

IMPLICATIONS	COMMENT
<b>City Strategy Link:</b>	3.4: Create desirable places to be and enjoy.
<b>Business Plan Objectives, Outcomes/ Services</b>	5.1: Be honest, transparent and accountable in all that we do. To ensure this Planning Proposal is consistent with the <i>Chatswood CBD Planning and Urban Design Strategy 2036</i> to accommodate future growth needs.
<b>Policy</b>	This Planning Proposal is consistent with the <i>Chatswood CBD Planning and Urban Design Strategy 2036</i> , endorsed by Council on 26 June 2017 and DPIE on 9 July 2020, and noted by Council on 14 September 2020. The Amendments in the Planning Proposal will lead to amendments to <i>Willoughby Local Environmental Plan 2012</i> and <i>Willoughby Development Control Plan</i> .
<b>Consultation</b>	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.
<b>Resource</b>	No additional operating resources used to prepare this report.
<b>Risk</b>	Risk of not achieving the endorsed <i>Chatswood CBD Planning and Urban Design Strategy 2036</i> objectives and accommodating future growth requirements – with particular regard to the B3 Commercial Core.
<b>Legal</b>	The Planning Proposal should be consistent with the endorsed <i>Chatswood CBD Planning and Urban Design Strategy 2036</i> .  Amendments are proposed to the <i>Willoughby Local Environmental Plan 2012</i> , which would provide the basis for future development application assessment. In addition, <i>Development Control Plan</i> provisions are proposed to further guide future development application assessment.  The Planning Proposal is accompanied by an offer for a voluntary planning agreement to fund public domain improvements – which will be separately negotiated.
<b>Legislation</b>	Under <i>Environmental Planning and Assessment Act 1979</i> provisions.
<b>Budget/Financial</b>	No additional budget or financial issues arise as a result of this report.