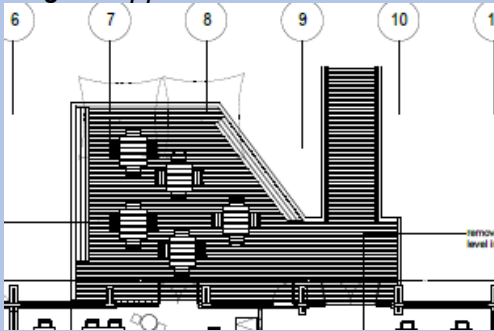
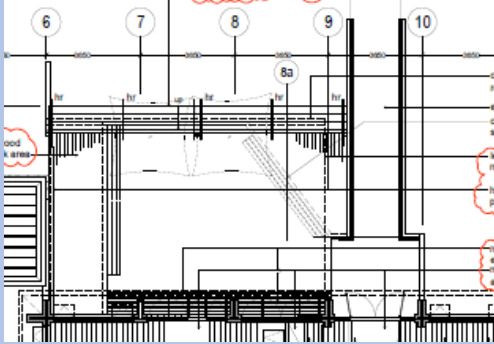


# Council Related DA Management Strategy

## Conflict of Interest Management Controls

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

Application number:	Mod2025/0148
Address:	North Narrabeen Surf Life Saving Club. 225-227 Ocean Street, Narrabeen
Description:	<p>Modification of DA2024/0013 granted for Alterations and additions to the North Narrabeen Surf Life Saving Club including extensions on the ground and first floor.</p> <p>The changes under this modification application are:</p> <p><b>Minor materials modification</b> - The approved BBQ masonry wall is proposed to be amended to a steel and timber structure, alternative shingle cladding is proposed along part of the northern façade of the first floor, and a change to the finish for the new paved area is proposed on the north side of the building.</p> <p><b>Minor internal layout modification</b> - The internal layout of the Level 1 café seating and function space is proposed to be modified to include a new internal glassed screen wall and a new bank of frameless glass concertina bi-fold doors to enable the room to be closed off for functions on an as needed basis.</p> <p>• <b>Minor additional works</b> – Additional works comprising an upgrade to the western deck of the café including a new metal roof.</p> <p><i>Original approved western deck under DA2024/0013.</i></p>  <p><i>Proposed modified deck under this application.</i></p> 

Applicant:	Northern Beaches Council
Land owner:	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:	<p>Council is the land owner and applicant.</p> <p>Council's Property team have been involved with the preparation of the DA and one of the staff within the Property team is listed as the applicant.</p> <p>There is a potential for Council to gain financially if this MOD is approved due to the upgrades to the western deck of the café, including an increase in deck/seating space (see images above).</p>
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## Level of Risk

### Policy Definitions

Low	Medium	High
See below <u>Determined under delegation by Council staff</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 the <u>Sydney North Planning Panel is the consent authority</u> or where the CEO determines it high risk
Level of Risk		
	Medium	

### 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
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:



Peter Robinson  
Executive Manager Development Assessments

Date: 29 April 2025