

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:	DA2025/0178
Address:	11 Plateau Road, AVALON BEACH
Description:	Construction of access stairs, retaining walls and associated landscaping works
Applicant:	Thomas Cormoreche
Land owner:	Northern Beaches Council – Road Reserve

Conflict of Interest risk assessment

Does a potential conflict of interest exist:	<p>Council is the landowner of the road reserve where a substantial portion of the works are being carried out.</p> <p>The proposal seeks to construct access stairs and retaining walls on the road reserve to enable stair access to the site (current access is only via the sloping driveway).</p> <p>The application was prepared by the applicant with no involvement from Council's Road Assets team.</p> <p>There is no financial gain, the conflict is the privatisation of public land and whether that is appropriate.</p>
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Level of Risk

Low	Medium	High
See below	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		
	Medium	

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: 13 May 2025