

Mr Pigott
Executive Manager
Strategic Land-Use Planning
Northern Beaches Council
27th of February 2017

Re: Draft Structure Plan for Ingleside

Dear Mr Pigott,

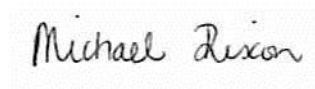
We would like to provide a second submission in regards to the status of our property at 1 Chiltern Road Ingleside in regards to the proposed Draft Structure Plan for Ingleside. We have attended the information sessions as recommended and have also sought legal advice as suggested. We remain opposed to the forced acquisition of our property for this proposal and will outline the reasons why below:

1. We purchased our property in 2015 as it has the following unique attributes essential for our environmental management business which are unlikely to be found on any other property on the Northern Beaches:
 - It has access to spring water for our nursery
 - It is a registered wholesale/retail nursery (the oldest on the Northern Beaches- Cicada Glen Nursery)
 - It holds primary producers status
 - It has heritage listed features that preserve the integrity of the property as a nursery and arboretum- which we believed should make it exempt from development
 - It is a central location for our business (which has been based in the area for 16 years) and work depot for 40 people working in environmental management
 - It has a creek line with environmental value for fauna habitat
 - It has operated previously as an art gallery space which we believe will compliment our nursery and proposed café.
2. "Cicada Glen Nursery" is identified as a non-indigenous heritage item on the Council Heritage Register. The property's heritage features include a wide variety of ornamental plantings including many mature "cold climate" deciduous trees and exotics such as mature palms, tree ferns and bamboos. The site has significant non indigenous heritage values, in particular the "aesthetic significance to the locality" (Pittwater LEP 2014). As noted in the Ingleside Precinct Non-Indigenous Heritage Assessment report prepared by GML Heritage May 2016, section 6.5 Cicada Glen Nursery: *"As part of any future development or land use plans, the heritage value of Cicada Glen Nursery (formerly Klerk's Garden) should be conserved, as should the significance of its setting"*. We have both the botanical qualifications and skills to maintain the historical and horticultural aspects to the property whilst providing a space that will have public access through the development of our retail nursery/café.

3. The proposed northern development will include a shopping precinct opposite our property on Chiltern Road. We believe that maintaining our property as a retail nursery and café will provide an interface between the hard development proposed on the opposite side of Chiltern Rd and the proposed sports grounds to the rear of our property. Maintaining a business with public access at 1 Chiltern Road would not be out of character due to its proximity to the retail area across the road and would enhance the aesthetic value of the area due to the heritage listed features. The potential to use the property as an art gallery or artisan garden with its sandstone sculptures, historic trees, retail nursery and water features could provide a dynamic community cultural hub that would add vibrancy to the proposal- a place to meet and socialise in a unique historical setting- an example of a garden/retail space that could be similar is The Grounds in Alexandria. Our tenant from Ishi Buki has offered to donate a sandstone sculpture if we were to be allowed to stay, to sit at the entrance of the northern precinct outside our property to mark the gateway to the new development.

In conclusion, we support the development in principal. We understand that people need to have access to affordable housing. We believe that our property as it exists would be an asset to the development, indeed a gateway to the Northern Ingleside Precinct. We have spent many years looking for a property with the attributes of 1 Chiltern Road for our business and can see that we could very easily co-exist and compliment the proposed development of Ingleside North. We would be happy to discuss our submission in more detail if requested including a tour of our gardens. We look forward to receiving feedback from you.

Yours sincerely

A handwritten signature in cursive script that reads "Michael Dixon". The signature is written in dark ink on a light-colored, slightly textured background.

Jennifer and Michael Dixon

0402030187

dixonj@wew.net.au

cc: Mr Rob Stokes (Member for Pittwater)

cc: Mr Anthony Roberts (NSW Minister for Planning)