

## Western Precinct

The western precinct is bounded by the Princes Highway to the east and the Bega River to the west. Its location is shown on the map (Figure 2) below.



*Figure 1 - western precinct, showing proposed land zoning*

The western precinct has an area of 85 ha and is currently zoned RU2 Rural Landscape under the Bega Valley Local Environmental Plan 2013 (Bega Valley LEP):

The western precinct proposes a diversity of lot sizes with large lot residential and low-density residential development. It also has a strong focus on open space with provision of a central park.

Ravenswood Street would be connected to Finucanes Lane for improved connections which reduces the need to get on and off the highway. A consolidated Princes Highway interchange from Finucanes Lane is proposed.

The current and proposed zoning and other provisions for this precinct proposed to be amended by this planning proposal are shown in the Table 1 below.

**Table 1** - current and proposed zoning and other provisions for the western precinct proposed to be amended by the planning proposal

Current provisions	Proposed zoning and other provisions		
RU2 Rural Landscape zone 120ha lot size No floor space ratio 10m building height	R2 Low Density Residential 550sqm lot size 0.5:1 floor space ratio 8.5m building height	R5 Large Lot Residential 5,00sqm lot size No floor space ratio 8.5m building height	RE1 Public Recreation No lot size or floor space ratio 10m building height
	Part 6 – Urban Land Release Clause		
	Part 6 – Affordable Housing Contributions Clause		