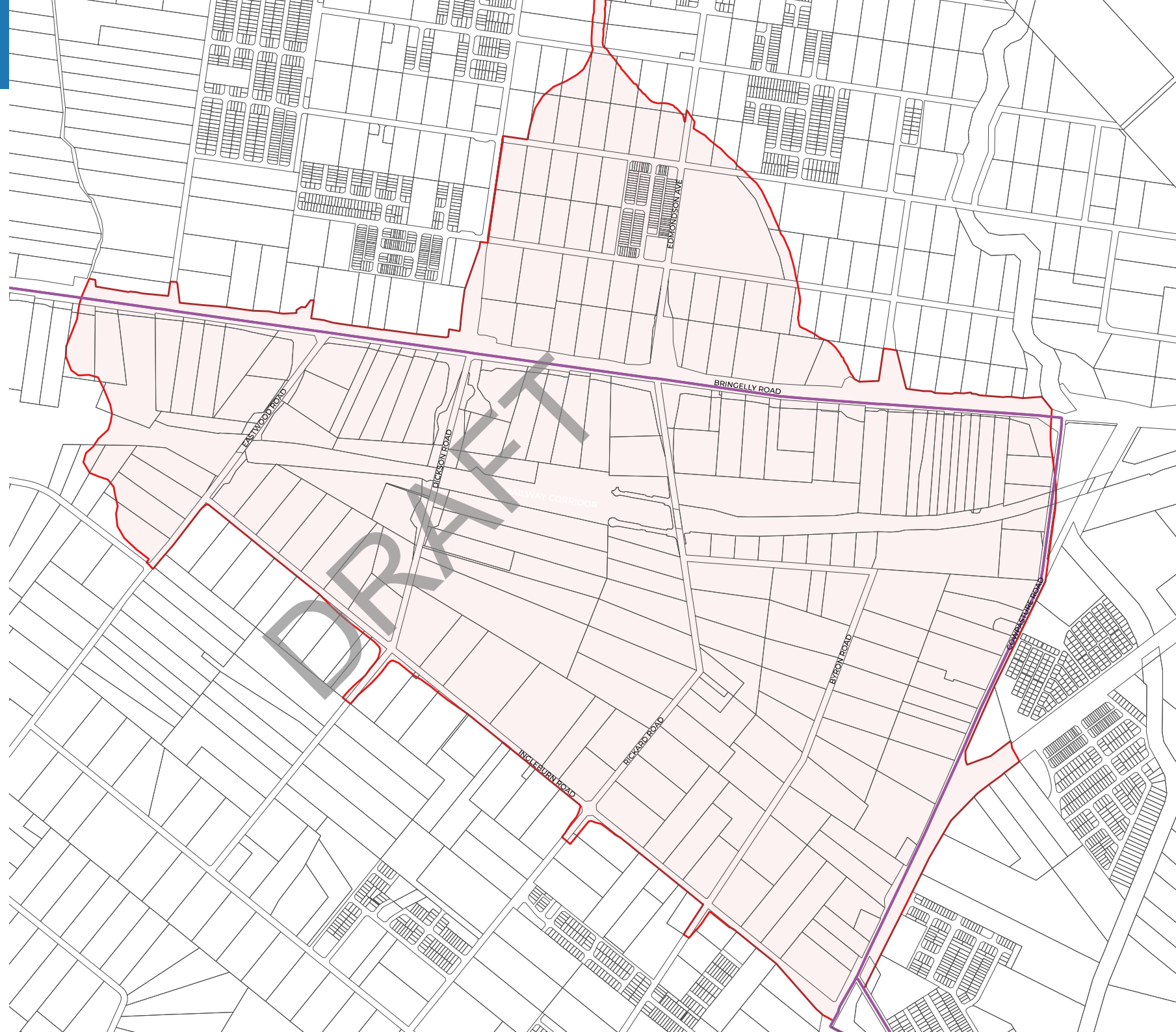
MAP DATE:  
15-06-2023

0 200 400 600 m



# Leppington Town Centre Land Application

- Legend**
- Land Application
  - LGA Boundary



MAP DATE:  
20-03-2023




0 200 400 600 m

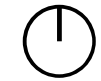
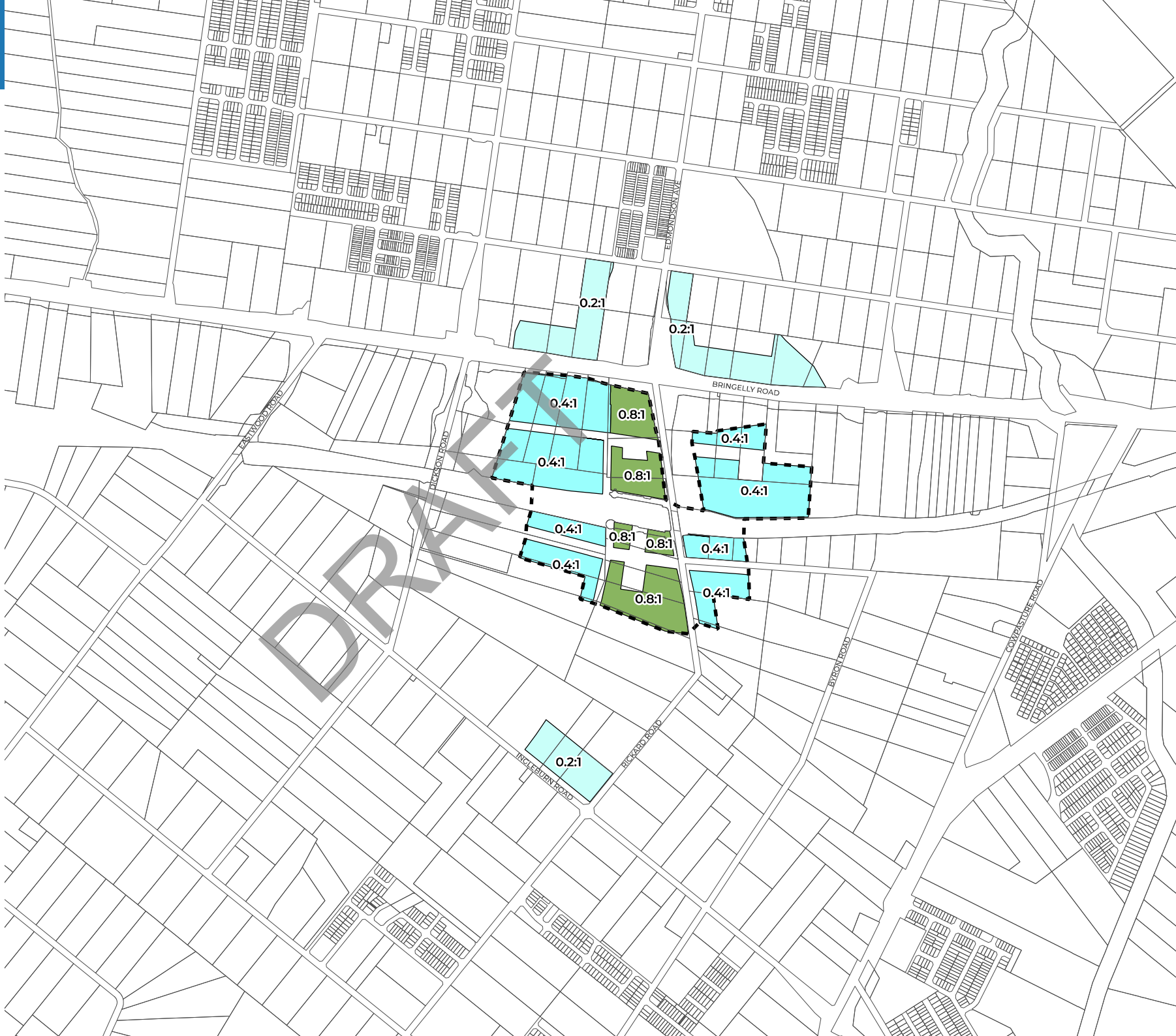
# Leppington Town Centre Commercial and Active Uses

## Legend

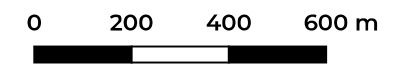
 Commercial and Active Floor Space Incentive Area

Minimum Commercial and Active Floor Space Ratio

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



MAP DATE:  
13-09-2022



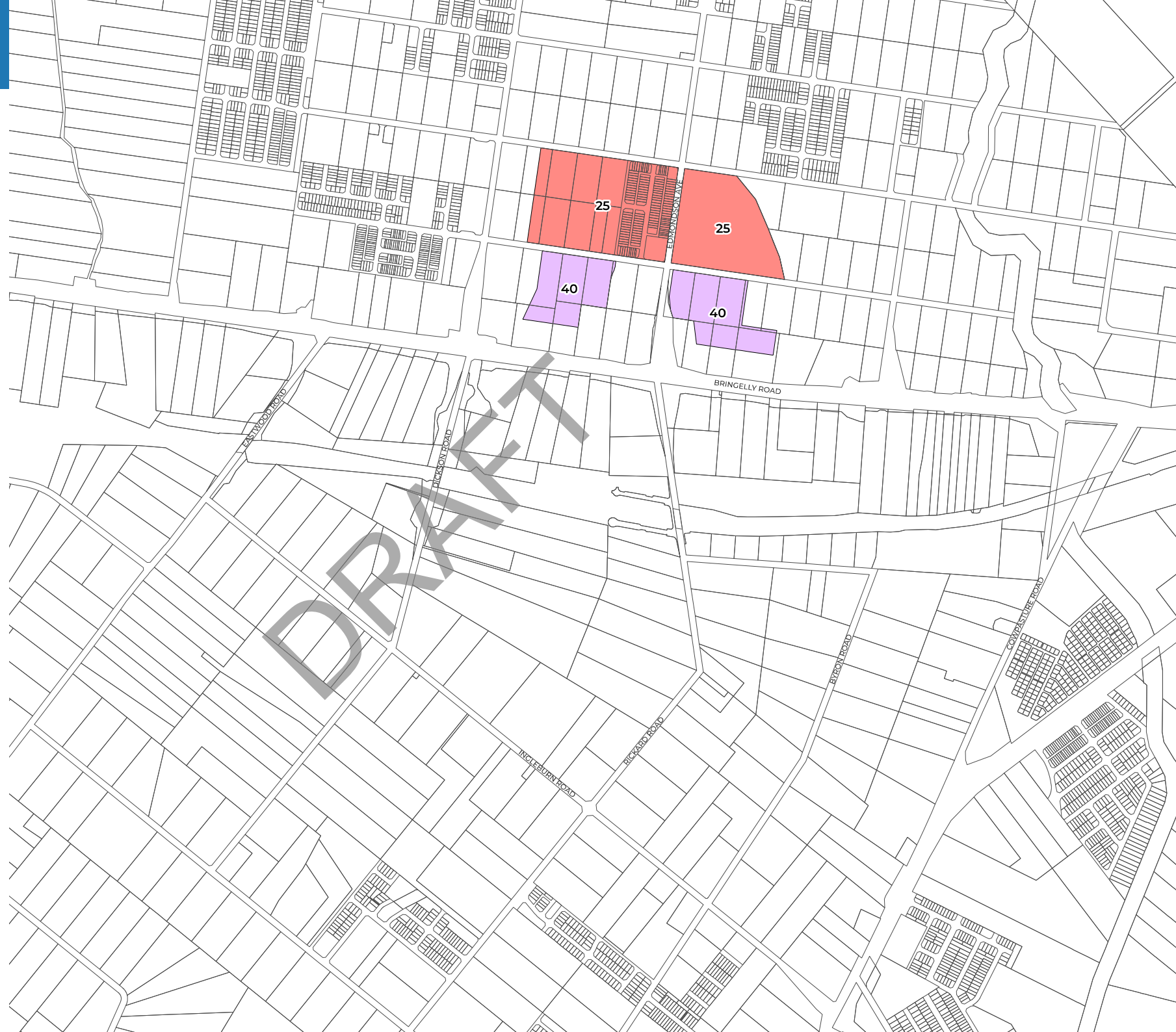


# Leppington Town Centre Minimum Dwelling Density

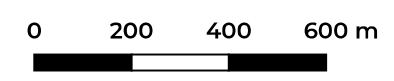
## Legend

Dwelling Density (per hectare)

- 25
- 40



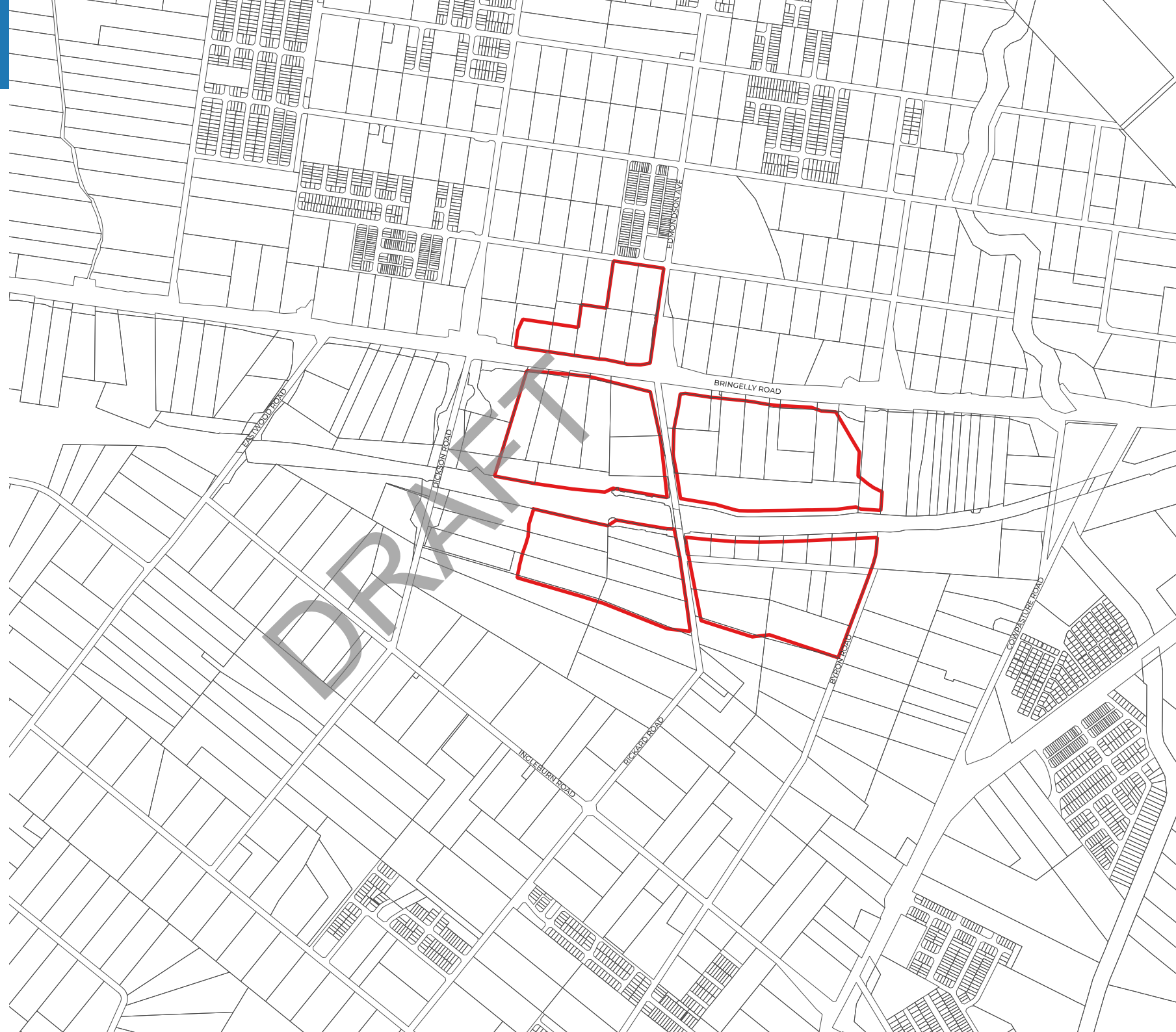
MAP DATE:  
13-09-2022



# Leppington Town Centre Public Realm Excellence Area

## Legend

 Public Realm Excellence Area



 MAP DATE:  
13-09-2022

