

[Redacted]
phone : [Redacted]

e-mail : [Redacted]
29th July , 2026

Ms. Danielle Wood ,
Chair ,
Australian Government Productivity Commission ,
Locked Bag 2 .
Collins Street East ,
Melbourne Vic 8003 .

Dear Ms. Wood ,

I read with interest , an article in *The Age* newspaper dated 28th July 2026 , which states “ The Productivity Commission has a plan to make the property market affordable , with three-storey developments allowed everywhere and high-rise apartment blocks built near train , tram and bus stations ” .

I am a member of a family which has lived in the same house in Boroondara , for 105 years , we are one of the Boroondara municipality longest serving residents . Eight years ago Boroondara Council classified our house contributory to a Heritage Overlay , despite the brick house frontage being in poor condition and large cracks in interior walls , the rear weatherboard add-on being a demolition site and several other problems which the Council’s decision has given us . As a consequence , I took the matter to Planning Panels Victoria , which agreed with me and recommended to Boroondara Council that my house be classified **non-contributory** to the Heritage Overlay . However , Boroondara Council overturned the Planning Panels Victoria recommendation , by using a technicality which constituted **less than one percent** of my twenty six foolscap pages submission to Planning Panels Victoria .

Several leading Boroondara real estate agents have told me **not to spend any money** on the considerable cost of maintaining the house in good condition , my money could be wasted because it is not known which sections of the house a buyer would want to retain and which parts the prospective buyer would want to demolish , despite the frontage unable to be changed because it’s classified heritage contributory . As a result , **I have recently told Boroondara Council that I will be allowing the house to fall down through demolition by neglect** , I have no intention of changing my mind despite both Boroondara Council and myself being aware **the productivity involved in that decision is ZERO** (your organization will be acutely aware of the word “ productivity ”) .

All that means nothing to Boroondara Council , it is a notoriously NIMBY bureaucracy which in my opinion uses heritage classifications to block future development . Objections to that are ignored , despite my family having given its community well known voluntary service for a century , I am on its “ to be disregarded ” list . *The Age* article mainly attracted my attention for its statement “ Broad heritage listings would be replaced by more specific protections that had undergone a **cost-benefit** analysis . Instead of blanket heritage protections , specific buildings or small areas would attract heritage listings with **more options to delist buildings** ” . I am unaware of the implications of that statement , whether the circumstances currently applicable to my house would be effected ? . However , I do not expect a detailed answer to the question at this time , because I further read that your Commission’s final report is not due until March next year . Obviously , the detail is still being researched , so I simply respectfully request that the circumstances of residents like myself be considered .

BILL GOODENOUGH