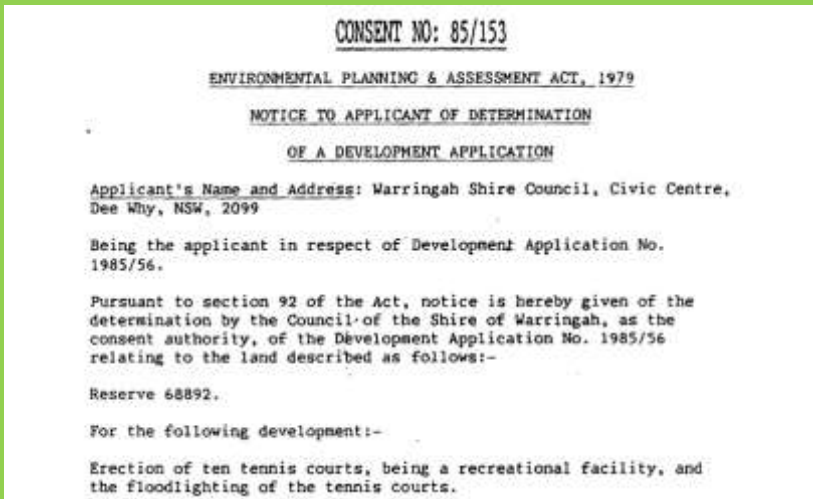


Conflict of Interest Management Strategy – Modification of Consent

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.

Note: Green cells denotes selections and responses

Application number:	<p>Mod2025/0476 to Consent No. 85/0153</p> <p>Consent No.85/0153 approved the following: <i>Erection of ten tennis courts, being recreational facility, and floodlights of the tennis courts</i></p> 
Address:	163 Upper Clontarf St, Nth Balgowlah and 163 Manning St Nth Balgowlah – Part of Wakehurst Golf Course land
Description:	<p>The modifications include:</p> <ul style="list-style-type: none"> ▪ The manicuring of the existing concrete surface to make it level and good. ▪ Footings for courts and netting to be drilled into concrete (60mm x 600mm at a depth of 2.5m) with reinforcement cages, formed and filled with concrete. ▪ Installation of three padel courts, each measuring 20m x 10m, comprising aluminium padel posts and frames, glass panels (4m x 2.4m or 4m x 2.024m each), mesh panels and lighting poles. ▪ Laying of synthetic turf, line marking, dispersion of sand and grooming. ▪ Asphalt in Pickleball court locations to be cleaned, resealed and line marked to form two courts, each measuring 6.1m wide and 13.4m long. ▪ Removal of existing fencing to be replaced with new black powder-coated posts, 3.15mm mesh fencing 3.6m in height. ▪ Trenching and conduit for lighting installation and works to be made good. ▪ Installation of 24 lights around the courts.

	<p>The modification also changes Condition 20, relating to the hours of operation for the WCTC.</p> <p>The approved development allows operation daily from 8 am to 6 pm and from 6 pm to 10 pm two days a week.</p> <p>The proposal seeks to modify the hours from 7 am to 10 pm seven days a week.</p>
Modification category:	Mod 4.55 (2) other modifications due to the scope of the works and proposed extension of operating hours.
Applicant:	Voyager Tennis c/o Smart Approvals
Land owner:	Northern Beaches Council and Department of Lands

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</p> <p>Council has a lease arrangement with Wakehurst Golf Club.</p> <p>The Golf Club sub-lets to Voyager Tennis, so Council will not benefit from any revenue generated from this upgrade.</p>	
Phase of development process in which conflict arises:	<p>Preliminary advice -</p> <p>Assessment -</p> <p>Determination -</p> <p>Construction Certificate -</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p> <p>Yes</p>
Level of risk at each phase:	<p>Preliminary advice -</p> <p>Assessment -</p> <p>Determination -</p> <p>Construction Certificate -</p>	<p>Medium</p> <p>Medium</p> <p>Medium</p> <p>Medium</p>
Additional Management Controls:		

Level of Risk

Policy Definitions

Low	Medium	High
See below Determined under delegation by Council staff if not required to be determined by Sydney North Planning Panel or Ministerial Direction.	Any application where the <u>Local Planning Panel</u> is the consent authority or where council has resolved to provide a grant	Any application where <u>the Sydney North Planning Panel</u> is the determining authority 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
Public exhibition 28 days	Public exhibition 28 days	Public exhibition 28 days
Assessed by Council staff/external independent assessment given nature of likely benefit or consequences of the mod and the assessment of whether it is a (1), (1A) or (2) could be perceived to bias the level of determination.	External independent assessment	External independent assessment
Determined under delegation if modification is not required to be determined by Sydney North Local Planning Panel or Local Planning Panel If it was a SNPP consent, confer with SNPP and register emails if it is to be determined by staff under delegation, if it was a LPP indicate Ministerial Direction solely requires 4.55(2)	Determined by Local Planning Panel if Modification 4.55(2)	Determined by Sydney North Planning Panel – check with SNPP
	External Certification of Construction Certificate	External Certification of Construction Certificate
Additional Controls		

Completed by:



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