



Ranelagh Estate Newsletter

The Newsletter of The Ranelagh Residents' Association (A0007234H)

PO Box 618 Mount Eliza. Vic 3930

www.ranelaghestate.org.au

March 2018

OBJECTIVES OF THE RANELAGH RESIDENTS' ASSOCIATION

Inside this issue:

- RRA Objectives **1**
- Ranelagh Estate Posters For Sale **1**
- Regenerate Ranelagh **2**
- VCI 10 Shire vs State **3**
- Guided Walks **3**
- Heritage Planners visit Ranelagh **4**
- Memberships **4**

1. To prevent the development of closer density housing and any further commercial development. "Closer density housing" being defined as: Group Housing, Cluster Housing, Town Houses, Retirement Villages, Units and Flats.
2. The principle of "One Block — One residence" to be strictly observed.
3. To ensure that any further development maintains the natural features and environment of the Estate as planned in the historic design by Walter Burley Griffin.
4. To liaise with, and have communication with, the Mornington Peninsula Shire Council or any other appropriate body, whenever necessary, in all matters affecting the Estate, and to assist in this aim wherever possible.



Ranelagh Estate Posters

Sale Poster for Ranelagh Estate, 1924

This full-size meticulously reproduced copy of the original poster promoting the first land sub-division sales in Ranelagh, shows every individual block, each with its lot number and block dimensions. .

Size 95 cm high x 64 cm wide ... \$50 A3 size ... \$10

Available from RRA committee member Leigh Eustace, Mob: 0401 737 154 or send an email to mail@ranelaghestate.org.au

Also available at The Ranelagh Club.

"RANELAGH"

FRANKSTON

For Private Sale
Subject to Owner's Approval.

RESIDENTIAL SITES AND RECREATION CLUB

Designed and laid out by Mr. W. BURLEY GRIFFIN, Designer of the Federal Capital, co-operating with Mr. TOMES, Surveyor.

Magnificently Elevated

Overlooking the Whole of Port Phillip Bay from Melbourne to the Heads, and having particularly fine Views stretching South to the Bay and South Westward.

On Port Phillip Bay, about three and one-half miles from Frankston Station. Motor Service from the property. Plans 1/8.

BEACH

"RANELAGH" has frontages in half a mile of Perfect Bathing Beach, sheltered in a Fenny Cove with excellent opportunities for Boating and Fishing.

"RANELAGH" provides the opportunity for City Dwellers to participate regularly and with easy facilities in fresh air and healthy sport, as the Club embraces the large total area comprising all those portions coloured Green, upon which Golf, Tennis, Croquet, Bowling, Cricket Grounds, Children's Playgrounds, and Club premises, generally including Parks and Gardens will be laid out.

FOR PURCHASERS IN THIS DELIGHTFUL AREA

A Guest House and Cafeteria is to be provided where all Meals can be obtained by house-owners, if so desired by them.

There will thus be facilities for indulging in a perfect holiday to be enjoyed by all members of a family.

THERE WILL BE WATER and ELECTRIC LIGHT available. A beautiful road from the City provides an ideal run for Motorists right to "RANELAGH."

TERMS Exceptionally Easy

£10 DEPOSIT

Balance in Twenty equal Quarterly Payments bearing interest at the rate of Six Pounds per Cent. per Annum.

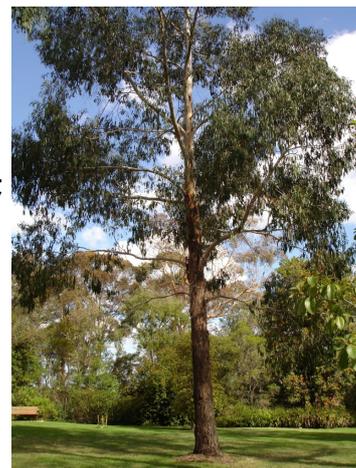
TITLE CERTIFICATE
JOHN W. MCCOMBS, Solicitor
404, Collins St., Melbourne

For all information and tender inspection apply to
H. V. PALMER & CO.
National Mutual Buildings, 303 Collins St., Melbourne
Telephone Central 4144.

This poster is a reproduction of the original 1924 Ranelagh Sale Poster.
Ranelagh Residents Association Inc. ©2018

Regenerate Ranelagh

'Regenerate Ranelagh' is the RRA committee's theme for 2018. As reported at the RRA's 2017 AGM, the Griffin Garden Suburb concept survives but is under threat from the same factors that have been influencing Ranelagh Estate since the 1980s: forty years of tree decline; site by site clearing followed by over-development with no tree replacements; no replacement tree plantings on public road reserves or parklands; and edicts on tree clearing handed down randomly by the State Government.



Eucalyptus ovata—Swamp Gum

59 Swamp Gums



Paul Curtis, Leigh Eustace & Jo Kidder
repotting the Swamp Gums

To get the ball rolling, in February the RRA bought a batch of local seedlings of *Eucalyptus ovata* (Swamp Gum, a locally indigenous species) from The Briars nursery to plant in selected areas across Ranelagh and elsewhere in Mt Eliza. Due to unseasonably hot dry weather planting had to be delayed until later in the year but this did not inhibit the plants' growth! The solution was to transplant the seedlings into larger pots and care



All potted up!

for them until weather conditions become suitable for the trees' survival in the ground.

In a few months' time the trees will be distributed to local community groups for planting in the ground in various parkland areas.

Rotary Club initiative

The Rotary Club of Mt Eliza is funding the planting by Shire contractors of 20 native trees, with tree guards, in the leash-free dog park in John Butler Reserve (Lot G). In time, this initiative will restore the area's earlier woodland environment.

Lot M

Lot M is a large "internal reserve" parkland on the original Griffin plan for Ranelagh. It is located at the southern end of Ranelagh Estate and is owned by the Ranelagh Club. Once densely forested, it is now sparsely treed due to various factors causing tree decline and death of over 50% of the original tree cover.

We are pleased to have met recently with the Ranelagh Club's new General Manager Rod Austin with an offer to plant 40 *Eucalyptus ovata* (Swamp Gum) trees in Lot M and to install two of the RANELAGH ESTATE stone bench seats in this reserve, to match those already installed by the RRA on Ranelagh's traffic islands and in J.T.Smith Reserve.

The Ranelagh Club's new committee is considering the Club's options and obligations regarding Lot M and we await their committee's response.

VC110: Shire vs State

Following public exhibition and assessing submissions, Mornington Peninsula Shire Council adopted their "Housing and Settlement Strategy" (HSS) on 4th December 2017. The HSS is intended to provide for orderly, planned residential housing throughout the Shire in future years. This was requested by the Planning Minister following the State Government's gazettal of the widely reported and controversial Planning Amendment VC110 which allows for 3 storey dwellings (along with other changes) in "general residential" zones.

A key strategy in the HSS is the rezoning of areas of the Peninsula from "general residential" to "neighbourhood residential". This "neighbourhood residential" zoning covers most of Mount Eliza including the entire Ranelagh Estate (except for areas in the immediate surrounds of Mount Eliza Village), but many of the Peninsula's other townships do not have "Design and Development Overlays" (DDO) which leaves them vulnerable to the VC110 Amendment.

The first step in acting on the HSS was the creation of Planning Amendment C219, for which Council sought authorization from the Minister for Planning to prepare and exhibit at the Council meeting on 5th February 2018. The amendment is currently with the Minister who has asked for further information from the Shire prior to his decision on this amendment request.

Meanwhile, in February, two RRA committee members met with the Shadow State Minister for Planning, David Davis, and our local state M.P. David Morris. Both seemed receptive to the concerns expressed by us, as well as other community groups and the Shire, regarding the introduction of VC110 by the current State Planning Minister, Richard Wynne. For those who missed our previous newsletter, the VC110 Amendment aims to provide higher density, larger and higher residential buildings on the Mornington Peninsula, along with loss of individual and community rights.

Guided walks through Ranelagh Estate

The National Trust is offering guided walks through Ranelagh Estate during the Trust's Australian Heritage Festival. The walks will take place on the afternoons of Friday 27 April, Friday 4 May, Friday 11 May, Saturday 19 May and will be led by former RRA President Peter Greer. For details visit the National Trust's website: https://www.nationaltrust.org.au/ahf_event/ranelagh-estate-walks/



**Ranelagh Residents
Association**

PO Box 618
Mt Eliza 3930

Secretary: Leigh Eustace
Phone: 0401 737 154

E-mail:
mail@ranelaghestate.org.au

www.ranelaghestate.org.au

If you would like to support the RRA please contact the President on the email address above.

Heritage Planners visit Ranelagh

On 26th March two of your committee took the Shire's recently appointed Heritage Planners, Ana B and Anne G, on a lengthy tour through Ranelagh to introduce them to this heritage-listed Garden Suburb. They both showed great enthusiasm for the Estate and bombarded us with questions.

Ana B was already employed by the Shire as a Strategic Planner and has worked on several amendments for Ranelagh Estate; Anne G is an experienced Heritage Planner who previously worked for the City of Casey.

Heavy rain kept us in the car for most of the time, but in between storm cells we were able to walk through Estate reserves including Lot E, Lot D, Lot L and the John Butler Reserve while raising many contentious issues.

"Give us the tools, and we will finish the job."
Winston Churchill

Your committee is very gratified with the response to our last newsletter: our membership numbers increased nearly 40%. Some of this was due to membership renewals, but a significant number of new members emerged to boost our strength.

We thank all those new members for joining us, and particularly members of long standing who make our activities on your behalf possible. Without members we cannot exist.

Members' funds are spent very carefully, with a minimum on overheads, as much as possible on projects and outreach, and nothing on indulgences. Committee members donate their time, and, very often, their personal resources, to further the aims of the Association.

Membership Application

APPLICATION FOR MEMBERSHIP OF RANELAGH RESIDENTS' ASSOCIATION Inc. (RRA)

To: The Treasurer – Paul Curtis,
Ranelagh Residents' Association Inc.,
PO Box 618,
Mount Eliza, VIC 3930

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

Name(s) : _____

Address : _____

Telephone number/s : _____

Email address : _____

Note that email is the preferred means of communication in order to reduce operating costs and increase productivity of the group.

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.

\$20 annual subscription entitles us/me to membership until 30th June 2018.

- (a) Cheque enclosed; or
- (b) EFT to RRA account, BSB 633-000 Account 157716606. Please use your surname and last four digits of your telephone number as the remitter.

Signed:

Date: _____

Privacy Policy

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