

Land Use	Land Budget										Overall				
	Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7A	Stage 7B	Stage 8A	Stage 8B	Stage 8C	Stage 9	Stage 10	Area	%
<b>Saleable Area</b>	<b>3.479 ha</b>	<b>1.917 ha</b>	<b>1.957 ha</b>	<b>1.154 ha</b>	<b>1.705 ha</b>	<b>2.389 ha</b>	<b>1.654 ha</b>	<b>5.516 ha</b>	<b>2.094 ha</b>	<b>1.533 ha</b>	<b>0.096 ha</b>	<b>2.192 ha</b>	<b>3.238 ha</b>	<b>28.924 ha</b>	<b>100.0%</b>
<b>Residential Allotments</b>	1.517 ha	1.218 ha	0.757 ha	0.669 ha	1.308 ha	1.263 ha	1.194 ha	1.631 ha	1.318 ha	1.098 ha	—	1.460 ha	1.688 ha	<b>15.121 ha</b>	<b>52.3%</b>
<b>Total Area of Allotments</b>	<b>1.517 ha</b>	<b>1.218 ha</b>	<b>0.757 ha</b>	<b>0.669 ha</b>	<b>1.308 ha</b>	<b>1.263 ha</b>	<b>1.194 ha</b>	<b>1.631 ha</b>	<b>1.318 ha</b>	<b>1.098 ha</b>	<b>—</b>	<b>1.460 ha</b>	<b>1.688 ha</b>	<b>15.121 ha</b>	<b>52.3%</b>
<b>Road</b>															
Road Dedication - Callaghan Road	0.092 ha	—	—	—	—	0.186 ha	—	—	—	—	—	—	—	0.278 ha	1.0%
Road Dedication - Burpengary Road	—	—	—	—	—	—	—	—	—	—	—	0.134 ha	0.264 ha	0.398 ha	1.4%
Collector Streets	—	—	—	0.268 ha	—	0.160 ha	—	—	—	—	—	—	—	0.428 ha	1.5%
Local Access Streets	1.103 ha	0.518 ha	0.560 ha	0.217 ha	0.397 ha	0.350 ha	0.460 ha	0.845 ha	0.776 ha	0.338 ha	—	0.598 ha	0.833 ha	6.995 ha	24.2%
Laneway	0.044 ha	0.181 ha	0.082 ha	—	—	0.249 ha	—	—	—	0.097 ha	—	—	0.044 ha	0.697 ha	2.4%
Road Reserve / Pedestrian Linkage	—	—	0.053 ha	—	—	—	—	—	—	—	—	—	0.012 ha	0.065 ha	0.2%
<b>Total Area of New Road</b>	<b>1.239 ha</b>	<b>0.699 ha</b>	<b>0.695 ha</b>	<b>0.485 ha</b>	<b>0.397 ha</b>	<b>0.945 ha</b>	<b>0.460 ha</b>	<b>0.845 ha</b>	<b>0.776 ha</b>	<b>0.435 ha</b>	<b>—</b>	<b>0.732 ha</b>	<b>1.153 ha</b>	<b>8.861 ha</b>	<b>30.6%</b>
<b>Open Space</b>															
Active Park	—	—	0.505 ha	—	—	—	—	—	—	—	—	—	—	0.505 ha	1.7%
Stormwater	0.661 ha	—	—	—	—	0.181 ha	—	3.040 ha	—	—	—	—	0.397 ha	4.279 ha	14.8%
Sewer Pump Station	0.062 ha	—	—	—	—	—	—	—	—	0.096 ha	—	—	—	0.158 ha	0.5%
<b>Total Open Space</b>	<b>0.723 ha</b>	<b>—</b>	<b>0.505 ha</b>	<b>—</b>	<b>—</b>	<b>0.181 ha</b>	<b>—</b>	<b>3.040 ha</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>—</b>	<b>0.397 ha</b>	<b>4.942 ha</b>	<b>17.1%</b>

MBRC Lot Code	MBRC Primary Frontage	Yield Breakdown										Overall			
		Stage 1	Stage 2	Stage 3	Stage 4	Stage 5	Stage 6	Stage 7A	Stage 7B	Stage 8A	Stage 8B		Stage 9	Stage 10	
Type A	7.5m	5	17	16	10	—	—	—	—	—	10	—	5	63	13.5%
Type B	>7.5m – 10.0m	22	19	6	4	15	23	19	18	22	11	21	24	204	43.8%
Subtotal		27	36	22	14	15	23	19	18	22	21	21	29	267	57.3%
Type C	>10.0m – 12.5m	11	8	7	6	20	5	10	19	9	10	17	15	137	29.4%
Type D	>12.5m – 18.0m	9	2	1	4	3	10	4	6	7	5	3	6	60	12.9%
Type E	>18.0m – 32.0m	—	—	—	—	—	—	—	—	—	—	—	—	2	0.4%
Subtotal		20	10	8	10	23	15	14	27	16	15	20	21	199	42.7%
<b>Total Residential Allotments</b>		<b>47</b>	<b>46</b>	<b>30</b>	<b>24</b>	<b>38</b>	<b>38</b>	<b>33</b>	<b>45</b>	<b>38</b>	<b>36</b>	<b>41</b>	<b>50</b>	<b>466</b>	<b>100.0%</b>

Note: Regular lots are coded according to primary frontage excluding any truncation;  
Wedge / Irregular lots are coded according to average width of the lot.



0 10 20 30 40 50 1:1,500 @ A1

**AMITY NARANGBAH**

**OVERALL ALLOTMENT LAYOUT PLAN**

PLAN REF: **144097 – 07**  
 Rev No: **D**  
 DATE: **01 NOVEMBER 2021**  
 CLIENT: **APD PROJECTS**  
 DRAWN BY: **JC**  
 CHECKED BY: **MD**

**Legend**

- Site Boundary
- Stage Boundary
- External Stage Boundary
- Original Title Lot Boundary
- Indicative Footpath Location
- Temporary Drainage Easement
- Temporary Access Easement

**Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
 Dimensions have been rounded to the nearest 0.1 metres.  
 Areas have been rounded down to the nearest 5m<sup>2</sup>.  
 The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
 Site boundaries: Registered Survey Plans.  
 Adjoining Information: DCDB.  
 Contours: MBRC

**URBAN DESIGN**  
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# AMITY NARANGBAH OVERALL PLAN OF DEVELOPMENT

PLAN REF: 144097 - 10  
Rev No: D  
DATE: 01 NOVEMBER 2021  
CLIENT: APD PROJECTS  
DRAWN BY: JC  
CHECKED BY: MD

### Legend

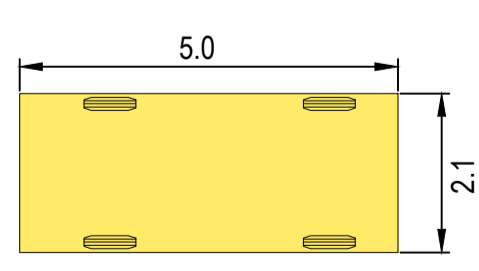
- Site Boundary
- Stage Boundary
- - - External Stage Boundary
- - - Original Title Lot Boundary
- Indicative Footpath Location
- Temporary Drainage Easement
- Temporary Access Easement
- Active Park
- Stormwater Drainage
- Road Reserve/Pedestrian Linkage
- Sewer Pump Station

### Development Controls

- No Vehicle Access
- Primary Frontage
- Built to Boundary Location
- Driveway Location
- Allotment without a BTB
- On Street Car Park Location
- Indicative Garage Laneway Lot

**Note:**  
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**Source Information:**  
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Adjoining information: DCDB.  
Contours: MBRC



**Parking Bay Diagram**  
Scale 1 : 100

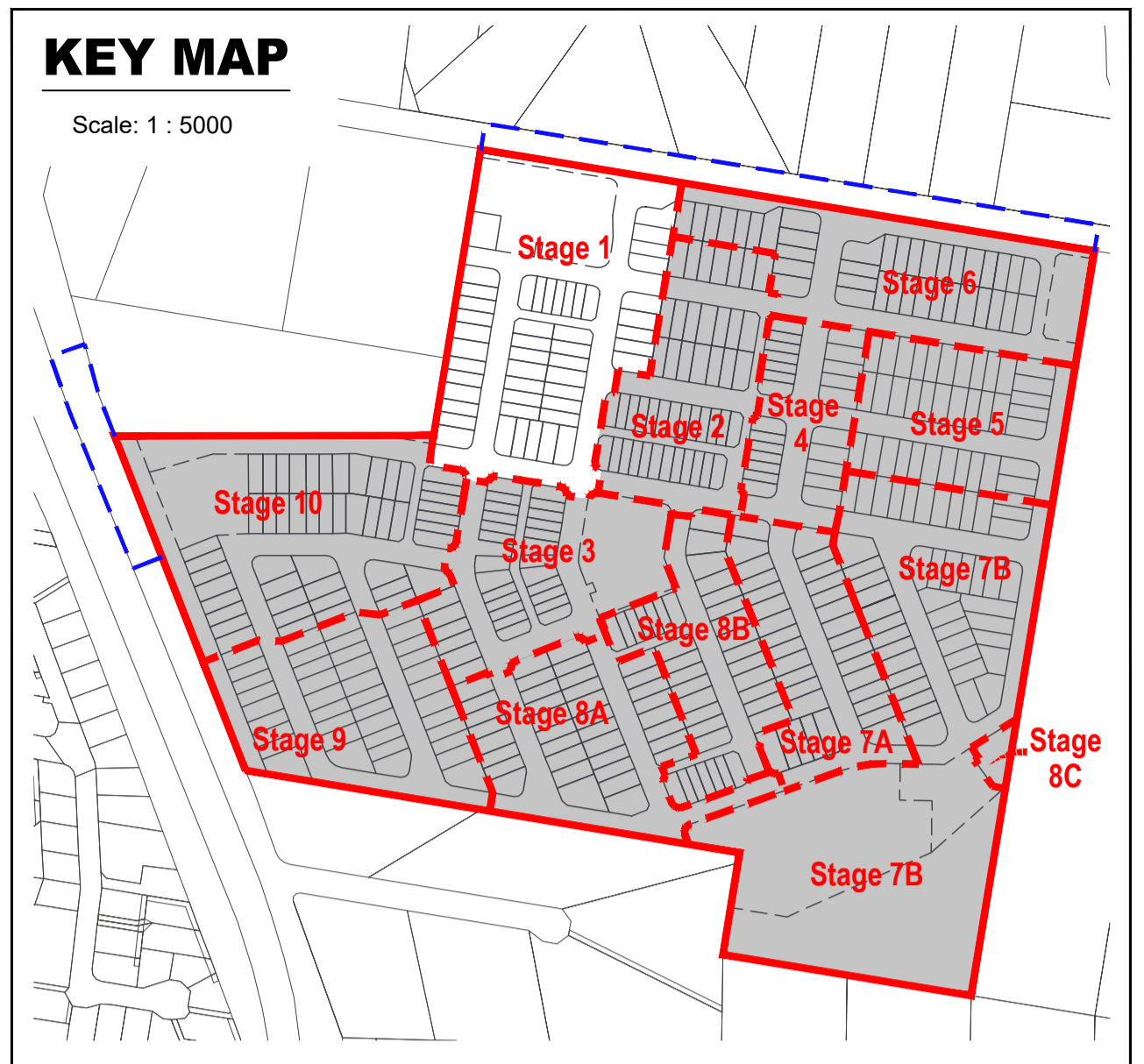
**Parking Breakdown**

On Street Visitor Parking Spaces Provided .....	284
Overall Total Dwellings .....	461
On Street Visitor Parking Spaces Required .....	272
<small>(Lots with frontage 12.5m or less - 0.5 spaces per lot)</small>	
<small>(Lots with frontage greater than 12.5m - 1 space per lot)</small>	

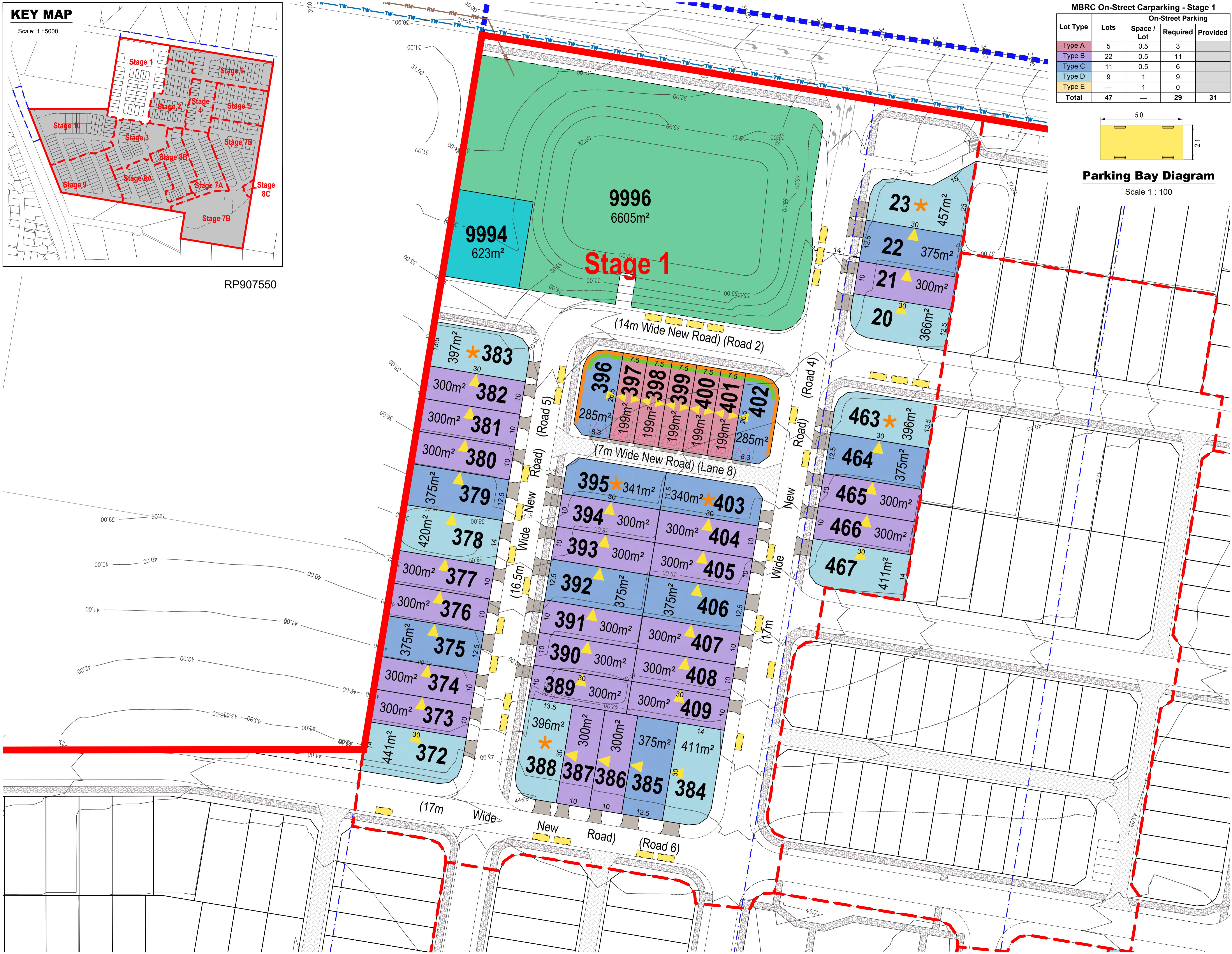
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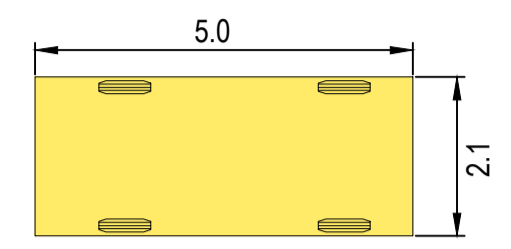


RP907550



#### MBRC On-Street Carparking - Stage 1

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	5	0.5	3
Type B	22	0.5	11
Type C	11	0.5	6
Type D	9	1	9
Type E	—	1	0
<b>Total</b>	<b>47</b>	<b>—</b>	<b>29 / 31</b>



**Parking Bay Diagram**  
Scale 1 : 100

0 2 4 6 8 10 12 14 1:500 @A1

**AMITY NARANGBAH**

**STAGE 1  
PLAN OF  
DEVELOPMENT**

PLAN REF: **144097 - 11**  
 Rev No: **D**  
 DATE: **01 NOVEMBER 2021**  
 CLIENT: **APD PROJECTS**  
 DRAWN BY: **JC**  
 CHECKED BY: **MD**

- #### Legend
- Site Boundary
  - - - Stage Boundary
  - - - External Stage Boundary
  - - - Original Title Lot Boundary
  - Indicative Footpath Location  
(For widths see Pedestrian Linkage Master Plan)
  - Stormwater
  - Sewer Pump Station
- #### Development Controls
- No Vehicle Access
  - Primary Frontage
  - ▲ Built to Boundary Location
  - Driveway Location
  - ★ Allotment Without a BTB
  - On Street Car Park Location
  - Indicative Garage Laneway Lot

**Note:**  
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 Dimensions have been rounded to the nearest 0.1 metres.  
 Areas have been rounded down to the nearest 5m².  
 The boundaries shown on this plan should not be used for final detailed engineers design.

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 Site boundaries: Registered Survey Plans.  
 Adjoining information: DCDB.  
 Contours: MBRC.

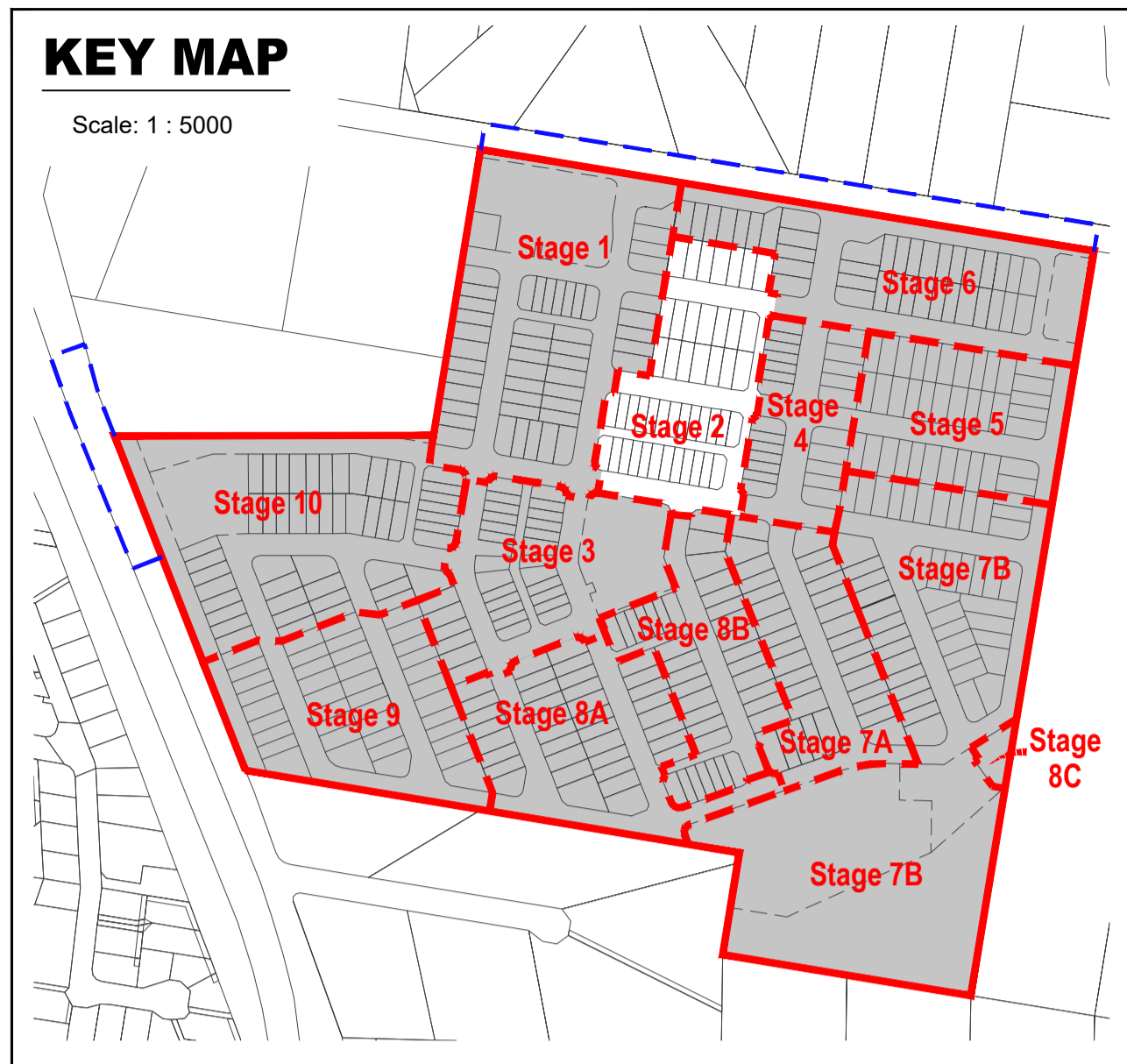
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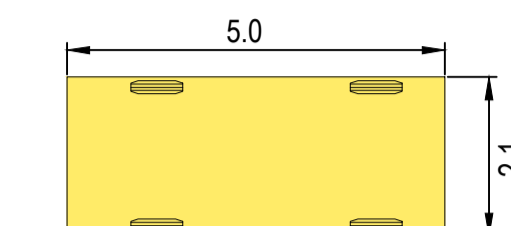
**KEY MAP**

Scale: 1 : 5000



**MBRC On-Street Carparking - Stage 2**

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	17	0.5	9
Type B	19	0.5	10
Type C	8	0.5	4
Type D	2	1	2
Type E	—	1	0
<b>Total</b>	<b>46</b>	<b>—</b>	<b>25</b>



**Parking Bay Diagram**

Scale 1 : 100

AMITY NARANGBAH  
**STAGE 2  
 PLAN OF  
 DEVELOPMENT**  
 PLAN REF: 144097 - 12  
 Rev No: D  
 DATE: 01 NOVEMBER 2021  
 CLIENT: APD PROJECTS  
 DRAWN BY: JC  
 CHECKED BY: MD

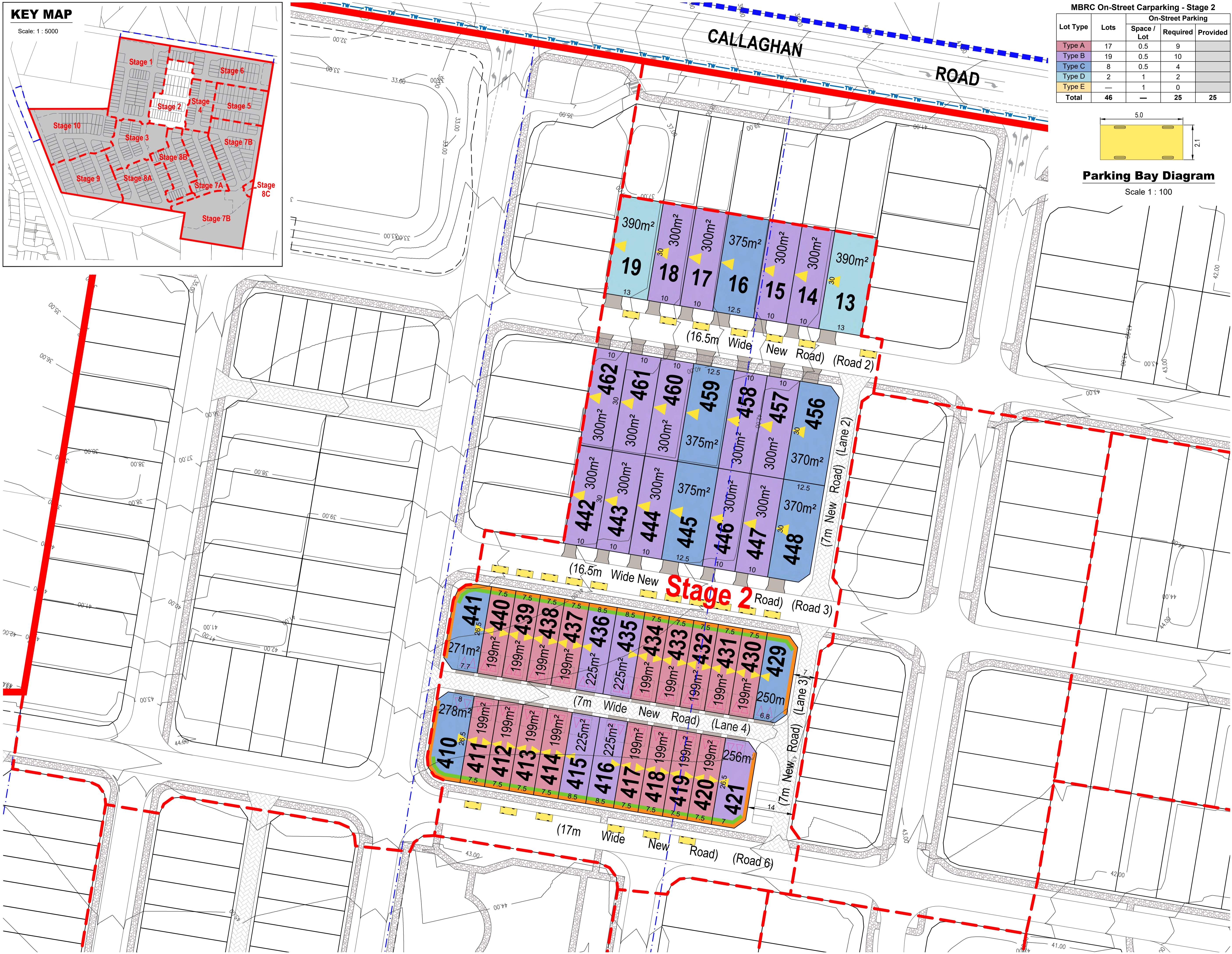
**Legend**

- Site Boundary
- - - Stage Boundary
- External Stage Boundary
- - - Original Title Lot Boundary
- Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)

**Development Controls**

- No Vehicle Access
- Primary Frontage
- Built to Boundary Location
- Driveway Location
- Allotment Without a BTB
- On Street Car Park Location
- Indicative Garage Laneway Lot

**Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
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 Areas have been rounded down to the nearest 5m².  
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**Source Information:**  
 Site boundaries: Registered Survey Plans.  
 Adjoining information: DCDB.  
 Contours: MBRC



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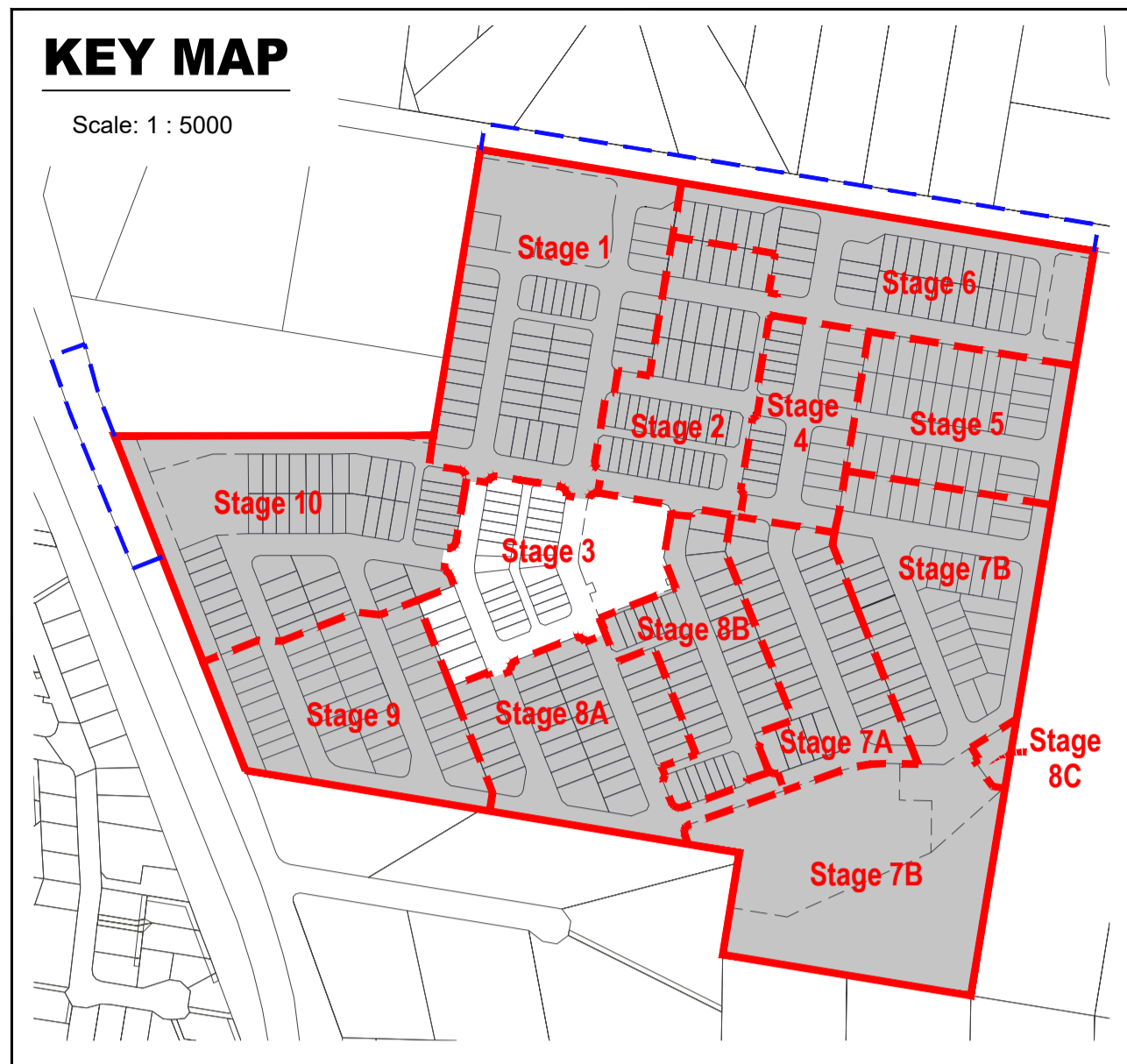


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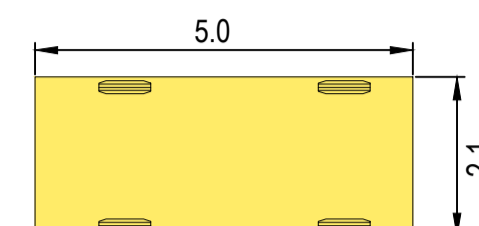
**KEY MAP**

Scale: 1 : 5000



**MBRC On-Street Carparking - Stage 3**

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	16	0.5	8
Type B	6	0.5	3
Type C	7	0.5	4
Type D	1	1	1
Type E	—	1	0
<b>Total</b>	<b>30</b>	<b>—</b>	<b>16</b>



**Parking Bay Diagram**

Scale 1 : 100

**AMITY NARANGBAH**

**STAGE 3  
PLAN OF  
DEVELOPMENT**

PLAN REF: **144097 - 13**  
 Rev No: **D**  
 DATE: **01 NOVEMBER 2021**  
 CLIENT: **APD PROJECTS**  
 DRAWN BY: **JC**  
 CHECKED BY: **MD**

**Legend**

- Site Boundary
- - - Stage Boundary
- - - Original Title Lot Boundary
- Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)
- Active Park
- Road Reserve/Pedestrian Linkage

**Development Controls**

- No Vehicle Access
- Primary Frontage
- Built to Boundary Location
- Driveway Location
- Allotment Without a BTB
- On Street Car Park Location
- Indicative Garage Laneway Lot

**Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
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 Areas have been rounded down to the nearest 5m<sup>2</sup>.  
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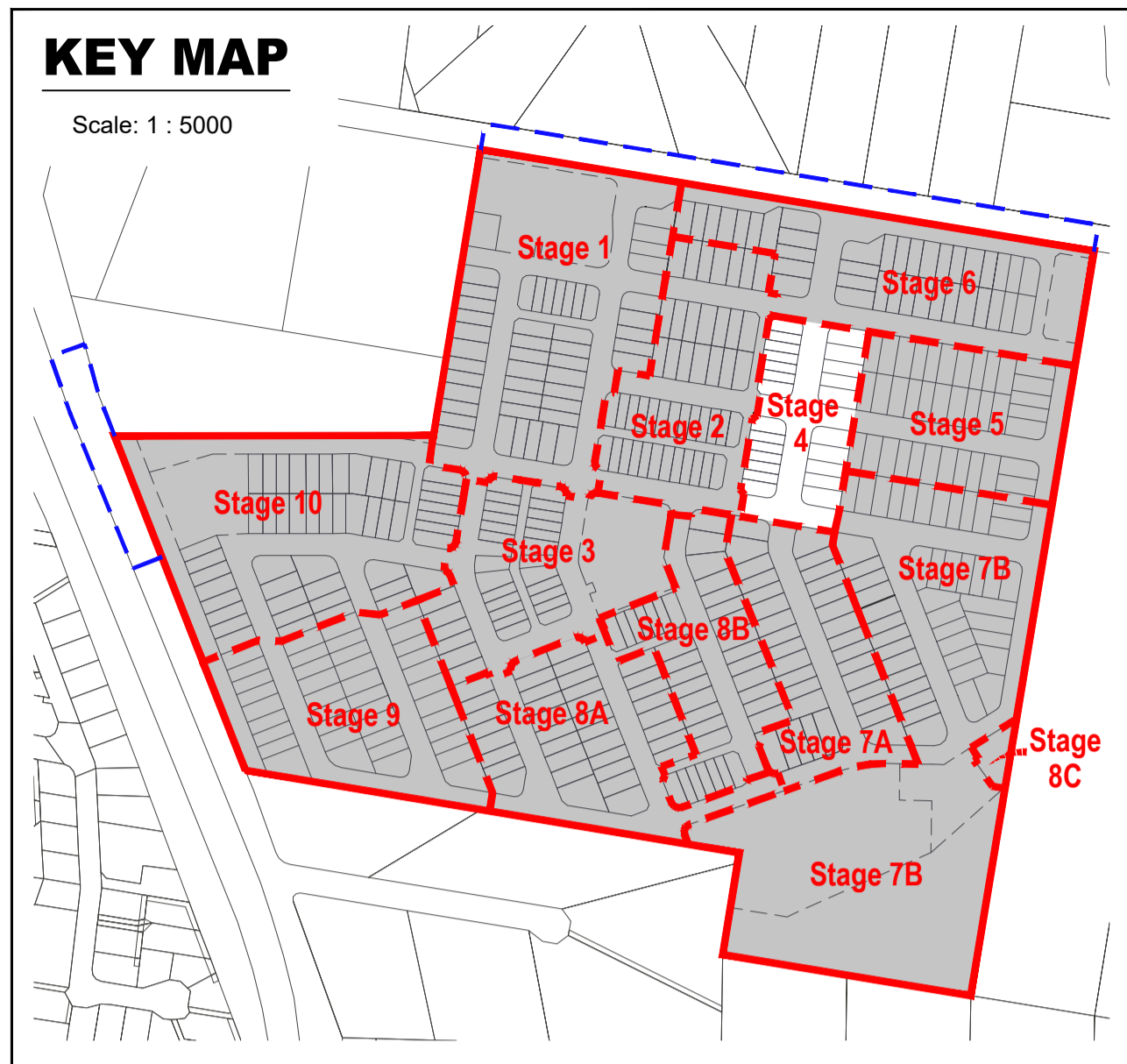


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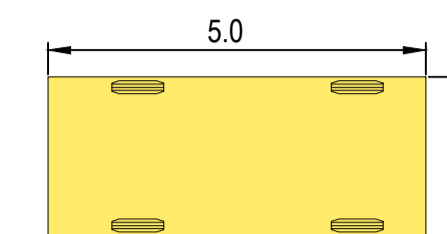
**KEY MAP**

Scale: 1 : 5000



**MBRC On-Street Carparking - Stage 4**

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	10	0.5	5
Type B	4	0.5	2
Type C	6	0.5	3
Type D	4	1	4
Type E	—	1	0
<b>Total</b>	<b>24</b>	<b>—</b>	<b>14 / 15</b>



**Parking Bay Diagram**

Scale 1 : 100

AMITY NARANGBAH

**STAGE 4  
PLAN OF  
DEVELOPMENT**

PLAN REF: **144097 - 14**  
 Rev No: **D**  
 DATE: 01 NOVEMBER 2021  
 CLIENT: APD PROJECTS  
 DRAWN BY: JC  
 CHECKED BY: MD

**Legend**

- - - Stage Boundary
- - - Original Title Lot Boundary
- Indicative Footpath Location  
(For widths see Pedestrian Linkage Master Plan)

**Development Controls**

- No Vehicle Access
- Primary Frontage
- Built to Boundary Location
- Driveway Location
- Allotment Without a BTB
- On Street Car Park Location
- Indicative Garage Laneway Lot

**Note:**

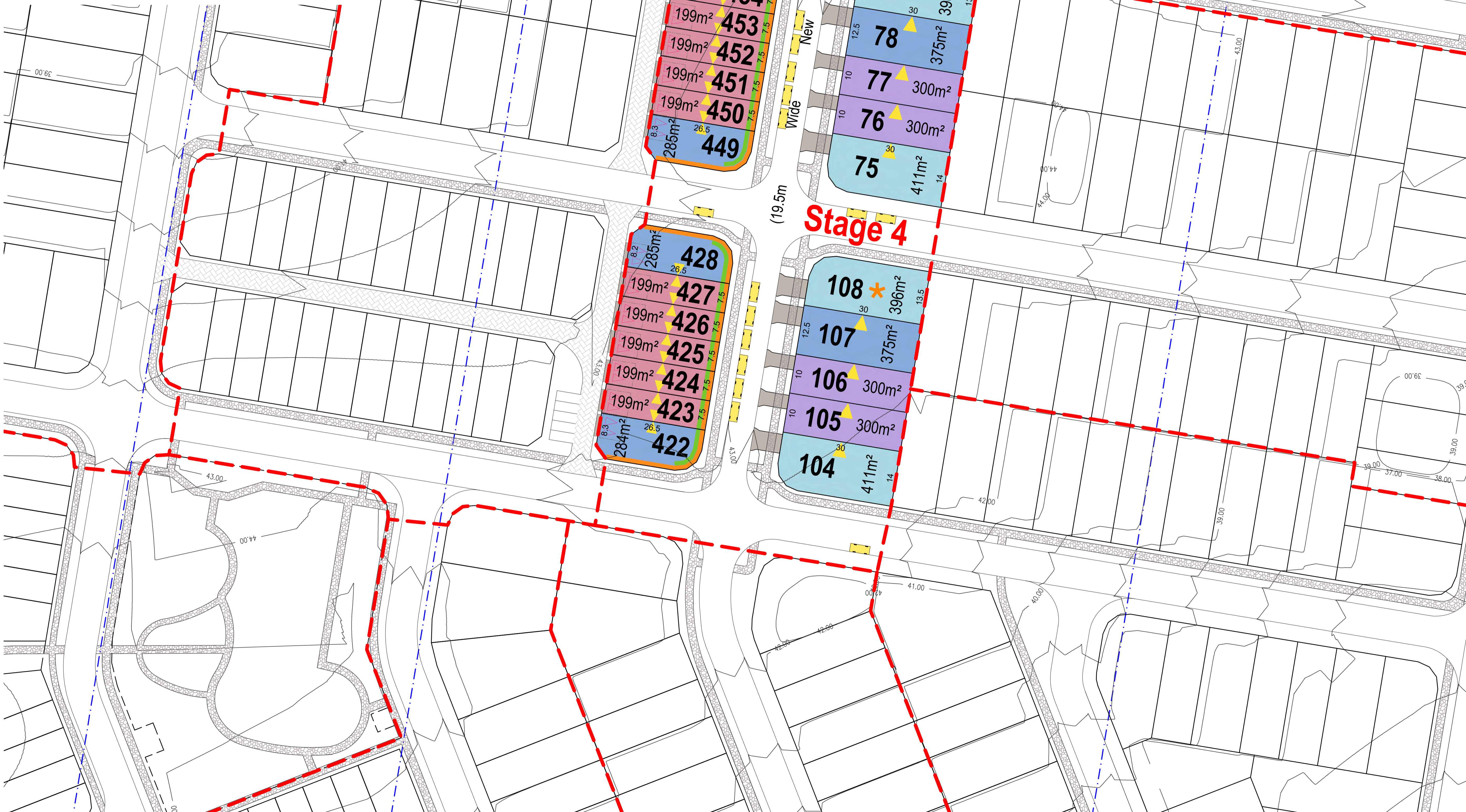
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Dimensions have been rounded to the nearest 0.1 metres.

Areas have been rounded down to the nearest 5m<sup>2</sup>.

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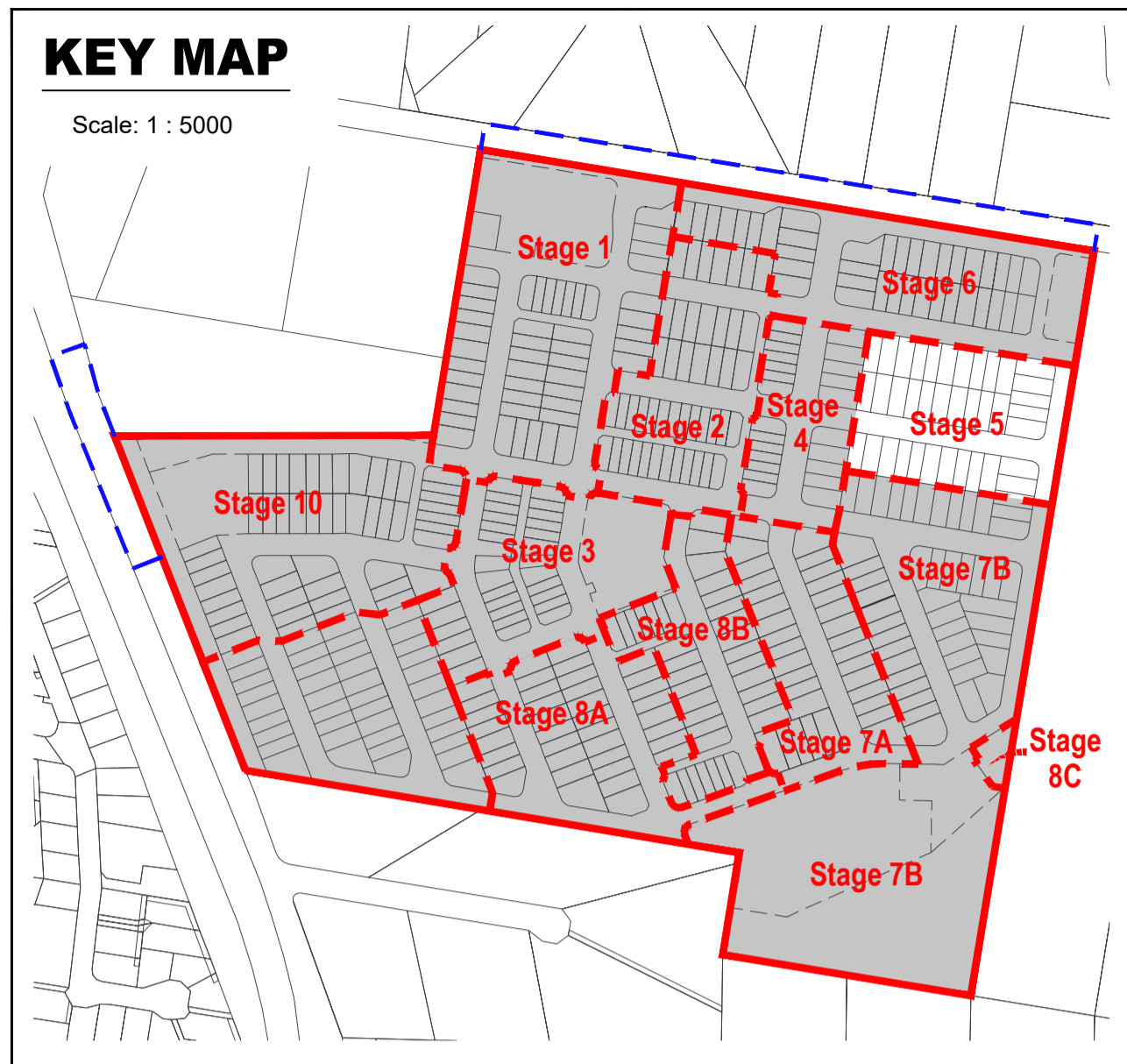


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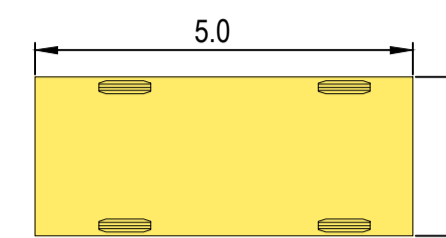
**KEY MAP**

Scale: 1 : 5000



**MBRC On-Street Carparking - Stage 5**

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	—	0.5	0
Type B	15	0.5	8
Type C	20	0.5	10
Type D	3	1	3
Type E	—	1	0
<b>Total</b>	<b>38</b>	<b>—</b>	<b>21 / 21</b>



**Parking Bay Diagram**

Scale 1 : 100

0 2 4 6 8 10 12 14 1:500 @A1

**AMITY NARANGBAH**

**STAGE 5  
PLAN OF  
DEVELOPMENT**

PLAN REF: **144097 - 15**  
 Rev No: **D**  
 DATE: **01 NOVEMBER 2021**  
 CLIENT: **APD PROJECTS**  
 DRAWN BY: **JC**  
 CHECKED BY: **MD**

**Legend**

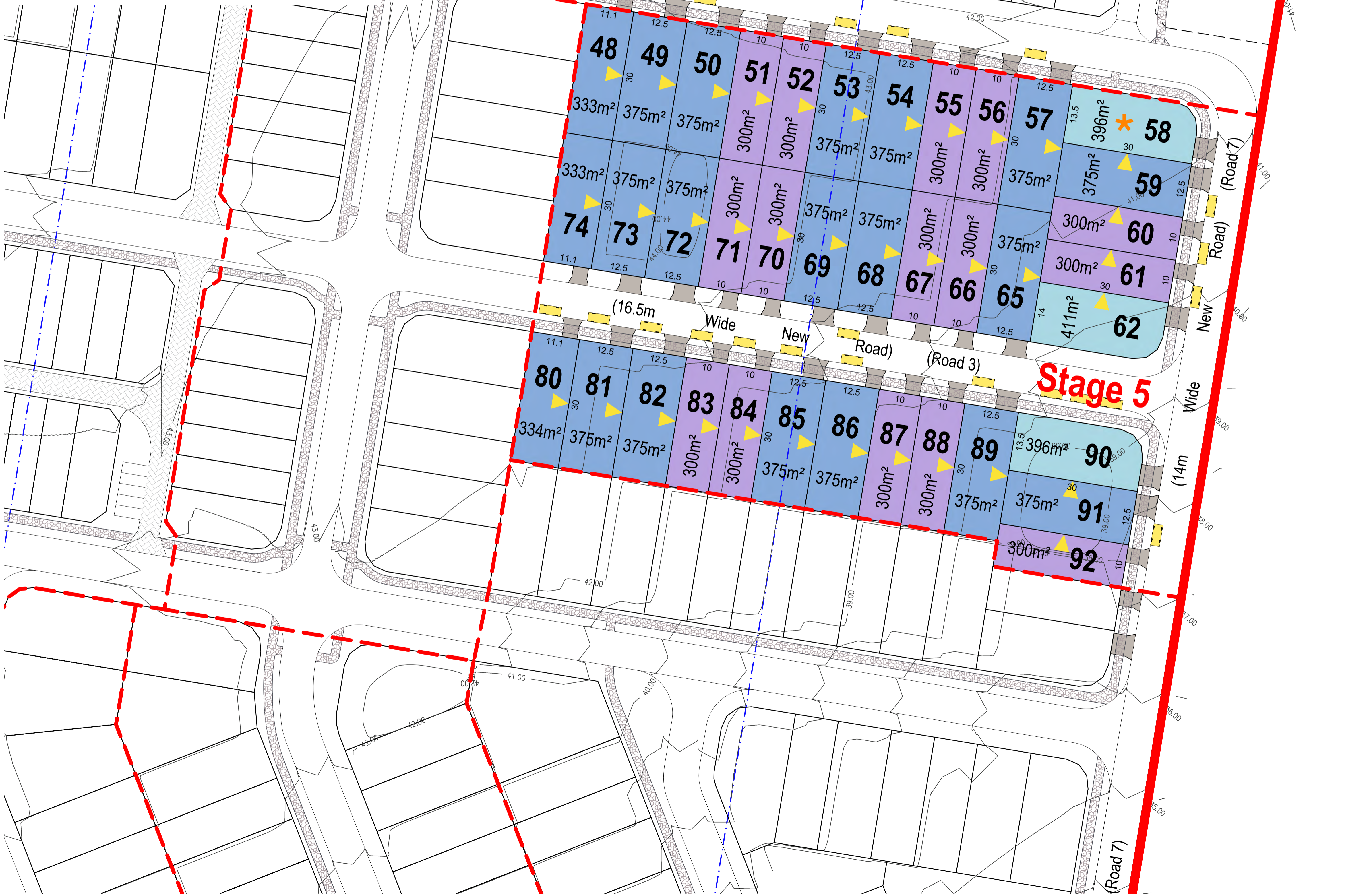
- Site Boundary
- - - Stage Boundary
- - - External Stage Boundary
- - - Original Title Lot Boundary
- Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)

**Development Controls**

- Built to Boundary Location
- Driveway Location
- Allotment Without a BTB
- On Street Car Park Location

**Note:**  
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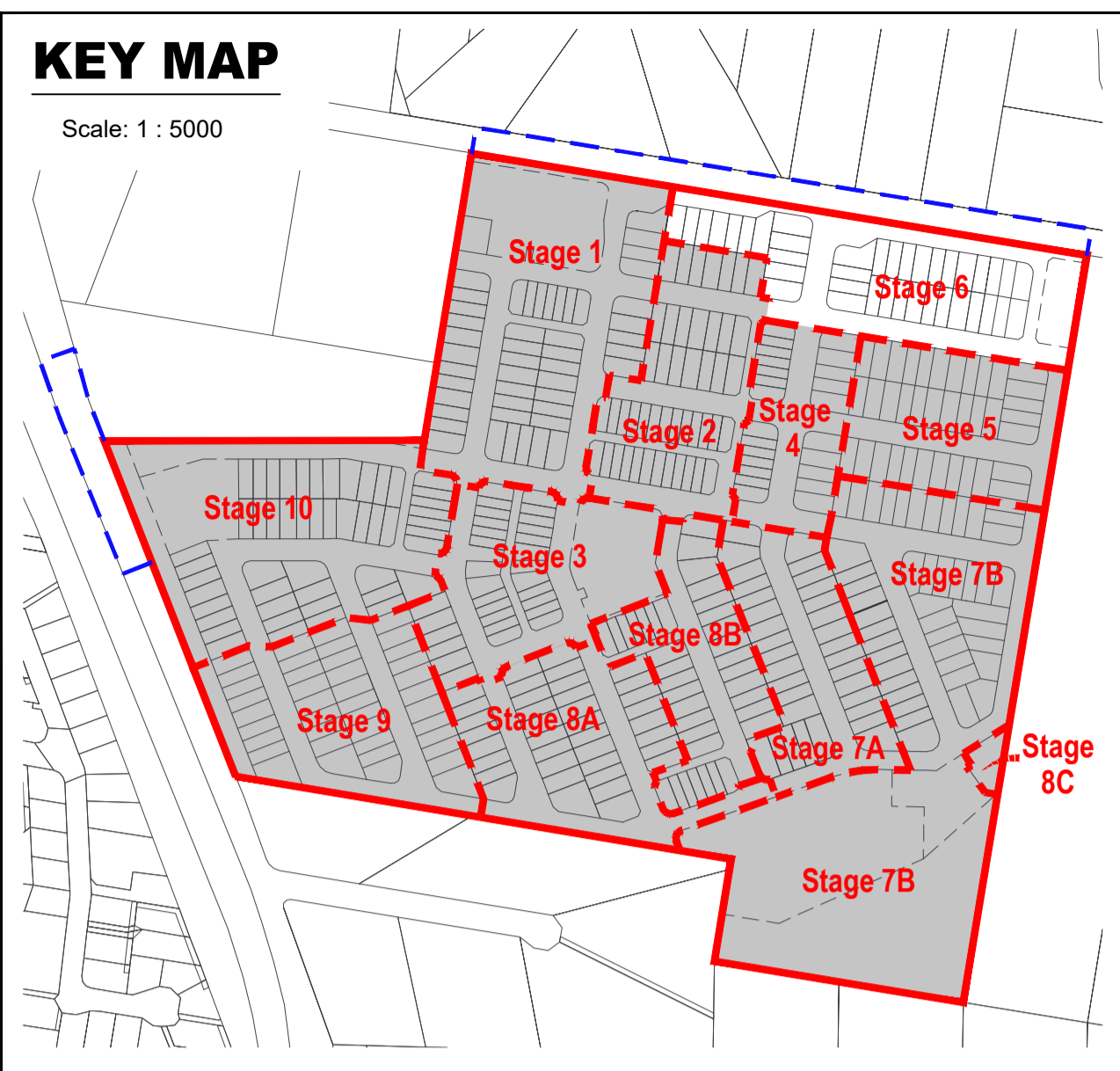


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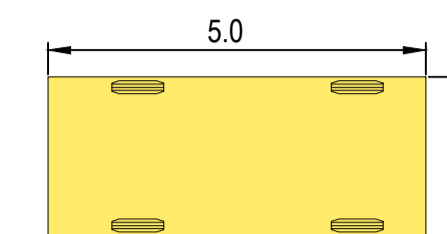
**KEY MAP**

Scale: 1 : 5000



**MBRC On-Street Carparking - Stage 6**

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	—	0.5	0
Type B	23	0.5	12
Type C	5	0.5	3
Type D	10	1	10
Type E	—	1	0
<b>Total</b>	<b>38</b>	<b>—</b>	<b>25</b>



**Parking Bay Diagram**

Scale 1 : 100

AMITY NARANGBAH

**STAGE 6  
PLAN OF  
DEVELOPMENT**

PLAN REF: 144097 - 16  
Rev No: D  
DATE: 01 NOVEMBER 2021  
CLIENT: APD PROJECTS  
DRAWN BY: JC  
CHECKED BY: MD

**Legend**

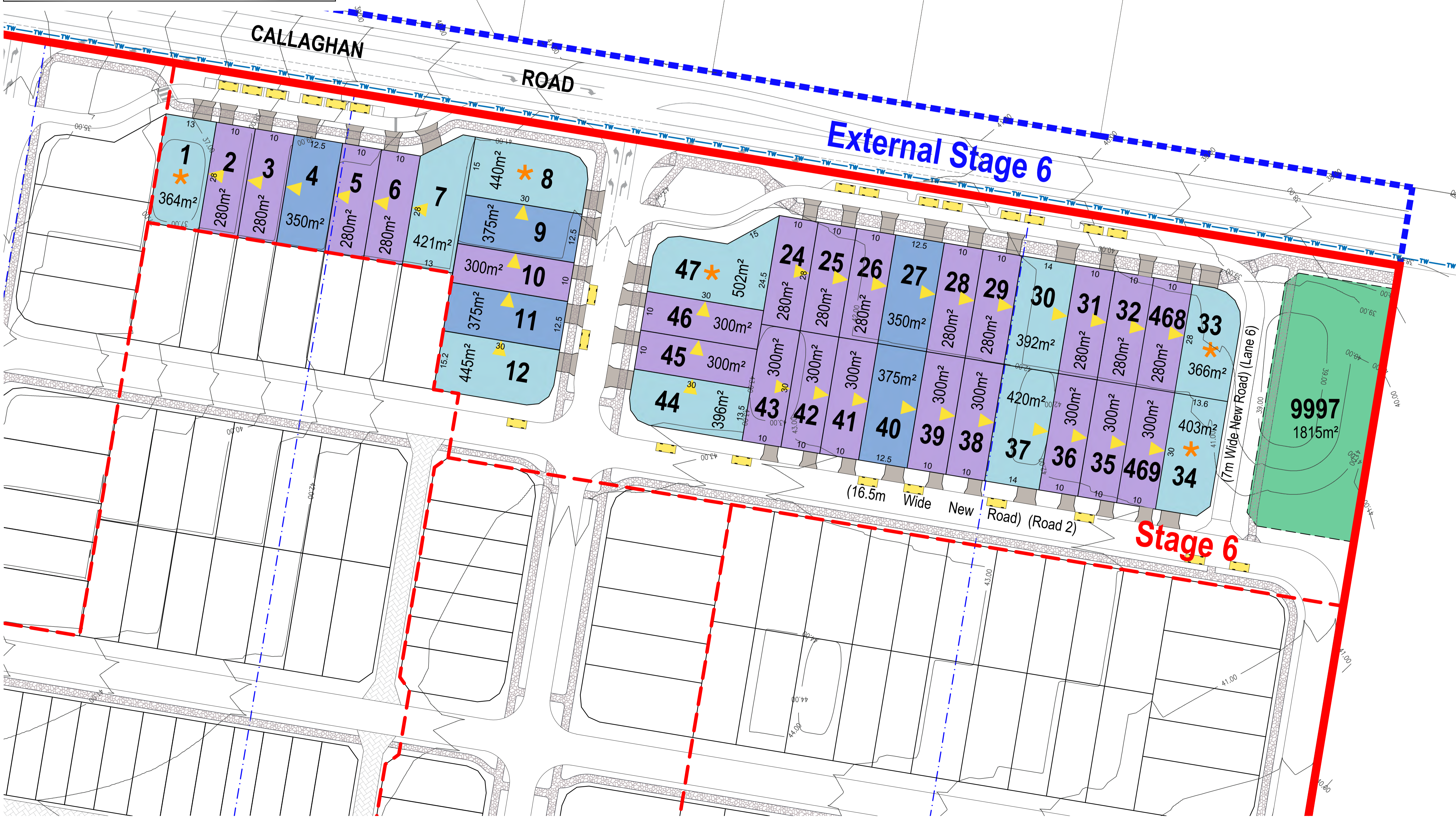
- Site Boundary
- - - Stage Boundary
- - - External Stage Boundary
- Original Title Lot Boundary
- - - Indicative Footpath Location  
(For widths see Pedestrian Linkage Master Plan)
- Stormwater

**Development Controls**

- ▲ Built to Boundary Location
- ▲ Driveway Location
- ★ Allotment Without a BTB
- On Street Car Park Location

**Note:**  
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Areas have been rounded down to the nearest 5m<sup>2</sup>.  
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Contours: MBRC

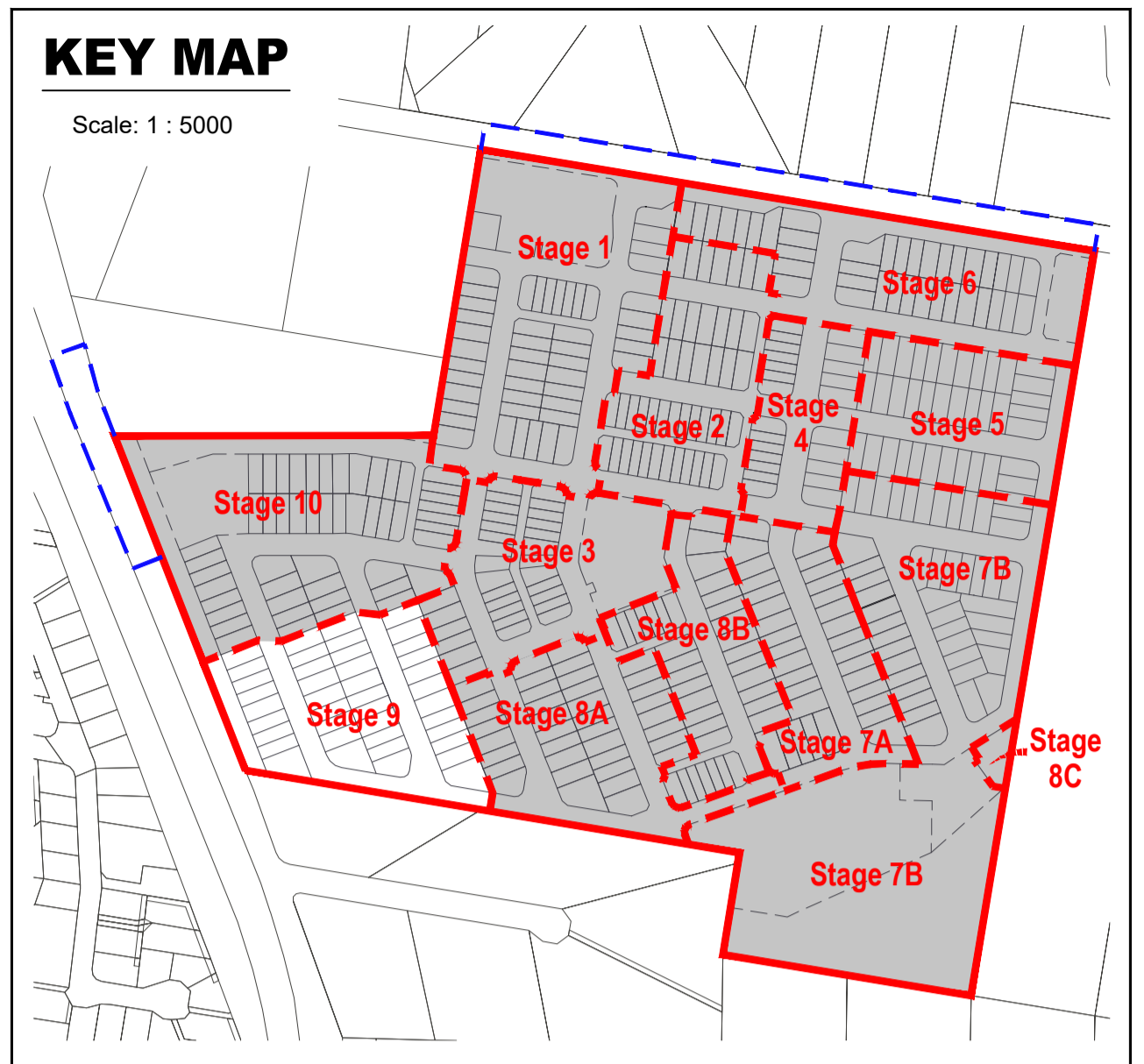


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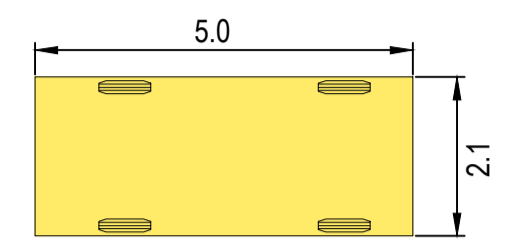
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### MBRC On-Street Carparking - Stage 9

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	—	0.5	0
Type B	21	0.5	11
Type C	17	0.5	9
Type D	3	1	3
Type E	—	1	0
<b>Total</b>	<b>41</b>	<b>—</b>	<b>23 / 24</b>



**Parking Bay Diagram**  
Scale 1 : 100

0 2 4 6 8 10 12 14 1:500 @A1

## AMITY NARANGBAH

### STAGE 9 PLAN OF DEVELOPMENT

PLAN REF: 144097 - 17  
Rev No: D  
DATE: 01 NOVEMBER 2021  
CLIENT: APD PROJECTS  
DRAWN BY: JC  
CHECKED BY: MD

- #### Legend
- Site Boundary
  - Stage Boundary
  - Original Title Lot Boundary
  - Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)

- #### Development Controls
- Built to Boundary Location
  - Driveway Location
  - Allotment Without a BTB
  - On Street Car Park Location

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Registered Survey Plans.  
Adjoining information: DCDB.  
Contours: MBRC

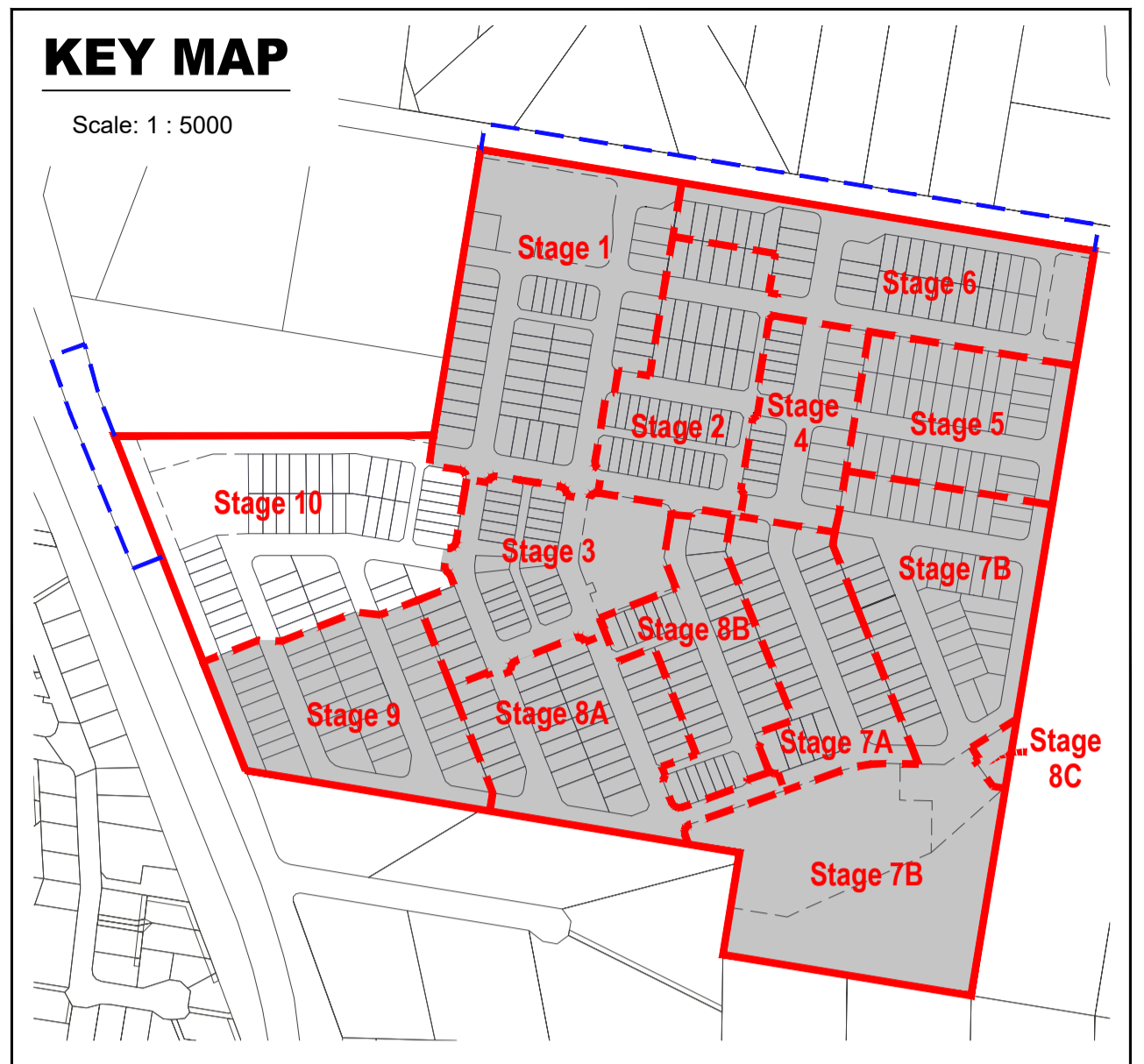


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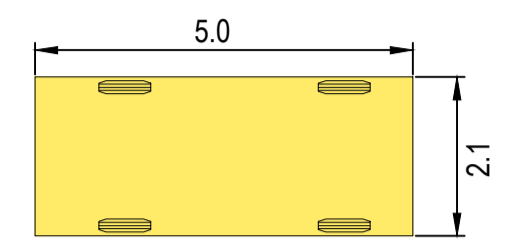
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### MBRC On-Street Carparking - Stage 10

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	5	0.5	3
Type B	24	0.5	12
Type C	15	0.5	8
Type D	6	1	6
Type E	—	1	0
<b>Total</b>	<b>50</b>	<b>—</b>	<b>29 / 31</b>



0 2 4 6 8 10 12 14 1:500 @A1

## AMITY NARANGBAH

### STAGE 10 PLAN OF DEVELOPMENT

PLAN REF: **144097 - 18**  
 Rev No: **D**  
 DATE: 01 NOVEMBER 2021  
 CLIENT: APD PROJECTS  
 DRAWN BY: JC  
 CHECKED BY: MD

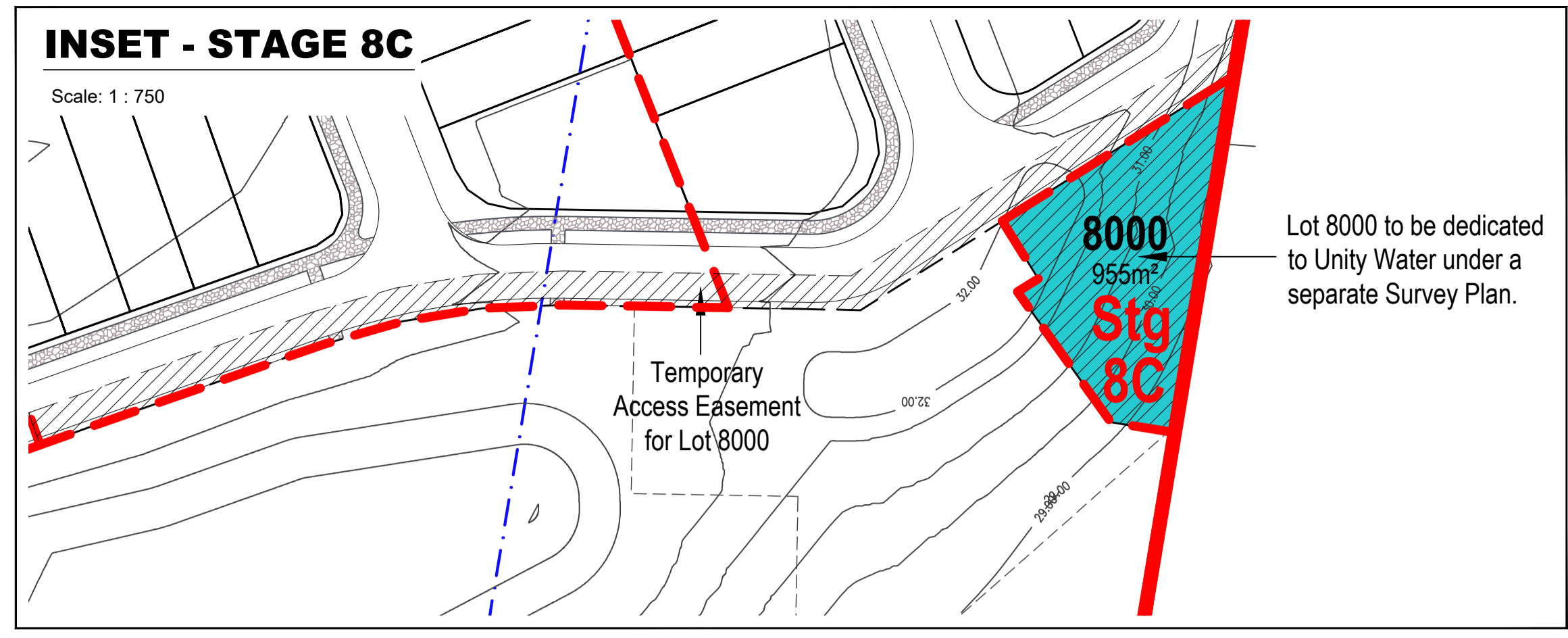
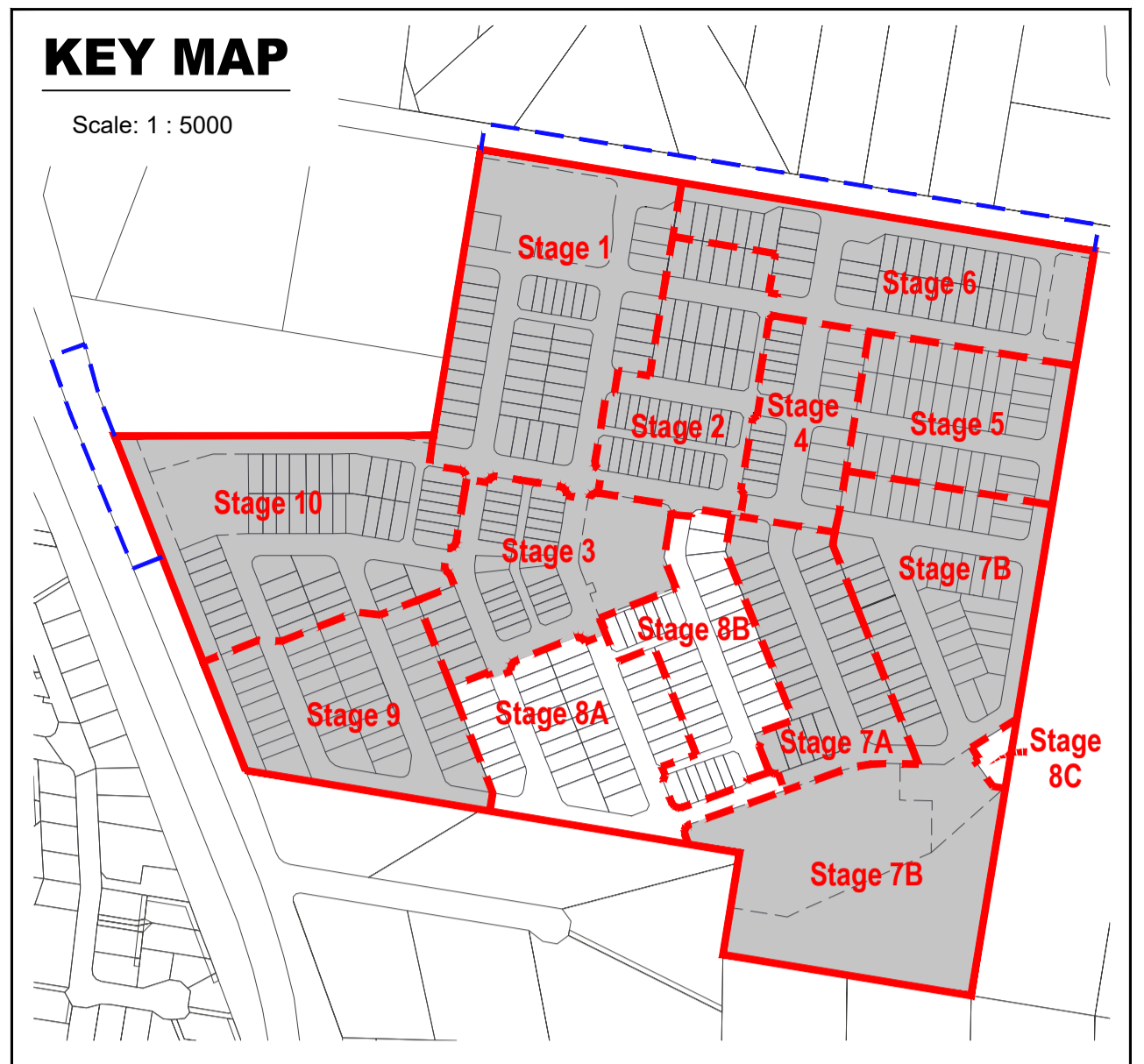
- #### Legend
- Site Boundary
  - - - Stage Boundary
  - - - External Stage Boundary
  - - - Original Title Lot Boundary
  - - - Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)
  - Stormwater
  - Road Reserve/Pedestrian Linkage
- #### Development Controls
- No Vehicle Access
  - Primary Frontage
  - ▲ Built to Boundary Location
  - ▲ Driveway Location
  - ▲ Allotment Without a BTB
  - On Street Car Park Location
  - Indicative Garage Laneway Lot

**Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
 Dimensions have been rounded to the nearest 0.1 metres.  
 Areas have been rounded down to the nearest 5m<sup>2</sup>.  
 The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
 Site boundaries: Registered Survey Plans.  
 Adjoining information: DCDB.  
 Contours: MBRC

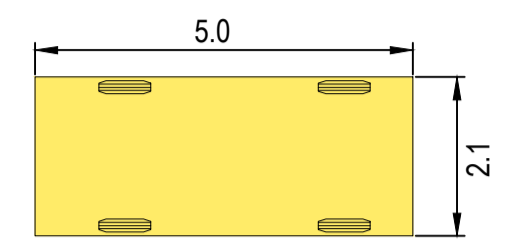






### MBRC On-Street Carparking - Stage 8A & 8B

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	10	0.5	5
Type B	33	0.5	17
Type C	19	0.5	10
Type D	12	1	12
Type E	—	1	0
<b>Total</b>	<b>74</b>	<b>—</b>	<b>44</b>



AMITY NARANGBAH  
**STAGE 8 OVERALL PLAN OF DEVELOPMENT**

PLAN REF: 144097 - 08  
 Rev No: D  
 DATE: 01 NOVEMBER 2021  
 CLIENT: APD PROJECTS  
 DRAWN BY: JC  
 CHECKED BY: MD

- ### Legend
- Site Boundary
  - Stage Boundary
  - Original Title Lot Boundary
  - Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)
  - Temporary Access Easement
  - Sewer Pump Station
  - Road Reserve/Pedestrian Linkage
- ### Development Controls
- No Vehicle Access
  - Primary Frontage
  - Built to Boundary Location
  - Driveway Location
  - Allotment Without a BTB
  - On Street Car Park Location
  - Indicative Garage Laneway Lot
- Note:**  
 All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
 Dimensions have been rounded to the nearest 0.1 metres.  
 Areas have been rounded down to the nearest 5m<sup>2</sup>.  
 The boundaries shown on this plan should not be used for final detailed engineers design.
- Source Information:**  
 Site boundaries: Registered Survey Plans.  
 Adjoining information: DCDB.  
 Contours: MBRC



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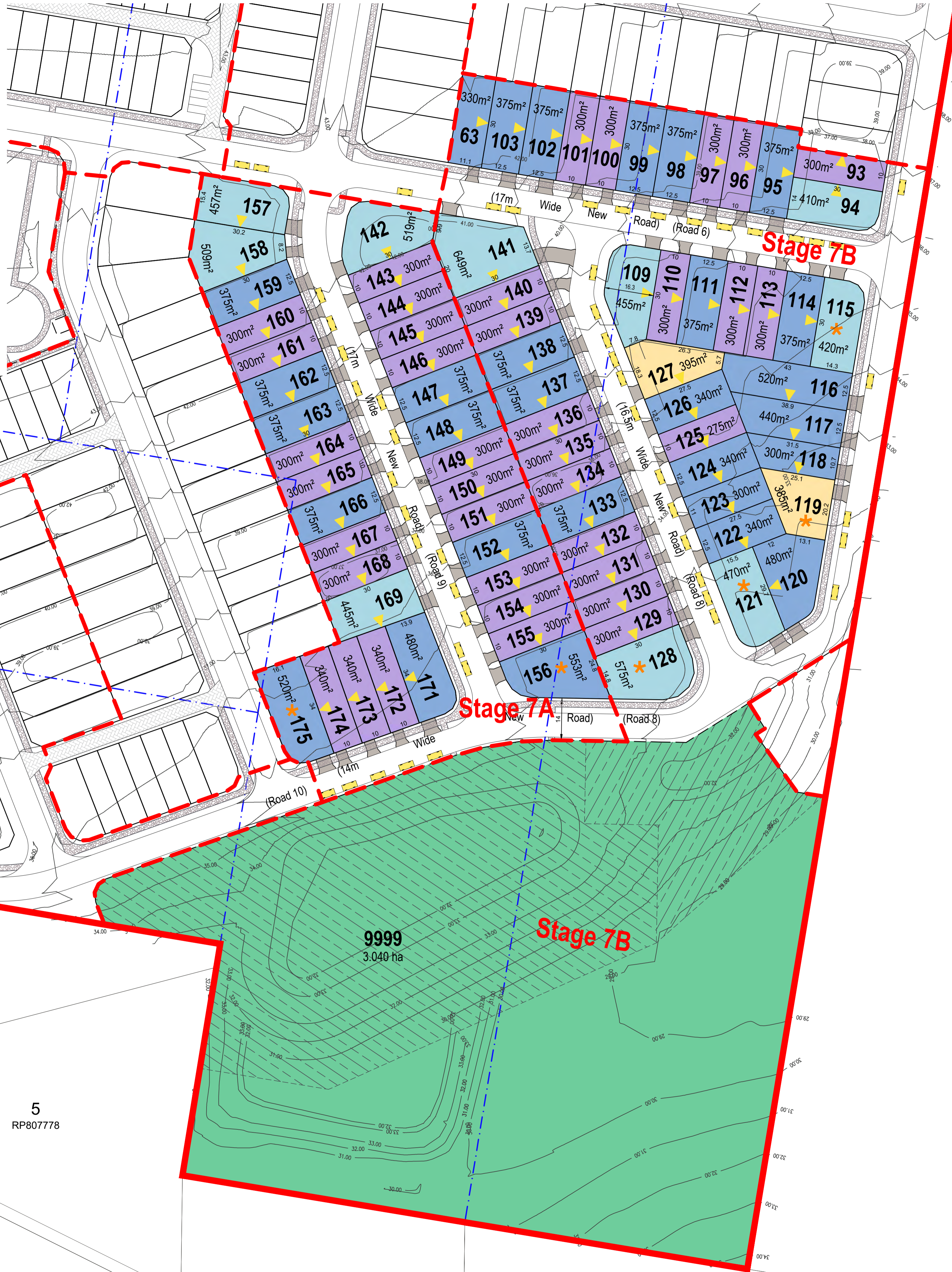
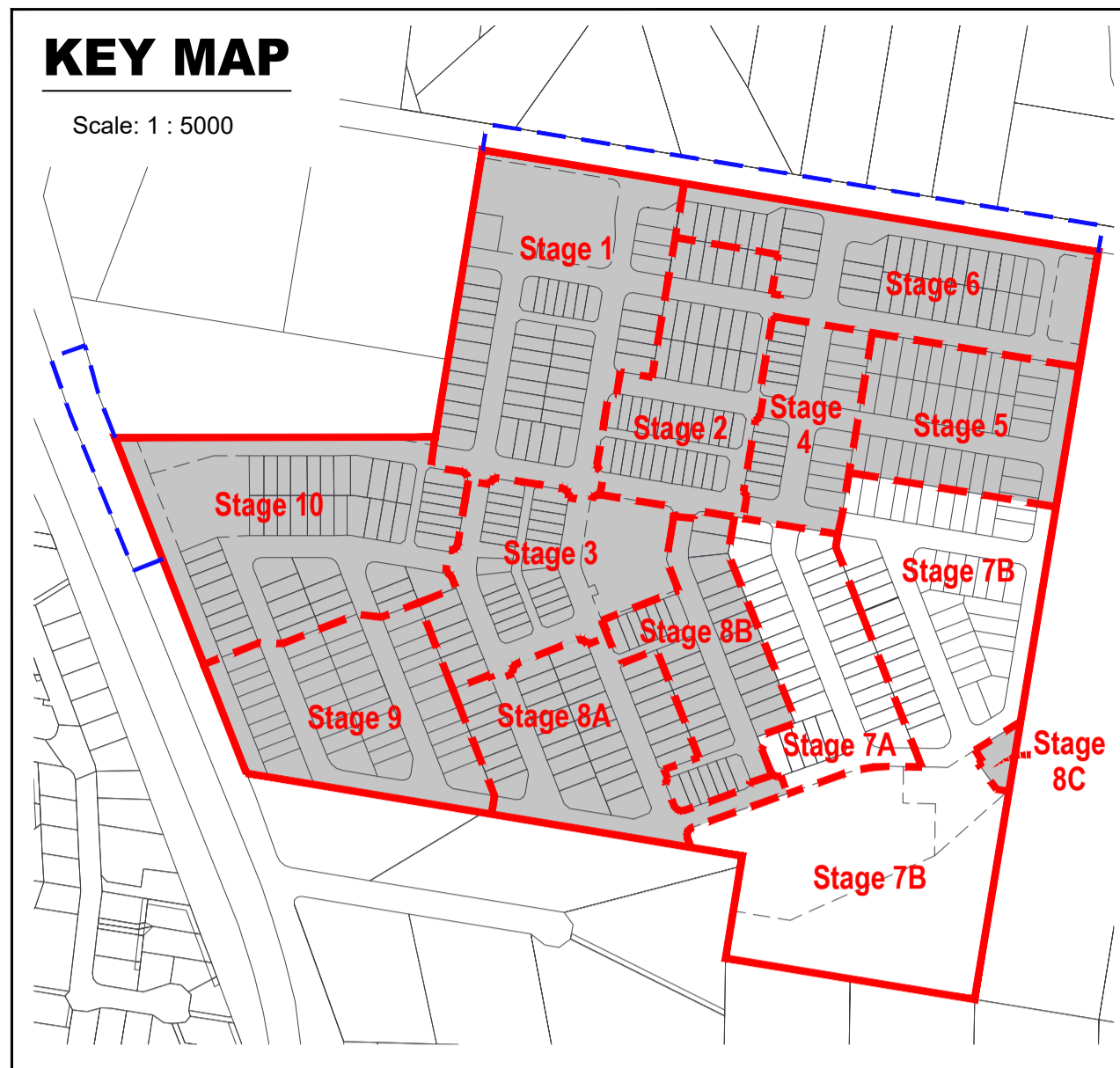
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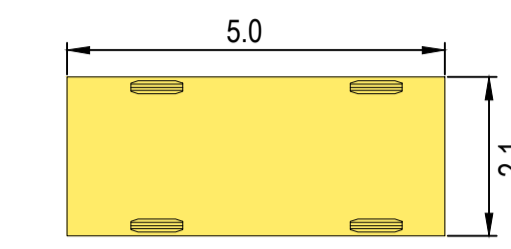
**KEY MAP**

Scale: 1 : 5000



**MBRC On-Street Carparking - Stage 7A & 7B**

Lot Type	Lots	On-Street Parking	
		Space / Lot	Required / Provided
Type A	—	0.5	0
Type B	37	0.5	19
Type C	29	0.5	15
Type D	10	1	10
Type E	2	1	2
<b>Total</b>	<b>78</b>	<b>—</b>	<b>46 / 50</b>



**Parking Bay Diagram**

Scale 1 : 100

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RP80778

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P80778

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RP80778

**AMITY NARANGBAH**  
**STAGE 7 OVERALL PLAN OF DEVELOPMENT**

PLAN REF: 144097 - 09  
Rev No: D  
DATE: 01 NOVEMBER 2021  
CLIENT: APD PROJECTS  
DRAWN BY: JC  
CHECKED BY: MD

**Legend**

- Site Boundary
  - - - Stage Boundary
  - - - Original Title Lot Boundary
  - Temporary Drainage Easement
  - Indicative Footpath Location (For widths see Pedestrian Linkage Master Plan)
  - Temporary Access Easement
  - Stormwater
  - Sewer Pump Station
  - Road Reserve/Pedestrian Linkage
- Development Controls**
- No Vehicle Access
  - Primary Frontage
  - Built to Boundary Location
  - Driveway Location
  - ★ Allotment Without a BTB
  - ★ On Street Car Park Location
  - Indicative Garage Laneway Lot

**Note:**  
All Lot Numbers, Dimensions and Areas are approximate only, and are subject to survey and Council approval.  
Dimensions have been rounded to the nearest 0.1 metres.  
Areas have been rounded down to the nearest 5m<sup>2</sup>.  
The boundaries shown on this plan should not be used for final detailed engineers design.

**Source Information:**  
Site boundaries: Registered Survey Plans.  
Adjoining information: DCDB.  
Contours: MBRC

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