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St Leonards and Crows Nest Special Infrastructure Contribution

In making the following submission and addressing the need to finance current and future infrastructure needs, I support the concept of a Special Infrastructure Contribution but question if the current model works because of the following points:-

- The development required to meet the target of \$113.6 mil fund can only be achieved with unacceptable high levels of residential development. This in turn will impact on the ability to provide the space for the construction of commercial property required as part of the objective of developing St Leonards as an employment hub .
- The scale of residential development required to achieve the \$113.6 target will have a serious impact on an infrastructure that is having problems already with the volume of traffic.
- The distribution of the funds generated through the Special Infrastructure is not distributed fairly between the 3 LGA's in the precinct.

In submitting the above points for consideration, I would request that the Special Infrastructure Contribution be reviewed.

Yours sincerely
Alan and Heidi Winney