

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

**Name:** Name suppressed

**Date Received:** 1 July 2021

---

Partially  
Confidential

Thank you to the Committee for the opportunity to put forward my objection to the bill currently being put forward as the Environmental Planning and Assessment Amendment (Infrastructure Contributions) Bill 2021 for the following reasons:

This will be a discriminatory tax that will be applied to our primary place of residency, (some residents living in their homes/property for over 50 years, our home/property being in our family for over 34 years), this tax has not been applied to anywhere else or anyone else's homes previously, when infrastructure has been built like Sydney Metro for an example, how do you draw a line as to who benefits?

The LNP have been in Government for the past 11 or so years, the Greater Sydney Commission, DPIE & Planning Partnership have failed to keep up with housing supply & infrastructure & are using mum & dad home/property owners out at the Aerotropolis as a quick fix for their black hole & their inability to budget correctly & stop wastage of tax payer monies for example the Camelia site, trains, ferries, never ending ROAD TOLLS!... we have been "cherry picked" and lined up for this new tax. We did not know about the Aerotropolis being tagged onto the Airport & did not ask to be rezoned from our RU4 rural zoning, we are being dispossessed from our homes & I can tell you this has caused me & my family an enormous amount of stress & anxiety over the last three years, since we found out the Governments plans for us.

Sydney is becoming "unaffordable" My husband & I have worked for what we have today since we were 16 years old. Our son cannot afford to buy a home in Sydney & we now have to drive down to Wollongong to see him, due to the housing shortage pushing up prices to unaffordable levels in Sydney, which has created a housing CRISIS. All under the current Government.

If this discriminatory tax comes in, there will be no stopping who will pay. For instance if the government thinks your rezoning has benefited because they have permitted a new school, park, road, shopping centre, metro Stn, etc etc home owners will pay.

It is Value Capture/betterment tax, no matter how much "lipstick" they put on it!  
And my final point is that the Henry Tax Review concluded already that a betterment tax was subject to disputation and to be avoided in an efficient tax system.

I have read many housing advisory body's submissions or media releases to the Government, that this Value Capture/Betterment tax &/other taxes/levies would exasperate housing affordability even more within Sydney, as the costs will be passed down to the purchaser, as has always been the case previously, pricing new home owners completely out of the market. This is UNAUSTRIAN.

Thank you