



Memo to: Hunter and Central Coast Regional Planning Panel

From: Peter Giannopoulos - Team Leader Development Services

Subject: Development Application No. 8/2018/539/1

Subdivision of land to create 39 light industrial lots and 1 environmental conservation lot, to be delivered in six stages, including the remediation of the site and removal of vegetation to ensure that the site is suitable for future occupation for industrial use

1134 John Renshaw Drive and 0 John Renshaw Drive ((Lot 1 DP 1260203 and Part Lot 119 DP 1154904), Black Hill

Date: 14 October 2020

Panel Reference: 2019HCC009

Dear Panel Members

The purpose of this memorandum is to provide background in respect to the Black Hill Planning Agreement (PA), as requested in an e-mail sent by the Planning Panel Secretariat on 14 October 2020.

The PA was entered into in conjunction with the rezoning process ,i.e., the 'Black Hill Employment Area Rezoning Proposal', which was notified on 13 April 2017 as Amendment No. 24 to the *Cessnock Local Environmental Plan 2011*.

The PA provides a basis for the parties to negotiate and agree on an overall plan for reasonable conservation measures to be made by the landowner. In addition, the PA also:

- Acknowledges that the land will be developed progressively.
- Outlines that off-site offsets may be used as a means to fulfilling the rezoning.
- Limits the number of dwellings on the E4 Environmental Living zoned land.
- Establishes that there will be no clearing on the E2 Environmental Conservation or E4 Environmental Living zoned land, unless the parties agree to an appropriate offset to compensate for that clearing.

The requirements of the PA were satisfied prior to approval of the initial two (2) lot subdivision (Development Consent No. 2018/942), as required by the PA.

The PA does not require any specific matter to be considered in the assessment of the application the subject of the assessment report (DA No. 2018/539), and does not fetter determination of the application.

The PA is contained on Cessnock City Council's website and may be accessed via the following link:

[file:///cccpdc/home\\$/jmaher/Downloads/18-2011-9- -Black-Hill-Planning-Agreement- -Executed-27-11-2016- -website-doc%20\(1\).pdf](file:///cccpdc/home$/jmaher/Downloads/18-2011-9- -Black-Hill-Planning-Agreement- -Executed-27-11-2016- -website-doc%20(1).pdf)

If you require any further information, please do not hesitate to contact Council's Development Services Manager, Janine Maher on telephone 02 4993 4254, or myself on telephone 02 4993 4112.

Regards

A handwritten signature in dark ink, appearing to read 'P. Giannopoulos', with a stylized flourish at the end.

Peter Giannopoulos
Team Leader Development Services