

Cockle Creek Precinct

FACT SHEET



Overview

Hunter and Central Coast Development Corporation (HCCDC) owns the land formerly occupied by the Cockle Creek lead and zinc smelter at Boolaroo near Lake Macquarie.

In August 2019, Parliament supported legislation to transfer lands into Government ownership. This guarantee the ongoing environmental management of the site into perpetuity, and to help unlock economic and community outcomes for the region.

HCCDC's role is to manage the land and its future development as a commercial, industrial and housing centre in the region.

We will work with Government's Waste Asset Management Corporation (WAMC), which will manage the environmental requirements with regulatory oversight from the NSW Environment Protection Authority.



Opportunities

Estimates of the economic potential of the site prepared for Lake Macquarie City Council estimate that an additional 1650 direct jobs could be created, in addition to over 1000 construction related jobs. Approximately 650 homes are expected to be built on the site.

We will work closely with interested stakeholders to realise the economic and social opportunities for the area.

The Greater Newcastle Metropolitan Plan identifies the site as part of the strategic gateway to Greater Newcastle. The Munibung Precinct is earmarked for urban renewal through increased housing density and mixed use including large format retail and office uses. The Metro Plan has targets for 1800 new jobs and 3700 new dwellings by 2036.

Unlocking this site will assist in the realisation of these targets.

hccdc.nsw.gov.au



The Fund

Future land sale proceeds will be used to establish Containment Cell Perpetual Care Fund to go towards the cost of managing the land, including the monitoring, maintenance and repair of the containment cell and other environmental protection infrastructure for the long term.



Environmental needs

The site includes a large containment cell, covering 20 hectares, which has been created to contain the contaminated materials in accordance with EPA requirements.

The containment cell and a water treatment plant require regular monitoring and maintenance. Other environmental protection areas, such as Munibung Hill, need general maintenance, including controlling vegetation.

