

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 Details

Application number:	DA2025/1406
Address:	Shelter K2 – In front of No. 50 Pacific Parade, Dee Why Shelter K4 – In front of No. 97-101 Howard Avenue, Dee Why This DA is registered against Council's Civic Centre at 725 Pittwater Road, Dee Why, however the proposed works to 2 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

Conflict of Interest risk assessment

Does a potential conflict of interest exist:	This application involves 2 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.
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Level of Risk

Policy Definitions

Low	Medium	High
See below <u>Determined under delegation by Council staff if not required to be determined by Sydney North Planning Panel or Ministerial Direction.</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 determining 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).

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
Public exhibition 28 days	Public exhibition 28 days	Public exhibition 28 days
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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Date: 7.10.2025