

## Eastern Precinct

### parks | services | housing

159.4 ha area is generally bound by Boundary Road to the north, Tathra Road to the east and the Princes Highway to the west. The eastern precinct currently comprises a mix of large lot residential and rural land.

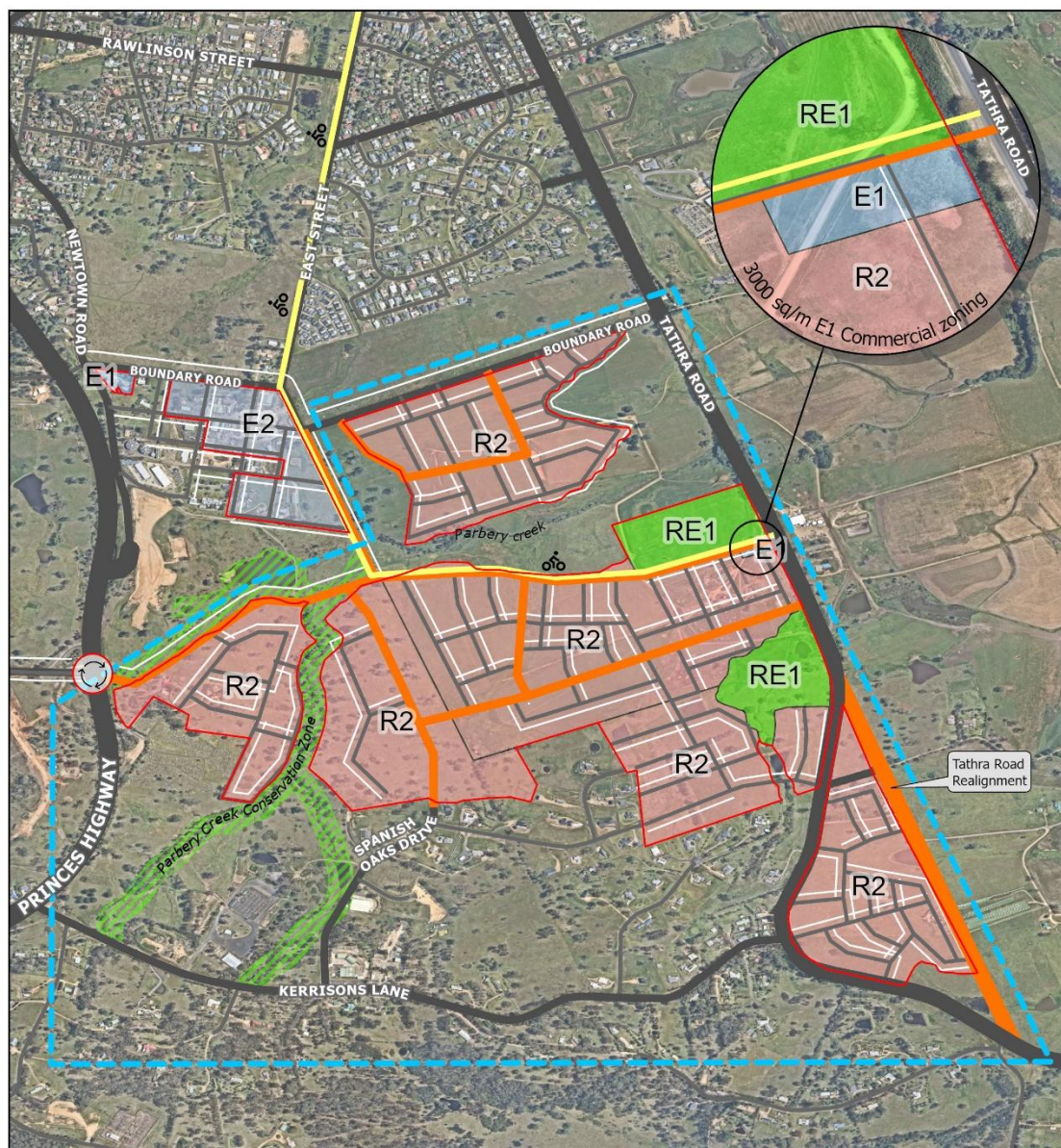
- Predominantly large-lot residential and rural land.
- Main area for housing in the Bega Urban Release Area, focused on low-density development.
- Suitable land near recreation, commercial centres, and the hospital.
- Conservation zones along Parbery Creek retained
- Open space/sports fields; primary school
- Local shopping hub accessible via Tathra Road
- Ecologically sensitive areas protected
- New east-west collector road to intersect Princes Hwy and Finucane Lane
- East Street extension and T-junctions on Tathra Road to improve access
- Tathra Road realignment to support traffic and development

Current zone and standards	Proposed zone and standards
RU1 Primary Production 120ha minimum lot size No floor space ratio 10m maximum building height	R2 Low Density Residential 550sqm minimum lot size 0.5:1 floor space ratio 10m maximum building height
	E1 Local Centre No minimum lot size No floor space ratio 14m maximum building height
	RE1 Public Recreation No minimum lot size No floor space ratio 10m maximum building height
R5 Large Lot residential 5,000sqm / 1ha minimum lot size	R2 Low Density Residential 550sqm minimum lot size

No floor space ratio  
10m maximum building height

0.5:1 floor space ratio  
10m maximum building height

RE1 Public Recreation  
No minimum lot size  
No floor space ratio  
10m maximum building height



### Eastern Precinct, Bega Urban Land Release, 2025

- |                         |                          |                            |                               |
|-------------------------|--------------------------|----------------------------|-------------------------------|
| Proposed Main Road      | Local Access Road        | E1 Local Centre            | RE1 Public Recreation         |
| Proposed Collector Road | Potential Shared Path    | E2 Commercial Centre       | C2 Environmental Conservation |
| Main Road               | Footpath                 | R2 Low Density Residential | Precinct Boundary             |
| Local Collector Road    | Proposed Zoning Boundary | R5 Large Lot Residential   |                               |



Roads and paths indicative only. Aerial imagery © Nearmap 2025

0 500 1,000 Metres