



Ref: DOC20/6536

Mr Andrew Watson  
Director Strategy and Environment  
Ku-ring-gai Council  
Via email: [awatson@kmc.nsw.gov.au](mailto:awatson@kmc.nsw.gov.au)

Dear Mr Watson

Thank you for your email of 11 May 2020 to the Greater Sydney Commission (the Commission) regarding the impacts of the COVID-19 on population projections, and Ku-Ring-Gai Council's indicative draft housing target range for the period 2021/22 – 2026/27 and its Local Housing Strategy.

The recently released 'A Housing Strategy for NSW – Discussion Paper' recognises and reinforces the role of local government in delivering the housing needed to support a stable housing market. This includes planning for a pipeline of housing that provides housing choice and responds to changing needs.

The Commission commends Council on completing the exhibition of its Local Housing Strategy and notes that Council's most recent analysis indicates that housing development within the local government area is on track to meet or exceed its housing target for the period 2016/17-2021/22 of 4,000 additional dwellings. It is further noted that Ku-ring-gai has a strong pipeline of housing, including capacity under current controls. Monitoring by the Department of Planning, Industry and Environment (DPIE) shows that the housing supply forecast for 2019/20 – 2023/24 is 3,350 dwellings.

As outlined in the Commission's Letter of Support for Ku-ring-gai's Local Strategic Planning Statement (LSPS), dated 4 March 2020, Council is to show how it can meet an indicative draft housing target range for the period 2021/22 – 2026/27 of 3,000 to 3,600 dwellings as part of its Local Housing Strategy.

In relation to population projections, DPIE have advised the Commission that they are seeking advice from a range of experts to assess 2020 population trends and longer-term population growth implications for NSW. This will take into account the implications of the COVID-19 pandemic.

More generally, it is noted that projections are updated at regular intervals in response to a range of factors. The most recent update in December 2019 of the 2016 population projections included Fact Sheets for each local government area that noted:



*'These projections do not change the vision set out in Regional Plans or affect local plans and strategies such as the Local Strategic Planning Statements and Local Housing Strategies.'*

In this context, Council is to progress its Local Housing Strategy having regard to the draft indicative housing range in the Commission's Letter of Support. Once Council's draft Local Housing Strategy is submitted to DPIE for review, DPIE may seek advice from the Commission on the housing target if required. Council's Local Housing Strategy should align with the principles set out on page 43 of the North District Plan, as acknowledged in Council's LSPS, and the NSW Government's Local Housing Strategy Guidelines, as per the Letter of Support. I have included a copy of Ku-Ring-Gai Council's fact sheet for your reference.

If you require any further information, please contact Stephanie Barker, Executive Director City Strategy at the Commission on (02) 8289 6207 or by email [stephanie.barker@gsc.nsw.gov.au](mailto:stephanie.barker@gsc.nsw.gov.au).

Yours sincerely

**Stephanie Barker**  
**Executive Director, City Strategy**

Encl: Ku-Ring-Gai population projections fact sheet