



The Hon. Rob Stokes MP
Minister for Planning and Public Spaces

Your ref: S12728 / 2020/216732
Our ref: IM20/27249

Councillor Jennifer Anderson
Mayor
Ku-ring-gai Council
818 Pacific Highway
GORDON NSW 2072

Via email: mayor@kmc.nsw.gov.au

Dear Councillor Anderson

Thank you for your correspondence to the Hon. Gladys Berejiklian MP, Premier, regarding the Ku-ring-gai Housing Strategy. As this matter falls within the Planning and Public Spaces portfolio, your correspondence was referred to me.

I note your concerns regarding how housing targets are to be interpreted and applied at the local level through Ku-ring-gai Council's Local Housing Strategy.

In 2018, the Greater Sydney Commission's Greater Sydney Region Plan set housing targets for the nine local government areas of the North District of 25,950 dwellings for the five year period to 2021 and 92,000 dwellings for the 20 year period to 2036. In line with these strategic objectives, councils worked with the Greater Sydney Commission to set individual targets for the 6-10 year period that contribute to these targets and are informed by councils' views of the capacity of those local areas to accommodate growth.

The Greater Sydney Commission's letter of assurance for Council's Local Strategic Planning Statement of 4 March 2020 settled a 6-10 year target of 3,000-3,600 dwellings following discussions with Council, which was acknowledged by Council when adopting its draft Local Housing Strategy on 17 March 2020.

Ultimately, Council is responsible for deciding the number of dwellings in its local housing supply target and how it is accommodated within the local government area. The Members of Parliament representing your local area have been correct to identify that the target discussed with the Greater Sydney Commission is not a legal requirement upon Council by the Government.

Council should carefully consider whether the housing target determined with the Greater Sydney Commission accords with the expectations of the community as demonstrated in consultation on the Local Housing Strategy.

In establishing and implementing this target, Council needs to carefully consider the appropriate distribution and types of new housing supply through its Local Housing Strategy, and how it will accommodate this supply under its planning controls. This should include considering how capacity under existing planning controls will contribute to meeting Council's current housing targets. Also relevant to the current housing target is the increase in local housing dwelling numbers that have taken place in the last decade and the demands they have made on local infrastructure.

I encourage Council to continue its engagement with the Greater Sydney Commission and the Department of Planning, Industry and Environment to ensure its strategic objectives are aligned with community expectations and meeting the needs of Greater Sydney. This may include periodic review and assurance of Council's strategic plans into the future to ensure a sufficient amount of new housing capacity is being generated in the right locations.

Should Council have any questions, you are welcome to contact Ms Amanda Harvey, Executive Director Local Strategies and Plan Making, at the Department of Planning, Industry and Environment on 8275 1128.

Yours sincerely



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