

Submission to the Productivity Commission Inquiry into Housing Supply Regulation

14 October 2026

This submission is from an individual who has been involved in planning matters in the City of Yarra for the past 10 years.

While understanding the difficulties young people face in gaining housing today, the Productivity Commission's solutions shall lead to the public turning away from housing densification in their neighbourhoods.

Without input from the local community and local council's there shall be repeated examples of undemocratic decisions such as occurred in the City of Yarra recently.

At 79-81 Victoria Parade, Collingwood, a 23 storey high development was fast tracked through the Development Facilitation Program despite it being twice the preferred height under the government's new Built Form Overlays. This shall lead to wide mistrust in the State's planning department.

Another government decision that shocked the local council and community was 81-95 Burnley St Richmond where the Minister approved 687 apartment's before the council had time to consider the reports written by the council's Planning Decisions committee.

At 290 Park Street a 7 storey apartment development has been fast tracked waiting the minister's decision. City of Yarra's planners have suggested well thought out and considered amendments to the plan. While only suggesting one storey be removed, the materials, colours and front design changes would ensure it compliments the heritage village and adds amenity for pedestrians and cyclists.

Regulations that give local council planners and the community a real say in developments that affect their neighbourhoods leads to trust in government and they ensure superior housing that considers factors such as neighbours, parking, setbacks etc.

Taking away third party appeal rights, notification and sidelining councils shall lead to a lack of transparency and possible corruption.

The City of Yarra has a lot to lose by taking away regulation. It is a place where many wish to live. But it already pulls it's weight in meeting the State government's housing targets. Resident's in Yarra need the input from experienced Council planners to maintain the difficult balance between meeting housing targets and maintaining liveability, while being democratic and transparent.

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