

3. **The Council consider amending the Planning Proposal to provide a range of building height standards across the site up to a maximum of 15 metres, rather than a blanket 20 metre standard, given both the built form context of the locality, the relationship to the adjoining heritage item to the West and the scale of adjoining residential development to the East and South-East in the R2 and R3 zones.**
4. **The Council consider amending the Planning Proposal by introducing a special provision limiting the quantum of non-residential floor space on the site so as not to compete with neighbouring commercial centres.**
5. **If the matter proceeds past gateway determination any subsequent site specific DCP should carefully consider the following matters:**
  - i. **retention of significant site trees and vegetation**
  - ii. **the location of internal roadways and orientation of dwellings adjacent to the R2 zone boundary; and**
  - iii. **the location of any non-residential component.**

**For:** Stuart McDonald (Chairperson), Lindsay Fletcher, Larissa Ozog and Irene Simms.

**Against:** Nil.

ITEM LPP012/20 - PLANNING PROPOSAL FOR 106-128 WOODPARK ROAD, SMITHFIELD

**PANEL'S RECOMMENDATION:**

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**That the Cumberland Local Planning Panel (CLPP) recommend that:**

1. **The Planning Proposal Request for 106-128 Woodpark Road, Smithfield has site specific merit, however, strategic merit has not been demonstrated at this stage.**
2. **The proposal as currently framed, will be establishing a new local centre, an outcome not contemplated in the District Plan or in the Council's Draft Local Strategic Planning Statement.**
3. **In view of 1 and 2 above the Panel recommends that Council not resolve to forward the Planning proposal for Gateway determination at this stage.**
4. **In the Council's further consideration of the matter, Council should seek from the proponent greater justification on the strategic merit of the proposal and a more thorough economic impact analysis that considers the introduction of the substantial quantum of commercial office floor space proposed as well as considers the impact of the proposed retail**

**floor space on the nearby B1 zoned local shops to the east, in proximity of Woodpark Road.**

**For:** Stuart McDonald (Chairperson), Lindsay Fletcher, Larissa Ozog and Irene Simms.

**Against:** Nil.

The closed session of the meeting here closed at 2:45p.m.

The open session of the meeting here opened at 2:47p.m. The Chairperson delivered the Cumberland Local Planning Panel's resolutions to the Public Gallery.

The meeting terminated at 2:53p.m.

Signed:



Stuart McDonald  
Chairperson