

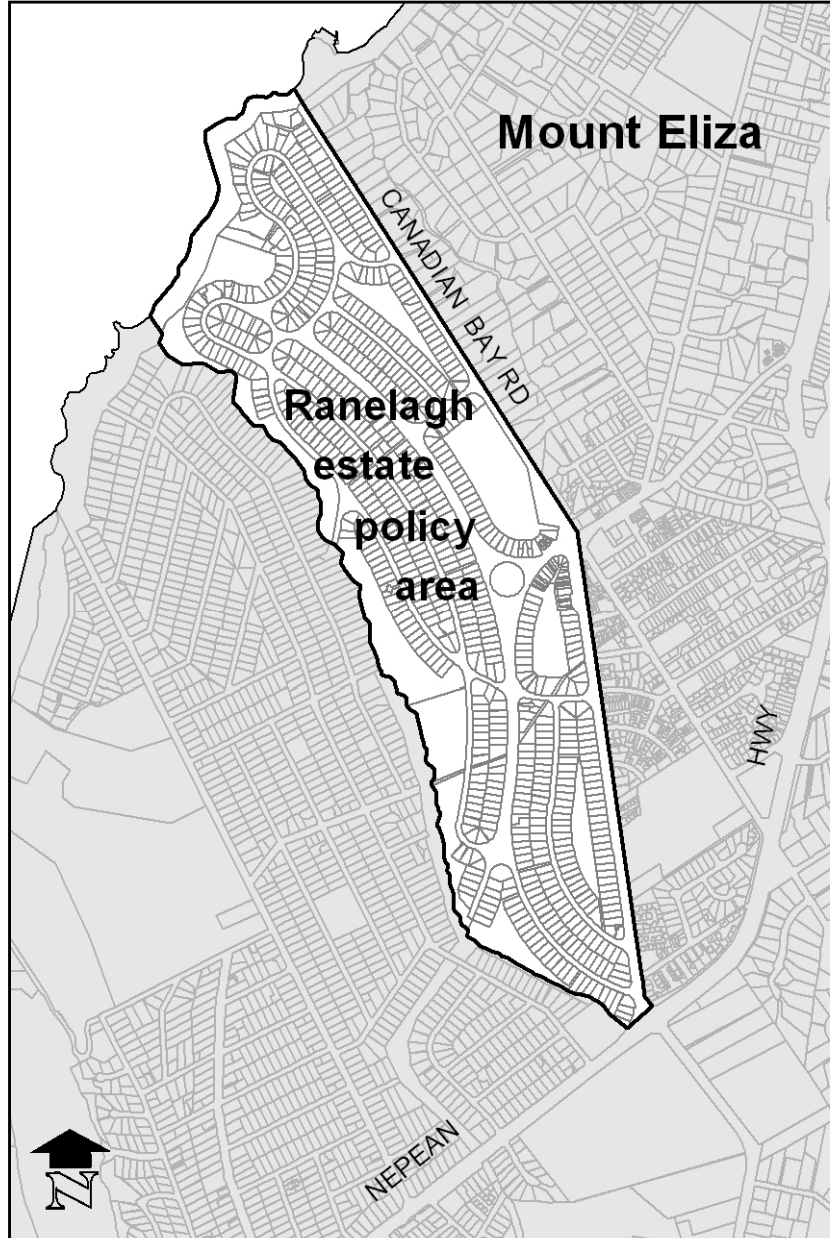
21.13 LOCAL AREA PLANS

05/03/2015
C174(Part 3)

21.13-1 Ranelagh Estate, Mount Eliza

05/03/2015
C174(Part 3)

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.

Implementation

- 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.

Reference

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