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Submission: Hawkesbury Council Rates increased approximately 3% from -130060c in \$ 2016/2017 to -172337c in \$ 2017/2018. The value of land my land has gone from [REDACTED] to [REDACTED] which allowed a rate increase from [REDACTED] to \$ [REDACTED] No where near the average rate council quotes. I do not know if value tripled because council rezoned from Rural Residential to Residential. We are not included in any redevelopment. I would ask IPART on the grounds of affordability to exempt acreage where value has increased by a million from the special rate variation Hawkesbury Council is seeking.