

Lake Macquarie Development Control Plan 2014

Part 11 – Heritage Area Plans



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1 INTRODUCTION

1.1 BACKGROUND

The suburb of Boolaroo developed as a result of industrial activity, including coal mining (Stockton Borehole Colliery), the Sulphide Works (Pasminco), a construction company (G Hawkins & Sons) and sawmilling (Finlay's).

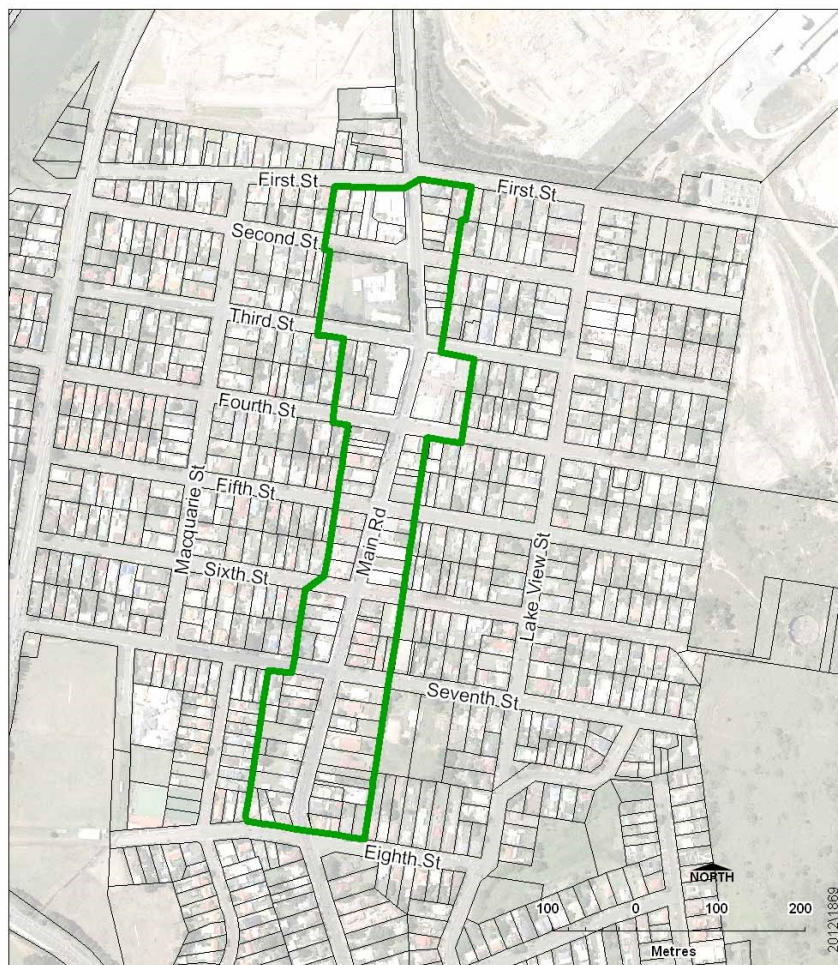
The Boolaroo area has been identified as requiring specific development solutions to suit the existing local character, and to address local issues.

Note: This Area Plan should be read in conjunction with [Lake Macquarie City Council Heritage Guidelines](#), which provide additional development guidelines for Heritage Precincts.

1.2 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in heavy green edging, as shown within Figure 1 – *Boolaroo Heritage Precinct*.

Note: For heritage items or potential heritage sites located within the Heritage Precinct, refer to *Lake Macquarie Local Environmental Plan (LM LEP 2014)* and [Lake Macquarie City Council Heritage Guidelines](#) respectively.



Boolaroo Heritage Precinct

Figure 1 - Boolaroo Heritage Precinct

1.3 HISTORY AND EXISTING CHARACTER

Much of the area now known as Boolaroo was granted to William Brooks in 1839. By the mid 1880s, Sir James Fairfax was the owner, and it was around this time that the Stockton Borehole Colliery opened west of Boolaroo, across Cockle Creek. Fairfax subdivided his land in the 1890s and further subdivisions followed. By 1902, three subdivisions had taken place, setting up the residential allotments bounded by Main Road, Creek Road and Seventh Street.

In 1896, land was cleared north of First Street by the Sulphide Corporation (Ashcrofts Process) Ltd, for a lead and silver ore treatment plant. The construction expansion and continued operation of this plant led to increased demand for adjacent residential land, and Boolaroo began to thrive. Subsequently, several businesses established themselves in Boolaroo, including G Hawkins & Sons Transport and Construction firm, Finlay's sawmill, and TC Frith's grocery. It grew to include hardware and electrical goods, and still exists today.

The Boolaroo Public School officially opened in 1900. The Post Office (since demolished) soon followed in 1901. Continued prosperity was recognised with the opening of the Fire Brigade in 1901 and the Ambulance Station in 1922, the first ambulance station in the Newcastle area. Boolaroo has good access to the north, south and west, but limited access to the east due to Munibung Hill.

The street layout of Boolaroo generally follows a grid pattern, although Main Road takes a slightly meandering path following the line of Cockle Creek to the west. Boolaroo is serviced by regular bus and train services; Cockle Creek Station is within walking distance from the local centre.

The streets are nestled between the foot of Munibung Hill, Cockle Creek and the adjoining suburb of Speers Point. As a result, the area is quite compact and has a good walkable street network. The streets are wide with kerb and guttering, and characterised by some older exotic trees, such as camphor laurels. A more recent street tree planting program has been sponsored by the Pasmenco Smelter as a community project.

Lot sizes are reasonably large, with an average size of about 800m². This presents opportunities for future incremental housing intensification and further subdivision. Dwellings are predominantly single storey weatherboard or fibro construction, with variable setbacks from the street. Newer dwellings are generally of brick and tiled roof construction.

1.4 SPECIFIC ISSUES RELATING TO THIS LOCALITY

Future development in the Boolaroo Heritage Precinct will need to consider:

- Removal of intrusive urban elements,
- Continuing improvements of the air quality,
- Provision of alternative forms of residential development and increasing population while maintaining compactness and accessibility,
- Revitalisation of the commercial centre while maintaining its unique spatial relationship,
- Retention of the sensitive elements of the topography and existing streetscapes,
- Preservation of important elements of the settlement pattern.

1.5 CONTEXT AND SETTINGS

Objectives

- a. To safeguard the heritage and cultural values of the Boolaroo Heritage Precinct.
- b. To ensure that development complements the existing streetscape, local architectural style, decoration and adornments.
- c. To ensure that development does not detract from the significance of the dominant cultural and natural elements of the area.

Controls

1. A detailed analysis of the streetscape and surrounding environment must accompany development proposals.
2. Development proposals must incorporate bulk, form, scale and landscaping that is consistent with, and complements the historic development of the Boolaroo Heritage Precinct.

1.6 SITE COVERAGE

Objectives

- a. To ensure the bulk and form of future development reflects the historic development of the Boolaroo Heritage Precinct.
- b. To provide opportunities for the provision of landscaping and/or the enhancement of existing native vegetation.
- c. To promote on-site stormwater infiltration by encouraging pervious surfaces and landscaped areas.

Controls

1. The maximum site coverage, including ancillary development, should not exceed 45%, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.