



Transition Towns Australia Incorporated
ABN 98 645 508 851
<https://transitionaustralia.net/>

15 June 2026

To: Productivity Commission Housing Supply Regulation Inquiry

Re: support for AEON submission

Transition Towns Australia Inc wholeheartedly supports Australian Eco-living Organisations Network (AEON)'s submission to the Productivity Commission Housing Supply Regulation Inquiry.

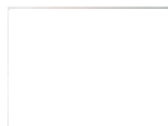
As part of the global Transition movement, we work to strengthen local resilience, reduce environmental impacts, and build stronger communities through grassroots action and local innovation.

We welcome AEON's call for reforms that broaden opportunities for community-led housing and enable communities to play a more active role in shaping resilient, sustainable, and inclusive places to live.

Addressing Australia's housing needs will require a diversity of approaches. Community-led housing models can help foster affordability, social connection, local participation, and long-term stewardship, yet we know of many cases where people have found these approaches difficult to pursue within existing planning and development frameworks.

Yours sincerely,

Transition Australia



Paul Shelton
Convenor

Mary Stringer
Secretary



Commissioners
Productivity Commission
Housing Supply Regulation

June 15th 2026

Dear Commissioners,

Thank you for the opportunity to contribute a letter of support for the AEON submission to the Productivity Commission regarding the Housing Supply Regulation Inquiry.

Many members of the Australian Tiny House Association (ATHA) aspire to live in financially, socially and ecologically sustainable communities, but the options for doing so are very limited under current planning systems. Nationwide, the focus is on the 'number of dwellings per lot' rather than the overall environmental impact of a housing development.

Planning restrictions, particularly in rural areas, severely limit opportunities for multiple small, sustainable dwellings on a single property, while allowing the construction of large single dwellings that consume substantial resources and energy. These restrictions constrain not only the development of eco-communities but also multi-generational living arrangements. Such living models are common in many cultures that make up an increasing proportion of Australia's population and are becoming increasingly important across Australian society as escalating land prices place greater pressure on housing affordability.

ATHA supports the submission by AEON and would welcome the opportunity to be involved in development of simpler, more equitable and more consistent regulation that enables a more diverse and affordable housing supply.

Yours sincerely,

Danielle Lester.
President – Australian Tiny House Association



12 June 2026

Letter of Support for AEON

To: AEON and Housing supply regulation commission

Ecomplish Sustainability **supports Australian Eco-living Organisations Network's submission to the Productivity Commission Housing Supply Regulation Inquiry** and welcomes greater recognition of cooperative, regenerative and community-led housing models as an important part of Australia's future housing solution.

From our 25 years of experience advising on sustainable communities, precinct planning and long-term housing outcomes, we recognise that Australia's housing challenges are not solely driven by a lack of land supply, but also by overly rigid planning frameworks that can unintentionally limit innovative housing typologies and more efficient forms of land use. Models such as ecovillages, cohousing, community-led developments and regenerative settlements have the potential to increase housing diversity, improve affordability, strengthen community resilience and reduce long-term infrastructure and environmental costs.

We support regulatory reform that enables these alternative housing models to be more readily delivered and recognised as legitimate contributors to housing supply, affordability and sustainable community development outcomes across Australia.

Yours sincerely,

Ben O'Callaghan
Director
Ecomplish Consulting Pty Ltd
Currumbin Valley QLD 4223
www.ecomplish.com.au

**National Housing Supply Regulation Commission
Australia**



Narara
ecovillage
inspired by life

14th June 2026

To: AEON and the Housing Supply Regulation Commission

Narara Ecovillage formally supports the Australian Eco-living Organisations Network's submission to the Productivity Commission Housing Supply Regulation Inquiry. We welcome the Commission's examination of regulatory barriers to housing supply and appreciate the opportunity to demonstrate how community-led housing and regenerative settlement models are currently constrained by existing frameworks.

Narara Ecovillage has, over the past decade, delivered more than 75 dwellings through a multi-stage and often complex approval process. This experience has demonstrated both the capability of community-led developments to deliver high-quality, sustainable housing, and the significant challenges created by planning and infrastructure systems that are not designed to accommodate cooperative or regenerative models.

As a demonstration ecovillage shaped by our Vision, Mission and Aim; to live within ecological limits, foster an inclusive intergenerational community, and model regenerative practices, we have shown what is possible. What is now required is a clearer and more consistent regulatory pathway that enables other communities to pursue similar outcomes without the barriers we encountered.

For these reasons, Narara Ecovillage supports AEON's call for reforms that recognise and enable cooperative and regenerative housing as a legitimate and necessary component of Australia's housing system.

Yours sincerely,

[Redacted Signature]
Jonathan Ellis
Chair – Narara Ecovillage Cooperative Ltd

Narara Ecovillage Co-Operative Ltd

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To: The Productivity Commission
Re: Housing Supply Inquiry
*Letter Of Support for
recommendations of AEON*
From: Alexander Schoeffel
Secretary - Projects Officer
Gulpa Creek Community UnitTrust

To the Commissioners,

The Gulpa Creek Community, starting in 1975 is one of the oldest Intentional Communities in Australia, it works in harmony with the surrounding land and provides a significant portion of local business to the rural area around Mathoura and Deniliquin in NSW. For the last 50 years it has housed between 20 and 40 people, most young families while it worked to fulfil its mission of 30 households.

Changing regulatory conditions have meant that our Council which has always been highly supportive of our mission towards Multiple Occupancy, has not been able to grant final approval to our efforts. Approval would mean the difference between being able to house 40 people and 120 people.

We are able to provide our own internal infrastructure. Water, Power, Roads & Waste Management, and we would have no problem meeting the 7.5 stars and NCC compliance for building if we were allowed to build on the space that we have been operating as a Community Village for 50 years.

However because of a lack of regulatory pathways we are unable to progress, every time we achieve a planning landmark, there is a new regulatory requirement that is needing tens of thousands of dollars just to assess, like Bushfire, Roads, Power, Water. Even though we are fully self sufficient and able to be compliant with the Building Regs and NCC.

We are a viable solution to providing housing in the area, and we suffer much the same problems that most other Communities and Eco-Villages do, the Council can't approve us because they don't know how to regulate us, and the Energy and Water companies do not want to let self sufficient development happen.

We offer our full throated support to the recommendations of AEON, and hope that the commission will take them on board.

Alexander Schoeffel
Secretary - GCCF Unit Trust