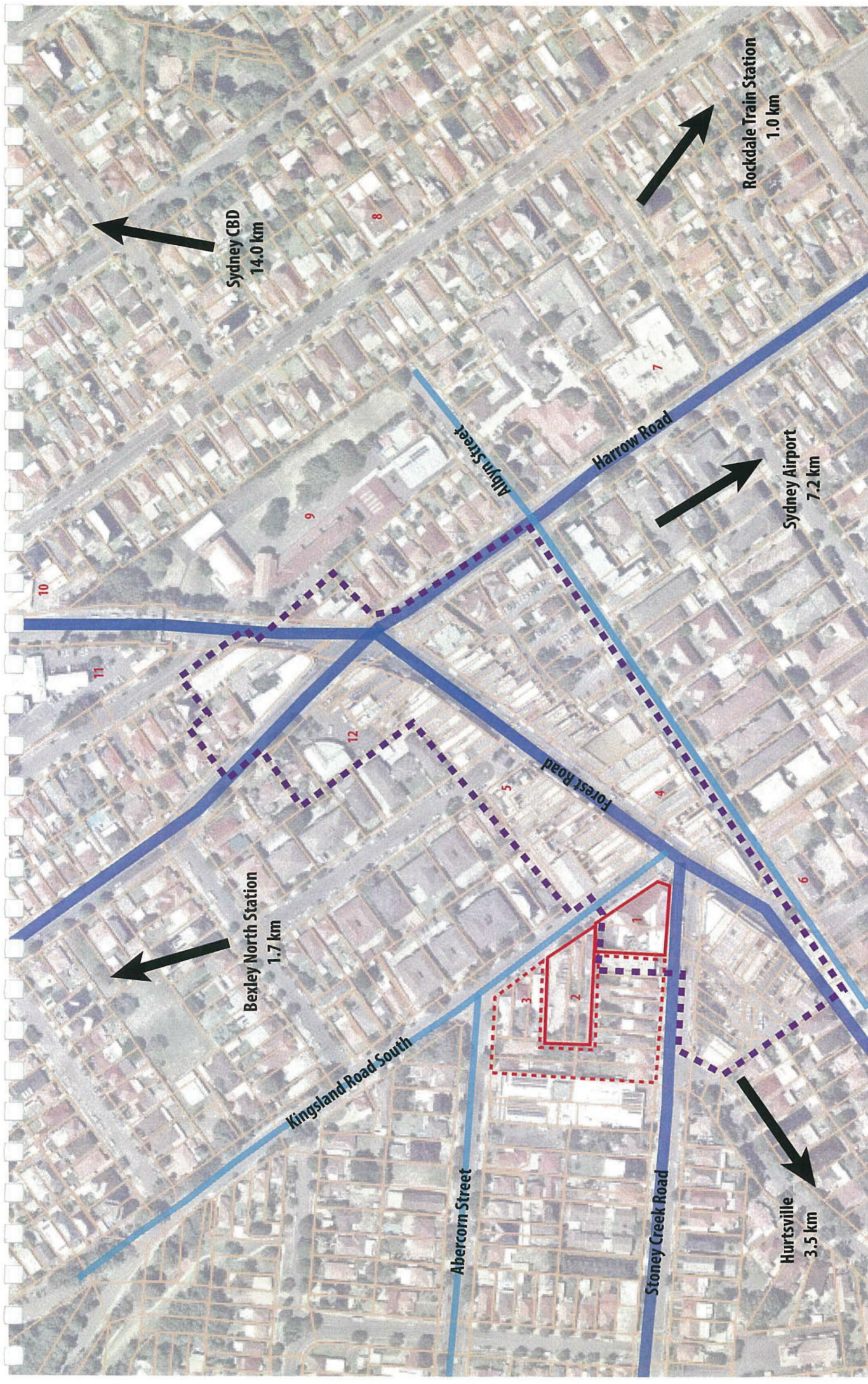




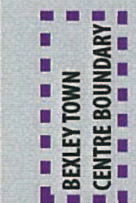
APPENDIX E – Site and Precinct Analysis Diagrams



- DEVELOPMENT SITE AND CONTEXT**
- 1. EXISTING PUB AND BOTTLE SHOP
 - 2. EXISTING DWELLINGS AND VACANT LOT
 - 3. DEVELOPMENT POTENTIAL
 - 4. IGA

- 5. POST OFFICE
- 6. BEXLEY MANOR HALL - FUNCTION CENTRE
- 7. SCALABRINI VILLAGE
- 8. MENAVILLE NURSING HOME BY HALL & PRIOR

- 9. BEXLEY PUBLIC SCHOOL
- 10. COLES EXPRESS
- 11. ST MARY & ST MINA'S COPTIC ORTHODOX COLLEGE
- 12. BEXLEY COMMUNITY CENTRE





LAND USE AND ZONING

1. EXISTING HOTEL AND BOTTLE SHOP
2. EXISTING RESIDENTIAL DWELLINGS AND VACANT LOT
3. RESIDENTIAL - SINGLE DWELLING

RLEP 2011 LAND USE ZONE LEGEND

B1

B4

R2

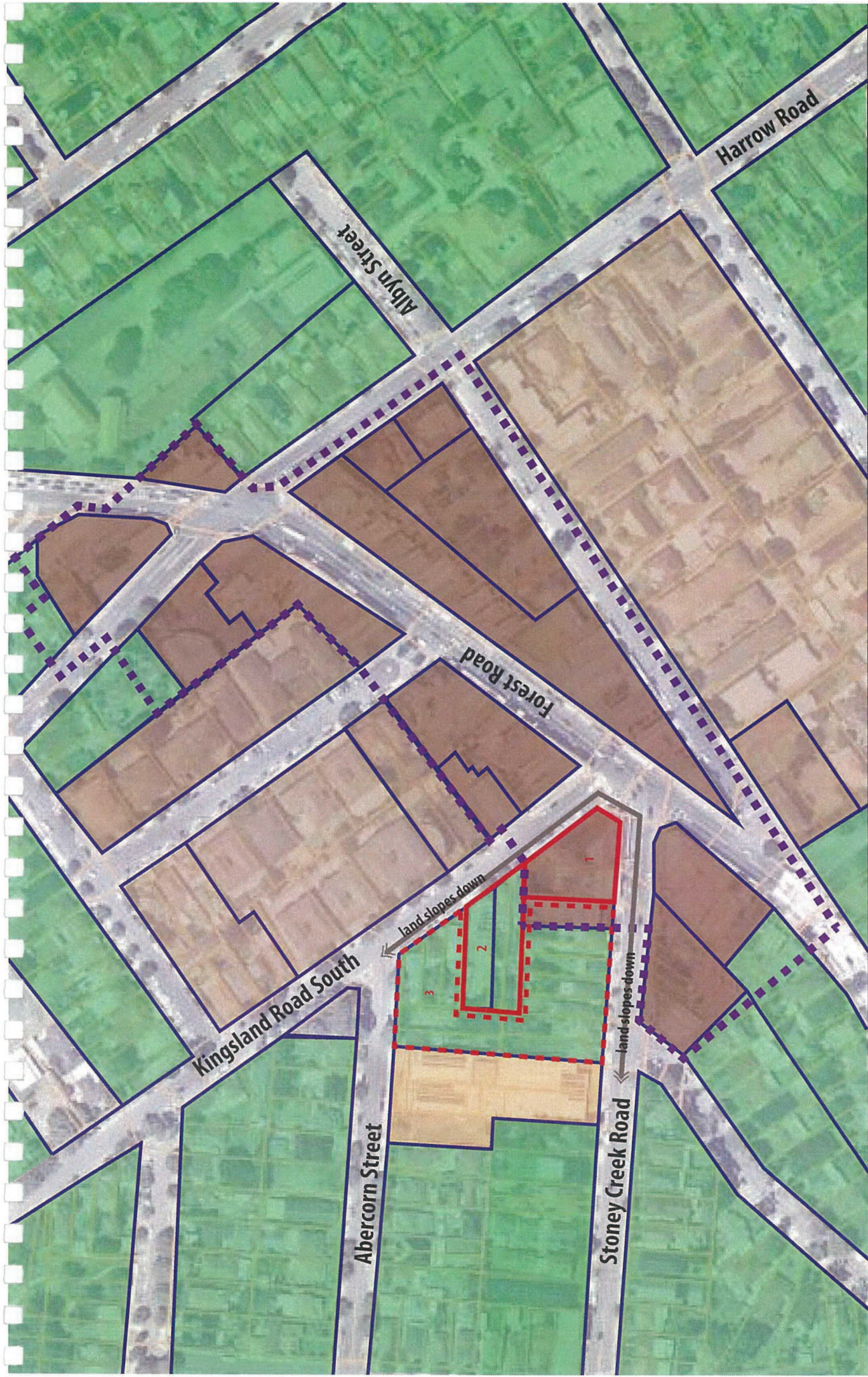
R3

R4

RE1

BEXLEY TOWN
CENTRE BOUNDARY





HEIGHT OF BUILDING (METRES)

- 1. EXISTING HOTEL AND BOTTLE SHOP
- 2. EXISTING RESIDENTIAL DWELLINGS AND VACANT LOT
- 3. RESIDENTIAL SINGLE DWELLING

RLEP 2011 MAXIMUM BUILDING HEIGHT LEGEND

16	14.5	13	8.5
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LEGEND

- BEXLEY TOWN CENTRE BOUNDARY

Navigation

N

TOWN PLANNING AND URBAN DESIGN



FLOOR SPACE RATIO (FSR)

- 1. EXISTING HOTEL AND BOTTLE SHOP
- 2. EXISTING RESIDENTIAL DWELLINGS AND VACANT LOT
- 3. RESIDENTIAL - SINGLE DWELLING

RLEP 2011
FSR LEGEND

0.5

0.6

1

2

BEXLEY TOWN
CENTRE BOUNDARY





- BEXLEY TOWN
- CENTRE BOUNDARY

- PRIMARY STATE CLASSIFIED ROADS
- SECONDARY ROADS
- EXISTING LINKS
- PROPOSED LINKS
- C1. COUNCIL CAR PARK
- C2. COUNCIL CAR PARK
- CR1. MAJOR CROSSING
- CR2. MINOR CROSSING

- CONNECTIVITY OF SITE AND SURROUNDINGS
- 1. EXISTING HOTEL AND BOTTLE SHOP
 - 2. EXISTING RESIDENTIAL DWELLINGS AND VACANT LOT
 - 3. RESIDENTIAL - SINGLE DWELLING