



LEGEND

- DEVELOPMENT PLAN EXTENT
- LAND OWNERSHIP BOUNDARIES
- COLLECTOR ROADS
- LOCAL ACCESS STREETS
- STANDARD RESIDENTIAL (500 - 1000 sqm)
- LOW DENSITY RESIDENTIAL (1000 - 2000 sqm)
- MEDIUM DENSITY RESIDENTIAL (300 - 500 sqm)
- OPEN SPACE (DRAINAGE PURPOSES)
- LOCAL PARKS / RESERVES
- PROPOSED DRAINAGE RETENTION & WETLANDS
- ROAD WIDENING CAMPBELL ROAD (5m width)
- EXISTING IRRIGATION CHANNEL

NOTES:

- A** Provide opportunity for local neighborhood centre at intersection of Campbell Rd and new collector road to service local community.
- B** Larger local open spaces to provide suitable areas for recreational activity and playground facilities within walking distance of all residents.
- C** Existing retarding basin expanded to provide for water quality treatment and open space needs west of Campbell Road.
- D** Drainage retardation & water quality treatment for southern part of DP area.



SCALE 1:7500 @ A3
 0 25 50 75 150 250m

Job Ref. 1195_UD_SLP1_V2 Date: 06/02/2024

Development Plan
Cobram
Moira Shire Council



MOIRA SHIRE COUNCIL
 This amended Development Plan is endorsed as being to the satisfaction of the responsible authority pursuant to Clause 43.04-2 of Moira Planning Scheme.
 Sheet: 1 of 1
 Delegate

 Date: 04/04/2024

Provide links to existing east-west streets in adjoining development.

Provide links to existing open space to the west.

Key east-west road to link River Road and Campbell Rd to provide good permeability.

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Potential links to future development.

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Proposed collector road to provide optional future link to Murray Valley Hwy to the south.

RESERVE No1 FOR DRAINAGE PURPOSES REFER NOTE "C"

REFER NOTE "B"

REFER NOTE "D"

REFER NOTE "A"

RACV COBRAM RESORT

COBRAM ANGLICAN GRAMMAR SCHOOL

SPORTS CENTRE APEX PARK

MURRAY VALLEY HIGHWAY

CAMPBELL ROAD

MURRAY RIVER

RIVER ROAD

RIVER ROAD

CAMPBELL ROAD

CORNISH STREET

SCENE DVE

BISOONI DRIVE

BISOONI DRIVE

TOMS DVE

WILLI ST

LAWSON DRIVE

START PLACE