

7 November 2022



Independent Planning Commission
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Attention: Chris Wilson

ABN 99 001 113 015

Dear Chris

RE: SSD-6612: MARTINS CREEK QUARRY PROJECT - EXHIBITION OF AMENDED STATE SIGNIFICANT DEVELOPMENT APPLICATION - STATEMENT OF SUPPORT FOR PROPOSAL

I am writing in support of the above application.

Winten Property Group has heavily relied upon materials sourced from the Martins Creek Quarry prior to September 2019 to supply the construction of its Hunter Region land development projects. These projects are at Cliftleigh and Minmi, which combined deliver approximately 4,500 residential lots to the market. Winten intend to deliver 3,300 residential lots over the coming decades within the Hunter region.

Winten is aware that Daracon has not been able to source materials for construction from the Martins Creek quarry for our projects since September 2019. We have seen increasing costs in the development industry for raw materials (exceeding CPI) in the order of 30-40%, especially when compared to cost increases of non-quarried materials. There is currently a high demand on quarry products, and many suppliers are limiting availability of product. This is driving up development costs and delaying projects due to feasibility / cost constraints.

Winten is extremely concerned if the quarry upgrade proposal was not to proceed with operations in accordance with the development proposal. A failure to approve the Martin Creek Quarry upgrade will result in uncertainty with the fulfillment of the DPIE's Greater Newcastle Metropolitan Plan 2036. Winten is a significant landholder in the Housing Release Areas, and a failure to provide more affordable quarry products in the market will result in a failure to deliver on the objectives of the Metropolitan Plan.

Winten's goal is to deliver affordable housing product to the market. Winten's achievement of the goal is reliant on affordable quarry products being available. The Martins Creek Quarry project would make a significant contribution to the easing and securing of future construction material supply constraints for the industry.

A handwritten signature in blue ink, appearing to read "William Sarkis".

WILLIAM SARKIS
DEVELOPMENT DIRECTOR