

2.0 SITE ANALYSIS

2.1-1 SITE DESCRIPTION

The subject site is located on the north of Leppington station and new council carpark and south of Bringelly Road. The site adjoins West of 307 Bringelly Road and East of 293 Bringelly Road. The site is within the outer core of the new Leppington Town Centre.

2.1-2 PHYSICAL CHARACTERISTICS

The subject site has an area of 23,154.10 sqm. This consists of a linear rectangular block adjoins the council carpark to the South. North portion of the site is occupied by a 250 kids-Childcare centre.

2.1-3 TOPOGRAPHY

The site is generally flat with gentle fall to the south west. The terrain is mostly covered with grass. The overall slope is moderate, with an average incline of less than 5%, making it suitable for residential development with minimal need for grading.

