

The draft report is really well written, balanced and the approach make sense. It's emphasis on infrastructure coordination is great.

The issue of housing delivery in a rural context isn't always related to planning approval though. It can be constrained by shortage of builders and tradespeople or infrastructure costs resulting from a municipality covering a large geographical area; and lack of resources and maintenance over years (often as a result of outdated developer contribution plans). These barriers will exist regardless of how flexible the planning system becomes.

While this planning reform is needed and may increase the number of dwellings that could be built, it does not guarantee that they will be built.

While I support both the intent and direction of the interim report, I ask that the final report references the following, please:

- 1) Greater distinction between metropolitan, regional and rural areas, recognising that the barriers to housing growth and housing delivery vary considerably across different parts of NSW.
- 2) Greater distinction between housing supply and housing delivery, acknowledging that increasing planning capacity does not necessarily result in homes being built.
- 3) That this regulatory reform can be used to provide targeted infrastructure funding as a way to servicing and delivering housing.

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