



Ranelagh Estate Autumn Newsletter

The Newsletter of The Ranelagh Residents' Association (A0007234H)

PO Box 618 Mount Eliza. Vic 3930

www.ranelaghestate.org.au

Inside this issue:

| | |
|------------------------------------|---|
| New Facilities—John Butler Reserve | 1 |
| House Prices Sinking | 1 |
| What Does the RRA Do? | 2 |
| Shire Character Studies | 3 |
| Significant Tree Register | 3 |
| Snap Send Solve | 4 |
| New Members & Volunteers | 4 |
| Membership Application | 4 |

WELCOME NEW FACILITIES FOR JOHN BUTLER RESERVE

The Shire has circulated plans for completely new facilities in John Butler Reserve, to include a children's playground, seating and tables, and a new toilet block to cater for all identities. These new facilities will be located along the east edge of the Reserve, between the existing leash-free dog park and the car park, in a setting of mature trees, garden beds, lawn and pathways.

Plans have been completed and money has been allocated by the Shire. Works should start once a Heritage Victoria permit is approved.

“HOUSE PRICES SINKING!” BUT NOT IN RANELAGH

According to CoreLogic Melbourne house prices have dropped by 11.5% over the past 12 months, taking prices back to those reminiscent of 2016. One area that has not succumbed to this downfall and managed to maintained its value is our beautiful Ranelagh Estate.

One of the reasons property prices in Ranelagh remain solid and people want to live here is because a previous RRA committee fought successfully to prevent the development of blocks of flats and multiple dwelling units being built on residential lots and in our parkland reserves. With only 30 houses turning over in the past 12 months, it is easy to see why people don't want to leave and prices have remained high.

Search Criteria

Focus Property: Map Region (120.33 ha)

Radius: 0 m

Sale Date: 21/03/2018 to 21/03/2019

Sale Price: Any

Land Size: Any

Attributes: Any

Property Type: House

Search Summary

Records: 30

| | Price | Days | Area |
|---------|--------------|------|----------------------|
| Lowest | \$ 0 | 7 | 773 m ² |
| Highest | \$ 5,500,000 | 226 | 2,037 m ² |
| Average | \$ 1,491,093 | 64 | 910 m ² |
| Median | \$ 1,250,000 | 42 | 846 m ² |

WHAT DOES THE RRA COMMITTEE ACTUALLY DO?

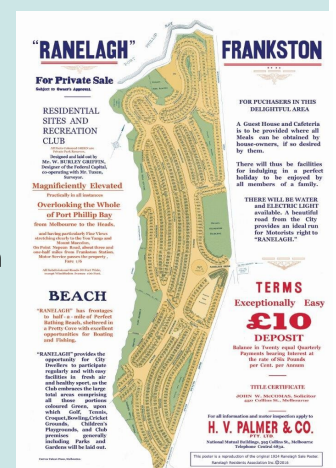
The RRA's aims are enshrined in the formally incorporated *Objectives*, being:

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.

In other words, to conserve the historical significance and environmental ambience of Ranelagh Estate, which is presumably the reason you have chosen to live here.

To this end - here are just a few of the matters in which your committee has been active this year:

- Lobbying shire representatives and employees to respect and consistently apply specific planning legislation designed to protect Ranelagh's environment, such as the Design & Development Overlays, Vegetation Overlays, and the recommendations in the Ranelagh Estate Conservation Management Plan adopted by the shire council in 2009.
- Using our experience to support Mount Eliza Woodland Residents' Association in their endeavours to persuade the shire to apply their own Design & Development Overlay, DDO-18.
- Reviewing planning applications for consistency with planning Overlays and the Objectives applying to Ranelagh Estate.
- Lobbying the shire for replacement tree planting in public areas where trees are missing, and assisting other organizations such as MEAFEC, Rotary Club, Lot D Preservation Group etc to achieve replanting in denuded areas such as Howard Parker Reserve, the cliffs above Ranelagh Beach and Lot D.
- Assisting the shire with a major re-design for the recreation area within John Butler Reserve, due to be built this year.
- Submitting written responses to the shire's Neighbourhood Character Strategy (see following article).
- Arguing for the protection of significant trees on the Estate (see following article).
- Greeting new residents to Ranelagh Estate with a Welcome Pack containing information about Ranelagh past and present, also facilities in broader Mt Eliza and Mornington Peninsula.
- Raising matters of concern to the attention of the Shire's Heritage Officers and Planners through engagement with the Shire's Ranelagh Estate Conservation Advisory Group.
- Lodging submissions with the Shire for funding contributions to Ranelagh-related projects.
- Promoting appreciation of Ranelagh Estate through the colourful book *Ranelagh – A Special Place* and posters of the original sub-division layout of Ranelagh showing each lot, numbered, with its dimensions. If you would like to purchase a book or poster please contact us at mail@ranelaghestate.org.au.



Shire undertaking Neighbourhood Character Studies

The Mornington Peninsula Shire has commenced Shire-wide Neighbourhood Character Studies which aim to identify the qualities of our differing townships and precincts.

These studies are a follow-on from the Shire Housing and Settlement Strategy and support the amendment C219 to rezone areas from Residential to Neighbourhood Residential Zones which is currently with the State Planning Minister seeking approval. The aim is to strengthen aspects of the Mornington Peninsula Planning Scheme to provide greater protection of our neighbourhoods to retain their character.

The initial phase has involved forming a Shire Project Team with support from Planning Consultants who have conducted fact-finding

and analysis in areas throughout the Shire. Community consultation has occurred through public meetings, meetings at Shire Offices and seeking feedback from the general community.

This feedback will feed into the precinct analysis material for a report to be presented to Council. The community will then be invited to comment on the report findings.

Representatives of RRA attended several meetings and provided submissions to the Shire. We believe Ranelagh should be treated as a distinct area warranting protection.



Heritage house in Wimborne Avenue

WHAT IS A SIGNIFICANT TREE? We're asking you to tell us.



All trees in Ranelagh Estate's public areas (nature strips, parklands and traffic islands) are protected from removal or even modification unless Shire permission has been obtained first. Penalties apply!

Trees on private property have no such protection (with some exceptions such as vegetation on properties with a Heritage or vegetation Overlay). Some trees were planted more than a century ago when Ranelagh was farmland; most were planted soon after the formation of Ranelagh Estate, often before fences were erected so trees intended as street trees frequently ended up inside a property boundary instead of outside the property boundary.

The RRA has been asked to compile a list of trees on Ranelagh Estate that are worthy of protection, so we are inviting Ranelagh residents to nominate trees they believe should be classified as "significant to the landscape and heritage values of Ranelagh Estate". The aim is to identify important trees on private properties.

Please include the property address, a brief description of the tree(s), your reasons for nomination, plus a photograph if possible.

Email your contributions to RRA here: mail@ranelaghestate.org.au

Ranelagh Residents' Association

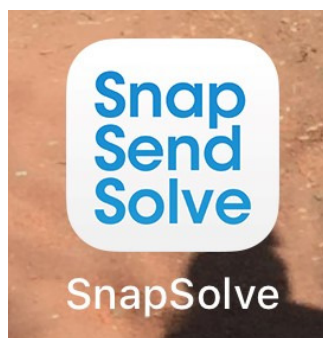
PO Box 618
Mt Eliza 3930

Secretary: Leigh Eustace
Phone: 0401 737 154

E-mail:
mail@ranelaghesta.org.au
www.ranelaghesta.org.au

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

SNAP SEND SOLVE



Have you heard about this new app Snap Send Solve???

You can download it free on your smart phone or tablet and alert the relevant authority immediately of any incidents or emergencies. This is an excerpt from the app →

Snap Send Solve is a platform that enables authorities and their customers to identify and solve local issues for the benefit of communities across Australia and New Zealand.

Free to download from the App Store and Google Play, and available online, Snap Send Solve eliminates the complexity of knowing where and how to report incidents on the spot by enabling users to capture and send photos of issues that need attention - from cracked pavements and dumped rubbish to water faults to councils and a range of other authorities.

Snap Send Solve makes it easy and therefore encourages communities to report on incidents and makes it easier and more efficient for local councils and other responsible authorities to act on the reports.

NEW MEMBERS & VOLUNTEERS

Do you love where you live?
Are you passionate about maintaining the character of our Estate?

Would you like to help with working bees, tree planting and general maintenance that the RRA does to keep the Estate in its beautiful condition?

If you answered YES to any of these questions then the RRA would love to have you as a member. Simply complete this form and return with your annual subscription and you will be put on the Association list and notified of all upcoming events.

We look forward to meeting you.

Membership Application



**RANELAGH
RESIDENTS' ASSOCIATION INC. (A0007234H)**
PO Box 618, Mount Eliza, Vic, 3930

Website: www.ranelaghesta.org.au Email: mail@ranelaghesta.org.au

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 entitles us/me to membership until 30th June 2019.

Payment methods:

- (1) Make cheque payable to 'Ranelagh Residents' Association' and forward to Treasurer, Ranelagh Residents' Association, PO Box 618, Mount Eliza, 3930
- OR
- (2) Make a direct deposit to our account: BSB 633-000 Account 157716606
Please use your surname plus your house number as the remitter. In the description area enter "Sub 1819" if subscription only or "Composite 1819" if including a donation.

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.