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1 INTRODUCTION

The suburb of Dudley has developed as a result of various circumstances, including its topography, history and mineral resources.

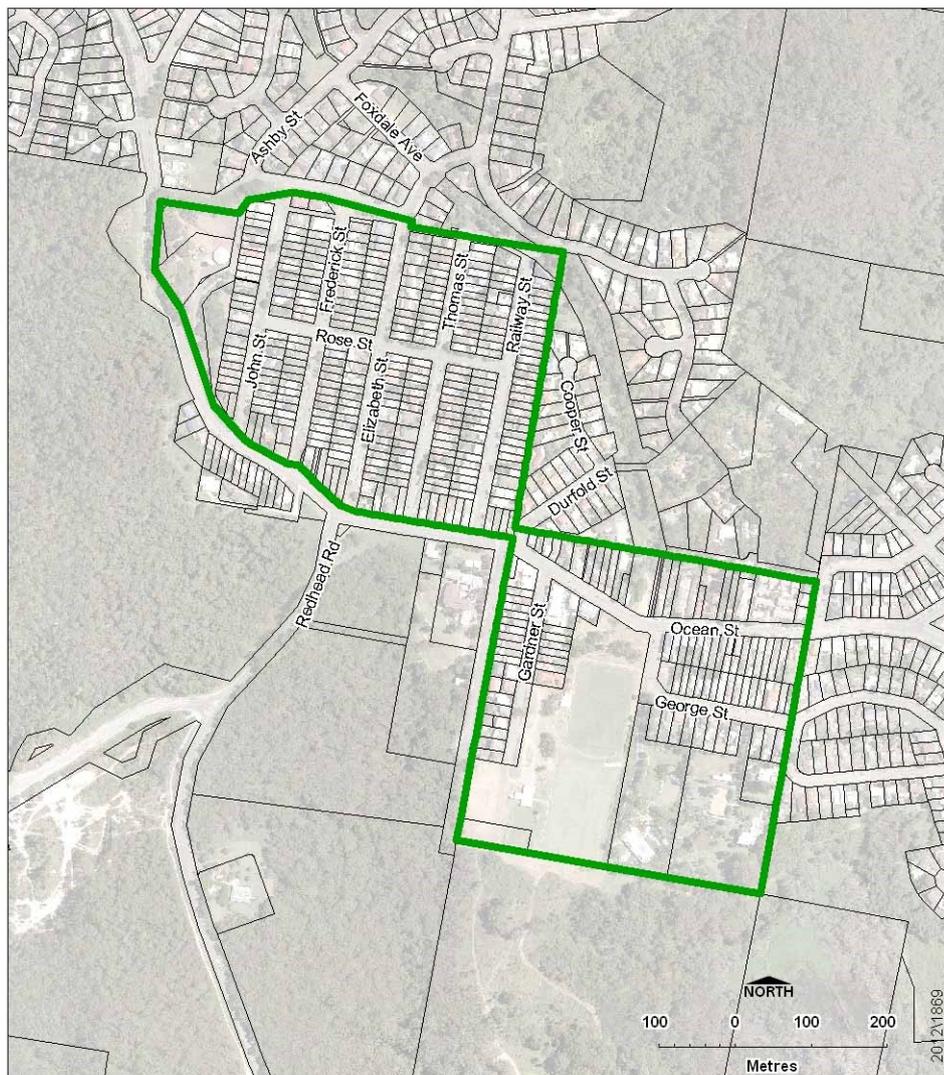
The Dudley area has been identified as requiring specific development solutions to suit the existing local character and address local issues.

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 Map 1 –Dudley Heritage Precinct.

Note: For heritage items or potential heritage sites located within the Heritage Precinct, refer to LM LEP 2013 and [Lake Macquarie City Council Heritage Guidelines](#) respectively.



— Dudley Heritage Precinct

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Figure 1 - Dudley Heritage Precinct

1.2 HISTORY AND EXISTING CHARACTER

Dudley is an historic suburb located between the suburbs of Whitebridge and Redhead. Situated on a ridgeline, Dudley provides views over adjacent valleys and coastline. Dense coastal heath vegetation borders the suburb, with the Awabakal Nature Reserve located on the southern boundary and Glenrock State Recreation Area on the northern boundary. The prominent ridgelines and the steep valley slopes of the area have been developed for residential purposes. Dudley retains its historical significance, although development in recent years has impacted on the integrity of historic buildings.

The earlier dwellings of Dudley are characteristic of working class cottages from the late nineteenth century coalfields. Despite their declining numbers, these dwellings remain in good condition and continue to make a major contribution to the character of Dudley.

The most significant original miners' cottages are listed as heritage items. These cottages generally conform to their original size, shape and building materials, reflecting the origins of this historical settlement.

As Dudley is one of Lake Macquarie's older precincts, it also has potentially important archaeological sites.

1.3 CONTEXT AND SETTINGS

Objectives

- a. To safeguard the heritage and cultural values of the Dudley 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 including ridgelines 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 Dudley Heritage Precinct.
3. Development proposals must be consistent with the architectural style of the locality.
4. Building should present a narrow frontage to the primary street.

1.4 SITE COVERAGE

Objectives

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

1.5 GARAGES AND CAR PORTS

Objectives

- a. To ensure that the streetscape of the Dudley Heritage Precinct is maintained.

Controls

1. Garages and carports must be located to the rear of dwellings.