

Secretary's Housing and Productivity Contribution Amendment Certificate

Black Hill Industrial Estate (Lots 105, 111 and 112, DP 1313549)

For the purposes of Schedule 5 to the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2024*, I, Kate Speare, Director - State Infrastructure as delegate for the Secretary of the Department of Planning, Housing and Infrastructure, certify that the housing and productivity contribution associated with the development specified in Part 1 of this certificate is to be amended as outlined in Part 3.

Part 1 – Development details

Housing and Productivity Contribution Region	Lower Hunter
Application	25-045-CDC1 (CDC-309863)
Contribution case reference	CON-39652
Address	5 Peach Road, Black Hill Lot 112 DP 1313549
Development description	Construction of two detached industrial buildings containing 13 units in each building with associated on grade carpark and landscaping
Map	Refer to Attachment A1
Application	25-035-CDC1 (CDC-314806)
Contribution case reference	CON-41472
Address	7 Peach Road, Black Hill Lot 111 DP 1313549
Development description	Industrial warehouse building with ancillary office space and associated on-grade carpark and landscaping

Map	Refer to Attachment A2
Application	25-037-CDC1 (CDC-317705)
Contribution case reference	CON-42547
Address	8 Viney Creek Drive, Black Hill Lot 105 DP 1313549
Development description:	Construction of an industrial building (warehouse) with ancillary office space and associated on-grade carpark and landscaping
Map	Refer to Attachment A3

Part 2 – Basis for Amendment

Basis for the amendment certificate	Before 1 October 2023, a contribution to the provision of State or regional infrastructure has been made in relation to development on land identified in Part 1 of this certificate. The contribution was made under the Planning Agreement (SVPA-2010-4249 Lenaghans Drive) which applied to land formerly described as Lot 30 DP 870411 and subsequently subdivided into Lots 100 to 161 DP1313549. The contributions under the Planning Agreement, including dedication of Environmental Offset Land, have been delivered. The Planning Agreement was concluded on 13 May 2019.
Land to which a contribution toward State or regional infrastructure has been made	5 Peach Road, Black Hill (Lot 112 DP1313549) 7 Peach Road, Black Hill (Lot 111 DP1313549) 8 Viney Creek Road, Black Hill (Lot 105 DP1313549)

Part 3 – Outcome

This certificate supports that the Housing and Productivity Contribution required for the development specified in Part 1 should be reduced to **nil**, having regard to the contribution.

Signature redacted

Kate Speare
Director
State Infrastructure
(as delegate for the Planning Secretary)

Date: 27 October 2025

**The Secretary's Housing and Productivity Contribution Amendment Certificate is being issued in relation to the above applications only.*

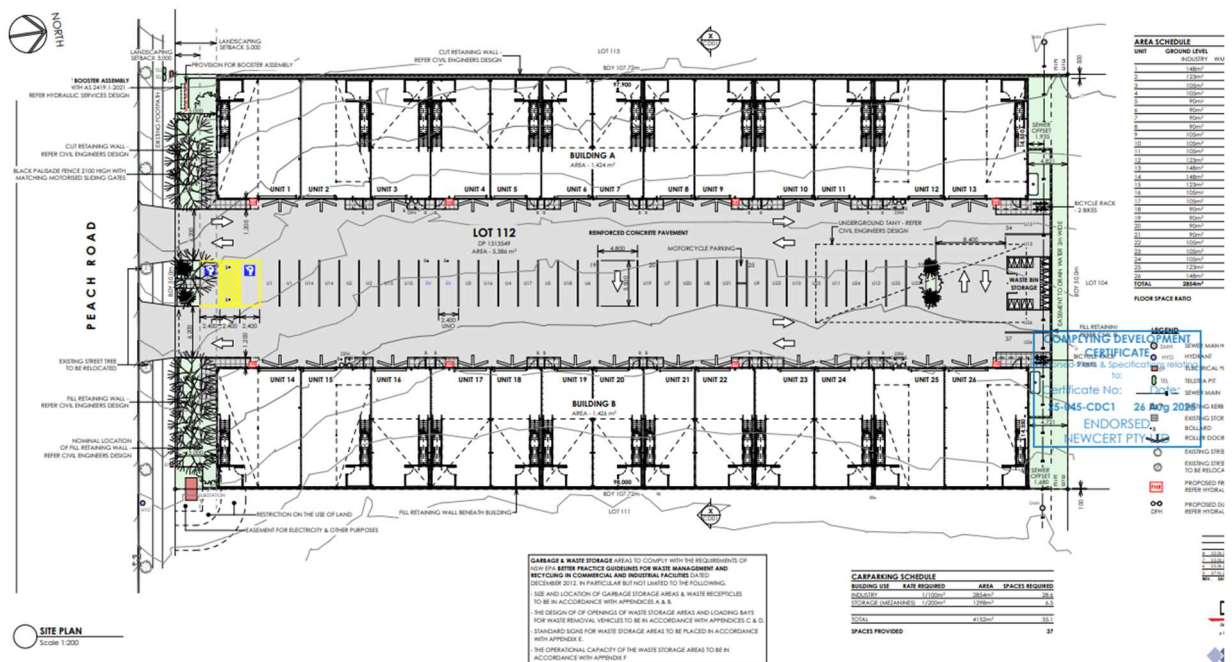
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Black Hill Industrial Estate

Attachment A1

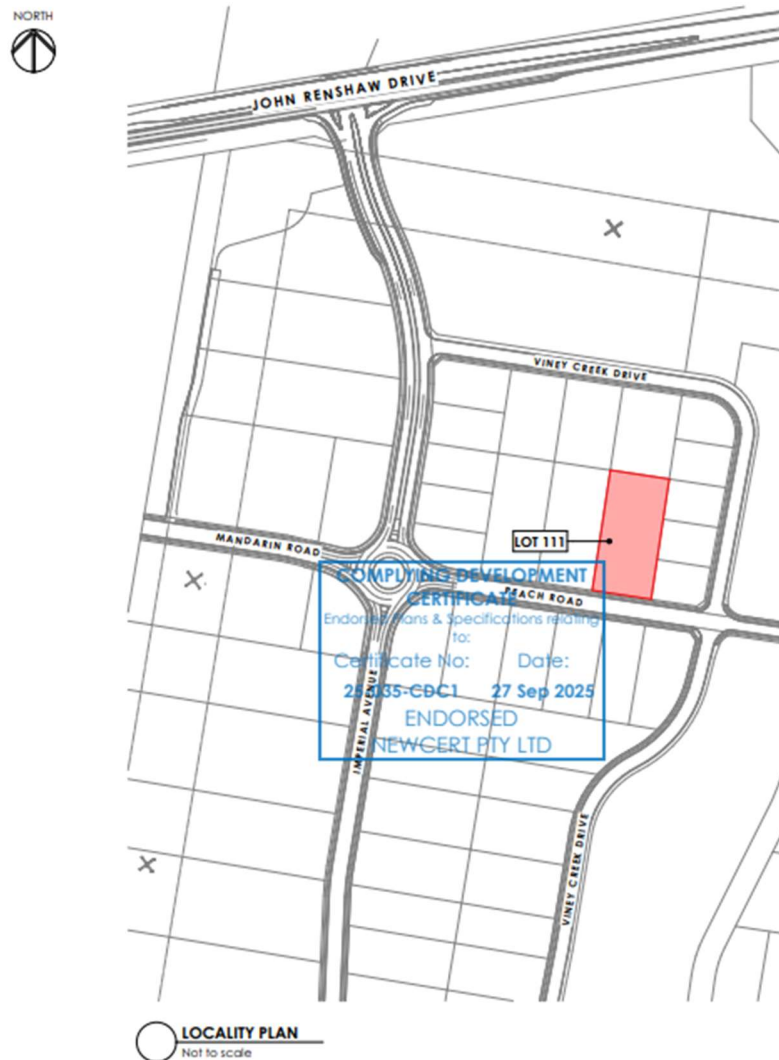
25-045-CDC1 (CDC-309863)

5 Peach Road, Black Hill / Lot 112 DP 1313549



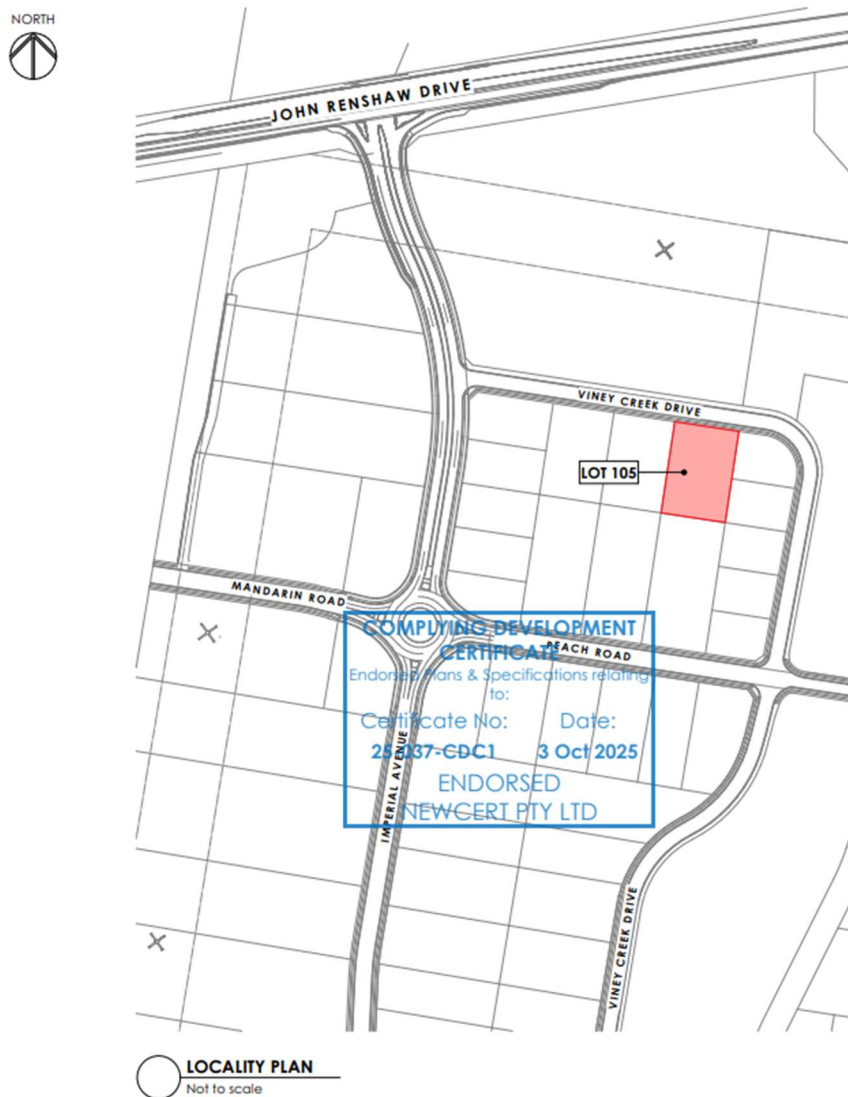
Subject site for CDC-309863
(Source: NSW Planning Portal)

Attachment A2
25-035-CDC1 (CDC-314806)
7 Peach Road, Black Hill / Lot 111 DP 1313549



Subject site for CDC-314806
(Source: NSW Planning Portal)

Attachment A3
25-037-CDC1 (CDC-317705)
8 Viney Creek Drive, Black Hill / Lot 105 DP 1313549



Subject site for CDC-317705
(Source: NSW Planning Portal)