

Town Planning

Dwg Title **Cover Page**

Dwg No. **TP 00**

Project No. 2524

Revision **A**

Date **29/4/2026**

Scale **NTS @ A3**

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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Rev	Date	Subject
0	21/4/2026	For Client Review
A	29/4/2026	Town Planning Issue

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# 120 Scenic Road Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Planning Permit Application  
April 2026

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# ADVERTISED PLAN



01 existing barwon water signage at site boundary



02 crossover at site entrance



03 security gate at site entrance



04 concrete lined eastern section of montpellier service basin 1 (not in use)



05 view to geelong CBD from north east site boundary



06 east easement



0 overall site and surrounding context  
scale 1:5000



07 vegetation on boundary obscuring views to belmont and surrounding suburbs

## Town Planning

Dwg Title **Existing Conditions Photos**

Dwg No. **TP 01**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:5000 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

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# ADVERTISED PLAN



08 view to existing services compound & telecommunications tower



09 existing site office with canopy



10 view through vegetation to services shed and service basin 2



11 existing gravel road connecting site entry to services shed



12 existing water distribution pit beneath cypress trees



13 services basin 2 and associated site infrastructure



1 overall site and surrounding context  
scale 1:5000



14 existing gravel road beside service basin 2

## Town Planning

Dwg Title **Existing Conditions Photos**

Dwg No. **TP 02**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:5000 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

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# ADVERTISED PLAN



15 south-east view of services shed



16 north view of services shed



17 north-west view of services shed



18 northern outlook from services shed



19 eastern outlook from services shed



20 southern outlook from services shed



1 overall site and surrounding context  
scale 1:5000



21 western outlook from services shed

## Town Planning

Dwg Title **Existing Conditions Photos**

Dwg No. **TP 03**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:5000 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

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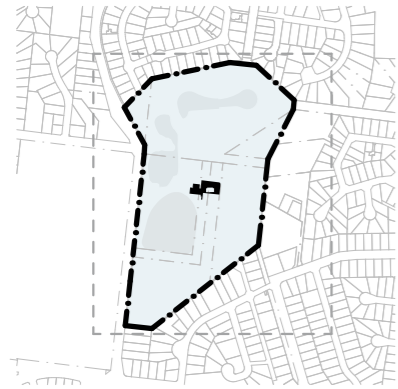
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general residential zone GRZ1



neighbourhood residential zone NRZ8

easement

existing services/infrastructure precinct

proposed subject site

neighbourhood residential zone NRZ8

**ADVERTISED  
PLAN**

1 site context aerial view - 120 scenic road  
scale 1:2000

**Town Planning**

Dwg Title **Site Context -  
Aerial View**

Dwg No. **TP 04**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:2500 @ A3

Project Proposed new Water  
Monitoring Building, Depot  
Shed & associated Carparking

Address 120 Scenic Road Highton  
VIC 3216

Client Barwon Water

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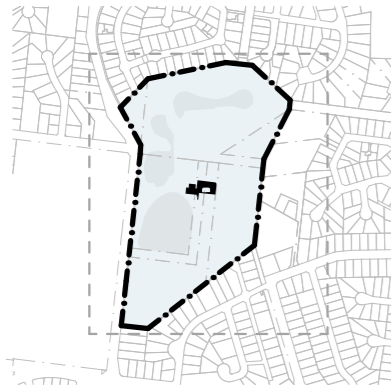
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existing paling fence to north boundary retained

existing unused water catchment basin 3 retained

existing dual carriageway

existing cyclone fence to west boundary retained

existing site infrastructure retained

existing water catchment basin 2 retained

Site zoning: **PUZ1**  
Site use: **public use - service & utility**

Proposed complimentary uses for site:

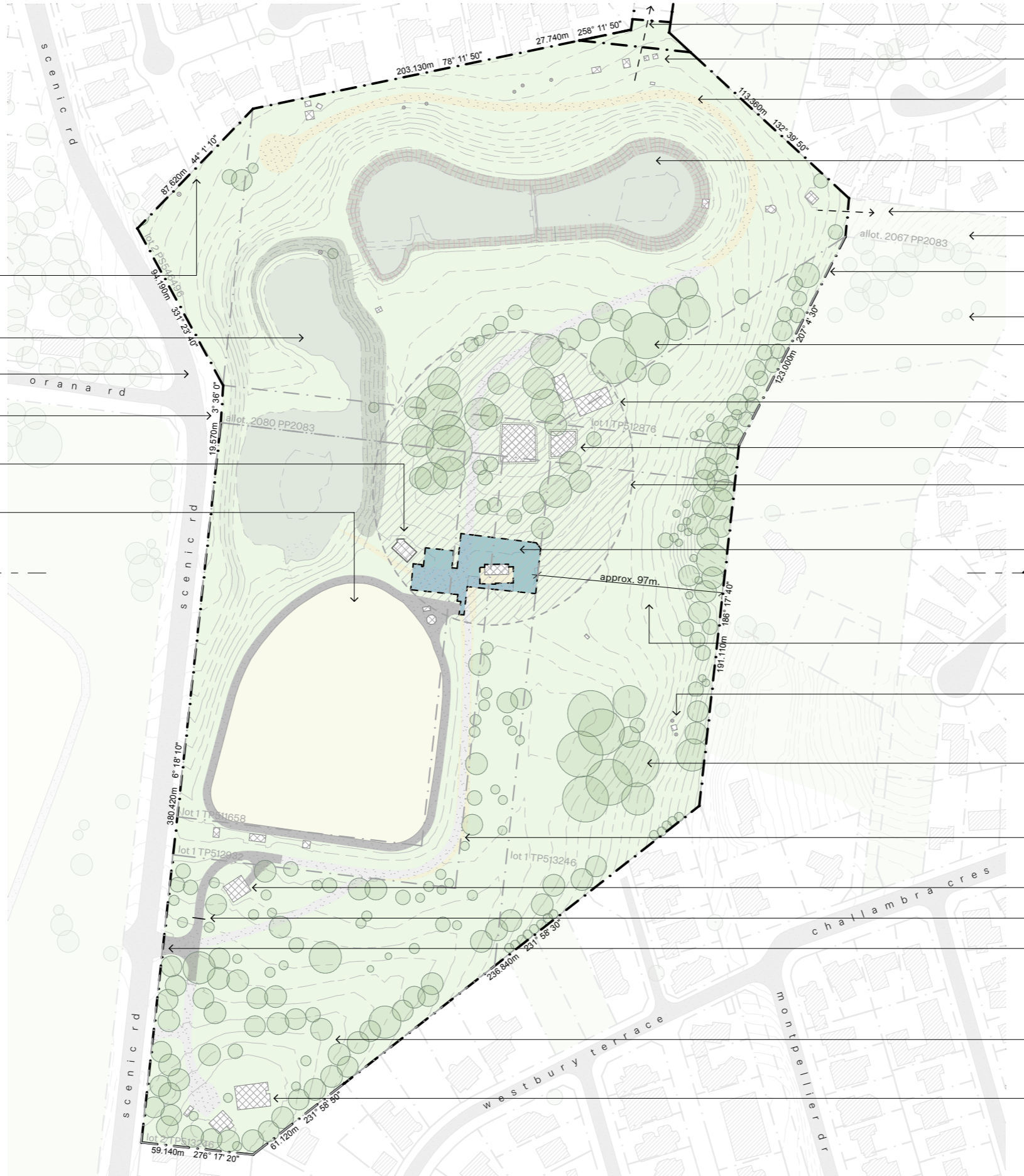
The proposal seeks to address a deficit of contemporary on-site office space by including a dedicated Water Monitoring Building adjacent to the water catchment basins. The proposed building is strategically located to provide optimum views to the water catchment basins, and to consolidate the site infrastructure centrally. 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 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. Extensive setbacks from site boundaries and existing vegetation buffers mitigate overlooking of neighbouring properties.

Existing heritage infrastructure remains intact and unaffected by the proposal.

design response plan  
scale 1:2500



views to you yangs regional park uninterrupted

existing site infrastructure retained

existing dirt driveway retained

existing unused water catchment basin 1 retained

views to barwon river uninterrupted

existing easement retained

existing paling fence to east boundary retained

existing open space retained

existing vegetation retained

existing maintenance compound retained (single storey corrugated iron sheds)

existing communication towers with cyclone fence to perimeter

existing services/infrastructure precinct

proposed water monitoring building:  
- adjacent to existing unsealed road  
- two storey building located to provide views to catchment basins  
- in close proximity to existing operational infrastructure

approx. 97 metre setback from site boundary. Privacy and amenity of neighbouring properties to the East maintained

existing site infrastructure retained

existing vegetation and grassland retained providing visual screening between subject site and neighbouring properties

existing unsealed driveway retained

existing site office retained

existing security gates to driveway

existing crossover and site entry retained

existing vegetation retained

existing site manager buildings retained

# Town Planning

Dwg Title **Design Response Plan**

Dwg No. **TP 05**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:2500 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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**development summary**

overall site area	<b>145,000m<sup>2</sup></b>
proposed extent of WMB and associated carpark	<b>800m<sup>2</sup></b>
proposed extent of depot shed and associated carpark	<b>690m<sup>2</sup></b>
total proposed development area	<b>1,490m<sup>2</sup></b>

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**ADVERTISED PLAN**

# Town Planning

Dwg Title **Design Response Plan**

Dwg No. **TP 06**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:500, 1:1000 @ A3

**Project** Proposed new Water Monitoring Building, Depot Shed & associated Carparking

**Address** 120 Scenic Road Highton VIC 3216

**Client** Barwon Water

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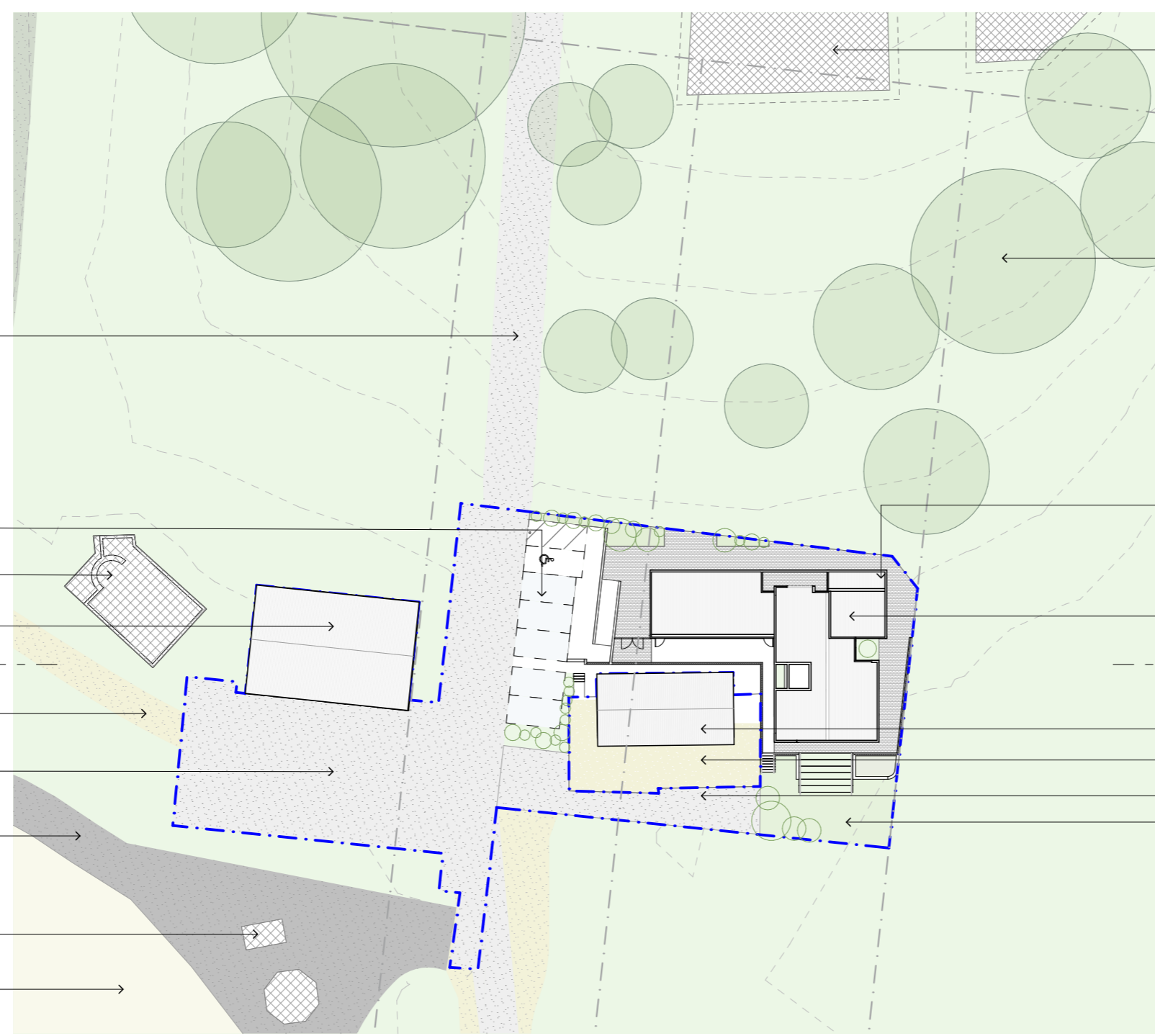
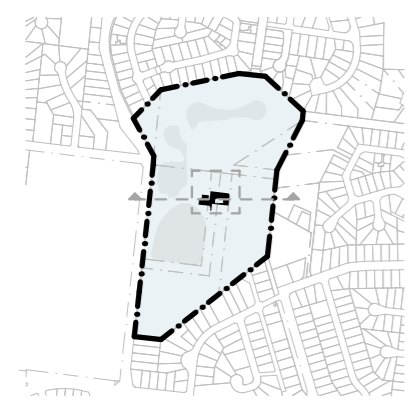
**development summary**

overall site area **145,000m<sup>2</sup>**

proposed extent of WMB and associated carpark **800m<sup>2</sup>**

proposed extent of depot shed and associated carpark **690m<sup>2</sup>**

total proposed development area **1,490m<sup>2</sup>**



site plan 1:500

existing unsealed driveway retained

proposed new water monitoring building carpark

existing pit structure retained

proposed new depot shed

site section

existing dirt driveway retained

proposed new depot shed carpark

existing sealed road/embankment retained

existing pump/site infrastructure retained

existing water catchment basin 2 retained

existing communication towers with cyclone fence to perimeter

existing trees and grassland retained

upper level windows screened to prevent overlooking to eastern properties

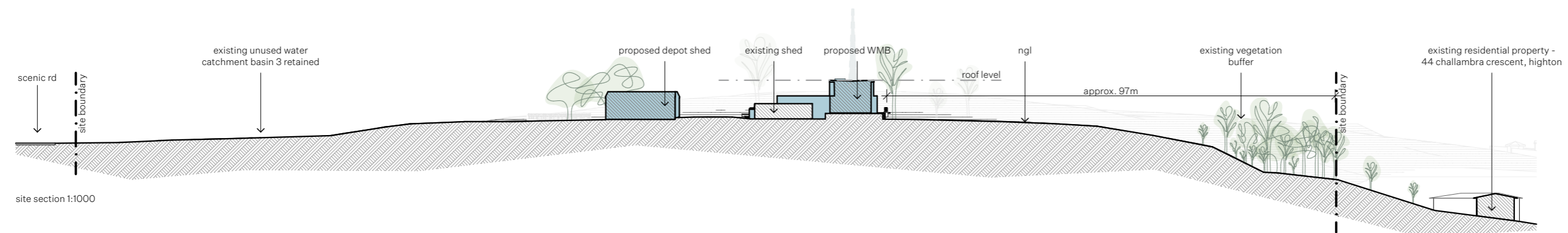
proposed water monitoring building:  
 - adjacent to existing unsealed driveway  
 - two storey building located to provide views to catchment basins  
 - in close proximity to existing operational infrastructure

existing shed retained

existing hardstand

proposed new levelled area

proposed landscaped area



site section 1:1000

design response plan and section  
 scale varies

**ADVERTISED PLAN**

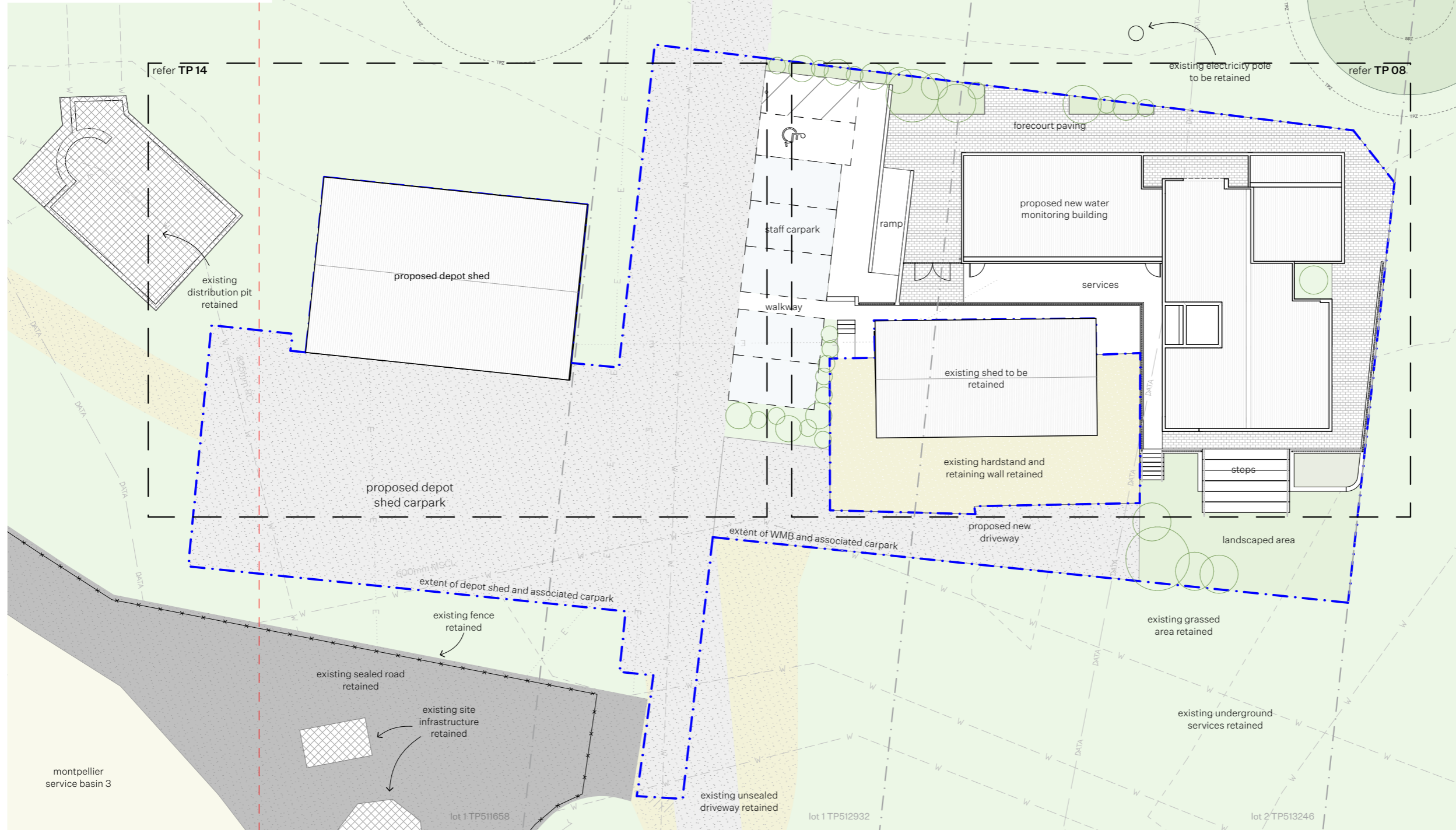
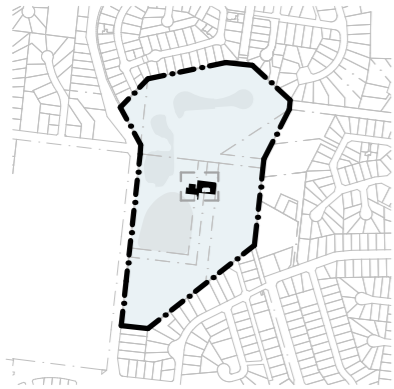
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**1** proposed site plan  
scale 1:250

**ADVERTISED  
PLAN**

**Town Planning**

Dwg Title **Proposed Site Plan**

Dwg No. **TP 07**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:250 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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**development summary**

overall site area **145,000m<sup>2</sup>**

proposed extent of WMB and associated carpark **800m<sup>2</sup>**

proposed extent of depot shed and associated carpark **690m<sup>2</sup>**

total proposed development area **1,490m<sup>2</sup>**

extent of new impermeable area **1,390m<sup>2</sup>**

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# Town Planning

Dwg Title **Ground Floor Plan - WMB**

Dwg No. **TP 08**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

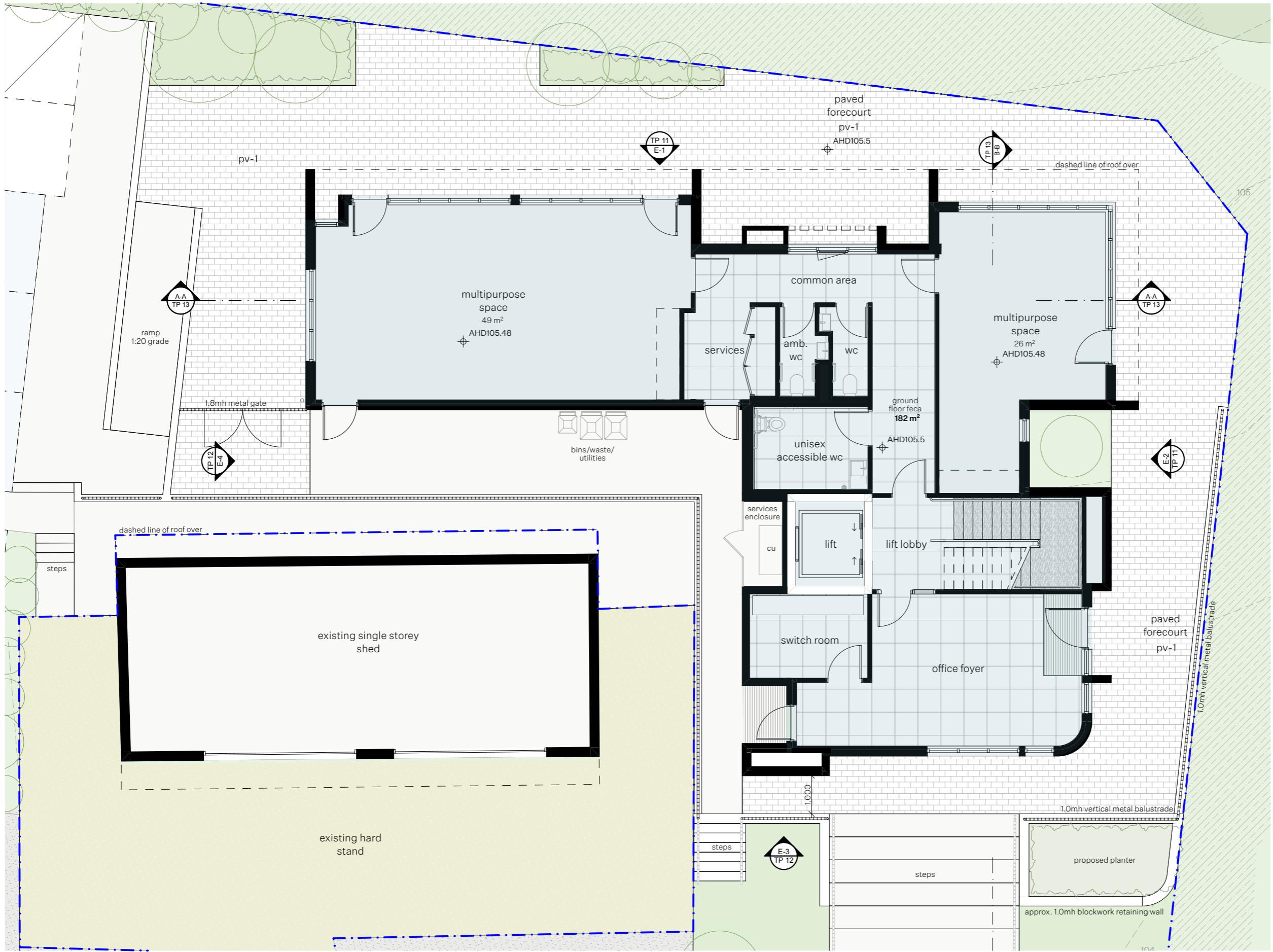
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Client Barwon Water

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ground floor area **182m<sup>2</sup>**



1 ground floor plan - water monitoring building  
scale 1:100

**ADVERTISED PLAN**

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# Town Planning

Dwg Title **First Floor Plan - WMB**

Dwg No. **TP 09**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

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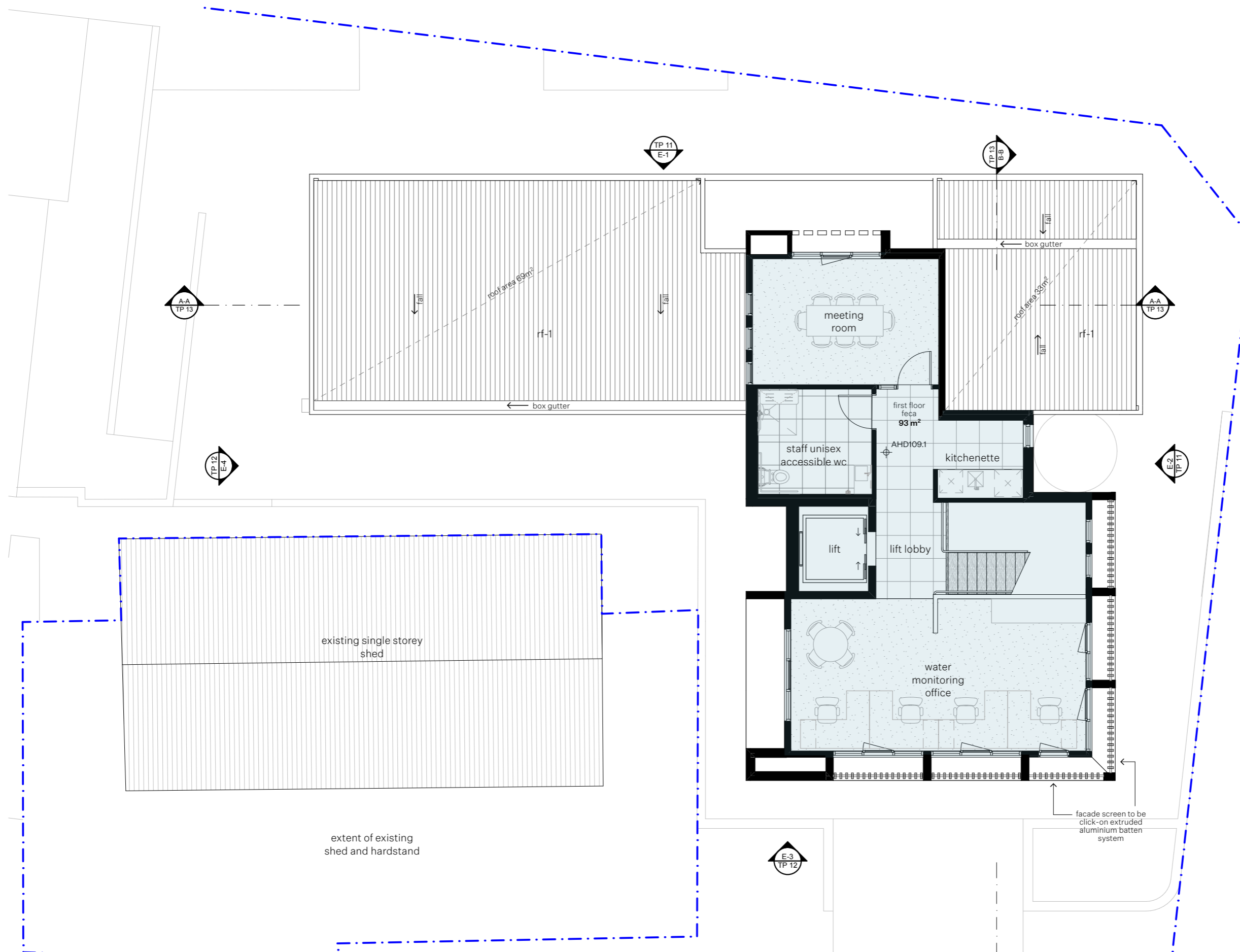
first floor area **93m<sup>2</sup>**

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1 first floor plan - water monitoring building  
scale 1:100

**ADVERTISED  
PLAN**

# Town Planning

Dwg Title **Roof Plan - WMB**

Dwg No. **TP 10**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

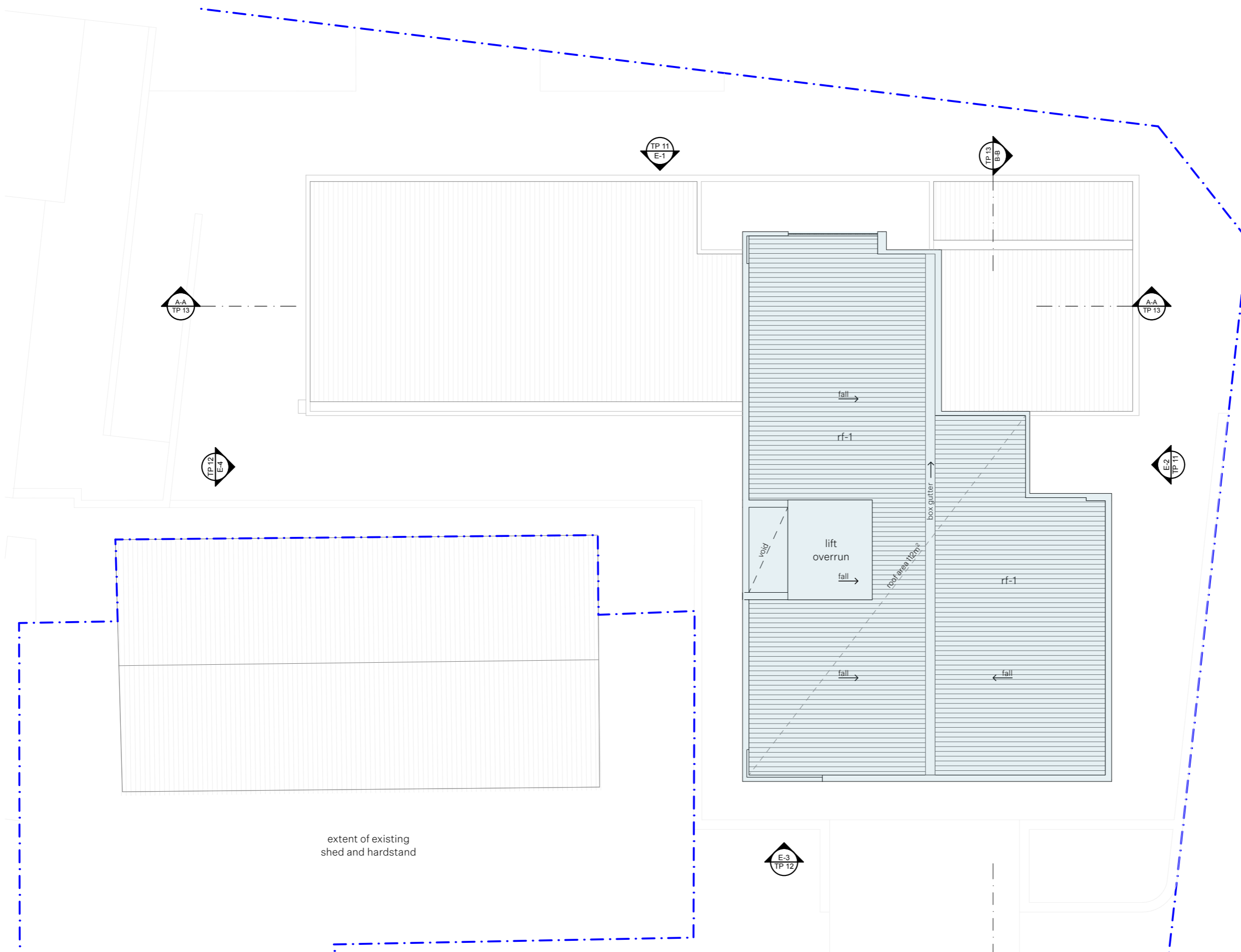
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extent of existing shed and hardstand

roof plan - water monitoring building  
scale 1:100

**ADVERTISED PLAN**

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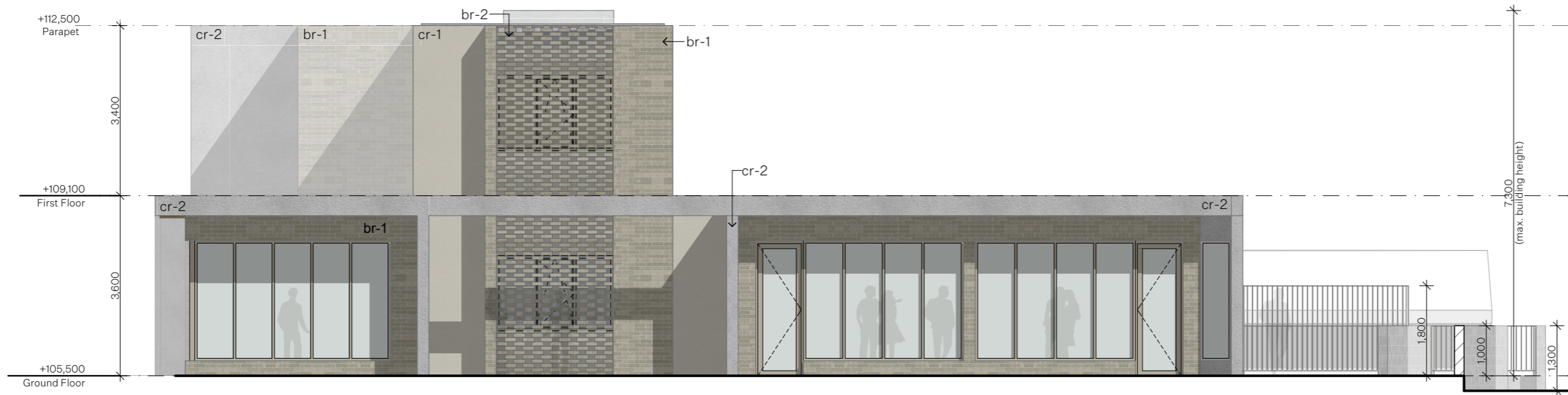
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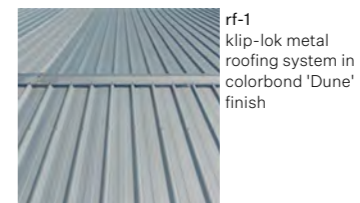
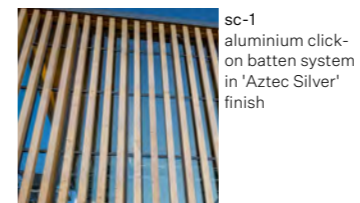
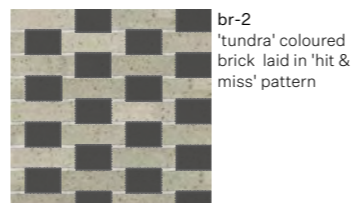
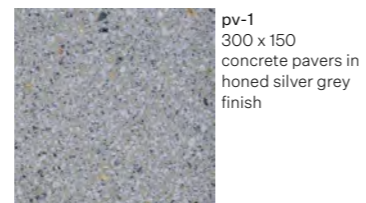
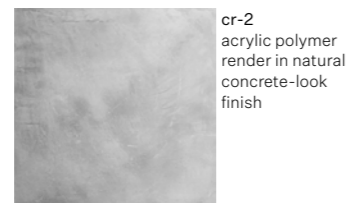
north elevation - water monitoring building

scale 1:100



east elevation - water monitoring building

scale 1:100



JAM>rchitects

## Town Planning

Dwg Title Elevations - WMB

Dwg No. TP 11

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

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# Town Planning

Dwg Title Elevations - WMB

Dwg No. TP 12

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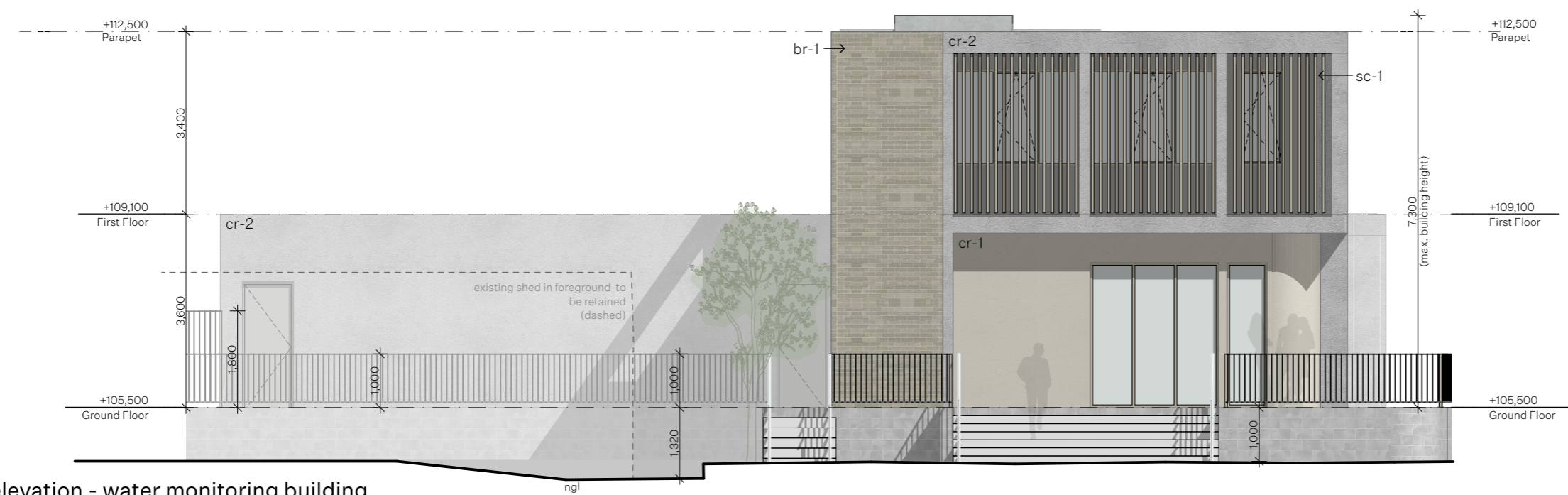
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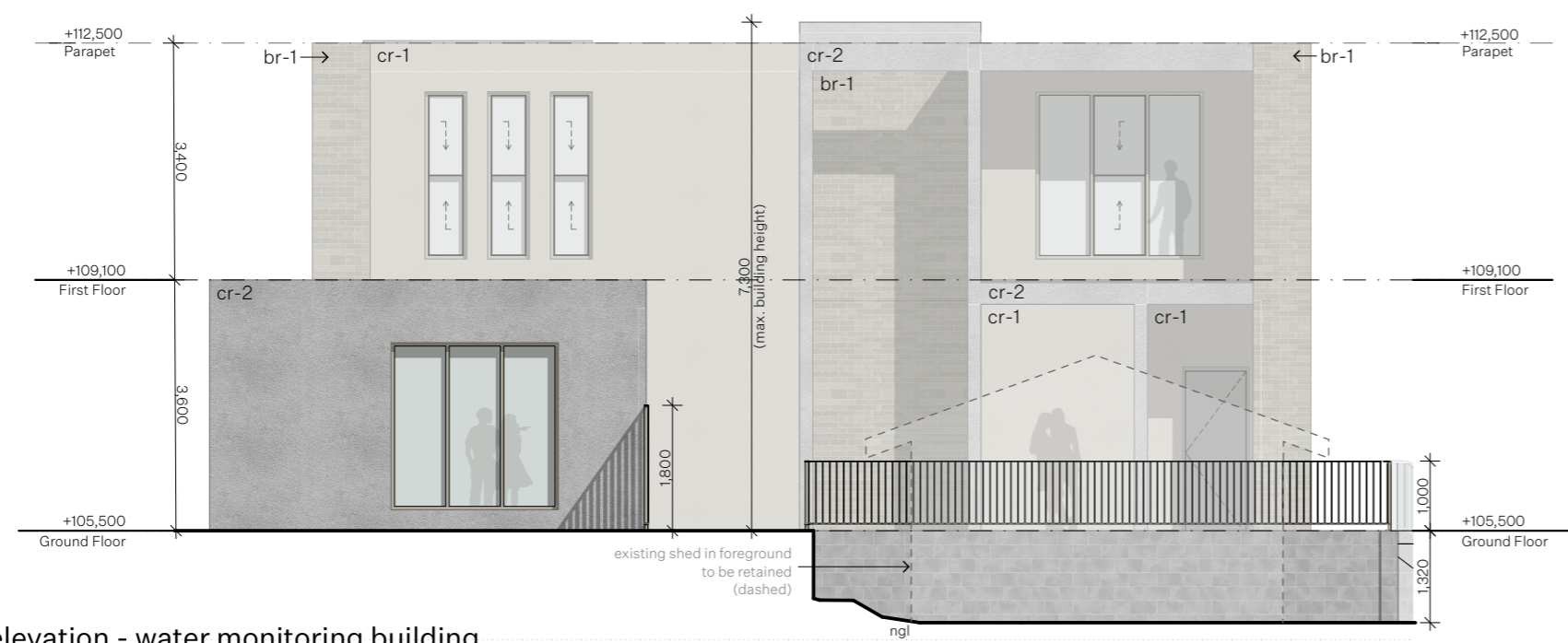
Client Barwon Water

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Rev	Date	Subject
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A	29/4/2026	Town Planning Issue

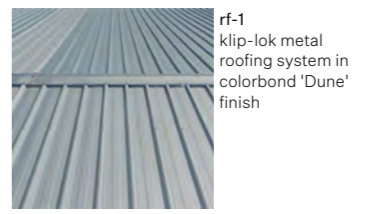
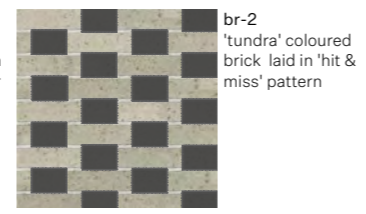
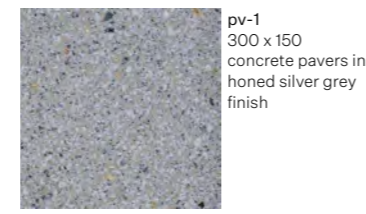
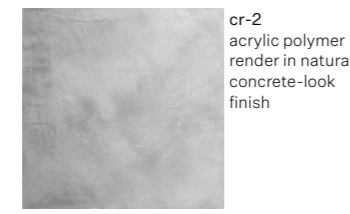
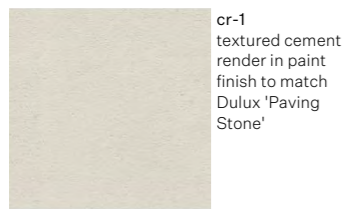


south elevation - water monitoring building  
scale 1:100



west elevation - water monitoring building  
scale 1:100

**ADVERTISED PLAN**



Jam Architects Pty Ltd  
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# Town Planning

Dwg Title **Sections - WMB**

Dwg No. **TP 13**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

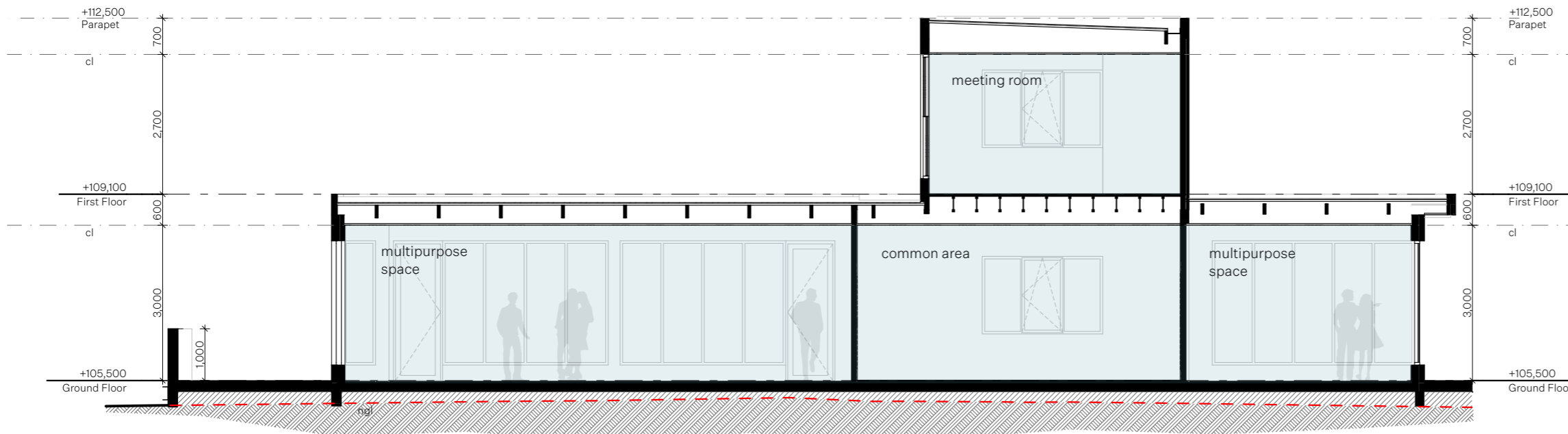
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

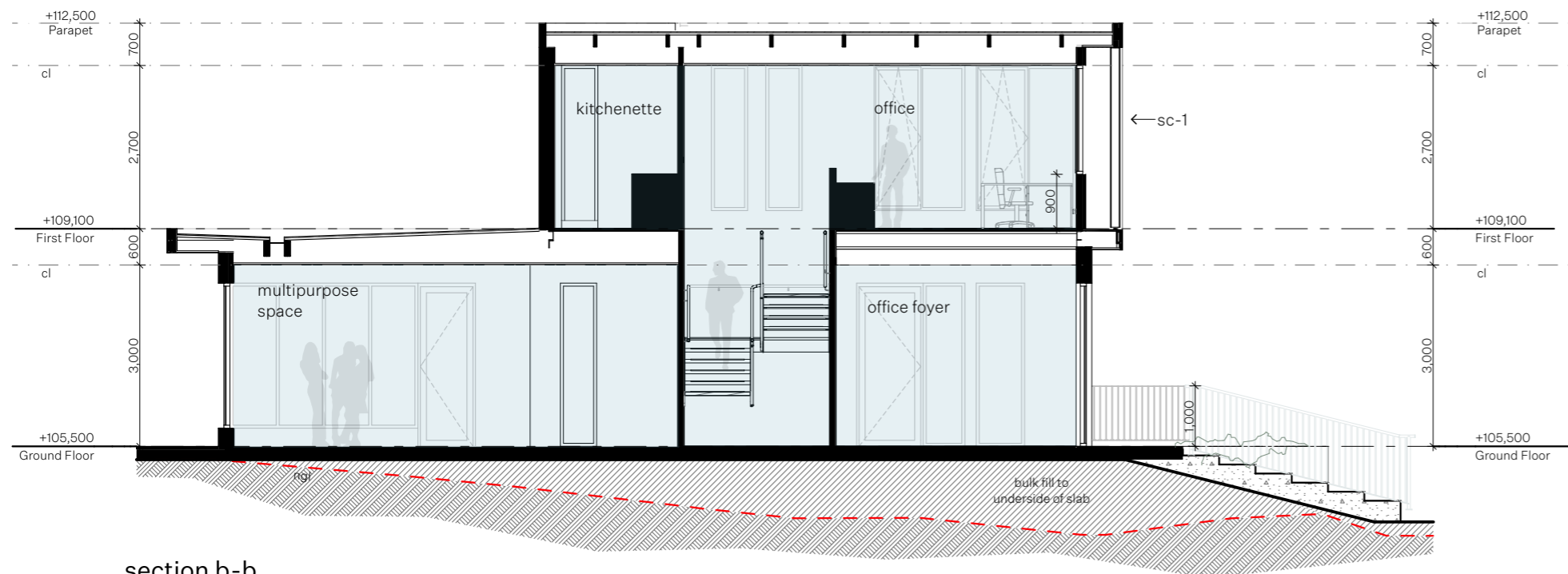
Client Barwon Water

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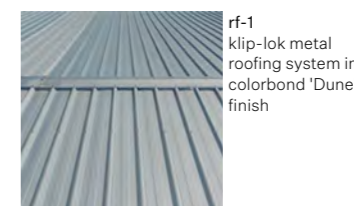
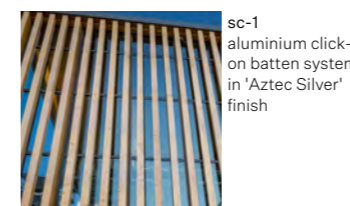
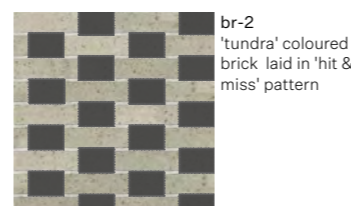
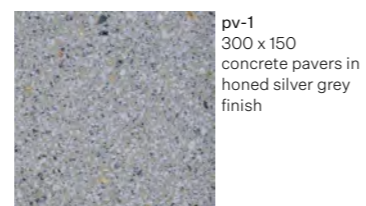
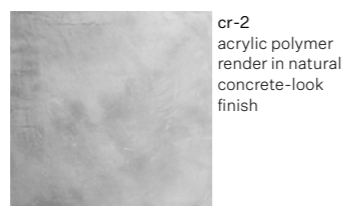
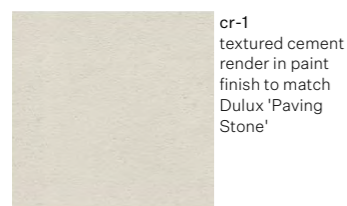


section a-a  
scale 1:100



section b-b  
scale 1:100

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## Town Planning

Dwg Title **Ground Floor Plan - Depot Shed**

Dwg No. **TP 14**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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ground floor area **150m<sup>2</sup>**



1 ground floor plan - depot shed  
scale 1:100

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# Town Planning

Dwg Title **Elevations - Depot Shed**

Dwg No. **TP 15**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

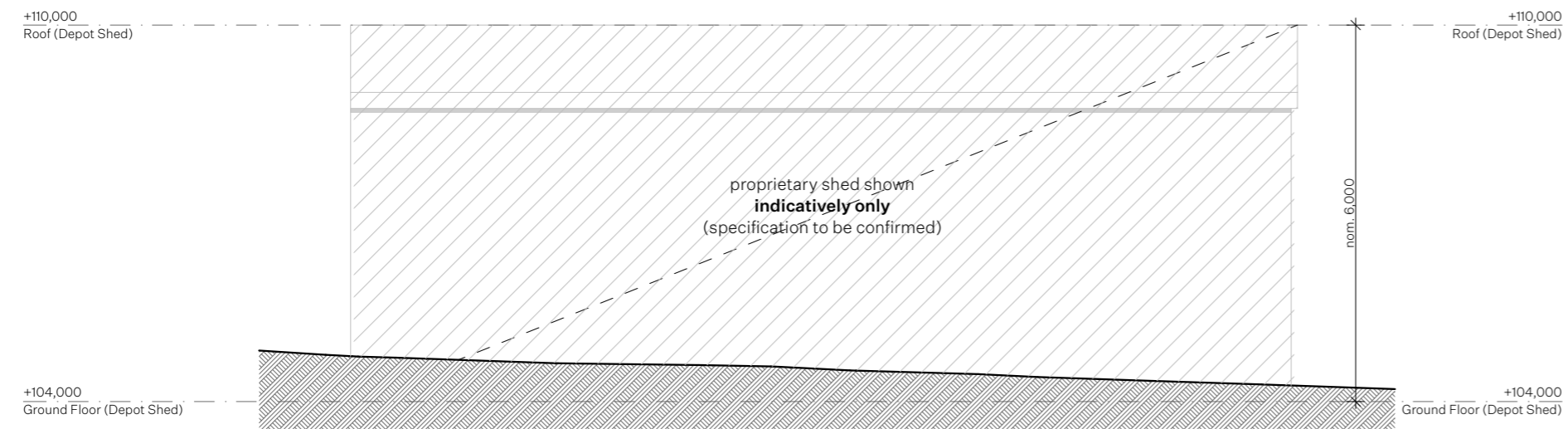
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

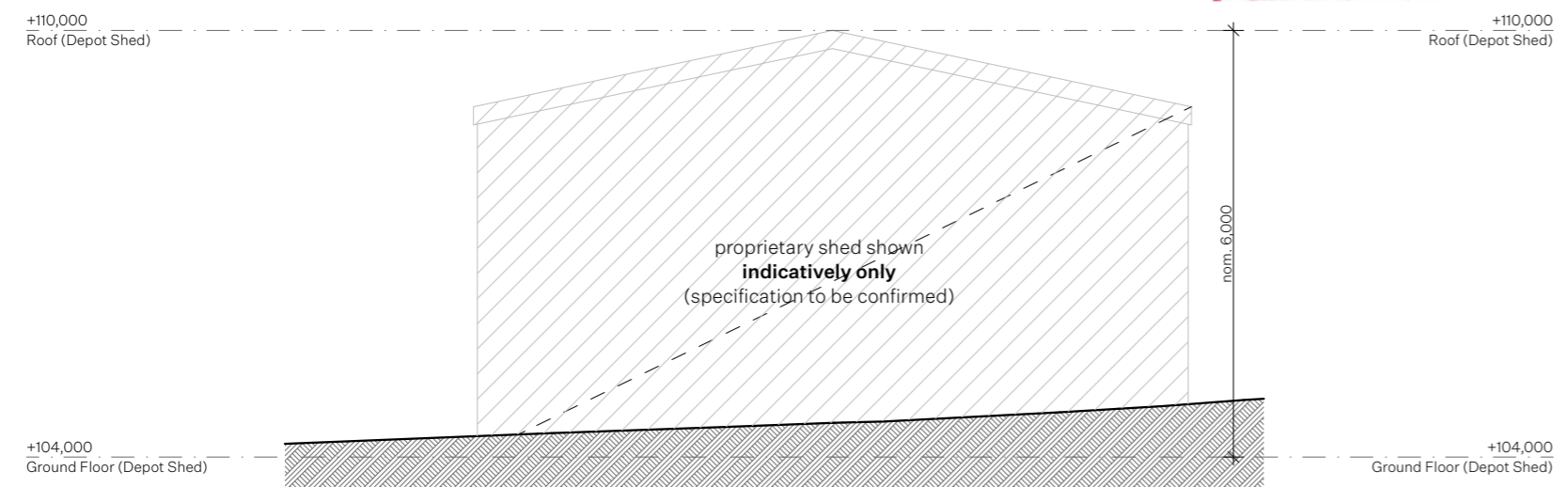
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north elevation - depot shed  
scale 1:100

## ADVERTISED PLAN



east elevation - depot shed  
scale 1:100

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# Town Planning

Dwg Title **Elevations - Depot Shed**

Dwg No. **TP 16**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:100 @ A3

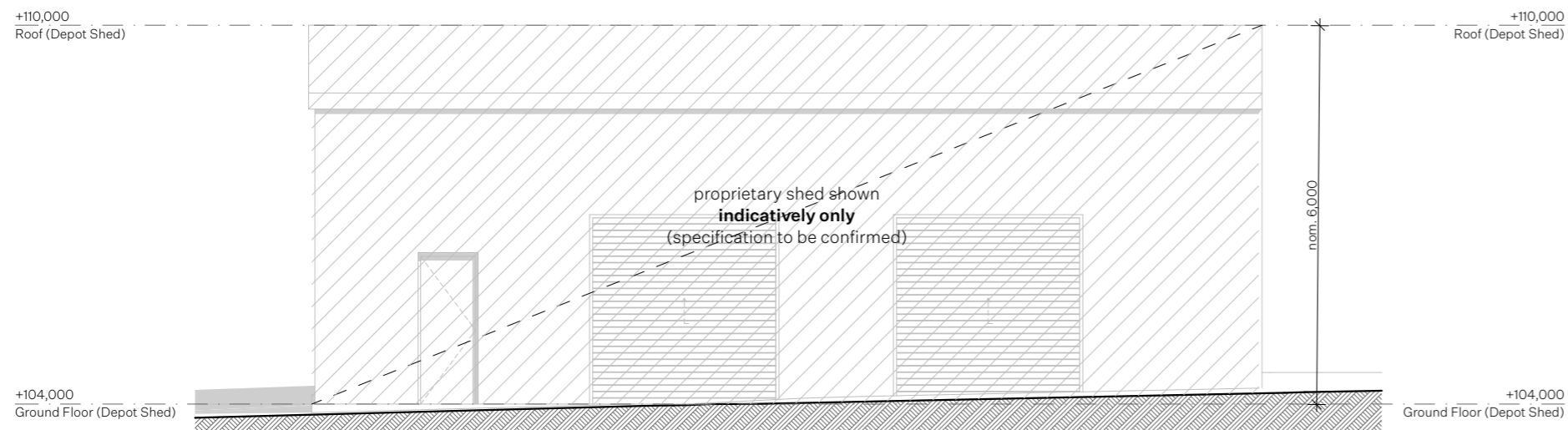
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

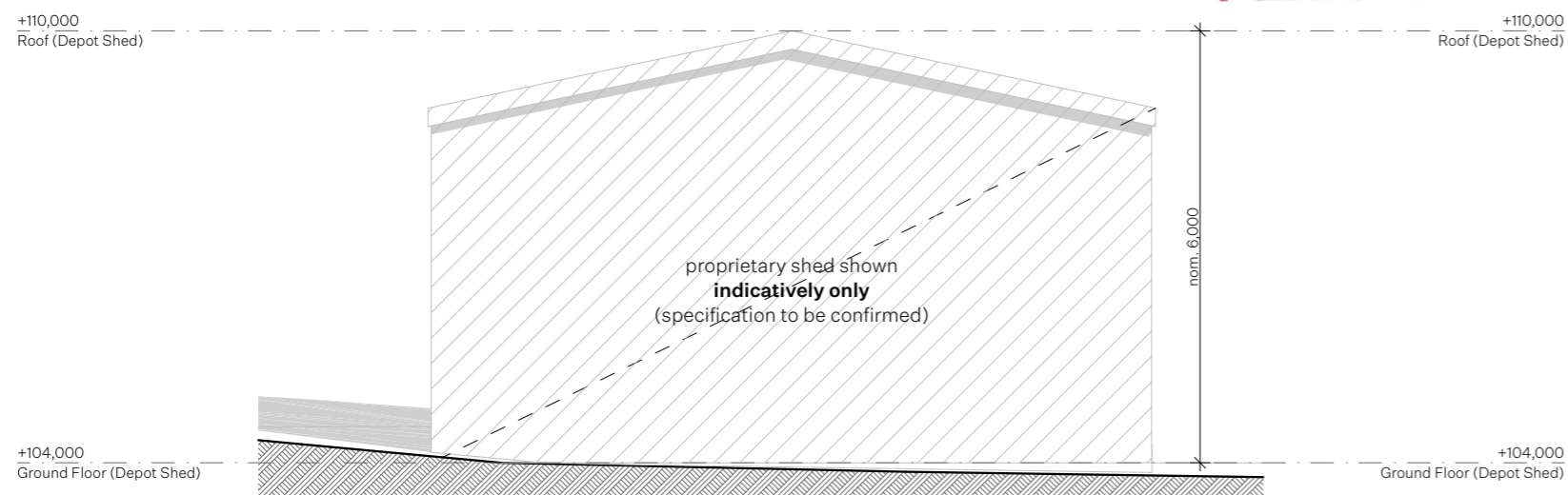
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south elevation - depot shed  
scale 1:100

## ADVERTISED PLAN



west elevation - depot shed  
scale 1:100

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# Town Planning

Dwg Title **Shadow Diagrams**

Dwg No. **TP 17**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:250 @ A3

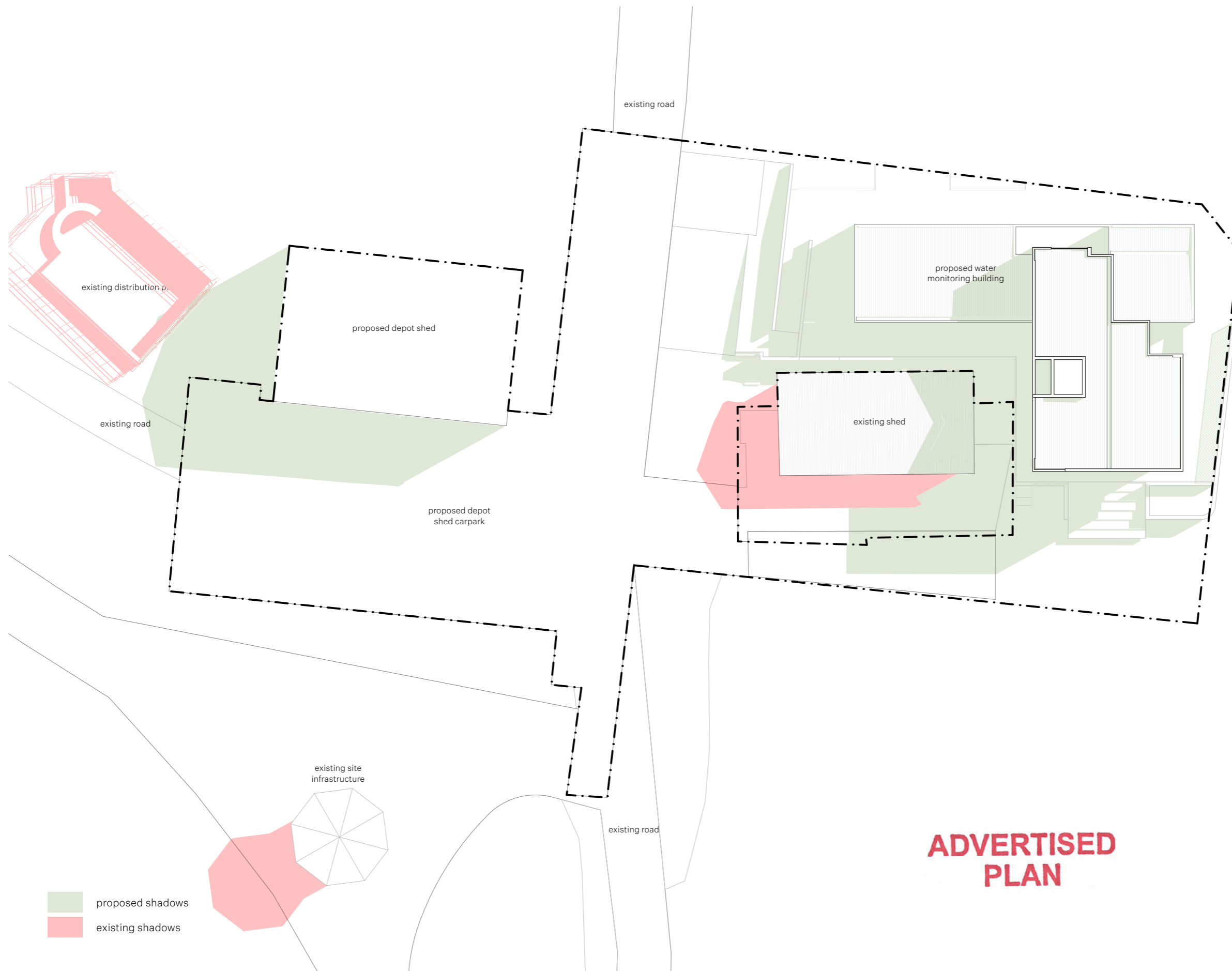
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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A	29/4/2026	Town Planning Issue



# ADVERTISED PLAN

shadow diagram - 23<sup>rd</sup> september (equinox) - 9am  
scale 1:200

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# Town Planning

Dwg Title **Shadow Diagrams**

Dwg No. **TP 18**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:250 @ A3

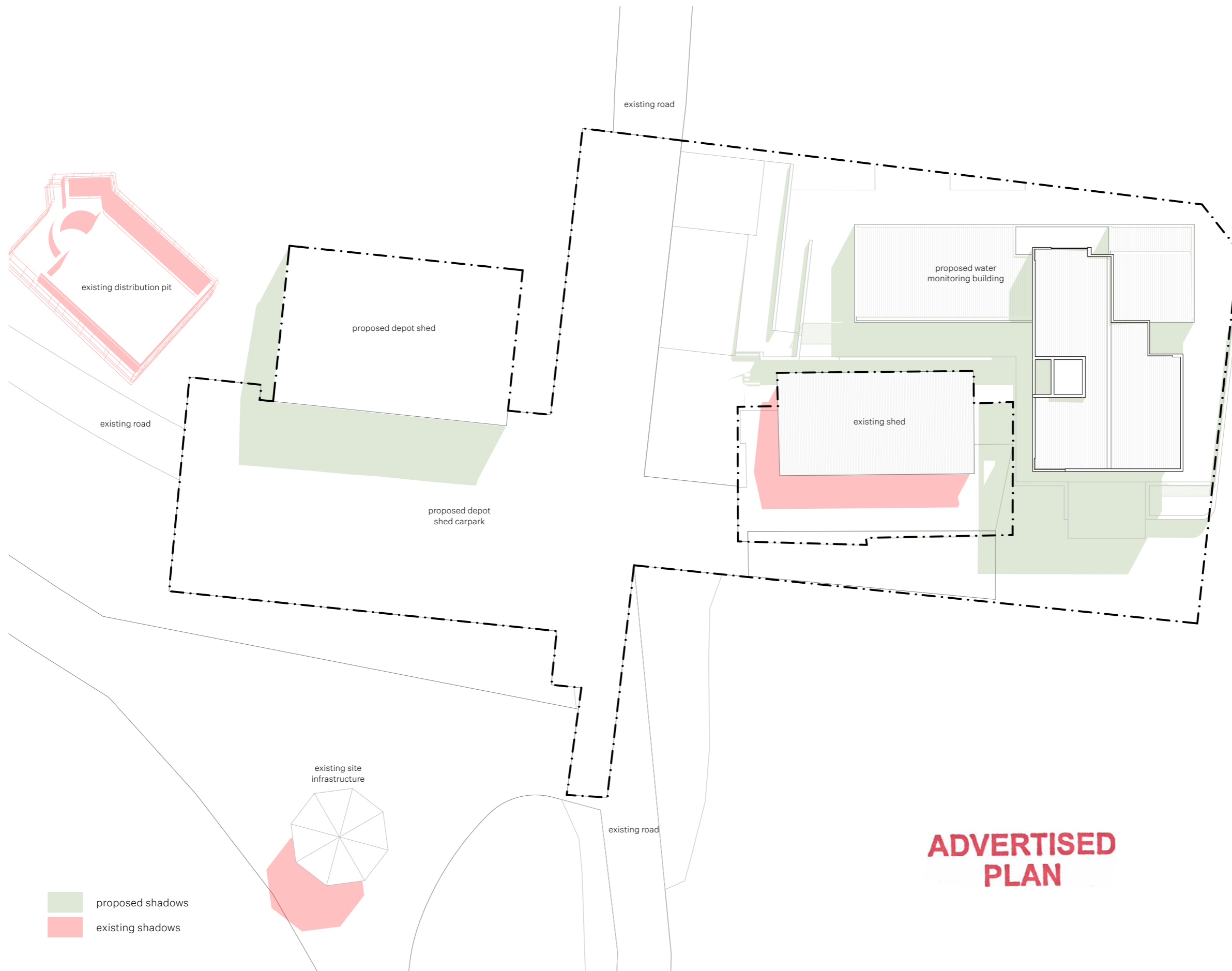
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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A	29/4/2026	Town Planning Issue



# ADVERTISED PLAN

shadow diagram - 23<sup>rd</sup> september (equinox) - 11am  
scale 1:200

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# Town Planning

Dwg Title **Shadow Diagrams**

Dwg No. **TP 19**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:250 @ A3

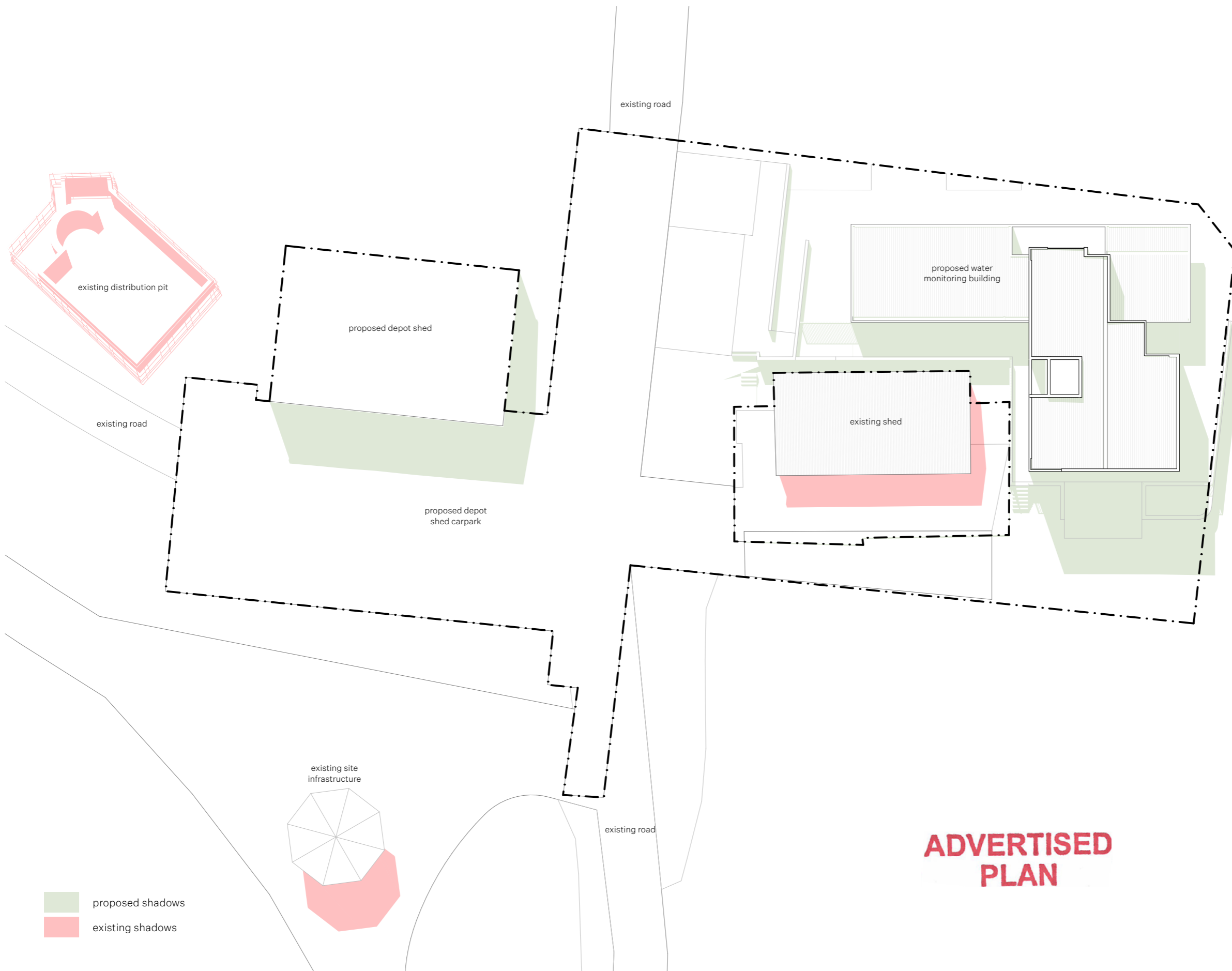
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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A	29/4/2026	Town Planning Issue



**ADVERTISED PLAN**

shadow diagram - 23<sup>rd</sup> september (equinox) - 1pm  
scale 1:200

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# Town Planning

Dwg Title **Shadow Diagrams**

Dwg No. **TP 20**

Project No. 2524

Revision A

Date 29/4/2026

Scale 1:250 @ A3

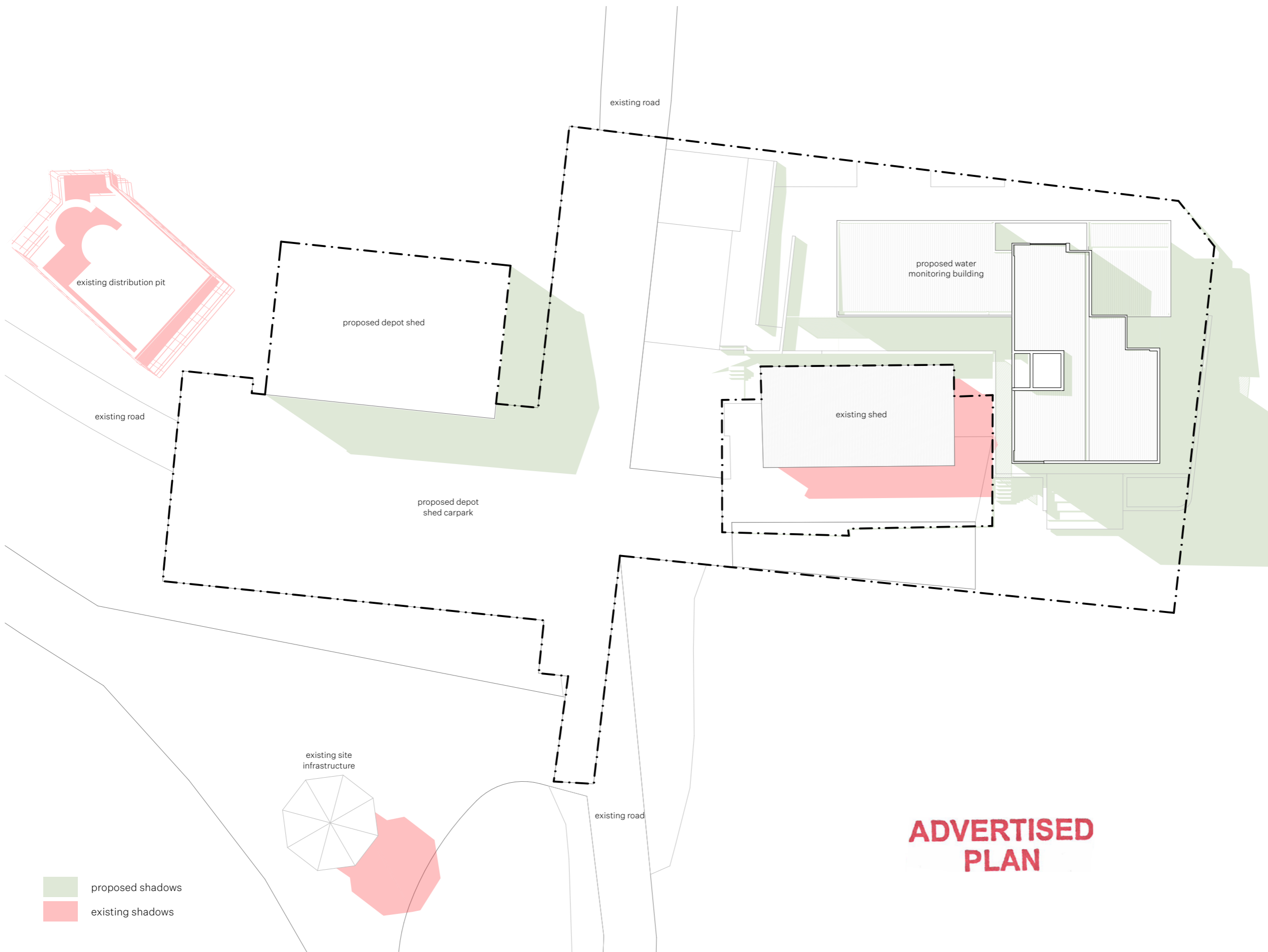
Project Proposed new Water Monitoring Building, Depot Shed & associated Carparking

Address 120 Scenic Road Highton VIC 3216

Client Barwon Water

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shadow diagram - 23<sup>rd</sup> september (equinox) - 3pm  
scale 1:200

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# Town Planning

Dwg Title **Land Survey**

Dwg No. **TP 21**

Project No. 2524

Revision **A**

Date 29/4/2026

Scale @ A3

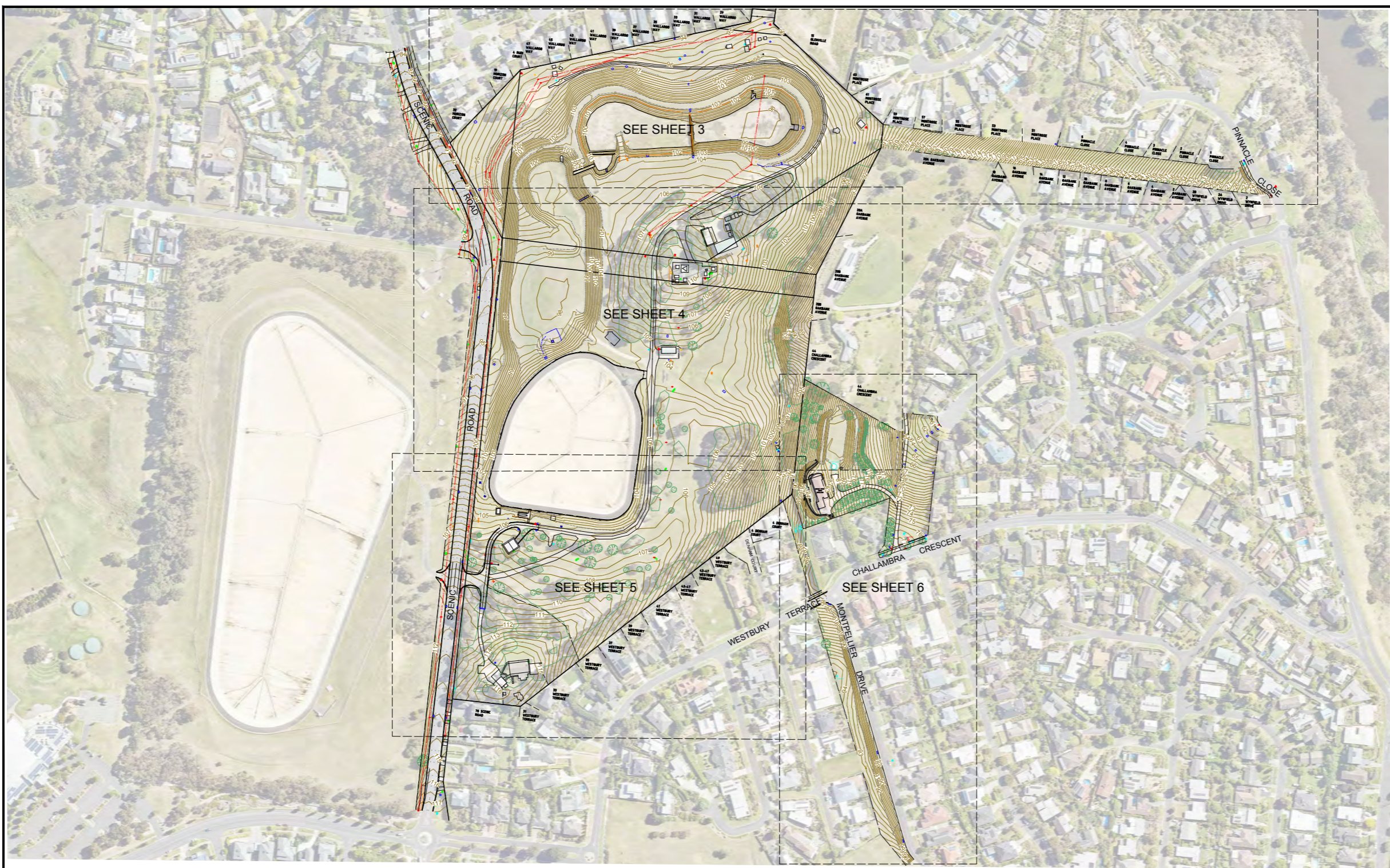
**Project** Proposed new Water Monitoring Building, Depot Shed & associated Carparking

**Address** 120 Scenic Road Highton VIC 3216

**Client** Barwon Water

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	<b>NOTES:</b> BEARING DATUM - MGA2020 COORDINATE DATUM - PROJECT MGA2020 ZONE 55 (GROUND - METRES) LEVEL DATUM - AUSTRALIAN HEIGHT DATUM, BASED ON PM 59 (PARISH OF BARRABOOL) WITH PUBLISHED LEVEL OF 111.139 AT 06/03/2017. PURPOSE - PRODUCE REPORT AND PLAN OF SURVEY FROM EXISTING CONDITIONS, TITLE RE-ESTABLISHMENT SURVEY FOR PLANNING AND DESIGN. SOME LEVELS AND LAYERS WITHIN THE CAD FILE HAVE BEEN TURNED OFF OR FROZEN FOR CLARITY.	<p>1:1500 @ A1</p>	<b>SURVEY BY</b>  Member of the <b>Surbana Jurong Group</b> EAST 5, FEDERAL MILLS, 33 MACKEY STREET NORTH GEELONG VIC 3215	<b>CLIENT</b>  Barwon Water	<b>MONTPELLIER BASIN</b> <b>SCENIC ROAD</b> <b>HIGHTON, VIC 3216</b> <b>PLAN OF EXISTING CONDITIONS</b>																											
<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>VERSION</th> <th>AMENDMENT DESCRIPTION</th> <th>DATE</th> <th>APPD</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>UPDATED PLAN INCLUDING 48 CHALLAMBRA CRESCENT AND PIPELINE RESERVE</td> <td>04/06/2024</td> <td>SL</td> </tr> </tbody> </table>	VERSION	AMENDMENT DESCRIPTION	DATE	APPD	A	UPDATED PLAN INCLUDING 48 CHALLAMBRA CRESCENT AND PIPELINE RESERVE	04/06/2024	SL				<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">SURVEYOR</td> <td style="font-size: 8px;">A.BKRA</td> <td style="font-size: 8px;">30/05/2024</td> </tr> <tr> <td style="font-size: 8px;">DRAFTED</td> <td style="font-size: 8px;">A.BKRA</td> <td style="font-size: 8px;">30/05/2024</td> </tr> <tr> <td style="font-size: 8px;">CHECKED</td> <td style="font-size: 8px;">S.LOVELOCK</td> <td style="font-size: 8px;">05/06/2024</td> </tr> <tr> <td style="font-size: 8px;">APPROVED</td> <td style="font-size: 8px;">S.LOVELOCK</td> <td style="font-size: 8px;">05/06/2024</td> </tr> </table> </td> <td style="width:50%; font-size: 8px;"> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">PROJECT/DRAWING NO.</td> <td style="font-size: 8px;">3448S.00</td> </tr> <tr> <td style="font-size: 8px;">SHEET NO.</td> <td style="font-size: 8px;">1 OF 6</td> </tr> <tr> <td style="font-size: 8px;">VERSION</td> <td style="font-size: 8px;">A</td> </tr> </table> </td> </tr> </table>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">SURVEYOR</td> <td style="font-size: 8px;">A.BKRA</td> <td style="font-size: 8px;">30/05/2024</td> </tr> <tr> <td style="font-size: 8px;">DRAFTED</td> <td style="font-size: 8px;">A.BKRA</td> <td style="font-size: 8px;">30/05/2024</td> </tr> <tr> <td style="font-size: 8px;">CHECKED</td> <td style="font-size: 8px;">S.LOVELOCK</td> <td style="font-size: 8px;">05/06/2024</td> </tr> <tr> <td style="font-size: 8px;">APPROVED</td> <td style="font-size: 8px;">S.LOVELOCK</td> <td style="font-size: 8px;">05/06/2024</td> </tr> </table>	SURVEYOR	A.BKRA	30/05/2024	DRAFTED	A.BKRA	30/05/2024	CHECKED	S.LOVELOCK	05/06/2024	APPROVED	S.LOVELOCK	05/06/2024	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="font-size: 8px;">PROJECT/DRAWING NO.</td> <td style="font-size: 8px;">3448S.00</td> </tr> <tr> <td style="font-size: 8px;">SHEET NO.</td> <td style="font-size: 8px;">1 OF 6</td> </tr> <tr> <td style="font-size: 8px;">VERSION</td> <td style="font-size: 8px;">A</td> </tr> </table>	PROJECT/DRAWING NO.	3448S.00	SHEET NO.	1 OF 6	VERSION	A
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SHEET NO.	1 OF 6																															
VERSION	A																															

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