

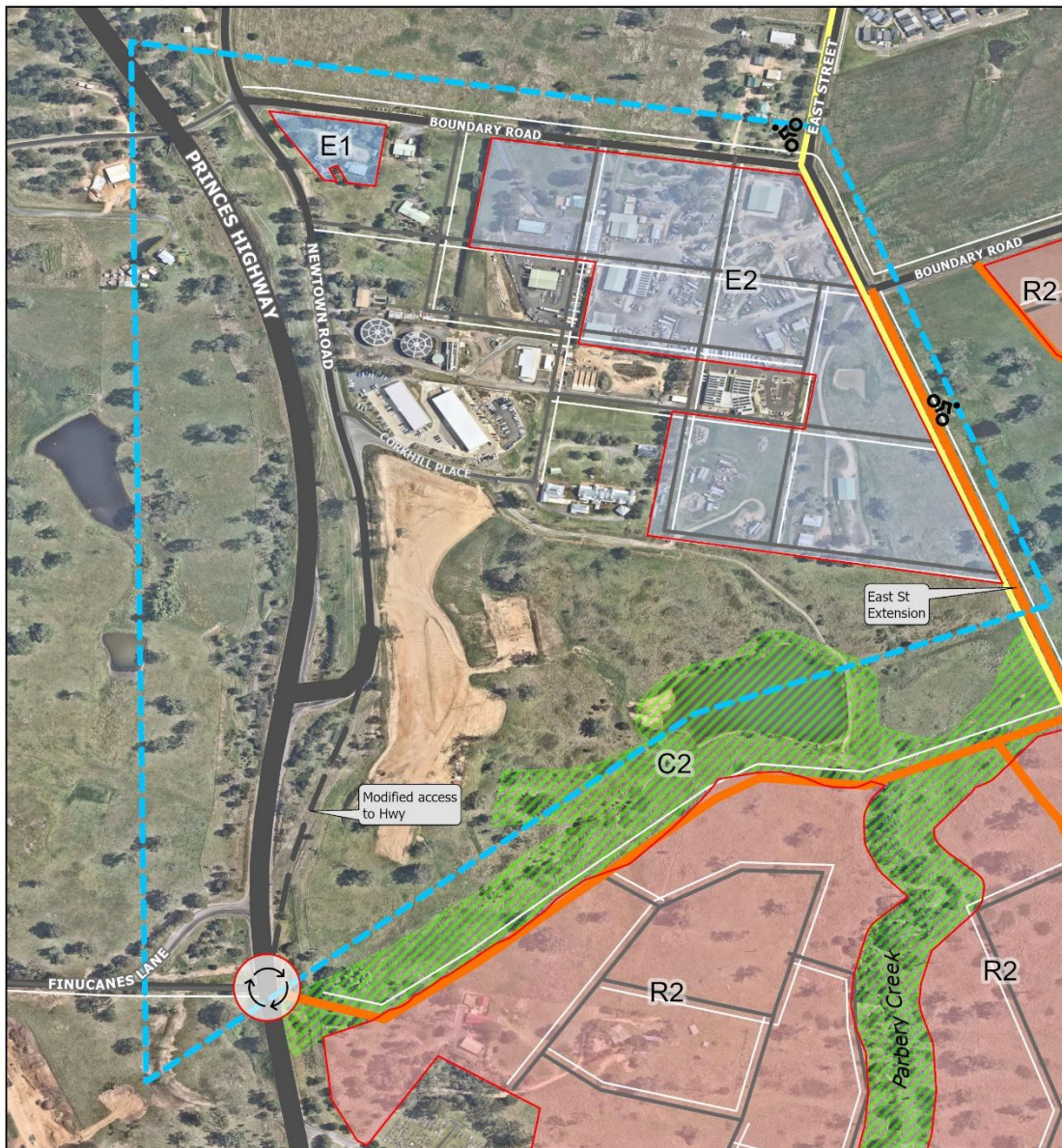
## Central Precinct

### community | commercial | housing

11.5 ha area generally bound by Newtown Road to the east, East Street to the west and Corkhill Place to the south. The central precinct is currently characterised by light industrial and retail uses.

- Currently light industrial and retail
- Future mix of light industrial, large-format retail, local shopping, and mixed-use residential
- Shop-top housing to integrate living and employment
- Boundary Road upgraded to collector road
- Newtown Road connection to Princes Hwy modified for roundabout access

Current zone and standards	Proposed zone and standards
E3 Productivity Support No minimum lot size No floor space ratio 14m maximum building height	E2 Commercial Centre No minimum lot size No floor space ratio 14m maximum building height
	E1 Local Centre No minimum lot size No floor space ratio 14m maximum building height



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

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



Roads and paths indicative only. Aerial imagery © Nearmap 2025

0 187.5 375 Metres