

Design Response

JAM>rchitects

Proposed new Water
Monitoring Building,
Depot Shed & associated
Car Parking

Project Address

120 Scenic Road
Highton
Victoria

Client:

Barwon Water

Revision:

Town Planning-TP.02

Issue Date:

29.04.2026

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> Acknowledgment



JAM Architects acknowledge and pay respect to the Wurundjeri of the Kulin Nation, who are the Traditional Custodians of the land on which we work, as are the Wadawurrung People who are the Traditional Custodians of the land on which the project site lays. We pay our respect to their Elders past and present.

We also acknowledge and pay respect to past, present and future Traditional Owners and Elders of this nation and the continuation of cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander peoples.

> 1.1 Overview

1.0 Introduction

This report relates to the land at 120 Scenic Road, Highton that operates as a water catchment facility, owned and operated by Barwon Water. This facility is known as “Barwon Water Montpellier Basins” site.

The subject site provides essential water supply to the Greater Geelong region. The proposal seeks to construct a new water monitoring building and depot shed and associated car parking to support the operations of the existing facility.

This report has been prepared to provide an outline of the relevant Greater Geelong Planning Scheme provisions relevant to the consideration of the proposal.

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Subject Site - View to existing maintenance shed

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> 2.1 Site

2.0 Subject Site & Surrounds



- Proposed Water Monitoring Building
- Proposed Depot Shed
- ▭ Existing infrastructure precinct

The subject site includes a parcel of Barwon Water-owned land in Highton, within the City of Greater Geelong, 4.2 km west of Geelong City Centre. The site is 15.17 ha and is bounded to the west by Scenic Road, with the remainder abutting residential properties. This land comprises three fresh water storage basins (Basins 1, 2 and 3), two of which are disused (Basins 1 and 3), associated buried pipelines, a transmission aerial and operational and maintenance buildings and tracks. Since 1900 the site has been critical to providing water supply to the Greater Geelong region.

The overall Barwon Water site of 120 Scenic Road is elevated and falls in all directions. Panoramic views to the You Yangs to the North, and Corio Bay are uninterrupted. Falls across the site are undulating.

The overall site is largely undeveloped. The water catchment basins are the dominant built forms on the site, along with several small buildings and structures associated with the administrative and technical functions support Barwon Water's operations.

The site vegetation includes scattered trees, grassy woodlands and non-native vegetation which will mostly remain unaffected by the proposal.

The site entry off Scenic Road is sealed, where an existing single story brick office building / gate house is located. Entry to the site is restricted by security gates. Beyond the entry structures, access across the site is via unsealed roadways.

The entire site is bounded by high fences – cyclone security mesh to the East/ Scenic Road boundary and paling fences to the remaining boundaries.

An existing maintenance compound and telecommunications tower (transmission aerial) are located towards the centre of the site, south of Water Catchment 2. A small brick storage shed and hardstand are immediately adjacent to the proposed building site.

Most of the existing building and utilities infrastructure is located in this central vicinity of the site. The proposal seeks to retain the consolidation of this infrastructure by locating the new building and shed in this precinct.

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> 2.2 Surrounding Area

2.0 Subject Site & Surrounds

Barwon Water's facility extends across Scenic Road in the East where an additional large Water catchment Basin is located. The North, South and Eastern boundaries adjoin residential sites of varying sizes. Sites to the East are large with extensive vegetation providing a buffer between the Barwon Water site and the residences.

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- Proposed Water Monitoring Building
- Proposed Depot Shed
- ① Montpellier Service Basin 1 (unused)
- ② Montpellier Service Basin 2
- ③ Montpellier Service Basin 3 (unused)
- ④ Montpellier Service Basin 4
- View 1



Vegetation buffer to East boundary (View 1 below)



> 2.3 Titles

2.0 Subject Site & Surrounds

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PROPERTY REPORT



Created at 10 February 2026 12:53 PM

PROPERTY DETAILS

Address: **120 SCENIC ROAD HIGHTON 3216**

Lot and Plan Number: **This property has 11 parcels. See table below**

Standard Parcel Identifier (SPI): **See table below**

Local Government Area (Council): **GREATER GEELONG** www.geelongaustralia.com.au

Council Property Number: **214694**

Directory Reference: **Melway 451 A7**

Note: There are 2 properties identified for this site. These can include units (or car spaces), shops, or part or whole floors of a building. Dimensions for these individual properties are generally not available.

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 117527 sq. m (11.75 ha)

Perimeter: 4780 m

For this property:

— Site boundaries

— Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

79 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at

[Title and Property Certificates](#)

PARCEL DETAILS

The letter in the first column identifies the parcel in the diagram above

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
A Lot 2 PS546496	2\PS546496	PARISH OF BARRARBOOL	
B Lot 1 TP511658	1\TP511658	G Allot 2004	2004\PP2083
C Lot 1 TP512876	1\TP512876	H Allot 2005	2005\PP2083
D Lot 1 TP512932	1\TP512932	I Allot 2006	2006\PP2083
E Lot 1 TP513246	1\TP513246	J Allot 1C Sec. 16	1C-16\PP2083
F Lot 2 TP513246	2\TP513246	K Allot 16A Sec. 16	16A-16\PP2083

UTILITIES

Rural Water Corporation: **Southern Rural Water**

Urban Water Corporation: **Barwon Water**

Melbourne Water: **Outside drainage boundary**

Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**

Legislative Assembly: **SOUTH BARWON**

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> 2.4 Title Plan

2.0 Subject Site & Surrounds

120 Scenic Road comprises of 11 Title allotments.

The subject site is located across 3 of these Titles.

The proposed Water Monitoring Building is located on:

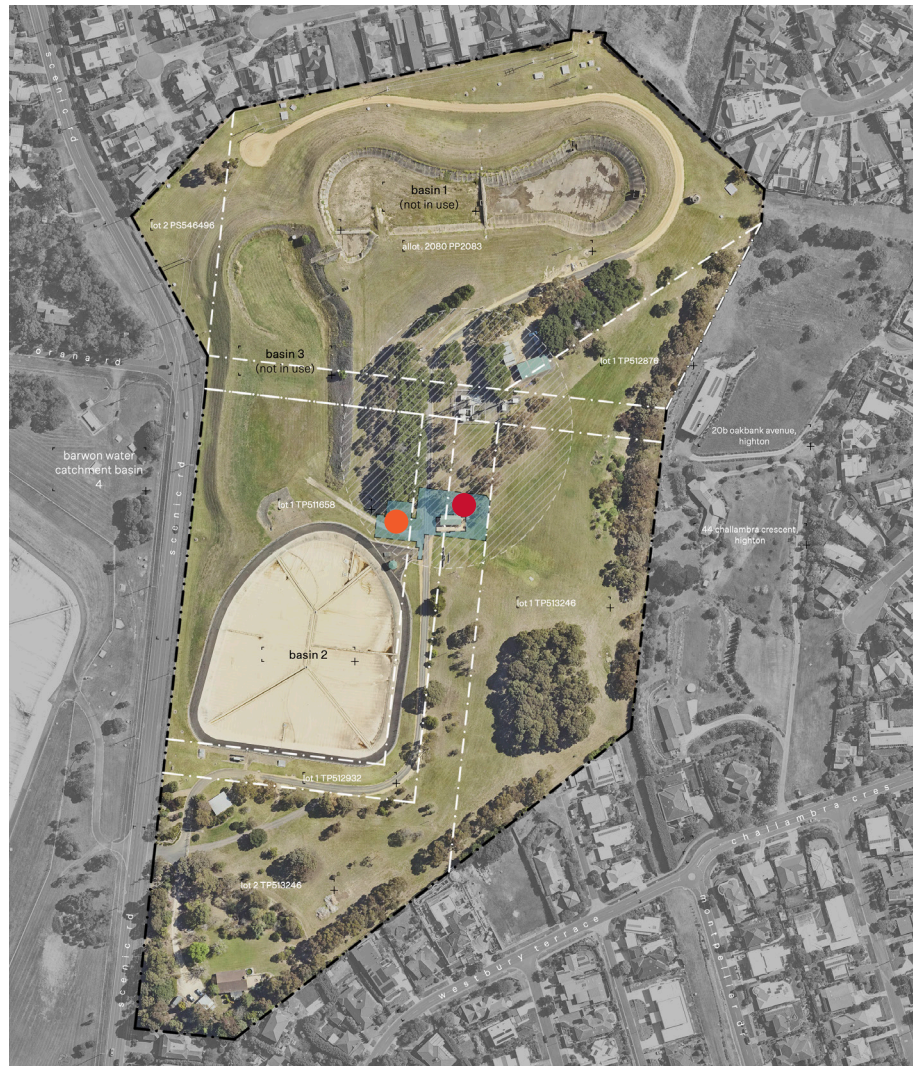
- TP512932
- TP513246 (Lot 2)

The proposed Depot Shed is located on:

- TP511658

- Proposed Water Monitoring Building
- Proposed Depot Shed

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> 2.5 Greater Geelong Planning Scheme

2.0 Subject Site & Surrounds

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Clause 53.22 Significant Economic Development

The proposed development satisfies the intent of this ordinance;

“To prioritise and facilitate the planning, assessment and delivery of projects that will make a significant contribution to Victoria’s economy and provide substantial public benefit, including jobs for Victorians.

To provide for the efficient and effective use of land and facilitate use and development with high quality urban design, architecture and landscape architecture.”

As Victoria’s largest regional urban water authority Barwon Water plays a critical role in providing essential water utility to the region’s residents and industry, thus providing substantial public benefit and protecting jobs for Victorians. A purpose-built facility for the monitoring of water quality, catchment and supply is an essential piece of the water authority’s infrastructure. Monitoring is currently undertaken in an ageing building that is not fit for purpose. A new monitoring building will accommodate contemporary technology and administration facilities to ensure Barwon Water can continue to service the region reliably.

The building has been architecturally designed with due consideration to the environmental context, tectonics and longevity thus contributing to the high quality urban design and landscape.

Clause 72.01

Clause 72.01 of the planning scheme makes the Minister the RA where Clause 53.22 applies.

> 3.1 Design Statement

3.0 Proposal

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This proposal seeks to develop an extension to Barwon Water's existing Water Catchment Operation facility. The facility currently comprises of large water catchment basins and associated infrastructure and buildings that are essential to the Geelong region's water supply.

The proposal seeks to address a deficit of contemporary on-site office space by including a dedicated Water Monitoring Building adjacent to the water catchment basins. The proposed building is strategically located to provide optimum views to the water catchment basins, and to consolidate the site infrastructure centrally, next to existing services. An additional storage/ Depot Shed is proposed also to provide essential storage of maintenance equipment and vehicles. New carparking is proposed to support these additional operation buildings.

The land use as PUZ1: Public Use Zone – Service and Utility is retained.

The Water Monitoring Building will support the critical operations of Barwon Water by providing office space for business operations with clear sight-lines to the water catchment basins. The multi-purpose spaces will be used for staff meetings and training.

The subject site is set back over 95 metres from the East boundary and neighbouring residential properties. The building setbacks ensures existing vegetation is mostly retained. The proposed buildings will not impact on the amenity of adjacent land uses and buildings.

The Water Monitoring building is modest in scale and highly articulated to reduce mass and provide visual interest. Façade glazing provides direct views of the site to occupants, enabling surveillance of the infrastructure and maintenance activities.

The separate entrances to each space within the Water Monitoring Building address the functional requirements of the Barwon Water. The Water Monitoring office has been separated from the multi-purpose spaces, allowing each space to be secured independently. The Water Monitoring building operates on extended working hours, whereas the multipurpose spaces that are to be used for training and meetings will operate during office hours only.

Materials have been selected for their longevity and quality. The subdued colour palette references the natural landscape across the site.

Upper-level screens mitigate overlooking to existing Eastern residential allotments located 120metres away, whilst also providing solar shading. Hard landscaping to the building perimeter will provide safe and equitable access and outdoor amenity for staff.

> 3.1 Design Statement cont.

3.0 Proposal

The Depot Shed will provide storage facilities for small maintenance vehicles and trailers that are used in daily operations across the site.

The proposed shed is located in close proximity to existing operations infrastructure and would be positioned on a concrete slab/ hardstand.

It is utilitarian in design, with durable Colourbond cladding to all faces. The dark “Monument” colour has been selected for its recessive, non-reflective qualities.

Relative to the overall site, the shed is discrete at nominally 15m wide x 10m deep, and approximately 6metres high.

Existing vegetation will screen views from the north of the shed.

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Image indicative only

Image above represents proposed Colourbond “Monument” cladding. Refer to Architectural drawings for actual size/door location and hardstand extent of proposed Depot Shed.

> 3.3 Car Parking

3.0 Proposal

Clause 52.06

In response to Clause 52.06 of the Greater Geelong Planning Scheme, the proposal provides for 3.5 spaces per 100sqm/NFA of Office Area as required in Table 1:

Area calculations:

Ground Level Multi-purpose 1 = 49m²
Ground Level Multi-purpose 2 = 26m²
Level 1 Office 2 = 92m²

OFFICE SPACE TOTAL **167m²**

=3.5x(100sqm/NFA)
=3.5 (100 sqm/167m²)
= 5.84 car spaces

“If in calculating the number of car parking spaces the result is not a whole number, the required number of car parking spaces is to be rounded down to the nearest whole number.”

Total min. 5 car spaces

Not less than 1 accessible car space

A total of 6 car spaces has been included in this proposal, one that is an accessible car space.

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> 4.1 Zoning

4.0 Greater Geelong Planning Scheme

The site is zoned:

- PUZ1: Public Use Zone Service and Utility (Subject site area)
- PPRZ: Public Park and Recreation Zone (Outside of site boundary)
- PPRZ: Public Use & Recreation (Outside of site boundary)

The subject site is within the Public Use Zone Service and Utility zone. The proposed water Monitoring Building and Depot Shed will continue to provide service and utility in relation to Geelong's water supply.

The proposed water Monitoring Building and Depot Shed will continue to provide service and utility in relation to Geelong's water supply.

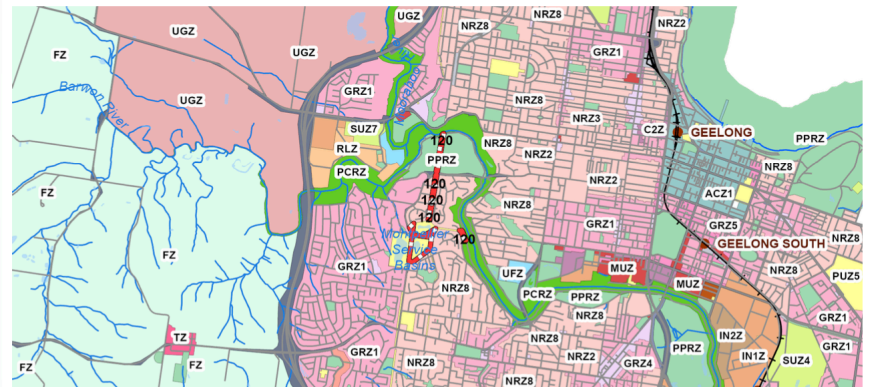
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PLANNING PROPERTY REPORT



Planning Zones

[PUBLIC PARK AND RECREATION ZONE \(PPRZ\) \(GREATER GEELONG\)](#)
[SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE \(PPRZ\) \(GREATER GEELONG\)](#)
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\) \(GREATER GEELONG\)](#)



ACZ - Activity Centre	C1Z - Commercial 1	C2Z - Commercial 2
CA - Commonwealth land	FZ - Farming	GRZ - General Residential
IN1Z - Industrial 1	IN2Z - Industrial 2	IN3Z - Industrial 3
LDRZ - Low Density Residential	MUZ - Mixed Use	NRZ - Neighbourhood Residential
PCRZ - Public Conservation and Resource	PPRZ - Public Park and Recreation	PUZ1 - Public Use - Service and Utility
PUZ2 - Public Use - Education	PUZ3 - Public Use - Health & Community	PUZ5 - Public Use - Cemetery/Crematorium
PUZ7 - Public Use - Other Public Use	RGZ - Residential Growth	RLZ - Rural Living
SUZ - Special Use	TRZ1 - State Transport Infrastructure	TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road	TZ - Township	UFZ - Urban Floodway
UGZ - Urban Growth	Railway line	Railway station
Water area	Water course	

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

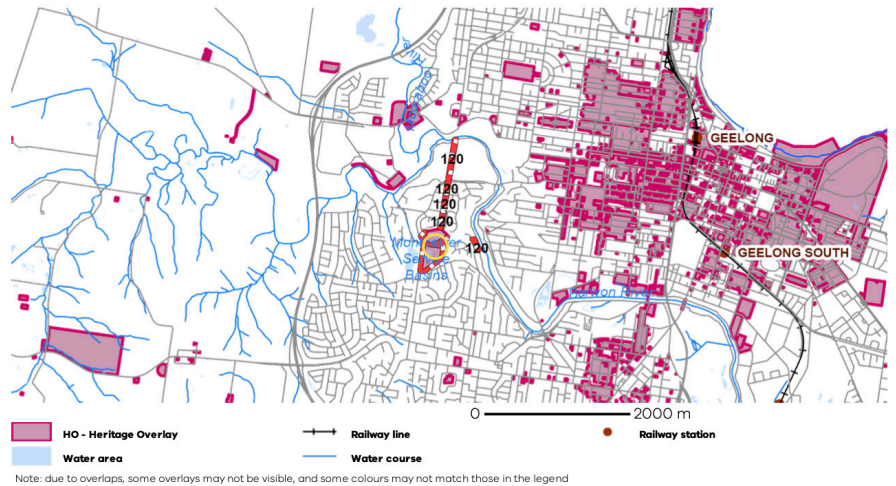
> 4.2 Overlays

4.0 Greater Geelong Planning Scheme

The overall site is subject to the following overlays, however with the exception of the Heritage Overlay, these overlays are outside of the site boundary. The Heritage Overlay is the only trigger for this Planning Application. The existing site infrastructure remains unaffected by the proposed development.

- HO1719: Heritage Overlay (HO1719)
- SLO16: Significant Landscape Overlay – Schedule 16 (Outside of site boundary)
- FO1: Floodway Overlay – Schedule 1 (Outside of site boundary)
- Area of Aboriginal Cultural Heritage Sensitivity (Outside of site boundary)

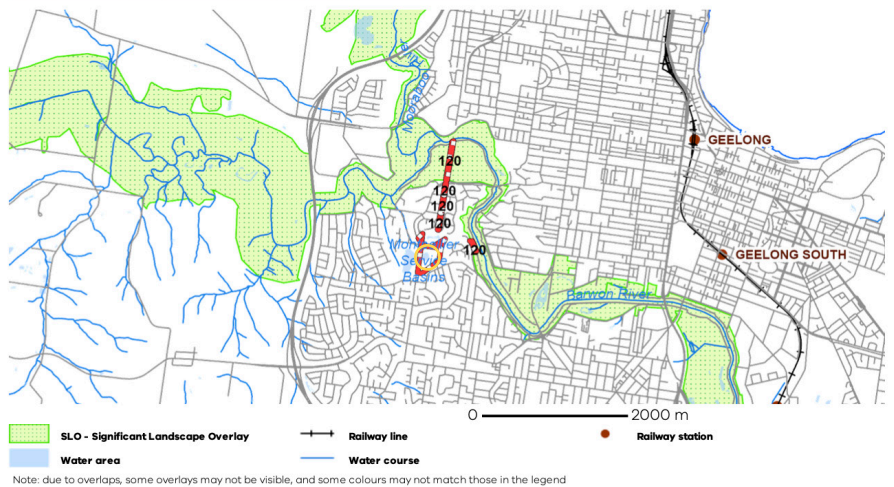
HERITAGE OVERLAY (HO) (GREATER GEELONG)
HERITAGE OVERLAY - SCHEDULE (HO1719) (GREATER GEELONG)



HO1719: Heritage Overlay (HO1719) - Applicable to subject site

○ Subject Site

SIGNIFICANT LANDSCAPE OVERLAY (SLO) (GREATER GEELONG)
SIGNIFICANT LANDSCAPE OVERLAY - SCHEDULE 16 (SLO16) (GREATER GEELONG)



Significant Landscape Overlay (SLO16) - Outside of site boundary

○ Subject Site

The SLO does not apply to the Titles on which the subject site sits

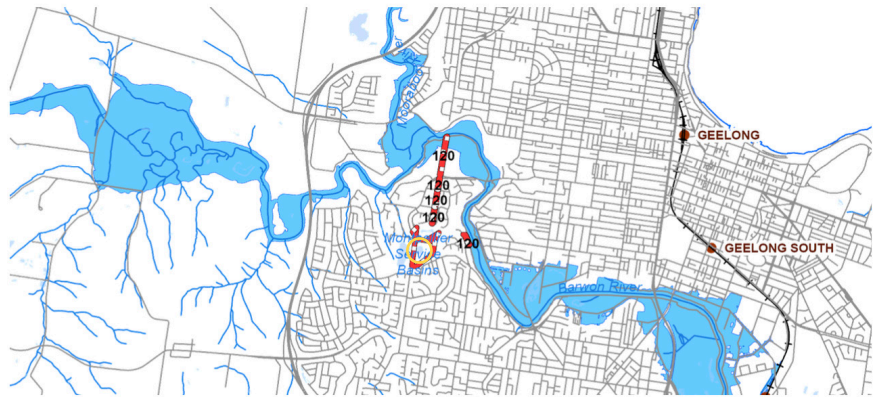
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> 4.3 Overlays cont.

4.0 Greater Geelong Planning Scheme

FLOODWAY OVERLAY (FO)(GREATER GEELONG)

FLOODWAY OVERLAY - SCHEDULE 1 (FO1)(GREATER GEELONG)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

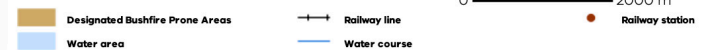
Floodway Overlay (FL01) - Outside of site boundary

Subject Site



Area of Aboriginal Cultural Heritage - Outside of site boundary

Subject Site



Designated Bushfire Zone - Outside of site boundary

Subject Site

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> 4.4 Response to Heritage Overlay

4.0 Greater Geelong Planning Scheme

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Statement of Cultural Significance

The Montpellier Service Basins and Water Reserves at 100 Scenic Road are historically significant at a LOCAL level. They are associated with the further development of Geelong's water supply between 1900 and 1970.

The Montpellier Service Basins and Water Reserves at 100 Scenic Road are scientifically significant at a LOCAL level. The water basins illustrate early 20th century technology employed in a major water supply process that is still extant today. The method of pipeline construction with the use of the aerial tramway, illustrate a technological process that was creative and advanced for its time.

The Montpellier Service Basins and Water Reserves at 100 Scenic Road are of LOCAL significance.

Heritage Victoria Statement

<http://images.heritage.vic.gov.au/attachment/3116>

The existing site infrastructure remains unaffected by the proposed development.

The proposal retains the historic service basins and associated infrastructure and does not impact on the integrity of the site's local significance.

> 5.1 Reports

5.0 Appendix

The following reports have been prepared in relation to this Application.

Geotech Report

GeoTechnical Site Investigation
120 Scenic Road
Highton

Document Reference:
Prepared by Provincial GeoTech
V2. 4th December 2025

Waste Management Report

Waste Management Plan
120 Scenic Road
Highton

Document Reference: 20427
Prepared by PM Design Group
Rev. A

Energy Report

Part J Assessment
120 Scenic Road
Highton

Document Reference: 20472
Prepared by PM Design Group

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