

From: -
To: [Housing Supply](#)
Subject: Housing supply
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Attachments:

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Dear Commissioners,

There are many things that are questionable about the approach taken by the inquiry. Firstly, you accept far too readily the notion of 'crisis'. Every area of public policy seems to be in a state of crisis; indeed, the phrase is used so often in public debate that I question its meaning and impact. The Commission should also consider just how much it wants to simplify, expedite and general override local planning codes. We live in Australia's cities, towns, and suburbs, not only for employment purposes but because of family, community, environmental and heritage aspects. This explains many of my attached submissions, as I have attempted to moderate development in my local area. So, while local councils and their processes may annoy some, democracy should always be regarded as a cost of doing business and not bypassed. If State Government's must override local government, the state minister for Planning should be required to seek parliamentary approval for each State Significant development application. This means any political consequences of a decision cannot be avoided and quietly published in the Government Gazette.

The Commission should also ask whether developers should be only ones facing levies. If public or private industry needs workers, what are these sectors doing themselves to house the desired workforce? And what are the workers doing? During Covid-19, many regional towns grew and in my own immediate experience, I know of people moving to smaller centres for space, lifestyle, and cost factors. It is not clear that all people want to move to a busy, noisy, crowded CBD hub, based on the theory of a 15–20-minute commute. Equally, you are asking a lot of people to give up curb-side parking and assume a highly improved public transport system. If Australia had infrastructure like a Very Fast Train, I might entertain this Interim Report with more enthusiasm. But, as with dam and water projects unfulfilled (see attached) this is not only a question of where and how to house people, but whether we can sustain them with food and water.

Finally, I note there is little new in this debate. In 2014, Pru Goward the then NSW Planning Minister has previously said we must accept medium density living and ever-growing numbers of apartments and duplex dwellings (the "fast food" of modern housing, given the speed of construction). E.g.: Leesha McKenny (Urban Affairs Reporter), NSW planning: *Density the price of convenience*, says Goward, May 31, 2014, Sydney Morning Herald,

<http://www.smh.com.au/nsw/nsw-planning-density-the-price-of-convenience-says-goward-20140530-399v5.html> as at 29 August 2014. I disagree and, draw your attention to concepts like Small Houses Bliss, as viable alternatives, <http://smallhousebliss.com/category/tiny-houses/> as at 29 August 2014. Equally, the Commission held an inquiry in First Home Ownership in 2003, and my attached submission endorsed the Singleton Housing Project. Ten years of experience with the NDIS had made me far more cautious around NGO probity, governance and reliability, as well as my preparedness to be reliant on them. The question of housing supply is in my view, even more complex than this Report makes out.

Yours truly,

A stylized, handwritten signature of the name "Adam" in a cursive script, rendered in a light blue or purple ink. The signature is positioned above a small, dark, triangular mark.

Adam Johnston AM

[Redacted]

Mobile: [Redacted]

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URL:

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[Redacted] - Liberty is a thing beyond all price. (Corpus Iuris Civilis:

Digesta) (Latin-English Phrase)

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