

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.

Note: coloured cells denotes selections and responses

Application number:	DA2025/1584
Address:	- Shelter L1 on Wakehurst Parkway, in front of 34 Wakehurst Parkway, Seaforth - Shelter L2 on Wakehurst Parkway, opposite of 2C Burnt Street, Seaforth - Shelter L5 on Frenchs Forest Road, in front of 1 Montauban Avenue, Seaforth - Shelter L6 on Frenchs Forest Road, to the south of 7 Baringa Avenue, Seaforth - Shelter L7 on Frenchs Forest Road, in front of 46 Macmillan Street, Seaforth - Shelter L9 on Clontarf Street, in front of 10 Clontarf Street, Seaforth This DA is registered against Manly Town Hall at 1 Belgrave Street, Manly, however the proposed works to 6 bus stops are within the road reserve which has no registered property address. The locations are described by the adjoining properties in which the bus stop is located
Description:	Installation of advertising structures in multiple existing bus stop shelters
Applicant:	oOh!media Street Furniture Pty Ltd
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:	This application involves 6 separate bus stops at various locations. Council is the landowner (for non-classified roads)/land manager (for classified roads). The proposal is to install new advertising structures within existing bus shelters. The application was prepared by oOh!media Street Furniture Pty Ltd. Council's Road Assets Team have been working with Ooh Media to assist the preparation of the DA. Council will gain financially if this DA is approved given the increased lease fees Council can charge for digital or moving advertising signage compared to the existing static signage	
Phase of development process in which conflict arises:	Preliminary advice - Assessment - Determination - Construction Certificate -	Yes Yes Yes Yes

Level of risk at each phase:	Preliminary advice - Assessment - Determination - Construction Certificate -	Medium Medium Medium Medium
Additional Management Controls:		

Level of Risk

Policy Definitions

Low	Medium	High
See below <u>Determined under delegation by Council staff if not required by Ministerial Direction to be determined by LPP</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
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		

Completed by:

A handwritten signature in black ink, appearing to read 'Peter Robinson', with a stylized, cursive script.

Peter Robinson
Executive Manager Development Assessments

Date: 3.11.2025