

Submission
No 108

**INQUIRY INTO ENVIRONMENTAL PLANNING AND
ASSESSMENT AMENDMENT (INFRASTRUCTURE
CONTRIBUTIONS) BILL 2021**

Name: Name suppressed

Date Received: 10 July 2021

Partially
Confidential

I completely oppose this Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021. Land owners should not have to pay a contribution to the local or state government on their primary residence upon selling their rezoned property. There are already measures to gain contributions from developers through Land Infrastructure Contributions (LIC) and State Infrastructure Contributions (SIC). In particular the Aerotropolis area already has exorbitant SIC's and LIC's (higher than anywhere else in the state). These SIC's and LIC's which are paid by developers are ultimately at the landowners expense. In particular the Aerotropolis area has been unserved by amenities for years. The landowners have been paying land rates with no benefits for decades. Thousands of hectares of land in the Aerotropolis have rendered worthless due to poor rezoning decisions. For example the Environmental and Recreational zones which zoned perfectly good developable RU4 land as unusable and uninhabitable. If the local government are able to introduce a rezoning infrastructure contribution for an uplift in land values. In the alternate Landowners should be able to seek action against local and state governments for compensation in the devaluing of their land upon a rezoning. The bill is discriminatory in that it rates will not apply equally throughout the whole state. The bill vague in that it provides too much power to local governments to determine rates and charges on the landowner and does not disclose the figures or the way it will be calculated. Why should the landowner have to pay for the governments mismanagement of funds? We as landowners have been paying our land rates for years. We also pay increased land rates upon a rezoning. **LANDOWNERS SHOULD NOT PAY ANY ADDITIONAL FEES, CHARGES, LEVIES OR BETTERMENT TAXES UPON REZONING.** We should not be paying anything in addition to our local council rates. Land owners will not sell and this will delay the whole development process. I am also appalled that our government would try and pass this controversial bill while Sydney is in a crisis with the Coronavirus lockdowns.