

Council Related DA Management Strategy

Conflict of Interest Management Controls

Council-related Development Applications Policy – applies to all applications lodged from 3 April 2023, including preliminary meetings held prior to lodgement.

Application number:	DA2024/0013
Address:	North Narrabeen Surf Life Saving Club. 225-227 Ocean Street, Narrabeen
Description:	Alterations and additions to the North Narrabeen Surf Life Saving Club including extensions on the ground and first floor
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:	Council is the land owner and applicant. 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. There is a potential for Council to gain financially if this DA is approved due to the increase in leasable floor space.
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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 <u>the 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:



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Executive Manager Development Assessments

Date: 22 January 2024