

2.2: DEVELOPMENT APPLICATION – JUNK YARD (TIMBER SALVAGE ONLY) – 235 – 239 ULSTER ROAD, COLLINGWOOD HEIGHTS

ALTERNATE MOTION BY COUNCILLOR BOWLES

DATE & TIME REQUEST FOR ALTERNATIVE MOTION RECEIVED: 7.29 PM ON TUESDAY 1 NOVEMBER 2011

**ITEM 2.2: ALTERNATE MOTION BY COUNCILLOR BOWLES
VOTING REQUIREMENT: SIMPLE MAJORITY**

That Council issue a Planning Scheme Consent for a ‘Junk Yard (Timber Salvage)’ at 235-239 Ulster Road, Collingwood Heights subject to the following conditions:

- A. The approval is valid for a period of 3 years only from the date of approval, after which the land use is to cease operation;**
- B. Timber products are to be sourced only from the demolition of the Albany Hospital site;**
- C. The approval is for the collection, storage, abandonment or sale of timber only;**
- D. The business should not employ any person other than members of the proponent’s household;**
- E. The timber stored on the site shall not be chemically treated;**
- F. The area identified for the operation of the junkyard shall be repositioned outside the identified floodway identified in the Yakamia Creek Flood Study 2001, with the same or less site area dimensions to that submitted within the application for planning scheme consent, to the satisfaction of Council;**
- G. The height of the timber stockpiles shall not exceed 3 metres in height;**
- H. The timber stockpile being screened along its eastern side with a dense planting of mature trees to the satisfaction of Council.**
- I. No manufacturing (processing) of the timber is to occur on site, except for the removal of nails and sorting of timber without the prior approval of Council;**
- J. The crossover and access is to be upgraded prior to the operation of the use to the satisfaction of the Council.**
- K. The operating hours associated with the use, inclusive of deliveries and sale of salvaged timber, shall be limited to Monday to Saturday 8am to 6pm with no trading on Sundays.**

Councillor’s Reason:

Removal of the stockpile from the flood plain of the Yakamia Creek will address the objections by the Department of Water and concerns of many local residents.

Officer Report (G Bride):

1. This alternative option is supportive of the proposal on the condition that the timber is stored outside of the floodway.

2. As can be seen below this would mean the location of the stockpile would need to be relocated to the Ulster Road side of the dashed line which picks up the extent of the floodway.

