

## 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: Coloured cells denotes selections and responses

Application number:	MOD2023/0554
Address:	316 Hudson Parade, Clareville
Description:	Modification of Development Consent DA2020/1762 granted for Demolition works and construction of boatshed, ramp, slipway, jetty & steps.  The proposed change will allow the Construction Certificate to be split to allow works on Lot 1 (private land) to commence (no license required), with works on Lot 2 (Crown/Council) only to commence once a current license (lease on the land) has been obtained.
Applicant:	Rhonda Carr – Michael Fountain Architects
Land owner:	Tony Walls (Lot 1) and Crown - Northern Beaches Council (Lot 2)

**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 management control over the Crown land on which part of the development has been approved and a current license is required to occupy the land before any building works commences.	
Phase of development process in which conflict arises:	Preliminary advice - Assessment - Determination - Construction Certificate -	NA Yes Yes No – CC not made yet
Level of risk at each phase:	Preliminary advice - Assessment - Determination - Construction Certificate -	NA Low Low Low
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 Determined under delegation by Council staff if not required by	Any application where the <u>Local Planning Panel</u> is the consent	Any application where <u>the Sydney North Planning Panel</u> is the consent

<u>Ministerial Direction to be determined by LPP</u>	<u>authority</u> or where council has resolved to provide a grant	<u>authority</u> or where the CEO determines it high risk
<b>Level of Risk</b>		
N/A	Medium due to LPP being consent authority for original approval, however minor modification is not required to be determined by LPP	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

<b>Policy Controls</b>		
<b>Low</b>	<b>Medium</b>	<b>High</b>
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	Ministerial Directions do not require minor modifications to be determined by Local Planning Panel - can be determined under staff delegation.	Determined by Sydney North Planning Panel
	External Certification of Construction Certificate	External Certification of Construction Certificate
<b>Additional Controls</b>		
	This is an administrative change to the conditions and does not change the nature of the development. No additional controls required	

Completed by:



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Executive Manager Development Assessments

Date: 13 Oct 2023

