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Sent: Monday, 18 November 2013 12:00 PM
To: letters@manlydaily.com.au
Cc: deares@manlydaily.com.au; editor@manlydaily.com.au
Subject: De Luca moves for independent assessment of 15 storey Cobalt development in Dee Why

I have noted resident's concerns about the proposed 15 storey development "Cobalt" at 5 St David's Avenue, Dee Why.

The developer proposes to enter into a Voluntary Planning Agreement with Warringah Council which, if the development application is approved, the developer will make a total of \$3,855,000 million in contributions to Warringah Council.

These comprise:

- i. A cash payment to Warringah Council of \$250,000 for the upgrade of St David's Park and/or towards the construction of a future skybridge over Pittwater Road to the Multiplex Site and to Councils Civic Centre Site;
- ii. The transfer to Warringah Council of 3 retail units on the ground floor of the building together with 3 carparking spaces;
- iii. The transfer to Warringah Council of a commercial space on the second floor, 1 carparking space and a dedicated lift,
- iv. The inclusion of Council's public toilet facilities and the demolition of the existing public toilets in the park.

What concerns me most, other than the height of the development, is that the application will be assessed by Warringah Council staff as opposed to an independent assessor.

In the interests of transparency in view of Warringah Council potentially receiving a total of \$3,855,000 million from the developer should the development application be approved, I have submitted a Notice of Motion for the Council meeting of 26.11.13 that the development application be independently assessed. I hope my fellow Councillors support my motion to ensure transparency and independence over the assessment of this 15 storey development.

Cr Vincent De Luca OAM
Warringah Councillor