



Secretary's Housing and Productivity Contribution Amendment Certificate

Black Hill Industrial Estate (Lot 103, 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	25-046-CDC1 (CDC-321897)
Contribution case reference	CON-43929
Address	4 Viney Creek Drive, Black Hill / Lot 103 DP 1313549
Development description	Industrial warehouse building with ancillary office space (2 units) with associated on-grade carpark and landscaping.
Map	Refer to Attachment A1

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
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	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	4 Viney Creek Drive Black Hill (Lot 103 DP 1313549)

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: 24 November 2025

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

