



Hunter and Central Coast
Development Corporation

Cockle Creek

The Cockle Creek Precinct comprises the land formerly occupied by the Pasminco Lead and Zinc Smelter at Boolaroo in 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 in October 2019. This ensures the ongoing environmental management of the site in perpetuity and helps unlock economic and community outcomes for the region.

Our 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 to manage the environmental requirements of the site with the NSW Environment Protection Authority providing regulatory oversight.



Opportunities

Since taking ownership of the precinct, we have undertaken significant work to secure deals and settle on two key parcels, comprising over 60 hectares of land. In line with the legislation, we have acted swiftly to realise outcomes with Green Capital Group, which settled 55 hectares for residential development to enable more than 500 new homes. In addition, Costco Wholesale Australia purchased 6 hectares of land to establish its first NSW regional operation, with the warehouse opening in September 2021.

These developments are set to inject more than \$300 million into the economy and create an estimated 225 permanent jobs.

Vital infrastructure

In mid-2021, we undertook construction works to provide stormwater management and road upgrades, as well as the delivery of the new Cressy Road. This road, named after a former local resident and WWI Private Henry Alfred Cressy, provides an essential link to the new Costco warehouse. Our works provided the necessary infrastructure to all the subdivision and development of Costco and Green Capital outcomes.



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.