

ATTACHMENT 1

IMPLICATIONS	COMMENT
CITY STRATEGY OUTCOME:	<p>3.5 – Maintaining 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	<p>The Planning Proposal, which proposes to allow shop top housing as an additional permitted use across the site, is not consistent with either <i>Willoughby Local Environmental Plan 2012</i> (WLEP 2012) or <i>Chatswood CBD Planning and Urban Design Strategy 2036</i> (the CBD Strategy). In addition, residential is not a permissible use in the B3 Commercial Core zone under either WLEP 2012 or the Strategy.</p> <p>The <i>Chatswood CBD Planning and Urban Design Strategy 2036</i> was endorsed by Council on 26 June 2017, supported by the Greater Sydney Commission on 18 May 2018, fully endorsed by the Department of Planning, Industry and Environment (DPIE) on 9 July 2020 with qualifications, and noted by Council on 14 September 2020.</p>
Policy	<p>The Strategy aims to assist implementation of the <i>Greater Sydney Commission Greater Sydney Region Plan</i>, the <i>North District Plan</i> and the <i>Willoughby Council Local Strategic Planning Statement</i> (LSPS), with particular regard to the strengthening of the commercial core and employment generation, as well as the provision of mixed use development around this core, all within the identified Strategic Centre of Chatswood.</p>
Consultation	<p>In line with the normal Council process, this Planning Proposal has not been publicly exhibited. Furthermore, the Planning Proposal is not recommended for public exhibition as it is not supported.</p>
Resource	<p>No additional resources have been used to prepare this report beyond existing operational budgets.</p>
Risk	<p>The approval of this Planning Proposal would undermine the <i>Willoughby Council Local Strategic Planning Statement and Chatswood CBD Planning and Urban Design Strategy 2036</i>, based on a commercial core without residential land use, supported by a surrounding mixed use zone where residential land use is allowed. Heights and floor space ratio have been designed to encourage commercial development in the commercial core. The development uplift in the surrounding mixed use zone, within the CBD, is on the basis of the future residential development being located in this part of the CBD, and not the commercial core.</p>
Legal	<p>The Planning Proposal should be consistent with the endorsed <i>Willoughby Council Local Strategic Planning Statement and Chatswood CBD Planning and Urban Design Strategy 2036</i>.</p>
Legislation	<p>Under <i>Environmental Planning and Assessment Act 1979</i> provisions.</p>
Budget/Financial	<p>This is within the approved budget.</p>