

29 September 2026

Housing supply regulation inquiry

Productivity Commission
GPO Box 1428
Canberra City ACT 2601

via email: housing.supply@pc.gov.au

Dear Commissioners

Re: Interim Report on Housing Supply Regulation Inquiry

The Urban Development Institute of Australia (South Australia) welcomes the opportunity to provide comments on the Productivity Commission's Interim Report on Housing Supply Regulation.

UDIA SA broadly supports the direction identified by the Commission and its focus on improving the performance of regulatory systems that influence housing supply. The report appropriately recognises that housing affordability and supply outcomes are shaped not only by planning policy, but by the cumulative impact of regulation, infrastructure delivery, approvals processes and government decision-making across the entire development pipeline.

South Australia has undertaken significant planning reform in recent years and has established a planning system that is generally regarded as modern, digital and strategically focused. However, as the Commission identifies, housing delivery ultimately depends on more than planning rules alone.

From a South Australian perspective, three issues warrant particular attention.

Infrastructure readiness and servicing constraints

The most significant barriers to housing delivery increasingly relate to the timing and coordination of enabling infrastructure. In many growth areas, land may be appropriately zoned and capable of accommodating additional housing, but development remains constrained by the availability of water, wastewater, transport, stormwater and other essential infrastructure.

For this reason, UDIA SA strongly supports the Commission's focus on improved infrastructure planning, predictable delivery and accountability. Planning reform alone will

not deliver additional housing supply where infrastructure delivery remains out of step with housing objectives.

End-to-end approvals performance

The Commission's recognition that housing delivery should be assessed across the full development pathway is particularly important.

While considerable attention is often given to development assessment timeframes, delays can also arise through referral processes, infrastructure approvals, subdivision certification, utility clearances and title registration. The performance of the overall system should therefore be measured through an end-to-end lens that reflects the actual experience of housing delivery rather than a single approval milestone.

Greater transparency around agency performance and statutory timeframes would assist governments, industry and the community to better understand where delays are occurring and where reform efforts should be prioritised.

A focus on deliverable housing supply

UDIA SA also supports the Commission's recognition that theoretical housing capacity does not necessarily equate to housing delivery.

Land may be identified for future growth, included within settlement boundaries, or zoned for residential development, but still face practical constraints that limit its ability to contribute to housing supply in the short to medium term.

For this reason, performance should increasingly be assessed against deliverable housing outcomes, including infrastructure readiness, servicing availability, approvals progress and the commercial feasibility of development.

Concluding Remarks

The Productivity Commission has correctly identified that Australia's housing challenges require a coordinated approach that extends beyond planning reform alone.

For South Australia, the greatest opportunity lies in strengthening the connection between housing targets, infrastructure delivery, regulatory performance and agency accountability. Improved coordination across these systems will be essential if housing supply objectives are to be realised.

UDIA SA appreciates the opportunity to contribute to the Inquiry and would welcome further engagement on matters relating to housing delivery, infrastructure planning and regulatory reform.

Liam Golding
Chief Executive Officer