

Conflict of Interest Management Strategy

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

This policy aims to manage potential conflicts of interest and increase transparency at all stages of the development process for council-related development by publishing a Management Strategy containing a Risk Assessment and Management Controls to manage any conflicts.

Note: Green cells denotes selections and responses

Application number:	Mod2023/0564
Address:	3 Golf Avenue Mona Vale
Description:	Modification of Development Consent DA2022/0581 granted for Alterations and additions to a Recreation Facility (Outdoor) - Mona Vale Golf Club – Change of hours restaurant change from 9pm to 11pm
Applicant:	Andy Hugill c/ DFP Planning
Land owner:	Department of Planning and Environment (Managed and Controlled by Northern Beaches Council)

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)

Conflict of Interest risk assessment

Does a potential conflict of interest exist:	Council has no management control over the land on which the Golf Clubhouse is located, this is under direct lease from Crown Lands, however a small part of the outdoor garden terrace associated with the club extends over the boundary onto land leased from Council on which the golf course is located.	
Phase of development process in which conflict arises:	Preliminary advice - Assessment - Determination - Construction Certificate -	Yes Yes Yes No – CC not made yet
Level of risk at each phase:	Preliminary advice - Assessment - Determination - Construction Certificate -	medium medium medium medium
Additional Management Controls:	No additional controls above standard controls for “medium risk” for Council related development applications	

Level of Risk

Policy Definitions

Low	Medium	High
See below <u>Determined under delegation by Council staff if not required by Ministerial Direction to be determined by LPP</u>	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		
N/A	Medium risk – LPP is the consent authority due to Council related land	N/A

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).

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
Public exhibition 28 days	Public exhibition 28 days	Public exhibition 28 days
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 unless minor modification then can be determined under staff delegation.	Determined by Sydney North Planning Panel
	External Certification of Construction Certificate	External Certification of Construction Certificate
Additional Controls		
	NA	

Completed by:



Name Peter Robinson
Executive Manager Development Assessments

Date: 13.11.2023