

Heritage Toolkit Barclay Square Red Cliffs

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

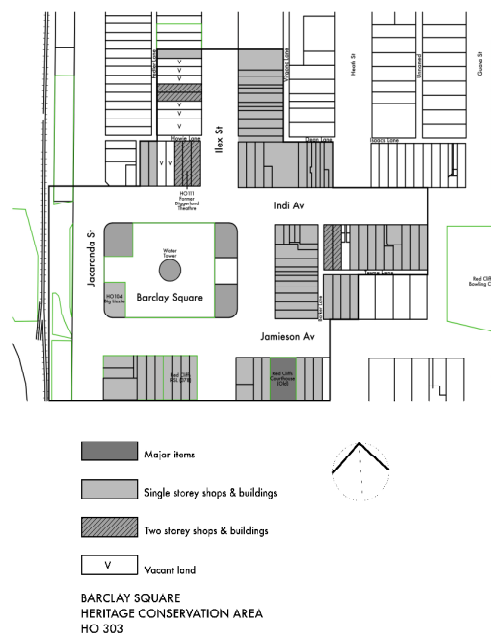
The architecture of this precinct does not fully realise the potential of its layout, as described. Nevertheless, it is a reflection of the period of Red Cliffs foundation and when reinforced concrete construction and “stripped classicism” was the vogue for public buildings.

The economy of construction, however, also recalls the economic difficulties faced by the first settlers, and they are expressed today in the remaining portions of shop front architecture in Indi Avenue and Ilex Street.



Stripped classicism (1920-1940)

Location
Barclay Square, Red Cliffs
Heritage Conservation Area
HO303



History

As early as December 1920, all of the block’s facing the gardens in Indi and Jamieson Avenues and Ilex Street had been sold. The four corner allotments to the gardens, however, were excised over a longer period, the State Savings Bank obtaining lot 3 in 1921, the Commonwealth (for the Post Office) obtaining lot 2 in 1925 and the former SR & WSC obtaining its lot No. 1 in 1939.

In 1923, the Diggerland Theatre for the Diggerland Ltd Moving Picture proprietors of Mildura was opened. The Post Office and water tower followed, being completed in 1924, and the State Savings Bank, to the design of Godfrey and Spowers, architects was opened in 1928.

It was also during this period that the Shire commenced to lay out the gardens which were subsequently named Barclay Square after Cr N. Barclay. Berry’s store had also been built by this time along with a number of the adjoining shops.

Significance

The Barclay Square precinct is of interest as a consciously planned public open space and focus for the Red Cliffs township. It is an important

example of one of the former State Rivers and Water Supply Commission's planned urban centres and adopts the form repeated along the Morkalla railway where the town subdivision is closely related to the rail station and situated to one side of it. Within the Mallee, it represents the culmination of the Commission's work in town centre design.

The layout of the Square is skillfully resolved, with prominence given to the corner sites, especially in the case of the Post Office and bank through the offsetting of Ilex Street. The visual dominance of the water tower is appropriate to the district as are the first World War memorials which must have had great significance for the first generation of soldier settlers. Similarly, the Diggerland theatre is an important symbol of earlier days within the township when the activities it sponsored formed a vital part of the social life of the district.

- 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 and 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.

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 Barclay Square Area, as indicated in the Heritage Overlay (Mildura Planning Scheme Map Ref. No. HO 303):

- All buildings and works built from 1920 to 1940 should be conserved and enhanced; and
- The character of the precinct as a "Between the Wars" development, to be maintained.

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.

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