

## Conflict of Interest Management Controls

*Council-related Development Applications Policy* – applies to all applications lodged from 3 April 2023.

Any matter must be referred to the Executive Manager Development Assessment (or delegate).

**council-related development** means development for which the council is the applicant developer (whether lodged by or on behalf of council), landowner, or has a commercial interest in the land the subject of the application, where it will also be the regulator or consent authority)

### Application Details

Application number:	DA2025/0258
Address:	Road reserve on The Corso out the front of no. 27 The Corso, Manly
Description:	Stratum subdivision of a portion of road (The Corso) directly adjoining number 27 The Corso
Applicant:	Dion Manca
Land owner:	Northern Beaches Council

### Conflict of Interest risk assessment

Does a potential conflict of interest exist:	<p>Council owned property - The Corso.</p> <p>The proposal seeks the stratum subdivision of a section of The Corso in front of No. 27 The Corso.</p> <p>Comments from Council's Property team are: <i>"The original DA (in 1996/97) had a condition to enter into a lease agreement for the airspace, and didn't specify to subdivide the lot.</i></p> <p><i>It's a requirement in their current lease that they need to prepare a plan of subdivision, which they have been slowly complying with following change of ownership."</i></p> <p>The owners are currently charged a lease fee for the airspace use of public land.</p> <p>The Property team were not involved (other than issuing owners consent) with the preparation of the application.</p> <p>There will be no additional financial gain for Council as the space is already leased.</p>
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### Level of Risk

Low	Medium	High
<i>Council-related development in respect of which council may receive a small fee for the use of their land</i>	Any application where the <u>Local Planning Panel is the consent authority</u> or where council has resolved to provide a grant	Any application where <u>the Sydney North Planning Panel is the consent authority</u> or where the CEO determines it high risk
Level of Risk		
Low		

### Policy Definitions

**Low Risk category**

- Advertising signage on council properties.
- Internal fit outs and minor changes to the building façade.
- Internal alterations or additions to buildings that are not a heritage item.
- Council-related development in respect of which council may receive a small fee for the use of their land (such as outdoor dining areas for which fees are or may be payable under legislation).
- Alterations and additions to minor structures in parks and other public spaces (such as shade structures in playgrounds).
- Minor building structures projecting from a building façade over public land (such as awnings, verandas, bay windows, flagpoles, pipes and services).

**Medium Risk category**

- Any council-related development for which the Northern Beaches Local Planning Panel is the consent authority.
- Any council-related development in relation to which council has resolved to provide a grant.

**High Risk category**

- Any council-related development for which the Sydney North Planning Panel is the consent authority.
- Any council-related development which is assessed as being high risk by the CEO, due to the circumstances of the application.

**Management Controls**

Policy Controls		
Low	Medium	High
NA	Written records kept of all correspondence with applicant or representative of applicant, all substantial discussions are held in formal meetings which are documented	Written records kept of all correspondence with applicant or representative of applicant, all substantial discussions are held in formal meetings which are documented
Likely Controls for Development Application		
Assessed by Council staff	External independent assessment	External independent assessment
Determined by Local Planning Panel unless excluded in Ministerial Directions	Determined by Local Planning Panel	Determined by Sydney North Planning Panel
	External Certification of Construction Certificate	External Certification of Construction Certificate

Completed by:



Name Peter Robinson  
Executive Manager, Development Assessments

Date: 25 March 2025