



# **RANELAGH ESTATE NEWSLETTER**

The Newsletter of The Ranelagh Residents' Association (A0007234H)

PO Box 618 Mount Eliza. Vic 3930

[www.ranelaghresidents.websytle.com.au](http://www.ranelaghresidents.websytle.com.au)

September 2015

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## **ANNUAL GENERAL MEETING**

**The AGM of the RRA is scheduled for Wednesday, 11<sup>th</sup> November, at 7.30pm at the Mt Eliza Bowling Club, Canadian Bay Road, Mt Eliza. Ranelagh historian and author, Dr Meg Breidahl, will be the keynote speaker. Dr Breidahl is completing a book on the history of the Ranelagh Estate. This presentation will be followed by light refreshments. We look forward to your attendance.**

Ranelagh Estate is bounded by Canadian Bay Road and Mount Eliza Way, the Nepean Highway, Earimil Creek, and Ranelagh Beach including the rocky headland at the northern end of the beach.

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### **The Garden Estate**

A Walter Burley Griffin objective for the Ranelagh Estate was that houses should not be allowed to dominate but instead subserve the landscape. Respect for and conservation of the landscape is a fundamental Griffin principle.

We are experiencing redevelopment within the estate that doesn't uphold the Griffin principles. Larger houses that dominate the landscape and leave little room for vegetation are becoming more prevalent. It is unfortunate that the development process requires the whole block, and in most cases the nature strip as well, to be completely cleared of vegetation.

(Refer **Road Reserves** regarding permits required for clearing nature strips)

Magnificent native vegetation that has taken decades to grow is being destroyed. The sad fact is that these native trees and shrubs are not being replaced in the landscaping of the new properties. Whilst there will always be roses and camellias in our gardens we urge residents to include native trees and shrubs in their replanting schemes. There are many varieties of native trees and shrubs that have attractive foliage, are drought tolerant and also provide habitat for birdlife. The Mornington Peninsula Shire Council at "The Briars" has an excellent choice of indigenous plants available for purchase. They can also advise on which plants are appropriate to our local area.

We believe that newcomers and long standing residents will wish to respect Ranelagh's heritage and landscape character. Whilst we are working with the Shire regarding the clearing and replanting of nature strips, residents can maintain the character of the estate by ensuring their front gardens and nature strips contain a variety of native species.

## Road Reserves – did you know?

Our Ranelagh Estate is listed on both the Victorian Heritage Register and the National Trust (VHR H1605). It is considered by Heritage Victoria to be *a place of historical and aesthetic significance to the State of Victoria*, and by the National Trust to be *a place of national significance*. The reasons for these protective heritage listings are given in the Statements of Significance.

Heritage Victoria's "Statement of Significance" for Ranelagh Estate is here:

<http://vhd.heritagecouncil.vic.gov.au/places/11557>

The National Trust's "Statement of Significance" for Ranelagh Estate is here:

<http://vhd.heritagecouncil.vic.gov.au/places/70238>

These listings provide protection for the overall character of the Estate through a Heritage Overlay in the Local Planning Scheme, with specific protection given to all road reserves within the Estate. As well as conventional nature strips, road reserves include the many large road islands that are a characteristic feature of the original Ranelagh Estate subdivision design.

Thus any works on any road reserve in Ranelagh Estate – such as landscape improvements, kerb crossovers, sealed footpaths, driveways and the like – need a permit from Heritage Victoria. This situation is not always understood, by residents as well as shire council officers. Although technically the road reserves are owned by Mornington Peninsula Shire, even the council itself is still required to obtain a permit from Heritage Victoria to carry out works on our road reserves.

Another rule governing road reserves of which residents may not be aware is that it is illegal to park on a nature strip, a driveway or along a driveway kerb crossover. This is not a local rule but one that is part of the Victorian Road rules. This includes parking a vehicle with two wheels on the nature strip and two on the roadway (called two up and two down), which is classed as "parking on the nature strip" and is subject to enforcement, although council officers do not usually enforce the restriction unless safety is involved. Council believes there is no need for illegal parking in Ranelagh because our streets are wide enough for vehicles to park on the roadway, which has the enhanced benefit of acting as a traffic flow restriction thus reducing traffic speeds. This leaves the nature strips free for pedestrian uses and the establishment of trees.

Sometimes 'cross functional' issues occur, where local council issues that are in conflict with the Heritage Victoria overlay within Ranelagh Estate. Consequently Heritage Victoria has become more involved with our local council so that these issues can be addressed now to avoid future conflict. To aid this objective council is now holding consultative committees that involve senior shire council managers meeting with local area representatives (such as RRA) to identify and resolve cross-functional matters.

## Internal Reserves.

We believe newcomers and long standing residents wish to respect Ranelagh's heritage and landscape character. If you live close to one of the many internal reserves join with neighbours to help preserve these reserves and include those who may not realise how these recreation, internal reserves and road islands contribute so much to the character of the Ranelagh Estate.

## Lot M

Situated between the houses along Mount Eliza Way and Roborough Avenue is the Lot M Reserve. This land is one of a number of internal reserves still owned by the Ranelagh Club and is highly valued by residents from properties that abut the reserve as well as by those who live elsewhere on Ranelagh Estate.

During the past eighteen months discussions have taken place between the Ranelagh Club (RC) and committee members of the Ranelagh Residents Association (RRA) with the aim of

establishing a Friends of Lot M group. Early last year the RC hosted a meeting of residents, and a few months later fourteen interested residents took part in a walk through Lot M with RC President, Lawrence Henderson, all sharing ideas along the way. The RC President proposed to arrange another meeting of Lot M stake-holders but unfortunately no such meeting has taken place as yet and progress on setting up a Friends Group seems to have stalled.

On a positive note, earlier this year the RC arranged for a contractor to do some major clearing work that left Lot M in a safer and more attractive state and an offer by the RRA to fund the installation of seats in Lot M has received positive consideration by the RC, by the Shire's heritage unit and by Heritage Victoria.

The RRA is continuing its drive to ensure the maintenance and enhancement of Lot M and all other reserves on the Ranelagh Estate.

We invite Ranelagh residents to spread the word about respecting our internal reserves and our road island reserves. The RRA is hoping to provide simple Heritage Victoria approved seating in all these areas.

### **Vale ..... Russell Hardidge, 1935-2015**

It was with much sadness that the Committee learned of Russell's passing this year. Russell joined our Committee in 2008 but did not stand again at the end of 2010 due to ill health. Russell was instrumental in setting up our web site, maintaining it and computerising our records. Above all, the Committee always appreciated the wise counsel he offered.

Russell had a long and distinguished record of service to industry and community wherever he lived. He was elected Mayor and Councillor at Doncaster-Templestowe and he served on committees representing seniors. Closer to home, he was a President of the Ranelagh Club and headed various committees.

We extend condolences to his wife Valma and family.

For a fuller list of Russell's achievements, please Google search "Russell Hardidge CV".

### **President's Report**

It has been another busy year for the RRA committee. It has been a year of seeking engagement with Council, to further implement the recommendations of the Ranelagh Conservation Management Plan. Through the good work of the Mayor, Councillor Bev Colomb, we are now on track for the implementation of the Plan. At our first meeting with Council, it was decided to form the Ranelagh Estate Advisory Group, which is an official advisory group of Council. It is expected that we will have regular meetings to report on progress and assist in developing priorities.

The most pressing issue is the redevelopment of the car park adjacent to the John Butler Reserve behind the shops. We now understand that Council is now working with Heritage Victoria to develop plans that will suit both Heritage Victoria and Council. This is no easy task. The plan also includes a walkway following the rear fences of the properties facing Mt Eliza Way and the rear fences of the Wimborne Av houses to the current walkway to Wimborne Av and the side fences of Rotary Park. This will allow the dogs to play amongst the trees in Rotary Park and also allow residents to walk through the John Butler Reserve in complete confidence, knowing that they will not have boisterous dogs jumping up on them.

Secondly there is the need to start implementing the Vegetation Management Plan for Wimbledon Av. Some of the trees have been blown over by severe storms whilst some trees are reaching senescence. The plan takes a considered approach for replacement of these trees.

Council is also considering the removal of overgrown vegetation from the walkways off Redbourne Av to Lot L – Earimil Creek Reserve. These walkways were designed by Walter Burley Griffin to give those residents who did not back onto a reserve, access to a reserve and enhanced walking opportunities.

One area of major concern that residents bring to the Committee is the total clearance of vegetation on house lots before building. The Council advise that there is no short term solution to this problem, but there may be a solution in the future. We will continue to monitor this.

The Committee has been working with the Ranelagh Club in connection with Lot M. Lot M is the Reserve between the houses on Mt Eliza Way and Roborough Av. We are working to form a “Friends” group of the reserve, to assist with maintenance and enhancement of this space.

Another area of concern that residents bring to the Committee is the lack of seating when out and about walking in Ranelagh. We hope to have this rectified in the not too distant future. The Committee has identified a design that should fit in with the era of the Estate. Approval will have to be sought from Heritage Victoria and Council.

I am pleased to advise that we are reviewing the RRA website. We are looking to make it more user friendly, informational and to upload news items as they occur.

In conclusion, I wish to thank the Committee for all their hard work and assistance to me during the last 12 months.

### **Membership Form – for Ranelagh residents who care**

We look forward to the support of new members and will be happy to answer questions you may have about the Association. If you wish to know more, please send us an email.

Renewal notices for the 2015 – 2016 year have been issued, thank you to those who have already paid their membership dues. When making a payment by direct deposit to our bank account, please include your **surname** and the **last four digits of your phone number**.

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### **APPLICATION FOR MEMBERSHIP OF RANELAGH RESIDENTS’ ASSOC.**

To: Treasurer, Ranelagh Residents’ Association, PO Bo 618, Mt.Eliza, VIC 3930

I/We being residents or owners of property on Ranelagh Estate wish to join the RRA

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Telephone number \_\_\_\_\_

Email address \_\_\_\_\_

I/We agree to abide by the Articles of Association of the RRA and to make payment of any joining fee or subscription as required under the said Articles of Association.

\$15 is enclosed which entitles us/me to membership until 30<sup>th</sup> June 2016.

Signed:

Date:

### **Privacy Policy**

We are committed to protecting the privacy of any personal information you provide to us and we only collect personal information from you that is necessary for our membership records Any personal information we collect will not be disclosed to any person who is not a member of our Committee of Management.