



Heritage Toolkit

Lemon Avenue Mildura

The Heritage Overlay

The Heritage Overlay (HO) is detailed at [CI 43.01](#) of the Mildura Planning Scheme.

The Schedule to the HO indicates which items of local social and historical significance have been protected in the Mildura Planning Scheme.

Clause 43.01 from the Mildura Planning Scheme – the Heritage Overlay defines a Heritage Overlay.

The purpose of the HO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.

- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

To view the Schedule to the HO go to <http://planningschemes.dpcd.vic.gov.au/mildura/home.html> and under the section 40 Overlays click the drop down list and select Schedule to the Heritage Overlay which sits under 43.01 Heritage Overlay.

Heritage Precincts Policy

A revised Heritage Places Local Policy (HPLP) has been drafted for inclusion at CI 22.08 in the Mildura Planning Scheme. This was developed through the work undertaken in the Mildura Heritage Study (former Shire of Walpeup) Stage 2 completed in 2012. This policy is not yet part of the Mildura Planning Scheme.

Currently clause 22.08 from the Mildura Planning Scheme – the Heritage Precincts Policy explains about the Heritage Precincts located in Mildura.

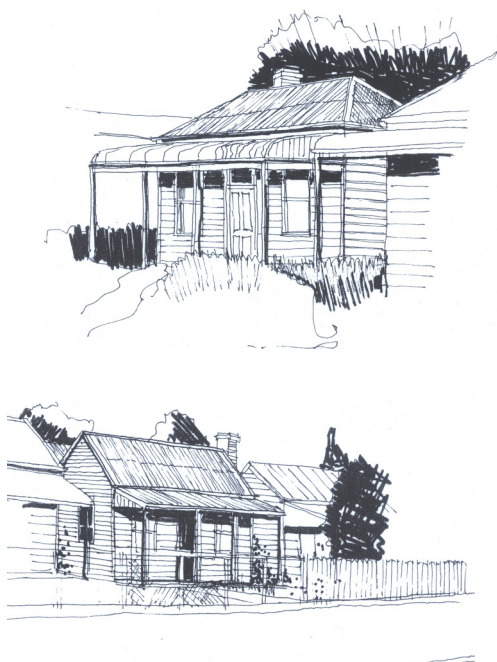
These precincts occur in the older areas of Mildura with established housing and heritage protection has been applied to these areas.

The heritage precincts include:

- The Chaffey Avenue and Environs Precinct – HO307
- The Deakin Avenue Precinct – HO308
- The Lemon Avenue Precinct – HO309

These precincts are all included in the Schedule to the heritage overlay and the schedule details what types of protection are afforded to the houses making up the particular precinct.

Architectural Styles



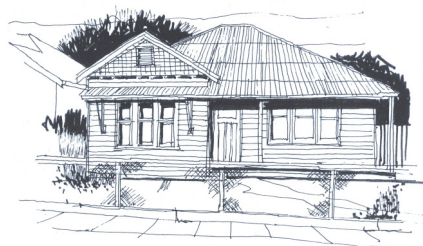
Victorian Houses (1887-1920)

Usually a single storey with a steep hipped or gabled roof. The principal room a parlour projecting under a gabled roof on one side. Walls were weatherboards, windows double hung and roofs were corrugated iron.

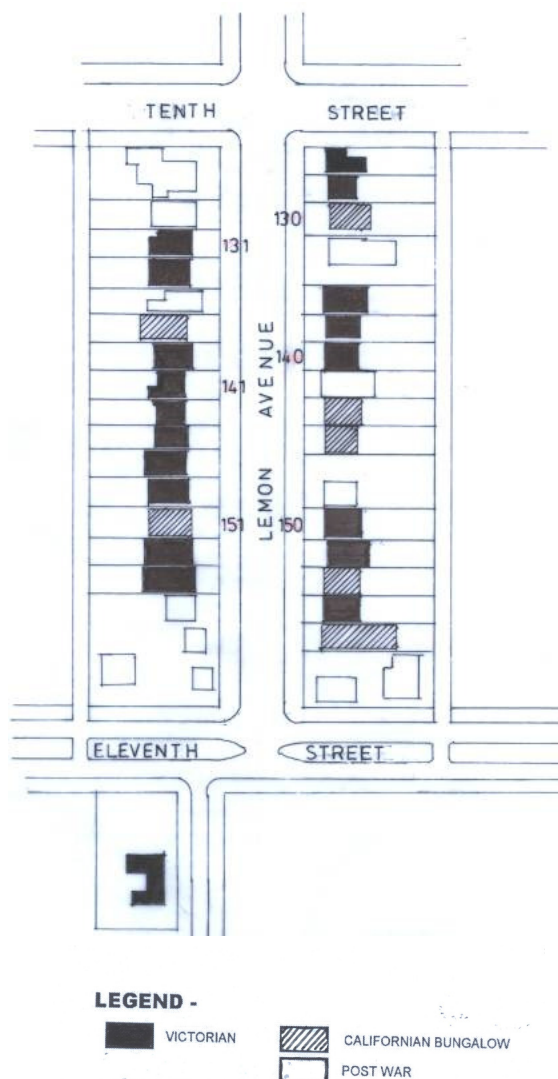
Californian Bungalow Houses (1920-1940)

These Houses were informal, asymmetric spread out structures, fronted by deep verandahs with low pitched roofs. Materials were weatherboards, asbestos cement sheets and battens,

cedar shingles, leadlight windows, and iron roofs.



Location



Post War Houses

All those buildings constructed since 1945, and of various styles and materials.

History

Lemon Avenue was envisaged in the form of the irrigation colony town lots subdivisions of Mildura commencing in 1887. By 1899 water had been supplied to houses between Eighth and Tenth Streets and there were approximately 224 buildings situated along Lemon Ave.

Within the precinct there are 36 dwellings. The most important development phase occurring between 1900 and the First World War when its present historic character was established; nineteen of these dwellings remain.

By the first World War, the precinct's character as a predominantly working class residential area, in contrast to certain areas to the north-west of Deakin Avenue, had been established.

Since that period, the balance of the housing stock has been erected in a mixture of styles drawing not only from the Victorian "vernacular" architecture of the immediately preceding years, but also from popular pattern designs of the day including the bungalow and more recent dwellings built in the Post Second World War period.

Significance

The Lemon Avenue precinct is of historic and architectural importance as the most representative street within the City of working class housing erected during the period 1891-1920.

Lemon Avenue offers a dramatic contrast with the more opulent houses found most commonly to the north-west of Deakin Avenue and in particular, within the Chaffey Avenue precinct.

The buildings consist typically of single fronted and asymmetrical timber cottages, small scale and of varying architectural styles.

Protection of Heritage Precincts

Within the Mildura Planning Scheme, 22 December 1999 there is a policy which applies to all land within Heritage Overlay Areas.

Objective

The objective is to protect, preserve and promote individual precincts that reflect the early development of Mildura.

Policy

It is policy that within the Lemon Avenue area, as indicated in the Heritage Overlay (Mildura Planning Scheme Map Ref. No HO309):

- All buildings and works (including fences) built up to 1920 should be conserved and enhanced; and
- The character of the precinct as a former working class residential area established during the Victorian and Edwardian periods should be protected.

Permit requirement

A permit is required to:

- Subdivide or consolidate land.
- Demolish or remove a building.
- Construct a building.
- Externally alter a building by structural work, rendering, sandblasting or in any other way.
- Construct or carry out works.
- Construct or display a sign.
- Externally paint a building if the schedule to this overlay identifies the heritage place as one where external paint controls apply.
- Externally paint an unpainted surface.
- Externally paint a building if the painting constitutes an advertisement.
- Internally alter a building if the schedule to this overlay identifies the heritage place as one where internal alteration controls apply.
- Remove, destroy, prune or lop a tree.

A permit is not required for:

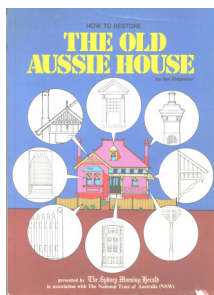
Repairs or routine maintenance which do not

change the appearance of a heritage place. The repairs must be undertaken to the same details, specifications and materials.

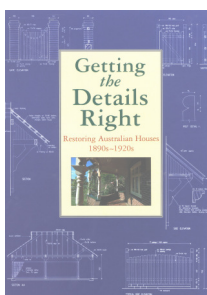
Resources

Books

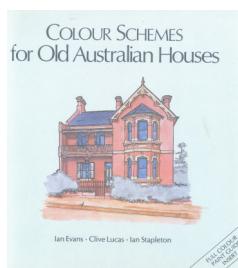
There are many books available on restoration including the following:



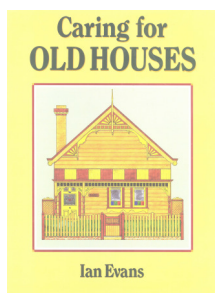
By Ian Stapleton



By Ian Evans



By Ian Evans, Clive Lucas & Ian Stapleton



By Department of Planning of N.S.W.

Reports

Mildura (Former Shire of Walpeup) Heritage Study 2011-2014 and the Andrew Ward Study, 1988 can be found on Council's website.

Internet

Heritage Victoria: www.heritage.vic.gov.au
Click on **Mildura Rural City Council** to find out details of heritage items in our city.

Our Web Page: www.vic.gov.au
Click on **Heritage** to discover the history of Mildura.

Heritage Advisor

Phone Council on 50188419 to obtain personal advice on your property; alterations, additions, colour schemes, fences. The Heritage Advisor usually visits Mildura once a month.

For More Information

Please contact Council's Strategic Planning Team on Tel (03) 5018 8419 or email planning.services@mildura.vic.gov.au