

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.

Application number:	DA2023/0998
Address:	The Esplanade - Freshwater Beach Reserve, Freshwater Part Lot 2797 DP820312, Lot 1 DP909023 & Lots 21 to 23 Sec 2 DP975183 – part Reserves D500403 and R64997 for Public Recreation – Freshwater Surf Life Saving Club
Description:	Alterations and additions to the Freshwater Surf Life Saving Club existing building, largely within the existing building footprint, including works to the 1935 heritage building and the 1986 addition, with refurbishment and improvements to existing internal and external building fabric.
Applicant:	Geoff Bonus (Bonus + Associates - Architects) – for Freshwater SLSC
Land owner:	<i>Northern Beaches Council</i> being manager of Crown land parcels for <i>NSW Department of Planning and Environment</i> – Crown Lands & Public Space

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 as the crown land manager, and providing part funding towards consultants reports for submission with the application	
Phase of development process in which conflict arises:	Preliminary advice – Assessment - Determination - Construction Certificate -	Yes occurred in 2019 Yes Yes Yes
Level of risk at each phase:	Preliminary advice - Assessment - Determination - Construction Certificate -	Yes Medium High Medium– not lodged at this time
Additional Management Controls:	Nil but also note CIV triggers for SNPP. Independent External planning consultant used for DA assessment.	

Level of Risk

Policy Definitions

Low	Medium	High
See below Determined under delegation by	Any application where the <u>Local Planning Panel</u> is the consent	Any application where the <u>Sydney North Planning Panel</u> is the consent

Council staff	authority or where council has resolved to provide a grant	authority or where the CEO determines it high risk
Level of Risk		
		High

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	Determined by Sydney North Planning Panel
	External Certification of Construction Certificate	External Certification of Construction Certificate
Additional Controls		
		Nil

Completed by: 

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Executive Manager

Date: 18 Sep 2023, amended 30 October 2023 to refer to SNPP