

**DEANS MARSH TOWNSHIP**  
**RESTRICTURE PLAN (REVISED JUNE**  
**2013)**

## Deans Marsh Township Restructure Plan (June 2013)

### Strategic Basis

The Deans Marsh Township Restructure Plan (June 2013) restructures lots in common ownership within the Deans Marsh township that are deemed incapable of containing and treating waste water onsite in accordance with the *EPA Code of Practice – Onsite Wastewater Management Dec 2008 Pub 891.2*. Map 1 - Deans Marsh Restructure Plan identifies the properties within the township affected by the restructure plan. The majority of lots are less than 1,300 square metres in area, and if all these lots were to be developed with a dwelling, without access to reticulated sewerage, gross pollution of the township environment and water catchment would result.

A Restructure Overlay (RO3) has been applied to land parcels where more than one lot is in common ownership. This Deans Marsh Restructure Plan is referenced in the Schedule to the Overlay, and development of land affected by the overlay must conform to the requirements of this Plan.

The Plan aims to limit the development of each restructure lot described in Table 1 to one dwelling.

### Objectives

To improve the land capability capacity of residential lots in the Deans Marsh township for the purpose of adequately treating and retaining waste water.

To give clarity of land parcel tenure expectations to future buyers of the land.

### Policy

It is policy that:

- The number of dwellings in each restructure lot identified in Table 1 shall not exceed the number specified in the table.
- Any planning permit issued for a dwelling or extension to a dwelling shall contain a condition that the lots comprising the restructure lot must be consolidated.

**Table 1 Land Parcels**

Restructure lot number	Street address	Lots comprising the restructure lot	Current Status	Maximum number of dwellings	Size
R1	5 Railway Terrace, Deans Marsh	Lot 1 TP101079, Lot 5 LP3400	Vacant	One	5142m <sup>2</sup>
R2	14 Aurel Road, Deans Marsh	Lots 1,2,3,6,7,8,9 TP214228	Dwelling	One	6556m <sup>2</sup>
R3	21 Railway Terrace, Deans Marsh	Lot 1 TP893287, Lot 1 TP91469	Dwelling	One	1561m <sup>2</sup>
R4	22 Aurel Road, Deans Marsh	Lot 1 TP86782, Lot 1 TP87445	Dwelling	One	1992m <sup>2</sup>
R5	29 Railway Terrace, Deans Marsh	Lot 1 TP92762, Lots 1 & 2 TP89147, Lot 1 TP863443	Dwelling	One	4524m <sup>2</sup>
R6	28 Aurel Road, Deans Marsh	Lot 1 TP604633, Lot 2 TP604633	Dwelling	One	1999m <sup>2</sup>
R7	31-33 Railway Terrace, Deans Marsh	Lot 2 TP863443, Lot 3 TP89147	Vacant	One	2052m <sup>2</sup>
R8	34 Aurel Road, Deans Marsh	Lot 1 TP97891, Lot 29 LP3400	Dwelling	One	2020m <sup>2</sup>

Restructure lot number	Street address	Lots comprising the restructure lot	Current Status	Maximum number of dwellings	Size
R9	17 Aurel Road, Deans Marsh	Lots 4,5,6,7,8,9 TP136667	Vacant	One	5977m <sup>2</sup>
R10	31 Aurel Road, Deans Marsh	Lots 13,14,15,16,17,18 LP3400	Dwelling	One	5850m <sup>2</sup>
R11	1380 Birregurra-Deans Marsh Road, Deans Marsh	Lots 1,2,3 LP22653	Dwelling	One	3851m <sup>2</sup>
R12	1406 Birregurra-Deans Marsh Road, Deans Marsh	Lots 5 & 6 LP17123	Dwelling	One	2630m <sup>2</sup>
R13	1408 Birregurra-Deans Marsh Road, Deans Marsh	Lots 3 & 4 LP17123	Dwelling	One	2597m <sup>2</sup>
R14	1413 Birregurra-Deans Marsh Road, Deans Marsh	Lot 1 TP245103, Lot 1 TP515828, Lot 1 TP376070	Dwelling	One	2224m <sup>2</sup>

Map 1 - Deans Marsh Restructure Plan (June 2013)

