

Cockle Creek Precinct

FACT SHEET



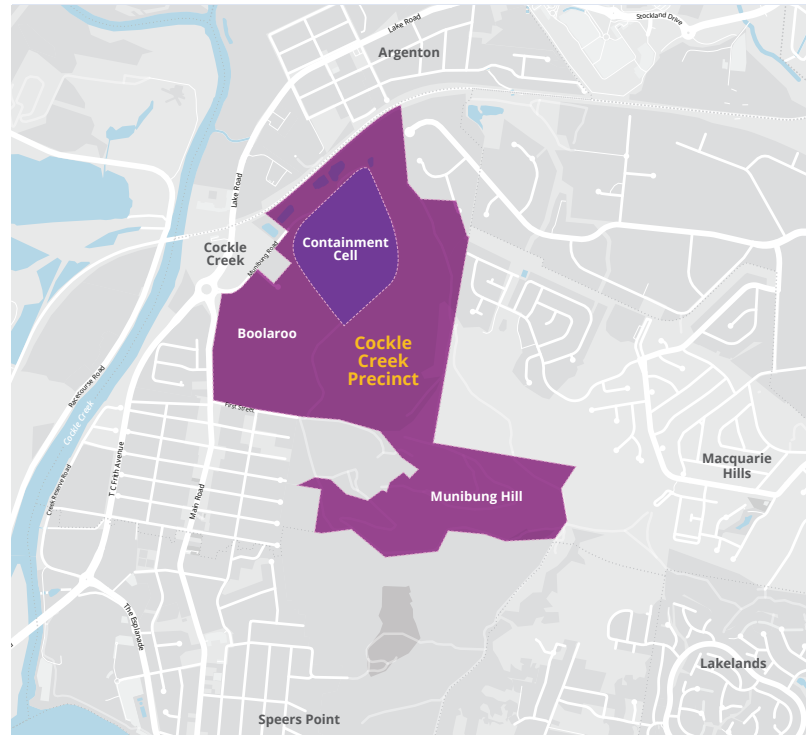
Overview

The Cockle Creek Precinct comprises the land formerly occupied by the Pasmenco lead and zinc smelter at Boolaroo near Lake Macquarie.

In 2019, Parliament supported legislation to transfer the precinct into Government ownership. The land was transferred to Hunter and Central Coast Development Corporation (HCCDC) in October 2019. This guarantees the ongoing environmental management of the site in perpetuity, and helps 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 work with Government's Waste Assets Management Corporation (WAMC), to manage the environmental requirements of the site with the NSW Environment Protection Authority providing regulatory oversight.



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.



The Fund

Future land sale proceeds will be used to establish the 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.

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