

Sandra Bailey

From: Ballina Seahorses <ballinaseahorses@gmail.com>
Sent: Sunday, 22 March 2015 10:35 PM
Subject: Comment on DRAFT Temporary Storage Containers on Community Land Policy

Dear Council,

The Ballina Rugby Club Inc. would like to make comment on the DRAFT Temporary Storage Containers on Community Land Policy currently on display.

We understand and appreciate the need for such a policy so to be able to control the proliferation of such structures around the Shire.

However, as the Policy is currently worded we would have to OBJECT to such a policy for the reasons as follow.

OBJECTIVE- As Community & Sporting Groups work hard to increase participation by members of the community, it stands to reason that their facilities will require expansion for all sorts of reasons relevant to that Group. As most of these Groups operating on Community Land are not for profit organisations, money for large capital projects is not readily available and takes time to acquire through various avenues. We believe that the aim of *'limit and reduce the use of storage (shipping) containers'* is not in the best interest of these Groups.

We believe they need not be *'unsightly and inappropriate'*, they are however necessary at certain stages of a Community Groups development.

We feel that the Objective of this Policy should be for the "Clarification and Control of the use of Temporary Storage Containers on Community Land" or words to that effect.

POLICY

(i) Approval- The Council should be encouraging the growth of Community Groups. By stating "Generally approval will not be given" is simply stating the Council is not supportive of the needs of these Groups. We agree that on application a Group should have an outline of their requirements and future plans and enter into a licence agreement with council.

(ii) Time Period- As the purpose of the Temporary storage container is to allow for approvals & funding for a more permanent structure to be obtained. This would obviously involve acquiring a Development Application (D.A) approval. We believe the 'Time Period' should reflect closer to the expiry period of a D.A, being 5 years. At which time the Applicants Temporary storage container would need to be removed from its current location. The Group may reapply and this is when "Generally approval will not be given" should apply.

(iii) Location- We believe the Term 'If proved Necessary' should be removed.

We look forward to your reply in this matter and would be happy to discuss further if needed.

Yours Sincerely,

Joshua Piercy
President
Ballina Rugby Club

POLICY NAME: DRAFT Temporary Storage Containers on Community Land

POLICY REF:

MEETING ADOPTED: Resolution No.

POLICY HISTORY:



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OBJECTIVE

The aim of this policy is to govern **limit and reduce** the use of storage (shipping) containers on Council owned or managed community land by community and sporting groups.

BACKGROUND

Council recognises the **an occasional** need for sporting and community groups to store equipment and material for the benefit of their sport and club members. Shipping containers can provide a temporary and cost effective measure to provide storage, **however they are generally unsightly and inappropriate.**

The demand for storage has seen an increasing number of containers placed on council land over the years, with many remaining on site longer than a temporary nature and in various states of disrepair. The adoption of a formal policy will enable a transparent and consistent approach by Council when assessing and managing temporary storage and allow user groups to clearly understand the requirements and standards of placing containers for storage.

Council also has a requirement to formalise the storage containers under licence agreement, due to the exclusive occupation of community land to ensure compliance with the *Local Government Act 1993* (sect 47D) and *Crown Lands Act* (sect 7).

DEFINITIONS

Shipping Container:	Large metal rectangular units generally measuring 6.1m or 12.2m in length, 2.4m wide and 2.6m high
Community Land:	Land classified as community land under Division 1 of Part 2 of Chapter 6 of the <i>Local Government Act 1993</i> No 30
Sporting/Community Group:	A not for profit sporting club or community group based in Ballina Shire.

SCOPE OF POLICY

This policy applies to:

- Council employees
- Community members
- Sporting clubs
- Community groups

RELATED DOCUMENTATION

Related documents, policies and legislation:

- Local Government Act 1993
- State Environment Planning Policy (Infrastructure) 2007
- Crown Lands Act 1989

POLICY

Approval

Generally approval will not be given, however should extenuating circumstances apply a written application is required from the sporting/community group outlining the requirements for a storage container, proposed location and longer term storage plans. Applicants will be required to enter into a licence agreement with Council at minimum rent (\$1) to be renewed annually.

Purpose

Temporary storage containers are to be used for the storage of essential sporting/community group equipment and must not be used for personal storage, advertising, storage of hazardous substances, fitted with sanitary facilities or enable a business to be carried out from it.

Time Period

11.7 Policy (New) - Temporary Storage Containers on Community Land.DOC

The maximum length of time permitted for temporary containers is four years, after which time applicants would need to reapply.

Location

If proved necessary, temporary containers must be placed on flat, solid ground and consider Crime Prevention Through Environmental Design (CPTED) principles. Typically containers should not be placed:

- In flood prone areas
- In designated parking areas
- In high visibility or scenic quality areas
- On top of services i.e., pipes, irrigation, power
- In areas requiring vegetation removal

Condition

Sporting/community groups are responsible for ensuring that storage containers are in good repair and free from corrosion. Containers may be painted in suitable colours that reduce the visual impact on the surrounding area and be free of advertising or sponsorship signage.

Number of Containers

Only one temporary container can be located on a reserve unless exceptional circumstances warrant.

Insurance and Responsibility

Storage containers are owned by and are the responsibility of the applicant. They are not a registered asset of Council and any maintenance, repairs or disposal are the responsibility of applicant. The contents within are the applicants responsibility to insure.

REVIEW

The Temporary Storage on Community Land Policy is to be reviewed every four years.