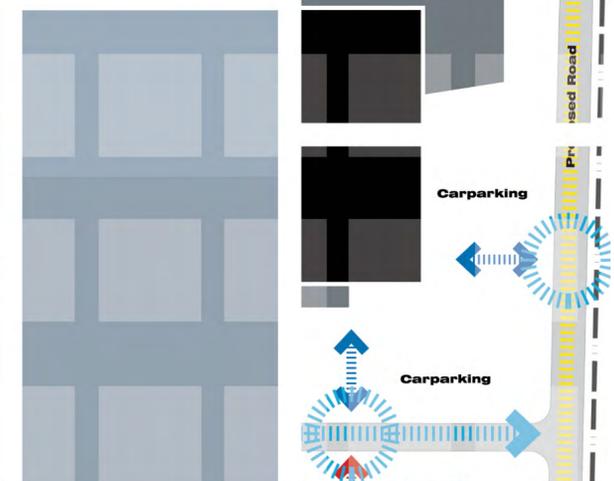
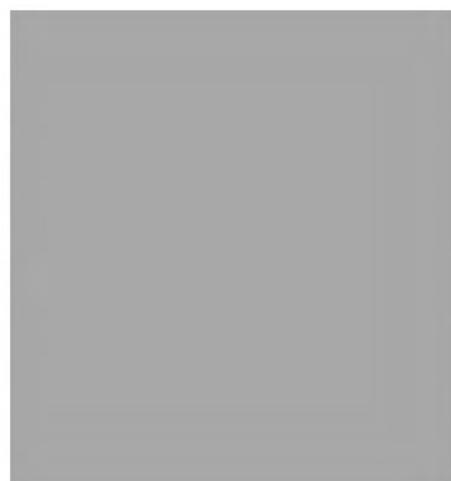
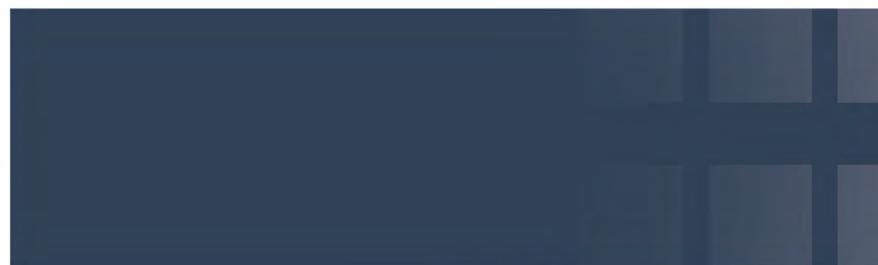


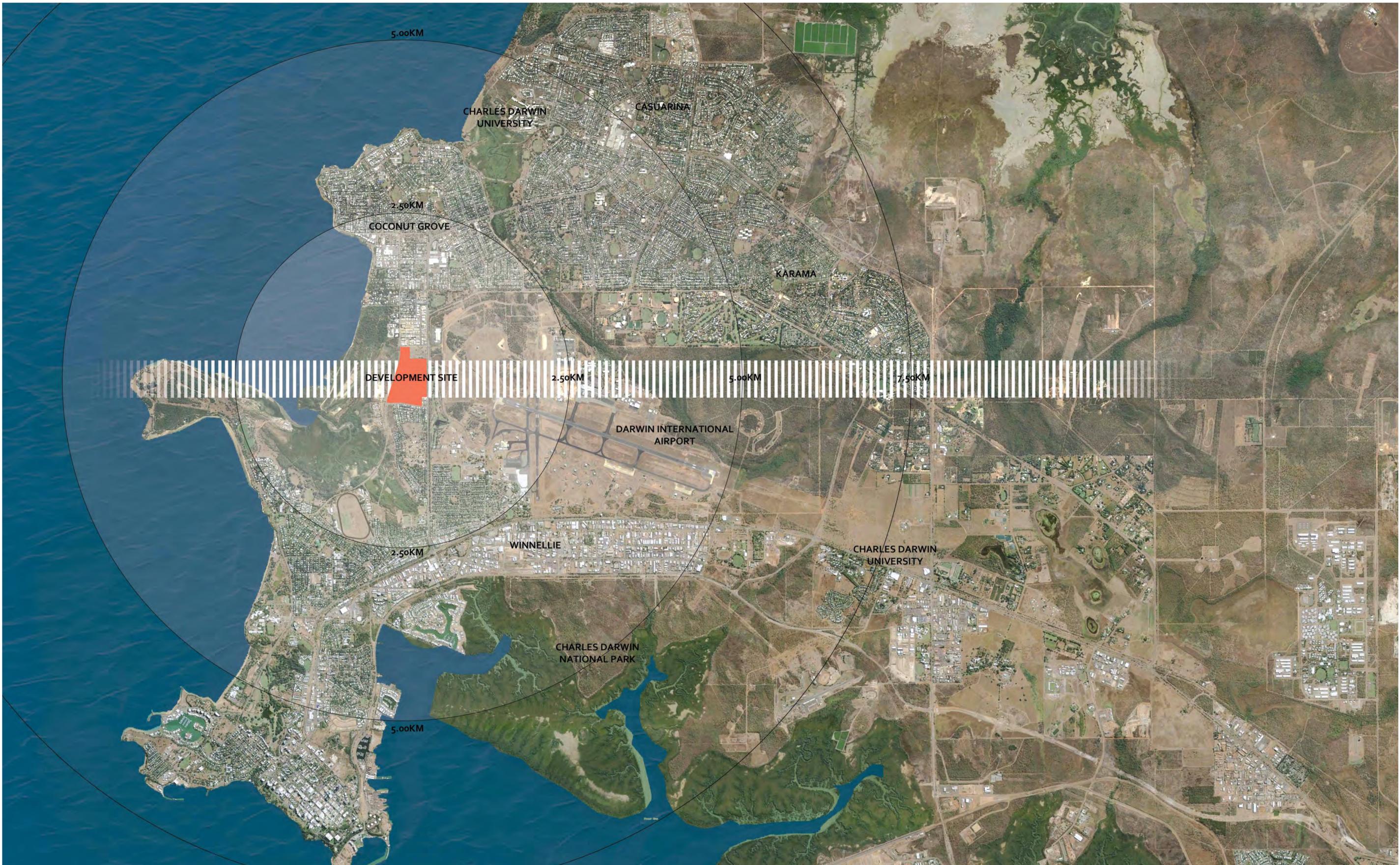


# APPENDIX B: MASTERPLAN SET

BAGOT ROAD MASTERPLAN AND  
DEVELOPMENT DESIGN GUIDE

Part Lot 5182 in SP S.77/93B,  
No. 213 Dick Ward Drive, Darwin

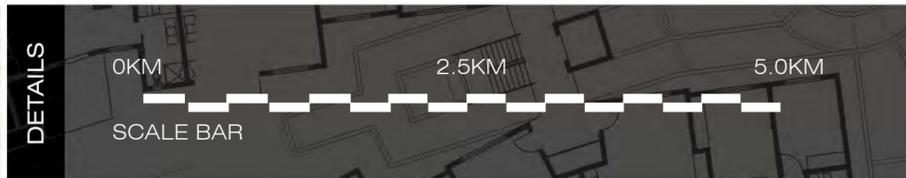




**TITLE**

# Regional Context Plan

Bagot Road: Proposed Development Site



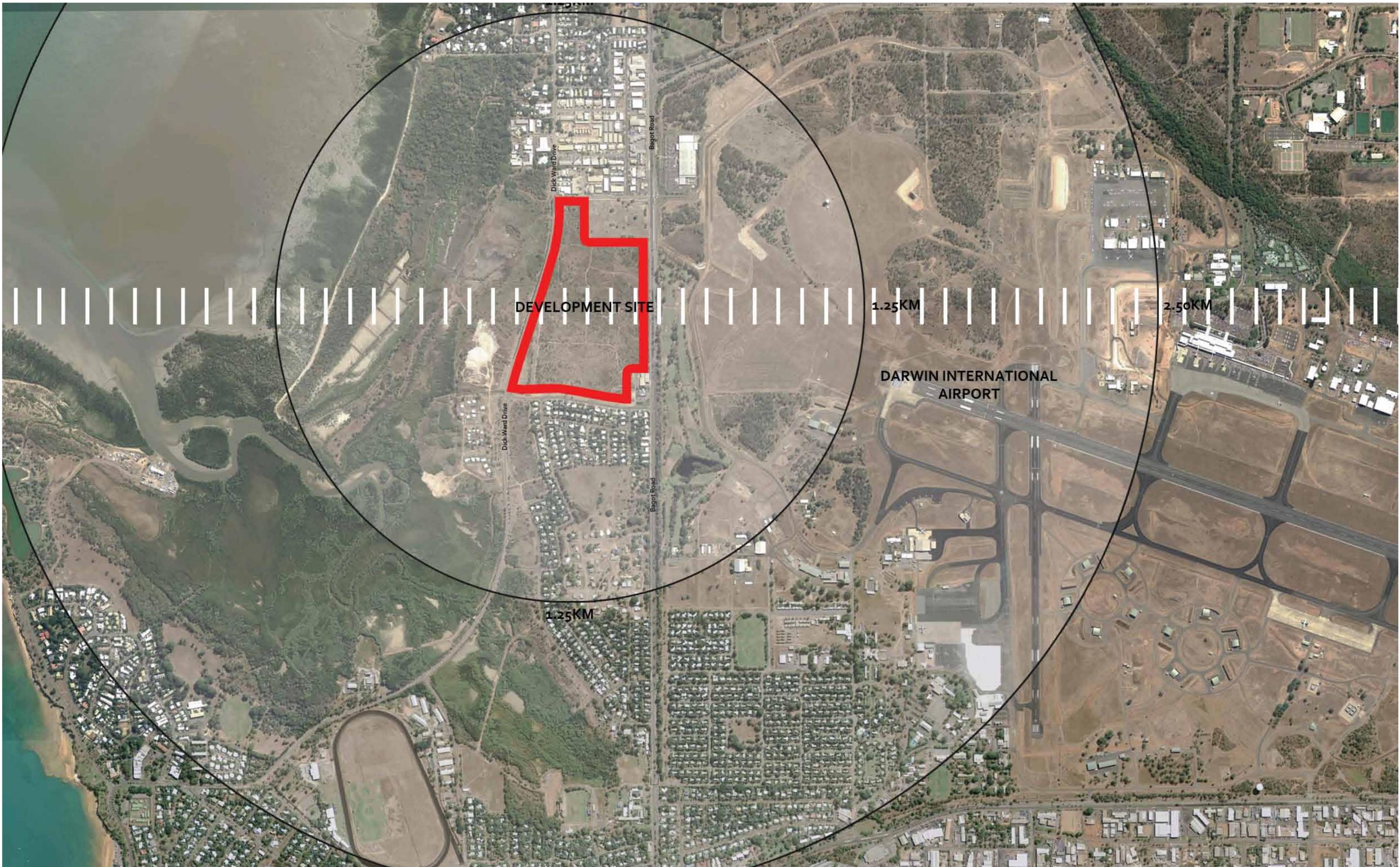
Level 1 2247 Gold Coast Hwy  
Nobby Beach  
PO Box 206 Nobby Beach QLD 4218

Telephone: 07 5526 1500  
Fax: 07 5526 1502  
admin@planitconsulting.com.au

**PLANIT**  
CONSULTING

**NORTH**

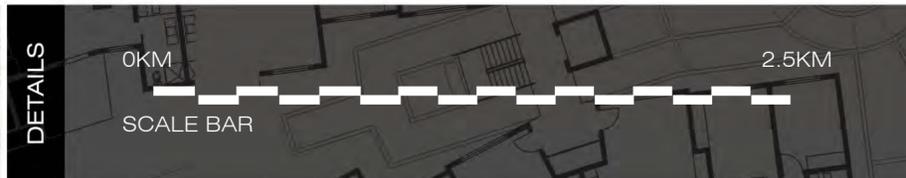
**NORTH**



TITLE

# Local Context Plan

## Bagot Road: Proposed Development Site



Level 1 2247 Gold Coast Hwy  
Nobby Beach  
PO Box 206 Nobby Beach QLD 4218

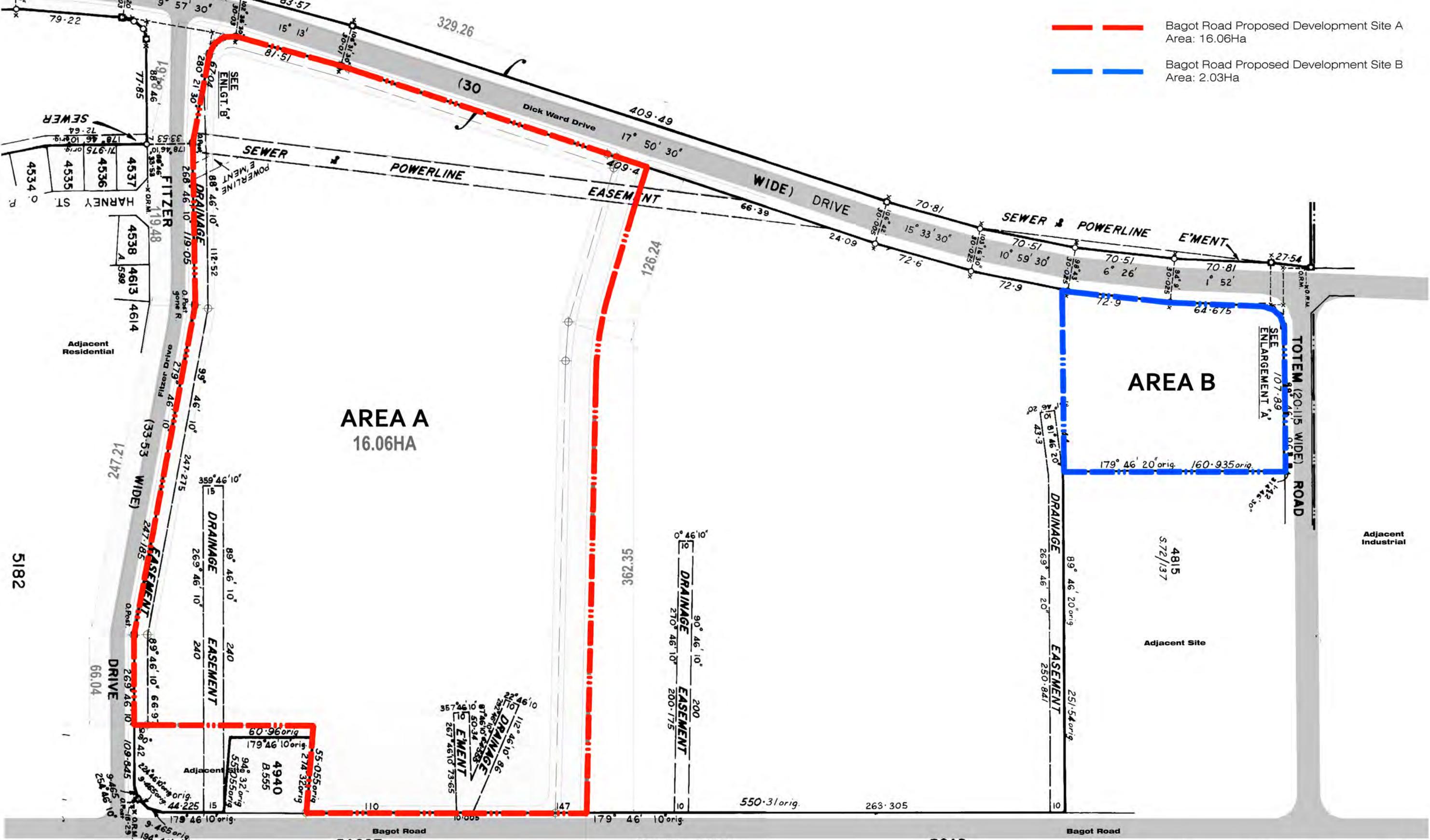
Telephone: 07 5526 1500  
Fax: 07 5526 1502  
admin@planitconsulting.com.au

PLANIT CONSULTING

NORTH

NORTH

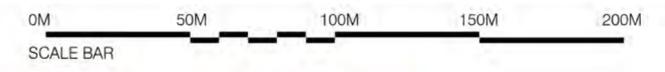
— — — — — Bagot Road Proposed Development Site A  
 Area: 16.06Ha  
— — — — — Bagot Road Proposed Development Site B  
 Area: 2.03Ha



5182

**AREA A**  
16.06HA

**AREA B**



TITLE

# Bagot Road

Precinct A and B, Part Lot 5182

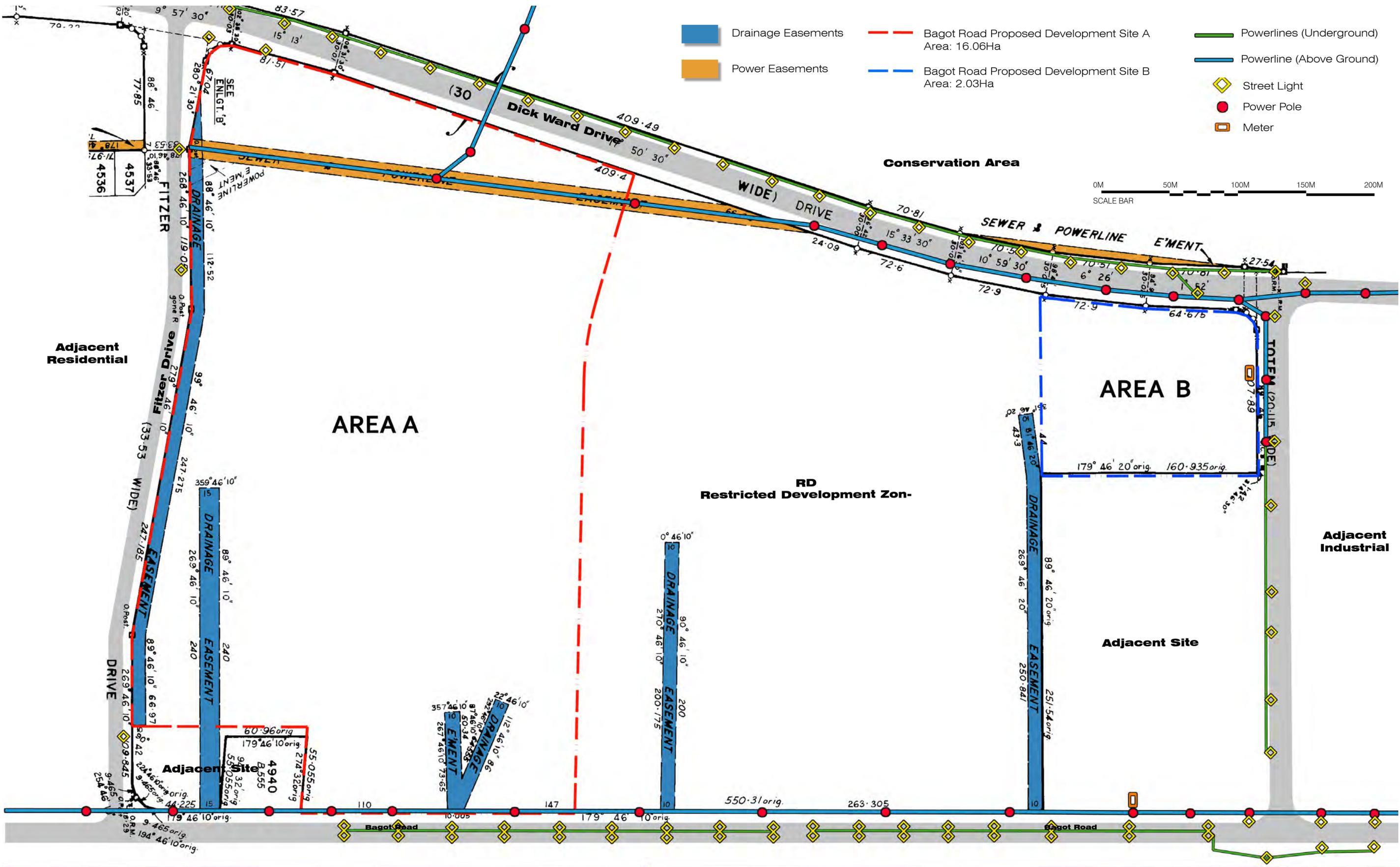
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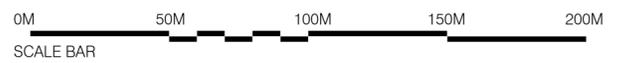
Level 1 2247 Gold Coast Hwy  
 Nobby Beach  
 PO Box 206 Nobby Beach QLD 4218  
 Telephone: 07 5526 1500  
 Fax: 07 5526 1502  
 admin@planitconsulting.com.au

HLTRON





- Drainage Easements
- Power Easements
- Bagot Road Proposed Development Site A Area: 16.06Ha
- Bagot Road Proposed Development Site B Area: 2.03Ha
- Powerlines (Underground)
- Powerline (Above Ground)
- Street Light
- Power Pole
- Meter



Adjacent Residential

AREA A

RD Restricted Development Zone

AREA B

Adjacent Industrial

Adjacent Site

# Bagot Road Services and Easement Plan

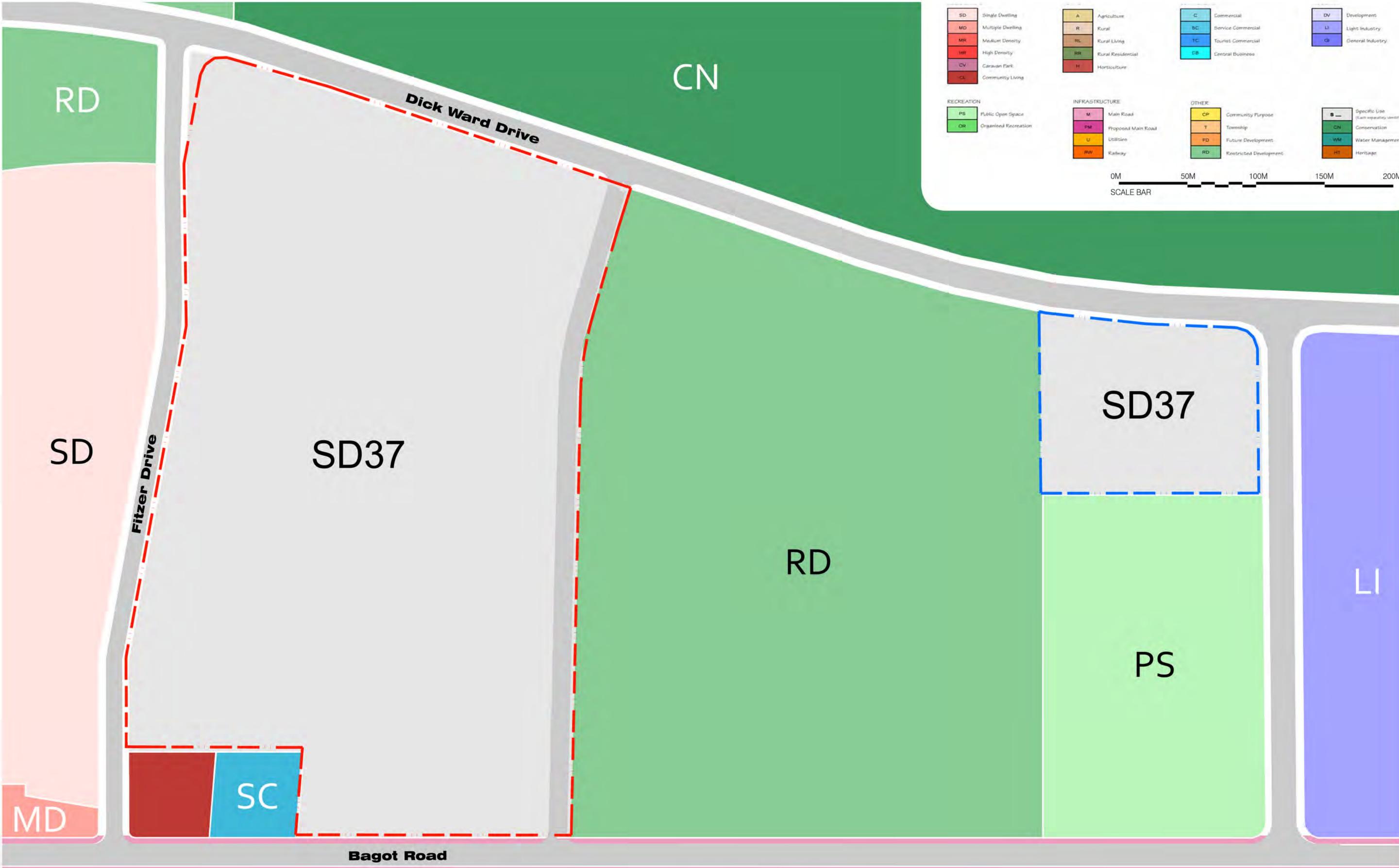
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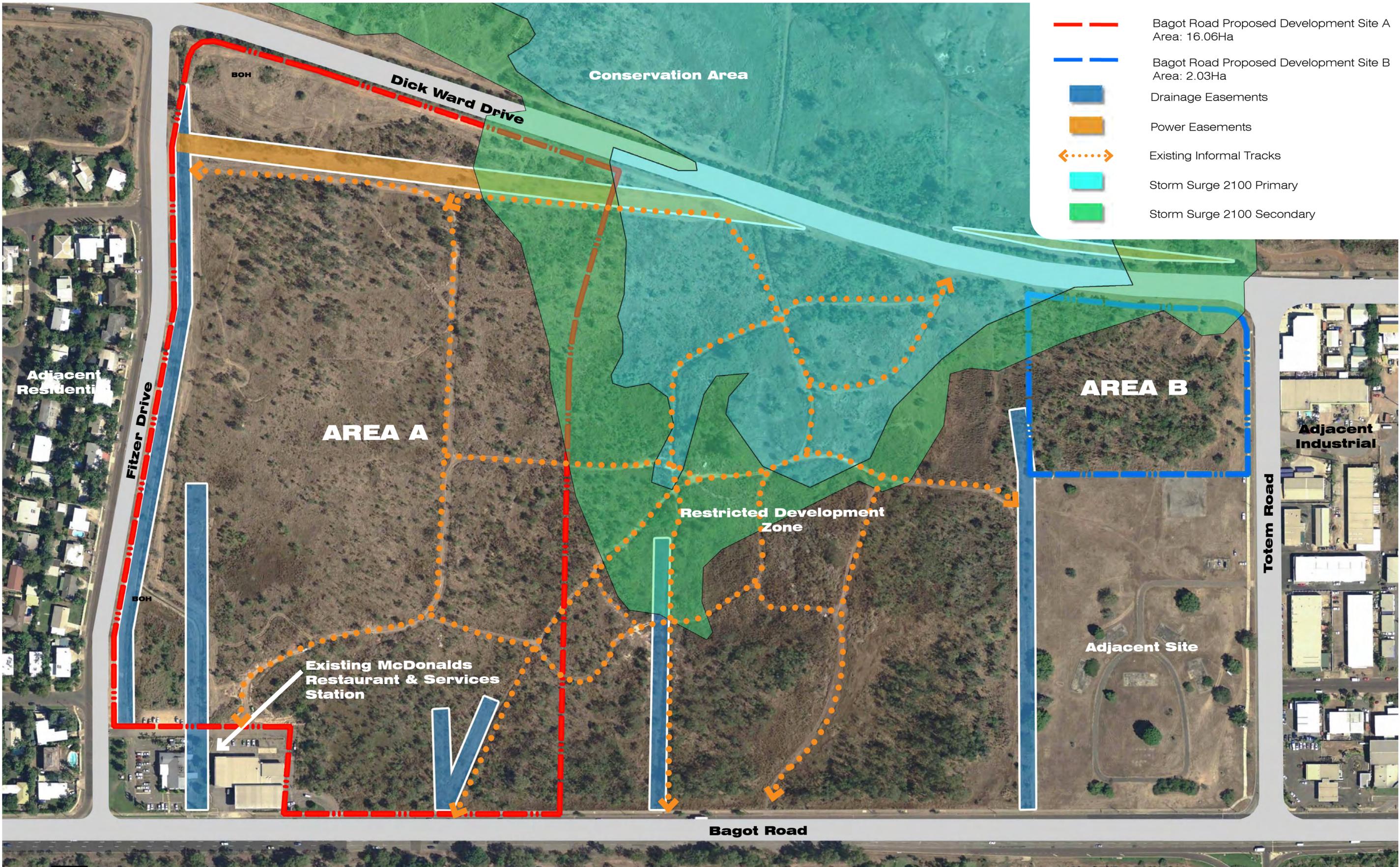
Level 1 2247 Gold Coast Hwy  
Nobby Beach  
PO Box 206 Nobby Beach QLD 4218  
Telephone: 07 5526 1500  
Fax: 07 5526 1502  
admin@planitconsulting.com.au



NORTH

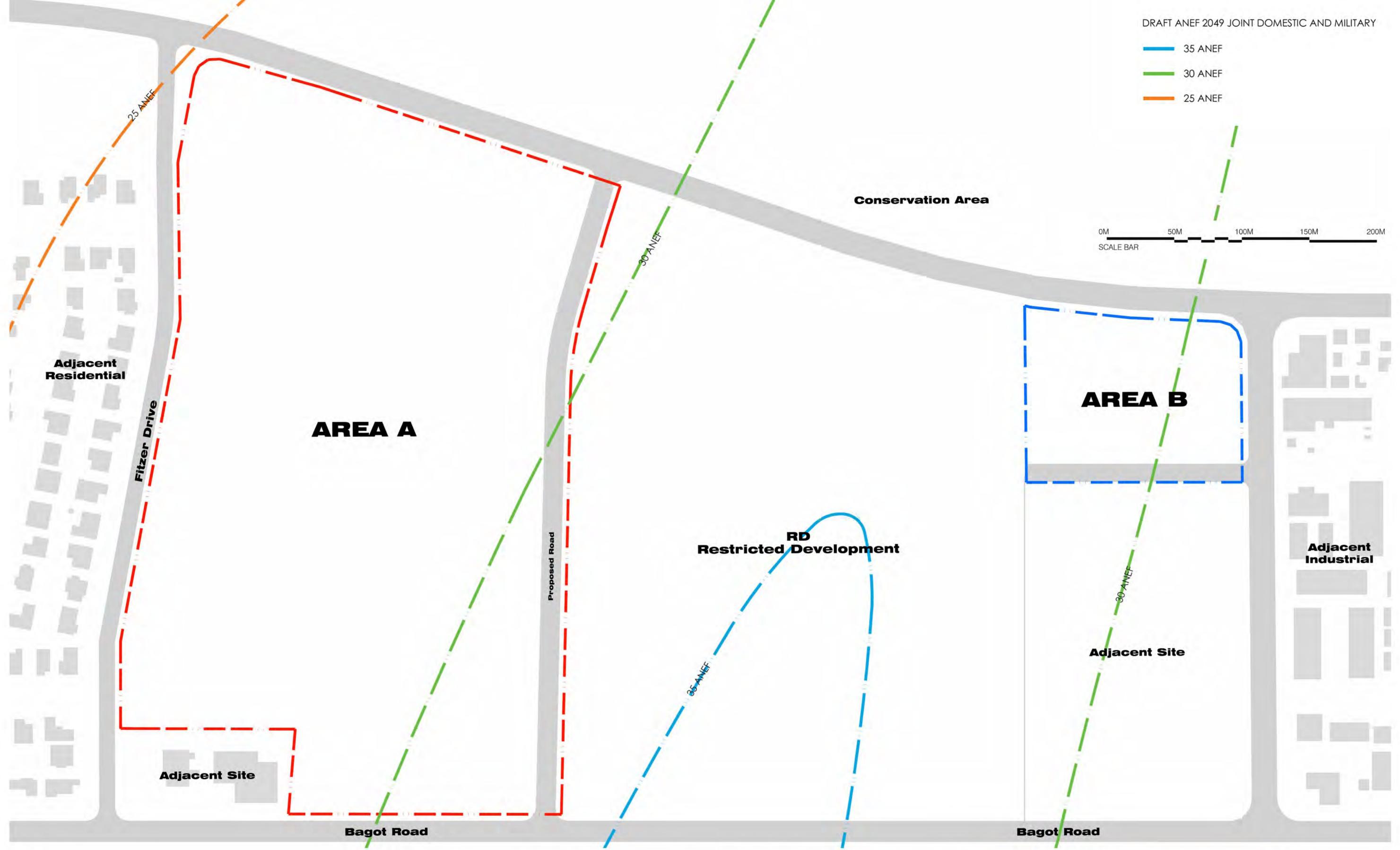
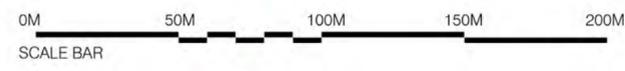






- — — — — Bagot Road Proposed Development Site A  
Area: 16.06Ha
- — — — — Bagot Road Proposed Development Site B  
Area: 2.03Ha
- █ Drainage Easements
- █ Power Easements
- ⋯⋯⋯ Existing Informal Tracks
- █ Storm Surge 2100 Primary
- █ Storm Surge 2100 Secondary

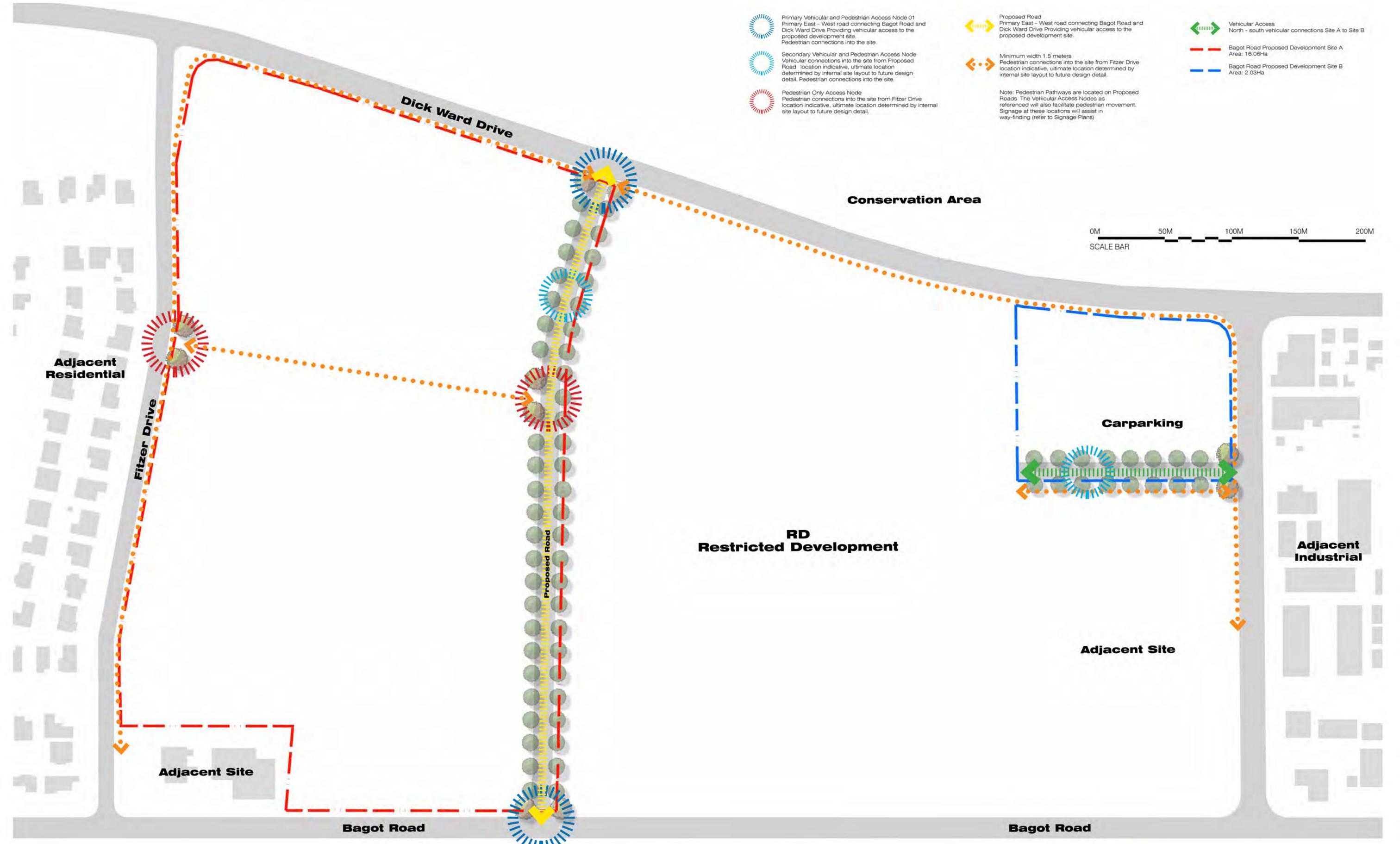
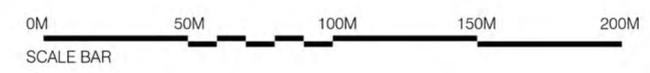
- 35 ANEF
- 30 ANEF
- 25 ANEF



-  Primary Vehicular and Pedestrian Access Node 01  
Primary East - West road connecting Bagot Road and Dick Ward Drive Providing vehicular access to the proposed development site. Pedestrian connectors into the site.
-  Secondary Vehicular and Pedestrian Access Node  
Vehicular connections into the site from Proposed Road location indicative, ultimate location determined by internal site layout to future design detail. Pedestrian connectors into the site.
-  Pedestrian Only Access Node  
Pedestrian connections into the site from Fitzer Drive location indicative, ultimate location determined by internal site layout to future design detail.

-  Proposed Road  
Primary East - West road connecting Bagot Road and Dick Ward Drive Providing vehicular access to the proposed development site.
  -  Minimum width 1.5 meters  
Pedestrian connections into the site from Fitzer Drive location indicative, ultimate location determined by internal site layout to future design detail.
- Note: Pedestrian Pathways are located on Proposed Roads. The Vehicular Access Nodes as referenced will also facilitate pedestrian movement. Signage at these locations will assist in way-finding (refer to Signage Plans)

-  Vehicular Access  
North - south vehicular connections Site A to Site B
-  Bagot Road Proposed Development Site A  
Area: 16.06Ha
-  Bagot Road Proposed Development Site B  
Area: 2.03Ha



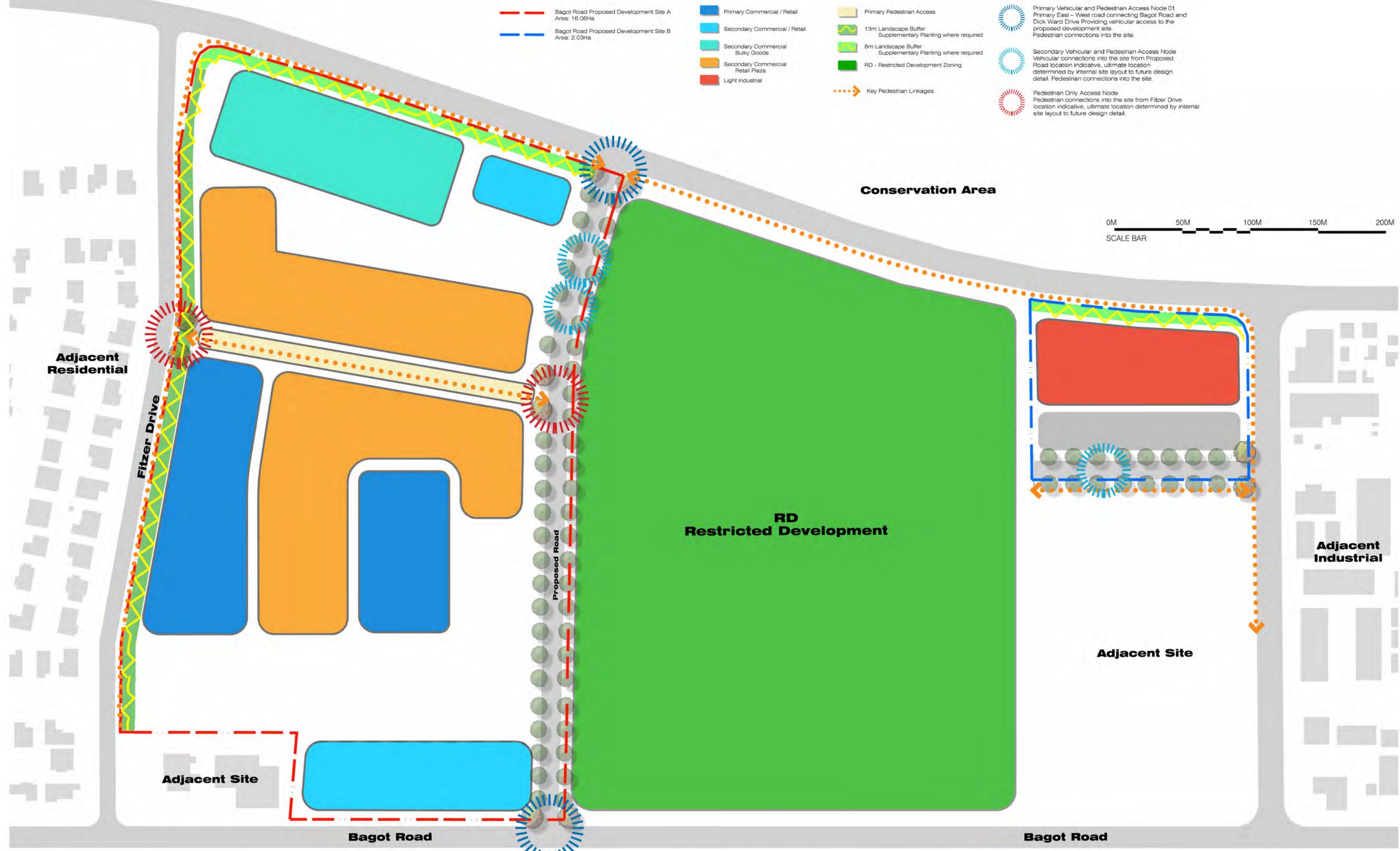
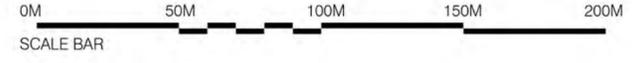
--- Bagot Road Proposed Development Site A  
Area: 16.06Ha

--- Bagot Road Proposed Development Site B  
Area: 2.03Ha

- Primary Commercial / Retail
- Secondary Commercial / Retail
- Secondary Commercial Bulky Goods
- Secondary Commercial Retail Plaza
- Light Industrial

- Primary Pedestrian Access
- 13m Landscape Buffer Supplementary Planting where required
- 8m Landscape Buffer Supplementary Planting where required
- RD - Restricted Development Zoning
- Key Pedestrian Linkages

- Primary Vehicular and Pedestrian Access Node 01  
Primary East - West road connecting Bagot Road and Dick Ward Drive Providing vehicular access to the proposed development site. Pedestrian connections into the site.
- Secondary Vehicular and Pedestrian Access Node  
Vehicular connections into the site from Proposed Road location indicative, ultimate location determined by internal site layout to future design detail. Pedestrian connections into the site.
- Pedestrian Only Access Node  
Pedestrian connections into the site from Fitzler Drive location indicative, ultimate location determined by internal site layout to future design detail.



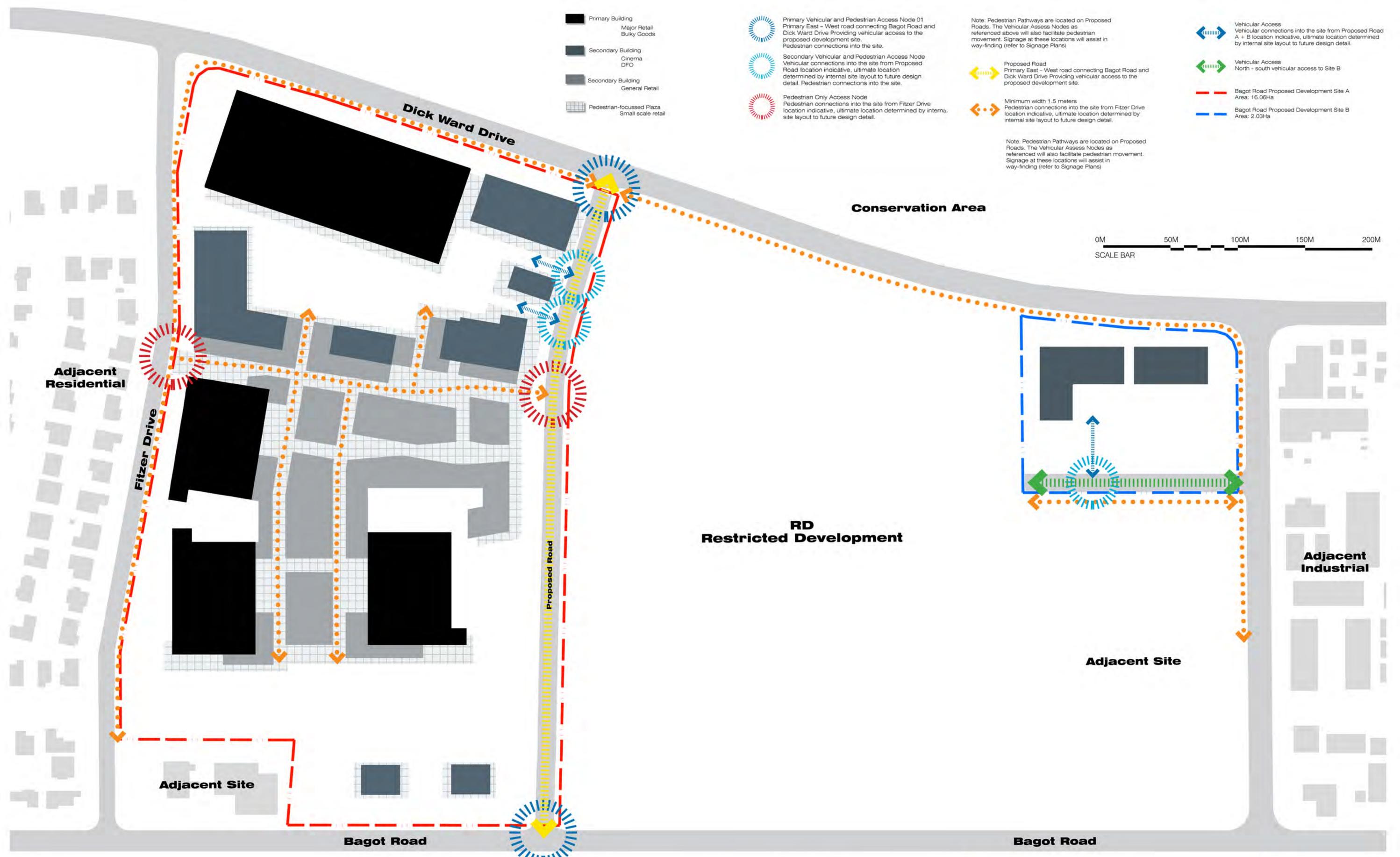
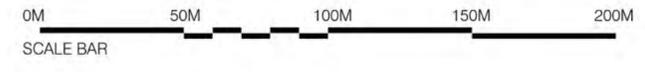
- Primary Building  
Major Retail  
Bulk Goods
- Secondary Building  
Cinema  
DFO
- Secondary Building  
General Retail
- Pedestrian-focussed Plaza  
Small scale retail

- Primary Vehicular and Pedestrian Access Node 01  
Primary East - West road connecting Bagot Road and Dick Ward Drive Providing vehicular access to the proposed development site. Pedestrian connections into the site.
- Secondary Vehicular and Pedestrian Access Node  
Vehicular connections into the site from Proposed Road location indicative, ultimate location determined by internal site layout to future design detail. Pedestrian connections into the site.
- Pedestrian Only Access Node  
Pedestrian connections into the site from Fitzer Drive location indicative, ultimate location determined by internal site layout to future design detail.

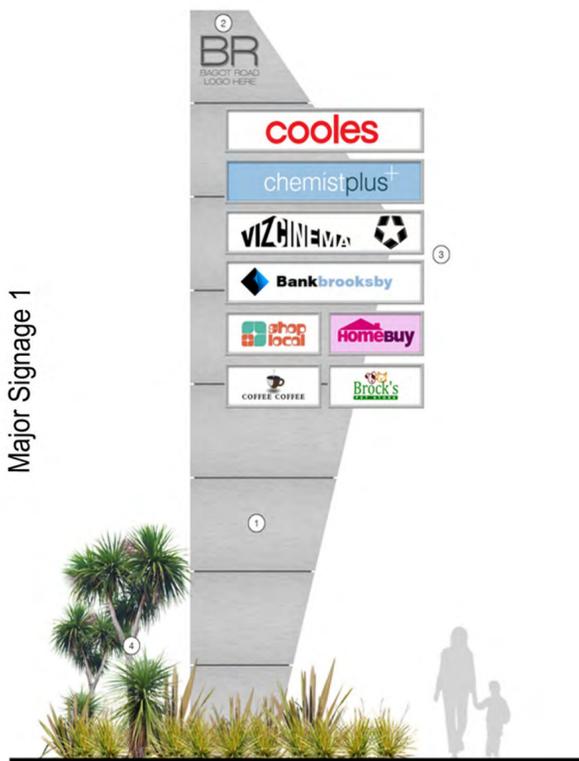
- Proposed Road  
Primary East - West road connecting Bagot Road and Dick Ward Drive Providing vehicular access to the proposed development site.
- Minimum width 1.5 meters  
Pedestrian connections into the site from Fitzer Drive location indicative, ultimate location determined by internal site layout to future design detail.

- Vehicular Access  
Vehicular connections into the site from Proposed Road A + B location indicative, ultimate location determined by internal site layout to future design detail.
- Vehicular Access  
North - south vehicular access to Site B
- Bagot Road Proposed Development Site A  
Area: 16.06Ha
- Bagot Road Proposed Development Site B  
Area: 2.03Ha

Note: Pedestrian Pathways are located on Proposed Roads. The Vehicular Access Nodes as referenced will also facilitate pedestrian movement. Signage at these locations will assist in way-finding (refer to Signage Plans)



Major Signage 1



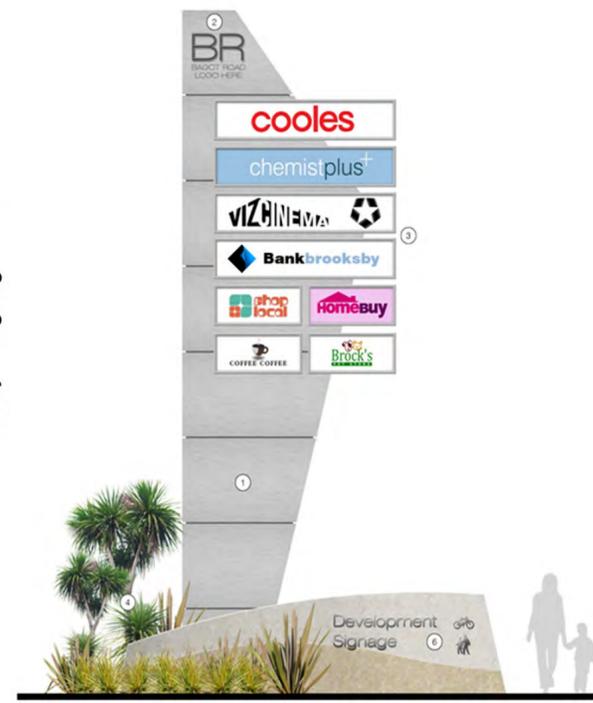
Major Signage 2



Major Signage 3



Major Signage 4



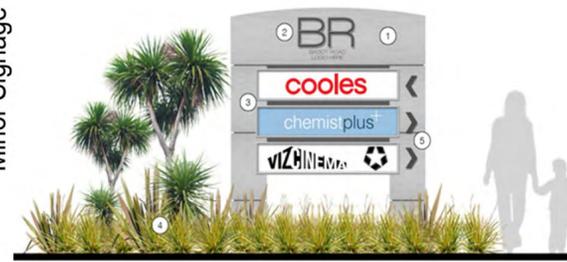
Minor Signage 1



Minor Signage 2



Minor Signage 3



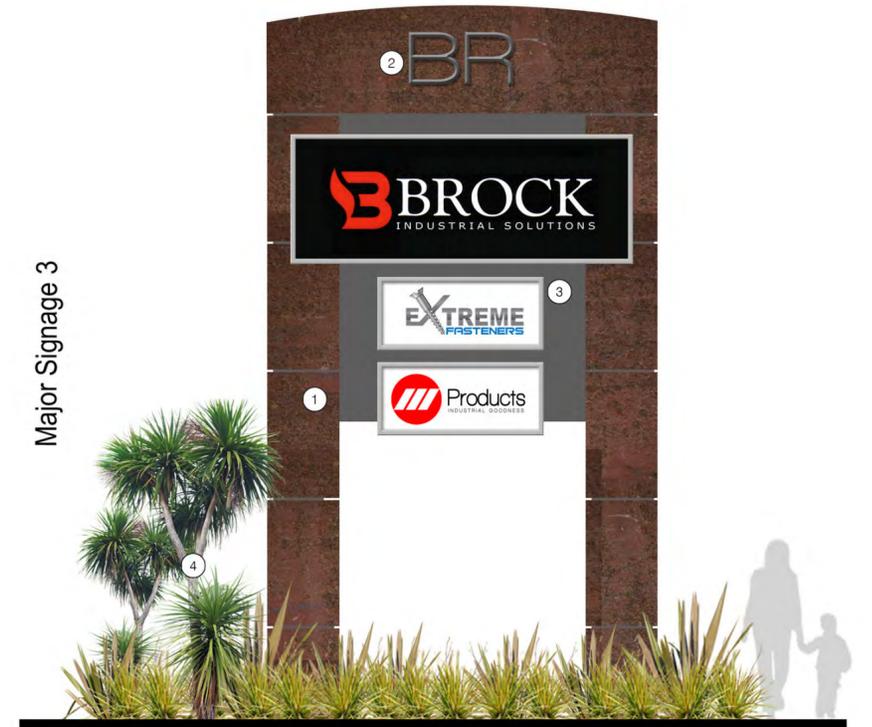
Major Signage 1



Major Signage 2



Major Signage 3



Minor Signage 1



Minor Signage 2

