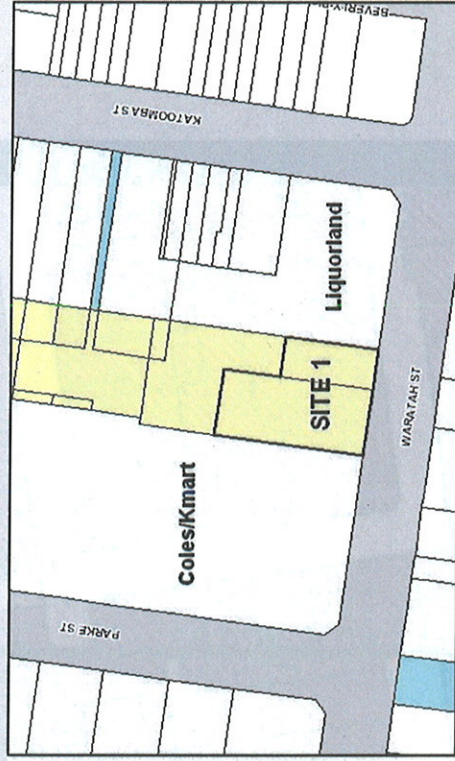


SITE 1 - Pioneer Place, 38-40 Parke Street, Katoomba (Southern Parcels)

Site Analysis

Site 1 is made up of two parcels at the southern end of Pioneer Place, Katoomba. Pioneer Place is a Council owned and managed car park and has vehicular access from Katoomba, Waratah and Parke Streets. The two parcels have a combined area of approximately 1,285 sqm and are situated between the existing Coles supermarket to the west and Liquorland to the east.



Background

At the ordinary meeting of 22 November 2011, the Council resolved to proceed with an amendment (Amendment 23) to reclassify 17 parcels of land in Pioneer Place. Amendment 23 sought to reclassify land from community to operational to facilitate elements of a proposed supermarket redevelopment and to allow Council the flexibility to make infrastructure and public domain improvements associated with the Masterplan for Pioneer Place. The 2 parcels that form Site 1 are situated adjacent and to the south of the land reclassified through Amendment 23. The public hearing report for Amendment 23 recommended that Council reclassify the southern parcels to operational to ensure consistency. Furthermore, reclassifying Site 1 from community to operational will provide Council will greater flexibility in terms of managing Pioneer Place car park.

