

Council Reference: PD0021/2021

19 May 2022

Mr Gilbert. De Chalain
The Cooperage, Suite 308, 56 Bowman Street,
Pyrmont, NSW 2009

Dear Gilbert,

This letter is in reference to your request to create an easement and right of way for the redevelopment of the subject site (Lots 2 & 3, DP 238804), for shop top housing (attachment 1).

Following the internal review an 'In Principle' approval is provided but is subject to the standard process previously communicated (attachment 2) and subsequent endorsement from Council.

Attachment 1



If you have any questions throughout the process, please do not hesitate to contact me on (02) 4221 6352 or lonell.wicks@shellharbour.nsw.gov.au.

Yours sincerely



Lonell Wicks
Property management Coordinator

Attachment 2

Lonell Wicks

From: Lonell Wicks
Sent: Tuesday, 10 May 2022 11:19 AM
To: gilbert@hdcplanning.com.au
Cc: Nicole Doughty; Katherine Gow
Subject: Request payment for Easement application
Attachments: ECM_11864399_v2_Memo to Public Officer to Sign - Owners Consent - Mr J Cain
HDC Planning - 31-35 Addison Street Shel.pdf

Hi Gilbert,

Please find attached the Landowner consent and below are the instructions to pay the application fee and next steps.

How to pay?

You can make payment over the phone, in person at Civic Centre or online via eServices by clicking the link: [make an online payment using eServices](#) and use the following reference number:

Description	Amount	Reference
Application Fee	\$450	PD0021/2021

To expedite the standard process and in anticipation that the application fee is paid, I have already requested three quotes from Councils panel independent surveyors. The survey plans are required to determine compensation and to register the proposed easement. In addition, I have requested three valuation quotes. The compensation will only be able to be determined once we have obtained the survey plans to provide to the valuer.

Please note that you, the applicant, will be responsible for the following costs:

- Application fee (\$450)
- Survey preparation & registration of easement, valuation & legal fees. valuation (quotes will be obtained)
- Compensation (determined by valuation)

Internal investigation (already underway)

Initially, there will be an internal investigation and submission period (about 1-2 weeks) where we seek comment and feedback from relevant Council Officers regarding the proposal. This is for 'in principal' approval. In this instance, the internal review has already been sent.

Valuation Report

A valuation report will be ordered to determine compensation.

Council Report

Following on from the initial internal investigation, provided that the proposal is favourable and there are no objections, we will move forward with drafting a report to Council for consideration at a future Council meeting. The reasoning for the easement will be outlined, information and map and location details and compensation will be made available for consideration by Council.

Please let me know if you need any clarification or further information.