

The DRAFT St Leonards / Crows Nest Plan 2036 is ill conceived - it seems to be based on the ludicrous concept that relentlessly increasing the population density of a given area is in some way an economically efficient way of housing people. It is bizarre. It is completely lacking in its ability to envision that what is proposed has the potential to turn the whole precinct into a dysfunctional, urban disaster.

The brakes need to be applied to this mindless emphasis of the Greater Sydney Commission to pour more and more people into the Crows Nest/St Leonards area and for that matter many other areas of suburban Sydney. A dramatic rethink needs to be undertaken on this whole concept of ever increasing population targets for urban areas. Many are already at breaking point.

In regard to Crows Nest/St Leonards there are already signs of the area being overwhelmed with traffic at various times of the day.

If all the proposed population targets are implemented and all the associated social infrastructure that would be required to service the vastly increased population - schools, pre-schools, retail, etc etc - is installed, the Crows Nest/ St Leonards area, which is on one of the main arteries into the Sydney CBD, will be overwhelmed by the associated traffic.

It will not be an economically efficient precinct, rather it will more than likely be an economically inefficient urban case..

Crows Nest / St Leonards also runs the risk of becoming a very undesirable place to live if this plan is implemented. An urban concrete jungle with all the associated social problems this entails is likely. It could have serious consequences for the lifestyles of many of the citizens living in the nearby suburbs.

As I said at the outset, the DRAFT St Leonards / Crows Nest Plan 2036 is ill conceived, and the Greater Sydney Commission needs to go back to the drawing board and rethink its whole modus operandi of relentlessly increasing the population density of Sydney and its suburbs. It runs the risk of turning the great city of Sydney into a dysfunctional urban train wreck, and a very economically inefficient one at that.