

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:	DA2024/0710
Address:	65 Hilltop Road, Avalon Beach
Description:	Construction of a retaining wall on Council's road reserve
Applicant:	Calum Nesbitt – Lone Pine Landscapes
Land owner:	Northern Beaches Council – As the works are wholly located within the Road Reserve and not ancillary to works within private property.

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:	Yes - Northern Beaches Council (Landowner of road verge)	
Phase of development process in which conflict arises:	Preliminary advice - Assessment - Determination - Construction Certificate -	N/A Yes Yes N/A
Level of risk at each phase:	Preliminary advice - Assessment - Determination - Construction Certificate -	N/A Medium Medium N/A
Additional Management Controls:	No additional controls required – standard controls suitable (PLEP 2014 and P21DCP)	

Level of Risk

Level of Risk	Medium
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Policy Definitions

Low	Medium	High
See below	Any application where the Local Planning Panel is the consent authority or where council has resolved to provide a grant	Any application where the Sydney North Planning Panel is the consent authority or where the CEO determines it high risk

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		
	N/A	

Completed by:



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This document to be uploaded on the NSW portal and released on Councils webpage.