



My Vision : Our Pledge

My Vision for the Norman Lodge Estate is to return it to its former glory. Norman Lodge, its grounds, gardens and outbuildings are in significant decline and without a considerable rebuilding and refurbishment program they will be lost for all time.

The heritage value of Norman Lodge has been acknowledged for a considerable period of time however whilst in previous ownerships the property has been allowed to deteriorate.

Our pledge is to restore the Estate to its former significant stature. We have the will and the passion to undertake this project of national significance and seek the support of the Mornington Peninsula Shire Council, the Government of Victoria and the local community.

This project will take us some years in restoration but when completed will rank among the best of the limited number of heritage properties on the Mornington Peninsula.

We seek the community's support to accomplish this and accept fully our legal and financial obligations. We are confident that the Mornington Peninsula Shire Council can protect the interests of their residents, Heritage Victoria and future generations of Australians in providing a town planning and building framework in the form of permits that will satisfy all reasonable thinking people.

Yours Sincerely

Chas Jacobsen & family



SAVE NORMAN LODGE

THE FACTS FROM CHAS JACOBSEN AND FAMILY



Dear Resident of Mt Eliza

You would no doubt have read in the papers of our Application to the Mornington Peninsula Shire Council to re-align existing boundaries of the Norman Lodge and Ansett properties. This will provide an opportunity for my family to all reside on and assist with the present restoration and the long term provision of the properties in particular the Heritage listed Norman Lodge.

This Application is in fact to SAVE NORMAN LODGE.

If I may take a moment of your time to state a few of the facts of this Application.



Images taken 25th March 2007



1. Verandah facing west.
2. Example of deterioration to be restored.
3. Men's Quarters, Heritage listed.
4. Men's Quarters and Coach House.
5. Dilapidated poultry sheds. To be demolished.
6. Dairy sheds. To be demolished.
7. Adjacent out buildings. To be demolished.

PERCEPTION

- This Application is the thin edge of a wedge to ultimately develop the land as a retirement village or like development and so destroy the green wedge.
- That the overview from neighbouring properties of the Norman Lodge property will be destroyed by this Application.
- There are over one hundred trees to be removed by this Application.
- What guarantee have we that the restoration of Norman Lodge will proceed once the permit is issued?
- There will be increased traffic generated by this Application.
- The access roadway will cut across and scar the visual aspect of the land.
- We are faced with an additional three homes that will be visible from the adjoining properties on Albatross and Beluga and other surrounding streets.
- The view when you walk on the beach will be destroyed by the future homes on these three allotments.
- The coastal reserve is sparse and only a token gesture to appease the Council.
- The owner is not really giving up the control of the land.
- The reserve will continue to deteriorate as the Council does not have the resources to provide the necessary maintenance.
- What other benefits are there to the community that have not been mentioned?

FACT

- Not so:*
- The Application allows for all the land from Nepean Highway to the main house to remain agricultural by way of an additional 173 Agreement with the Mornington Peninsula Shire Council to ensure the continuance of the Green Wedge past 2030.
 - The over view will be immensely improved by the removal of 15 dilapidated buildings that currently represent an area of 1500m² and are a blot on the landscape. We will have need to design a machinery/farm shed to compliment Norman Lodge erected in the vicinity of the old dairy. Add to that the restoration of the main house and outbuildings and we have an 1863 vista.
 - There is not one tree to be removed on the Norman Lodge property by this Application. There is a conservation landscape plan currently before Heritage Victoria for the whole of the Norman Lodge site for the complete restoration of the grounds and gardens. These works include the removal and replacement of dead, diseased or inappropriate trees all to reinstate the grounds, gardens and driveway to their 1863 splendor.
 - The Application allows for the deposit of a bank guarantee to the value of 1 million dollars with the responsible authority to ensure that the restoration is completed within 2 years of the date of permit.
 - The three new homes are replacing three residential rights that will be surrendered on the existing properties.
 - The access to the property is utilizing part the existing gravel roadway to the Ansett property which will be sealed. From the intersection with this existing roadway, the new road to the allotments follows the boundary line of a dense bank of cypress trees that will obscure the roadway. There will be extensive new planting associated over the whole of the area of the re-aligned boundaries which includes any roadways. The existing access track to the beach will only be a 4m wide sealed track which will also allow access for emergency vehicles to the beach.
 - Due to the undulating topography of the land, two of the proposed home sites are not visible from neighbouring properties. Similarly, due to a site cut and landscaping, the third proposed home site will also not be visible.
 - The proposed three homes will not be visible from the beach frontage of the Norman Lodge land. When viewed from a vantage point of the adjoining promontory looking through a valley of the proposed coastal reserve, there is a partial glimpse of only part of the building envelope for allotment 2. This is due to the sparse vegetation in this area which will be addressed by the maintenance plan for the coastal reserve.
 - This coastal reserve now incorporates 5 hectares of beach front land and will be transferred to Council ownership. It was freely offered to the Council as our family's contribution to the future preservation of the Green Wedge.
 - There will be a conservation plan prepared by an expert in this field together with a financial management arrangement funded by each of the land owners to ensure the long term maintenance of the reserve all at no expense to the Council.
 - On the completion of the restoration of Norman Lodge for the first time in over forty years, the grounds, gardens and outbuildings will be opened annually to the public. This day will be in conjunction with an organization that may use the day to raise funds for charitable purposes.