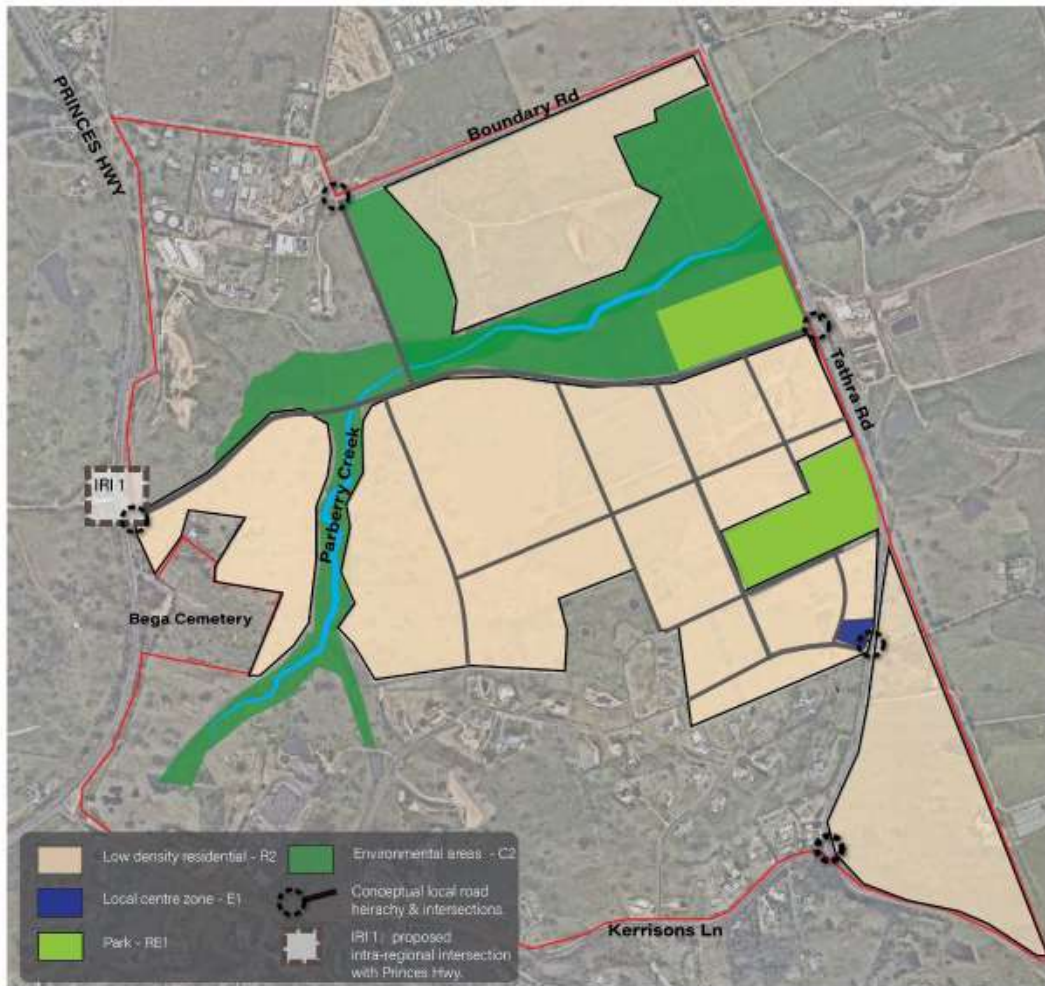


## Eastern precinct

The eastern precinct is bounded by the Princes Highway along its western boundary, and low-lying rural production land which is flood affected to its east. Its location is shown on the map (Figure 4) below.



*Figure 3 - eastern precinct showing proposed land zoning*

The eastern precinct has an area of 157.5 ha and is currently zoned as follows under the Bega Valley LEP:

- RU1 Primary Production
- R5 Large Lot Residential

Established detached residential development is located to the north of the precinct with the new Bega - South East Regional Hospital lying just to the north east.

The eastern precinct provides the majority of the yield for the project area including significant areas of low-density residential development. This will be supported by conservation areas through Parbery Creek and open space and sports field allocations.

Additional R2 residential land (to the east and west of Parbery Creek) was included following the structure plan engagement process. These parcels were excluded from earlier planning due to constraints on the land and these will need to be resolved through future development approval processes.

This residential yield allows for the development of a local centre to be easily accessible via Tathra Road.

The current and proposed zoning and other provisions proposed to be amended by this planning proposal are shown in Table 3 below.

**Table 3** - current and proposed zoning and other provisions for the central precinct proposed to be amended by the planning proposal

Current provisions	Proposed provisions		
R5 Large Lot Residential 5,00sqm / 1ha 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	E1 Local Centre No lot size or floor space ratio 14m building height	RE1 Public Recreation No lot size or floor space ratio 10m building height
RU1 Primary Production 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	RE1 Public Recreation No lot size or floor space ratio 10m building height	C2 Environmental Conservation No lot size or floor space ratio 10m building height
	Clause 6.11 'Residential accommodation as part of mixed use development in Zones E1 and E2' – amend <i>Local Clauses Map</i> to include land proposed to be zoned E1		
	Part 6 – Urban Land Release Clause		
	Part 6 – Affordable Housing Contributions Clause		