

DOEPEL MARSH architects

MIXED USE DEVELOPMENT - CAPEL

DEVELOPMENT APPROVAL SUBMISSION
ARCHITECTURAL DRAWINGS
ISSUE A - 06.11.2025

MIXED USE DEVELOPMENT - CAPEL

DEVELOPMENT APPROVAL SUBMISSION
ARCHITECTURAL DRAWINGS
REVISION A

DRAWING SCHEDULE		
No.	**Rev**	**Name**
DA000		COVER PAGE
DA001	A	LOCATION PLAN
DA002	A	MACRO SITE PLAN- 6m RADIUS
DA003	A	LOCAL SITE CONTEXT
DA004	A	AERIAL VIEW- EXISTING
DA005	A	EXISTING LAND ZONING & SITE DIMENSIONS (LOT 12, 28 & 165)
DA006	A	SITE - SURVEY PLAN
DA007	A	TREE REMOVAL PLAN
DA008	A	TREE RETENTION & PROPOSED PLANTING PLAN
DA009	A	EXISTING - GROUND FLOOR TAVERN & ASSOCIATED BUILDINGS
DA010	A	EXISTING BUILDING TO BE REMOVED
DA011	A	ASSET PROTECTION ZONE & HIGH FLOOD LINE PLAN
DA012	A	BAL CONTOURS
DA013	A	GEOTECHNICAL AREA PLAN
DA014	A	EXISTING & REQUIRED SERVICES SETBACK PLAN

DRAWING SCHEDULE		
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DA102	A	ROAD HIERARCHY,ENTRIES, PATHS & CONTROLLED ACCESS
DA103	A	TRAFFIC SWEPT PATH ANALYSIS- (FIRE & RUBBISH TRUCKS)
DA120	A	SHORT STAY- DESIGN STRATEGIES
DA121	A	SHORT STAY - PUBLIC ART WALK
DA122	A	SHORT STAY- UNIT TYPE NUMBERS
DA123	A	SHORT STAY- PARKING, VEHICLE & PEDESTRIAN MOVEMENTS
DA124	A	SHORT STAY- LANDSCAPE PLAN
DA125	A	GROUND FLOOR PLAN SHORT STAY SETBACKS
DA126	A	SHORT STAY RECREATIONAL FACILITY
DA127	A	PROPOSED - SHORT STAY RECREATIONAL FACILITY (STABLES)
DA128	A	EXISTING & DEMOLITION PLAN - (STABLES)
DA129	A	3x STOREY SS APARTMENT BUILDING & VISUAL PRIVACY
DA130	A	3x STOREY SS APARTMENT BUILDING
DA131	A	SHORT STAY
DA132	A	SHORT STAY
DA133	A	SHORT STAY
DA134	A	STABLES VIEW
DA135	A	STABLE VIEW 2
DA140	A	OVER 55 - DESIGN STRATEGIES
DA141	A	OVER 55 - UNIT TYPE NUMBERS
DA142	A	OVER 55 -PARKING, VEHICLE & PEDESTRIAN MOVEMENTS
DA143	A	OVER 55- LANDSCAPE PLAN
DA144	A	OVER 55 MAIN AREA (A) & VISUAL PRIVACY
DA145	A	OVER 55 MAIN AREA (B) & VISUAL PRIVACY
DA146	A	OVER 55 MAIN AREA (C) & VISUAL PRIVACY
DA147	A	OVER 55 MAIN AREA (D) & VISUAL PRIVACY
DA148	A	PROPOSED - OVER 55'S - VILLAGE PARK
DA149	A	PROPOSED - COMMUNAL OPEN SPACE (ALFRESCO)
DA150	A	PROPOSED - OVER 55'S CLUBHOUSE (GROUND FLOOR)
DA151	A	PROPOSED - OVER 55'S CLUBHOUSE FIRST FLOOR)

DRAWING SCHEDULE		
No.	**Rev**	**Name**
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DA224	A	SECTION- PODS (SHORT STAY)
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DA242	A	SECTION AMENITIES (OVER 55)
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DA301	A	LOT 12- STREETSCAPE
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DA321	A	ELEVATIONS- SHORT STAY RECREATIONAL FACILITY (SHED)
DA322	A	ELEVATIONS-PODS (SHORT STAY)
DA340	A	ELEVATIONS- CLUBHOUSE (OVER55)
DA341	A	ELEVATIONS- PODS (OVER55)
DA342	A	ELEVATIONS- 2-3 STOREY BUILDING (OVER55)
DA360	A	ELEVATIONS- MIXED USE DEVELOPMENT (LOT12)
DA361	A	PROPOSED - COMMERCIAL LOT 12 (RENDER)
DA400	A	UNIT TYPE 1 & 2 SHORT STAY - 1BED x 1BATH
DA400(B)	A	UNIT TYPE 1 & 2 - SHORT STAY - ELEVATIONS & SECTIONS
DA420	A	UNIT TYPE 2C & 2D- OVER 55 - 1BED x 1BATH
DA420(B)	A	UNIT TYPE 2C & D - ELEVATIONS & SECTIONS
DA421	A	UNIT TYPE 3 A & B OVER 55 MODULES - 2BED x 2BATH
DA421(B)	A	UNIT TYPE 3A & B - ELEVATIONS & SECTIONS
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DA422(B)	A	UNIT TYPE 3C - ELEVATIONS & SECTIONS
DA423	A	UNIT TYPE 4A- OVER 55 MODULES -3BED x 2BATH
DA423(B)	A	UNIT TYPE 4A- ELEVATIONS & SECTIONS
DA500	A	FINISHES SCHEDULE (SHORT STAY)
DA501	A	FINISHES SCHEDULE (OVER 55)
DA502	A	FINISHES SCHEDULE (LOT 12)

LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD
Ocean Garden Pty Ltd as Trustee for Ocean Gardens Unit Trust

24.034 DA000Rev

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

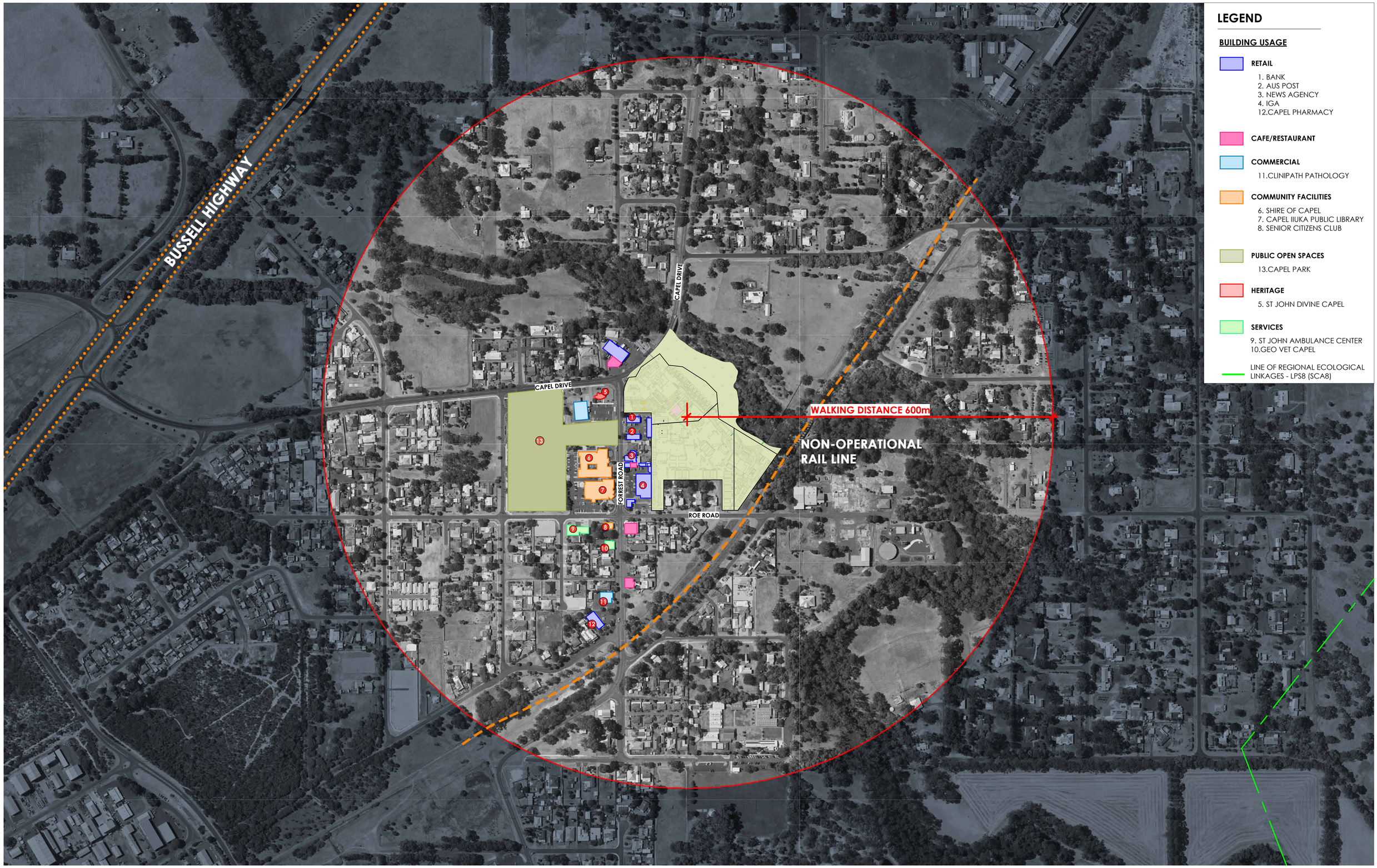
DATE
6/11/2025 11:18:02 AM

TITLE
LOCATION PLAN

24.034

DA001

A



LEGEND

BUILDING USAGE

RETAIL

1. BANK
2. AUS POST
3. NEWS AGENCY
4. IGA
12. CAPEL PHARMACY

CAFE/RESTAURANT

COMMERCIAL

11. CLINIPATH PATHOLOGY

COMMUNITY FACILITIES

6. SHIRE OF CAPEL
7. CAPEL IIUKA PUBLIC LIBRARY
8. SENIOR CITIZENS CLUB

PUBLIC OPEN SPACES

13. CAPEL PARK

HERITAGE

5. ST JOHN DIVINE CAPEL

SERVICES

9. ST JOHN AMBULANCE CENTER
10. GEO VET CAPEL

LINE OF REGIONAL ECOLOGICAL LINKAGES - LPS8 (SCA8)

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
6/11/2025 11:18:15 AM

TITLE
MACRO SITE PLAN- 6m RADIUS

24.034

DA002

A



LEGEND

BUILDING USAGE

RETAIL
1. BANK
2. AUS POST
3. NEWS AGENCY
4. IGA
12.CAPEL PHARMACY

CAFE/RESTAURANT

COMMERCIAL
11.CLINIPATH PATHOLOGY

COMMUNITY FACILITIES
6. SHIRE OF CAPEL
7. CAPEL IIUKA PUBLIC LIBRARY
8. SENIOR CITIZENS CLUB

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13.CAPEL PARK

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5. ST JOHN DIVINE CAPEL

SERVICES
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LINE OF REGIONAL ECOLOGICAL LINKAGES - LPS8 (SCA8)

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:18:19 AM

TITLE
LOCAL SITE CONTEXT

0 5 10 20 50 100m
SCALE 1:500

24.034
DA003
A



EXISTING LOT AREAS

EASEMENT	-	0.7097 ha
Lot 28 (R60)	-	1.1091 ha
Lot 28 (R40)	-	1.5424 ha
Lot 165(R40)	-	0.5058 ha
Lot 12 (R60)	-	0.1012 ha
TOTAL	-	**3.9682 ha**

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
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TITLE
AERIAL VIEW- EXISTING

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SCALE 1:500

24.034
DA004
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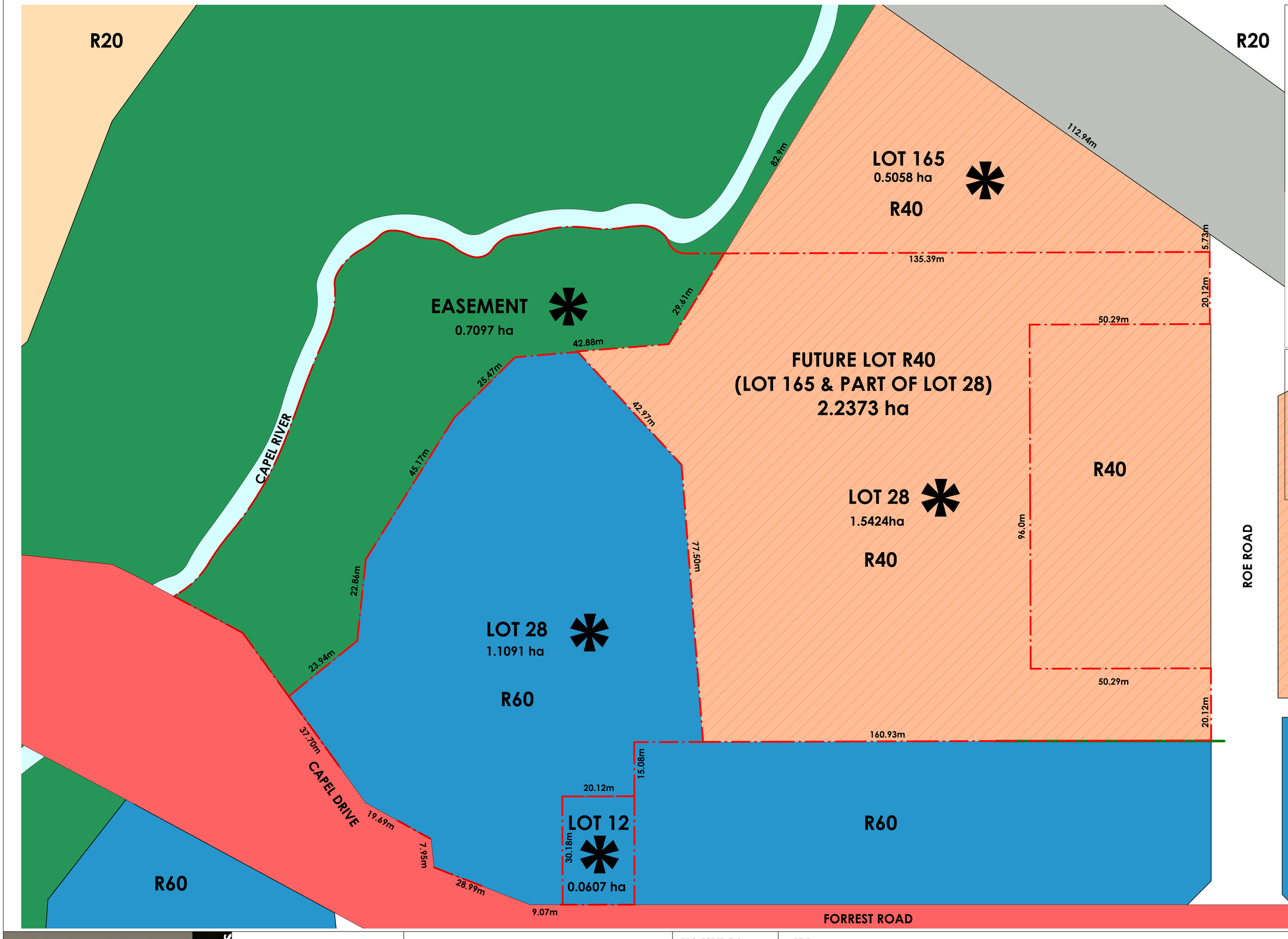

LEGEND

EXISTING

- R40
- R60
- EASEMENT
- DEVELOPMENT SITE

DEVELOPMENT SITE
SUBJECT TO GBRS
- URBAN ZONE
- REGIONAL OPEN SPACE RESERVE
- WATERWAYS RESERVE

SUBJECT TO LOCAL PLANNING SCHEME NO.08
SPECIAL CONTROL AREAS:
- SCA2/DCA1- DEVELOPMENT CONTRIBUTION AREA
- SCA3 - FLOOD PRONE AREA
- SCA4 - TRANSPORT CORRIDORS
- SCA7 - PUBLIC DRINKING WATER RESERVE
- SCA8 - REGIONAL ECOLOGICAL LINKAGES

EXISTING LOT AREAS

EASEMENT	-	0.7097 ha
Lot 28 (R60)	-	1.1091 ha
Lot 28 (R40)	-	1.5424 ha
Lot 165(R40)	-	0.5058 ha
Lot 12 (R60)	-	0.1012 ha
TOTAL	-	**3.9682 ha**

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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:18:26 AM

TITLE
EXISTING LAND ZONING & SITE DIMENSIONS (LOT 12, 28 & 165)

0 5 10 20 50 100m
SCALE 1:500

24.034
DA005
A

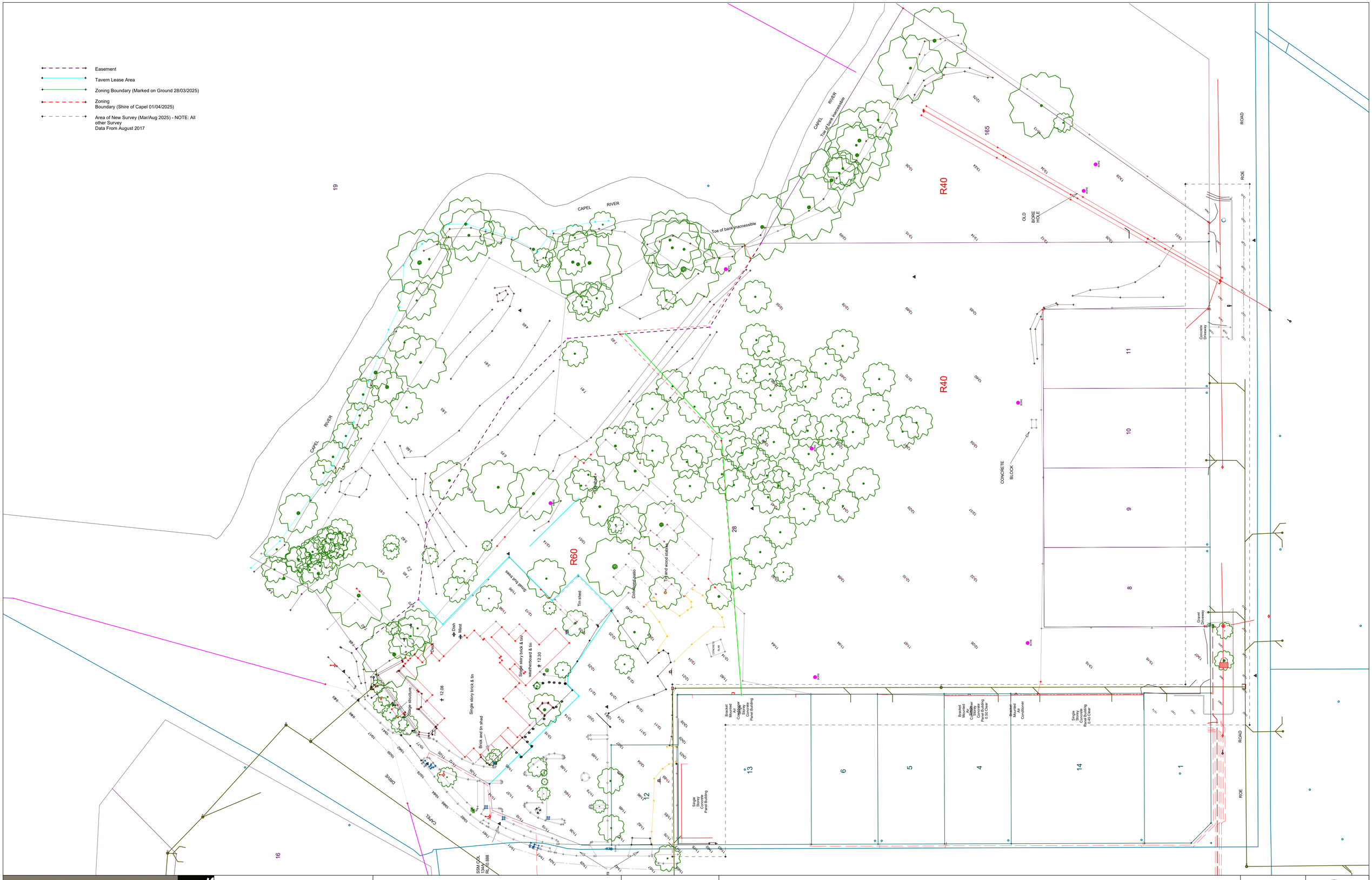
Easement

Tavern Lease Area

Zoning Boundary (Marked on Ground 28/03/2025)

Zoning
Boundary (Shire of Capel 01/04/2025)

Area of New Survey (Mar/Aug 2025) - NOTE: All other Survey
Data From August 2017



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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
6/11/2025 11:18:32 AM

TITLE
SITE - SURVEY PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034

DA006

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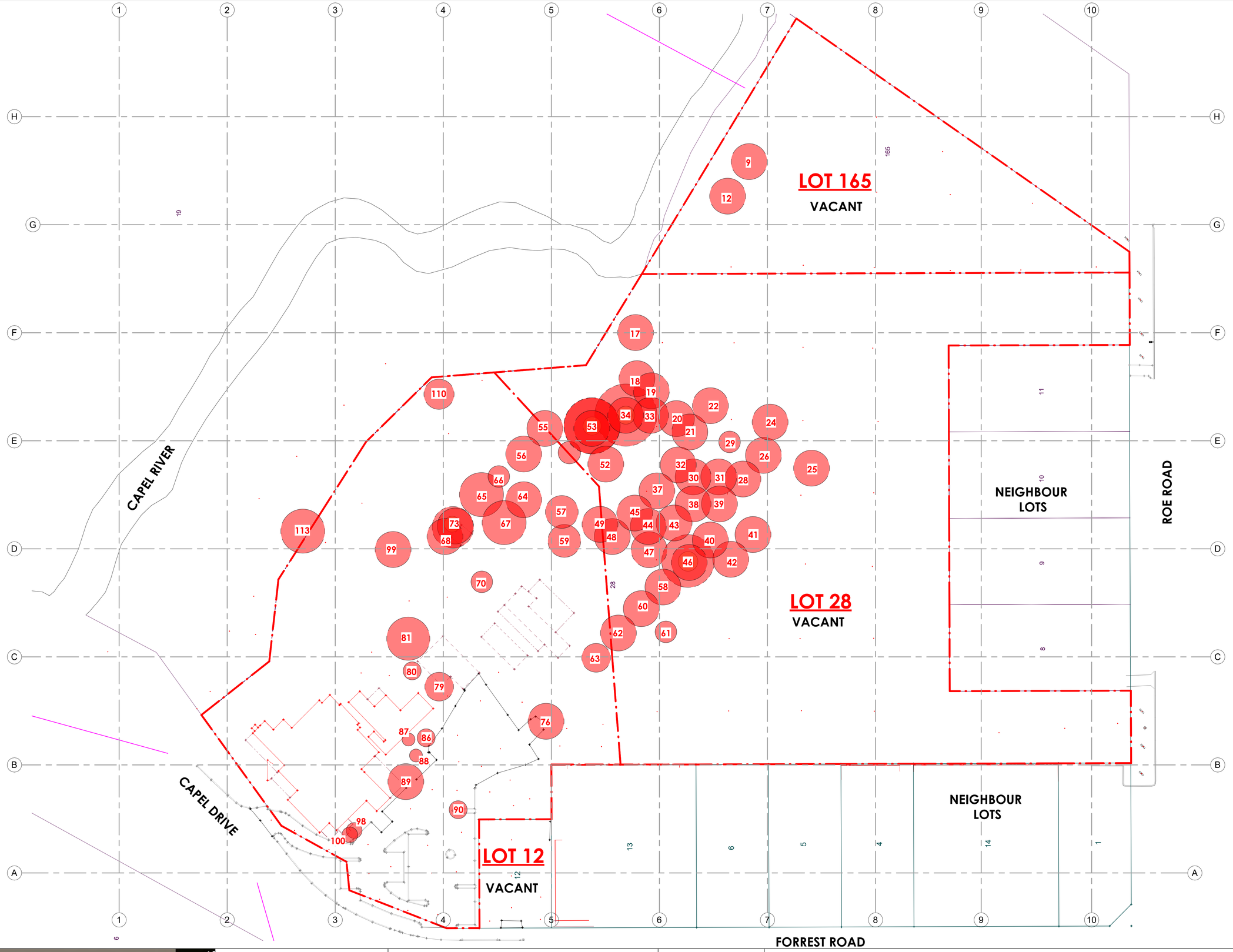

LEGEND

12 TREE TO BE REMOVED

TO READ IN CONJUNCTION WITH ARBORIST REPORT.

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
6/11/2025 11:18:36 AM

TITLE
TREE REMOVAL PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034

DA007 | **A**



LEGEND

- HIGH RETAINED TREES
- TREE PROTECTION FENCES
- NEW PROPOSED PLANTING

TO READ IN CONJUNCTION WITH ARBORIST REPORT & PLAN E LANDSCAPE ARCHITECT PLAN FOR NEW TREES.

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:18:47 AM

TITLE
TREE RETENTION & PROPOSED PLANTING PLAN

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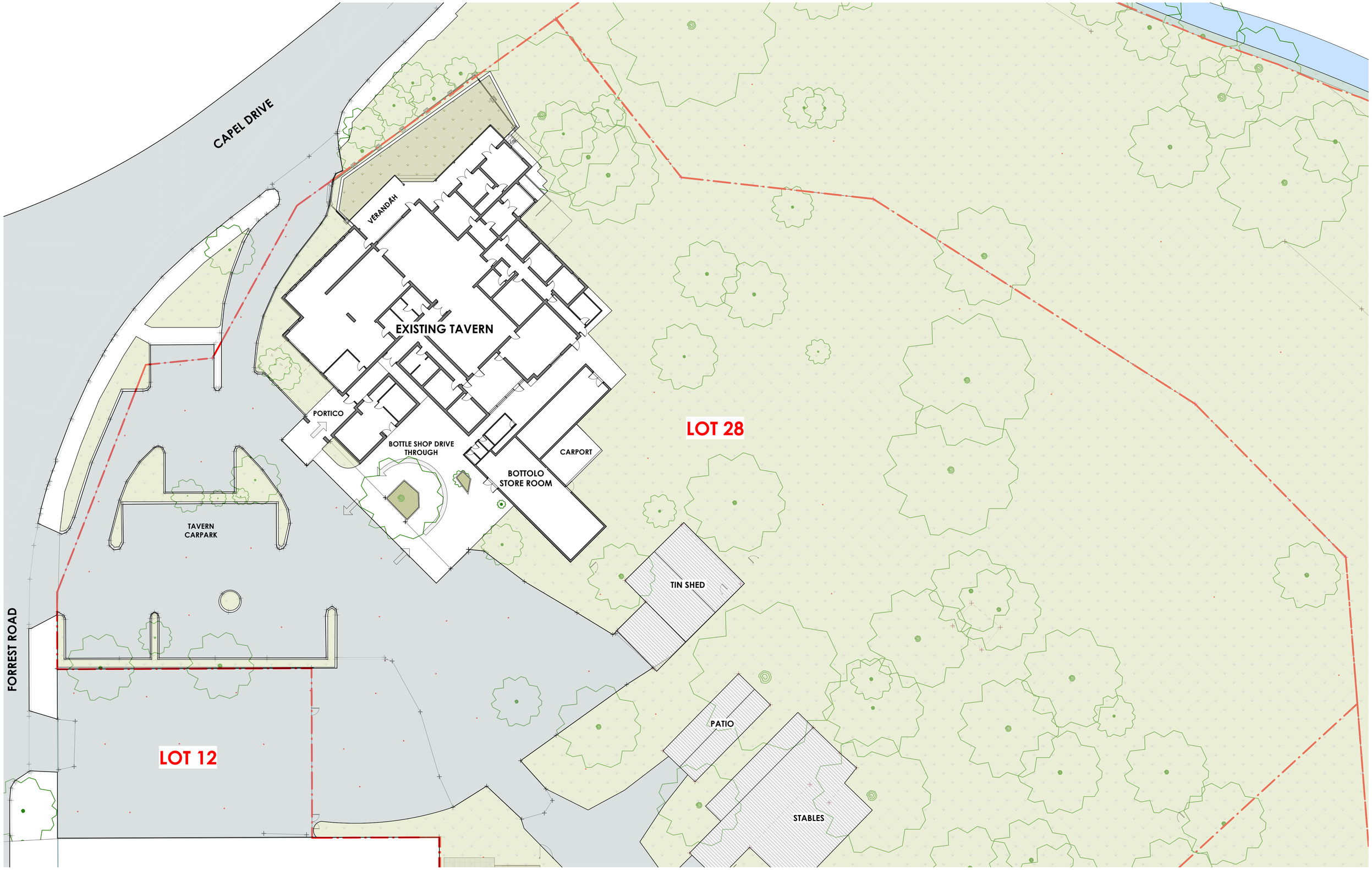
SCALE 1:500

24.034
DA008
A



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MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
6/11/2025 11:18:50 AM

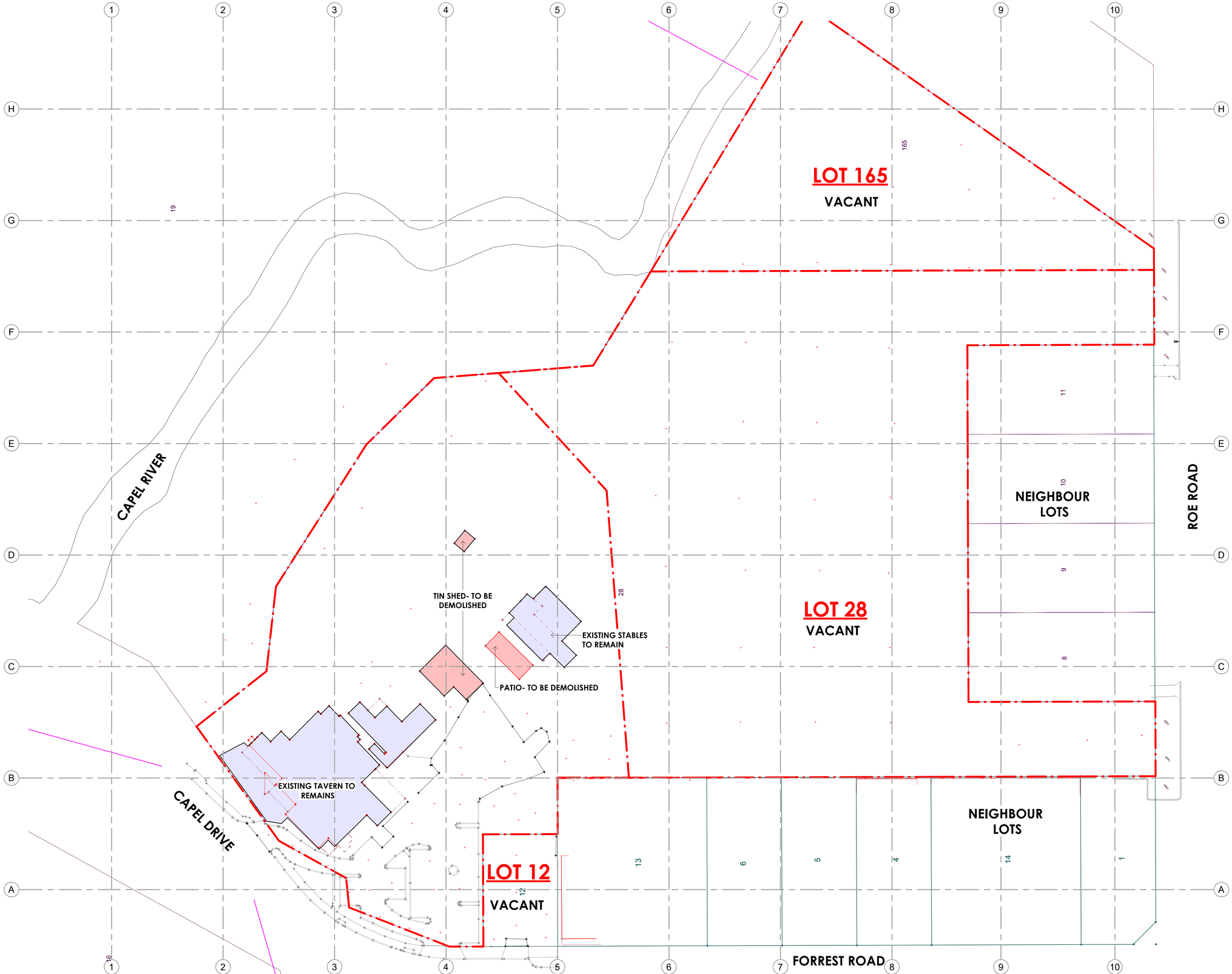
TITLE
EXISTING - GROUND FLOOR TAVERN & ASSOCIATED BUILDINGS

0 2 6 10 20 40m
SCALE 1:200

24.034

DA009

A



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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:18:54 AM

TITLE
EXISTING BUILDING TO BE REMOVED

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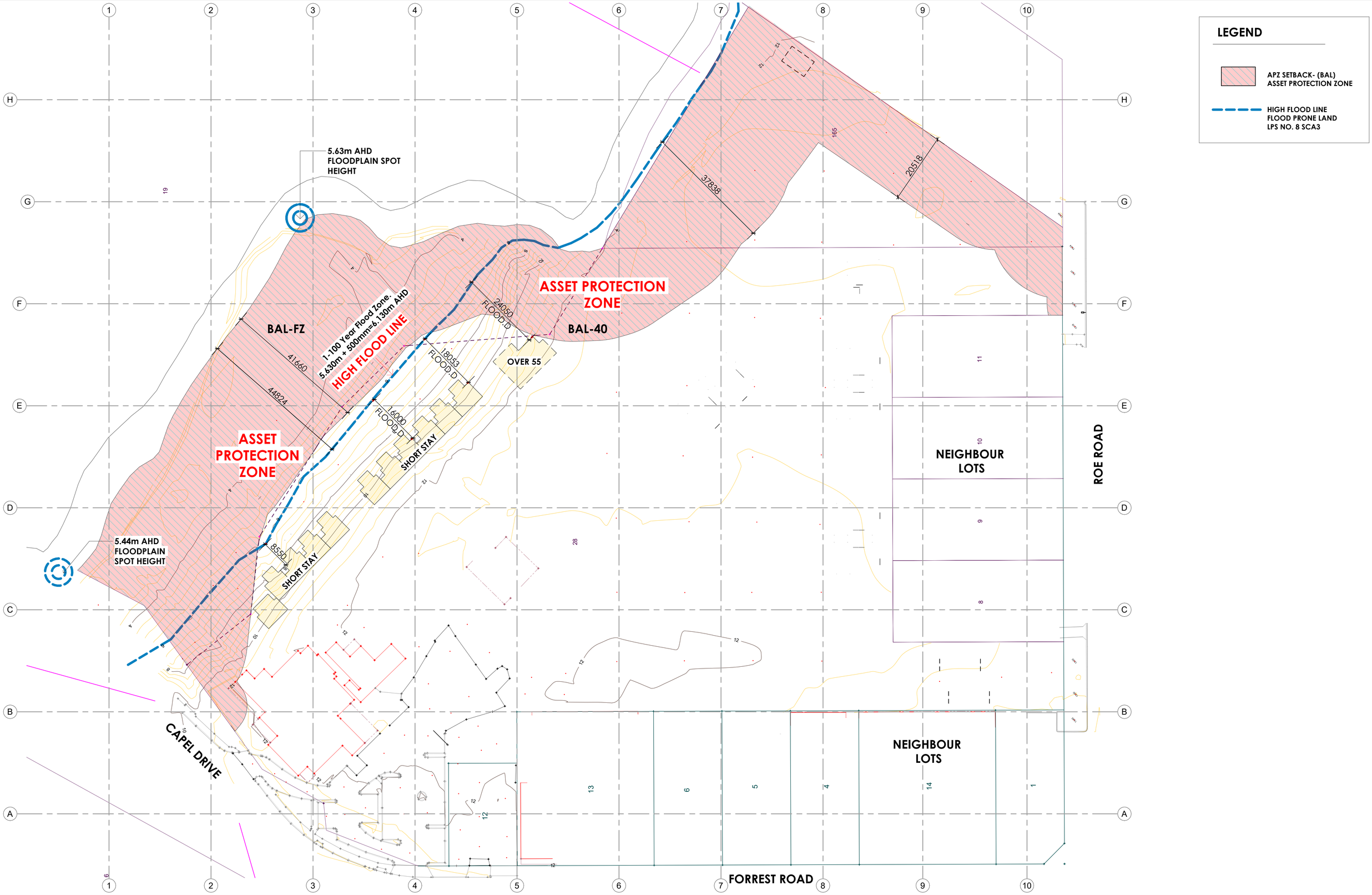
SCALE 1:500

24.034
DA010
A



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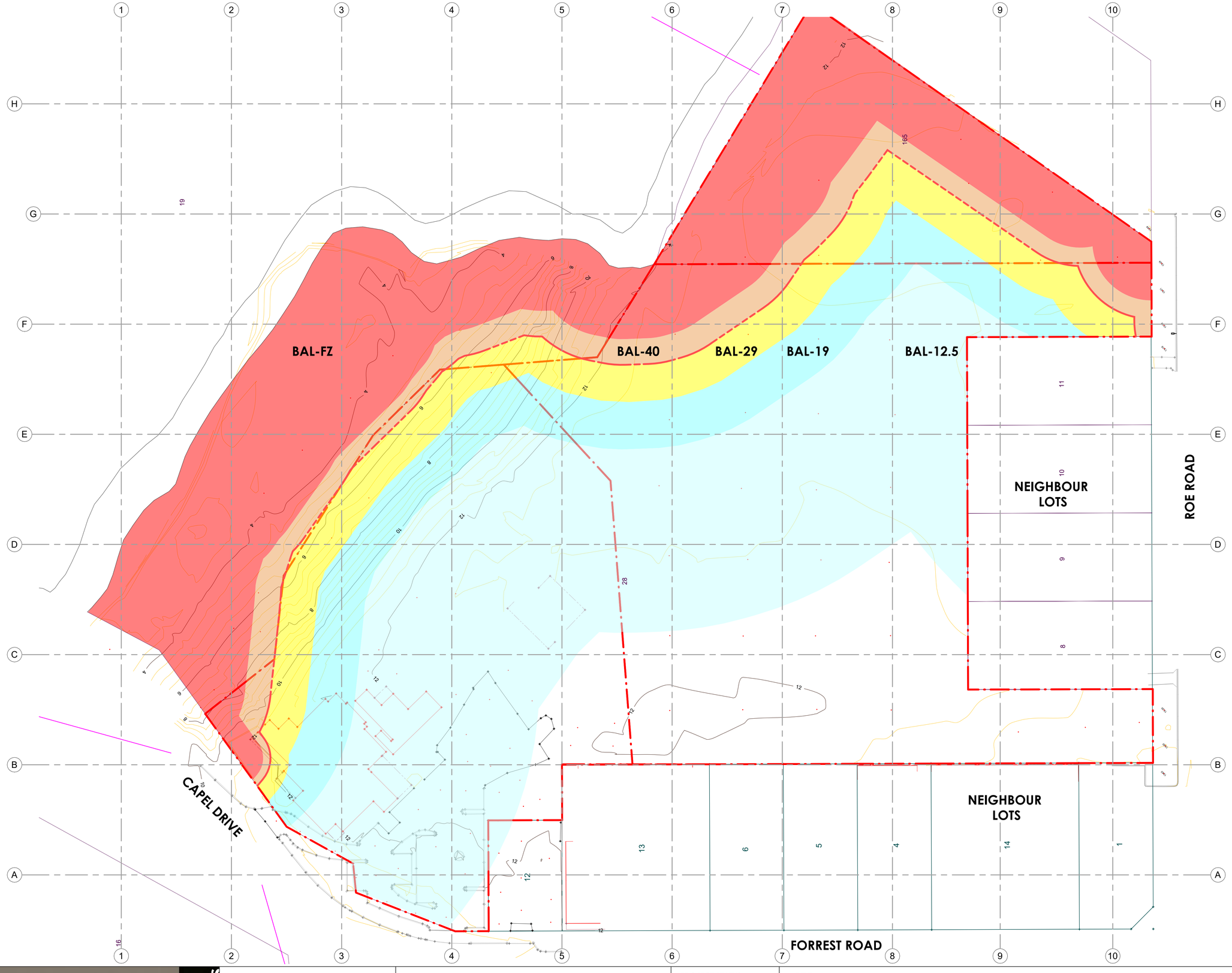
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:18:58 AM

TITLE
ASSET PROTECTION ZONE & HIGH FLOOD LINE PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034
DA011
A



LEGEND

BUSHFIRE ATTACK LEVELS

- BAL-FZ
- BAL-40
- BAL-29
- BAL-19
- BAL-12.5
- BAL-LOW
- ASSET PROTECTION ZONE

NO BUILDINGS IN ASSET PROTECTION ZONE.
ALL DEVELOPMENT FALLS WITHIN BAL 29 OR LOWER

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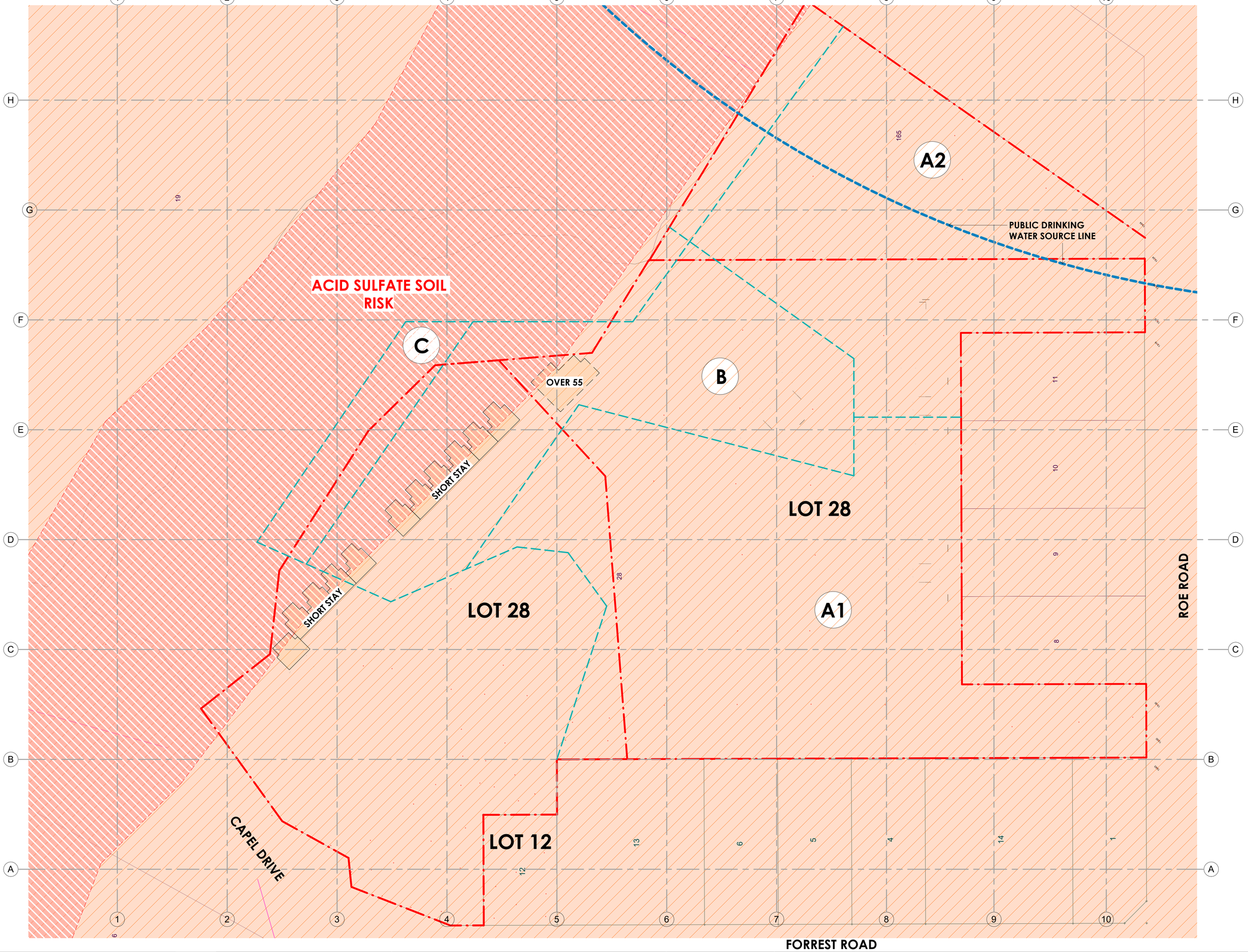
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:19:01 AM

TITLE
BAL CONTOURS
0 5 10 20 50 100m
SCALE 1:500

24.034
DA012
A



LEGEND

ACID SULFATE SOIL RISK MAP

- 1-HIGH TO MODERATE RISK
- 2-MODERATE TO LOW RISK
- PUBLIC DRINKING WATER SOURCE LINE - LPS SCA7
- STUDY AREA PERIMETER
- SITE BOUNDARY

A1 AREA A1

The anticipated seasonal movement in area A1 is expected to be around 60mm An 'H2' classification is appropriate for the buildings in this portion of the site.

A2 AREA A2

The anticipated seasonal movement in area A2 is expected to be around 30mm An 'M' classification is appropriate for the buildings in this portion of the site.

B AREA B

The anticipated seasonal movement in area B is expected to be around 15mm An 'S' classification is appropriate for the buildings in this portion of the site.

C AREA C

The anticipated seasonal movement in area C is expected to be around 30mm. Testing shows the soils to 2.6m contain 7% organic content by weight, and are classified as an organic soil. This area of the site in its current condition is considered unsuitable for development.

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

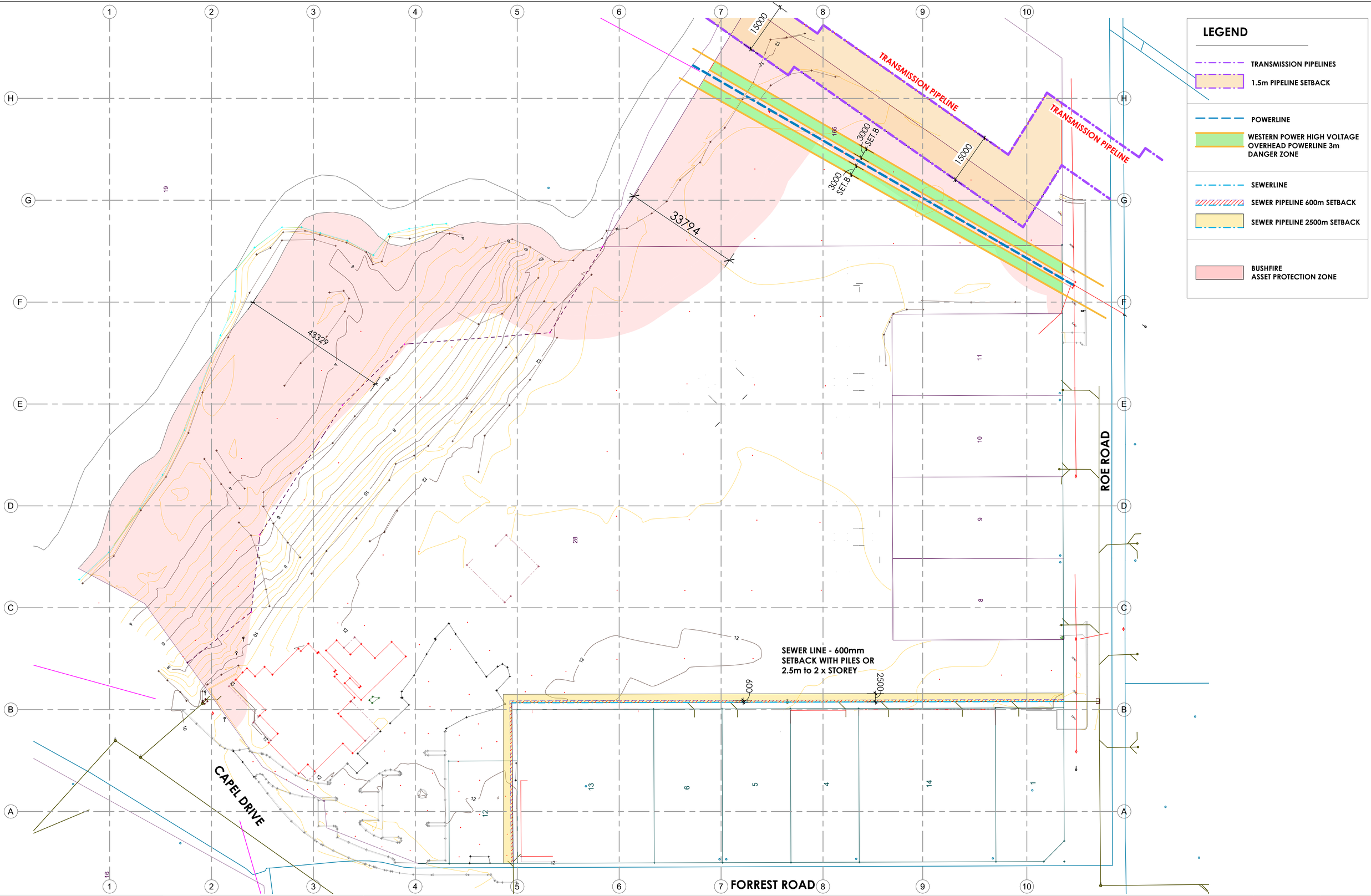
DATE
6/11/2025 11:19:05 AM

TITLE
GEOTECHNICAL AREA PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034

DA013 **A**



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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:19:09 AM

TITLE
EXISTING & REQUIRED SERVICES SETBACK PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034
DA014
A



LEGEND

- EXISTING TREE TO BE RETAINED
- NEW TREE



- LEASE AREA OF TAVERN
- SHORT STAY ACCOMMODATION (3 STOREY RIVERSIDE)
- SHORT STAY FACILITIES
- SHORT STAY ACCOMODATION (3 STOREY TAVERN SIDE)
- LOT 12
- OVER 55 ACCOMMODATION
- OVER 55 CLUBHOUSE
- HIGH VOLTAGE OVER HEAD POWER (3M SETBACK)
- SITE BOUNDARY
- SEWER LINE
- FLOOD LINE
- LOW SECURE FENCELINE FOR OVER 55 VILLAGE (IN PLANTING)

1. TAVERN CARPARK
2. EXISTING TAVERN
3. SHORT STAY PARKING
4. PEDESTRIAN RESIDENT ACCESS
5. VEHICLE RESIDENT ACCESS (SECURE GATE)
6. ENTRY SIGN
7. OVER 55 COVERED RESIDENT PARKING AREA
8. OVER 55 VISITORS PARKING
9. WASTE BIN AREA
10. PETANQUE
11. VIEWING DECK
12. RESIDENT ONLY CARAVAN & BOAT PARKING
13. 2 X STOREY SHORT STAY STACK MODULES
14. 3 X STOREY SHORT STAY STACK MODULES
15. 3 X STOREY SHORT STAY APARTMENT
16. 3/2 X STOREY OVER 55 APARTMENT
17. 2 X STOREY OVER 55 CLUBHOUSE
18. LOT 12 MIX USE DEVELOPMENT
19. SHORT STAY COMMUNITY FACILITY (HERITAGE STABLES)

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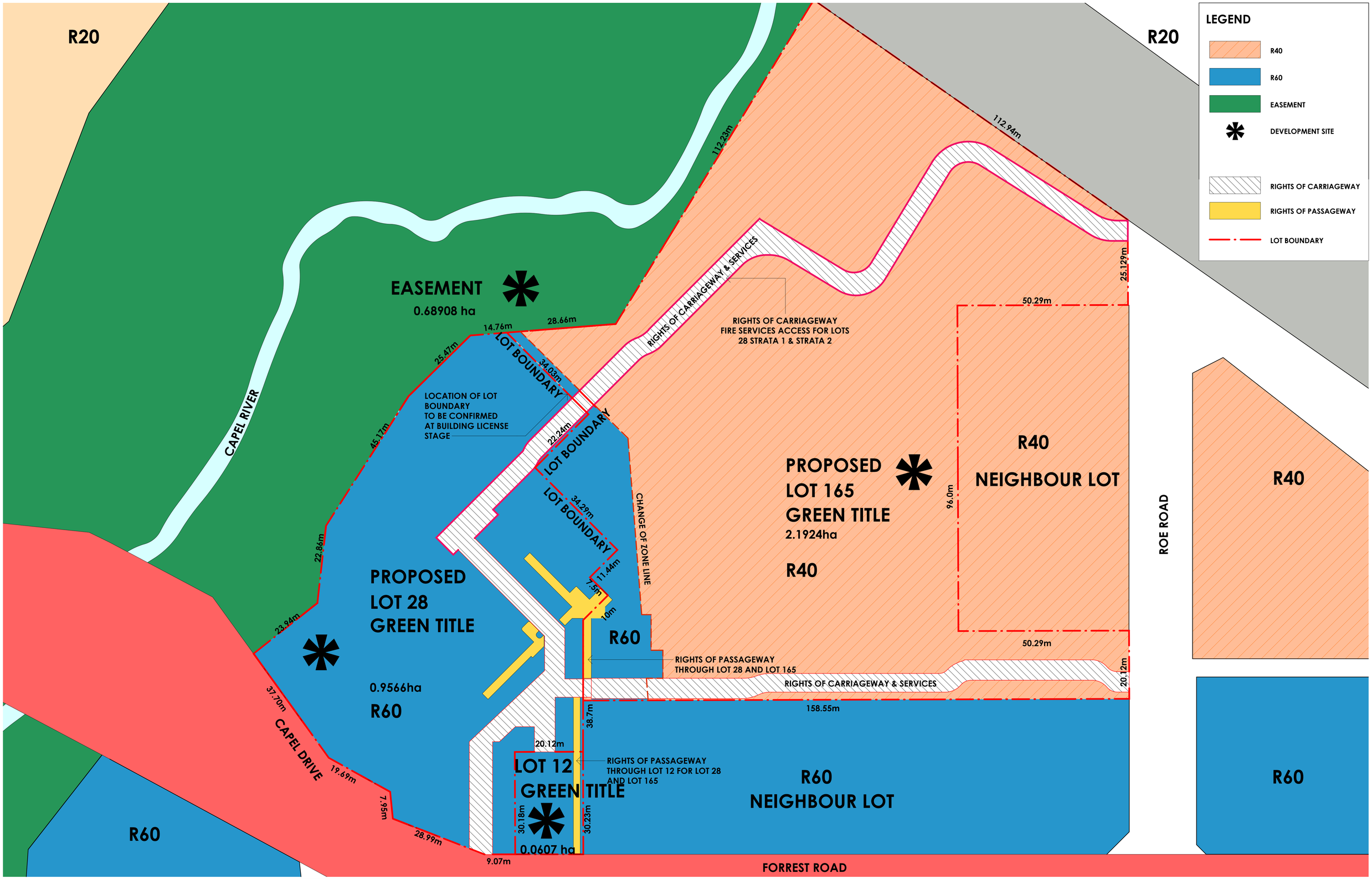
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:20:10 AM

TITLE
PROPOSED MASTERPLAN
0 5 10 20 50 100m
SCALE 1:500

24.034
DA100 **A**



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ADDRESS
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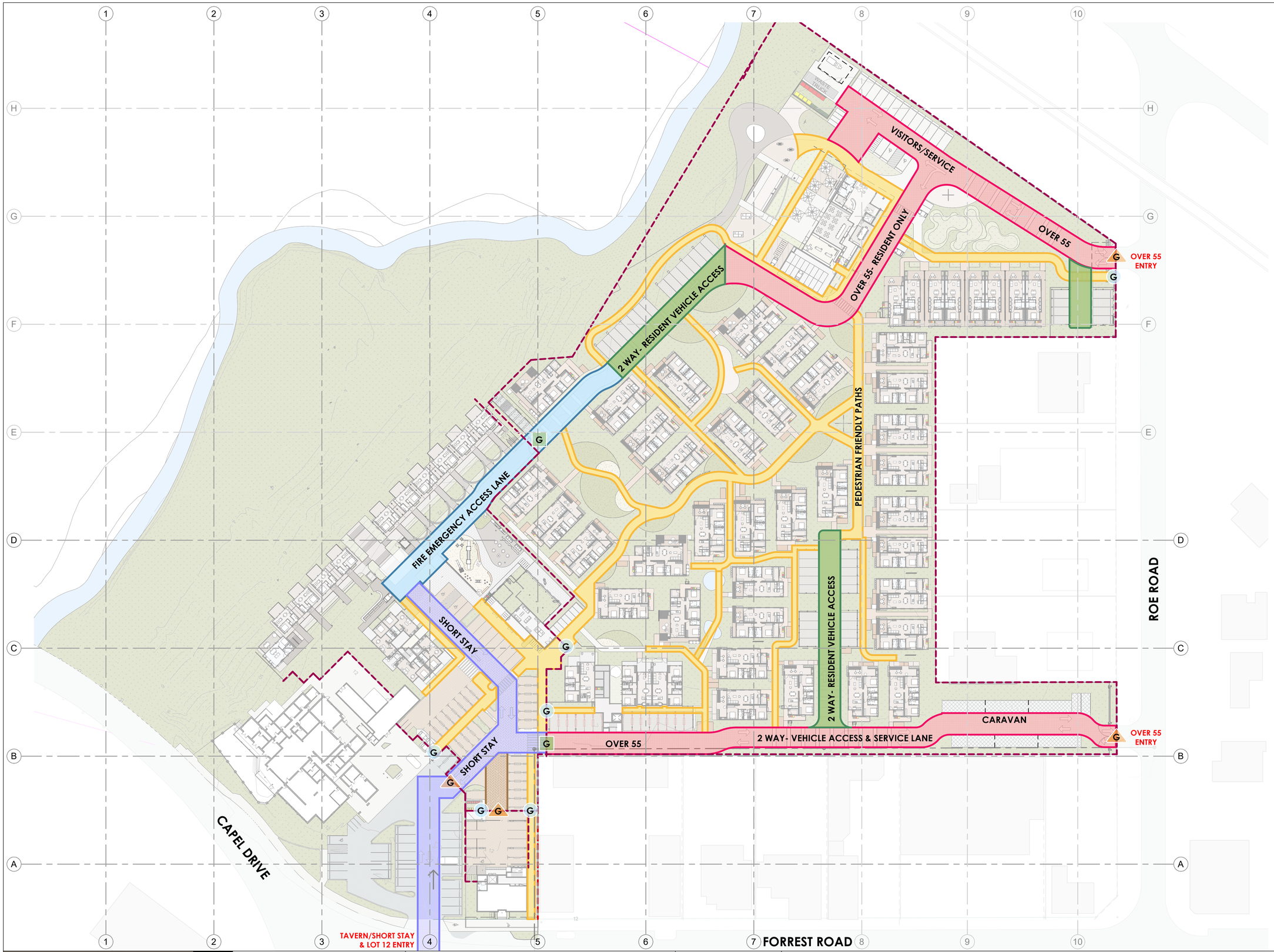
PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:20:16 AM

TITLE
PROPOSED FUTURE LOTS - GREEN TITLE

0 5 10 20 50 100m
SCALE 1:500

24.034
DA101
A



LEGEND

ROAD HIERARCHY & PATHS

- 2 WAY- (SHORT STAY) VEHICLE ACCESS & SERVICE LANE
- 2 WAY- (OVER 55) VEHICLE ACCESS & SERVICE LANE
- LOT 12 VEHICLE ACCESS
- 2 WAY- RESIDENT VEHICLE ACCESS
- FIRE EMERGENCY LANE
- PEDESTRIAN FRIENDLY PATHS
- 1.2m PRIVATE PATHWAYS
- BUGGY PARKING

CONTROLLED ACCESS

- SECURED FENCE/WALL
- G — SECURE PEDESTRIAN GATE
- G — EMERGENCY VEHICLE ACCESS GATE
- G — SECURE VEHICLE MAIN ENTRY

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:21:01 AM

TITLE
ROAD HIERARCHY,ENTRIES, PATHS & CONTROLLED ACCESS

0 5 10 20 50 100m
SCALE 1:500

24.034

DA102 **A**



LEGEND

- **W1** — OVER 55 WASTE TRUCK (BIN AREA 1)
- **W2A** — LOT 12 RESIDENTIAL WASTE TRUCK (BIN AREA 2)
- **W2B** — LOT 12 COMMERCIAL WASTE TRUCK (BIN AREA 2)
- **W3** — SHORT STAY WASTE TRUCK (BIN AREA 2)

REFER TO TRAFFIC REPORT

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MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

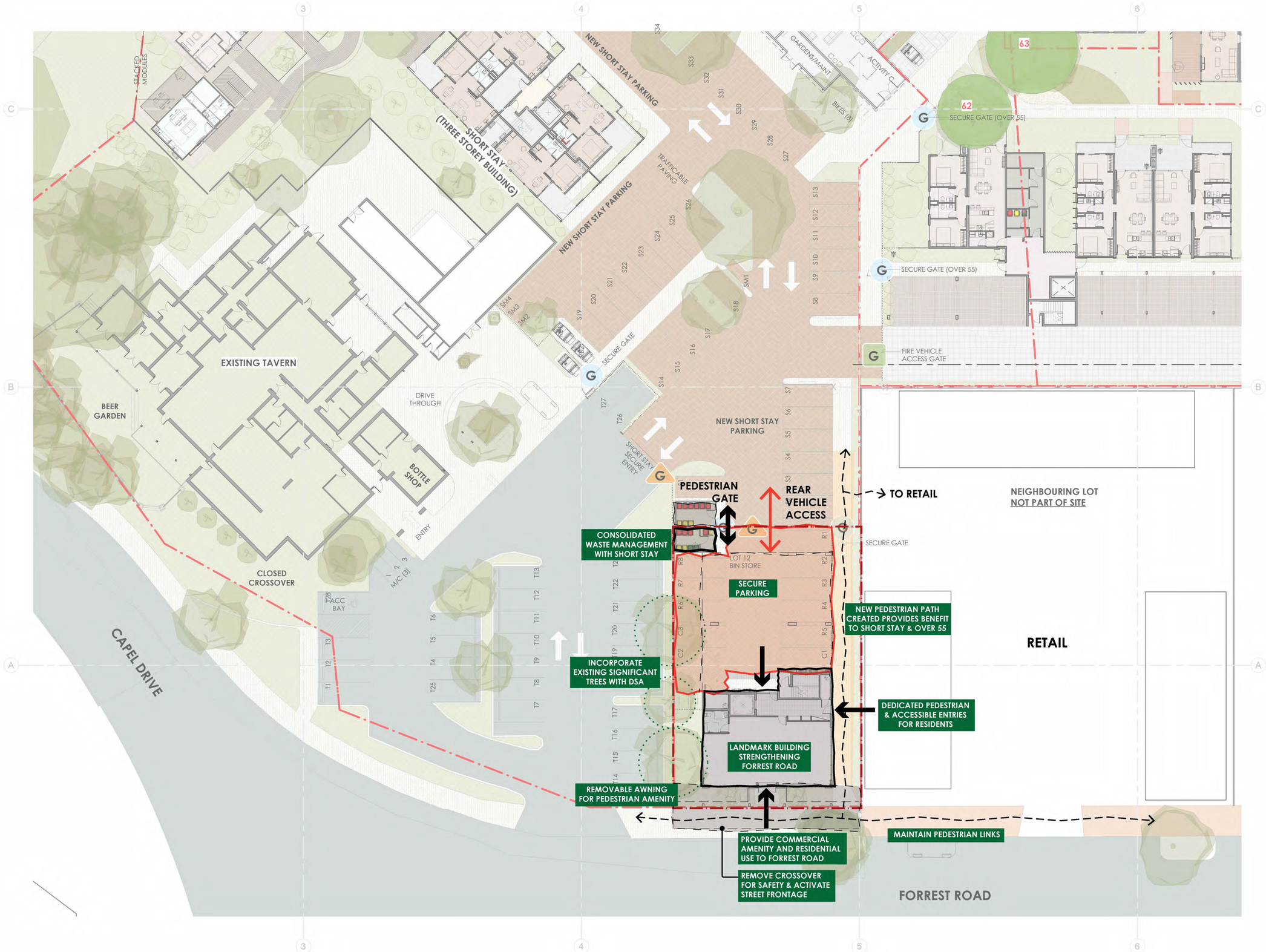
PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:21:32 AM

TITLE
TRAFFIC SWEPT PATH ANALYSIS- (FIRE & RUBBISH TRUCKS)

0 5 10 20 50 100m
SCALE 1:500

24.034

DA103 | **A**



LEGEND

PARKING SCHEDULE

LOT 12 MIXED USE

CARPARK F	PROVIDED
COMMERCIAL CAR BAYS (INC. ACCESSIBLE)	03 BAYS (01 BAY)
RESIDENT CAR BAYS	08 BAYS
RESIDENT VISITOR'S BAY	RECIPRICOL
COMMERCIAL BICYCLE	01 BAYS
RESI VISITOR BICYCLE	03 BAYS
RESIDENTIAL BICYCLE	6+5* BAYS (* IN STORE)

CONTROLLED ACCESS

- G — CONTROLLED GATE (SECURE PEDESTRIAN GATE)
- G — EMERGENCY VEHICLE ACCESS GATE
- G — CONTROLLED GATE (SECURE VEHICLE MAIN ENTRY)
- B — BIKE PARKING
- VEHICULAR ROAD
- PEDESTRIAN / SHARED

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:21:38 AM

TITLE
LOT 12 - DESIGN STRATEGIES

0 2 6 10 20 40m
SCALE 1:200

24.034
DA180
A



LEGEND

PARKING SCHEDULE

LOT 12 MIXED USE

CARPARK F	PROVIDED
COMMERCIAL CAR BAYS (INC. ACCESSIBLE)	03 BAYS (01 BAY)
RESIDENT CAR BAYS	08 BAYS
RESIDENT VISITOR'S BAY	RECIPRICOL
COMMERCIAL BICYCLE	01 BAYS
RESI VISITOR BICYCLE	03 BAYS
RESIDENTIAL BICYCLE	6+5* BAYS (* IN STORE)

CONTROLLED ACCESS

- G — CONTROLLED GATE (SECURE PEDESTRIAN GATE)
- G — EMERGENCY VEHICLE ACCESS GATE
- G — CONTROLLED GATE (SECURE VEHICLE MAIN ENTRY)
- B — BIKE PARKING
- VEHICULAR ROAD
- PEDESTRIAN / SHARED

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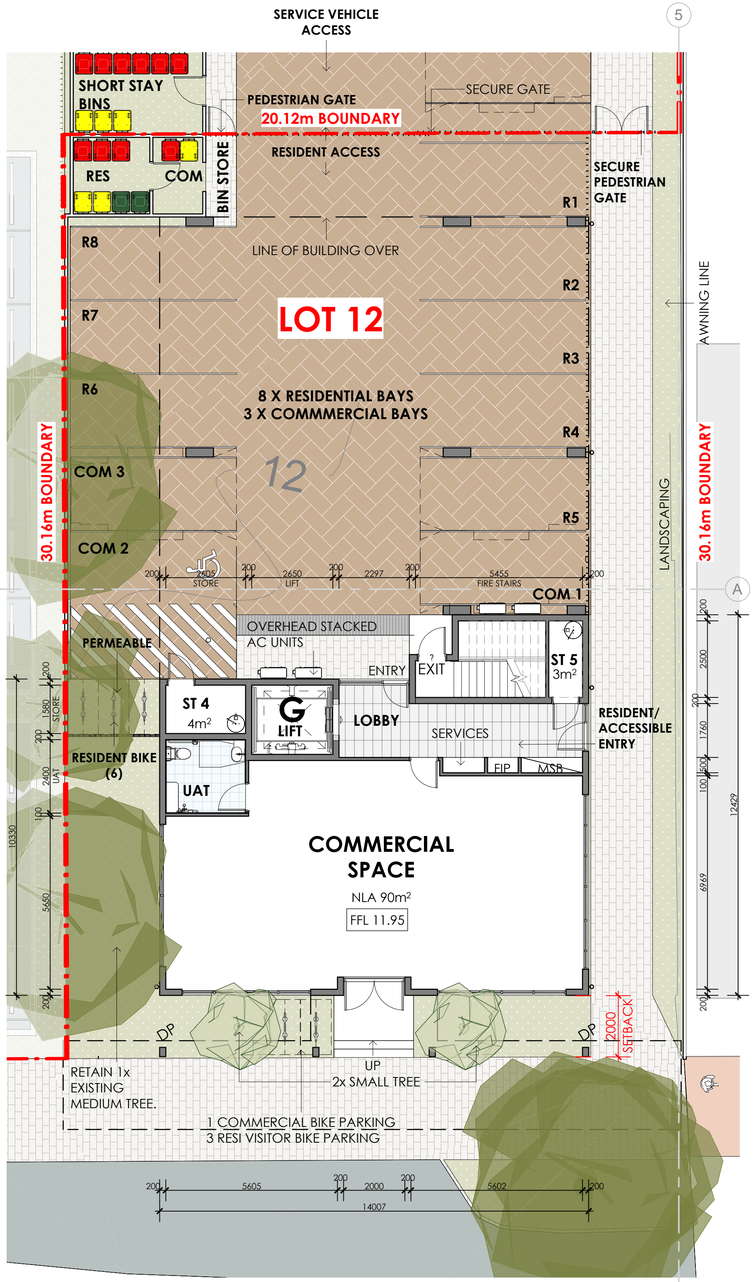
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

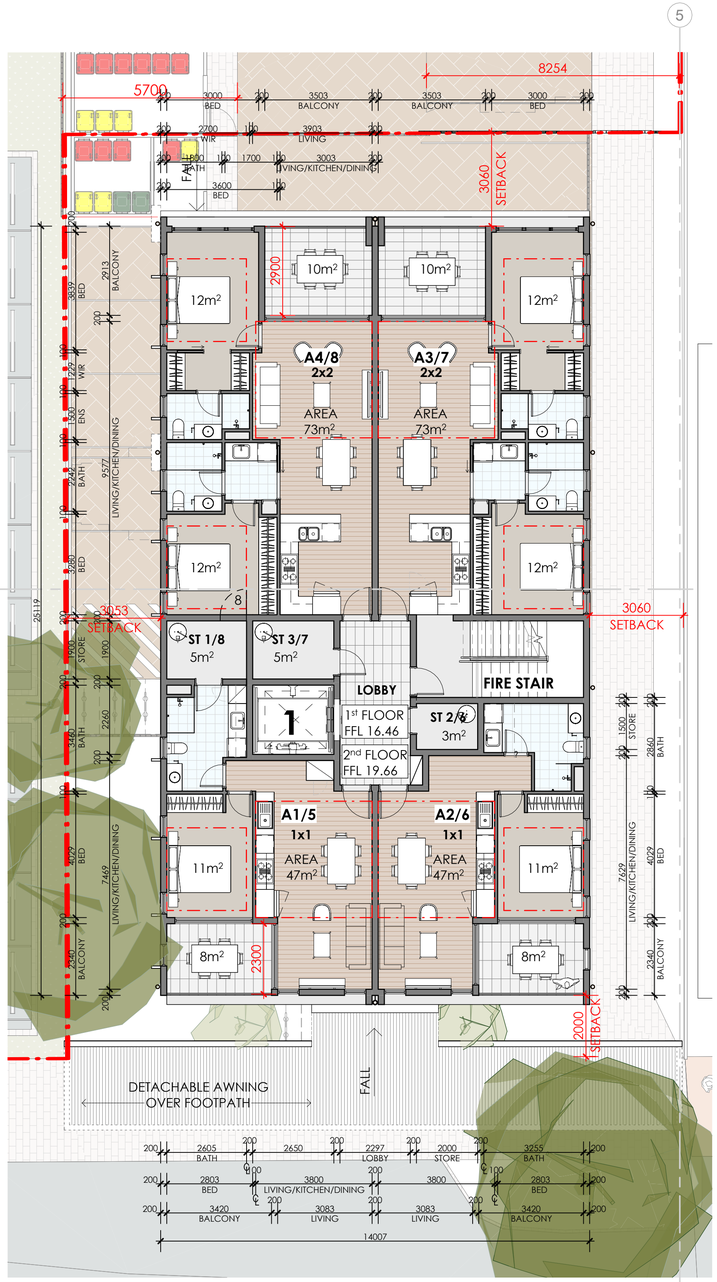
PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:21:47 AM

TITLE
LOT 12 - SITE PLAN
0 2 6 10 20 40m
SCALE 1:200

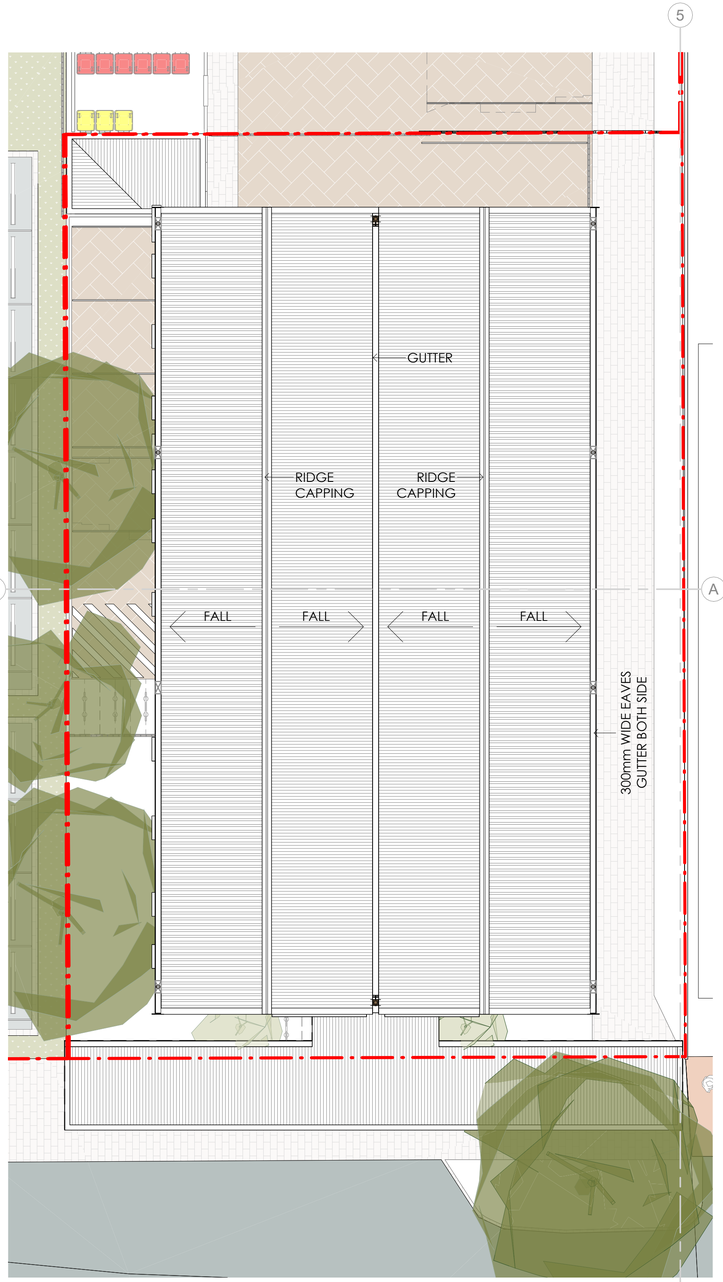
24.034
DA181
A



1 SITE & GROUND FLOOR PLAN
SCALE: 1 : 100



2 FIRST & SECOND FLOOR PLAN
SCALE: 1 : 100



3 ROOF PLAN
SCALE: 1 : 100

DWELLING SUMMARY

TYPES	APT NUMBERS	TOTAL	STORE			
1 BED x 1 BATH	1, 2, 5, 6	4	1	2	5	6
			5m²	3m²	3m²	3m²
2 BED x 2 BATH	3, 4, 7, 8	4	3	4	7	8
			5m²	4m²	5m²	5m²

CAR PARKING REQUIREMENTS

COMMERCIAL	REQUIRED		PROVIDED	
90m²	2+1ACCESSIBLE PARKING		2+1ACCESSIBLE PARKING	
RESIDENTIAL	RESIDENT	VISITOR	RESIDENT	VISITOR
	8	1	8	0

RECIPROCAL AFTER- HOURS USE OF COMMERCIAL FOR RESIDENTIAL

BICYCLE REQUIREMENTS

COMMERCIAL	REQUIRED		PROVIDED	
	1		1	
RESIDENTIAL	RESIDENT	VISITOR	RESIDENT	VISITOR
	4	1	6	3

UNIT 1,3,7&8 HAVE SPACE FOR A BIKE IN THEIR STORE

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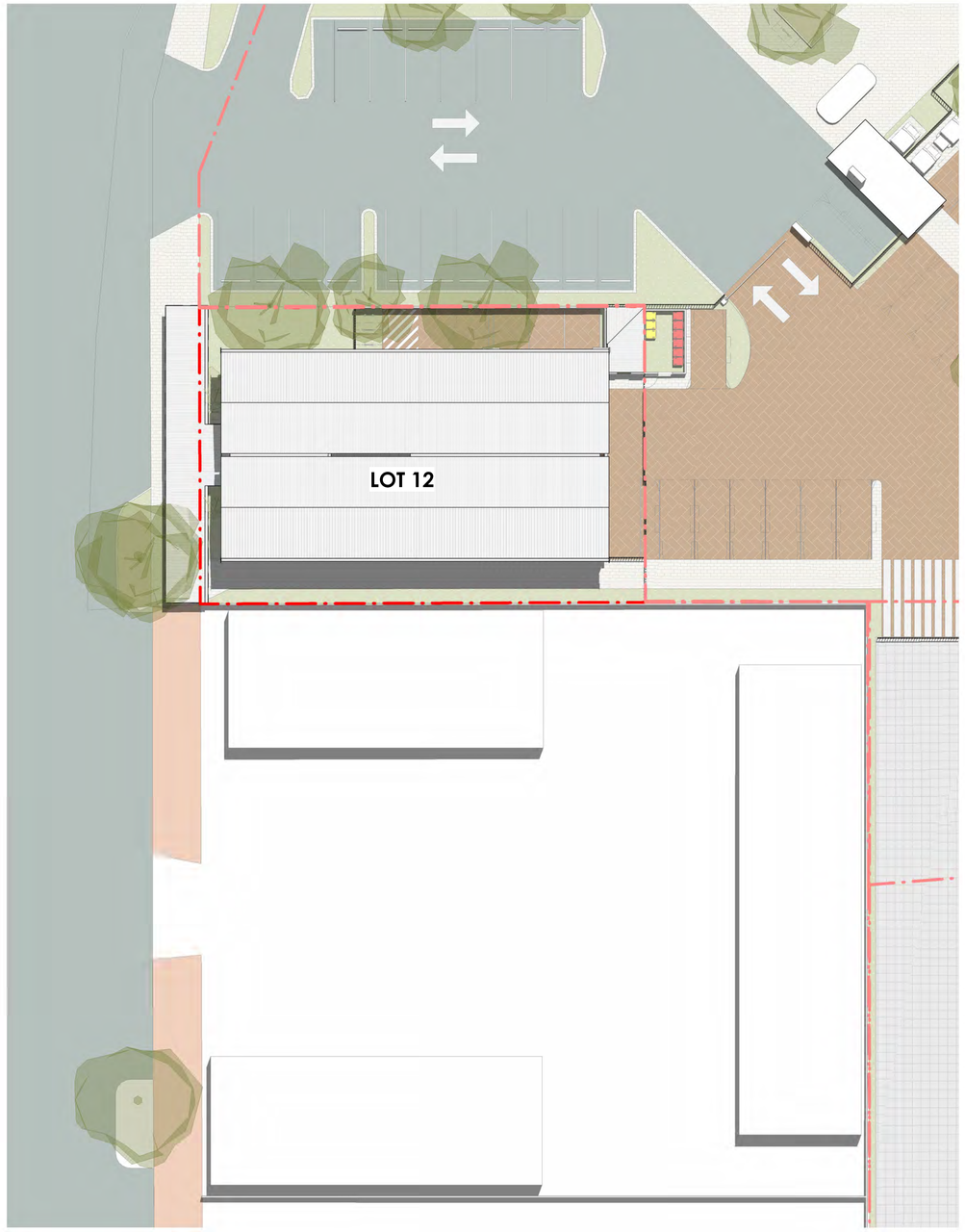
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:21:57 AM

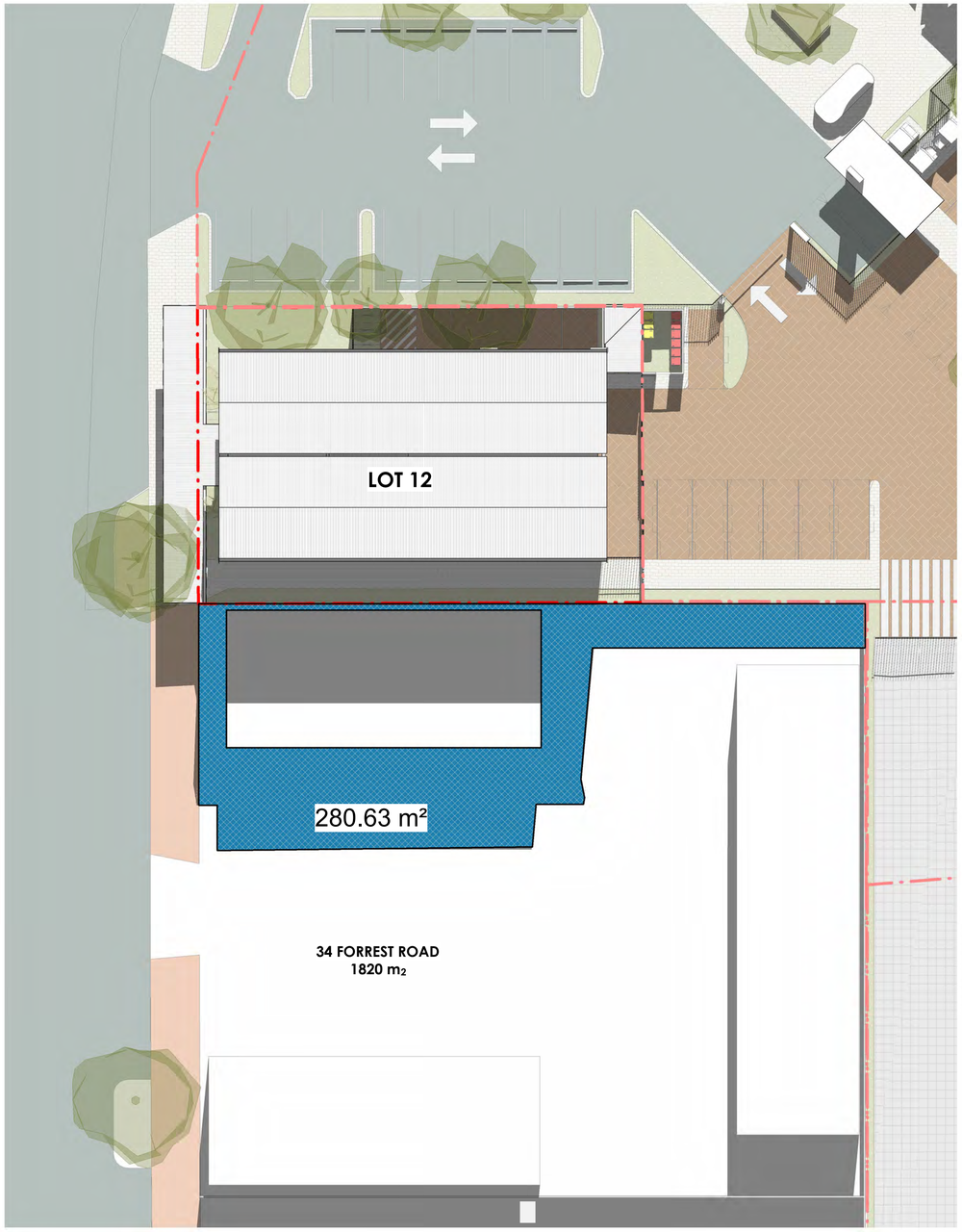
TITLE
LOT 12- MIXED USE DEVELOPMENT- CAPEL PLANS

0 1 2 5 10 20m
SCALE 1:100

24.034
DA182
A



1 LOT 12_ SUMMER SOLSTICE 12PM
SCALE: 1 : 200



2 LOT 12_ WINTER SOLSTICE 12PM
SCALE: 1 : 200

OVERSHADOWING

@ 12 NOON WINTER SOLSTICE

ADDRESS	OVERSHADOWING / SITE AREA	
NEIGHBOURING	m²	%
34 FORREST RD	281 / 1820 m²	15.4 %
41 ROE RD	52 / 1206 m²	4.3 %
43 ROE RD	90 / 1206 m²	7.5 %
45 ROE RD	76 / 1206 m²	6.3 %
47 ROE RD	82 / 1206 m²	6.8 %
PROPOSED		
LOT 34	17 / 247 m²	6.9 %
LOT 13	21 / 195 m²	10.8 %
LOT 14	10 / 195 m²	5.1 %

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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:22:59 AM

TITLE
OVER 55 - LOT 12 SHADOW DIAGRAM
0 2 6 10 20 40m
SCALE 1:200

24.034
DA156
A



1 Streetscape – West Elevation View
SCALE: 1 : 200



2 Streetscape – South Elevation View
SCALE: 1 : 200

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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:24:26 AM

TITLE
STREETSCAPE ELEVATIONS
0 2 6 10 20 40m
SCALE 1:200

24.034
DA300
A





CAPEL TAVERN



BENDIGO BANK



AUSTRALIA POST

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MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:25:24 AM

TITLE
LOT 12- STREETSCAPE

0 2 6 10 20 40m
SCALE 1:200

24.034
DA301
A



1 COMMUNITY FACILITY_NORTH-EAST
SCALE: 1 : 200



2 LOT 12-COMMERCIAL BUILDING
SCALE: 1 : 200

REFER INDIVIDUAL SECTION FOR BUILDING HEIGHTS & SPOT LEVELS

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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:26:16 AM

TITLE
SECTION AMENITIES (OVER 55 & LOT12)

0 2 6 10 20 40m
SCALE 1:200

24.034
DA243 **A**



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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
6/11/2025 11:26:18 AM

TITLE
PROPOSED - COMMERCIAL LOT 12 (RENDER)

24.034

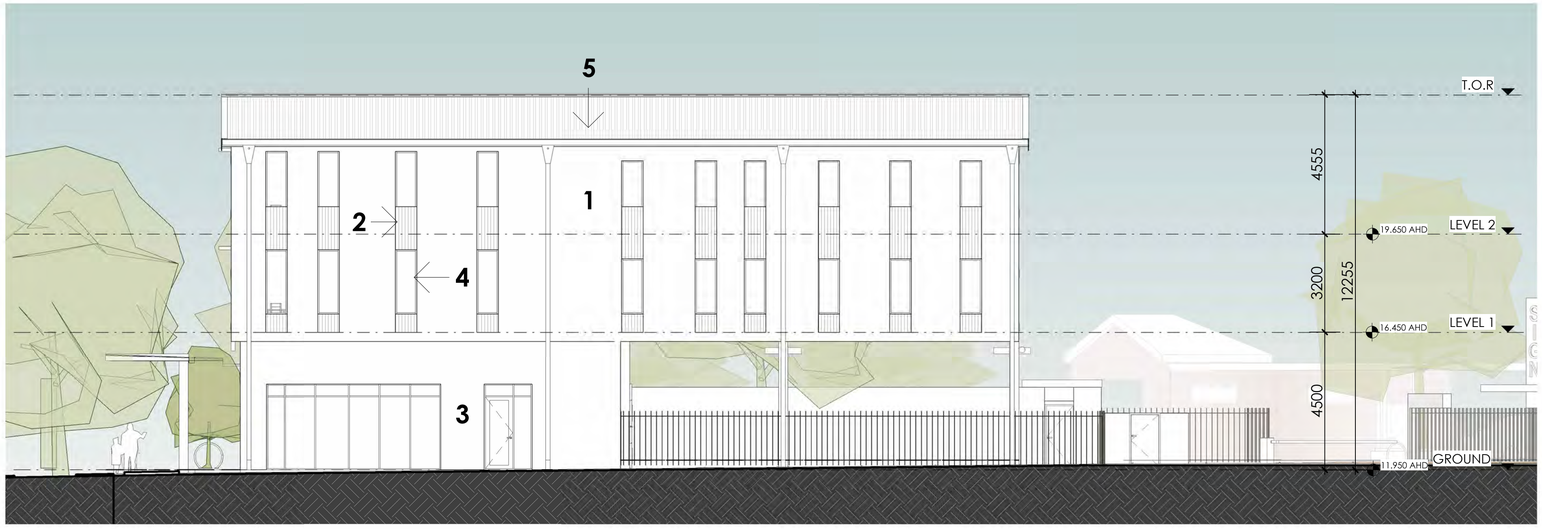
DA361

A

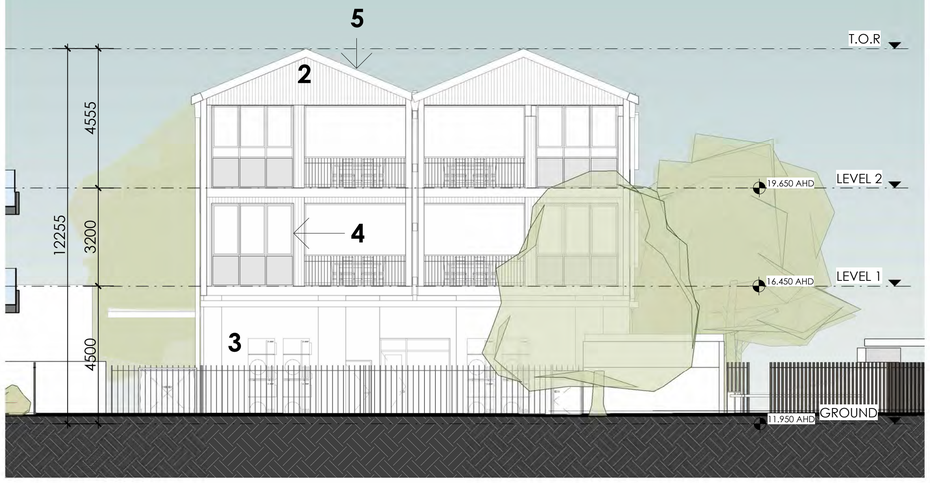


FORREST ROAD

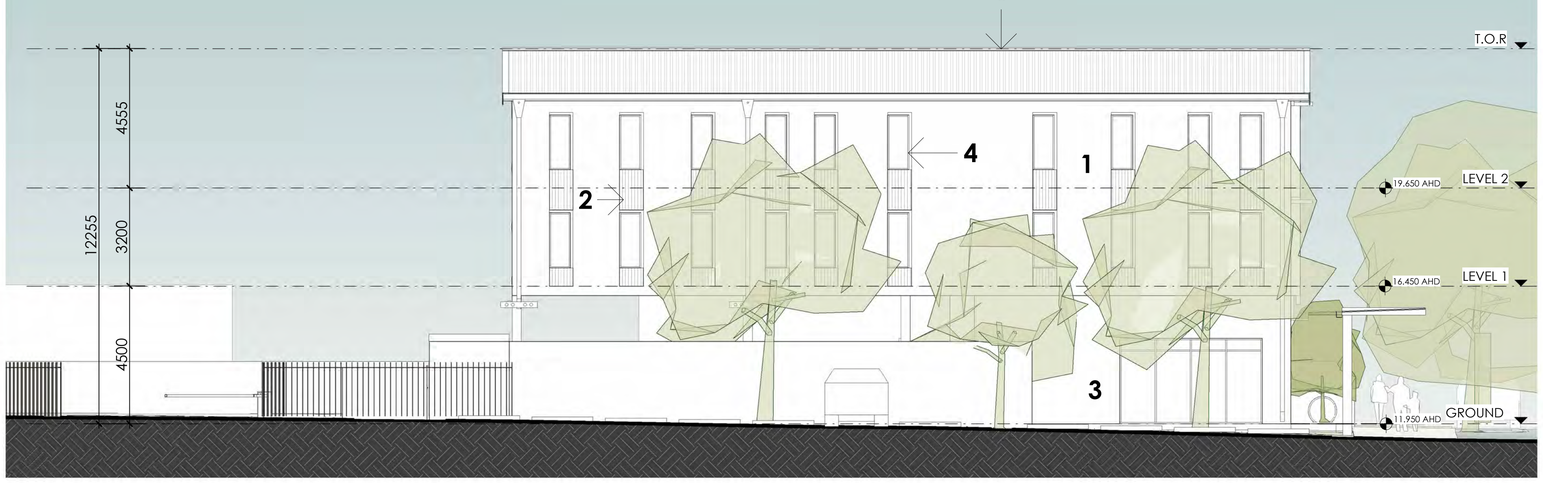
1 WEST ELEVATION
SCALE: 1 : 100



2 SOUTH ELEVATION
SCALE: 1 : 100

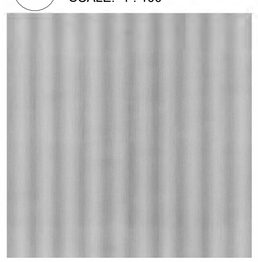


3 EAST ELEVATION
SCALE: 1 : 100



4 NORTH ELEVATION
SCALE: 1 : 100

1



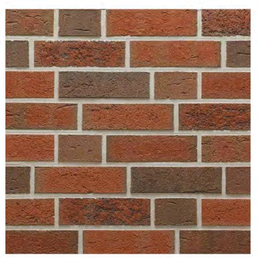
COLORBOND CUSTOM ORB CLADDING

2



FEATURE TIMBER CLADDING

3



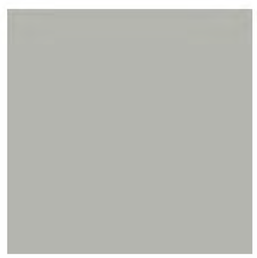
BRICK WALL

4



DARK WINDOW FRAMES & BALUSTRADE

5



COLORBOND ROOF SHALE GREY

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MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:28:38 AM

TITLE
ELEVATIONS- MIXED USE DEVELOPMENT (LOT12)

0 1 2 5 10 20m
SCALE 1:100

24.034

DA360 **A**



1 LONG SECTION
SCALE: 1 : 100



2 SHORT SECTION
SCALE: 1 : 100

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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
6/11/2025 11:29:33 AM

TITLE
SECTION- MIXED USE DEVELOPMENT (LOT 12)

0 1 2 5 10 20m
SCALE 1:100

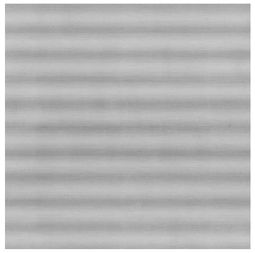
24.034

DA260 **A**

LOT 12 DESIGN INSPIRATIONS & MATERIALS



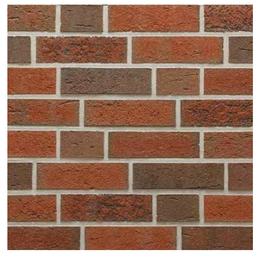
CAPEL TAVERN



COLORBOND CUSTOM ORB CLADDING



FEATURE TIMBER CLADDING



BRICK WALL



DARK WINDOW FRAMES



COLORBOND ROOF SHALE GREY









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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
6/11/2025 11:29:36 AM

TITLE
FINISHES SCHEDULE (LOT 12)

24.034

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