

Attn: Marian Pate, Sutherland LEP Review

Dear Ms Pate,

We write in support of the new draft LEP.

We are a medium sized, Sutherland Shire based home unit builder. We have the capacity to concurrently run two construction jobs of between 30 and 60 residential units at a time, as we own two tower cranes and also all of the necessary building equipment for such jobs.

Over the last twenty years, we have built a good reputation for delivering quality housing product within Sutherland Shire because we live in the Shire and contract a majority of our work to local tradesman. As such, mostly all of our work is within the Shire. Local buyers have long trusted our good reputation by buying apartments off the plan on the back of our "Shire Builder" reputation.

During the last ten years however, due to the lack of financially viably zoned land, DA's for residential apartments within the Shire are basically "dead".

Simply put, most of the existing land with capacity for increased development is not viable to proceed with such development because most existing houses (with development potential) are worth more as houses than as a development site. With no new rental accommodation coming onto the market, house prices remain excessively high which further hinders development feasibility. This is a deadlock that can only be broken by releasing more appropriately zoned land in order to attract development back into the shire.

We respectfully submit that the Shire urgently requires more housing stock via the implementation of the draft LEP.

Yours faithfully,

John Curtis
Conquest Constructions Pty Ltd

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