

STAFF REPORT

TO: Environment & Planning Subcommittee - Development
Contributions Subcommittee

FROM: Dugald Ley, Development Engineer

REFERENCE: BC090680

SUBJECT: **A A BLACKIE 2007 LTD - REPORT EP09/09/05** - Report prepared
for hearing of 30 September 2009

1. PURPOSE

This report is to review the imposition of one wastewater HUD (household unit of demand) and one roading HUD for the above development on the corner of Tasman and Elizabeth Streets, Collingwood.

2. BACKGROUND

The present complex has upwards of 12 units and an existing Manager's residence on the above site and has been enlarged over past years with the last addition of two units in 2001. The latest application is to construct a two-storey dwelling on the vacant land/grass at the corner of Tasman and Elizabeth Streets.

The building will contain an office, laundry, store, café and library on the ground floor and a two-bedroom self-contained apartment on the top floor.

The applicant advised in July that "the existing manager's residence will be left vacant pending disposal/demolition at a future date".

It is my view that while the existing manager's residence remains, there is potential for its ongoing use and therefore the proposed new apartment is an addition to the complex which will bring about increased use of the motels. There is also a new gallery/café which again will create additional use of Council's infrastructure. Note – the relocation of the artist into this gallery will make way for future use of the premises they have vacated.

3. SUMMARY

It is my view that this is an addition in regard to an equivalent HUD for each of roading and wastewater and therefore the requirement by Council as set out in Invoice 57756 should be confirmed.

Dugald Ley
Development Engineer