



Heritage Toolkit

Deakin 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:

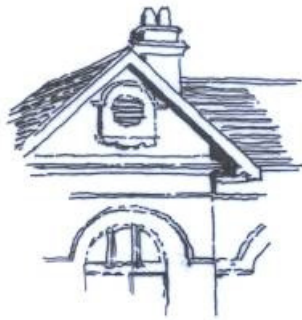
- The Chaffey Avenue and Environs Precinct – HO307
- The Deakin Avenue Precinct – HO308
- The Lemon Avenue Precinct – HO309

These precincts are all included in the Schedule to the heritage overlay and the schedule details what

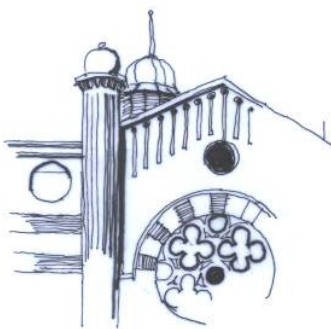
types of protection are afforded to the houses making up the particular precinct.

Architectural Styles

The present day buildings of Deakin Avenue are commercial and religious uses. They date from the early 20th Century replacing many earlier smaller buildings of the Victorian period. These buildings types are best described as Federation and exhibit a wide range of materials and details. A number of these buildings give Mildura its unique 'sense of place' and use cream stucco walls and terracotta. Marseilles pattern roof tiles as distinctive architectural elements.



Neoclassical details from Carnegie library

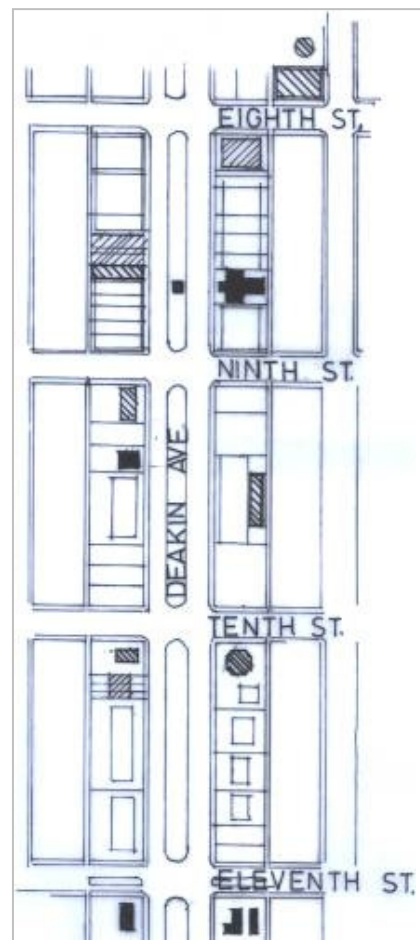


Banded brick and render from Methodist Church



Marseilles pattern tiles and stucco walls from Mildura Club

Location



LEGEND -

	VICTORIAN		CALIFORNIAN BUNGALOW
	FEDERATION		POST WAR

History

Development of the precinct began immediately following the commencement of settlement in Mildura in 1887. In 1890 the Court House, original Post Office and the William and Yule Store at No. 61 were opened, followed by the working Man's Club in 1894.

In 1907 Thomson and Sharland's Carnegie Library was opened, followed by Risbey's Chambers in 1911, the Wesleyan Church in 1912 and the former State Savings Bank and St Andrew's Church in 1914.

After the First World War, a burst of building activity witnessed the opening of I.G. Anderson's Mildura Club in 1920, the former Shire Offices, also by Anderson in 1922, the Post Office in 1923 and Anderson's remodeled Carnegie Library and memorial Tower in 1921-22.

Significance

The cultural significance of the Deakin Avenue precinct arises from the following themes:

- Churches in Mildura's history, expressed in distinctive and prominently situated religious buildings.
- Local Government and of other government agencies expressed in predominantly early twentieth century architecture.
- The vision of the Chaffey's for the City expressed by the broad avenue itself with a median and plantation based upon American precedent.
- The social institutions of the City, which are in themselves expressions of the prohibition movement prominent in the late nineteenth century and supported by the Chaffey's both in Australia and in America beforehand.
- Mildura as a winter resort, expressed in particular by the Hotel Wintersun which has functioned as a major tourist venue since opening in 1925.

The evidence of the City's late Victorian brick architecture is slight. The street architecture is of primary importance for its collection of twentieth century classical facades, mostly designed locally

by the Mildura architect, I.G. Anderson.

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 Deakin Avenue area, as Indicated in the Heritage Overlay (Mildura Planning Scheme Map Ref HO308):

- All evidence of nineteenth century building activity and especially the red brick architecture which is typical of this period should be retained and made prominent, where possible; and
- The architecture of the 1920's which makes a significant contribution to this area's built form should be preserved by retaining all scheduled and unscheduled buildings and works of this period.

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.

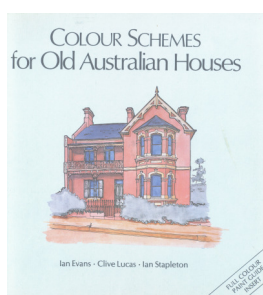
A permit is not required for:

- 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.

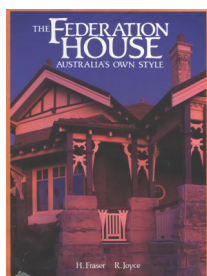
Resources

Books

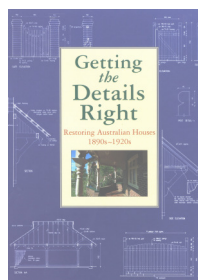
There are many books available on restoration including the following:



By Ian Evans, Clive Lucas & Ian Stapleton



By Hugh Fraser & Ray Joyce



By Department of Planning of N.S.W.

Reports

Mildura (Former Shire of Walpeup) Heritage Study and the Andrew Ward Study 1988 are both available 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 one day 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