

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

**Name:** Name suppressed  
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Partially  
Confidential

LEGISLATIVE COUNCIL - PORTFOLIO COMMITTEE NO. 7 – PLANNING AND ENVIRONMENT  
Parliamentary inquiry into the infrastructure contributions reforms

Please accept my late submission, as I only became aware of the proposed changes today.

I am happy for my submission to be published, however would appreciate if you would remove my name and email address for public viewing.

I live in Chippendale, in a long standing residential community. Parts of Chippendale are proposed to be redeveloped under the government's plans for Central Precinct, ie land alongside Regent Street and over the railway yards leading into Central Station.

I am deeply concerned about the changes and the implication for owner occupiers. I am also concerned about the cumulative financial impact given a number of other changes the government are proposing.

I note that local resident's income substantially declined in the last census; it is now less than the NSW average. This follows the redevelopment of Central Park (the former Kent Street brewery site). At the same time, rent prices have substantially increased, leaving many locals financially under pressure.

In addition, the overall demographic is very young, and we have a very high transient population, with many local home owners aging and facing severe financial constraints in response to Covid and other factors.

Typically too, locals live in small homes or apartments, with minimal community facilities. For example we don't even have a local Community Hall we can use, despite promises made by the developer at the time that the Concept Plan for Central Park was approved. We also have very little open space, ie less than 1 sqm for 10,000 residents who now live in Chippendale and are surrounded by some of the worst traffic in Sydney.

Moreover most of Chippendale is zoned mixed use despite many streets being largely residential use. As such we have not seen the same windfalls that nearby suburbs have seen in terms of the uplift in property prices. Yet the state government is proposing a levy that is likely to hit local homeowners. My comments follow:

- The financial impact, that is a 'double whammy' for owner occupiers in re-zoned areas, when there is little often little benefit as indicated above;
- The use of regulations that enable subsequent changes without parliamentary scrutiny;
- The lack of protection for existing home-owners, who are largely unable to sell off their small homes, given the area is largely heritage protected;
- Land Value Contributions are a tax deduction for investors (negative gearing), with owner-occupiers not having the same benefit
- Future Land Value Contributions (over time)
- The administration and costs of the reforms; will ratepayers carry these
- Who is the arbiter of before and after values to ascertain the 'contribution' due?
- Is there an opportunity to disagree with the value?
- Will the contribution be based on the land value uplift or land value
- The cost of the Land Value Contribution Certificate

- The impact on the costs of Land Value Contribution to strata owners, particularly when they are already facing substantive levies
- The cumulative financial impact to home owners many of who are already struggling, ie in terms of the draft Local Government Amendment (Rates) Bill 2021, which proposes up to 150% rate increases for some local council areas,
- the ability to sell land, and buy back into the same area in the case of government acquisitions.

I urge you to consider making amendments to the Bill to ensure regular property owners are not adversely impacted, when many communities are already facing significant challenges in terms of their local area being redeveloped.

Please keep me informed.