

31 August 2026

WOODBIDGE

[Redacted]

Danielle Wood

Chair - Productivity Commission

Dear Danielle

Housing - Interim Report July 2026

I write to commend you on this report.

My special interest is heritage over-reach in our planning system and the constraints it imposes.

I offer as an example Wingerie Shire, south of Sydney (about 1½ hours' drive from the CBD).

My family have lived here for seven generations - since the 1860s. We are characterised as a wealthy retreat for jaded city folk - but we have a ~~cheap~~ ^{valuable} wage, and a beer income! The ~~incidents~~ ^{voluntarily} are ~~voluntarily~~ anti-development, most especially the recent arrivals.

For the last three years my wife Nenda and I have campaigned against a massive increase in the number and type of NEW heritage listings for our Shire - and we have been singularly unsuccessful! Our Council, with the support of the State government, has adopted a two-pronged strategy to keep the Barbarians beyond the gate:

- Infill development lauded, but then largely thwarted by excessive heritage listings.
- Greenfield development identified, but cunningly located on swampland, highly unlikely to ever ~~erect~~.

Meanwhile, we have our share of homeless, and most of our young aspirants to home ownership have given up.

[Redacted]

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Our NEW heritage listings, about to be waved through by the NSW Planning Minister, are TEN times those of our neighbours to the North and South. Those properties affected will run to over 2,000 (directly, by listing — and indirectly, by 'vicinity')

Our NEWLY-targetted greenfield site (Bowral South) has anticipated yield of 1,100 dwellings — but is largely low-lying and bordered by a river!

We therefore applaud your conclusion that "housing supply is being restricted by heritage overlays beyond what is socially justified"

Rather than burdening you further by my anticipated handwriting, I have ~~enclosed~~ some easier-to-read extracts.

Good on you and your colleagues for championing the 'Have Note' of Australia's home-seekers!
