




**Attachment 2 Proposed Subdivision Plans, Prepared by Sargeant  
Planning, dated 12 May 2025.**

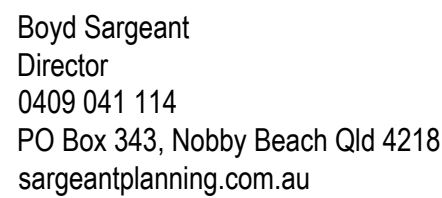
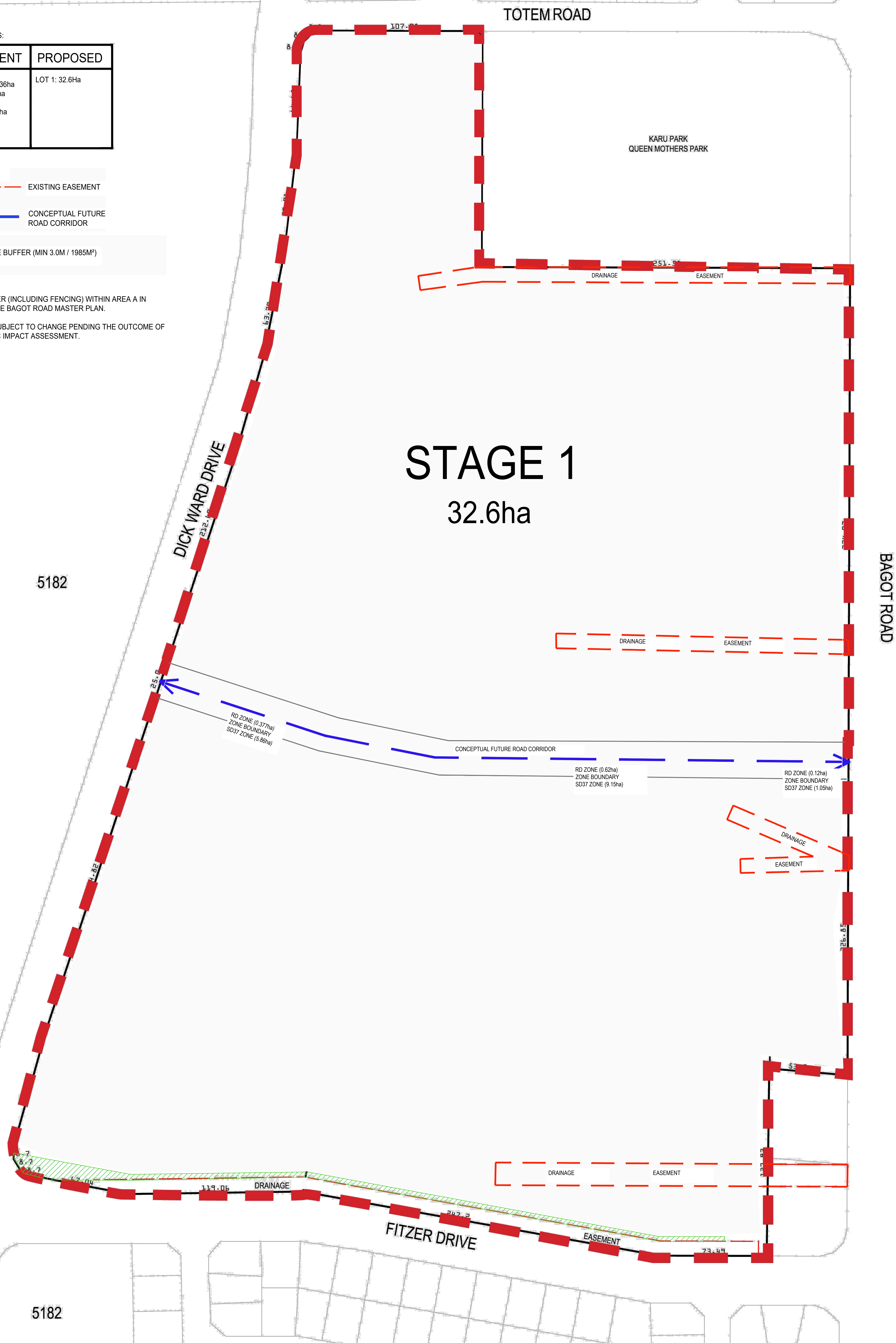
**November 2025**

CURRENT	PROPOSED
S D37: 18.36ha RD: 15.14ha  Total: 32.6ha	LOT 1: 32.6Ha



CONCEPTUAL FUTURE  
ROAD CORRIDOR

- (a) A LANDSCAPING BUFFER (INCLUDING FENCING) WITHIN AREA A IN ACCORDANCE WITH THE BAGOT ROAD MASTER PLAN.
- (b) ROAD ALIGNMENT IS SUBJECT TO CHANGE PENDING THE OUTCOME OF THE DETAILED TRAFFIC IMPACT ASSESSMENT.



TOWN PLANNING

ENVIRONMENTAL IMPACTS

URBAN DESIGN

NOTES: Boundaries shown on this plan are approximate only and have not been marked as part of this survey. It is recommended that an Identification Survey be carried out prior to any design or construction.

SHEET 1 OF 2

REVISION: D



LEGEND

Landscape buffer (min 3.0m)

Lot Boundary

Existing Easement

Conceptual Future Road Corridor

Notes:

(a) Further staging to occur with each proposed lot.

(b) Road alignment is subject to change pending the outcome of the detailed traffic impact assessment.

The map illustrates a subdivision plan for Bagot Road. It features four lots, each with a specific stage and area:

- LOT 4 STAGE 2 (2a)**: 1.20Ha
- LOT 3 STAGE 3**: 25.25Ha
- LOT 1 STAGE 2 (2a)**: 4.05Ha
- LOT 2 STAGE 2 (2b)**: 1.78ha

The map also shows various boundaries and easements:

- Zone Boundaries**: RD ZONE (14.17ha), RD ZONE (0.377Ha), ZONE BOUNDARY, SD37 ZONE (5.86Ha), RD ZONE (0.62Ha), ZONE BOUNDARY, SD37 ZONE (9.15Ha), RD ZONE (0.12Ha), ZONE BOUNDARY, SD37 ZONE (1.05Ha).
- Easements**: DRAINAGE EASEMENT, DRAINAGE EMT.
- Roads**: TOTEM ROAD, BAGOT ROAD, DICK WARD DRIVE, FITZER DRIVE.
- Conceptual Future Road Corridor**: Indicated by a blue arrow.

TOWN PLANNING  
ENVIRONMENTAL IMPACTS  
URBAN DESIGN

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SARGEANT  
PLANNING

BAGOT ROAD-  
SUBDIVISION PLAN AND  
STAGING (SHEET 2)

1:2400 @ A3

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REV.	DATE.	DESCRIPTION.	DWN.	CHK.
01	30.10.25	FOR APPROVAL	GS	GS

FOR APPROVAL

DWG No.: 001	ISSUE: 001	SHEET No.: 002
DESIGNED: BS	DRAWN: GS	ISSUED BY: GS