

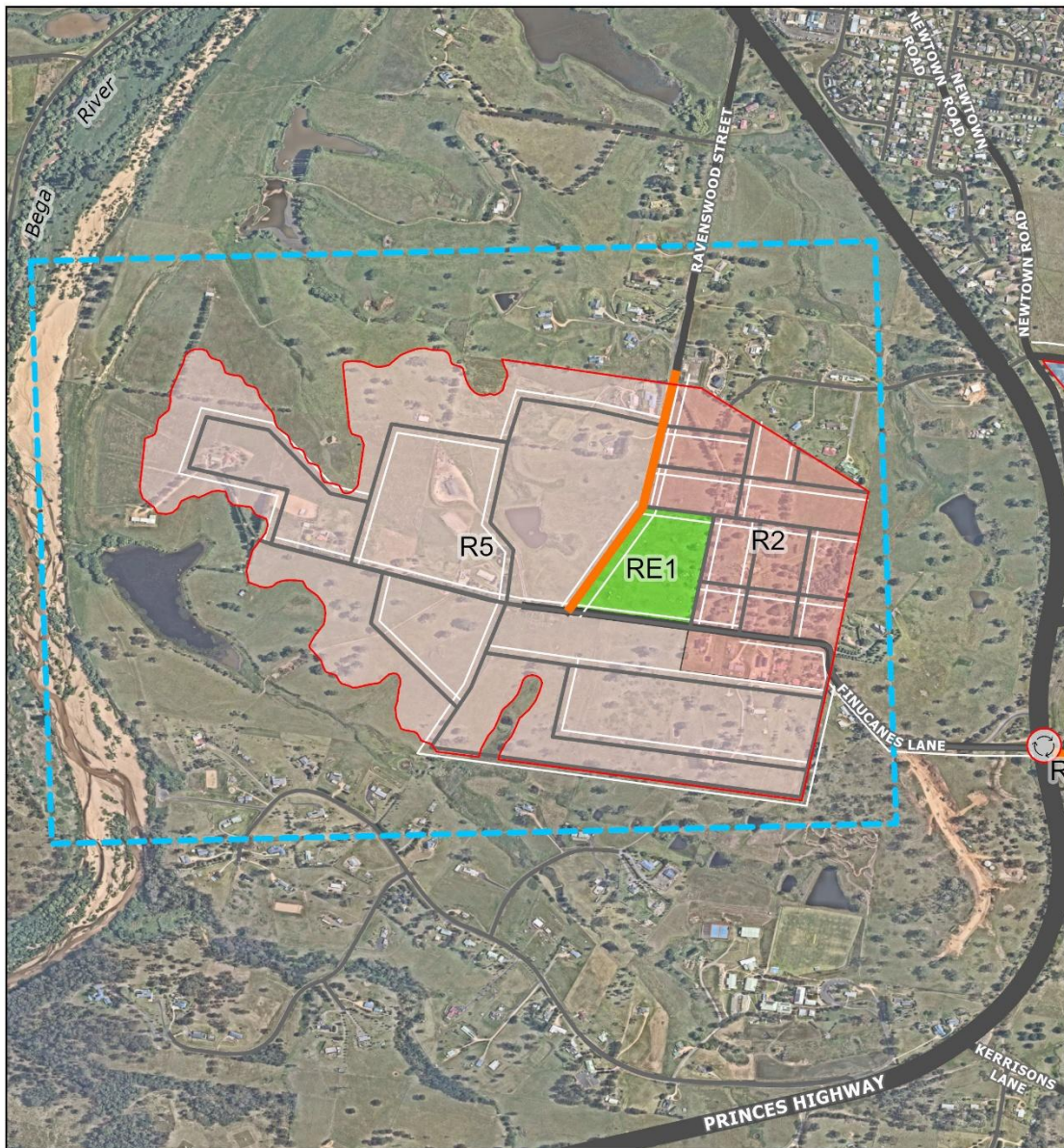
## Western Precinct

### environment | open space | housing

108.5 ha area situated to the east of the Bega River and west of the Princes Highway. This precinct is largely undeveloped with pockets of large-lot residential development.

- Mostly undeveloped with some large-lot residential; parts are flood-prone
- Mix of large-lot rural and low-density residential planned
- Subdivision on gentle slopes; larger lots in constrained areas
- Central park proposed for recreation
- Improved connectivity between Ravenswood Street and Finucane Lane
- Finucane Lane upgraded to collector road
- New roundabout at Princes Hwy and Finucane Lane

Current zone and standards	Proposed zone and standards
RU2 Rural Landscape 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
	R5 Large Lot residential 5,000sqm minimum lot size No floor space ratio 10m maximum building height
	RE1 Public Recreation No minimum lot size No floor space ratio 10m maximum building height
	E1 Local Centre No minimum lot size No floor space ratio 14m maximum building height



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

- |                         |                               |                            |
|-------------------------|-------------------------------|----------------------------|
| Proposed Collector Road | Precinct Boundary             | R2 Low Density Residential |
| Main Road               | Footpath                      | R5 Large Lot Residential   |
| Local Collector Road    | Proposed Zoning Boundary      | RE1 Public Recreation      |
| Local Access Road       | C2 Environmental Conservation |                            |



Roads and paths indicative only. Aerial imagery © Nearmap 2025

0 425 850 Metres