



Hunter and Central Coast  
Development Corporation

# Cockle Creek

Hunter and Central Coast Development Corporation (HCCDC) manages land in Lake Macquarie's Cockle Creek precinct. We are responsible for the site's environmental management and its future development as a commercial, industrial and housing centre.

In 2019, Parliament supported legislation to transfer land formerly occupied by the Pasminco Lead and Zinc Smelter into Government ownership. The land was transferred to HCCDC later that year. This ensures the ongoing environmental management of the site in perpetuity and helps unlock economic and community outcomes for 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

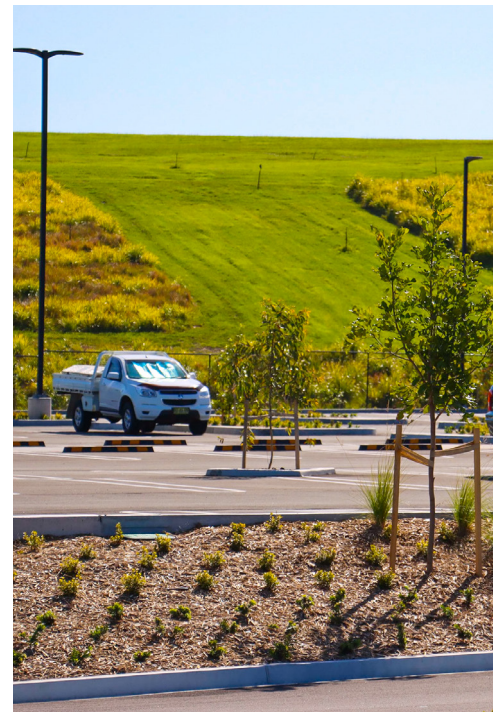
Since taking ownership of the precinct, we have undertaken significant work to secure deals and settle on four key parcels, comprising over 60 hectares of land. We have acted swiftly to realise outcomes with Green Capital Group, which settled 55 ha for residential development to enable more than 500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

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

More recently, we settled two additional light-industrial zoned land parcels for development. Both proponents will soon announce plans to bring exciting and innovative new business to the precinct, expected to create an additional 500 ongoing 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.



## Environmental needs

The site includes a large containment cell, covering 20 ha, 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.