



To

City of Greater Geelong
Planning Department

From

Ali Studio

Regarding

11 Ficinia Mews, Highton, Vic 3216
Planning Permit Application Cover letter

Dated

31 July 2026

Re: PP-668-2026**Property Address:** 11 Ficinia Mews, Highton**Project Description:** Remove Restrictive Easement (E-2 Drainage & Floodway)

Dear Sir/Madam,

This application seeks the removal of the Restrictive Easement E-2 affecting the land at 11 Ficinia Mews, Highton. Please find attached the current Certificate of Title, registered covenants, Section 173 Agreement, and Plan of Consolidation for Council's assessment.

The subject land is known as 11 Ficinia Mews, Highton and is described on Title Volume 12377 Folio 465. The land was created through the consolidation of the former residential lot and the adjoining reserve parcel pursuant to Plan of Consolidation PC377650S. The consolidation was undertaken following the acquisition of the adjoining reserve parcel and implementation of the approved planning framework and registered Section 173 Agreement. The reserve parcel and residential lot have subsequently been legally consolidated into a single title.

The easement that is the subject of this application is Easement E-2, identified on Plan of Consolidation PC377650S as follows:

- Purpose: Drainage and Floodway
- Origin: PS811739U
- Benefiting Authority: City of Greater Geelong

The purpose of this application is to remove Easement E-2 to facilitate the future construction of a second dwelling on the subject land. The removal of the easement will allow for more efficient use of the consolidated site while supporting future residential development, which will remain subject to the assessment and approval of the City of Greater Geelong under the Planning Scheme and all relevant statutory approvals.

The attached Before You Dig plans indicate that no underground utility infrastructure, including sewerage, stormwater, electricity, telecommunications, or NBN assets, is located within Easement E-2. Accordingly, the proposed removal of the easement is not expected to affect any existing utility infrastructure or service authority assets.

The proposed removal of Easement E-2 will not adversely affect adjoining landowners, service authorities, or any existing infrastructure. Accordingly, the removal of the easement will not prejudice the interests of any affected party.

The applicant acknowledges that any future development of the land will remain subject to the assessment and approval of the City of Greater Geelong under the Planning Scheme. The removal of the easement will not limit Council's ability to assess future planning applications or impose any appropriate planning conditions.

The applicant respectfully submits that, given there are no existing utility assets within Easement E-2 and no adverse impacts on adjoining landowners or service authorities, the removal of the easement is appropriate and will facilitate the efficient future use and development of the land while maintaining Council's statutory planning controls.

We trust the enclosed information satisfactorily addresses Council's request. Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

07/02/2026

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation

Ali Studio