

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**
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DA003	A	LOCAL SITE CONTEXT
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DA005	A	EXISTING LAND ZONING & SITE DIMENSIONS (LOT 12, 28 & 165)
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DA007	A	TREE REMOVAL PLAN
DA008	A	TREE RETENTION & PROPOSED PLANTING PLAN
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DA010	A	EXISTING BUILDING TO BE REMOVED
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No.	**Rev**	**Name**
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DA143	A	OVER 55- LANDSCAPE PLAN
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DA145	A	OVER 55 MAIN AREA (B) & VISUAL PRIVACY
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DRAWING SCHEDULE		
No.	**Rev**	**Name**
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DA200	A	LONG SITE SECTION
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DA244	A	SECTION- CLUB HOUSE (OVER 55)
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DA260	A	SECTION- MIXED USE DEVELOPMENT (LOT 12)
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DA301	A	LOT 12- STREETSCAPE
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DA322	A	ELEVATIONS-PODS (SHORT STAY)
DA340	A	ELEVATIONS- CLUBHOUSE (OVER55)
DA341	A	ELEVATIONS- PODS (OVER55)
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DA360	A	ELEVATIONS- MIXED USE DEVELOPMENT (LOT12)
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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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DA423	A	UNIT TYPE 4A- OVER 55 MODULES -3BED x 2BATH
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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

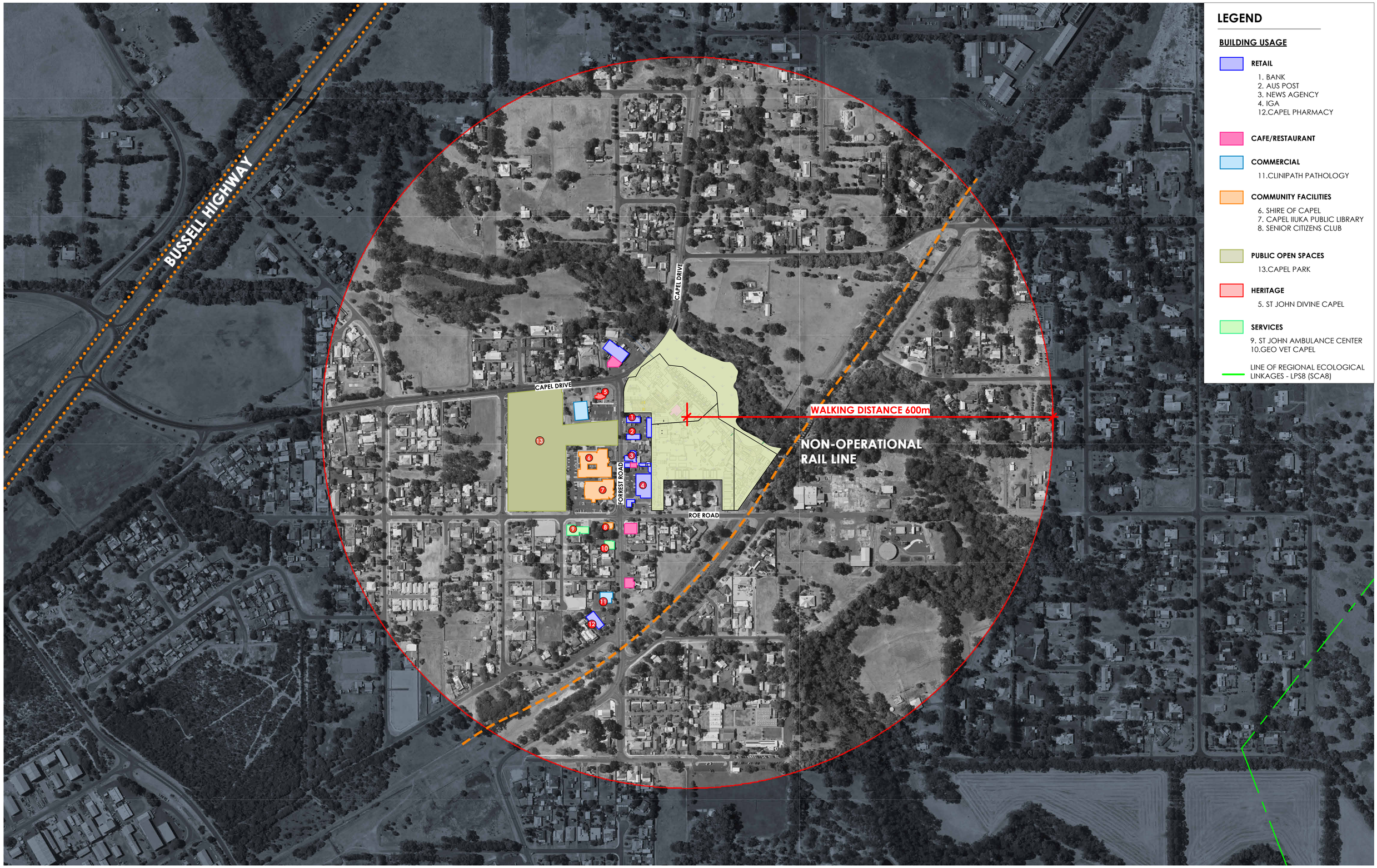
DATE
06/11/2025 12:12:46

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
06/11/2025 12:13:02

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

PUBLIC OPEN SPACES
13.CAPEL PARK

HERITAGE
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
06/11/2025 12:13:05

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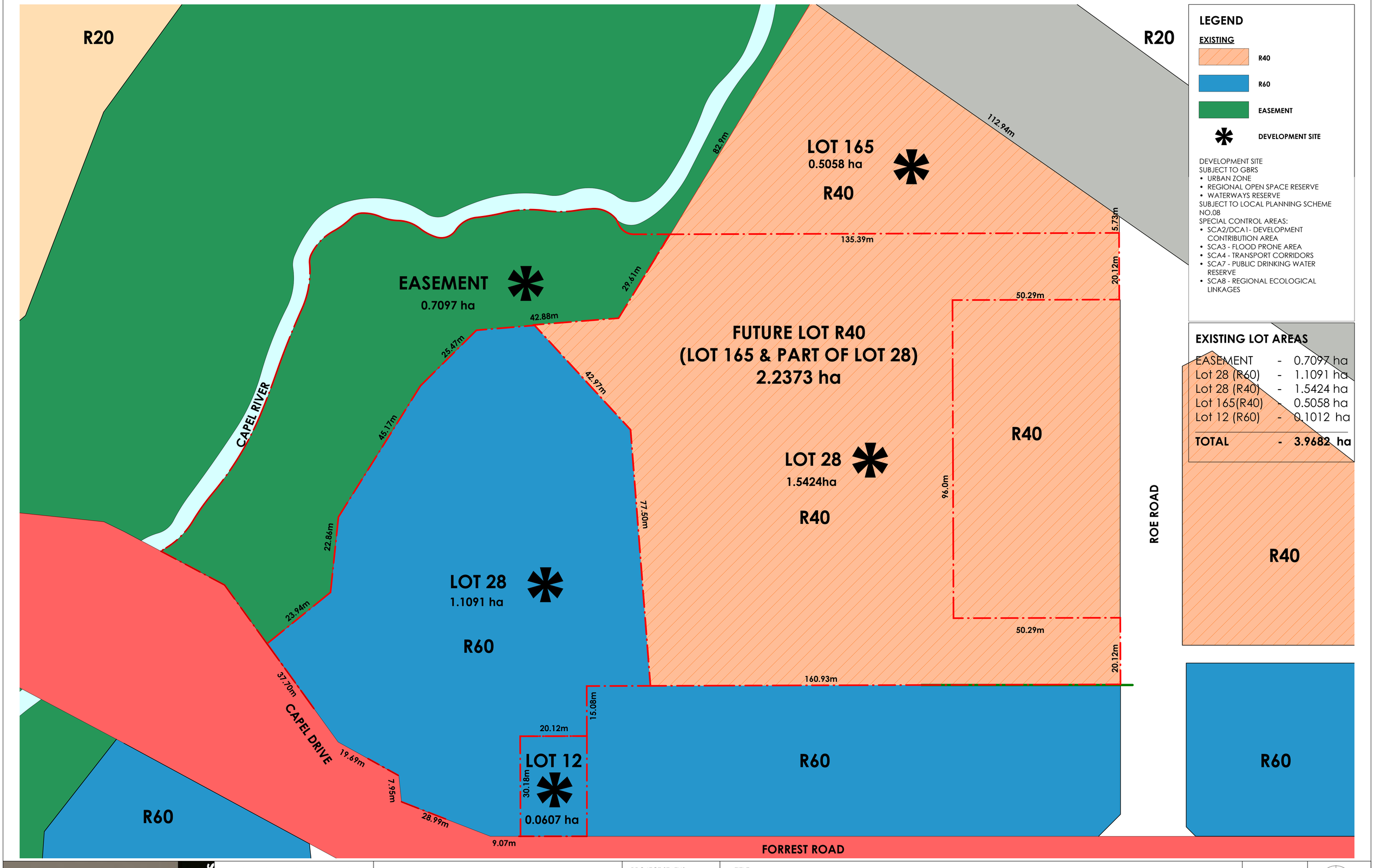
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:13:08

TITLE
AERIAL VIEW- EXISTING

0 5 10 20 50 100m
SCALE 1:500

24.034
DA004
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
06/11/2025 12:13:12

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

0 5 10 20 50 100m
SCALE 1:500

24.034
DA005
A

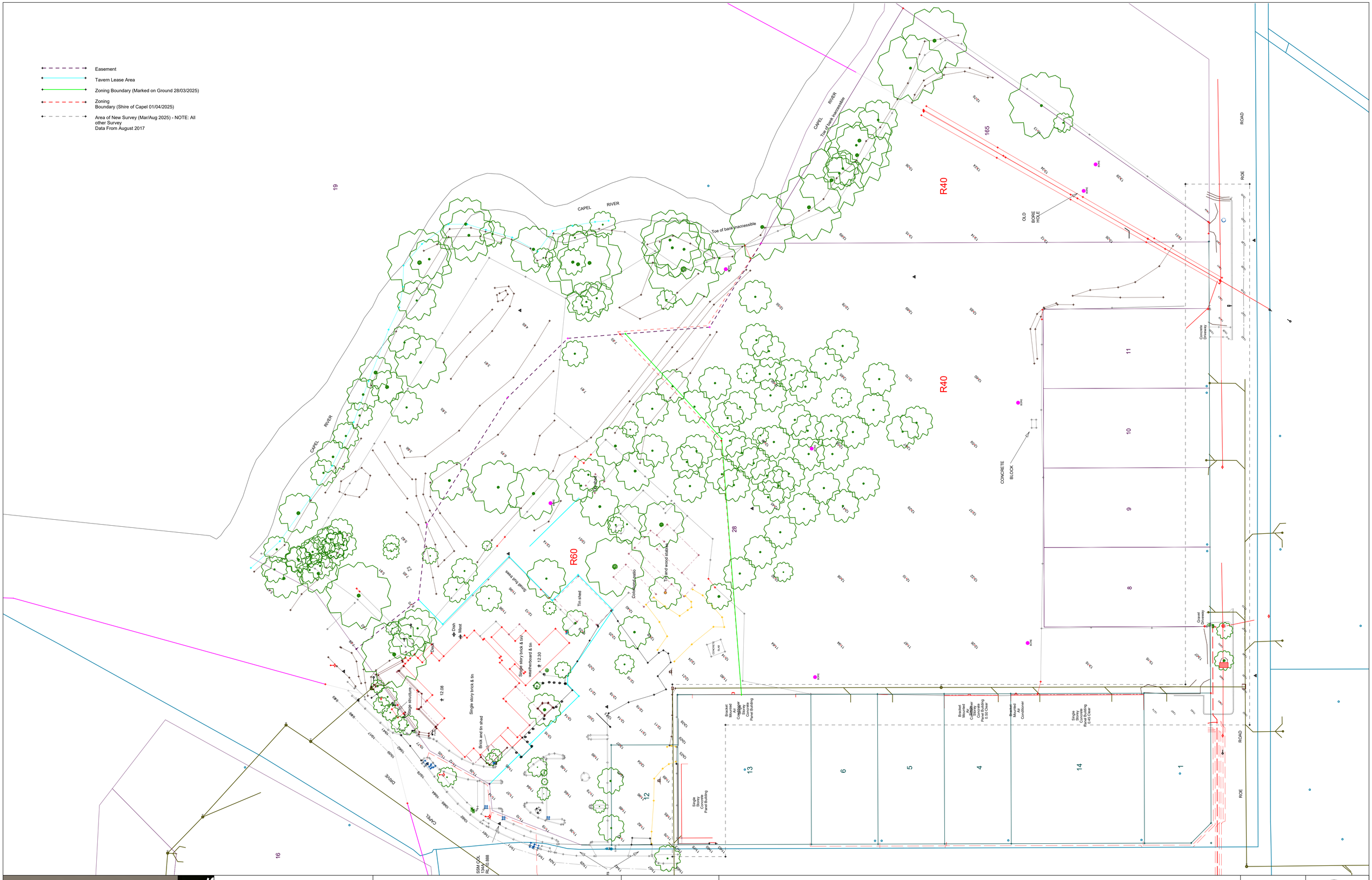
Easement

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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MIXED USE DEVELOPMENT - CAPEL

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

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
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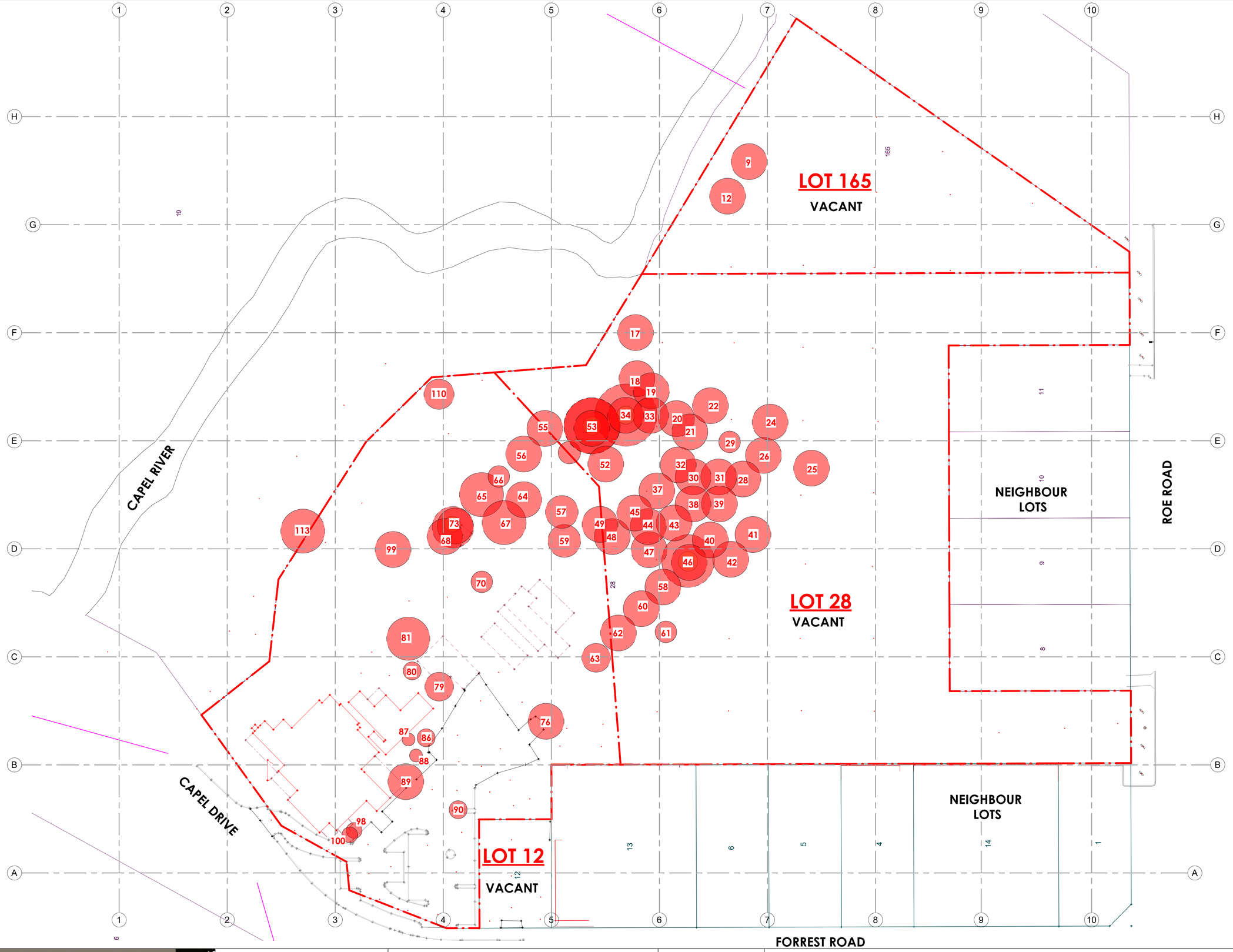
TITLE
SITE - SURVEY PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034

DA006

A



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
06/11/2025 12:13:21

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
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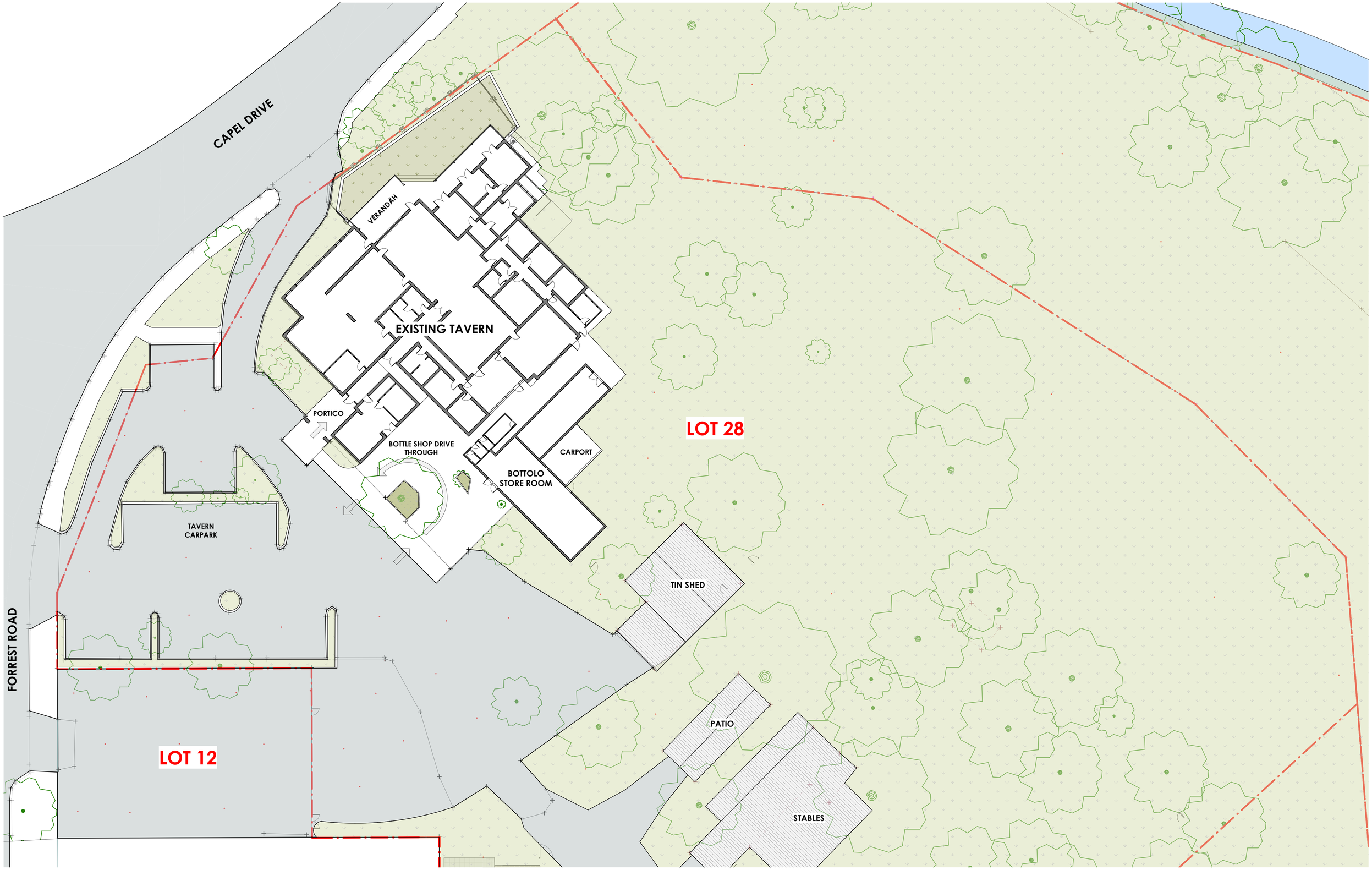
TITLE
TREE RETENTION & PROPOSED PLANTING PLAN

0 5 10 20 50 100m
SCALE 1:500

24.034

DA008

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
06/11/2025 12:13:36

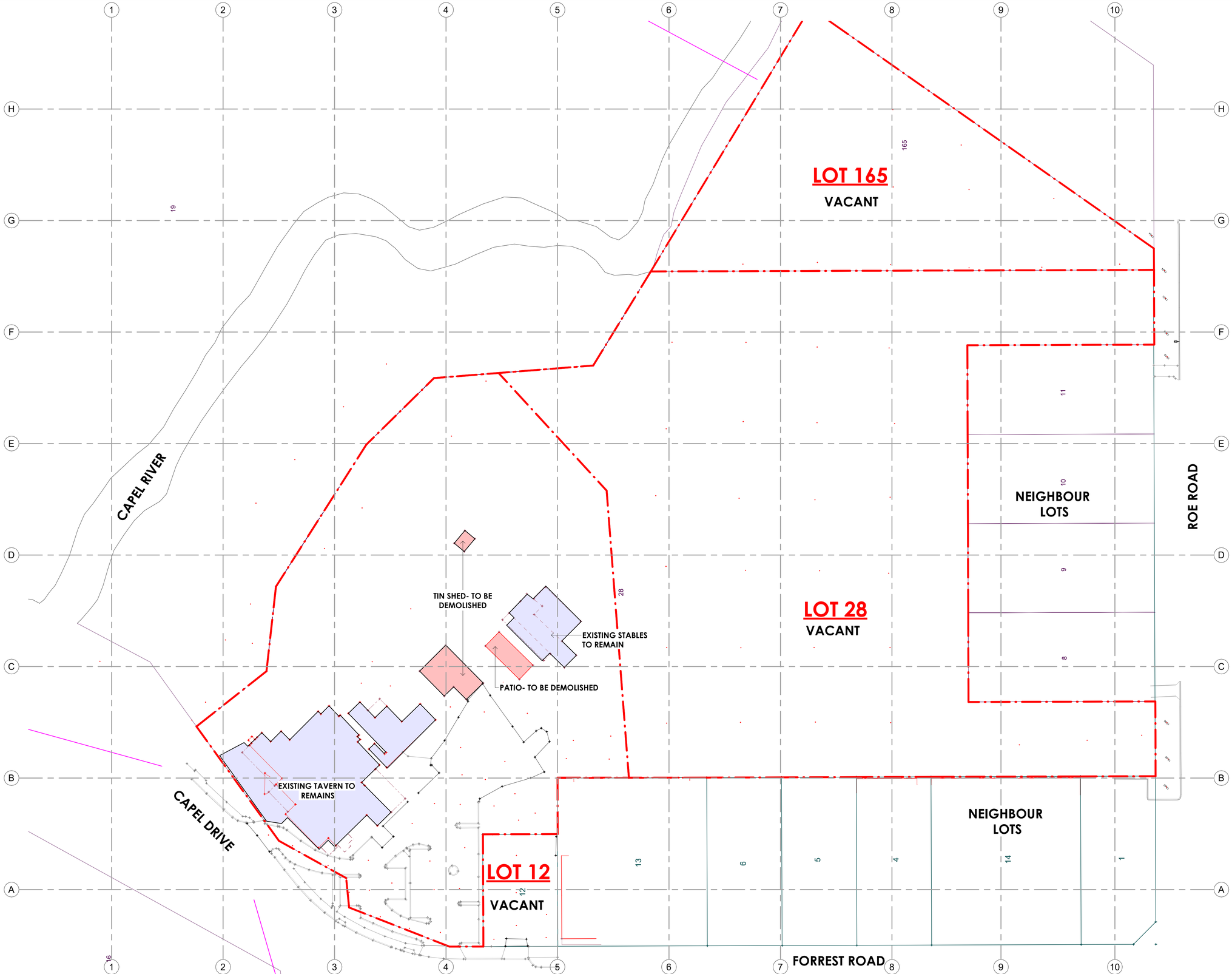
TITLE
EXISTING - GROUND FLOOR TAVERN & ASSOCIATED BUILDINGS

0 2 6 10 20 40m
SCALE 1:200

24.034

DA009

A



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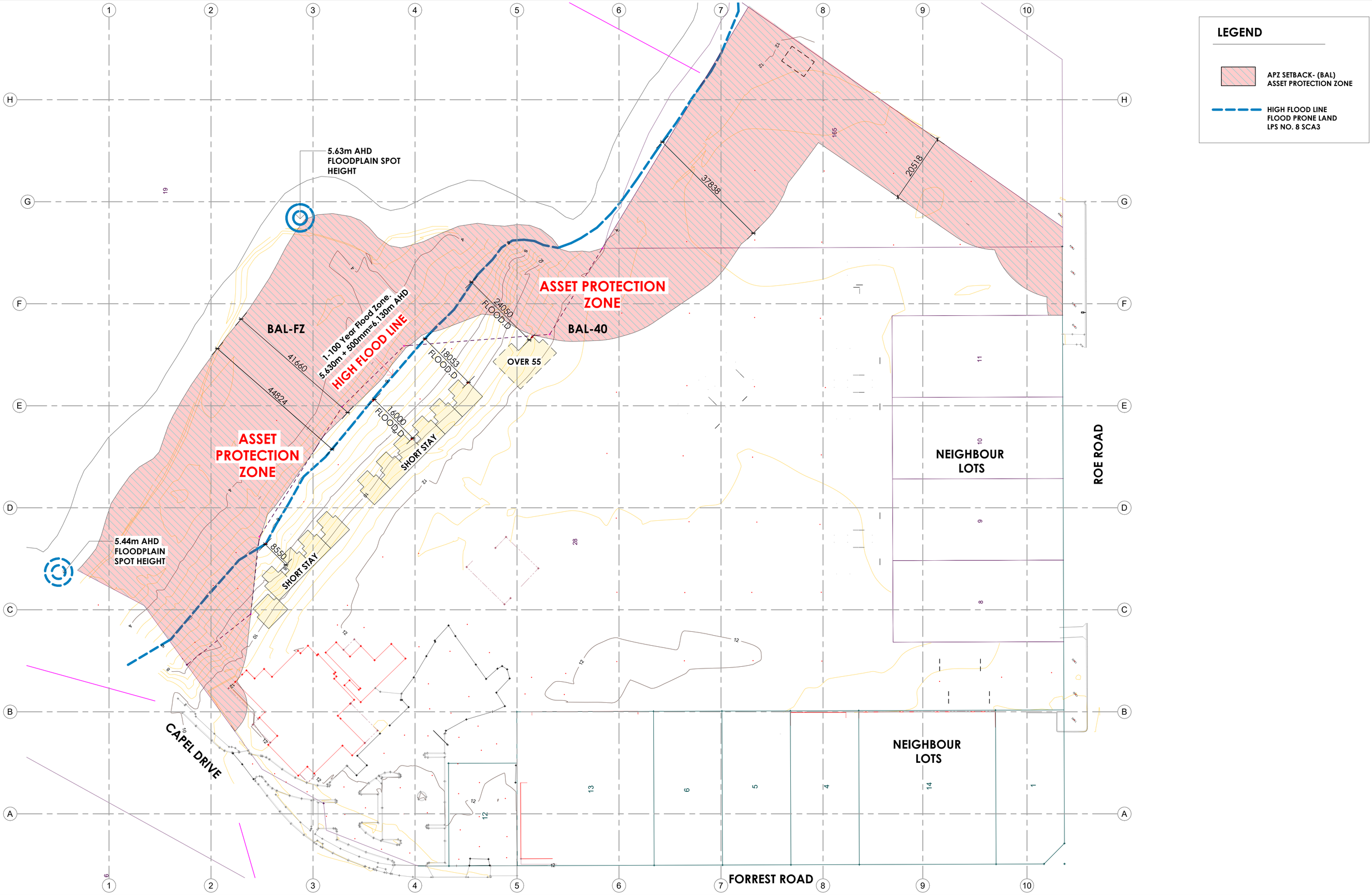
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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:13:40

TITLE
EXISTING BUILDING TO BE REMOVED

0 5 10 20 50 100m
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

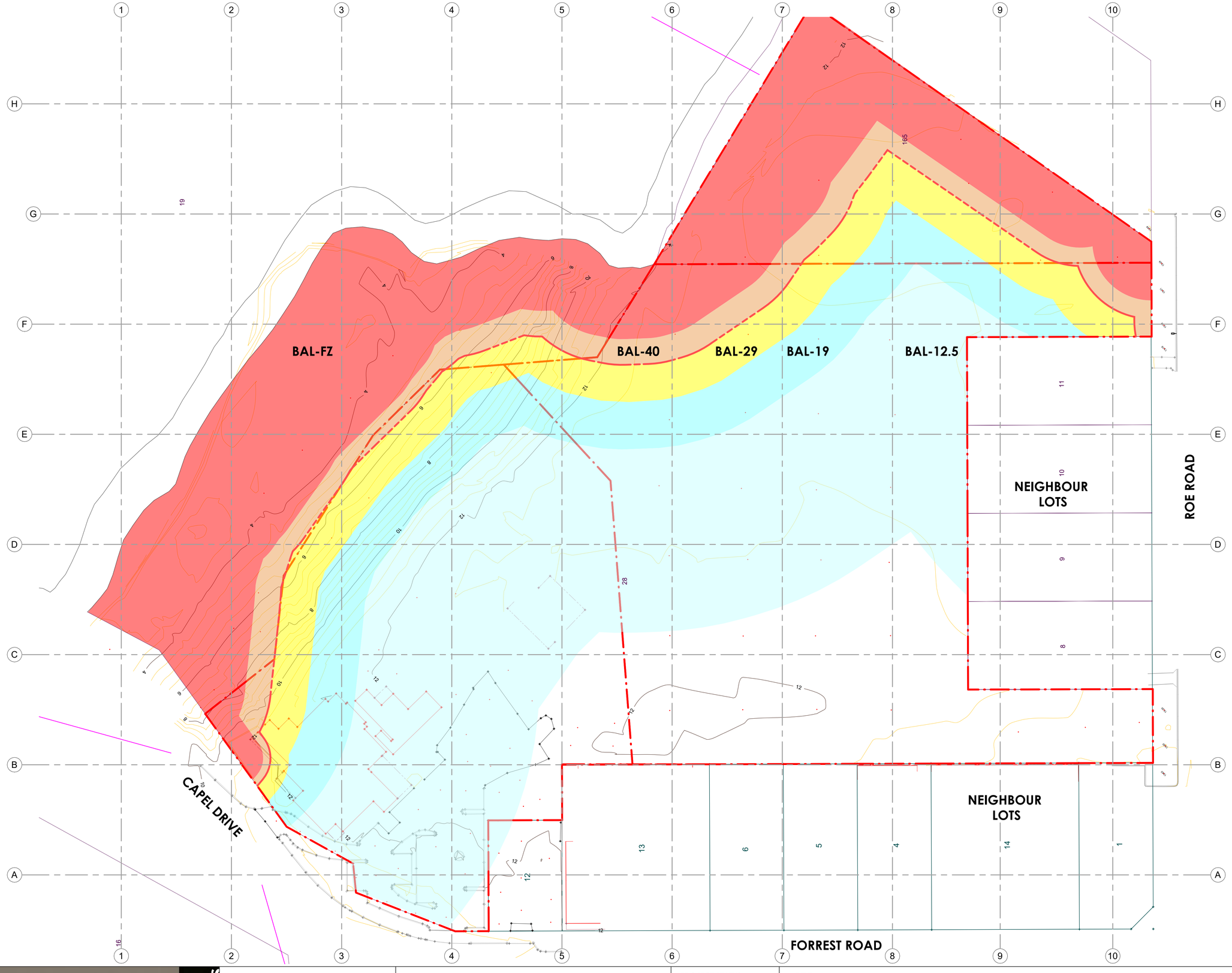
DATE
06/11/2025 12:13:43

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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PROJECT STATUS
DEVELOPMENT APPROVAL

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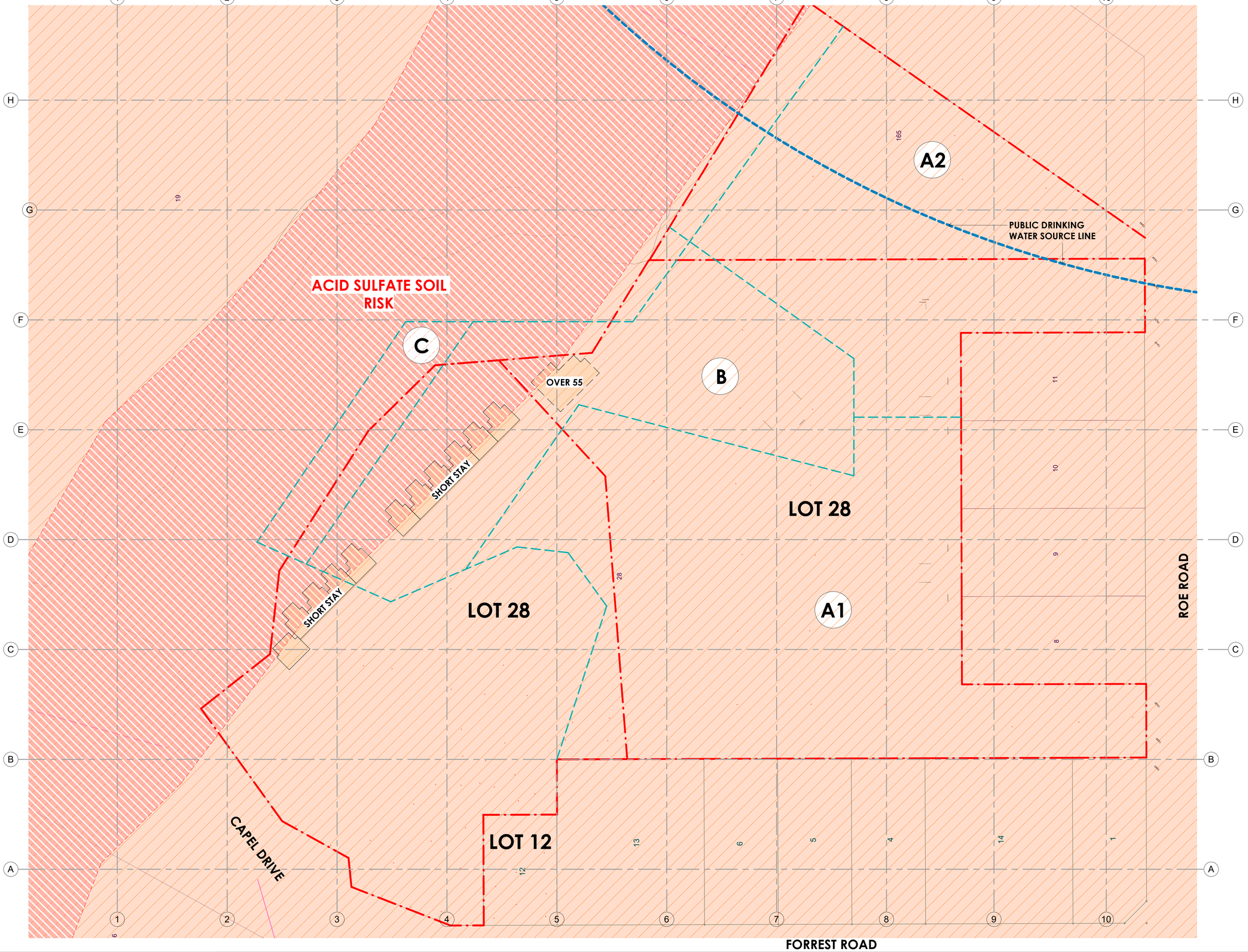
TITLE
BAL CONTOURS

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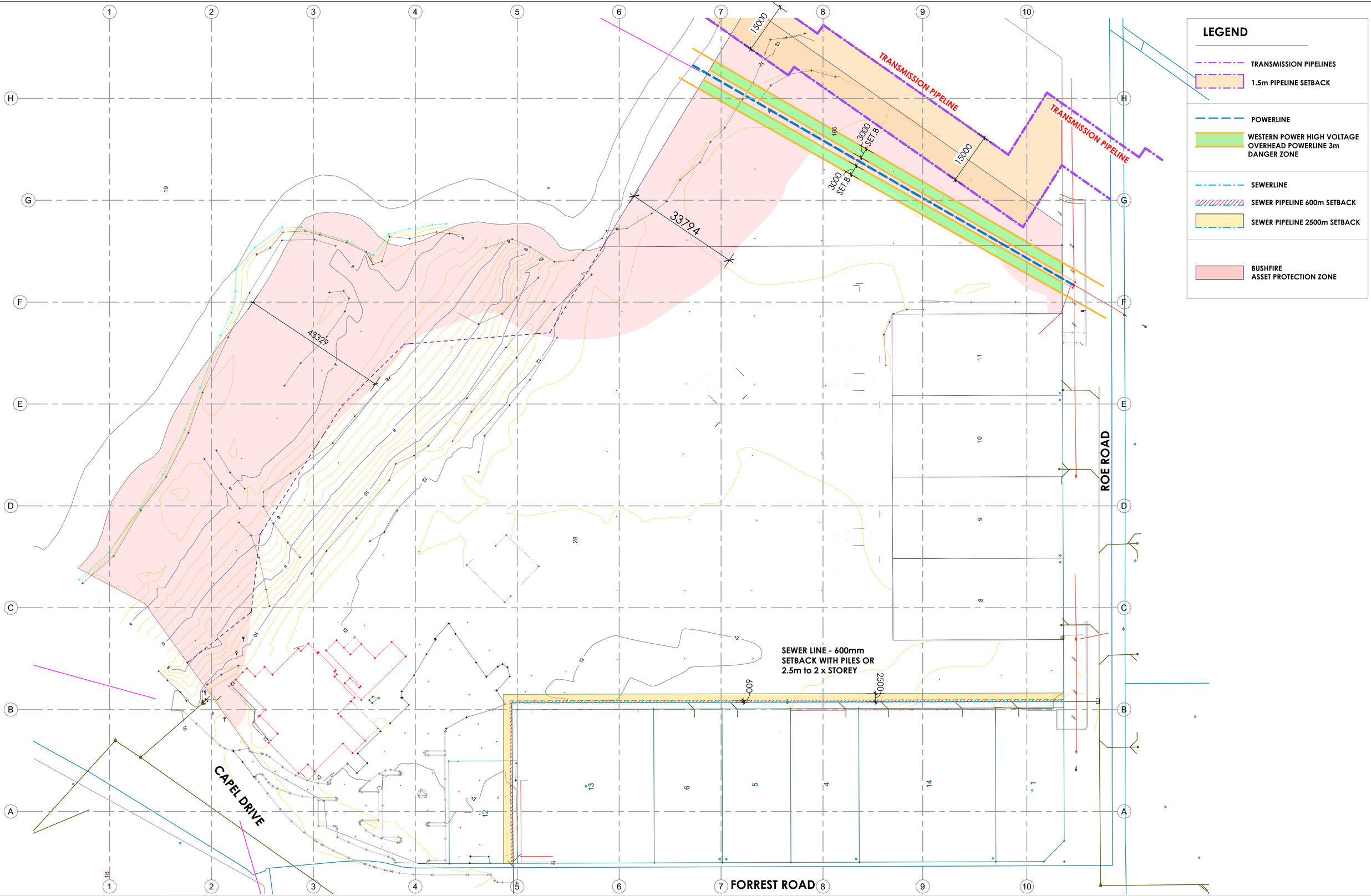
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:13:50

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
06/11/2025 12:13:53

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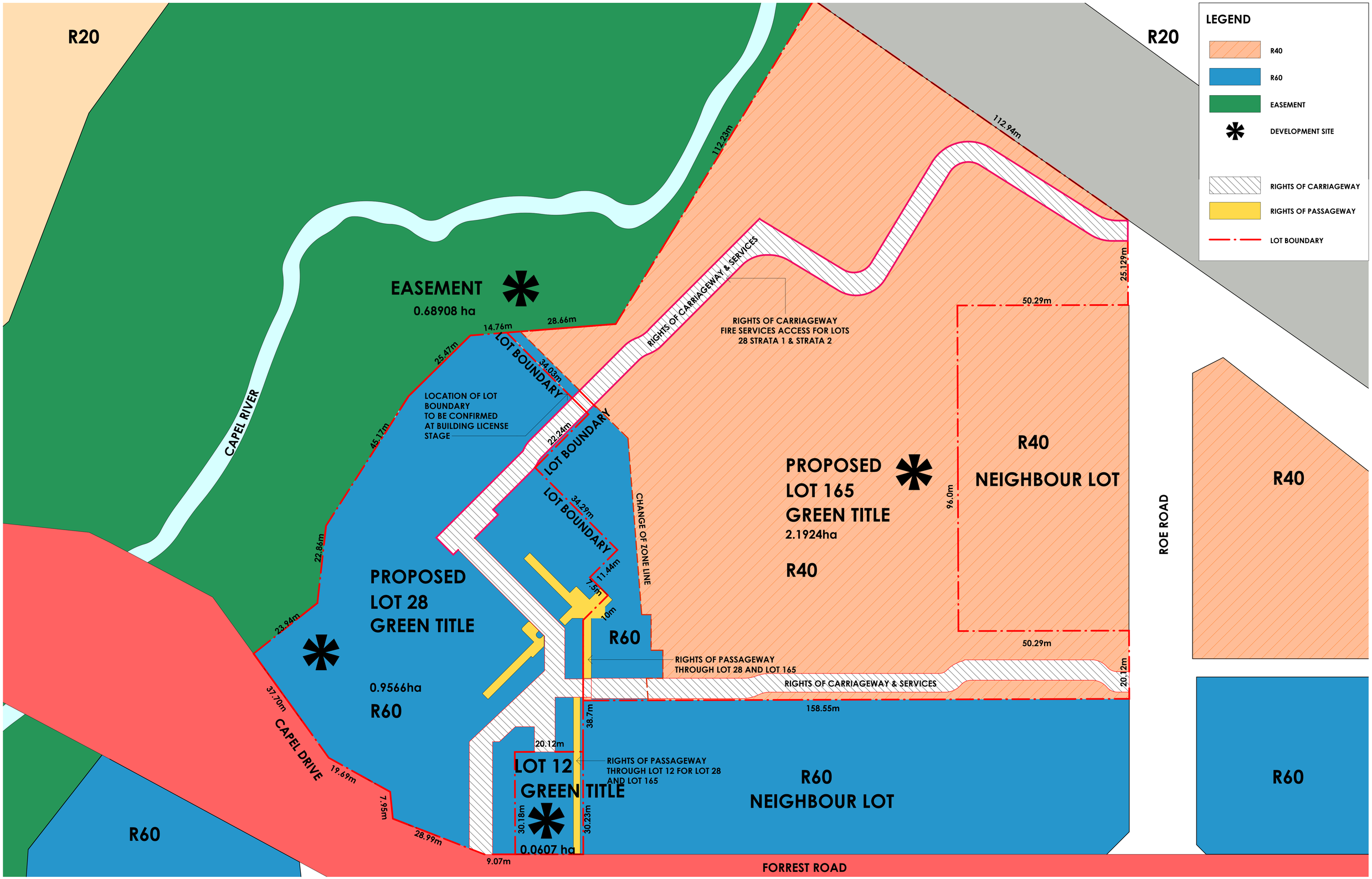
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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:15:10

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

24.034
DA100 **A**



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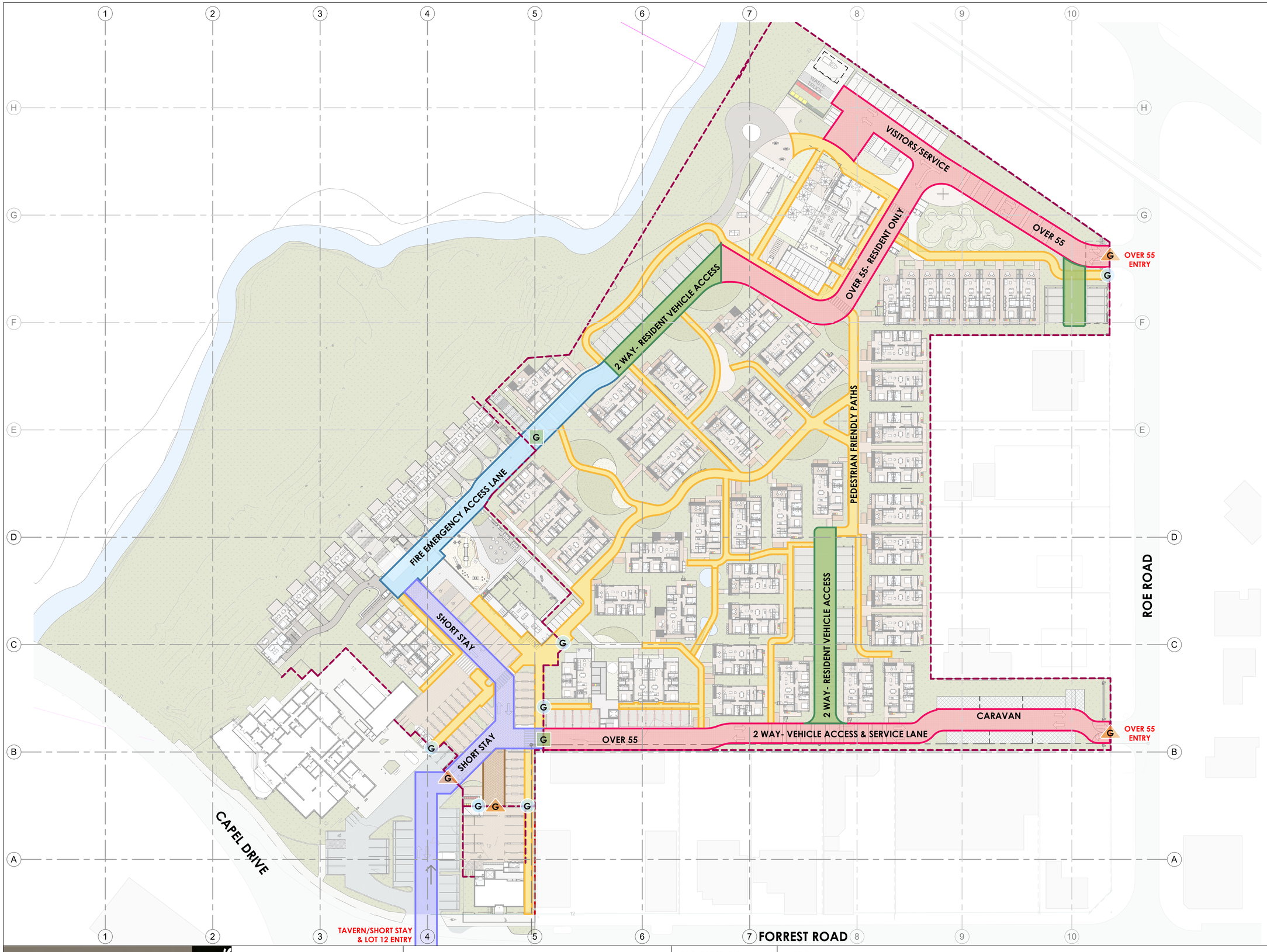
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:15:17

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

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:16:17

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

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:17:04

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

0 5 10 20 50 100m
SCALE 1:500

24.034

DA103 | **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
06/11/2025 12:17:20

TITLE
OVER 55 - DESIGN STRATEGIES
SCALE 1:400

24.034
DA140
A



LEGEND

OVER 55 UNIT TYPES

TYPE 2C & 2D OVER 55 (1BED x 1BATH)

TOTAL UNIT :08 UNITS

TYPE 3A & 3B OVER 55 (2 BED x 2BATH)

TOTAL UNIT :19 UNITS

TYPE 3C & 3D OVER 55 (2 BED x 2BATH)

TOTAL UNIT :11 UNITS

TYPE 4A &4B OVER 55 (3BED x 2BATH)

TOTAL UNIT :04 UNITS

2/3 STOREY BUILDING

GROUND FLOOR:	APT UNIT 1,2,3	(2 BED x 2 BATH)
FIRST FLOOR:	APT UNIT 4,5,6,7	(2 BED x 2 BATH)
SECOND FLOOR:	APT UNIT 8	(2 BED x 2 BATH)
	APT UNIT 9	(3 BED x 3 BATH)

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

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
06/11/2025 12:18:26

TITLE
OVER 55 - UNIT TYPE NUMBERS
SCALE 1:400

24.034

DA141 **A**



LEGEND

PARKING SCHEDULE

OVER 55'S

RES. PARKING	PROVIDED
CARPARK A	08 BAYS (LOT 45-52)
CARPARK B	18 BAYS (LOT 13-30)
CARPARK C	16 BAYS (LOT 12,31-44)
CARPARK D	14 BAYS (LOT 1-11)
MOTOR BIKE/SCOOTER	08 BAYS

CARPARK TR	PROVIDED
TRAILER	02 BAYS
CARAVAN	06 BAYS

CARPARK V	PROVIDED
WASTE TRUCK	01 BAY
VISITOR'S BAY (INC. ACCESSIBLE)	15 BAYS (02 BAY)
SERVICE BAY	01 BAY
BICYCLE	20 BAYS
RES. BICYCLE	52 BAYS (SPACE IN EACH STORE)
BUGGY (STORAGE)	16 BAYS
BUGGY (TEMP PARKING)	14 BAYS
(EACH UNIT HAS BUGGY PARKING PROVISION)	45 BAYS

ROAD HIERARCHY & PATHWAYS

- 2 WAY ROAD SYSTEM
- 2 WAY ROAD SYSTEM
- TRAFFICABLE 1.5m & 2.5m SHARED PATHWAYS
- 1.2m PRIVATE PATHWAYS
- BUGGY PARKING
- RESIDENT PARKING

CONTROLLED ACCESS

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

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ADDRESS
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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:19:19

TITLE
OVER 55 -PARKING, VEHICLE & PEDESTRIAN MOVEMENTS
SCALE 1:400

24.034
DA142 **A**



LEGEND

- EXISTING TREE TO BE RETAINED
- NEW TREE
- A — OUTDOOR PUTTING AREA
- B — COMMUNAL OPEN SPACE
- C — COMMUNITY GROWING GARDEN
- D — WOODLAND WALK
- E — PONDS & BRIDGE

REFER PLAN E FOR LANDSCAPE DETAIL DRAWINGS

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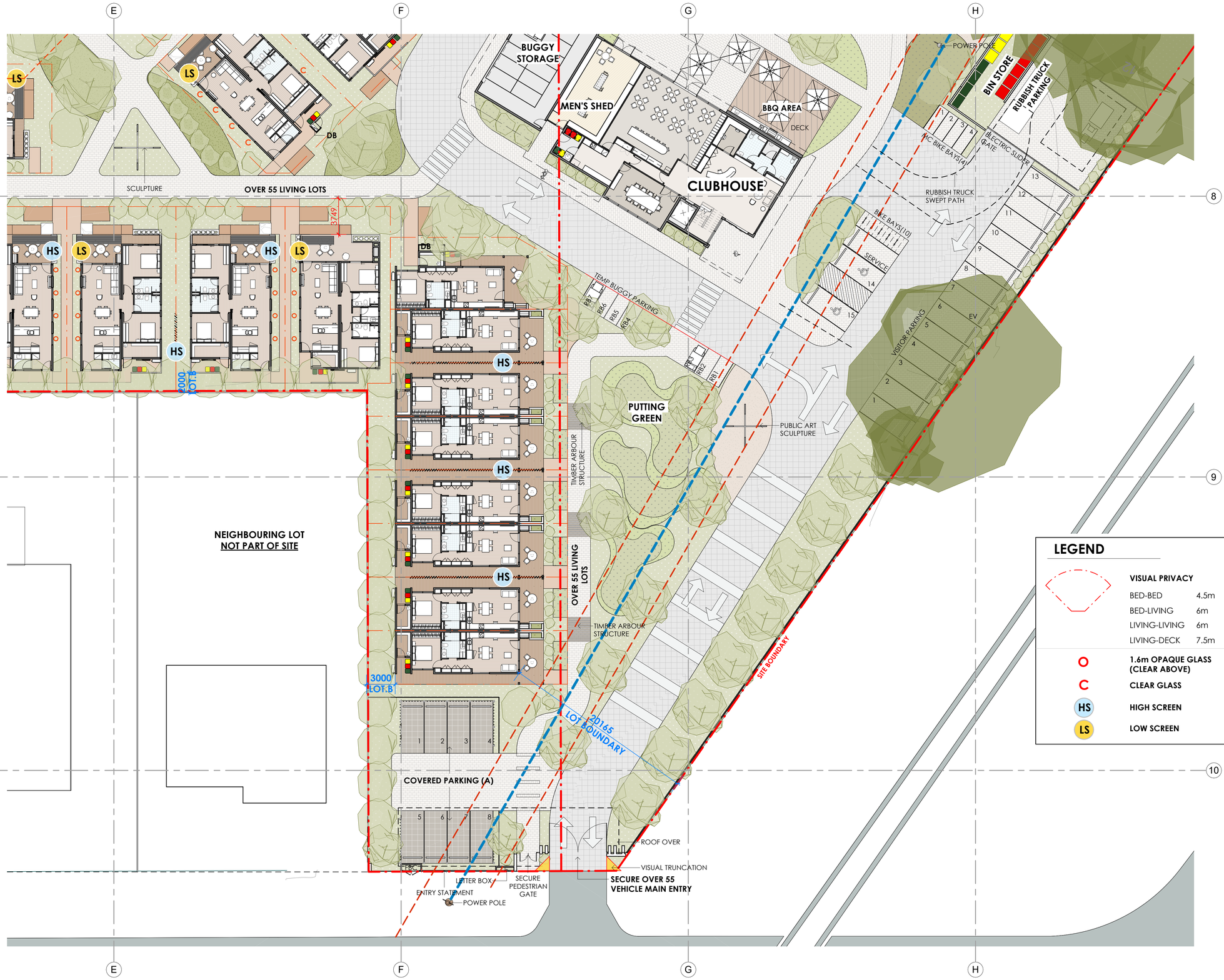
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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:20:24

TITLE
OVER 55- LANDSCAPE PLAN
SCALE 1:400

24.034
DA143
A



LEGEND

VISUAL PRIVACY

BED-BED	4.5m
BED-LIVING	6m
LIVING-LIVING	6m
LIVING-DECK	7.5m

- O — 1.6m OPAQUE GLASS (CLEAR ABOVE)
- C — CLEAR GLASS
- HS — HIGH SCREEN
- LS — LOW SCREEN



OVER 55 ENTRY FRONTAGE



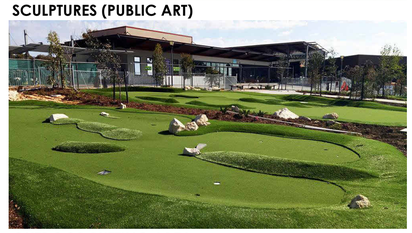
PAVING & ROADS TEXTURE



PERMEABLE PAVING



SCULPTURES (PUBLIC ART)



OUTDOOR PUTTING AREA

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PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
06/11/2025 12:20:42

TITLE
OVER 55 MAIN AREA (A) & VISUAL PRIVACY

0 2 6 10 20 40m
SCALE 1:200

24.034

DA144 **A**



LEGEND

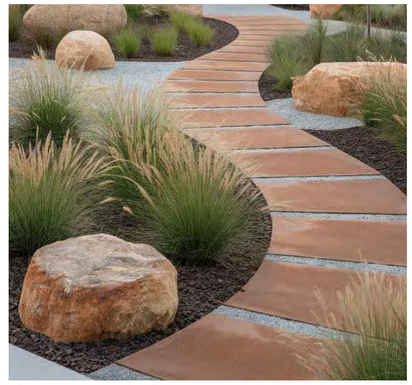
VISUAL PRIVACY

BED-BED	4.5m
BED-LIVING	6m
LIVING-LIVING	6m
LIVING-DECK	7.5m

- O — 1.6m OPAQUE GLASS (CLEAR ABOVE)
- C — CLEAR GLASS
- HS — HIGH SCREEN
- LS — LOW SCREEN



VEGGIE GARDEN



GARDEN PATHWAYS



FRUIT TREE (COMMUNITY GARDEN)



VEGGIE GARDEN BEDS

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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
06/11/2025 12:21:14

TITLE
OVER 55 MAIN AREA (B) & VISUAL PRIVACY

0 2 6 10 20 40m
SCALE 1:200

24.034

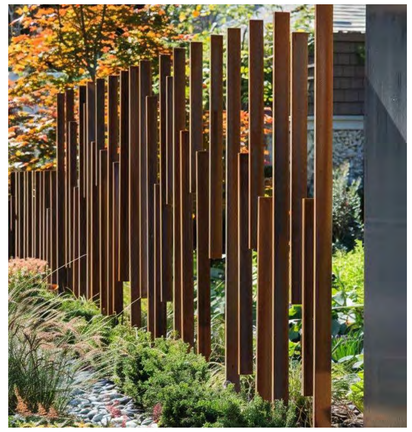
DA145 **A**

LEGEND

VISUAL PRIVACY

BED-BED	4.5m
BED-LIVING	6m
LIVING-LIVING	6m
LIVING-DECK	7.5m

- O — 1.6m OPAQUE GLASS (CLEAR ABOVE)
- C — CLEAR GLASS
- HS — HIGH SCREEN
- LS — LOW SCREEN



PRIVACY FEATURE SCREEN TYPE 1



PRIVACY FEATURE SCREEN TYPE 2



GARDEN PATHS



RAIN GARDEN SWALES

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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
06/11/2025 12:21:52

TITLE
OVER 55 MAIN AREA (C) & VISUAL PRIVACY

0 2 6 10 20 40m
SCALE 1:200

24.034

DA146 **A**

RESIDENT ACCESS

COVERED PARKING (B)

SCULPTURE

OVER 55 LIVING LOTS

4980
LOT BDR

CARAVAN PARKING (6)

NEW ROAD

TRAILER PARKING

SECURE ACCESS

VISUAL TRUNCATION

OVER 55s CROSS OVER

NEIGHBOURING LOT
NOT PART OF SITE

LEGEND

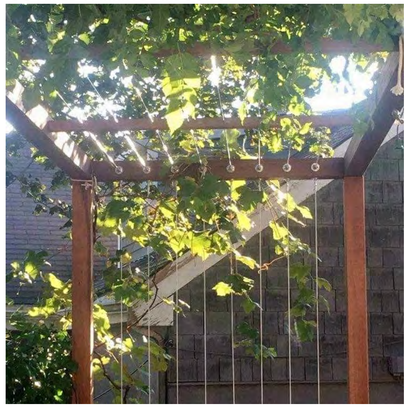
	VISUAL PRIVACY	
	BED-BED	4.5m
	BED-LIVING	6m
	LIVING-LIVING	6m
	LIVING-DECK	7.5m
O	1.6m OPAQUE GLASS (CLEAR ABOVE)	
C	CLEAR GLASS	
HS	HIGH SCREEN	
LS	LOW SCREEN	



SECONDARY ENTRY STATEMENT



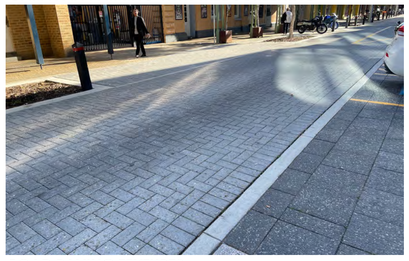
COVERED PARKING ARBOUR STYLE



SIDE TREATMENT TO COVERED PARKING



CARAVAN PARKING WITH TREE SCREENING



ROAD PAVING TEXTURES

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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
06/11/2025 12:22:06

TITLE
OVER 55 MAIN AREA (D) & VISUAL PRIVACY

0 2 6 10 20 40m
SCALE 1:200

24.034

DA147 **A**





GARDEN PATHWAYS



OUTDOOR FITNESS AREA



SCULPTURE



PERGOLA WALKWAY

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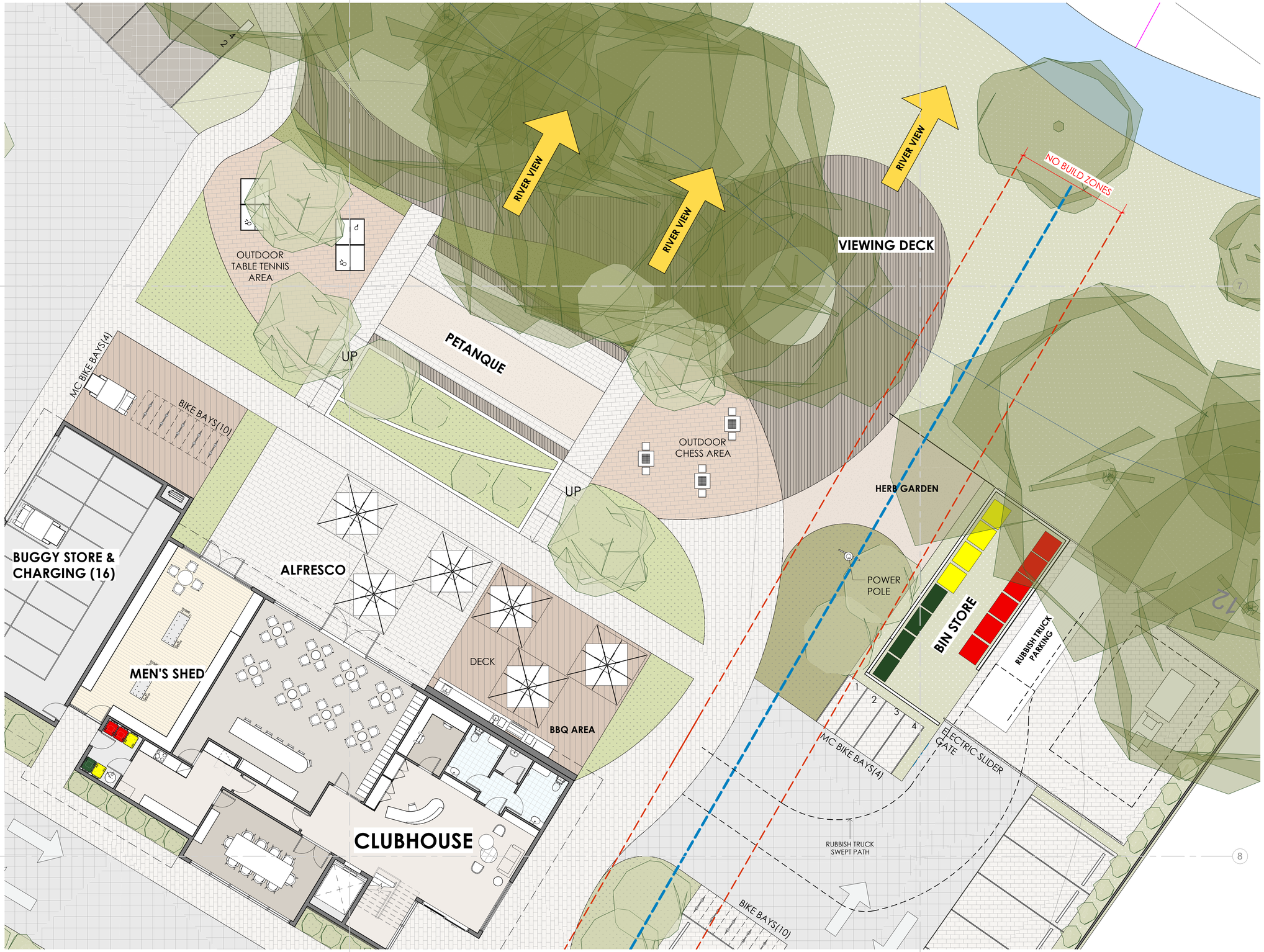
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:22:21

TITLE
PROPOSED - OVER 55'S - VILLAGE PARK

0 1 2 5 10 20m
SCALE 1:100

24.034
DA148
A





PETANQUE AREA



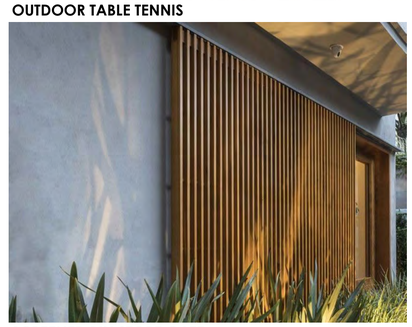
VIEWING DECK



OUTDOOR CHESS



OUTDOOR TABLE TENNIS



SCREENED BIN STORE GATE

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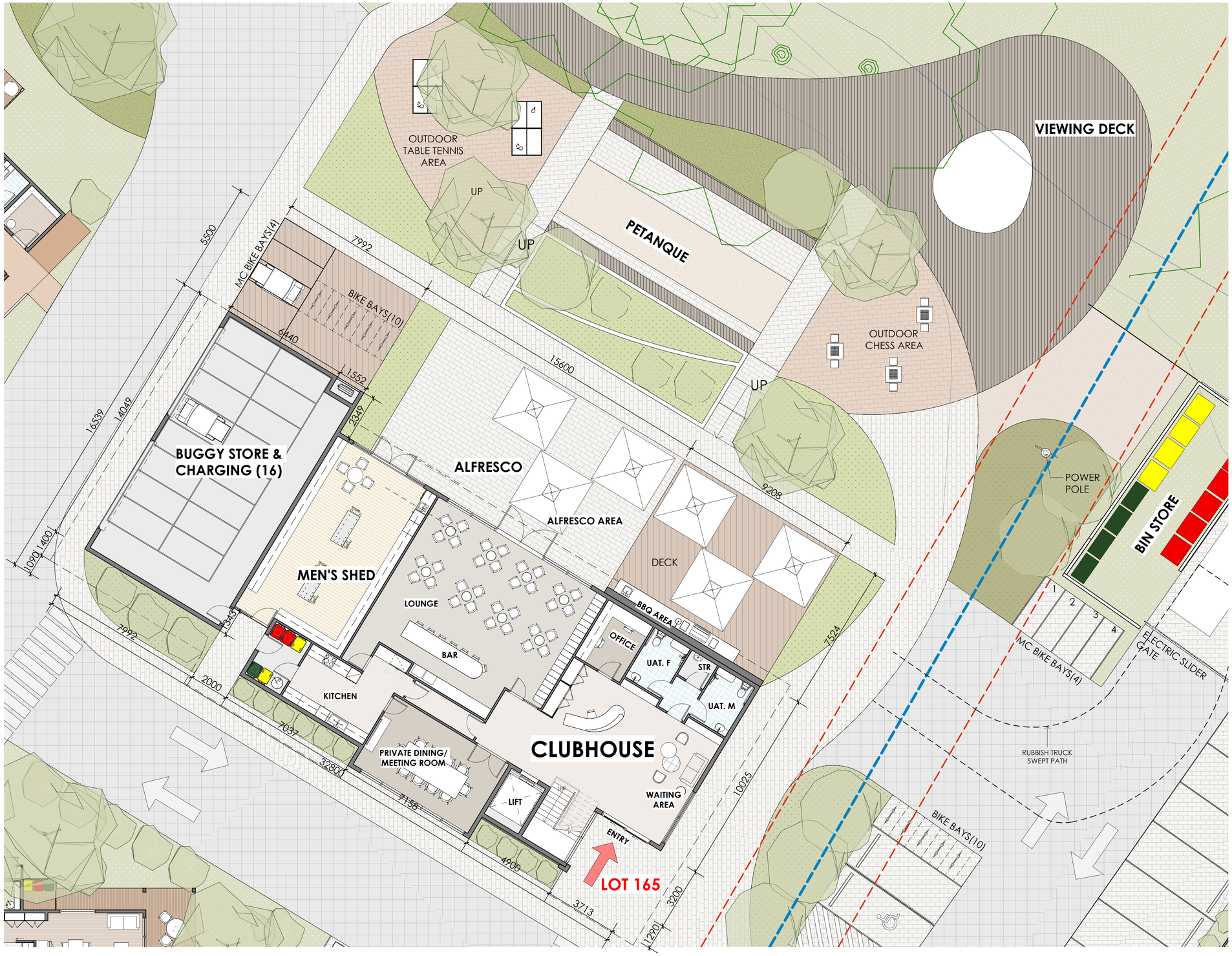
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:22:36

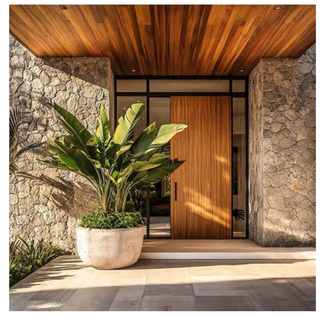
TITLE
PROPOSED - COMMUNAL OPEN SPACE (ALFRESCO)

0 1 2 5 10 20m
SCALE 1:100

24.034
DA149
A



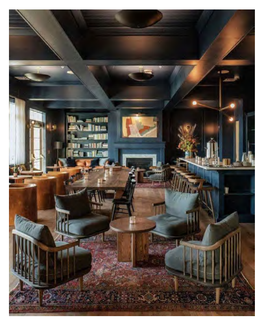












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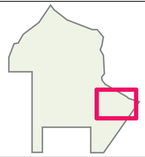
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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:22:49

TITLE
PROPOSED - OVER 55'S CLUBHOUSE (GROUND FLOOR)

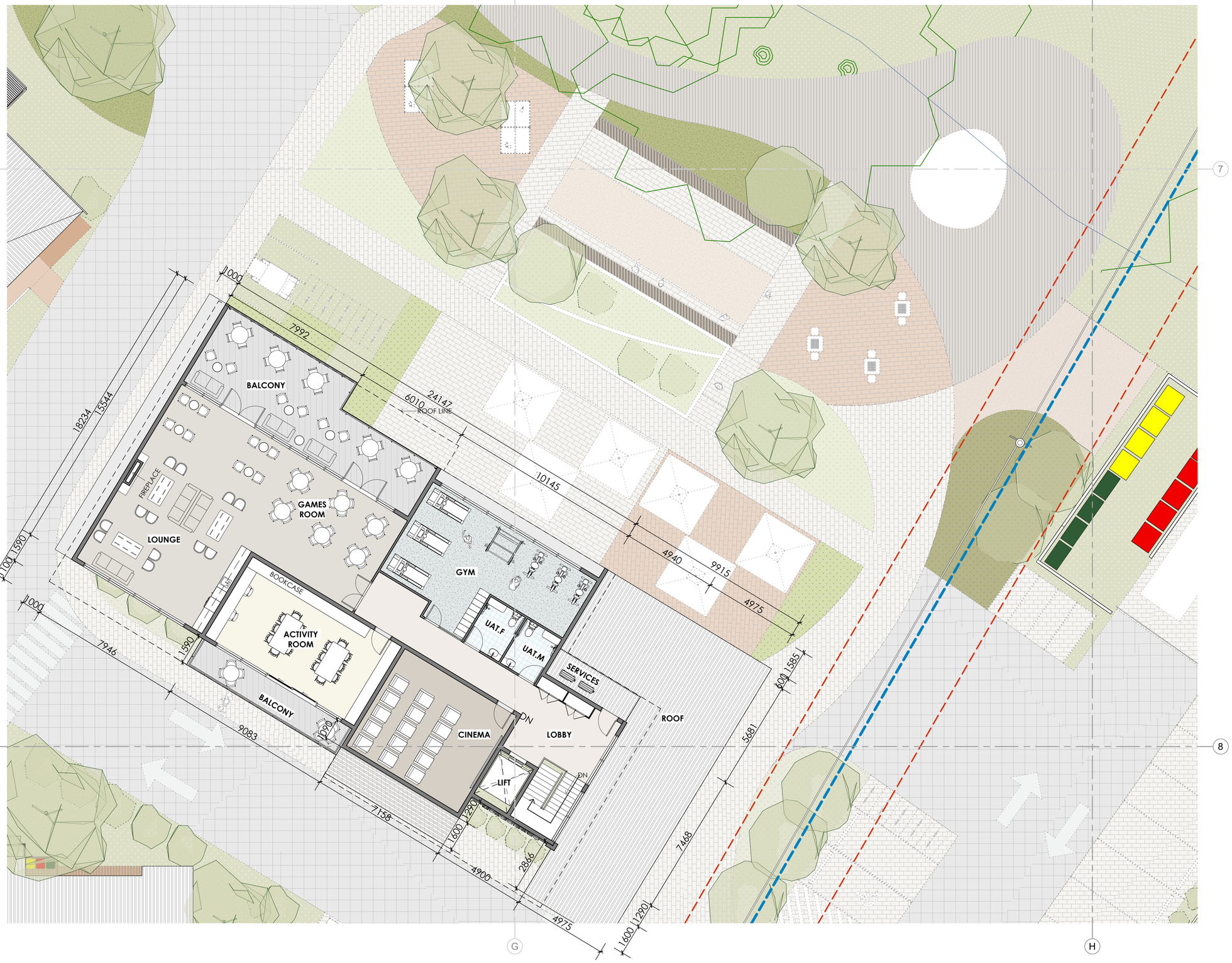
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SCALE 1:100



24.034

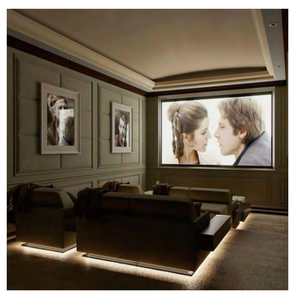
DA150

A













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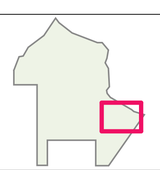
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PROJECT NAME
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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:23:04

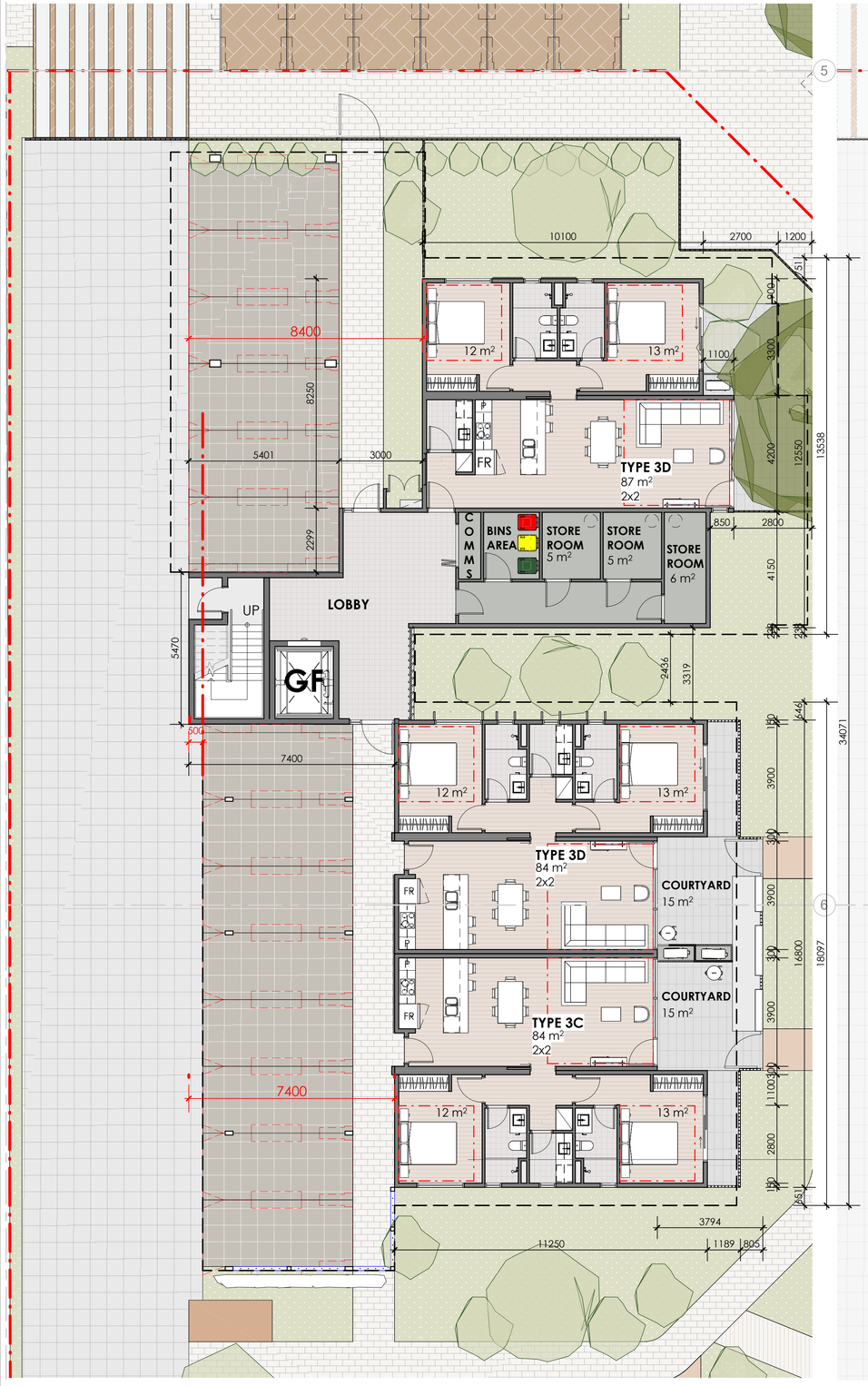
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PROPOSED - OVER 55'S CLUBHOUSE FIRST FLOOR)

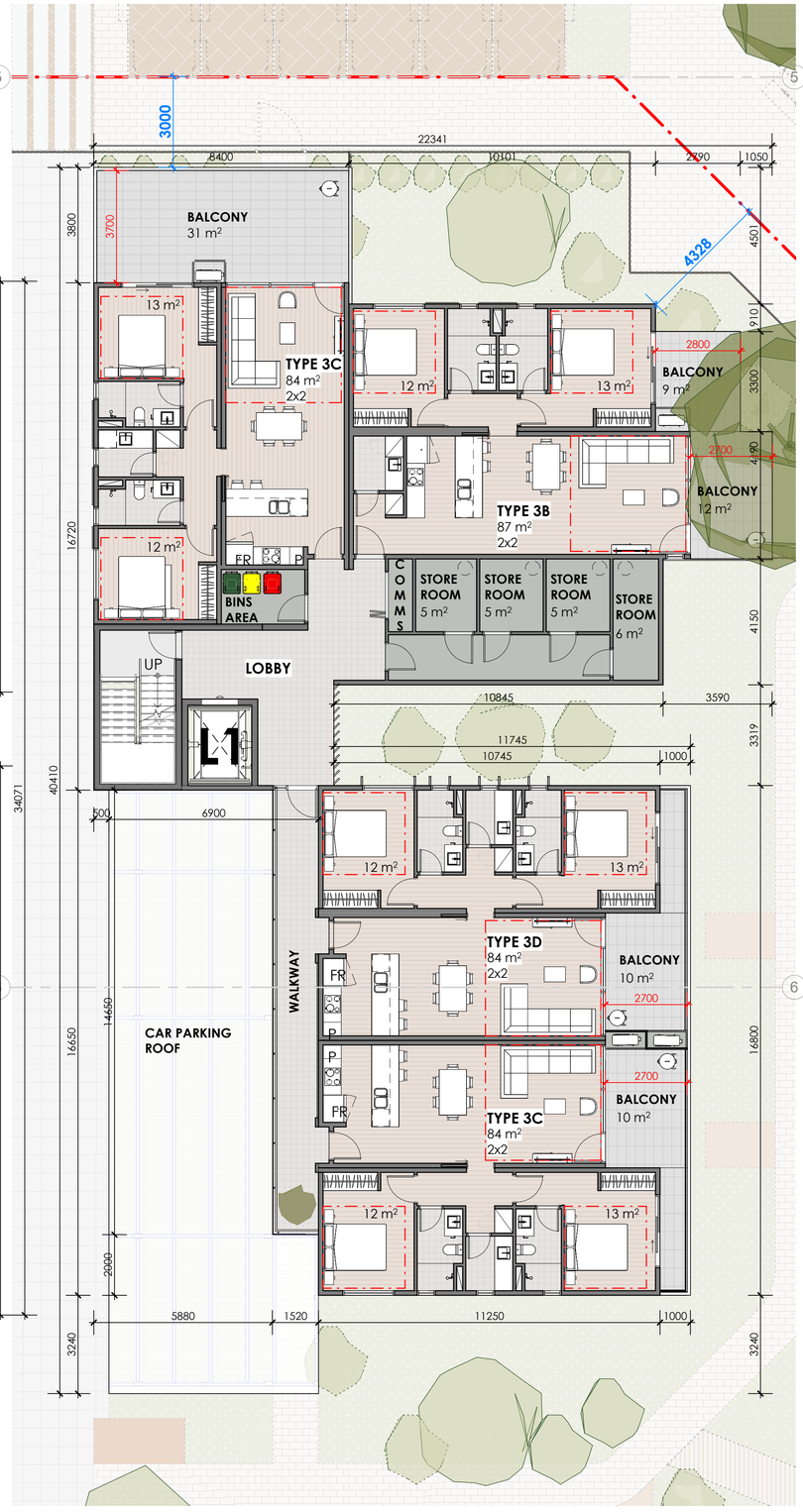
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SCALE 1:100

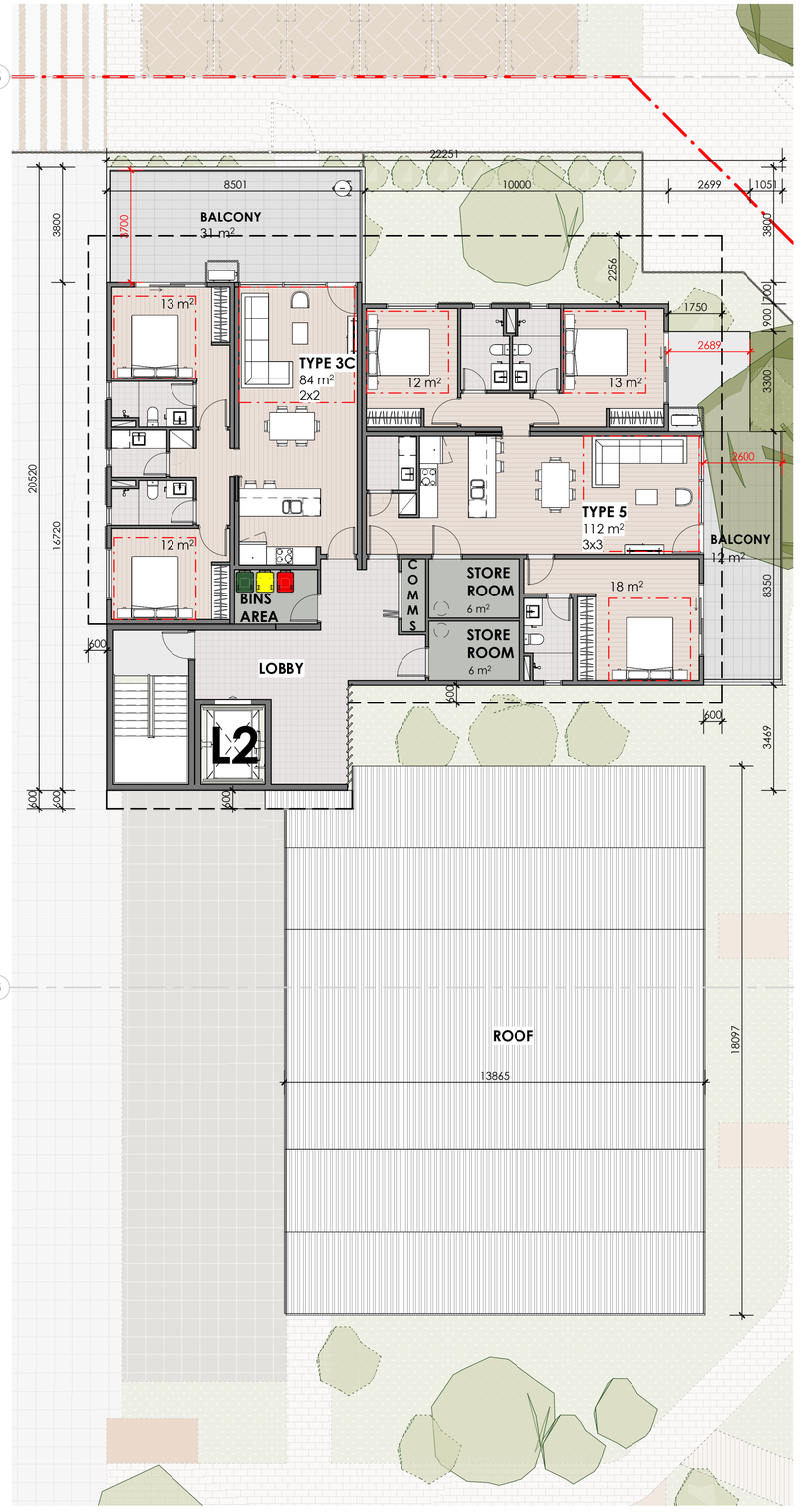


24.034

DA151 **A**







1 - 55's GROUND FLOOR PLAN
SCALE: 1 : 100

2 55's FIRST FLOOR PLAN
SCALE: 1 : 100

3 55's 2ND STOREY PLAN
SCALE: 1 : 100

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

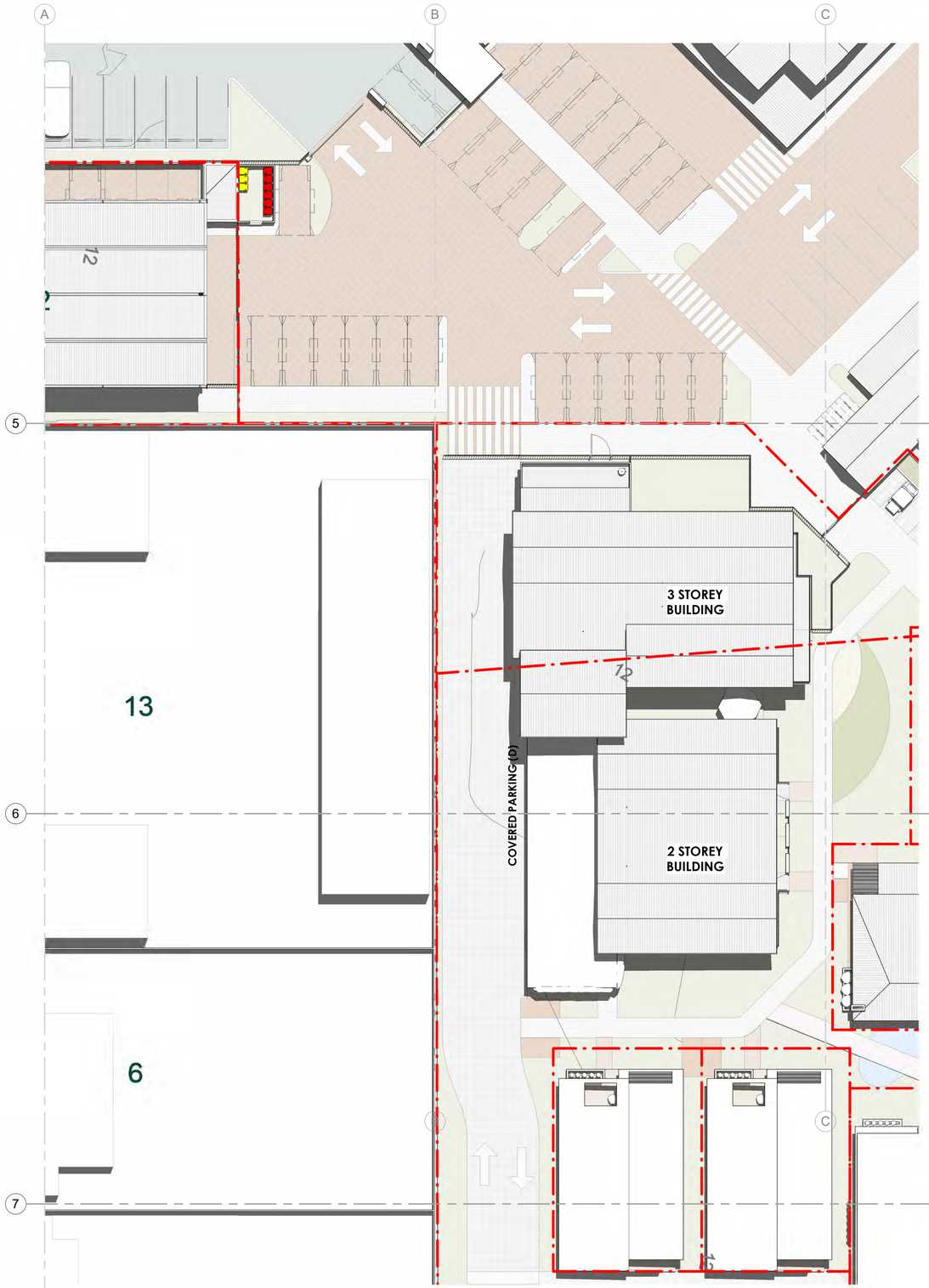
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DEVELOPMENT APPROVAL
DATE
06/11/2025 12:23:20

TITLE
PROPOSED - OVER 55 - 3/2 STOREY APARTMENT

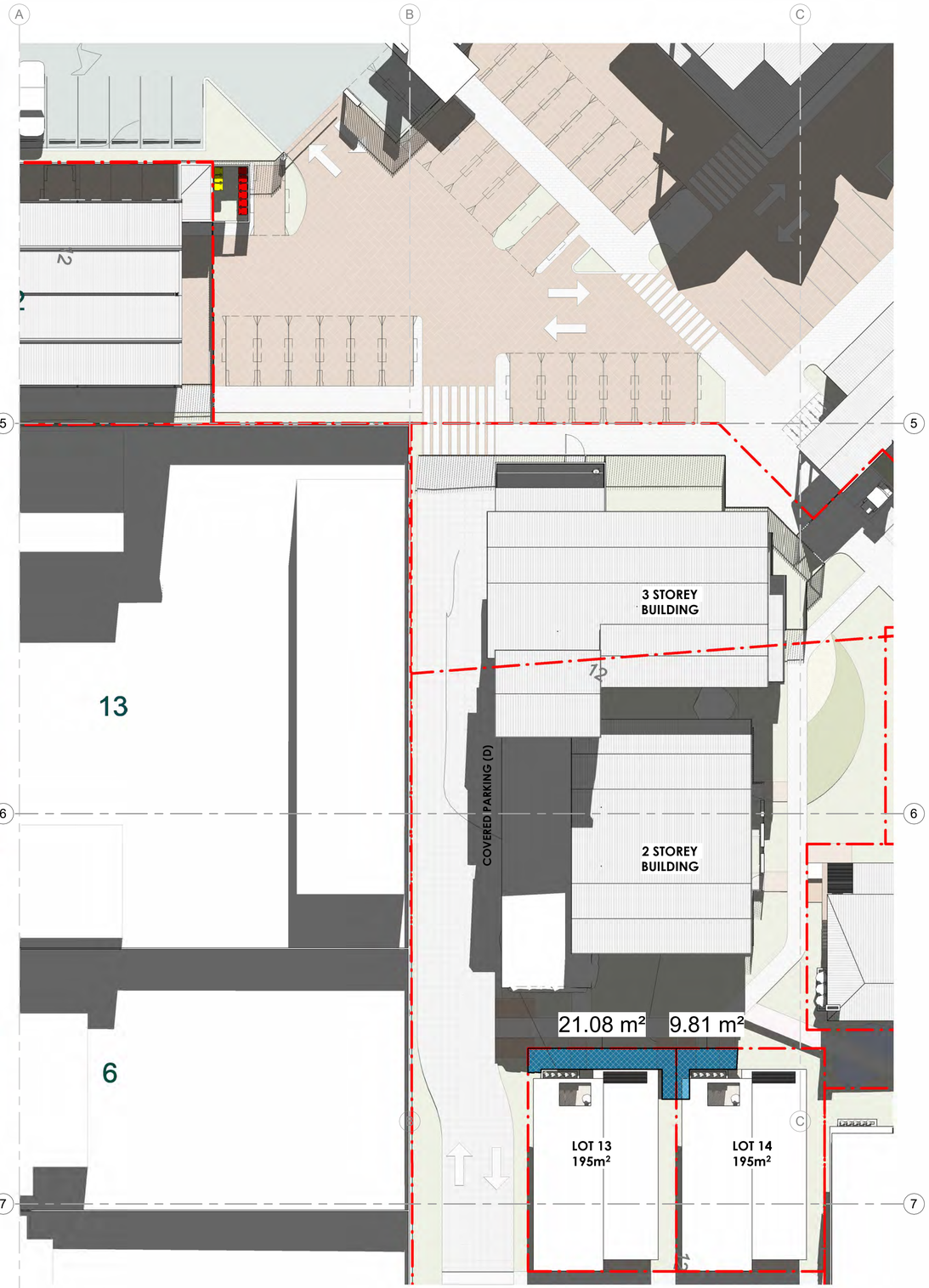
0 1 2 5 10 20m
SCALE 1:100

24.034

DA152 **A**



1 3 STOREY (OVER 55) SUMMER SOLSTICE 12PM
SCALE: 1 : 200



2 3 STOREY (OVER 55) 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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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

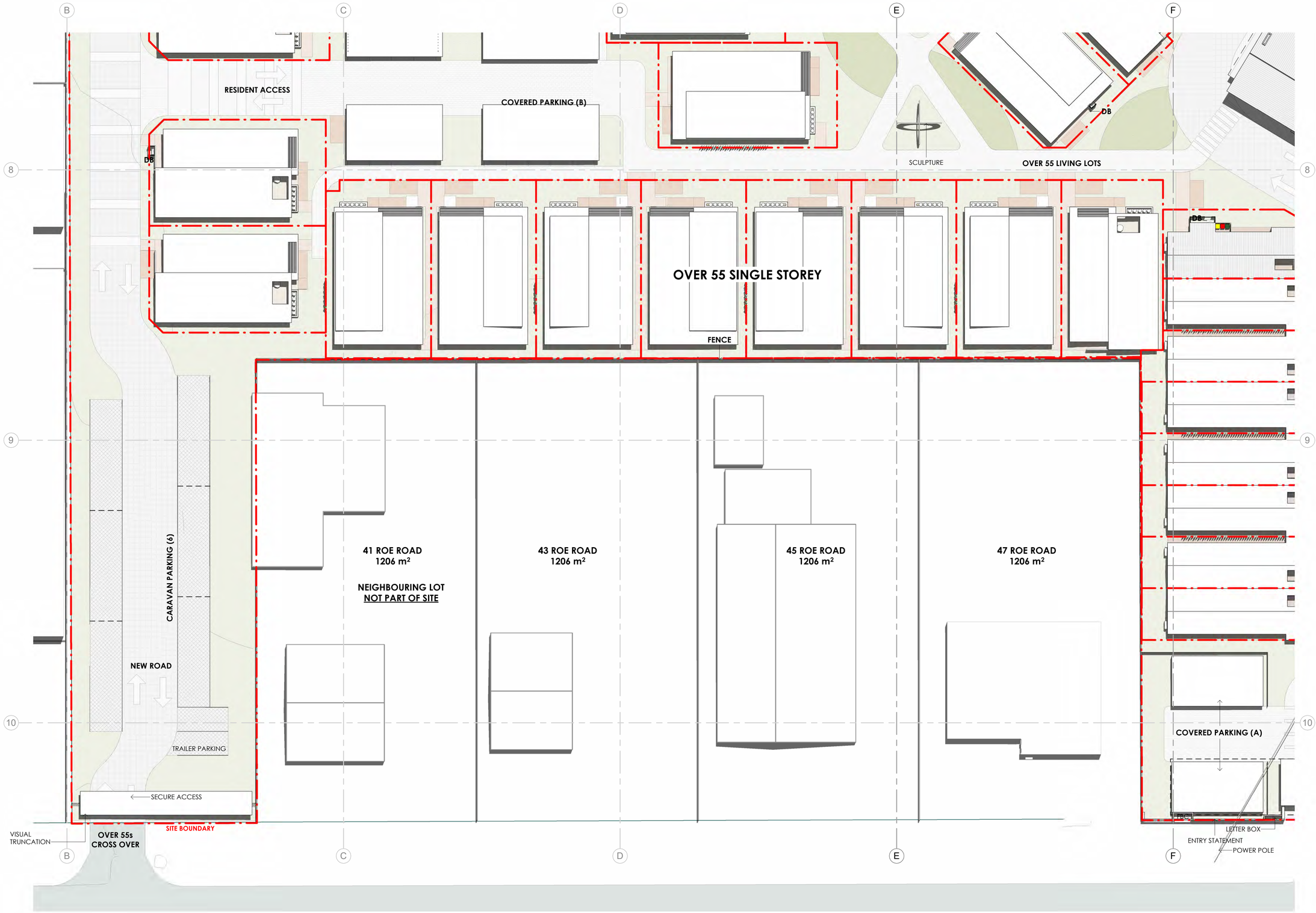
PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:24:43

TITLE
OVER 55 - 2-3 STOREY APARTMENT_SHADOW DIAGRAM

0 2 6 10 20 40m
SCALE 1:200

24.034

DA153 **A**



1 LOT 23-30 SUMMER 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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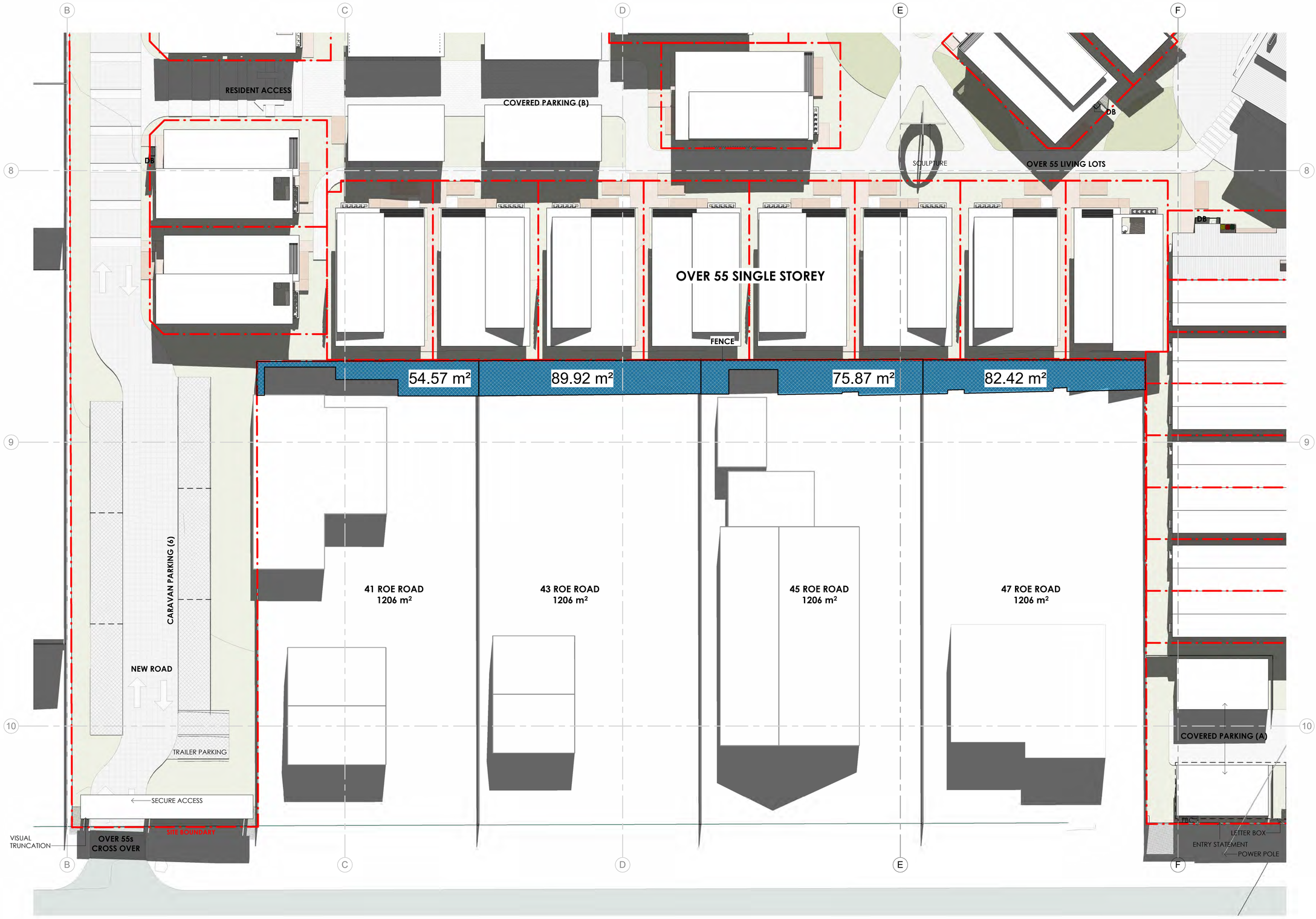
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:25:15

TITLE
OVER 55 - LOT 23-30 SHADOW DIAGRAM-(SUMMER SOLSTICE)

0 2 6 10 20 40m
SCALE 1:200

24.034
DA154
A



1 LOT 23-30 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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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:25:43

TITLE
OVER 55 - LOT 23-30 SHADOW DIAGRAM-(WINTER SOLSTICE)

0 2 6 10 20 40m
SCALE 1:200

24.034

DA155

A



1 Streetscape – West Elevation View
SCALE: 1 : 200



2 Streetscape – South Elevation View
SCALE: 1 : 200

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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:27:29

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

24.034
DA300
A



1 Long Site Section1
SCALE: 1 : 500



2 Long Site Section 2
SCALE: 1 : 500

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

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:29:04

TITLE
LONG SITE SECTION

0 5 10 20 50 100m
SCALE 1:500

24.034
DA200 **A**



1 OVER 55 SECTION 1
SCALE: 1 : 200



2 OVER 55 SECTION 2
SCALE: 1 : 200

REFER INDIVIDUAL SECTION FOR BUILDING HEIGHTS & SPOT LEVELS

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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:30:55

TITLE
SECTION 1 & 2 - OVER 55
0 2 6 10 20 40m
SCALE 1:200

24.034
DA240 **A**



3 OVER 55 SECTION 3
SCALE: 1 : 200



4 OVER 55 SECTION 4
SCALE: 1 : 200

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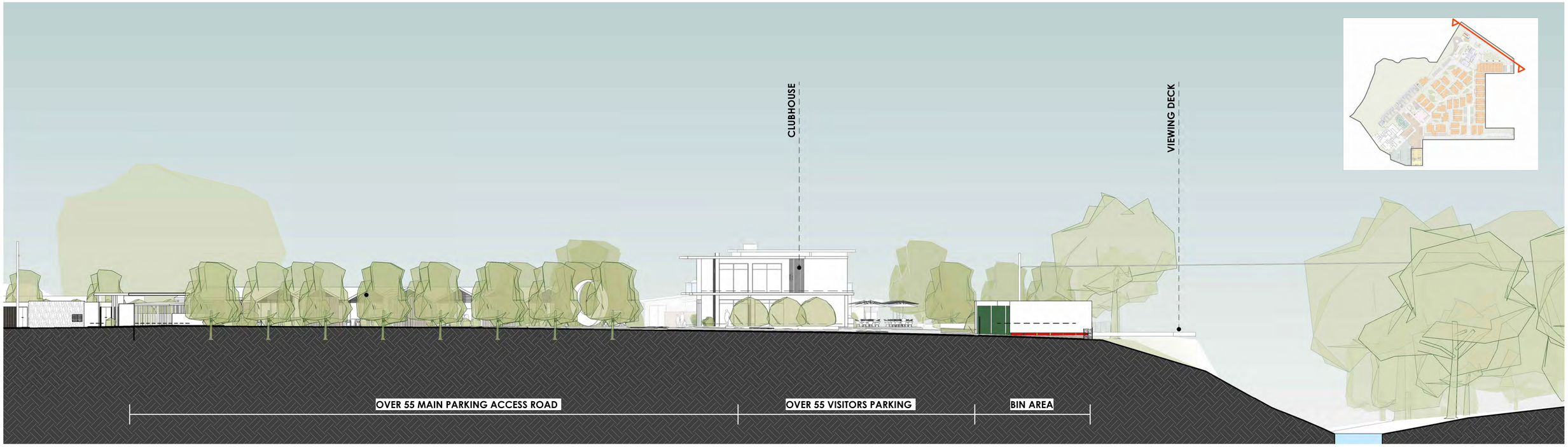
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PROJECT NAME
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ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

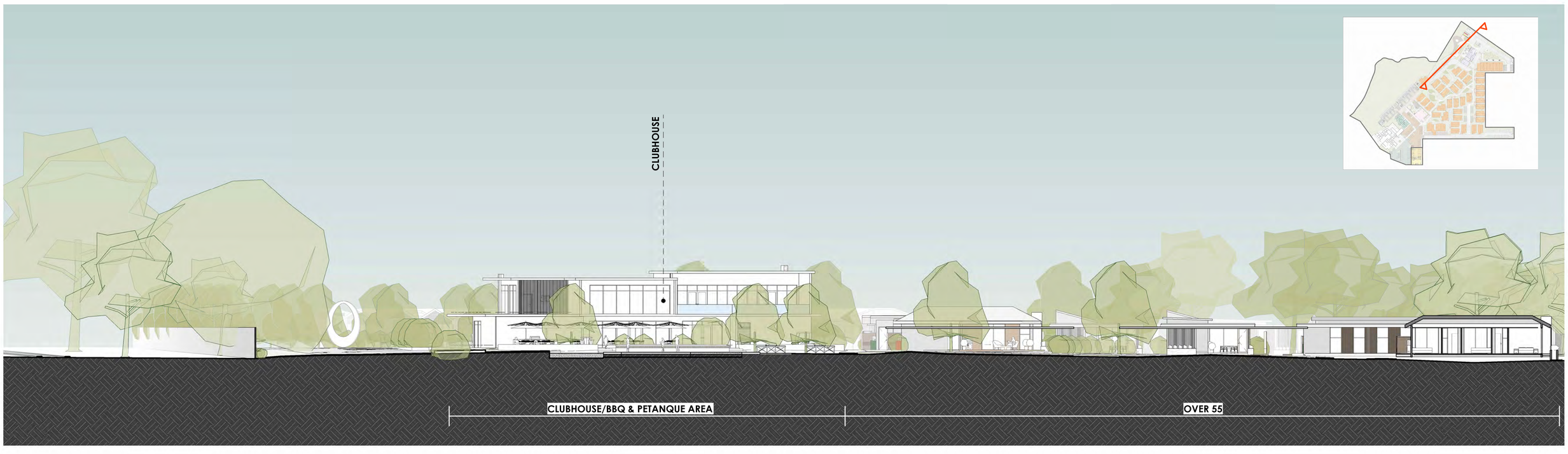
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DEVELOPMENT APPROVAL
DATE
06/11/2025 12:32:58

TITLE
SECTION 3 & 4 - OVER 55
0 2 6 10 20 40m
SCALE 1:200

24.034
DA241 **A**



1 MENS SHED & OVER 55 CAR PARKING
SCALE: 1 : 200



2 MENS SHED & CLUBHOUSE AREA
SCALE: 1 : 200

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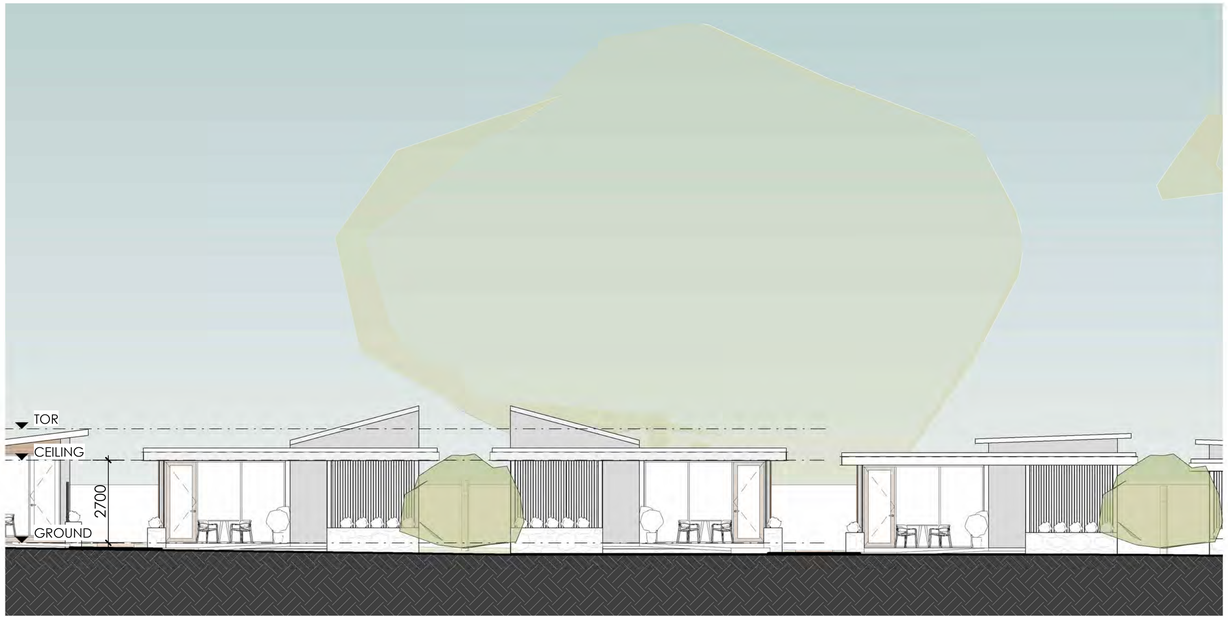
PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL
ADDRESS
LOT 12, 28 & 165 CAPEL DRIVE, FORREST & ROE ROAD

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:35:19

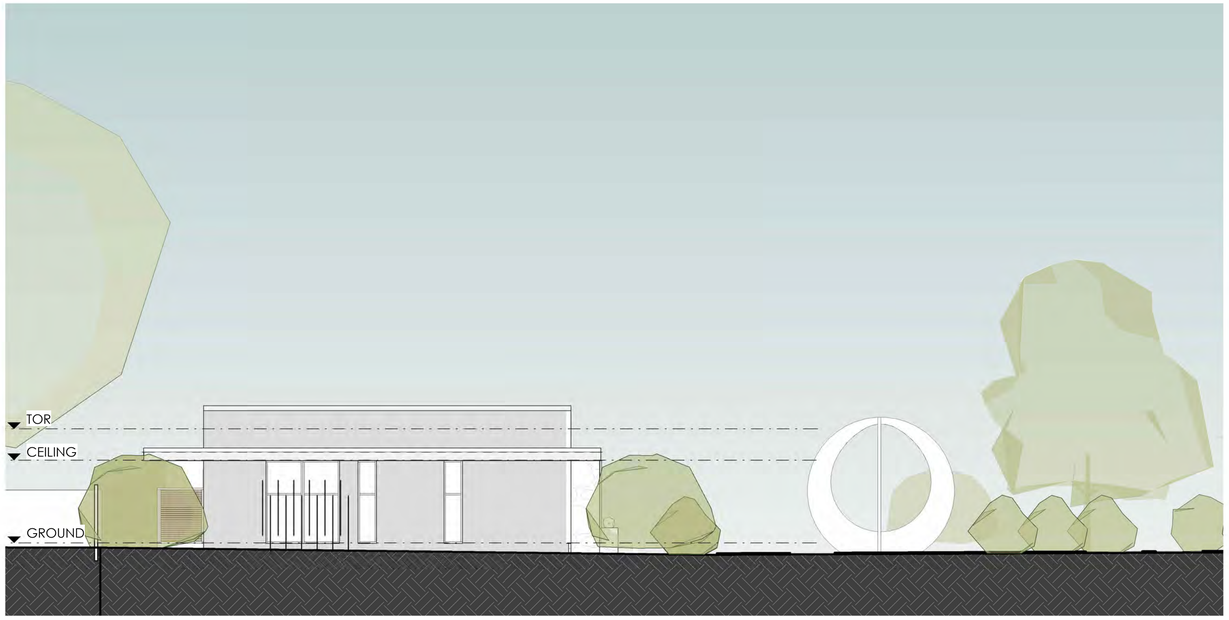
TITLE
SECTION AMENITIES (OVER 55)

0 2 6 10 20 40m
SCALE 1:200

24.034
DA242 **A**



1 - OVER 55 (NORTH ELEVATION)
SCALE: 1 : 100



2 - OVER 55 (EAST ELEVATION)
SCALE: 1 : 100



3 - OVER 55 (SOUTH ELEVATION)
SCALE: 1 : 100



4 - OVER 55 (WEST ELEVATION)
SCALE: 1 : 100

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MIXED USE DEVELOPMENT - CAPEL

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

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
06/11/2025 12:37:47

TITLE
ELEVATIONS- PODS (OVER55)

0 1 2 5 10 20m
SCALE 1:100

24.034

DA341 **A**



1 - OVER 55 (SHORT SECTION)
SCALE: 1 : 100



2 - OVER 55 (LONG SECTION)
SCALE: 1 : 100

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ADDRESS
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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:39:11

TITLE
SECTION- PODS (OVER 55)
0 1 2 5 10 20m
SCALE 1:100

24.034
DA245 **A**





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PROJECT NAME
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ADDRESS
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PROJECT STATUS
DEVELOPMENT APPROVAL

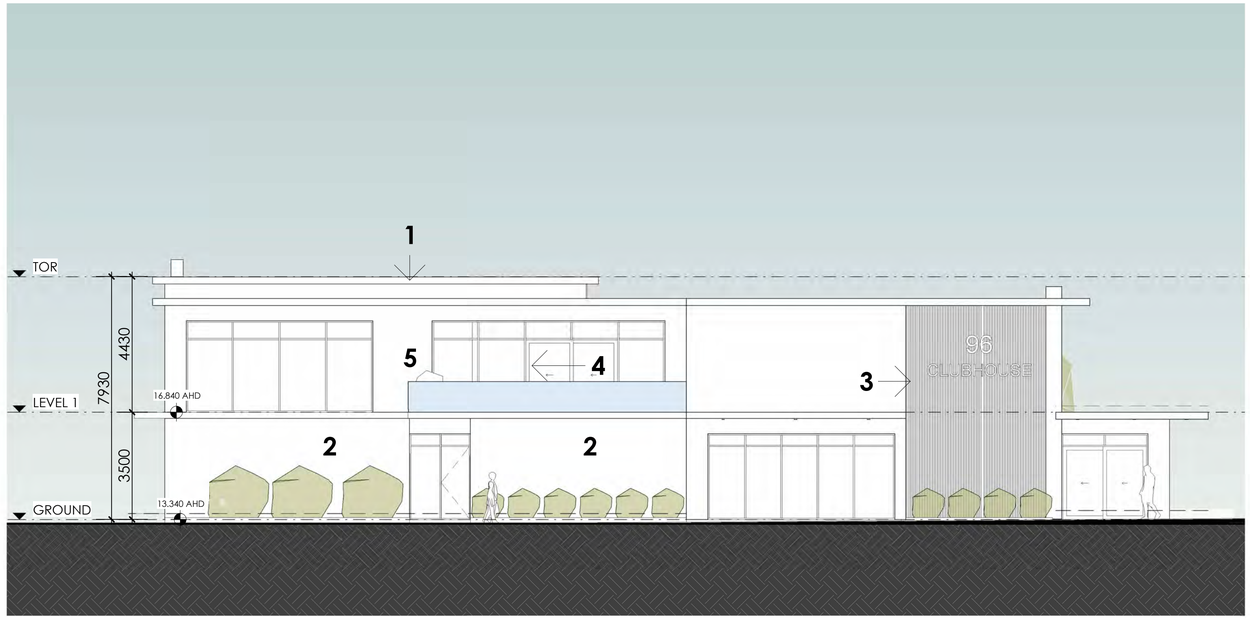
DATE
06/11/2025 12:39:14

TITLE
CLUB HOUSE & PETANQUE AREA

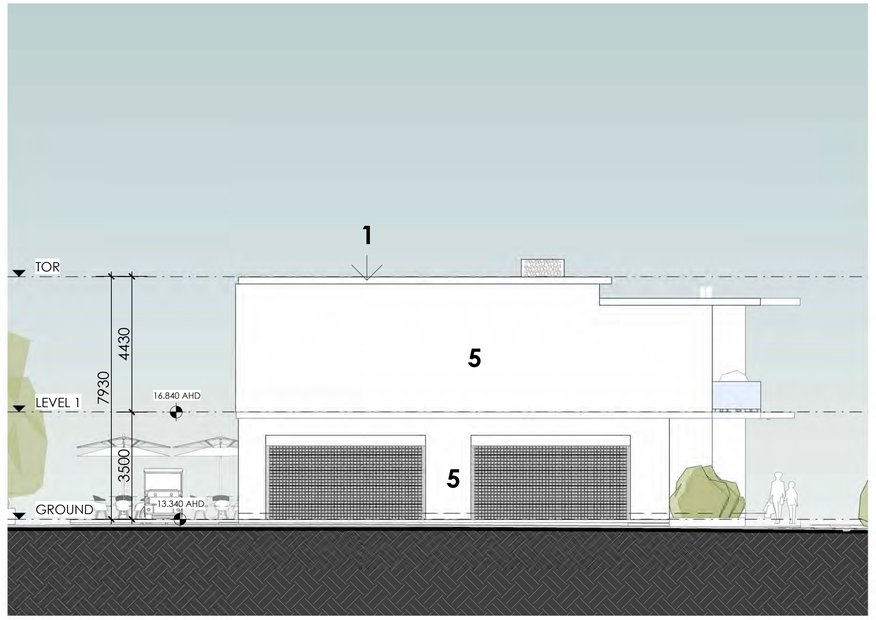
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DA158

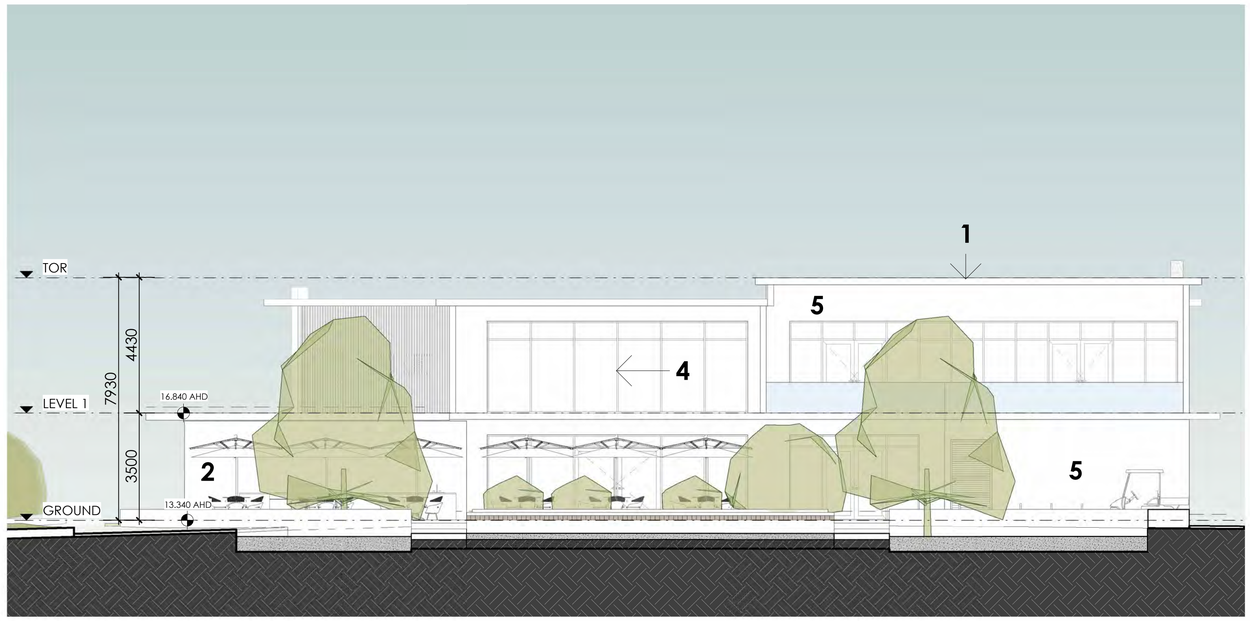
A



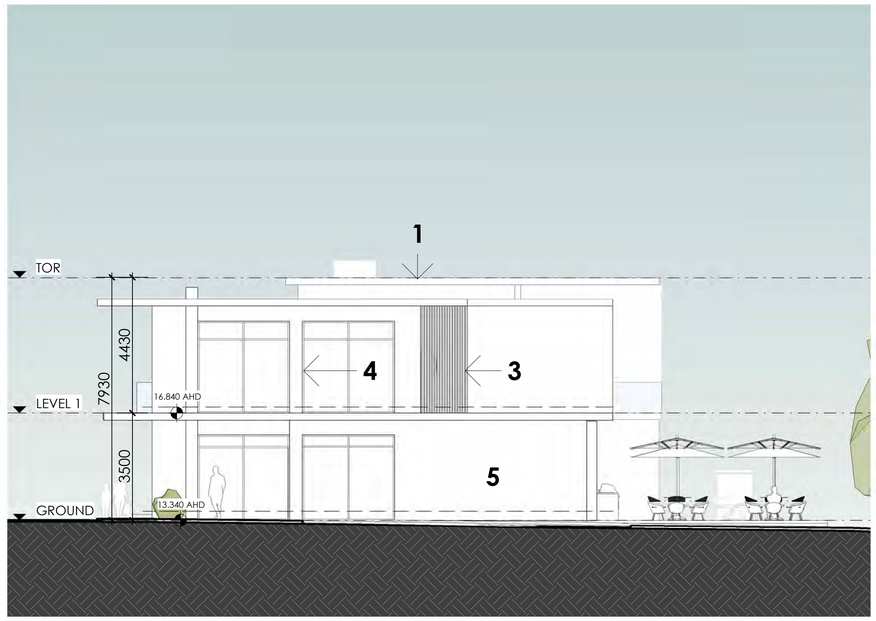
1 CLUBHOUSE NORTH-EAST ELEVATION
SCALE: 1 : 100



2 CLUBHOUSE NORTH-WEST ELEVATION
SCALE: 1 : 100



3 CLUBHOUSE SOUTH-WEST ELEVATION
SCALE: 1 : 100



4 CLUBHOUSE SOUTH-EAST ELEVATION
SCALE: 1 : 100

1



COLORBOND ROOF SHALE GREY

2



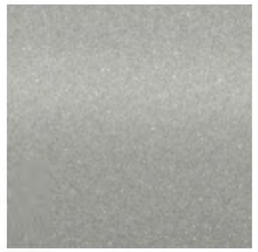
FEATURE STONE WALLS

3



FEATURE TIMBER CLADDING

4



INTERPON NATURAL SHIMMER DOORS AND WINDOW FRAMES

5

WARM WHITE WALLS

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

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:42:08

TITLE
ELEVATIONS- CLUBHOUSE (OVER55)

0 1 2 5 10 20m
SCALE 1:100

24.034

DA340 **A**



1 CLUBHOUSE SECTION 1
SCALE: 1 : 100



2 CLUBHOUSE SECTION 2
SCALE: 1 : 100

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PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:43:52

TITLE
SECTION- CLUB HOUSE (OVER 55)

0 1 2 5 10 20m
SCALE 1:100

24.034
DA244
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

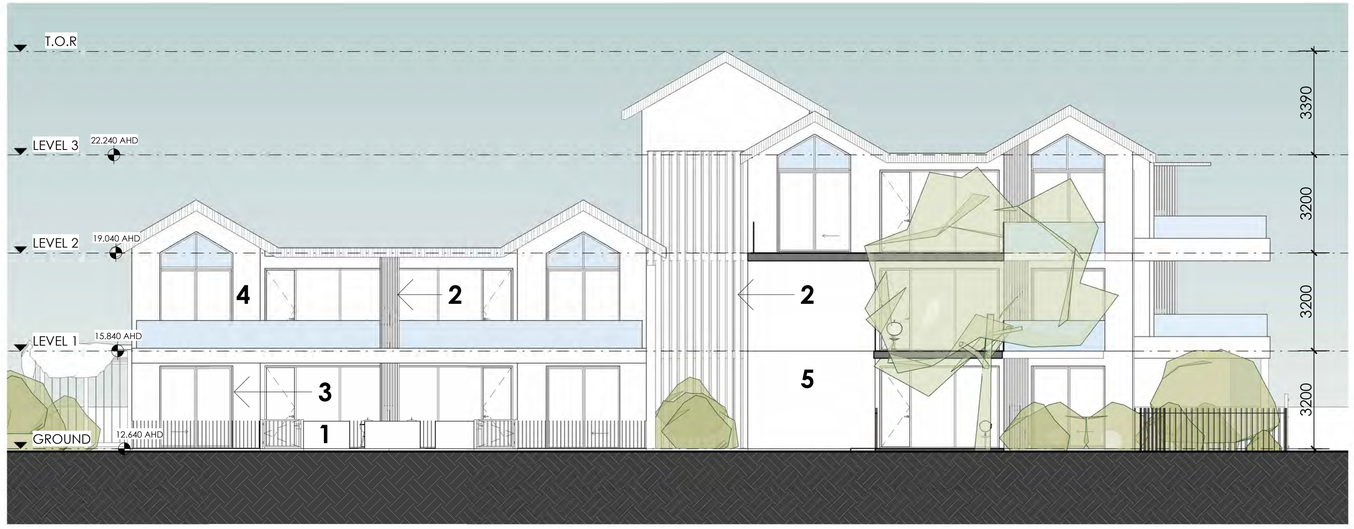
DATE
06/11/2025 12:43:53

TITLE
2-3 STOREY APARTMENT (OVER 55)

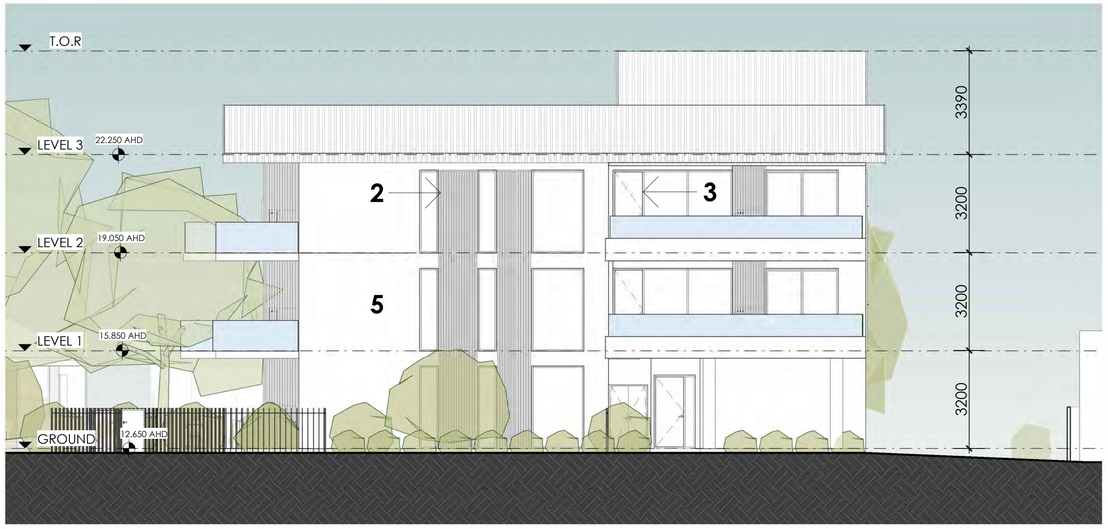
24.034

DA159

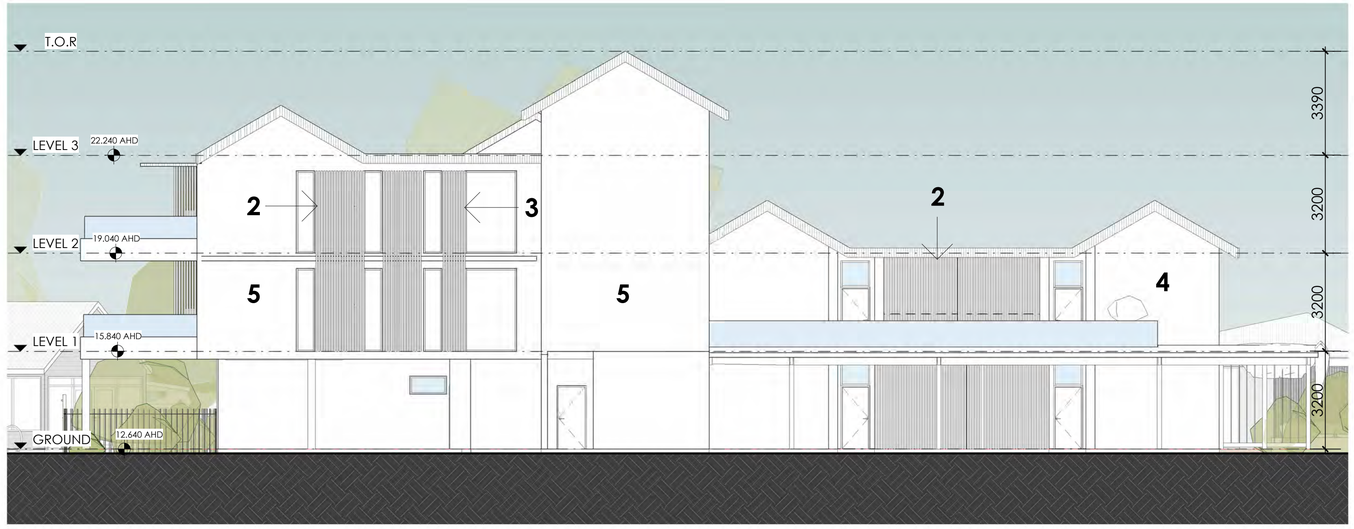
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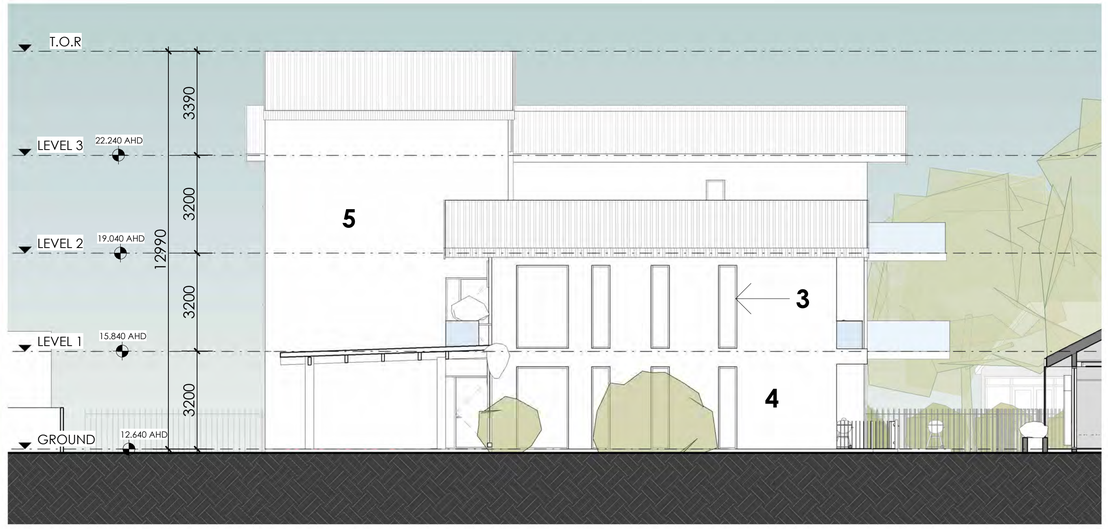
1 - EAST ELEVATION (3 STOREY)
SCALE: 1 : 100



2 - SOUTH ELEVATION (3 STOREY)
SCALE: 1 : 100



3 - WEST ELEVATION (3 STOREY)
SCALE: 1 : 100



4 - NORTH ELEVATION (3 STOREY)
SCALE: 1 : 100

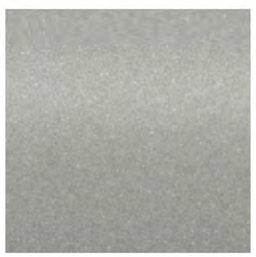




1 STONE WALL



2 OAK TIMBER PANELS



3 INTERPON NATURAL SHIMMER DOORS AND WINDOW FRAMES

4 WALM WHITE WALLS



5 OWL WING

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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
06/11/2025 12:46:40

TITLE
ELEVATIONS- 2-3 STOREY BUILDING (OVER55)

0 1 2 5 10 20m
SCALE 1:100

24.034
DA342 **A**



1 - OVER 55 -3 STOREY (SHORT- SECTION)
SCALE: 1 : 100



2 - OVER 55 -3 STOREY LONG-SECTION)
SCALE: 1 : 100

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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
06/11/2025 12:48:31

TITLE
SECTION- 2-3 STOREY BUILDING (OVER 55)
0 1 2 5 10 20m
SCALE 1:100

24.034
DA246
A



TYPE 2C (& 2D MIRRORED ALONG LONG AXIS)

TYPE 2D SPECIAL STORE



PERSPECTIVE OF TYPE 2C

NOTES

1. ORIENTATION AND LEVELS VARY. REFER TO MASTERPLAN.
2. COLOURS INDICATIVE. REFER OVERALL COLOUR PALETTE FOR OPTIONS.
3. OVER 55: **3000MM** MINIMUM FRONT SETBACK TO LOT BOUNDARY.
4. SHORT STAY: STACKED 2 & 3 LEVELS MODULES.
5. SHORT STAY: ACCESS VIA FLOATING BRIDGES OF ELEVATED WALKWAY.
6. OBSCURE GLAZING WHERE APPROPRIATE TO 1600MM, CLEAR GLAZING ABOVE.

MODULE AREA SCHEDULE

TYPE 1

GFA | 38.4 m²
NFA | 35.9 m²
DECK | 16.2 m²

TYPE 2

GFA | 29.3 m²
NFA | 27.5 m²
DECK | 27.3 m²

TYPE 2C & 2D

GFA | 50.3 m²
NFA | 45.7 m²
DECK | 30.4 m²

TYPE 2D SPECIAL STORE

GFA | 50.3 m²
NFA | 45.7 m²
DECK | 17.9 m²

TYPE 3A & 3B

GFA | 96.4 m²
NFA | 90.2 m²
DECK | 22.7 m²

TYPE 3C

GFA | 92.4 m²
NFA | 86.6 m²
DECK | 21.1 m²

TYPE 4A

GFA | 104.0 m²
NFA | 97.5 m²
DECK | 34.6 m²

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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
06/11/2025 12:48:33

TITLE
UNIT TYPE 2C & 2D- OVER 55 - 1BED x 1BATH

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA420 **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

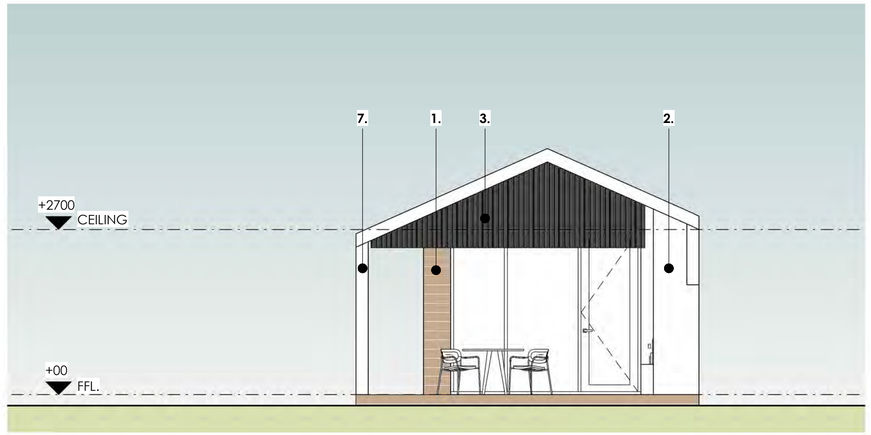
DATE
06/11/2025 12:48:34

TITLE
TYPE 2C-3D OVER 55

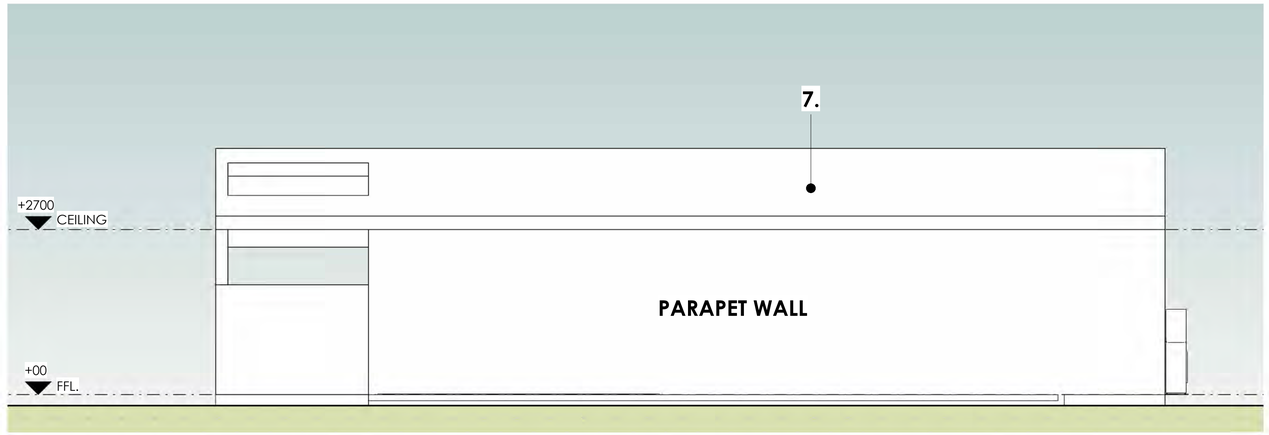
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DA160

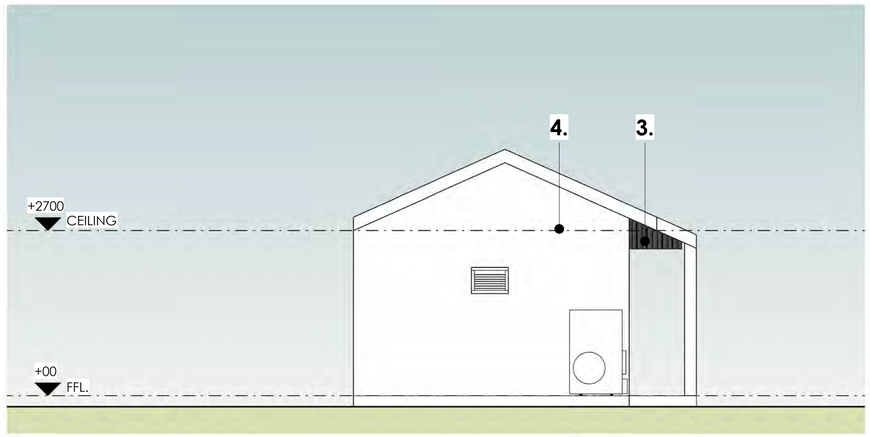
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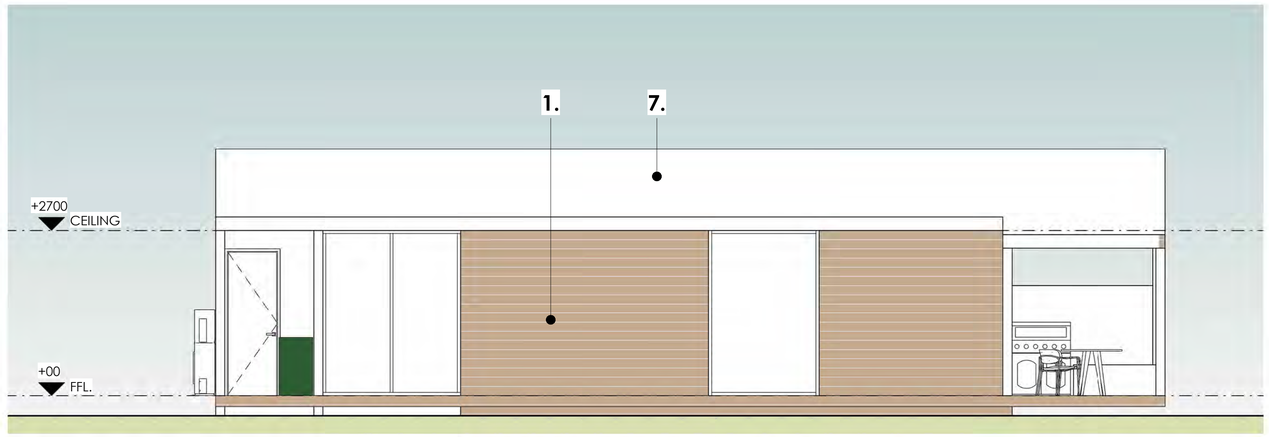
1 - TYPE 2C- Elevation 1
SCALE: 1 : 50



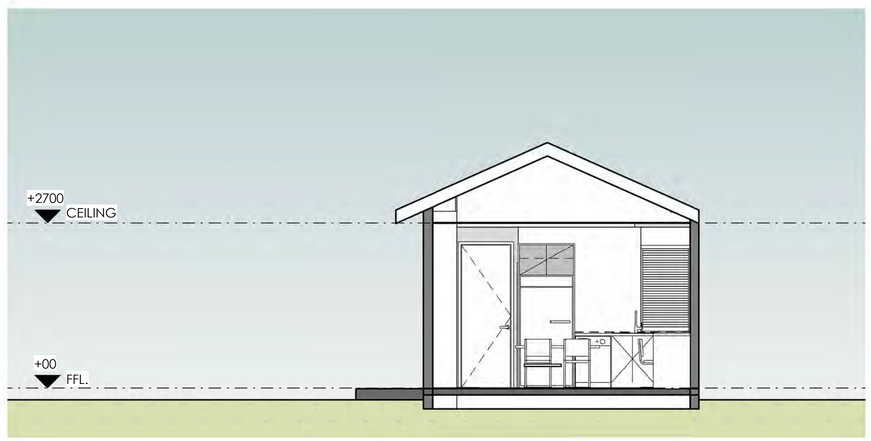
2 - TYPE 2C- Elevation 2
SCALE: 1 : 50



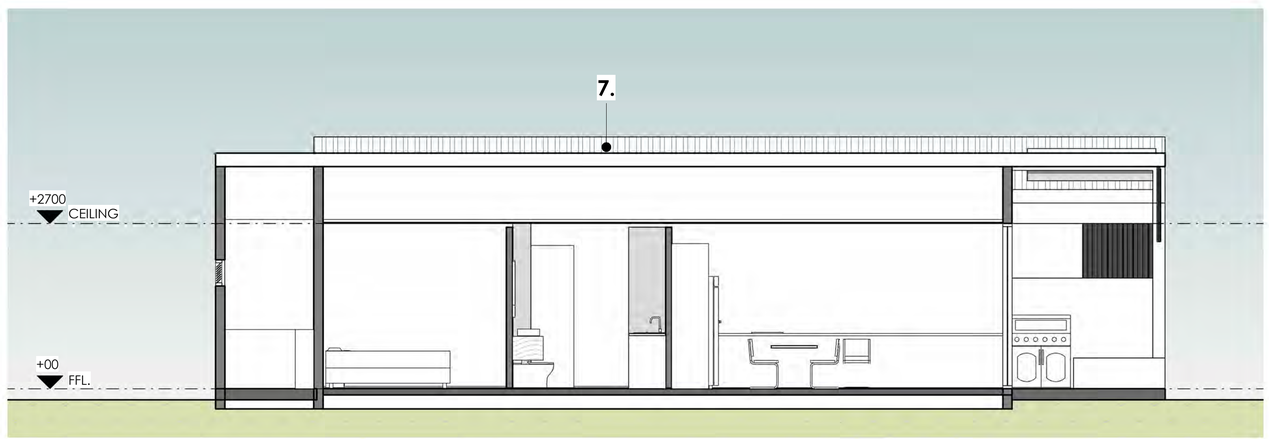
3 - TYPE 2C- Elevation 3
SCALE: 1 : 50



4 - TYPE 2C- Elevation 4
SCALE: 1 : 50



5 - TYPE 2C- (SHORT SECTION)
SCALE: 1 : 50



6 - TYPE 2C- (LONG SECTION)
SCALE: 1 : 50

FINISHES SCHEDULE


1. OAK CLADDING


2. STONE FEATURE


3. GREY BATTEN SCREENING


4. JAMES HARDIE CONCRETE LOOK CLADDING


5. JAMES HARDIE OBLIQUE CLADDING


6. TIMBER LOOK LOUVRE SCREEN

7. COLORBOND SURFMIST

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

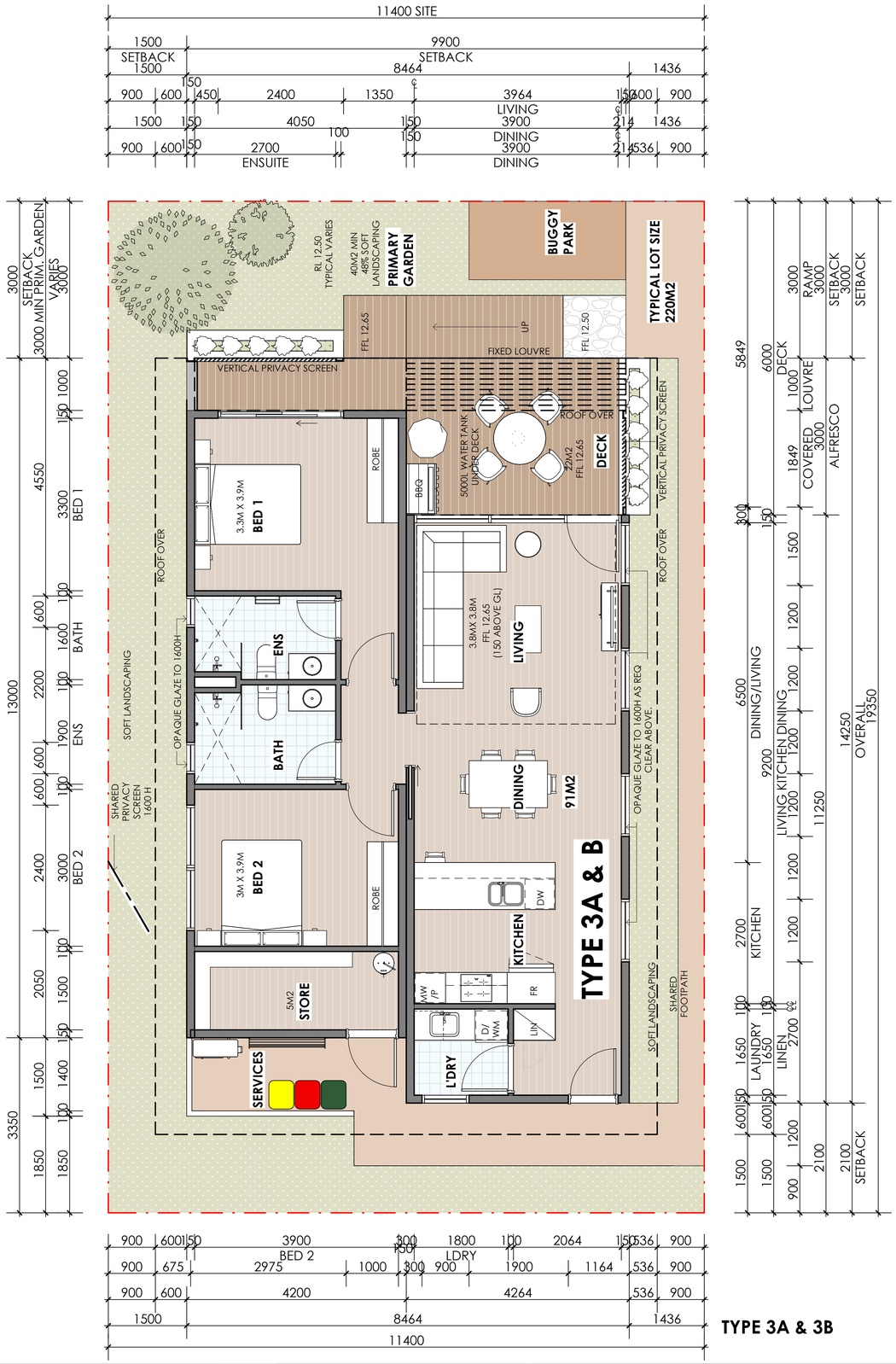
PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:48:55

TITLE
UNIT TYPE 2C & D - ELEVATIONS & SECTIONS

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA420(B) A





PERSPECTIVE OF TYPE 3A

NOTES

1. ORIENTATION AND LEVELS VARY, REFER TO MASTERPLAN.
2. COLOURS INDICATIVE. REFER OVERALL COLOUR PALETTE FOR OPTIONS.
3. OVER 55: **3000MM** MINIMUM FRONT SETBACK TO LOT BOUNDARY.
4. SHORT STAY: STACKED 2 & 3 LEVELS MODULES.
5. SHORT STAY: ACCESS VIA FLOATING BRIDGES OF ELEVATED WALKWAY.
6. OBSCURE GLAZING WHERE APPROPRIATE TO 1600MM, CLEAR GLAZING ABOVE.

MODULE AREA SCHEDULE

TYPE 1
GFA | 38.4 m²
NFA | 35.9 m²
DECK | 16.2 m²

TYPE 2
GFA | 29.3 m²
NFA | 27.5 m²
DECK | 27.3 m²

TYPE 2C & 2D
GFA | 50.3 m²
NFA | 45.7 m²
DECK | 30.4 m²

TYPE 2D SPECIAL STORE
GFA | 50.3 m²
NFA | 45.7 m²
DECK | 17.9 m²

TYPE 3A & 3B
GFA | 96.4 m²
NFA | 90.2 m²
DECK | 22.7 m²

TYPE 3C
GFA | 92.4 m²
NFA | 86.6 m²
DECK | 21.1 m²

TYPE 4A
GFA | 104.0 m²
NFA | 97.5 m²
DECK | 34.6 m²

GROUP DWELLING - TYPE 3 AND 4

	CLAUSE			PROVIDED	DTC
C1.1.1	SITE AREA TABLE D	180M2 MIN	200M2 AVE	220m2- 250m2	✓
C1.1.1	PRIMARY GARDEN	40M2 MIN	3M WIDTH	40M2	✓
C1.2.1	SOFT L/SCAPE	15%	33M2	80M2 PROVIDED	✓
C1.2.1	SOFT L/SCAPE	30%	12M2	19M PROVIDED	
C1.2.4	MIN TREES	1PER LOT		1 X PROVIDED	✓
C2.2.1	PRIMARY LIV.	3.8MIN		9.2M X 3.M	✓
C2.1.2	GARDEN ACCESS PROVIDED				✓
C2.1.5	BEDROOMS	9M2	2.7M2	3MX3.9M=11.7M2	✓
C2.1.7	MIN FLOOR (MULTI -DWELL)	1B X1B 2B X2B 2B X2B 3BX2B	47M2 72M2 72M2 95M2	(2C&D) 45M2 (3A&B) 85M2 (3C&D) 81M2 (4A&B) 96M2	NA ✓ ✓ ✓
C2.1.8	MAX ALLOWED	80%		1BX1B - 15% 2BX2B - 77% 3BX2B - 8%	✓

	CLAUSE			PROVIDED	DTC
C2.1.9	STORAGE	1B X1B 2B X2B 2B X2B 3BX2B	3M2 4M2 4M2 4M2	(2C&D) 4M2 (3A&B) 5M2 (3C&D) 5M2 (4A&B) 5M2	✓
C.1.4.1	STORMWATER REFER CIVIL REPORT			U/G TANKS 5000L	✓
C.2.2.5	SOLAR ACCESS	70%	MIN	78% N, NE, NW	NA
C2.3.1	PARKING	1B X1B 2B X2B 3BX2B	1 BAY 1 BAY 2 BAY	PROVIDED	✓
C.2.4.1	BIN STORE WITH SCREEN			PROVIDED	✓
C2.7.1	SILVER LEVEL	20% REQ.		50% PROVIDED	✓
C3.1.1	SITE COVER	R40 - 65% MAX		51% PROVIDED	✓
C3.2.1	BUILDING HEIGHT	8M MAX		4M SINGLE STORY	✓
C3.3.1	SETBACKS	0.5M FROM SECOND. STREET			✓
C3.4.1	LOT SETBACKS UP TO 3.5M = 1M, 3.6-7M = 1.5M				✓
C3.10.1	VISUAL PRIVACY - SCREENS & OPAQUE GLAZ.				✓

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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
06/11/2025 12:49:01

TITLE
UNIT TYPE 3 A & B OVER 55 MODULES - 2BED x 2BATH

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA421 **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

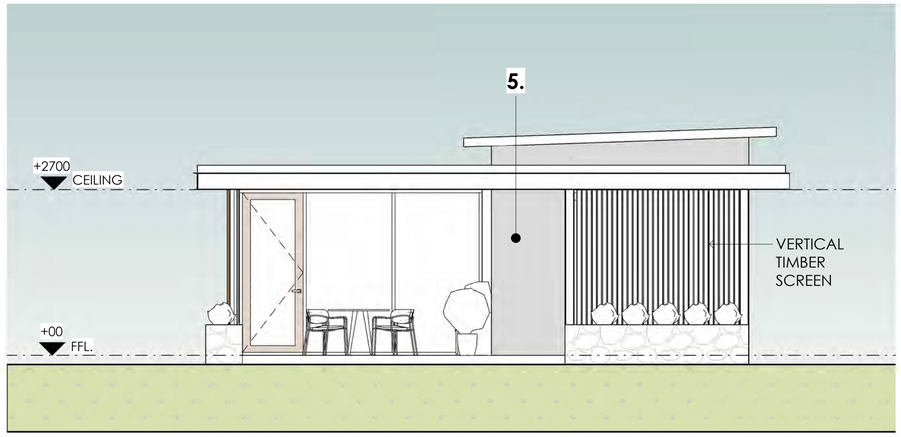
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TITLE
TYPE 3A-3B OVER 55

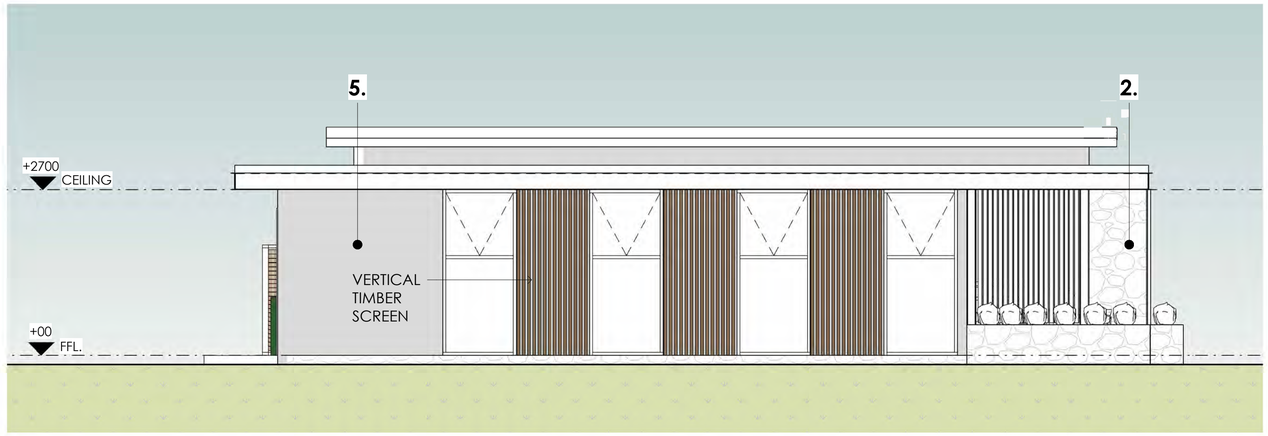
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DA161

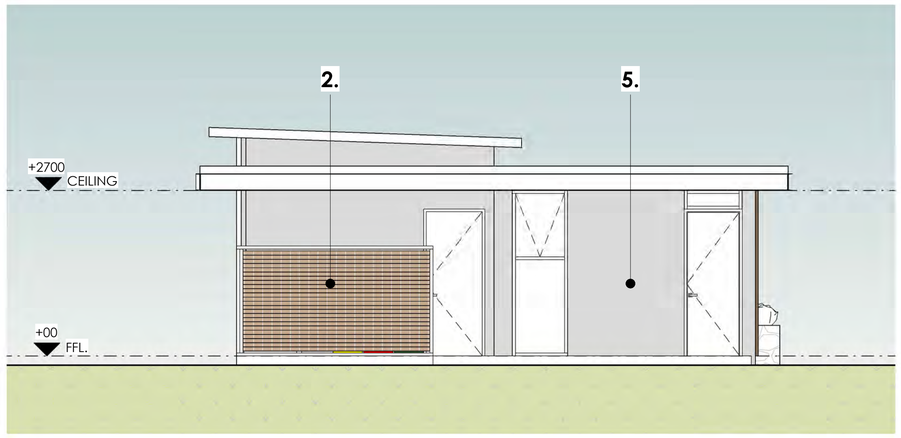
A



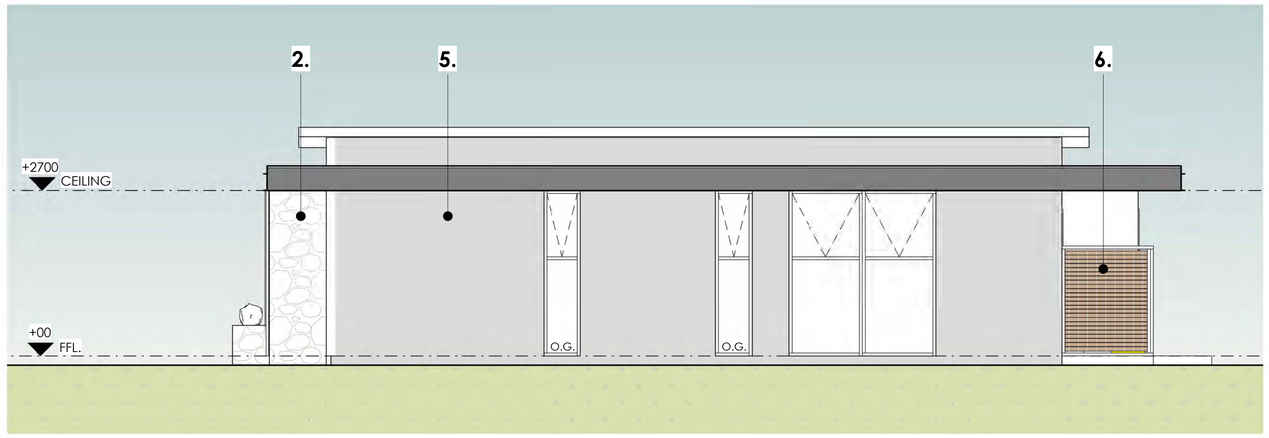
1 TYPE3A- Elevation 1
SCALE: 1 : 50



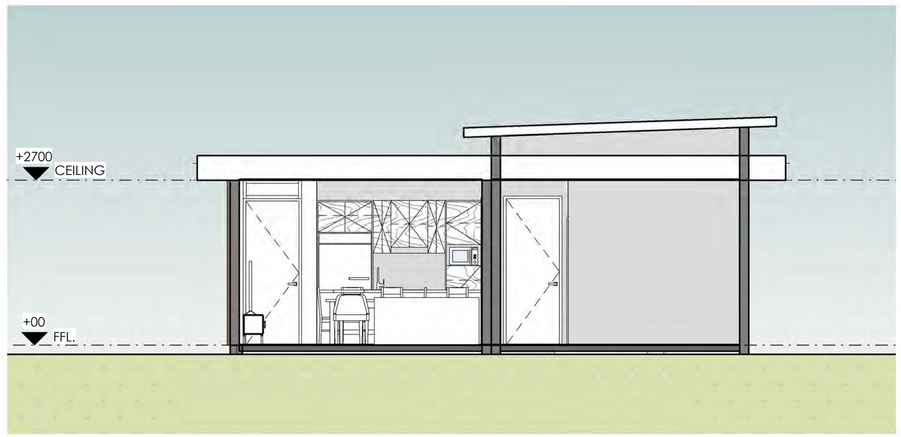
2 TYPE3A- Elevation 2
SCALE: 1 : 50



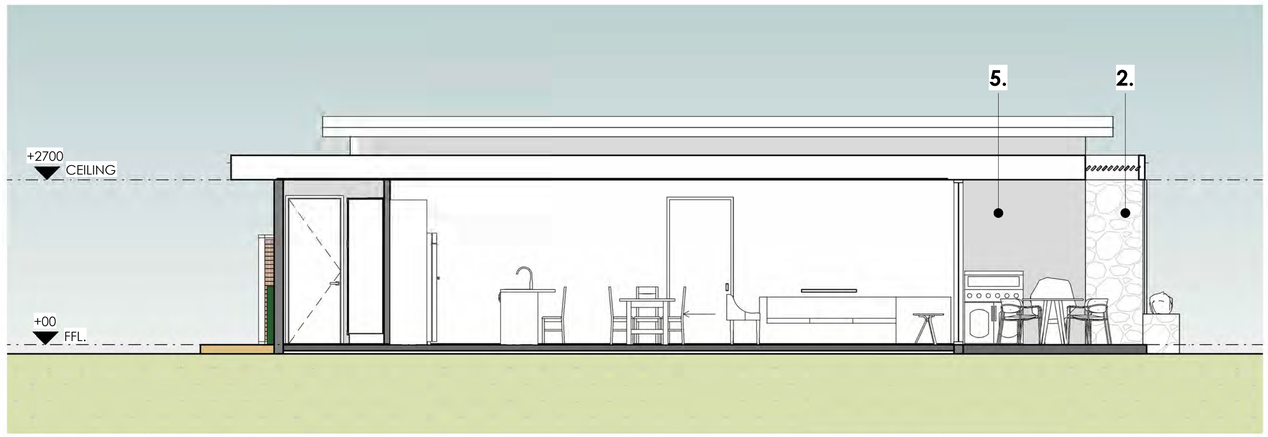
3 TYPE3A- Elevation 3
SCALE: 1 : 50



4 TYPE3A- Elevation 4
SCALE: 1 : 50



5 TYPE 3A- (SHORT SECTION)
SCALE: 1 : 50

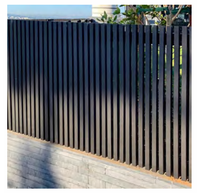


6 TYPE 3A- (LONG SECTION)
SCALE: 1 : 50

FINISHES SCHEDULE


1. OAK CLADDING


2. STONE FEATURE


3. GREY BATTEN SCREENING


4. JAMES HARDIE CONCRETE LOOK CLADDING


5. JAMES HARDIE OBLIQUE CLADDING


6. TIMBER LOOK LOUVRE SCREEN

7. COLORBOND SURFMIST

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

PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:52:37

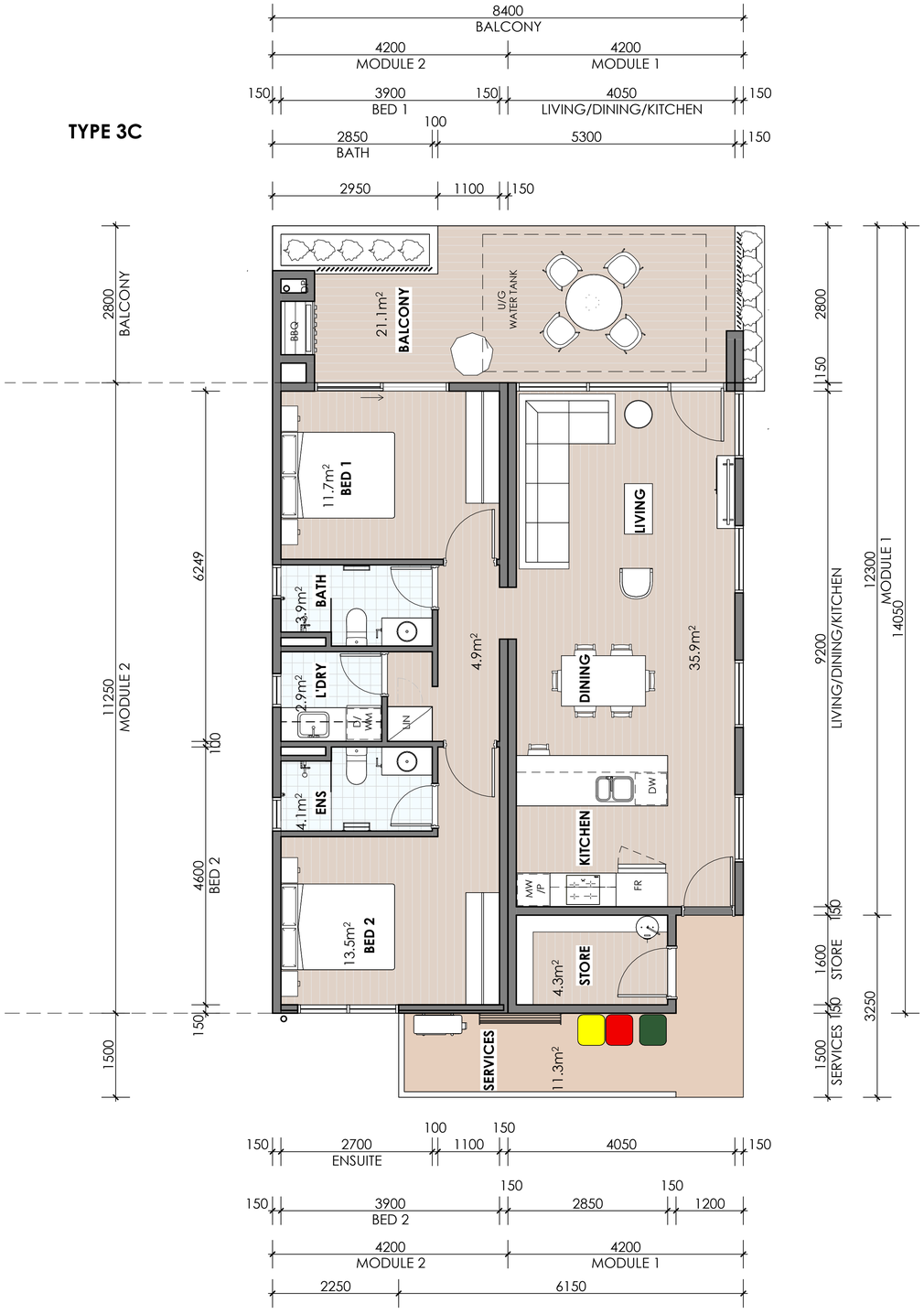
TITLE
UNIT TYPE 3A & B - ELEVATIONS & SECTIONS

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA421(B) **A**

TYPE 3C





NOTES

1. ORIENTATION AND LEVELS VARY. REFER TO MASTERPLAN.
2. COLOURS INDICATIVE. REFER OVERALL COLOUR PALETTE FOR OPTIONS.
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4. SHORT STAY: STACKED 2 & 3 LEVELS MODULES.
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6. OBSCURE GLAZING WHERE APPROPRIATE TO 1600MM, CLEAR GLAZING ABOVE.

MODULE AREA SCHEDULE

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GFA | 38.4 m²
NFA | 35.9 m²
DECK | 16.2 m²

TYPE 2
GFA | 29.3 m²
NFA | 27.5 m²
DECK | 27.3 m²

TYPE 2C & 2D
GFA | 50.3 m²
NFA | 45.7 m²
DECK | 30.4 m²

TYPE 2D SPECIAL STORE
GFA | 50.3 m²
NFA | 45.7 m²
DECK | 17.9 m²

TYPE 3A & 3B
GFA | 96.4 m²
NFA | 90.2 m²
DECK | 22.7 m²

TYPE 3C
GFA | 92.4 m²
NFA | 86.6 m²
DECK | 21.1 m²

TYPE 4A
GFA | 104.0 m²
NFA | 97.5 m²
DECK | 34.6 m²

GROUP DWELLING - TYPE 3 AND 4

	CLAUSE			PROVIDED	DTC
C1.1.1	SITE AREA TABLE D	180M2 MIN	200M2 AVE	220m2- 250m2	✓
C1.1.1	PRIMARY GARDEN	40M2 MIN	3M WIDTH	40M2	✓
C1.2.1	SOFT L/SCAPE	15%	33M2	80M2 PROVIDED	✓
C1.2.1	SOFT L/SCAPE	30%	12M2	19M PROVIDED	
C1.2.4	MIN TREES	1PER LOT		1 X PROVIDED	✓
C2.2.1	PRIMARY LIV.	3.8MIN		9.2M X 3.M	✓
C2.1.2	GARDEN ACCESS PROVIDED				✓
C2.1.5	BEDROOMS	9M2	2.7M2	3MX3.9M=11.7M2	✓
C2.1.7	MIN FLOOR (MULTI -DWELL)	1B X1B 2B X2B 2B X2B 3BX2B	47M2 72M2 72M2 95M2	(2C&D) 45M2 (3A&B) 85M2 (3C&D) 81M2 (4A&B) 96M2	NA ✓ ✓ ✓
C2.1.8	MAX ALLOWED	80%		1BX1B - 15% 2BX2B - 77% 3BX2B - 8%	✓

	CLAUSE			PROVIDED	DTC
C2.1.9	STORAGE	1B X1B 2B X2B 2B X2B 3BX2B	3M2 4M2 4M2 4M2	(2C&D) 4M2 (3A&B) 5M2 (3C&D) 5M2 (4A&B) 5M2	✓
C.1.4.1	STORMWATER REFER CIVIL REPORT			U/G TANKS 5000L	✓
C.2.2.5	SOLAR ACCESS	70%	MIN	78% N, NE, NW	NA
C2.3.1	PARKING	1B X1B 2B X2B 3BX2B	1 BAY 1 BAY 2 BAY	PROVIDED	✓
C.2.4.1	BIN STORE WITH SCREEN			PROVIDED	✓
C2.7.1	SILVER LEVEL	20% REQ.		50% PROVIDED	✓
C3.1.1	SITE COVER	R40 - 65% MAX		51% PROVIDED	✓
C3.2.1	BUILDING HEIGHT	8M MAX		4M SINGLE STORY	✓
C3.3.1	SETBACKS	0.5M FROM SECOND. STREET			✓
C3.4.1	LOT SETBACKS UP TO 3.5M = 1M, 3.6-7M = 1.5M				✓
C3.10.1	VISUAL PRIVACY - SCREENS & OPAQUE GLAZ.				✓

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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
06/11/2025 12:52:42

TITLE
UNIT TYPE 3C - OVER 55 MODULES - 2BED x 2BATH

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA422 **A**



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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

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

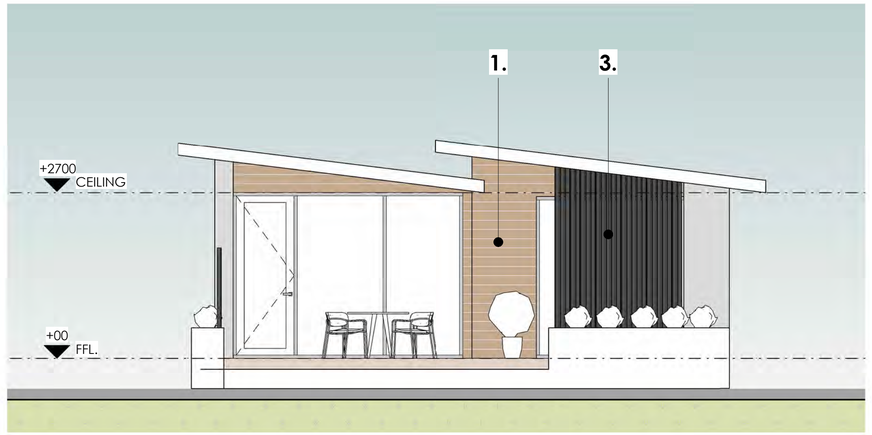
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DEVELOPMENT APPROVAL

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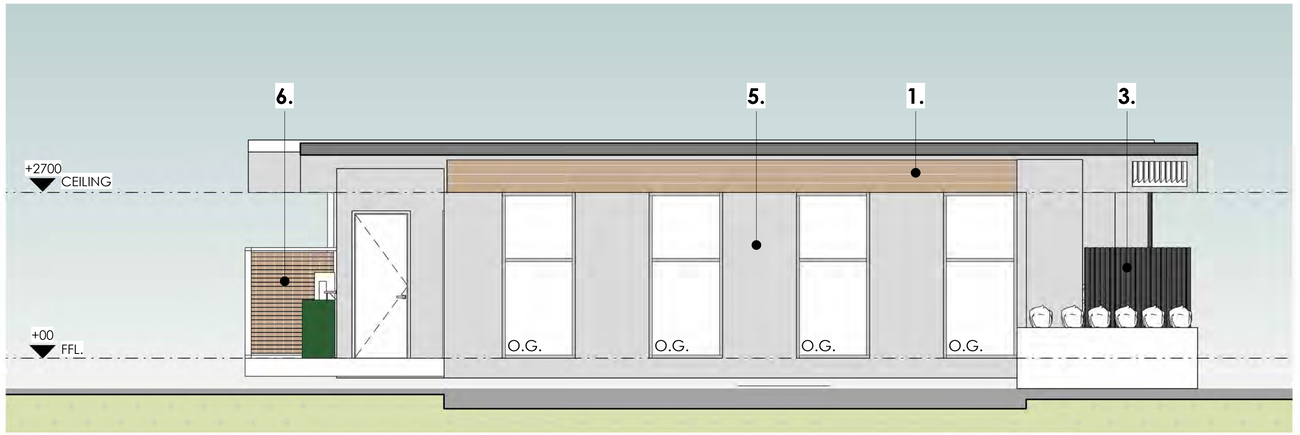
TITLE
TYPE 3C-3D OVER 55

24.034

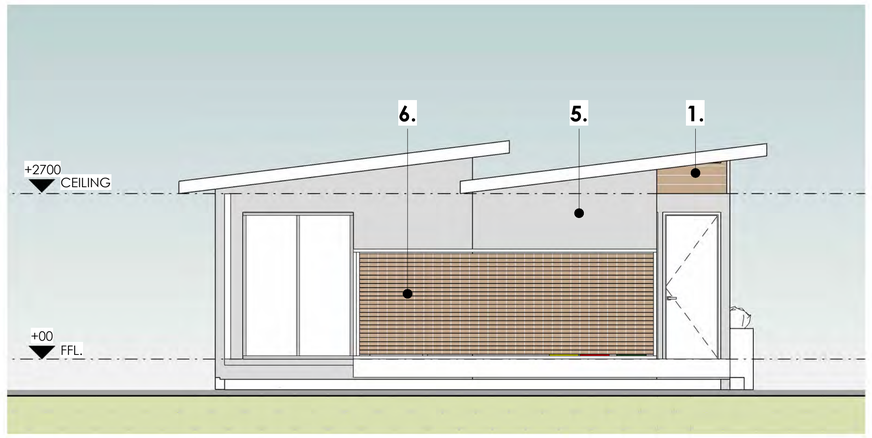
DA162 | **A**



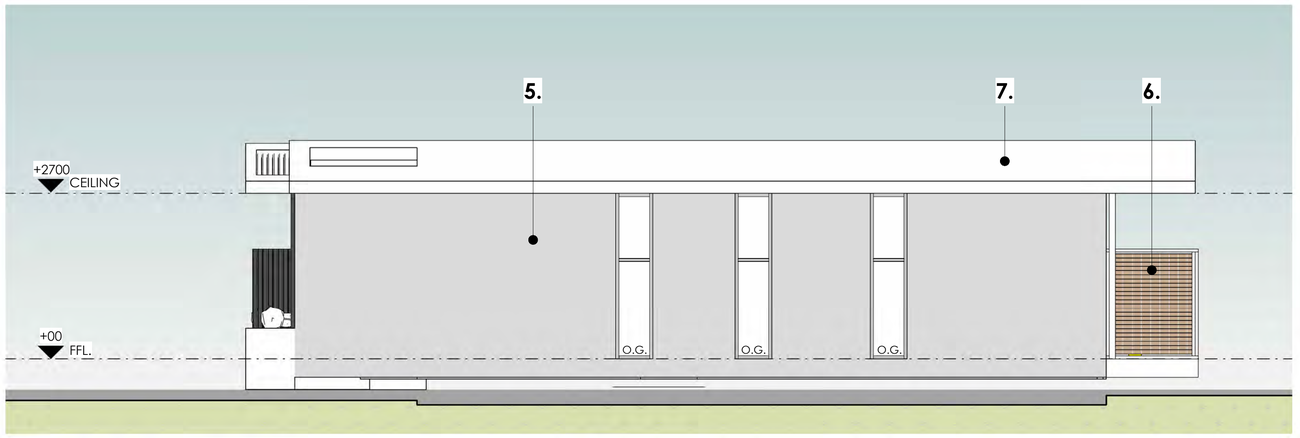
1 TYPE 3C- Elevation 1
SCALE: 1 : 50



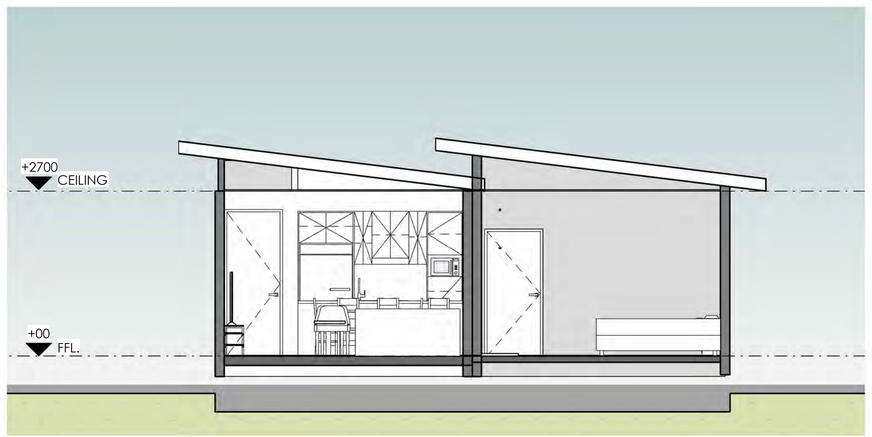
2 TYPE 3C- Elevation 2
SCALE: 1 : 50



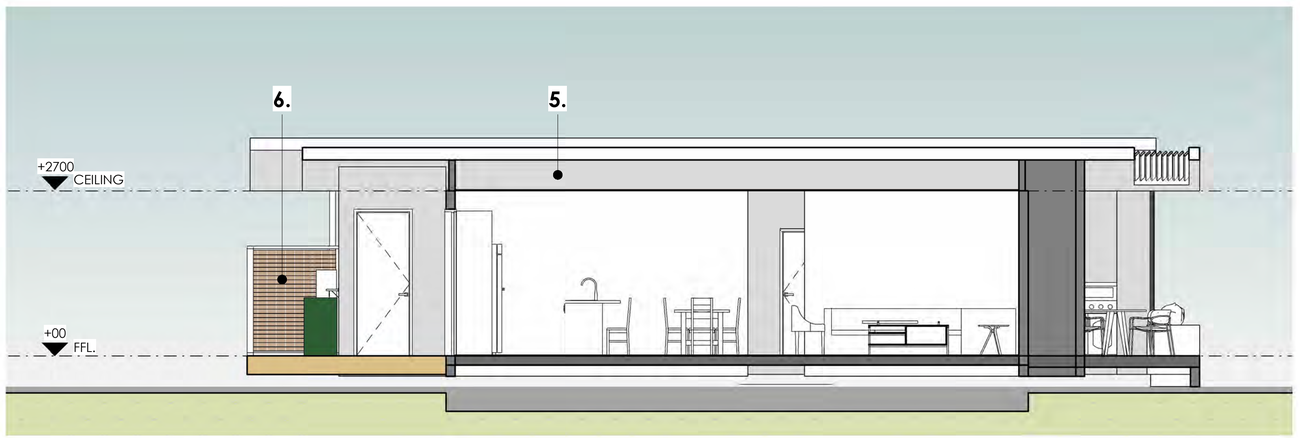
3 TYPE 3C- Elevation 3
SCALE: 1 : 50



4 TYPE 3C- Elevation 4
SCALE: 1 : 50



5 TYPE 4- (SHORT SECTION)
SCALE: 1 : 50



6 TYPE 4- (LONG SECTION)
SCALE: 1 : 50

FINISHES SCHEDULE


1. OAK CLADDING


2. STONE FEATURE


3. GREY BATTEN SCREENING


4. JAMES HARDIE CONCRETE LOOK CLADDING


5. JAMES HARDIE OBLIQUE CLADDING


6. TIMBER LOOK LOUVRE SCREEN

7. COLORBOND SURFMIST

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

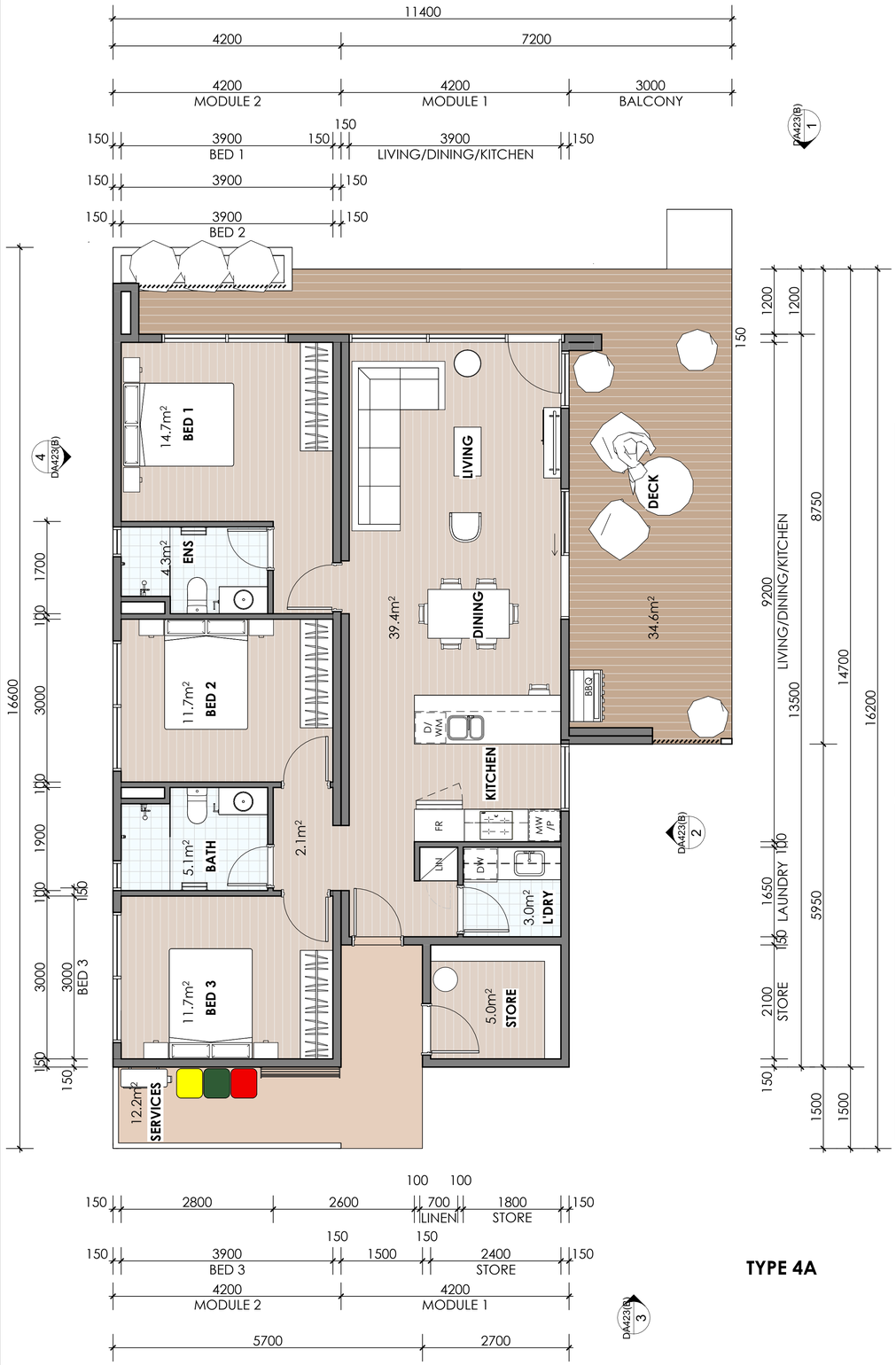
PROJECT STATUS
DEVELOPMENT APPROVAL
DATE
06/11/2025 12:56:06

TITLE
UNIT TYPE 3C - ELEVATIONS & SECTIONS

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA422(B) A



TYPE 4A

NOTES

1. ORIENTATION AND LEVELS VARY. REFER TO MASTERPLAN.
2. COLOURS INDICATIVE. REFER OVERALL COLOUR PALETTE FOR OPTIONS.
3. OVER 55: **3000MM** MINIMUM FRONT SETBACK TO LOT BOUNDARY.
4. SHORT STAY: STACKED 2 & 3 LEVELS MODULES.
5. SHORT STAY: ACCESS VIA FLOATING BRIDGES OF ELEVATED WALKWAY.
6. OBSCURE GLAZING WHERE APPROPRIATE TO 1600MM, CLEAR GLAZING ABOVE.

MODULE AREA SCHEDULE

TYPE 1
GFA | 38.4 m²
NFA | 35.9 m²
DECK | 16.2 m²

TYPE 2
GFA | 29.3 m²
NFA | 27.5 m²
DECK | 27.3 m²

TYPE 2C & 2D
GFA | 50.3 m²
NFA | 45.7 m²
DECK | 30.4 m²

TYPE 2D SPECIAL STORE
GFA | 50.3 m²
NFA | 45.7 m²
DECK | 17.9 m²

TYPE 3A & 3B
GFA | 96.4 m²
NFA | 90.2 m²
DECK | 22.7 m²

TYPE 3C
GFA | 92.4 m²
NFA | 86.6 m²
DECK | 21.1 m²

TYPE 4A
GFA | 104.0 m²
NFA | 97.5 m²
DECK | 34.6 m²

GROUP DWELLING - TYPE 3 AND 4

	CLAUSE			PROVIDED	DTC
C1.1.1	SITE AREA TABLE D	180M2 MIN	200M2 AVE	220m2- 250m2	✓
C1.1.1	PRIMARY GARDEN	40M2 MIN	3M WIDTH	40M2	✓
C1.2.1	SOFT L/SCAPE	15%	33M2	80M2 PROVIDED	✓
C1.2.1	SOFT L/SCAPE	30%	12M2	19M PROVIDED	
C1.2.4	MIN TREES	1PER LOT		1 X PROVIDED	✓
C2.2.1	PRIMARY LIV.	3.8MIN		9.2M X 3.M	✓
C2.1.2	GARDEN ACCESS PROVIDED				✓
C2.1.5	BEDROOMS	9M2	2.7M2	3MX3.9M=11.7M2	✓
C2.1.7	MIN FLOOR (MULTI -DWELL)	1B X1B 2B X2B 2B X2B 3BX2B	47M2 72M2 72M2 95M2	(2C&D) 45M2 (3A&B) 85M2 (3C&D) 81M2 (4A&B) 96M2	NA ✓ ✓ ✓
C2.1.8	MAX ALLOWED	80%		1BX1B - 15% 2BX2B - 77% 3BX2B - 8%	✓

	CLAUSE			PROVIDED	DTC
C2.1.9	STORAGE	1B X1B 2B X2B 2B X2B 3BX2B	3M2 4M2 4M2 4M2	(2C&D) 4M2 (3A&B) 5M2 (3C&D) 5M2 (4A&B) 5M2	✓
C.1.4.1	STORMWATER REFER CIVIL REPORT			U/G TANKS 5000L	✓
C.2.2.5	SOLAR ACCESS	70%	MIN	78% N, NE, NW	NA
C2.3.1	PARKING	1B X1B 2B X2B 3BX2B	1 BAY 1 BAY 2 BAY	PROVIDED	✓
C.2.4.1	BIN STORE WITH SCREEN			PROVIDED	✓
C2.7.1	SILVER LEVEL	20% REQ.		50% PROVIDED	✓
C3.1.1	SITE COVER	R40 - 65% MAX		51% PROVIDED	✓
C3.2.1	BUILDING HEIGHT	8M MAX		4M SINGLE STORY	✓
C3.3.1	SETBACKS	0.5M FROM SECOND. STREET			✓
C3.4.1	LOT SETBACKS UP TO 3.5M = 1M, 3.6-7M = 1.5M				✓
C3.10.1	VISUAL PRIVACY - SCREENS & OPAQUE GLAZ.				✓



PERSPECTIVE 1 OF TYPE 4A



PERSPECTIVE 2 OF TYPE 4A

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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
06/11/2025 12:56:11

TITLE
UNIT TYPE 4A- OVER 55 MODULES -3BED x 2BATH

0 .5 1 2 5 10m
SCALE 1:50

24.034

DA423 **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
06/11/2025 12:56:12

TITLE
TYPE 4A-4B OVER 55

24.034

DA163

A



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PROJECT NAME
MIXED USE DEVELOPMENT - CAPEL

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

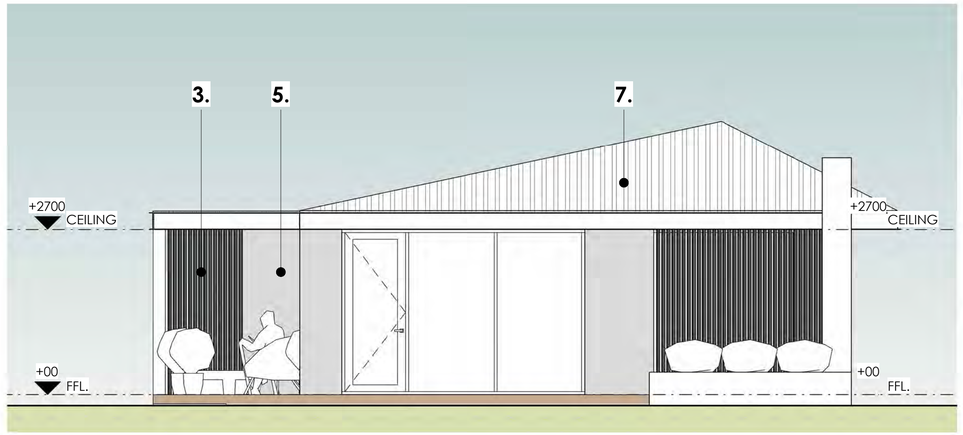
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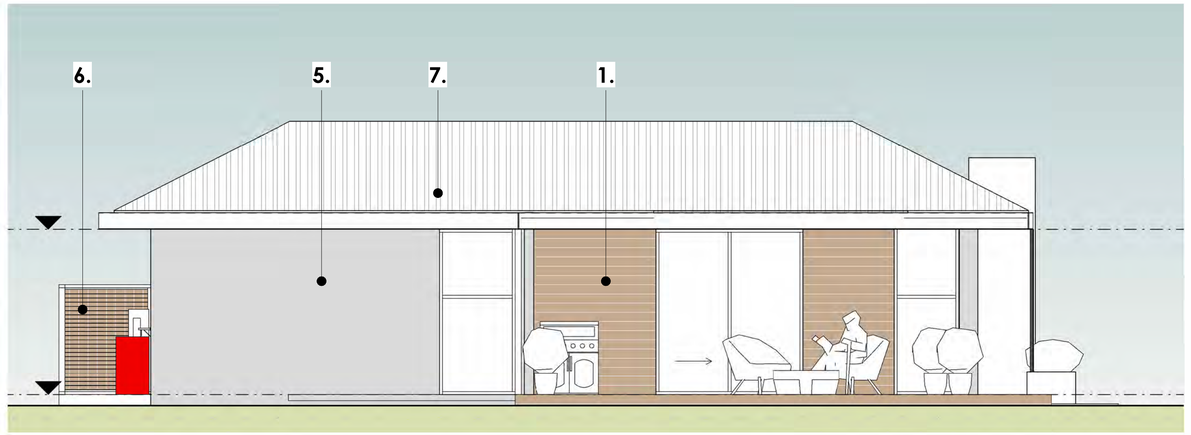
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TYPE 4A-4B OVER 55 (VIEW II)

24.034

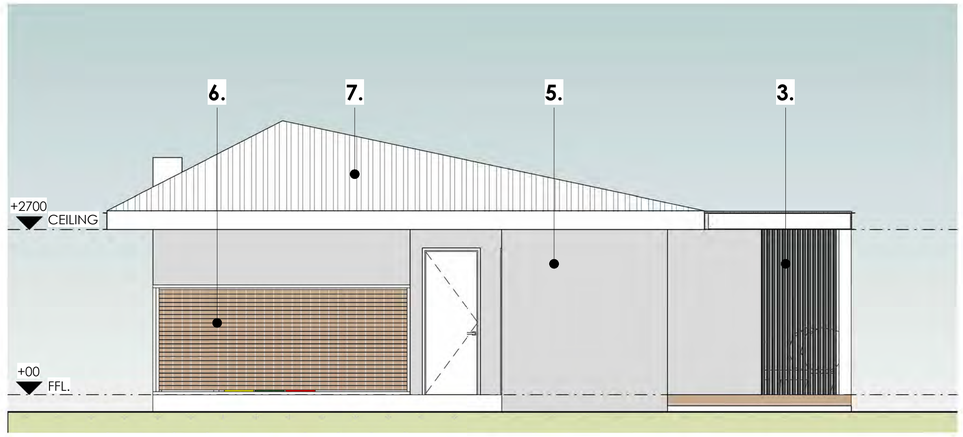
DA164 | **A**



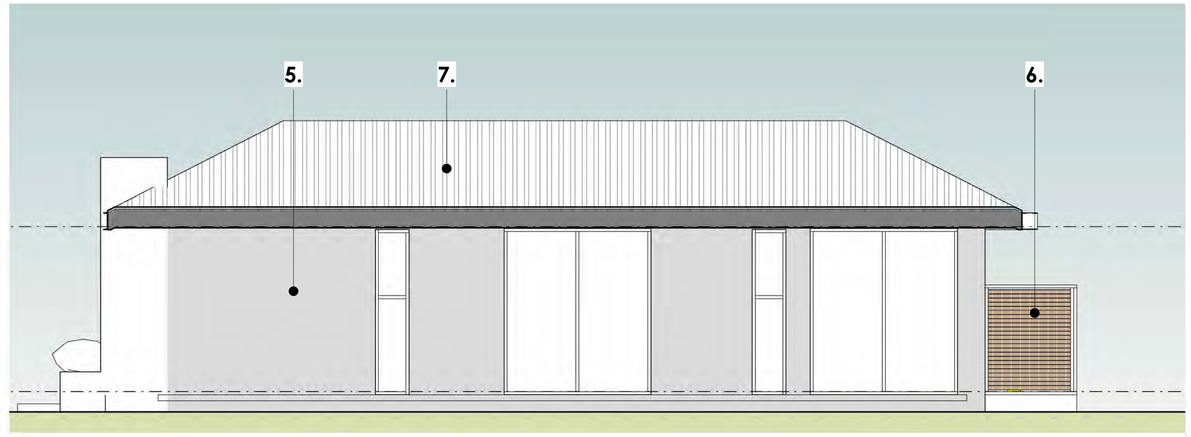
1 - TYPE 4A- Elevation 1
SCALE: 1 : 50



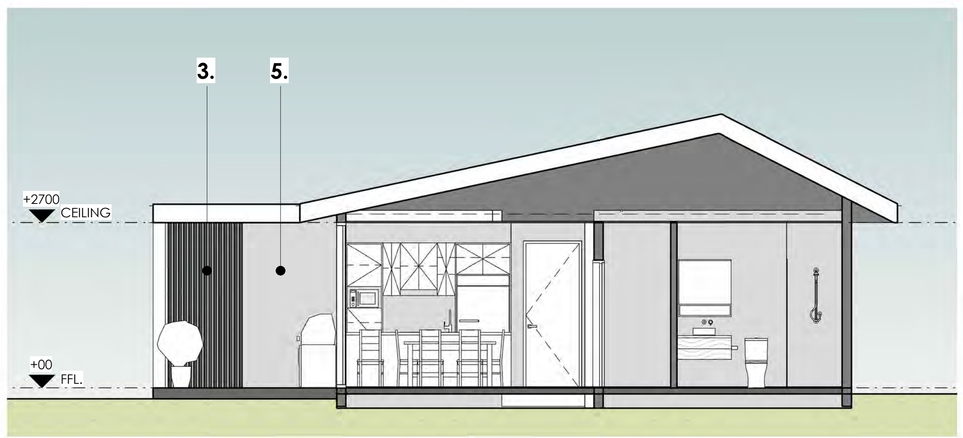
2 - TYPE 4A- Elevation 2
SCALE: 1 : 50



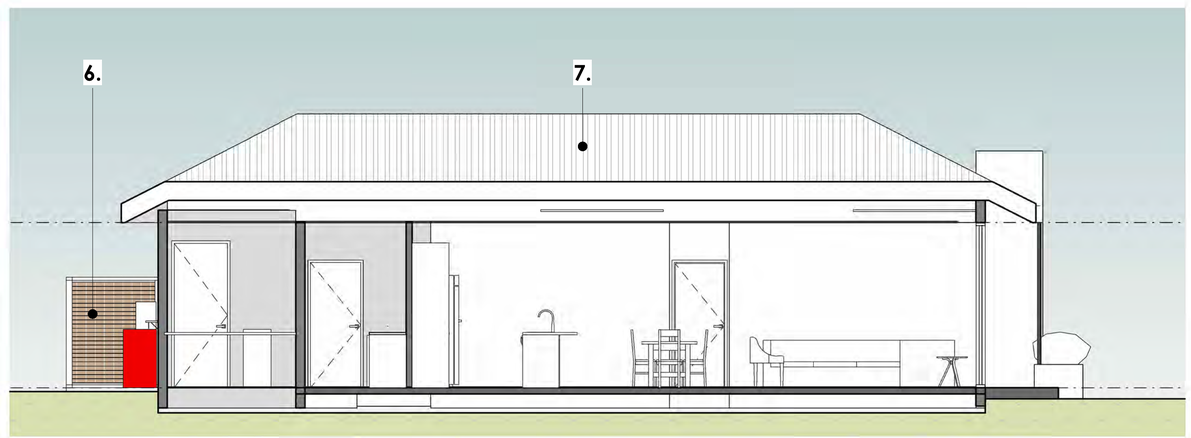
3 - TYPE 4A- Elevation 3
SCALE: 1 : 50



4 - TYPE 4A- Elevation 4
SCALE: 1 : 50



5 - TYPE 4A- (SHORT SECTION)
SCALE: 1 : 50

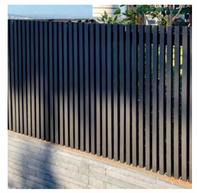


6 - TYPE 4A- (LONG SECTION)
SCALE: 1 : 50

FINISHES SCHEDULE


1. OAK CLADDING


2. STONE FEATURE


3. GREY BATTEN SCREENING


4. JAMES HARDIE CONCRETE LOOK CLADDING


5. JAMES HARDIE OBLIQUE CLADDING


6. TIMBER LOOK LOUVRE SCREEN

7. COLORBOND SURFMIST

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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
06/11/2025 12:59:32

TITLE
UNIT TYPE 4A- ELEVATIONS & SECTIONS

0 .5 1 2 5 10m
SCALE 1:50

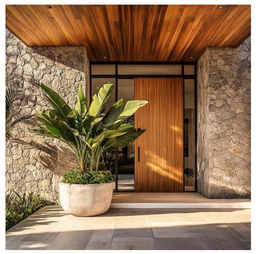
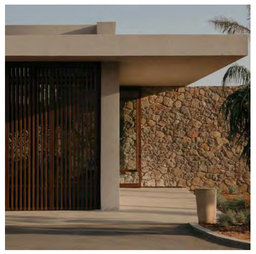
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DA423(B) **A**

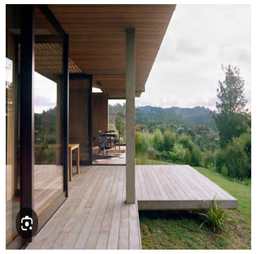
OVER 55 DESIGN INSPIRATION
'COUNTRYSIDE VERANDAH'





WARM COLOURS & TEXTURES



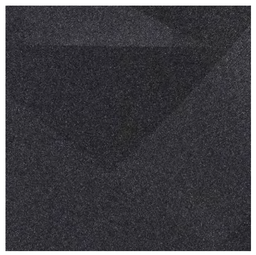













OAK TIMBER PANELS

FEATURE WALLS

FEATURE SIGNAGE

WARM WHITE WALLS

INTERPON NATURAL SHIMMER DOORS AND WINDOW FRAMES

TIMBER LOOK DECKING

JAMES HARDIE WALL PANEL

CHARCOAL METALWORK

INTERPON BRONZE



OWL WING

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

PROJECT STATUS
DEVELOPMENT APPROVAL

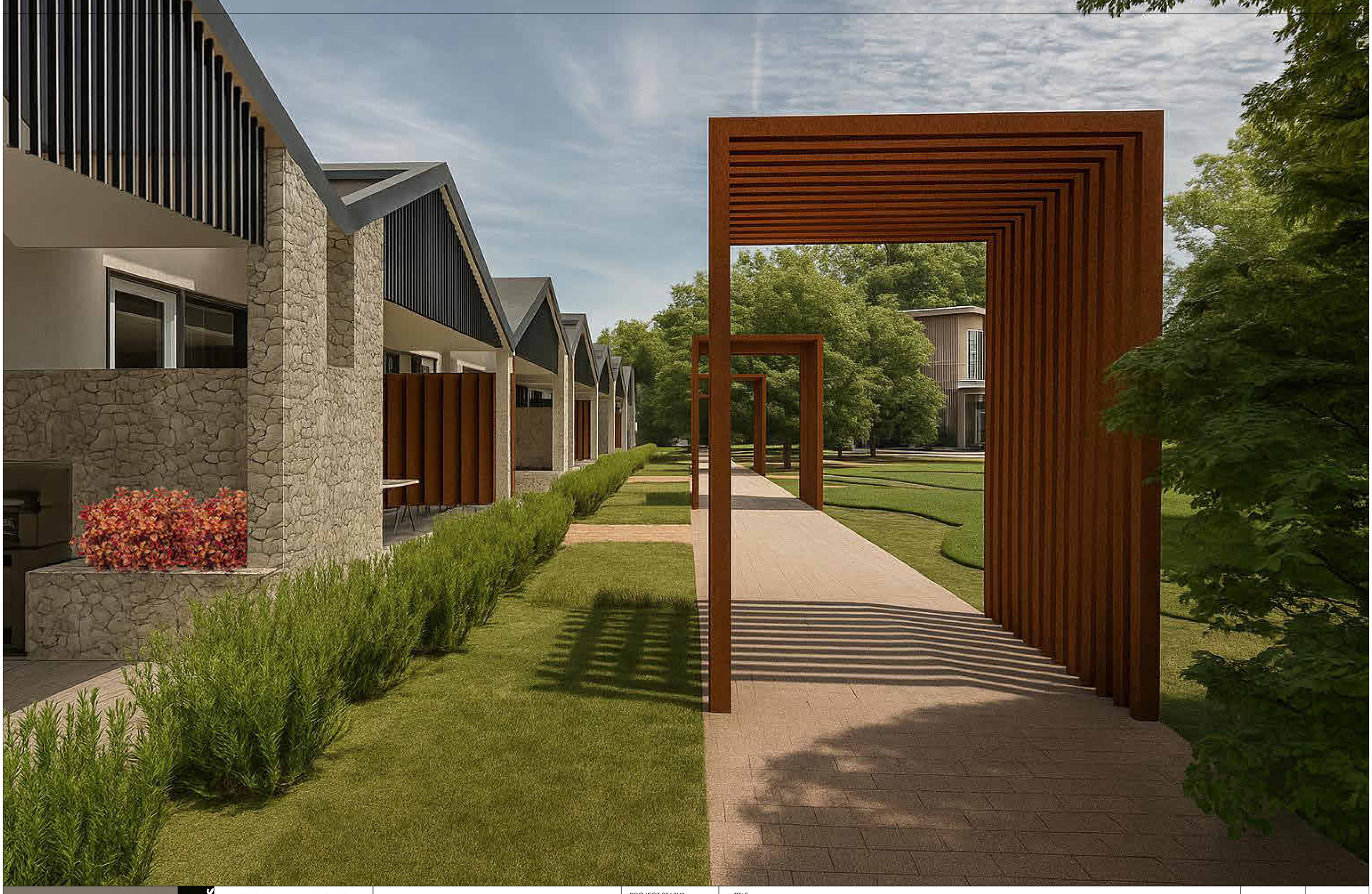
DATE
06/11/2025 12:59:37

TITLE
FINISHES SCHEDULE (OVER 55)

24.034

DA501

A



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

PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
06/11/2025 12:59:37

TITLE
TIMBER ARBOUR WALK

24.034

DA165

A



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architects

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PROJECT NAME
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ADDRESS
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PROJECT STATUS
DEVELOPMENT APPROVAL

DATE
06/11/2025 12:59:38

TITLE
WOODLAND WALK VIEW

24.034

DA166

A