

PO Box 151, Hastings, 3915
Telephone: (03) 5979 5000
Email: reception@speedies.com.au

Speedie Development Consultants Pty. Ltd.

INCORPORATED IN VICTORIA A.B.N. 61 982 117 453

SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS

Our Ref: 13682

18th May 2026

The Chief Executive Officer
City of Greater Geelong
PO Box 104
Geelong, Vic 3220

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Dear Sir,

Re: 215 – 227 Purnell Road, Lovely Banks

We are instructed by our Client, Arcare Pty Ltd to review the existing Section 173 agreement affecting the titles to its above properties.

The properties are contained in the attached Certificates of Title Volume 11834 Folio 279 and Folio 280 being Lots 1 & 2 on Plan of Subdivision No. 705259C, which is affected by the attached Section 173 agreement created in dealing number N775887P which relates to the exclusion of a house or any building to be used for residential purposes within 20 metres of the western boundary of Lot 2 on PS 705259C nor seek a planning permit for residential use within the said 20 metres.

This agreement was registered on the 17th September 1988 and was a condition of the re-zoning to residential purposes for the whole of the land bounded by Purnell Street / Matthews Road / Goldworthy Road and the Geelong Ring Road, and in recognition of the then outer freeway reservation shown on the former Geelong Regional Planning Scheme, with this reservation covering the land in the now Geelong Ring Road.

The extent of the land affected by this agreement is shown on the plan on page 15 of the agreement, which does include both of our client's properties.

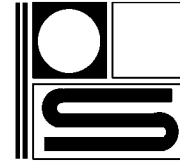
The balance of the land bounded by Purnell Street / Matthews Road / Goldworthy Road and the Geelong Ring Road, excluding our client's properties, has been subdivided under planning permit No. 1123/2004, and whilst this balance of land was originally also affected by the said Section 173 agreement, as part of the planning process in permit No. 1123/2004.

The said Section 173 agreement as affecting the land in permit No. 1123 / 2004 was "ended" on 28th September 2009 as shown on the attached dealing number AG777376S.

1/2



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The attached plan / aerial photography shows both the extent of our Client's properties affected by the said Section 173 Agreement in blue and the extent of the southerly land where the agreement has previously "ended" in red.

We submit that the basis for the Section 173 agreement affecting our client's property has ceased, as evidenced by the significant number of southerly houses constructed within the 20 metre set-back from the Geelong Ring Road as a consequence of planning permit No. 1123/2004, and we request Council to also end the agreement affecting our Client's properties.

Yours faithfully,
Speedie Development Consultants Pty Ltd

