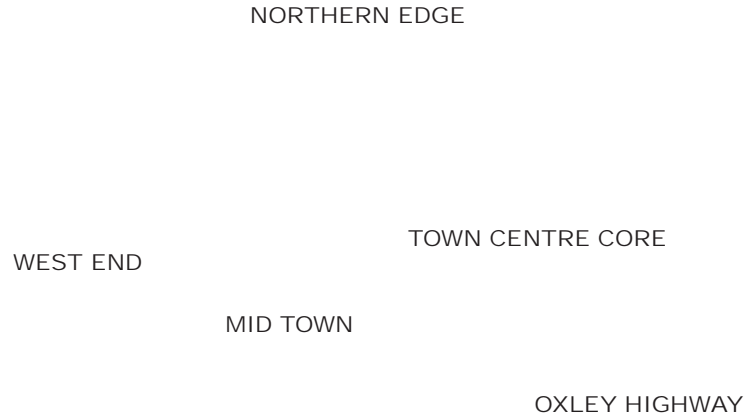


SOVEREIGN HILLS_FUTURE TOWN CENTRE PRECINCTS

Sovereign Hills Town Centre is structured into five precincts:
Town Centre Core, Northern Edge, West End, Mid-Town, and Oxley Highway



TOWN CENTRE CORE



The Town Centre Core Precinct will be the heart of retail, commercial and community activity in Sovereign Hills. The precinct is bounded by the Oxley Highway in the South and the Lakes in the east.

The precinct will contain a wide mix of land uses, including supermarket and specialty retail, business space, apartment living, restaurants and cafes on Main Street and the Town Green, a pub overlooking Sovereign Lake, hotel accommodation, aged care apartments, potential cinema and Community facilities, including Library and Community Hall. General building scale in the core is proposed as 2-4 storeys.

NORTHERN EDGE



The Northern Edge Precinct is proposed to develop predominantly as a Business and Technology Park (BTP), along with 2-3 storey medium density residential proposed on the 'Peninsula' to the north of the Lakes.

The BTP will provide a 2-4 storey campus style work environment as an integral part of the Town Centre and maximise the amenity offered by the riparian parklands.



MID-TOWN



As the name suggests, the Mid-Town Precinct is located at the centre of the other Town Centre precincts. It is likely to develop as a mixed-use area and provide a range of live-work, studio/workshop, light industrial, commercial between the Town Centre Core and the West End. One possible use within the precinct is a Creative Industries Cluster, comprising workshop/incubator space, live-work premises and commercial studios.



WEST END



The West End precinct forms the western edge of the Town Centre and will create an important strong edge to the riparian parklands.

The precinct is likely to be predominantly 2-3 storey medium density residential, but may develop with some mixed uses. Expansion of the Business and Technology Park may occur in the northern part of the precinct.



OXLEY HIGHWAY



The Oxley Highway Precinct defines the southern edge of the Town Centre deliberately defining the precinct as both sides of the highway.

It is likely to develop as a mix of land uses appropriate to a major highway frontage to comprise of business, showrooms, future retail and health/medical centre.

