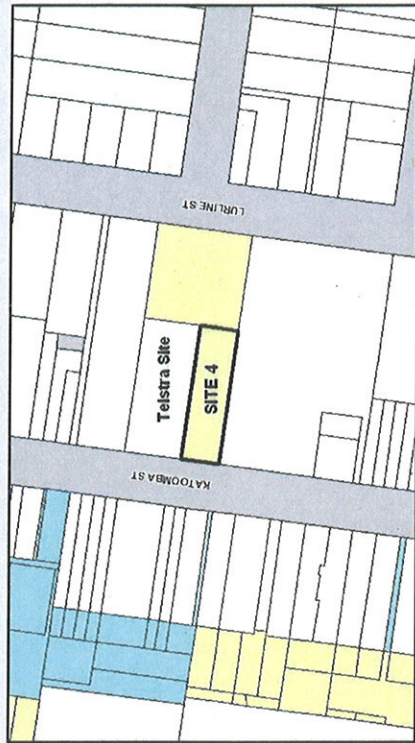


SITE 4 - Studleigh Place, 152-154 Katoomba Street

Site Analysis

Site 4 comprises part of a single parcel currently developed for car parking and known as Studleigh Place. The site has frontages to Katoomba and Lurline Streets with vehicular access from Katoomba Street. A public amenities block is situated towards the Katoomba Street frontage. The site is roughly 2,553 sqm in area and sits between the Uniting Church and Telstra sites to the north and St Canices to the south.



Background

In May 1959, Council purchased the western portion of this site (fronting Katoomba Street) for parking. With the commencement of the Local Government Act 1993, this land took up a community land classification. In August 2007, the Council resolved to purchase the rear of this block (eastern portion fronting Lurline Street) for the purposes of increasing parking provision in the short term and to provide further development opportunities in the future. The land acquired was subsequently classified as operational. The Katoomba Charrette Report and Town Centre Strategy identifies Studleigh Place and the neighbouring Telstra site as a crucial 'hole' in the urban fabric of Katoomba Town Centre where there is opportunity for development that will activate the street frontage. This land must be classified as operational before development can occur and before access to future development on the rear portion can be formalised.

