

While it is commendable that the Govt is attempting to address the housing affordability issue in Australia in order to alleviate the financial and availability burdens suffered by a sizeable proportion of the community, it is to be desperately hoped that the environmental interests of our country will not be sacrificed to accommodate such needs.

Release of further land for the building of more houses for the market should be extremely limited if allowed at all. In the present era of global warming and climate change awareness, the preservation of forested areas as well as the limiting of greenhouse emitting housing and associated infrastructure construction and the ongoing use of same must be given the highest priority. For this reason, high density housing is preferable.

The common practice among developers of clearing land in preparing housing estates must stop immediately and an enforceable system of penalising offenders must be devised and implemented. Housing must be of the type which causes minimal disturbance to the geographical setting, not interfering with the natural slope, watercourse or foliage of the land.

Any and all new housing or existing housing released into initiatives dealing with housing affordability should be sustainable in basic design and materials used, as well as inclusions, such as solar power and water heating, and installation of water tanks.

The influence of limiting population growth as a fundamental strategy for addressing climate change must also be taken into account in addressing housing issues. Australia must prepare for an influx of climate change refugees from all around the world, and our cities for cc refugees from the farms and outposts of our own country. Federal Govt policies which encourage population growth are irresponsible in relation to future global and national realities and short-sighted in relation to addressing one of the fundamental causes of inadequate housing availability, which affects (but is not solely responsible for) affordability.

Please do not discount environmental, conservation and climate change issues in the formulation of strategies to deal with housing affordability. To do so would be at our country's own peril and not in our best interests for the future.

Thank you for the opportunity for this submission.

Regards,

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