

TABLE OF CONTENTS:

1	INTRODUCTION	2
1.1	LAND TO WHICH THIS PLAN APPLIES.....	2
1.2	HISTORY AND EXISTING CHARACTER	3
1.3	SPECIFIC ISSUES RELATING TO THIS LOCALITY.....	3
1.4	CONTEXT AND SETTING.....	4
1.5	SITE COVERAGE.....	4

FIGURES:

FIGURE 1 - TERALBA HERITAGE PRECINCT	2
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1 INTRODUCTION

The suburb of Teralba developed as a result of various circumstances including coal mining, the railway, its location and topography.

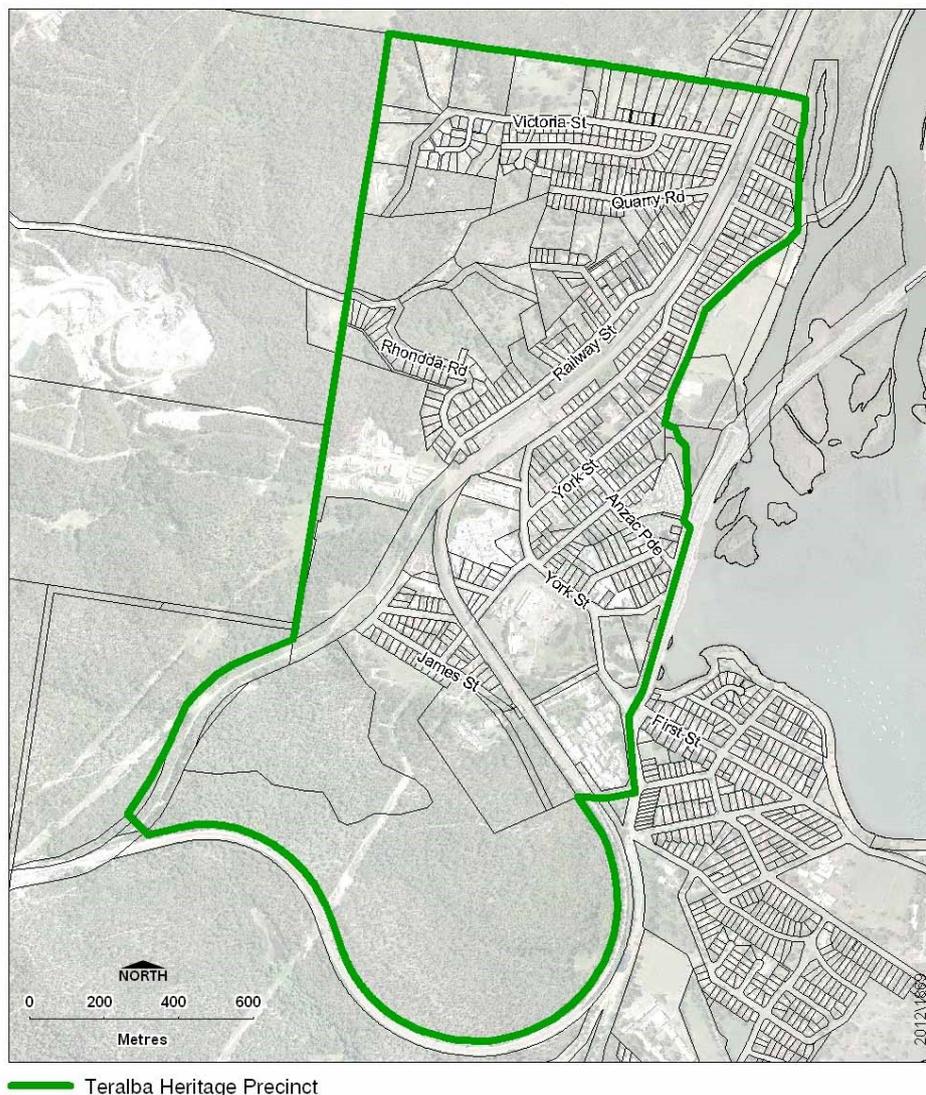
Teralba has been identified as requiring specific development solutions to suit the existing local character and address local issues.

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

1.1 LAND TO WHICH THIS PLAN APPLIES

This Area Plan applies to all the land outlined in heavy green edging as shown within Figure 1 – Teralba 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.



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Figure 1 - Teralba Heritage Precinct

1.2 HISTORY AND EXISTING CHARACTER

The suburb of Teralba has considerable social and historical significance as one of the earliest railway and mining settlements in Lake Macquarie. The suburb also retains a distinctive traditional early Twentieth Century period character, due mainly to the consistency of timber and iron buildings and the cohesive streetscapes they form. The suburb is set in a semi-rural landscape with well-defined boundaries on the edge of Lake Macquarie and rising up a steep hillside to the west. This area enjoys views over Cockle Creek and the Lake.

Teralba was an important railway settlement and quarry site for several decades, and the railway and the station remain dominant physical elements in the landscape. The settlement is divided by the railway with each side of the suburb having its own distinct historical and aesthetic importance.

The original settlement, established in 1886, marked the arrival of both the railway and mining and was located on the west side of the railway line. Apart from the street layout, all that survives of the original settlement is a handful of original cottages.

The area east of the railway line developed later, as an extension to the town. It features a more formal street layout. Although most early cottages have disappeared, later cottages have adopted the traditional scale and form. There are also several individual buildings of note such as the Co-op Store and Post Office, located in the vicinity of the main commercial centre. The main street (York Street) was bypassed as a major route with the creation of Toronto Road. The original connection to Boolaroo was broken with the removal of Watkins Bridge.

Despite the loss of many early buildings, the settlement remains one of the notable historic precincts in Lake Macquarie. In particular the eastern precinct of the suburb continues to feature unified streetscapes characteristic of the early Twentieth Century. Although the settlement has taken on a predominantly suburban role, it retains its own distinct physical character and cultural identity.

The close physical proximity of the mines underlies the strong historical relationships between home and workplace. The location of the mines, in turn, was closely related to the siting of the railway station. The boundaries of the Teralba Heritage Precinct include several of these mining sites.

This precinct is therefore an important archaeological resource for Lake Macquarie, with considerable potential as an industrial heritage site.

1.3 SPECIFIC ISSUES RELATING TO THIS LOCALITY

Future development in Teralba will need to consider:

- The sense of social identity resulting from the area's history,
- The physical boundaries of the locality including the bushland setting and separation from adjoining areas,
- Heavy vehicle traffic from the mines and other industries generating noise and other pollutants,
- Development that is compact and in scale with surroundings, including medium density and mixed-use development sensitive to the area's heritage character,
- The proximity of the railway and provision of large lots that are appropriate for higher residential population densities,
- Business growth that is based on unique local character. This needs to complement growing competition from larger town and regional centres,
- Sensitive elements of the local topography and existing streetscapes.

1.4 CONTEXT AND SETTING

Objectives

- a. To safeguard the heritage and cultural values of the Teralba 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 Teralba Heritage Precinct.

1.5 SITE COVERAGE

Objectives

- a. To ensure the bulk and form of future development reflects the historic development of the Teralba 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, must not exceed 45%, unless it can be demonstrated that the proposal will not have a detrimental impact on the heritage values within the precinct.