

## Revised 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.

Any matter must be referred to the Executive Manager Development Assessment (or delegate) and the issue of appropriate management controls must be an agenda item for discussion at the meeting, with the proposed approach recorded as part of the minutes of the meeting.

**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: | Mod2025/0390 - Modification of DA2021/0199 for Demolition works and construction of a community centre with associated carparking and landscaping  |
| Address:            | Boondah Reserve East 2 & 4 Jacksons Road<br>WARRIEWOOD NSW 2102  |
| Description:        | The modification involves the amendments of landscaping conditions (46,52 and 53) to allow for occupation of the building prior to completion of all landscaping works.<br><br>The Modification is assessed as a Section 4.55(1a) having 'no or minimal environmental impact' and is not required to be determined by the Regional Panel (SNPP). |
| Applicant:          | Northern Beaches Council   |
| Land owner:         | Northern Beaches Council   |

### Conflict of Interest risk assessment

|  |   |
|--|---|
| Does a potential conflict of interest exist: | Yes – Council is the land owner<br>The application was prepared by Council staff<br>Will Council gain financially – No. |
|--|---|

### 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                                  |   |  |
| Low does not trigger SNPP or LPP determination |   | SNPP has confirmed that the modification is not required to be determined by the Panel, that the modification is of such consequence that it is to be determined by Council. |

## 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 |
| Controls for Development Application  |  |  |
| Assessed by Council staff   | External independent assessment  | External independent assessment  |
| Public exhibition 28 days   | Public exhibition 28 days  | Public exhibition 28 days  |
| Determined by Local Planning Panel unless excluded in Ministerial Directions  | Determined by Local Planning Panel   | Determined by Sydney North Planning Panel  |
| External independent assessment, but determined under delegation as a modification of 'no or minimal environmental impact' does not meet requirements for Local or Regional Panel determination | External Certification of Construction Certificate   | External Certification of Construction Certificate   |

Completed by:

A handwritten signature in dark ink, appearing to read 'Peter Robinson', written in a cursive style.

Name Peter Robinson

**Executive Manager, Development Assessments**

Date: 10 August 2025