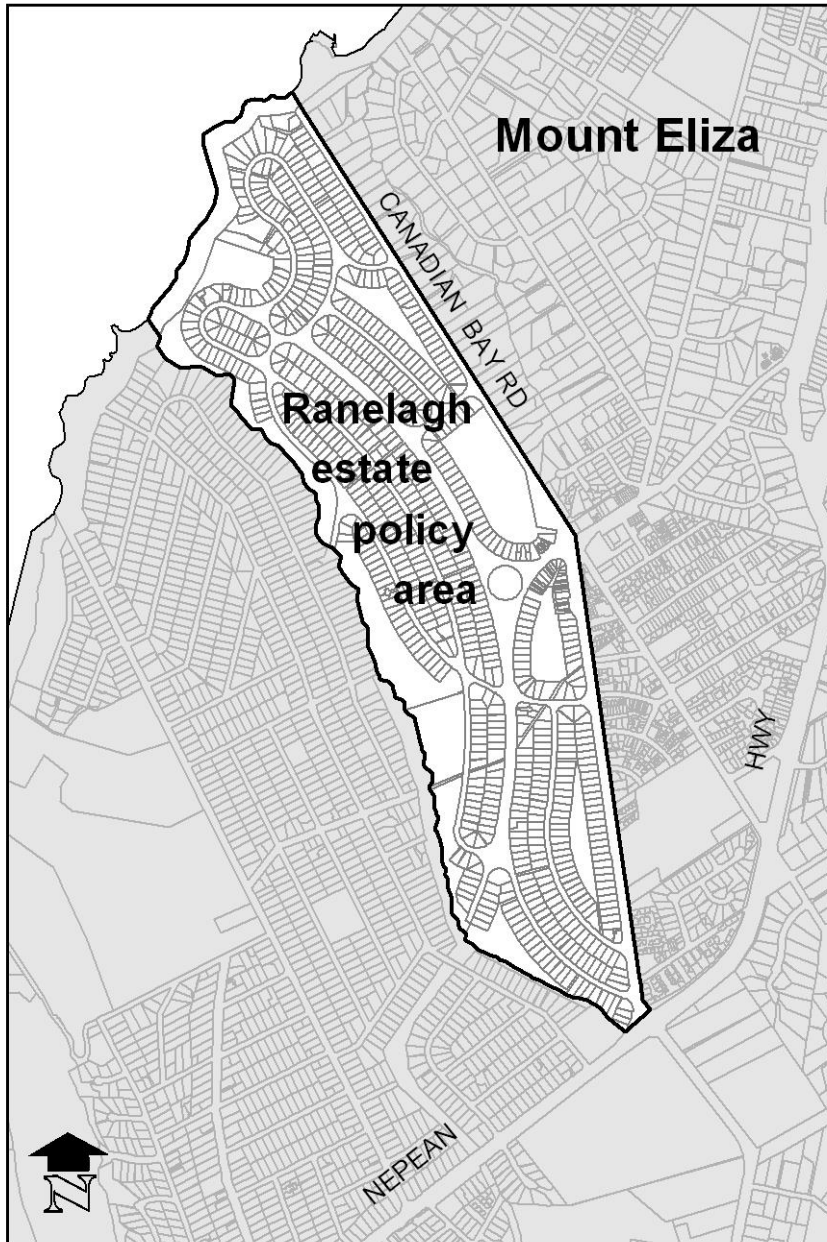


**21.13 LOCAL AREA PLANS**

05/03/2015  
C174(Part 3)  
Proposed C190 OR  
21.13-1  
05/03/2015  
C174(Part 3)

**Ranelagh Estate, Mount Eliza**

Applies to all land in the Ranelagh Estate as shown on the map forming part of this clause.



**Vision**

The Ranelagh Estate is a place where the visions of Walter Burley Griffin, Marion Mahoney Griffin and Saxil Tuxen are respected and conserved in the Estate plan, where the natural park-like environment is conserved and enhanced, where the reserves are well looked after and used, where the Mount Eliza shops are a social meeting place, and where all the people who live on the Estate care about the Estate.

## Objectives

- To respect the heritage values of the Ranelagh Estate.
- To conserve the Ranelagh Estate as a distinctive local landscape and a significant heritage place.
- To manage the values of the Ranelagh Estate in a coordinated manner and in accordance with its significance and heritage best practice.
- To ensure that new development and subdivision proposals have proper regard to heritage values within the Ranelagh Estate.
- To identify and develop opportunities for interpretation and presentation.

## Strategies

Strategies to achieve these objectives include:

### *Subdivision*

- Avoid further subdivision of lots or realignment of lot boundaries that is not consistent with the original subdivision plan of the Estate, including boundaries of private, public and commercial land parcels. The original subdivision plan consists of the following plans: LP 10716, LP 10717, LP 10718.

### *Development*

Strongly discourage development that would do any of the following:

- Give the appearance of more than one dwelling on a lot.
- Alter or impact upon the natural site contours and drainage patterns.
- Require the removal of mature trees or other important cultural landscape elements such as hedges.
- Significantly increase the site coverage of buildings on a lot.
- Be visually intrusive and contrary to the principle that built form should be subordinate to the landscape.

### *Roads and verges*

- Conserve and maintain the curvilinear street pattern and rounded street corners, generous verges on corners and both sides of the roads, and landscaped traffic islands.
- Conserve the original hierarchy of road reserves, with Wimbledon Avenue the widest at 100 feet (33 metres) and the remainder at 50 feet (16.5 metres).
- Ensure that vehicular access and traffic management measures are coordinated throughout the Estate and are designed to enhance its cultural heritage significance.

### *Open space*

- Conserve and maintain all open space in accordance with the original objectives of the Griffin design plan, including all of the following:
  - Prevent subdivision of reserves for private use.
  - Conserve and maintain public access to reserves.
  - Restore features of the open space system that have been lost or obscured or function has become less obvious.
  - Discourage solid fences or other structures that would create a solid visual barrier along the common boundaries between houses and internal reserves.

*Landscape and plantings*

- Conserve and maintain significant and mature trees and significant avenue plantings.
- Where appropriate, restore historic planting schemes that have become compromised or damaged.
- Restore indigenous vegetation in locations where it is a significant feature within the Estate.

*Views*

- Conserve views and glimpses of the sea from the public domain, including those through private property and the Ranelagh Club.
- Protect and conserve important view corridors.
- Strongly discourage the removal or pruning of significant trees to improve views from private property.

*Village Centre*

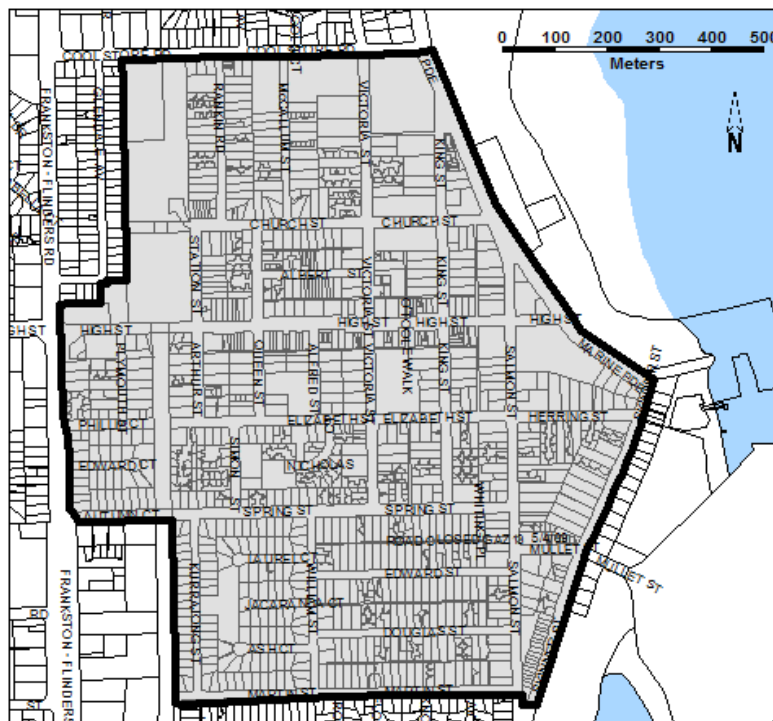
- Discourage commercial uses from locating in land within a residential zone.
- Discourage the future use of land set aside for open space adjoining the commercial area for additional car parking or other non-recreational uses.

*Interpretation*

- Encourage development of the Ranelagh Estate that will help define its boundaries and entrances so that it is evident and readable in the landscape as a Griffin garden suburb estate.

**21.13 – 2 Hastings Activity Centre**

Proposed C190



## Vision

By 2030, Hastings will be the ‘gateway to Western Port’ and a bustling ‘country town on the coast’ – the hub of the eastern section of the Peninsula.

Hastings’ unique character, designed around and focused on High Street, will reflect its history as a coastal settlement. It will have a strong functional and visual connection to Western Port, be accessible to its catchment, offer attractive opportunities for walking and cycling, good public transport services and well-integrated railway station precinct.

The vision for the Hastings Activity Centre is that it will be:

- An attractive place for both social and commercial activity, supported by strategically located major retail stores at the rear of High Street, with an outlook to the Foreshore and Western Port; a street that fosters both street-life/community interaction and economic development /employment opportunities.
- A centre that people in the district identify with. It gives them a sense of place and belonging. It is their favourite destination to meet, shop, be entertained, work and do business.
- An exciting place to live, well integrated with surrounding residential areas.
- A reflection of ongoing community consultation and sustainability principles.
- A ‘main-street-based’ Town Centre that is focused on High Street and supported by strategically located major retail stores at the rear of High Street.

## Objectives

- Strengthen Hastings’ roles as a major activity centre and regional visitor destination and facilitate additional retail and commercial developments, as well as a range of other activities that support these roles.
- Broaden the diversity of land uses in the centre and facilitate additional residential development that contributes to housing diversity.
- Improve the linkages between the main commercial sections of the centre, the foreshore and the railway station.
- Redevelop the railway station precinct to have the railway station located closer to/better connected with High Street, in order for the station to be visibly and functionally a more integrated element of the centre.
- Facilitate a range of transport options to access the centre and an increase in the use of transport options other than private vehicles
- Encourage High Street to become pedestrian-friendly
- Promote links to recreational open space facilities at the foreshore and broaden the mix of land uses with active frontages in Marine Parade along the link to the foreshore.
- Protect views along High Street to the foreshore and Western Port.
- Balance the distribution of major retail facilities north and south of High Street, with the next stage of growth to take place on the north side, along King Street.
- Improve the environmental sustainability of the Hastings Town Centre in terms of building design, energy and water use, and impacts on the natural environment.
- Design buildings and spaces to improve the level of actual and perceived safety throughout the centre.

- Provide additional passive recreation areas in the Activity Core, in the form of well-designed and strategically located ‘micro-parks’ and landscaped pedestrian links, located along the pedestrian network.
- Enhance the attractiveness of the foreshore as public open space that supports the town centre.
- Establish Hastings as a walkable centre, with a high-quality pedestrian/bicycle network.
- Improve pedestrian amenity and safety in High Street and encourage cafés and alfresco dining along High Street and Marine Parade (south of Church Street).
- Support development at gateway sites through landmark urban design and architecture, signage, complementary landscaping and/or public art.
- Encourage civic, community and social services to locate within the Hastings Town Centre.
- Provide additional passive recreation areas in the form of well-designed and strategically located micro-parks and landscaped pedestrian links, located along the pedestrian network.

### **21.13-3 Rosebud Activity Centre**

/ /

Proposed C206

#### **Vision**

By year 2030, Rosebud Activity Centre will become a major activity centre distinctive for its special relationship to the coastal environment, its backdrop to Arthurs Seat and linear activity spine along Point Nepean Road. It will be the focal point for the Southern Peninsula region and one of its key seaside retreats, with distinctive coastal character and seaside atmosphere.

Rosebud Activity Centre will accommodate more integrated housing within the commercial areas and become an active, attractive, pedestrian friendly, highly accessible and well landscaped activity centre with a clearly identifiable ‘heart’ of the district located at Rosebud Central.

Rosebud Activity Centre will be an exciting place to live that is integrated with surrounding residential areas. The residential area called the Avenues will be sensitively consolidated within walking distance of the activity spine and adjacent to existing public open space in order to maintain its character.

#### **Objectives**

- Ensure that projected additional retail and office development is spread evenly between Rosebud’s precincts.
- Grow and consolidate office, employment, entertainment and accommodation uses in a mixed use form within and between existing retail nodes along Point Nepean Road.
- Promote housing consolidation and choice within the Rosebud Activity Centre.
- Design buildings for community use to be of a domestic form and modest scale consistent with existing residential character.
- Plan for hierarchy of building heights to maintain an appropriate human scale; recognise the activity centre’s interface with adjoining residential development and the importance of providing an adequate transition.

- Protect views to Arthurs Seat and Port Phillip from the activity spine and foreshore reserve.
- Promote the entrance to the Rosebud Town Centre at Boneo Road, Jetty Road and Adams Avenue through the provision of feature art and identifiable signage.
- Enhance the town centre entrance at Boneo Road through the provision of complementary landscape treatments and a well-defined pedestrian link between the activity centre, foreshore and Bay Trail.
- Enhance the extent, connectivity, amenity and safety of the pedestrian and open space networks in the centre.
- Establish Wannaeue Place as an attractive, well-landscaped and pedestrian-orientated shared plaza that provides direct linkages to Rosebud Centro, the Foreshore and Bay Trail and has active retail frontages.
- Evolve Rosebud Plaza into a well landscaped shared plaza with pedestrian priority, linkages with Point Nepean Road and the foreshore and active internal and external retail frontages.
- Promote the community focus of the ‘Heart’ through public realm improvements so that it evolves into an attractive and well-landscaped pedestrian focussed public space.
- Encourage mixed use development within ‘the Heart’ precinct, in conjunction with the strengthening of its major community focus and the provision of recreational opportunities as per the Rosebud Coastal Management Plan.
- Promote retail consolidation within the ‘Boneo Junction’ precinct complemented by an active recreational open space focus as outlined in the Rosebud Coastal Management Plan.
- Promote ‘street life’ along Point Nepean Road with opportunities for meeting, gathering and kerbside dining.
- Facilitate a range of transport options to access the centre and an increase in the use of transport options other than private vehicles.

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#### **21.13-4 Local area implementation**

Proposed C190 or C206 (the latter) Proposed C206

#### **Ranelagh Estate, Mount Eliza**

- Apply Schedule 8 to the Special Use Zone to recognise privately owned land that was previously part of a reserve shown on the original Walter Burley Griffin plan of subdivision.
- Apply Heritage Overlays to conserve and enhance heritage places.
- Apply Local Policy Clause 22.04 – Heritage Places and Abutting Land to land within the Heritage Overlay and to land that abuts the Heritage Overlay within the Ranelagh Estate policy area.
- Apply Schedules 2 and 3 to the Design and Development Overlay to enhance bayside and village and coast and landscape design.
- Apply Schedule 1 to the Vegetation Protection Overlay to protect township vegetation.

### Hastings Activity Centre

- Ensure that any proposed use or development within the area is generally consistent with the Local Planning Policy Framework, in particular:
  - Clause 21.07-3 – Guiding Future Township Development – Activity Centres
  - Clause 22.02 – Activity Centres
  - Clause 22.24 – Hastings Activity Centre Policy
- Aim to achieve the vision, objectives and the implementation of the policy directions of the Hastings Activity Centre Structure Plan – October 2017.
- Where applicable, design further development of the activity centre in accordance with the objectives and design principles of High Street Hastings Streetscape Design Framework, November 2015 and Hastings Activity Centre Laneways Strategy, November 2015.
- Investigate opportunities for staged extension of the commercial zones and activity in the longer term, including rezoning of residential land between King Street, Salmon Street and Elizabeth Street to Commercial Zone 1.

### Rosebud Activity Centre

- Ensure that any proposed use or development within the area is generally consistent with the Local Planning Policy Framework, in particular:
  - Clause 21.07-3 – Guiding Future Township Development – Activity Centres
  - Clause 22.23 – Rosebud Activity Centre Policy
- Aim to achieve the vision, objectives and the implementation of the policy directions of the Rosebud Activity Centre Structure Plan (October 2017).
- Protect the environmental, cultural and historic qualities of the foreshore to be in line with the Rosebud Coastal Management Plan (2012).
- Investigate possibilities for increased higher forms of development in a central locations of the key commercial nodes.

### 21.13-5 Reference

Proposed C190  
Proposed  
C206 or C206  
(the latter)

Recognising the Heritage of Ranelagh; Conservation Management Plan for the Ranelagh Estate, Mt Eliza (Context Pty Ltd; Blair, S; Helms, D & Dyson, C; 2009)

Hastings Town Centre Structure Plan - October 2017.

Rosebud Activity Centre Structure Plan - October 2017.