



## Heritage Toolkit

# Chaffey Avenue Mildura

## The Heritage Overlay

The Heritage Overlay (HO) is detailed at [Cl 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 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 Cl 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 ( 1887-1900 ).

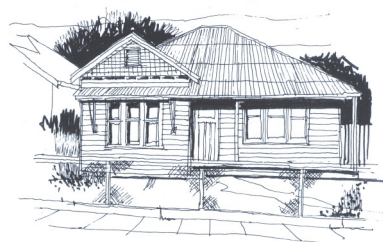
There are five Victorian houses in the precinct. Each is of different standards of accommodation construction, and details and demonstrate typical house characteristics in Mildura at this time. There are corrugated iron, weatherboard, and brick examples in the precinct.

### Federation - Queen Anne Houses (1890-1910)

There are three Federation Queen Anne style dwellings houses in the precinct which were the grandest houses constructed in Mildura at this time. They are “Rio Vista”, The “Bungalow” on the Cureton Avenue corner and the dwelling at No 41-43 Chaffey Avenue. The Bungalow is constructed of timber the other two of brick.

### Post War Houses.

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



### Californian Bungalow Houses ( 1920-1940 )

There is one example of this style in the precinct. These houses are generally asymmetrical, spread out structures, fronted by deep verandahs with low pitched roof. Materials were weatherboards asbestos cement sheets and batten, cedar shingles, leadlight windows and iron roofs.

## Location



### LEGEND -

	VICTORIAN		CALIFORNIAN BUNGALOW
	FEDERATION		POST WAR



## History

The land within this precinct was sold at an early date. The Mildura Irrigation Co. Ltd's records for 1892. shows that some land was purchased by remote investors in the "heady" days of the land boom. W.B. Chaffey and L.C. Gordon and J.F. Kilburn, both on the payroll of Chaffey Bros. Limited, had acquired land. Their intentions had been to build, "Rio Vista" being completed in 1890 and the Bungalow in 1891.

All historically important houses remain today.

Development of the precinct was slowed by the 1890's depression but at least two timber villas were built prior to the First World War, and survive at Nos. 37 and 39. W.J. Bowring's large Edwardian villa at Eighth Street was built in 1911 and was typical of a number of the larger block houses of its time.

## Significance

The cultural significance of this precinct arises from the following themes:

- The Chaffey family, demonstrated directly by W.B. Chaffey's home "Rio Vista" and indirectly by the home of L. Conway Gordon, supervisor for Chaffey Brothers Limited.
- American domestic architectural design influences, expressive of the special cultural linkages between the Chaffey family and their home country.
- Chaffey Avenue as a prestige address within the Mildura community, attracting such local noteworthy families as the Chaffey family, Conway-Gordons, Kilburns, Bowring and the Shilliday families.

## Protection of Heritage Precincts

This policy applies to all land within Heritage Overlay Areas.

## Objective

To protect, preserve and promote individual

precincts that reflect the early development of Mildura.

## Policy

It is policy that within the Chaffey Avenue and Environs area, as indicated in the Heritage Overlay (Mildura Planning Scheme Map Ref HO307):

The cultural significance of "Rio Vista" and any other evidence of the Chaffey Brothers occupation should be conserved and recovered;

Culturally significant houses formerly occupied by other families noteworthy in Mildura's history, including the Conway, Gordon, Kilburn, Bowring and Shilliday families should be conserved.

All Buildings and works (including fences) built up to 1920 should be conserved and enhanced;

The character of the precinct as a former prestigious 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.
- Remove, destroy, prune or lop a tree.
- Internally alter a building if the schedule to this overlay identifies the heritage place as one where internal alteration controls apply.

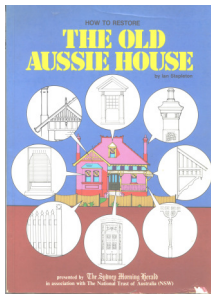
### A permit is not required for:

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.

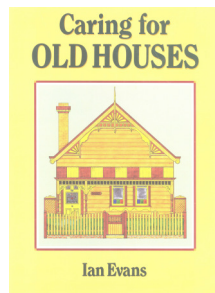
## Resources

### Books

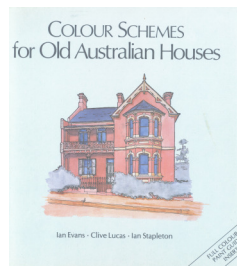
There are many books available on restoration including the following:



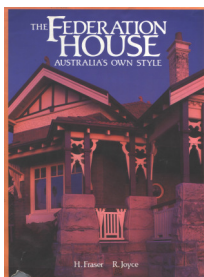
By Ian Stapleton



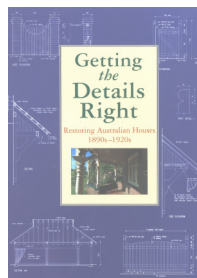
By Ian Evans



By Ian Evans-Clive Lucas-Ian Stapleton



By Hugh Fraser, and Ray Joyce



By Department of Planning of N.S.W.

### Reports

Mildura (Former Shire of Walpeup) Heritage Study (2011-2014) and the Andrew Ward Study

1988 are both available on Council's website.

### Internet

Heritage Victoria: [www.heritage.vic.gov.au](http://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](http://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.

### More Information

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