

Heritage Significance of the Ranelagh Estate subdivision

The Ranelagh Estate subdivision is listed on the Victorian Heritage Register as an outstanding example of a 'garden suburb' design. The Ranelagh Estate was designed by noted landscape architects, Walter Burley and Marion Mahony Griffin, in association with influential surveyor and town planner Saxil Tuxen.

The full statement of significance for the Ranelagh Estate can be found on the website of the Victorian Heritage Database here: <https://vhd.heritagecouncil.vic.gov.au/places/11557>

'Garden suburb' refers to the design of a residential area so that houses and nature complement each other. The estate also has important landscape plantings, including a rare alternate avenue of Monterey Cypress and Tuart trees along Wimbledon Avenue.

The unique characteristics of the Estate are:

- curvilinear roads that run along natural contours of the land
- road alignments and lot design to allow for vistas to the bay
- curved intersections, not a grid street design
- shared parkland and access ways providing a dominant 'soft' landscape
- wide road reserves to allow for mature plantings to provide a landscape setting to house lots

The Victorian Heritage Register is administered by the State government department Heritage Victoria. A heritage permit is required for any works in the registered areas of the Ranelagh Estate to ensure they do not detract from the estate's garden setting and design principles.

These areas are shown in the following plan in yellow and consist of road reserves and public open spaces. This land is generally owned by the Mornington Peninsula Shire.

The heritage listing of the road reserves and public open spaces means that any works on nature strips require a Heritage Permit from Heritage Victoria, in addition to any required Shire approvals. This includes works normally undertaken by the Shire, such as footpath construction or tree planting, and works that residents may wish to undertake with Shire approval, such as landscaping and vehicle crossings.

The Ranelagh Estate heritage registration does not affect any private residential properties, although some private properties in the estate also have an individual heritage listing in the Mornington Peninsula Planning Scheme. There are planning regulations that control the use and development of private properties - refer to the Shire's website here: <https://www.mornpen.vic.gov.au/Building-Planning/Planning/Do-I-need-a-planning-permit>.

Please also note that parking on the nature strip is not permitted. Parking on the nature strip can compact the soil and damage the root systems of significant street trees. Residents are advised that the Shire does issue infringement notices for parking on the nature strip.

Approval procedure for any works proposed within the road reserves/nature strips:

- A heritage permit is required from Heritage Victoria for any works, other than maintenance, that change the character and appearance of the landscape.
- New landscaping on the nature strip and vehicle crossings generally require heritage permits.
- Residents are liable for a permit fee and may be asked to provide plans, photographs and specifications of works.
- For Heritage Victoria application requirements go to: <https://www.heritage.vic.gov.au/permits/apply-for-a-permit>
- Some minor works are permit exempt. For example, minor repairs and maintenance of buildings and general gardening are activities that are permit exempt. Residents must contact Heritage Victoria to find out if the proposed works are permit exempt.
- A Heritage Victoria permit is not required to construct a vehicle crossing provided there is a limit of one vehicle crossing per residential allotment. A vehicle crossing is the portion of driveway between the property boundary and the road.
- There are requirements for vehicle crossings. There should be no more than one vehicle crossing per residential allotment, with a maximum width of 3.0m and be constructed in unformed gravel or concrete with an exposed aggregate finish in a light sandy colour.
- The Victorian Heritage Database Report for the Ranelagh Estate, including a list of exemptions, can be found here: <https://vhd.heritagecouncil.vic.gov.au/places/11557>
- Residents must also obtain permission from the land owner (Mornington Peninsula Shire Council) – see sections below.

Approval procedure for a new vehicle crossover

- Check if a heritage permit is required from Heritage Victoria – see above.
- It is a requirement of the Shire's General Purposes Local Law to obtain a permit to conduct works on Council Land or Roads, which includes constructing, removing or altering a vehicle crossing.
- A vehicle crossing permit must be obtained from the Mornington Peninsula Shire here: <https://www.mornpen.vic.gov.au/Building-Planning/Engineering/Vehicle-Crossings>
- Construction of vehicle crossings must comply with the Shire's standard MP310 Typical Vehicle Crossing for Properties within Ranelagh Estate, Mt Eliza.

Approval procedure for a removal and/or replacement of street tree

- Check if a heritage permit is required from Heritage Victoria – see above.
- A planning permit is required to remove native and exotic vegetation within the road reserve. Check if a planning permit is required to remove or replace the street tree here: <https://www.mornpen.vic.gov.au/Building-Planning/Planning/Do-I-need-a-planning-permit>
- It is a requirement of the Shire's General Purposes Local Law to obtain a permit to conduct works on Council Land or Roads, which includes excavating, digging and landscaping.
- A permit to remove or replace a street tree must be obtained from the Mornington Peninsula Shire here <https://www.mornpen.vic.gov.au/Services/Nature-Strips>
- The Shires Parks and Roadsides team can advise on appropriate replacement trees that are consistent with the existing plantings within the Ranelagh estate.
- For more information regarding trees and vegetation go to: <https://www.mornpen.vic.gov.au/Online-Forms-and-Services/Trees-Vegetation>

Contacts:

Heritage Victoria:	heritage.victoria@delwp.vic.gov.au
Mornington Peninsula Shire:	customerservice@mornpen.vic.gov.au (03) 5950 1000 or 1300 850 600
Heritage Planning	heritage@mornpen.vic.gov.au
Works on Council Land or Roads	AssetProtectionAdmin@mornpen.vic.gov.au
Vegetation Removal	planning@mornpen.vic.gov.au