

POLICY NAME: TEMPORARY STORAGE CONTAINERS
ON COMMUNITY LAND

POLICY REF: T01

MEETING ADOPTED: 14 December 2023
Resolution No. 141223/9

POLICY HISTORY: 281119/26; 230415/6



OBJECTIVE

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

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 in accordance with Council's Community Property Leasing and Licensing Policy.

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

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.

Council can order the removal of containers in poor condition at any time, to reduce public risk. This determination is to be undertaken under delegated approval from the General Manager.

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.

BACKGROUND

Council recognises 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* and *Crown Lands Management Act 2016*.

DEFINITIONS

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
Shipping Container	Large metal rectangular units generally measuring 6.1m or 12.2m in length, 2.4m wide and 2.6m high
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 (Transport and Infrastructure) 2021
- Crown Lands Management Act 2016
- Community Property Leasing and Licencing Policy

REVIEW

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