

Secretary's Housing and Productivity Contribution Amendment Certificate

Black Hill Industrial Estate (Lots 104, 140, 145, 146, 152, 154, 155, 156 and 157, DP 1313549)

For the purposes of Schedule 5 to the *Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023* and *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	DA2023/01246 (PAN-402010)
Contribution case reference	CON-6118
Address	6 Viney Creek Road, Black Hill Lot 104 DP 1313549
Development description	Light Industrial premises - Erection of twelve (12) light industrial units including signage and associated site works and twelve (12) lot strata subdivision
Map	Refer to Attachment A1
Application	DA2024/00625 (PAN-460949)
Contribution case reference	CON-26504
Address	29 Imperial Avenue, Black Hill Lots 140 and 146 DP 1313549
Development description	Truck depot - including workshop, wash bay, storage, tyre storage, fuel tank, associated offices and amenities and signage
Map	Refer to Attachment A2

Application	CD2025/00286 (CDC-304162)
Contribution case reference	Contribution case has not been created
Address	3 Plantation Road, Black Hill Lot 145 DP 1313549
Development description:	Industrial units (x 5) with associated on-grade carpark and landscaping
Map	Refer to Attachment A3
Application	CD2025/00295 (CDC-305250)
Contribution case reference	Contribution case has not been created
Address	17 Imperial Avenue, Black Hill Lot 152 DP 1313549
Development description	Construction of an industrial building with ancillary office space with associated on-grade carpark and landscaping
Map	Refer to Attachment A4
Application	DA2024/00916 (PAN-486301)
Contribution case reference	CON-22071
Address	14 Imperial Avenue, Black Hill Lot 154 DP 1313549
Development description	Staged Development - Stage 1: General Industry premises - erection of building including ancillary office, signage, stormwater management and associated site works. Stage 2: General Industry premises - erection of building including signage and associated site works. Site works including storm water and retaining walls.
Map	Refer to Attachment A5
Application	DA2025/00237 (PAN-519117)
Contribution case reference	CON-29169
Address	16 Imperial Avenue, Black Hill Lots 155, 156 and 157 DP 1313549
Development description	Erect and use one (1) building on site containing a warehouse, ancillary office and amenities, car parking, vehicle manoeuvring, fuel tank, wash bay, signage and associated site works for the storage and distribution of automotive tyres. The proposal also includes consolidation and subdivision of land to enable the proposed development on site without crossing lot boundaries.
Map	Refer to Attachment A6

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. The Planning Agreement did not exclude the application of section 94EF of the <i>Environmental Planning and Assessment Act 1979</i> (later section 7.24).
Land to which a contribution toward State or regional infrastructure has been made	6 Viney Creek Road, Black Hill (Lot 104 DP1313549) 29 Imperial Avenue, Black Hill (Lots 140 and 146 DP1313549) 3 Plantation Road, Black Hill (Lot 145 DP1313549) 17 Imperial Avenue, Black Hill (Lot 152 DP1313549) 14 Imperial Avenue, Black Hill (Lot 154 DP1313549) 16 Imperial Avenue, Black Hill (Lots 155, 156 and 157 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**, as a contribution to the provision of State or regional infrastructure has been made under a planning agreement before 1 October 2023.

Signature redacted

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

Date: 25 August 2025

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

Secretary's Housing and Productivity Contribution Amendment Certificate

Black Hill Industrial Estate

Attachment A1 DA2023/01246 (PAN-402010) Lot 104 DP1313549

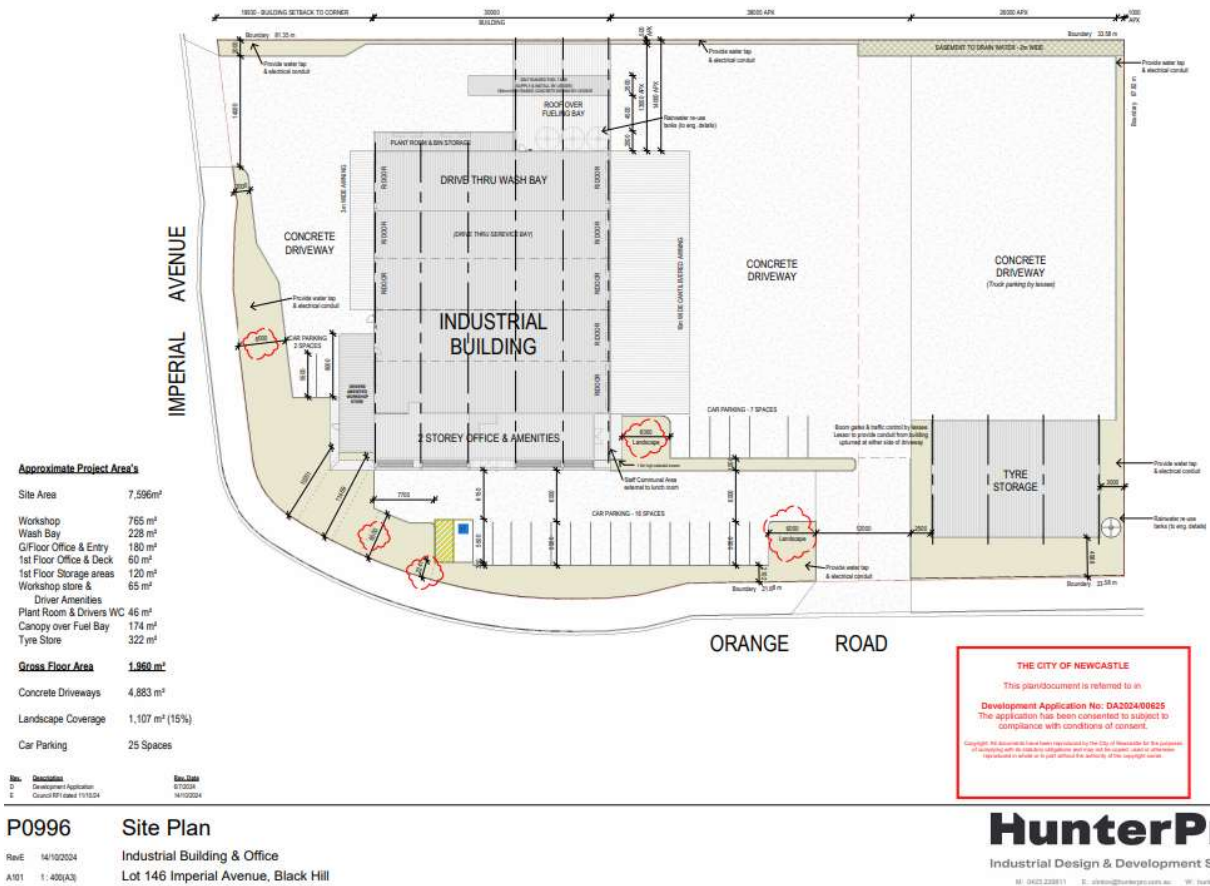


Subject site for DA2023/01246 (PAN-402010)
(Source: Statement of Environmental Effects, NSW Planning Portal)

Attachment A2

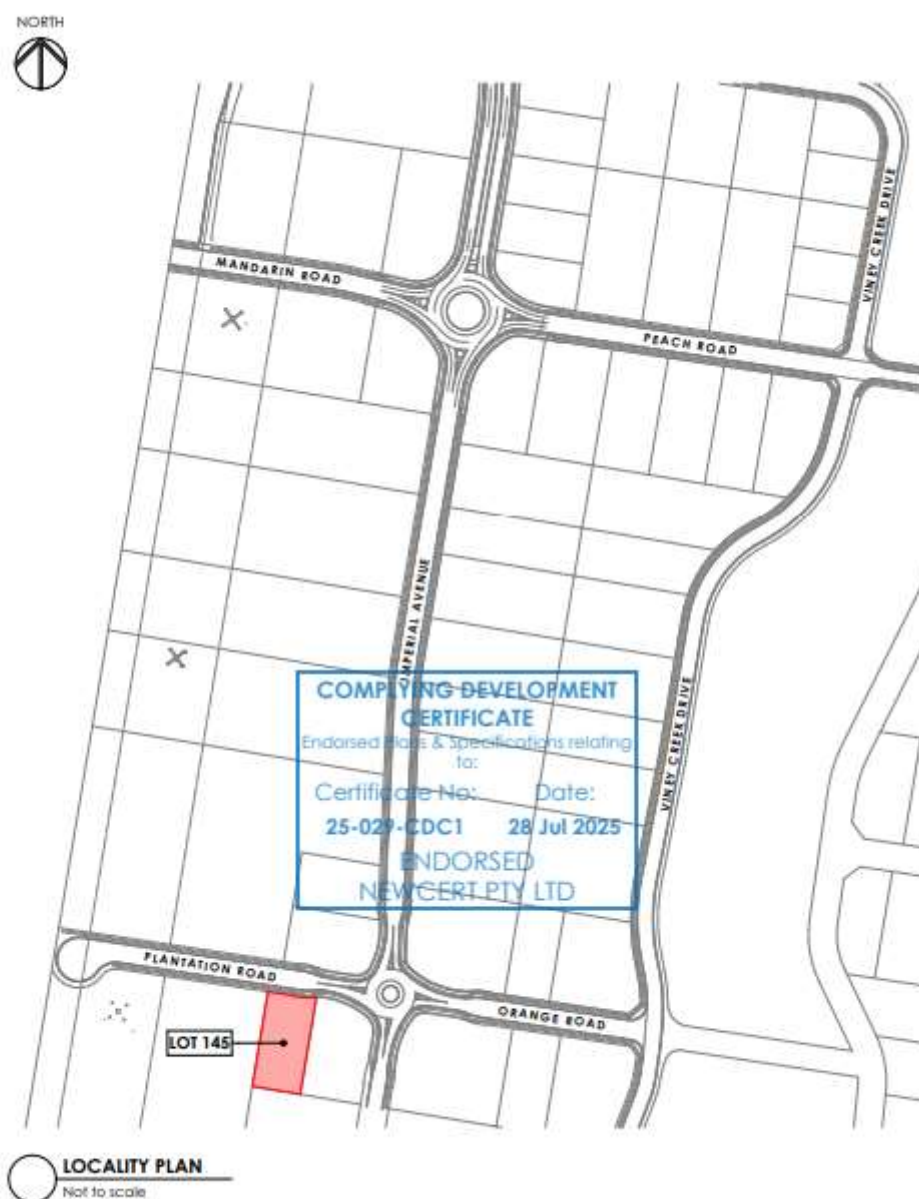
DA2024/00625 (PAN-460949)

Lots 140 and 146 DP1313549

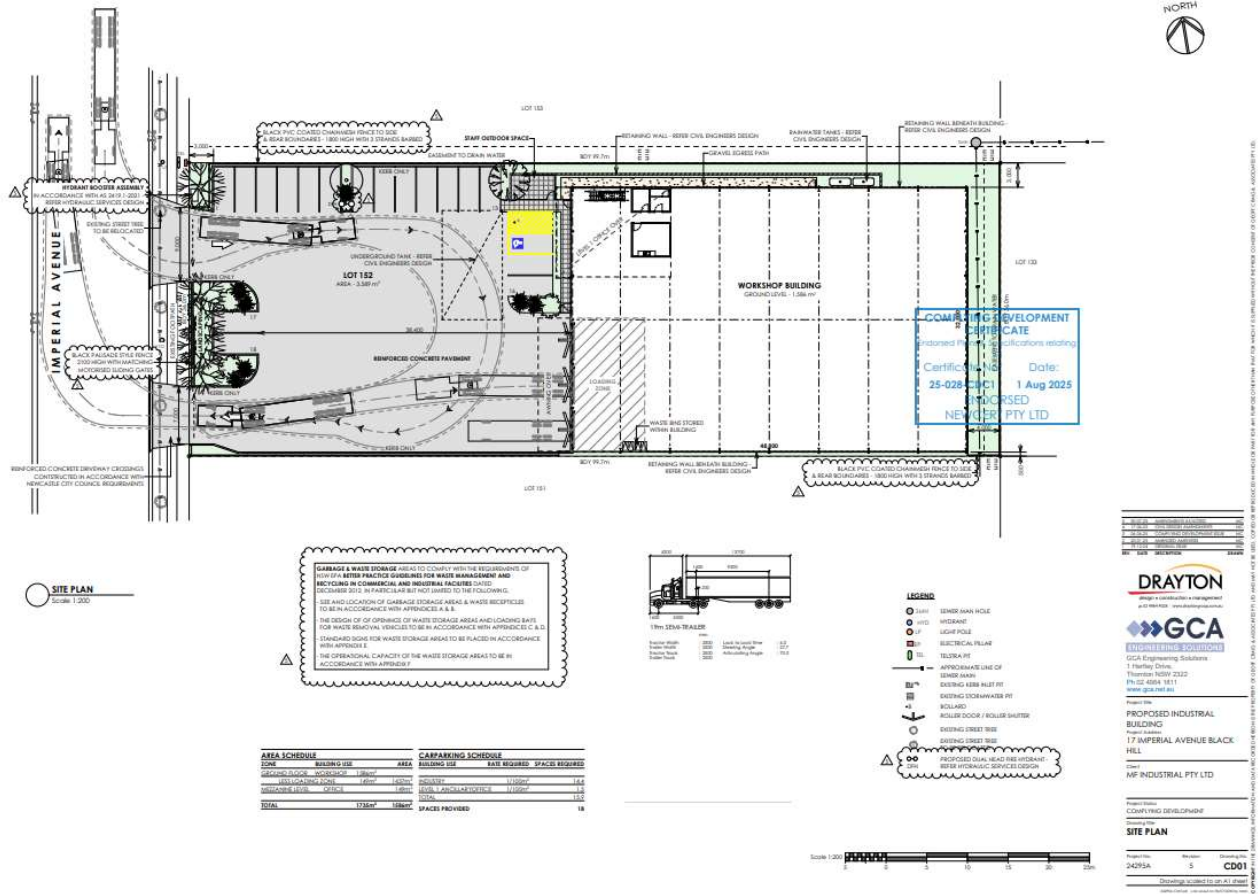


Site plan for DA2024/00625 (PAN-460949)
(Source: NSW Planning Portal)

Attachment A3
CD2025/00286 (CDC-304162)
Lot 145 DP1313549



Subject site for CD2025/00286 (CDC-304162)
(Source: NSW Planning Portal)



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Attachment A5
DA2024/00916 (PAN-486301)
Lot 154 DP1313549



Site plan for DA2024/00916 (PAN-486301)
(Source: NSW Planning Portal)

Attachment A6

DA2025/00237 (PAN-519117)

Lots 155, 156 and 157 DP1313549

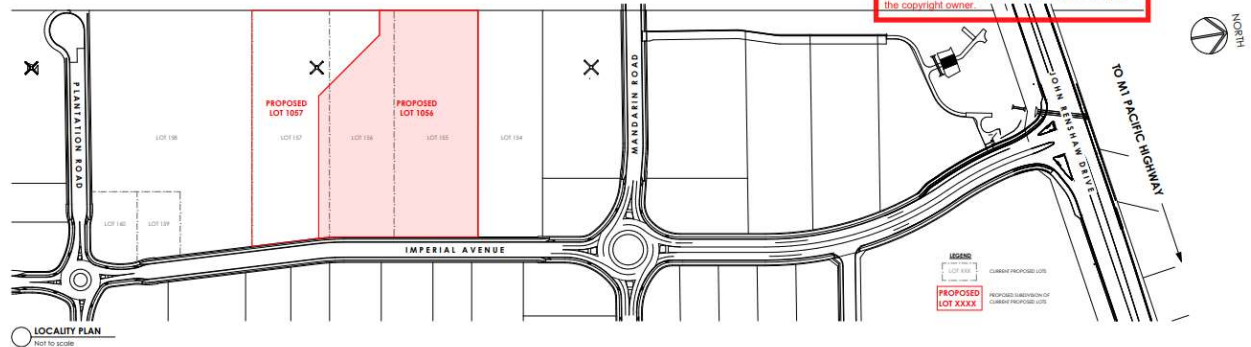
DEVELOPMENT APPLICATION

PROPOSED WAREHOUSE

IMPERIAL AVENUE BLACK HILL

PROPOSED LOT 1056 (SUBDIVISION OF PROPOSED LOTS 155, 156 & 157)

PROPOSED SUBDIVISION OF LOT 30 DP 870411



Site plan for DA2024/00916 (PAN-486301)
(Source: NSW Planning Portal)