

**Submission  
No 77**

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

**Name:** Mrs Miriam Boschetti - Zanotti  
**Date Received:** 8 July 2021

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The land owners of Kemps Creek have been informed that the Government is attempting to pass a Bill to TAX! land owners that either have had their land rezoned or will be rezoned in the future. It has been estimated that approximately 600k would be paid on the sale of 5 acres to the Government for future infrastructure for the area. We fail to comprehend as to why the intentions of this TAX! falls onto the landowners and no responsibility for the future infrastructure given to the land developers as would normally be expected when land undergoes development. For over 40 plus years, the community of Kemps Creek have held together by working extremely enthusiastically to uphold the rural existence. At no point in time, did we envisage the struggle that all families would incur with Local Council continuously increasing the rates, all due to the revaluing of our land. We all had future plans to not only raise our family on pristine farm land but to provide future generations to have the same experience. We all acknowledge and accept that progress needs to take place and support the changes but not at depriving land owners of their entitlement on SALE! as it has burden many to maintain the upkeep of the rural habitat in the first place. Sadly, we the land owners not only are expected to sell to make way for development but will also play no benefit to the new infrastructure that we supposedly will contribute to. Yet for the duration of our time on our land we have had to be subjected to the lack of infrastructure and ongoing increase in traffic accompanied by numerous delays and interruptions to the roads. We do question the Government as to which side they support - the hard working tax payers who have contributed to our countries progress or the hand out that developers entice Government's decisions. This Bill needs to be urgently reconsidered to reflect fairness for all.