






# Structure Plan

## Lot 22 Smirk Road, Baldviss

### Key To Symbols

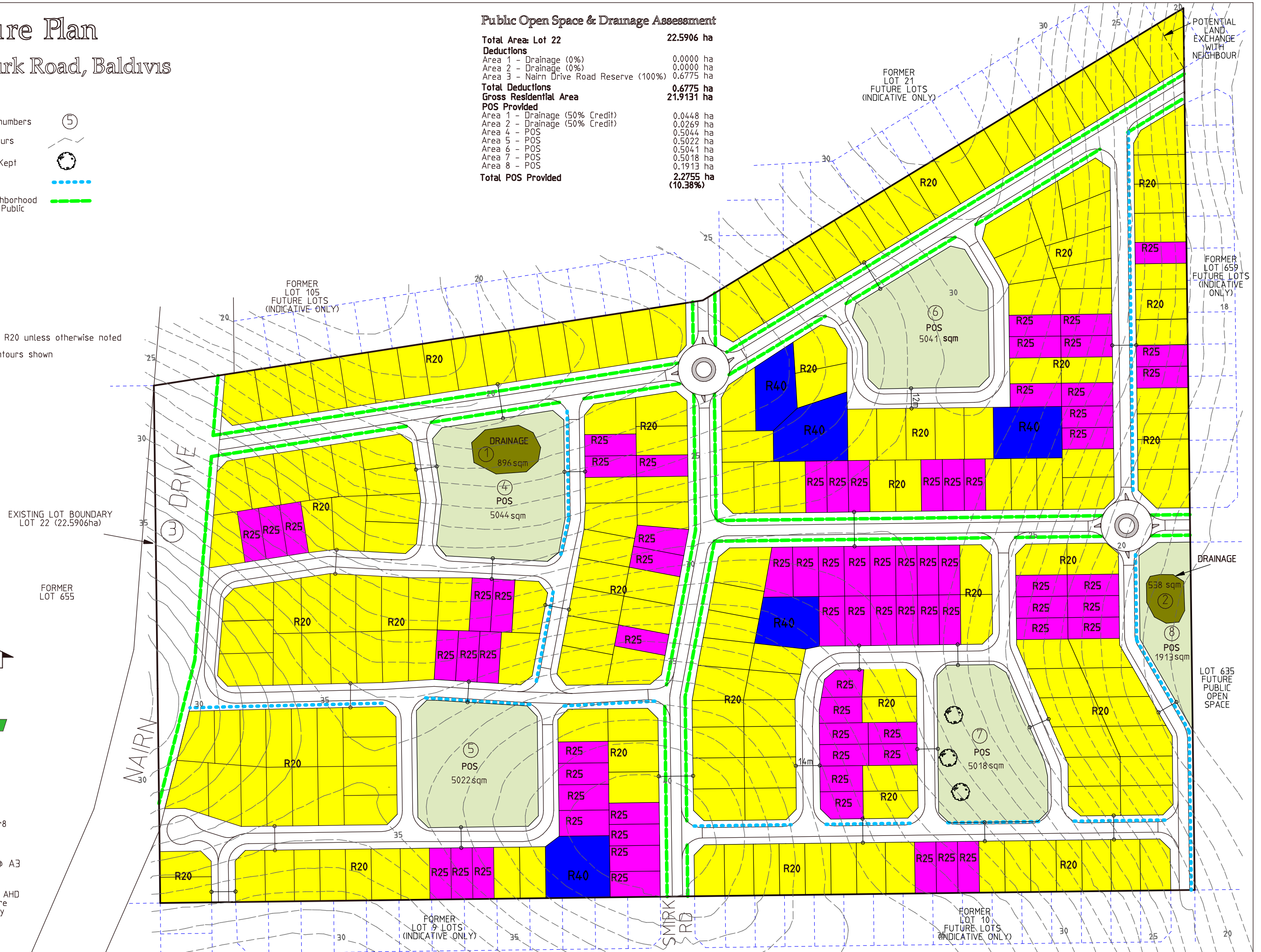
- Drainage & POS area numbers 
- Pre-Development Contours 
- Existing Trees To Be Kept 
- Footpaths 
- Dual Use Paths / Neighborhood Connector Alignments / Public Transport Routes 

### Notes

1. Lot Yield  
R20: 201  
R25: 73  
R40: 5 lots
2. R-Code: All lots are R20 unless otherwise noted
3. Pre-development contours shown

### Public Open Space & Drainage Assessment

<b>Total Area: Lot 22</b>	<b>22.5906 ha</b>
<b>Deductions</b>	
Area 1 - Drainage (0%)	0.0000 ha
Area 2 - Drainage (0%)	0.0000 ha
Area 3 - Nairn Drive Road Reserve (100%)	0.6775 ha
<b>Total Deductions</b>	<b>0.6775 ha</b>
<b>Gross Residential Area</b>	<b>21.9131 ha</b>
<b>POS Provided</b>	
Area 1 - Drainage (50% Credit)	0.0448 ha
Area 2 - Drainage (50% Credit)	0.0269 ha
Area 4 - POS	0.5044 ha
Area 5 - POS	0.5022 ha
Area 6 - POS	0.5041 ha
Area 7 - POS	0.5018 ha
Area 8 - POS	0.1913 ha
<b>Total POS Provided</b>	<b>2.2755 ha (10.38%)</b>



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 Plan No. 804LSPr8  
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Scale 1:2,000 @ A3

Contours are to AHD  
 All dimensions are  
 subject to survey