

IMPLICATIONS OF THE PLANNING PROPOSAL ON COUNCIL

ATTACHMENT 1

IMPLICATIONS	COMMENT
City Strategy Outcome:	<p>3.5: Maintain quality of life by balancing population growth with the provision of assets and services</p> <p>5.1: Be honest, transparent and accountable in all that we do.</p>
Business Plan Objectives, Outcomes/ Services	To ensure this Planning Proposal is in line with the <i>Chatswood CBD Planning and Urban Design Strategy</i> to accommodate future growth needs.
Policy	<p>This Planning Proposal is generally consistent with the <i>Chatswood CBD Planning and Urban Design Strategy</i>, endorsed by Council on 26 June 2017.</p> <p>The Amendment in the Planning Proposal will lead to amendments to <i>Willoughby Local Environmental Plan 2012</i> and <i>Willoughby Development Control Plan</i>.</p>
Consultation	Prior to endorsement by Council, the draft <i>Chatswood CBD Planning and Urban Design Strategy</i> was publicly exhibited between 4 February and 27 March 2017. This Planning Proposal would also be publicly exhibited following Gateway Determination.
Resource	No additional operating resources were used to prepare this report beyond budget.
Risk	Risk of not achieving the endorsed <i>Chatswood CBD Planning and Urban Design Strategy</i> objectives and accommodating future growth requirements.
Legal	<p>Amendments are proposed to the <i>Willoughby Local Environmental Plan 2012</i>, which would provide the basis for future development application assessment.</p> <p>In addition <i>Development Control Plan</i> provisions are proposed to further guide future development application assessment.</p> <p>The Planning Proposal is accompanied by an offer for a voluntary planning agreement involving value uplift to provide for demands on Council services and infrastructure – which will be separately negotiated.</p>
Legislation	Under <i>Environmental Planning and Assessment Act 1979</i> provisions.
Budget/Financial	Nil