

04/06/2009
C41**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO1****RIVER ROAD COBRAM****1.0****Design objectives**04/06/2009
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- To ensure that lot sizes are generally consistent with the existing subdivisional pattern in River Road.
- To provide a buffer between future residential development to the west and the Murray River to the east.
- To ensure that all lots within the overlay have a minimum area of 2000m².
- To ensure that all lots are serviced with reticulated water and sewer services.
- To facilitate lower density residential development in an area which has a high aesthetic character.

2.0**Buildings and works**04/06/2009
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A permit is not required to:

- Construct one dwelling (and associated outbuildings) on each lot if reticulated water and sewer services are connected to the lot except where a permit is required under the Land Subject to Inundation Overlay or Floodway Overlay.

All buildings and works must comply with the following standards, unless it can be demonstrated that an alternative approach achieves the design objectives of this overlay control:

- Development within this area is intended to provide a 'buffer' between higher density residential development and the adjoining Murray River;
- All development must respect and capitalise on the aspect of the lots to the Murray River.
- Standard setbacks, as specified by Goulburn-Murray Water (G-MW) are required from all G-MW infrastructure.
- All dwellings must be connected to reticulated services.

3.0**Subdivision**04/06/2009
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An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review requirements of section 82(1) of the Act if substantially in accordance with an endorsed development plan.

Any subdivision must meet the following standards:

- The layout of the subdivision must be substantially in accordance with the approved *Cobram Development Plan*.
- All lots must have a minimum lot size of 2000m².
- All lots must be connected to reticulated water and sewer services.

4.0 Decision guidelines

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In addition to the decision guidelines specified at clause 43.02-5, the responsible authority must consider:

- Whether any application for a second dwelling on a lot will result in development which supports the design objectives of the Overlay.