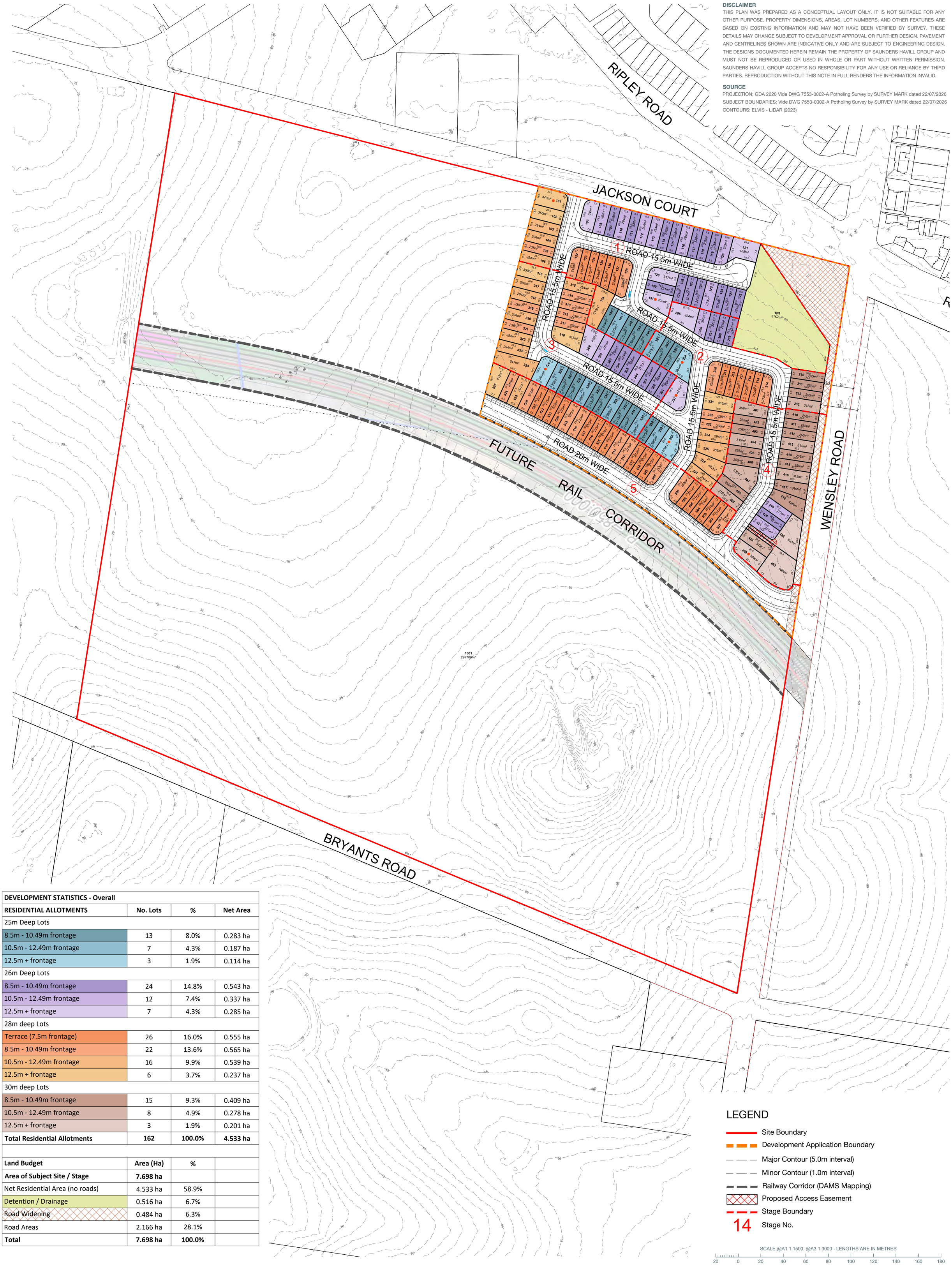
PROPOSAL PLAN



DISCLAIMER

THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE

PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

DEVELOPMENT STATISTICS - Overall			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
25m Deep Lots			
8.5m - 10.49m frontage	13	8.0%	0.283 ha
10.5m - 12.49m frontage	7	4.3%	0.187 ha
12.5m + frontage	3	1.9%	0.114 ha
26m Deep Lots			
8.5m - 10.49m frontage	24	14.8%	0.543 ha
10.5m - 12.49m frontage	12	7.4%	0.337 ha
12.5m + frontage	7	4.3%	0.285 ha
28m deep Lots			
Terrace (7.5m frontage)	26	16.0%	0.555 ha
8.5m - 10.49m frontage	22	13.6%	0.565 ha
10.5m - 12.49m frontage	16	9.9%	0.539 ha
12.5m + frontage	6	3.7%	0.237 ha
30m deep Lots			
8.5m - 10.49m frontage	15	9.3%	0.409 ha
10.5m - 12.49m frontage	8	4.9%	0.278 ha
12.5m + frontage	3	1.9%	0.201 ha
Total Residential Allotments	**162**	**100.0%**	**4.533 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	**7.698 ha**		
Net Residential Area (no roads)	4.533 ha	58.9%	
Detention / Drainage	0.516 ha	6.7%	
Road Widening	0.484 ha	6.3%	
Road Areas	2.166 ha	28.1%	
Total	**7.698 ha**	**100.0%**	

LEGEND

- Site Boundary
- Development Application Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Railway Corridor (DAMS Mapping)
- Proposed Access Easement
- Stage Boundary
- 14 Stage No.

SCALE @A1 1:1500 @A3 1:3000 - LENGTHS ARE IN METRES

20 0 20 40 60 80 100 120 140 160 180

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

N

CLIENT
KDL PROPERTY GROUP PTY LTD

SITE ADDRESS
1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY

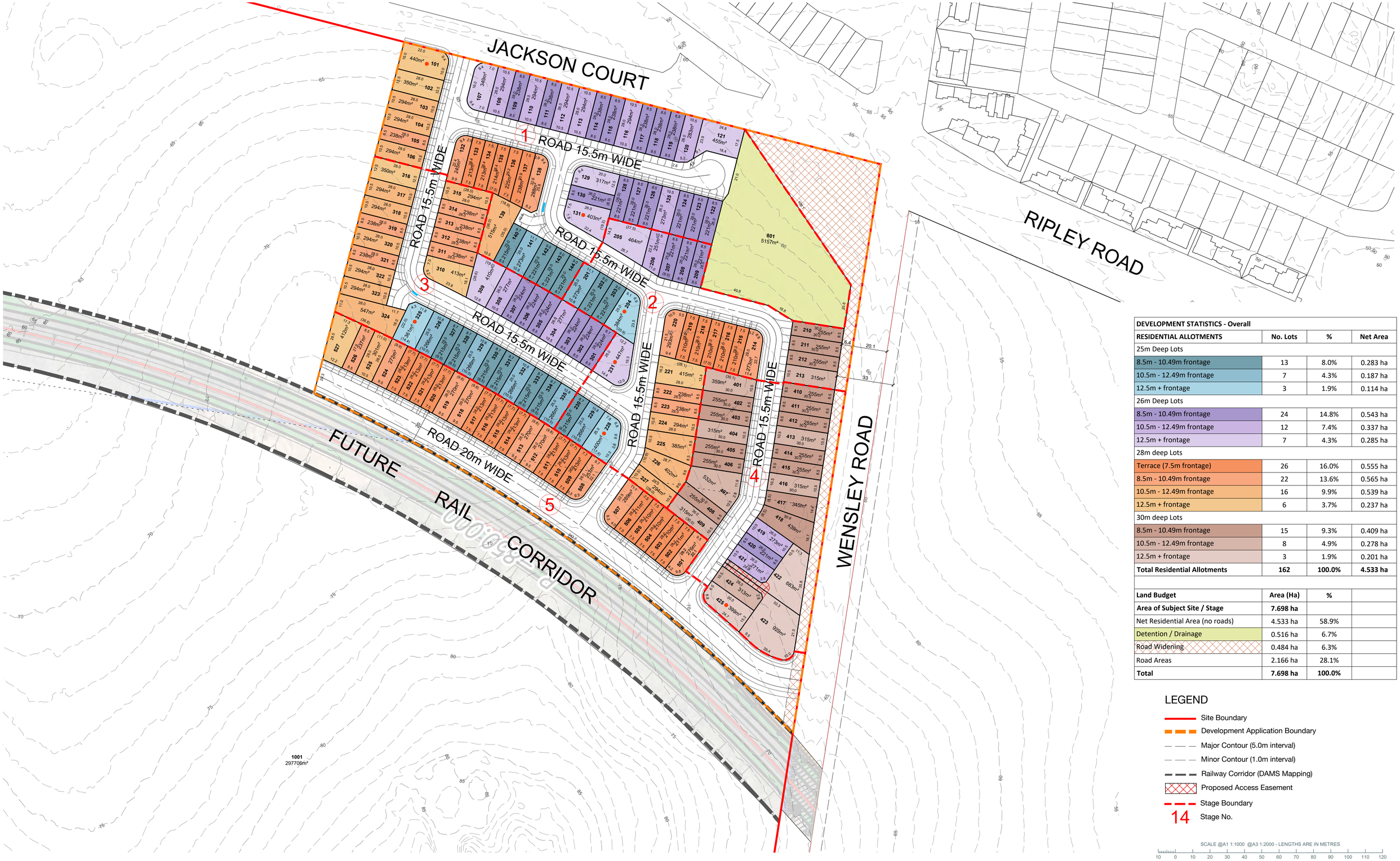
RP DESCRIPTION
LOTS 359 & 360 on S3173

DRAWN
KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - CON 01

PROPOSAL PLAN



DEVELOPMENT STATISTICS - Overall			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
25m Deep Lots			
8.5m - 10.49m frontage	13	8.0%	0.283 ha
10.5m - 12.49m frontage	7	4.3%	0.187 ha
12.5m + frontage	3	1.9%	0.114 ha
26m Deep Lots			
8.5m - 10.49m frontage	24	14.8%	0.543 ha
10.5m - 12.49m frontage	12	7.4%	0.337 ha
12.5m + frontage	7	4.3%	0.285 ha
28m deep Lots			
Terrace (7.5m frontage)	26	16.0%	0.555 ha
8.5m - 10.49m frontage	22	13.6%	0.565 ha
10.5m - 12.49m frontage	16	9.9%	0.539 ha
12.5m + frontage	6	3.7%	0.237 ha
30m deep Lots			
8.5m - 10.49m frontage	15	9.3%	0.409 ha
10.5m - 12.49m frontage	8	4.9%	0.278 ha
12.5m + frontage	3	1.9%	0.201 ha
Total Residential Allotments	**162**	**100.0%**	**4.533 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	**7.698 ha**		
Net Residential Area (no roads)	4.533 ha	58.9%	
Detention / Drainage	0.516 ha	6.7%	
Road Widening	0.484 ha	6.3%	
Road Areas	2.166 ha	28.1%	
Total	**7.698 ha**	**100.0%**	

LEGEND

- Site Boundary
- Development Application Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Railway Corridor (DAMS Mapping)
- Proposed Access Easement
- Stage Boundary
- 14 Stage No.

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE
PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

N

CLIENT
KDL PROPERTY GROUP PTY LTD

SITE ADDRESS
1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY

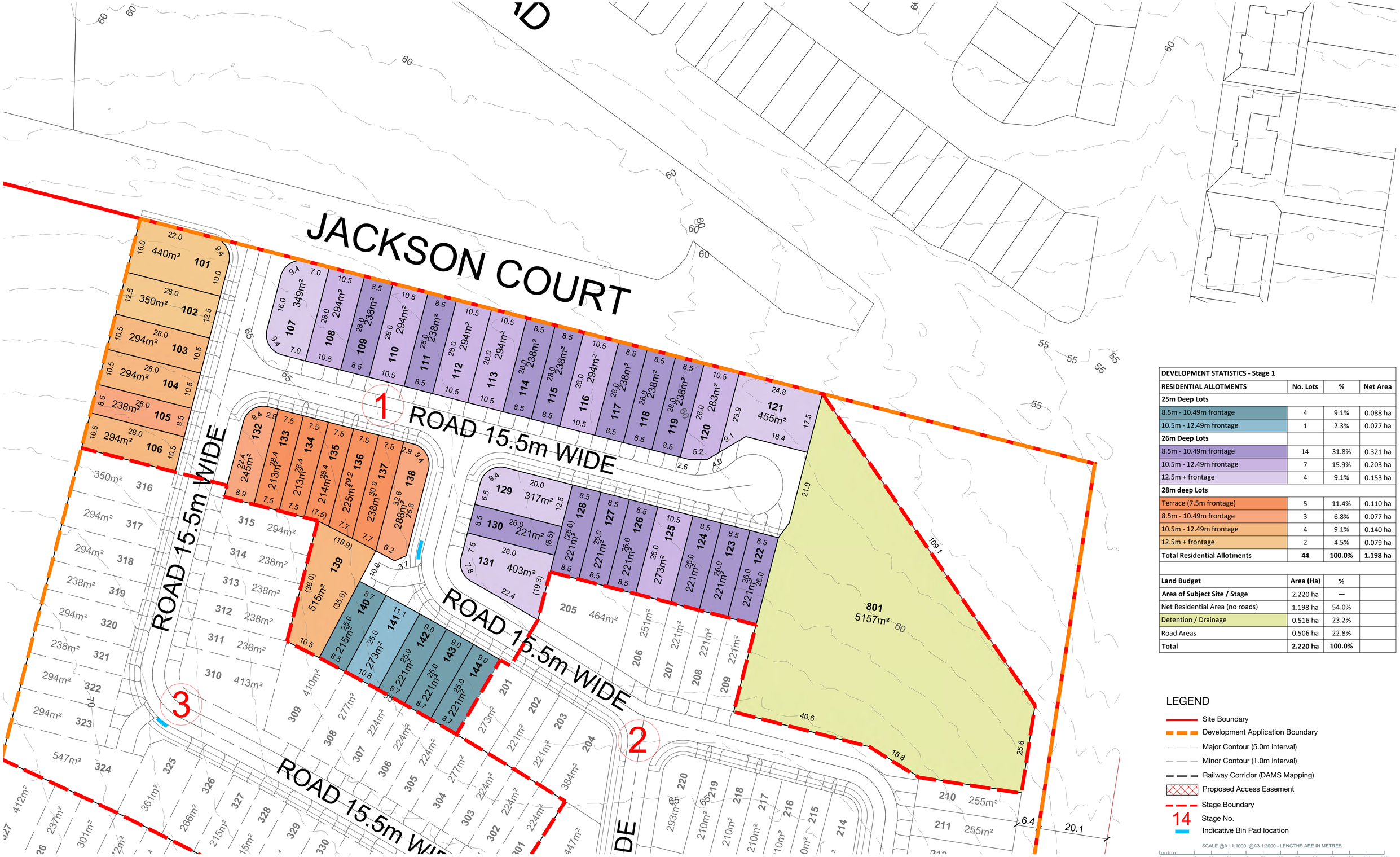
RP DESCRIPTION
LOTS 359 & 360 on S3173

DRAWN
KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - CON 02

STAGING PLAN - STAGE 1



DEVELOPMENT STATISTICS - Stage 1			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
25m Deep Lots			
8.5m - 10.49m frontage	4	9.1%	0.088 ha
10.5m - 12.49m frontage	1	2.3%	0.027 ha
26m Deep Lots			
8.5m - 10.49m frontage	14	31.8%	0.321 ha
10.5m - 12.49m frontage	7	15.9%	0.203 ha
12.5m + frontage	4	9.1%	0.153 ha
28m deep Lots			
Terrace (7.5m frontage)	5	11.4%	0.110 ha
8.5m - 10.49m frontage	3	6.8%	0.077 ha
10.5m - 12.49m frontage	4	9.1%	0.140 ha
12.5m + frontage	2	4.5%	0.079 ha
Total Residential Allotments	**44**	**100.0%**	**1.198 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	2.220 ha	—	
Net Residential Area (no roads)	1.198 ha	54.0%	
Detention / Drainage	0.516 ha	23.2%	
Road Areas	0.506 ha	22.8%	
Total	**2.220 ha**	**100.0%**	

LEGEND

- Site Boundary
- Development Application Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Railway Corridor (DAMS Mapping)
- Proposed Access Easement
- Stage Boundary
- 14 Stage No.
- Indicative Bin Pad location

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE
PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

N

CLIENT
KDL PROPERTY GROUP PTY LTD

SITE ADDRESS
1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY

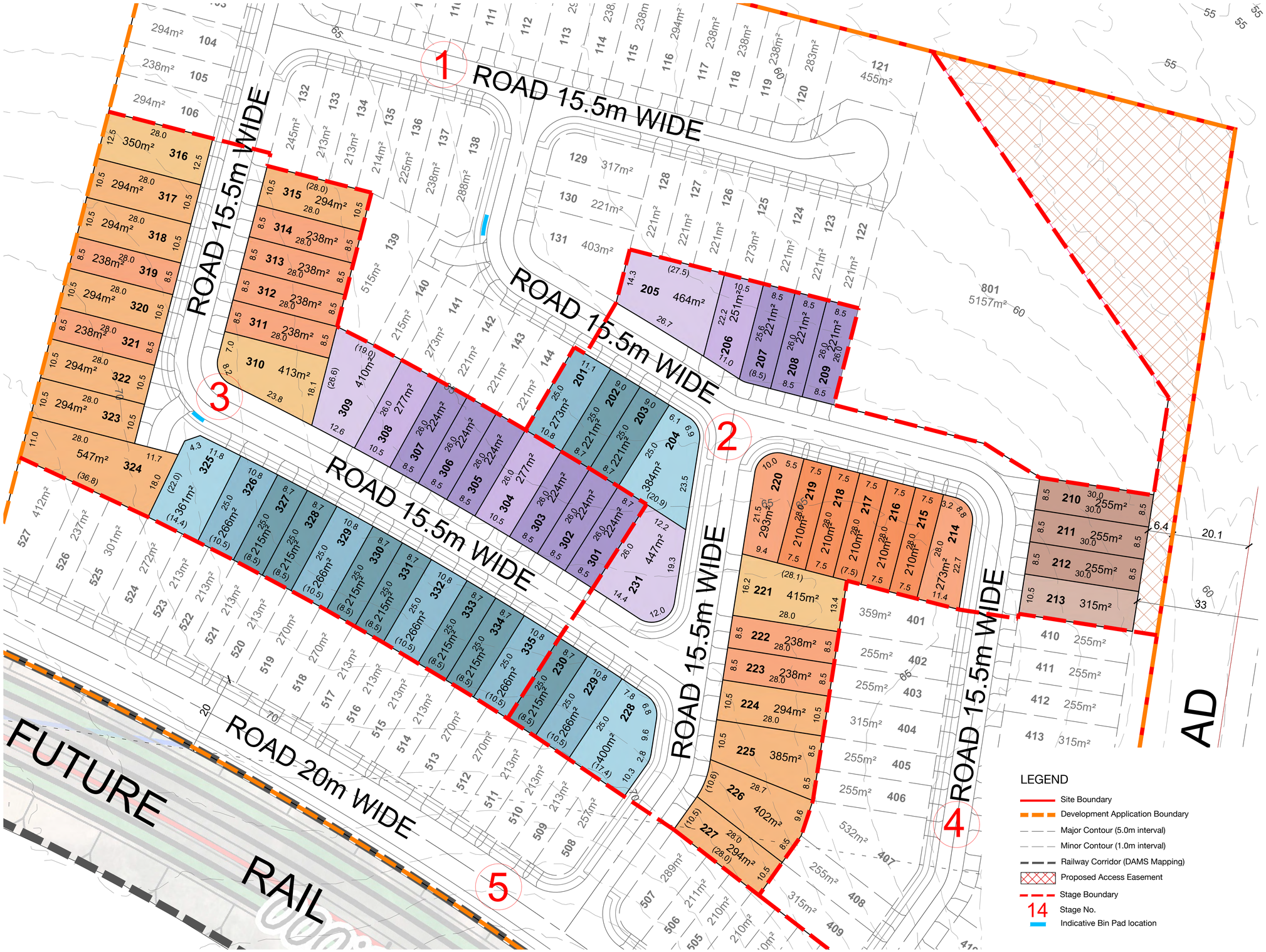
RP DESCRIPTION
LOTS 359 & 360 on S3173

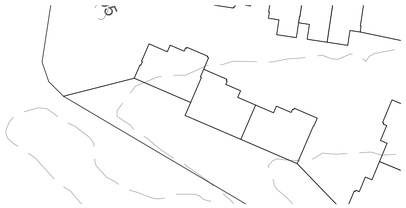
DRAWN
KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - STG 01

STAGING PLAN - STAGE 2 & 3





DEVELOPMENT STATISTICS - Stage 2			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
25m Deep Lots			
8.5m - 10.49m frontage	3	9.7%	0.066 ha
10.5m - 12.49m frontage	2	6.5%	0.054 ha
12.5m + frontage	2	6.5%	0.078 ha
26m Deep Lots			
8.5m - 10.49m frontage	3	9.7%	0.066 ha
10.5m - 12.49m frontage	1	3.2%	0.025 ha
12.5m + frontage	2	6.5%	0.091 ha
28m deep Lots			
Terrace (7.5m frontage)	5	16.1%	0.105 ha
8.5m - 10.49m frontage	4	12.9%	0.104 ha
10.5m - 12.49m frontage	4	12.9%	0.138 ha
12.5m + frontage	1	3.2%	0.041 ha
30m deep Lots			
8.5m - 10.49m frontage	3	9.7%	0.076 ha
10.5m - 12.49m frontage	1	3.2%	0.032 ha
Total Residential Allotments	**31**	**100.0%**	**0.876 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.664 ha	0.0%	
Net Residential Area (no roads)	0.876 ha	52.7%	
Road Widening	0.356 ha	21.4%	
Road Areas	0.432 ha	25.9%	
Total	**1.664 ha**	**100.0%**	

DEVELOPMENT STATISTICS - Stage 3			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
25m Deep Lots			
8.5m - 10.49m frontage	6	17.1%	0.129 ha
10.5m - 12.49m frontage	4	11.4%	0.106 ha
12.5m + frontage	1	2.9%	0.036 ha
26m Deep Lots			
8.5m - 10.49m frontage	6	17.1%	0.134 ha
10.5m - 12.49m frontage	2	5.7%	0.055 ha
12.5m + frontage	1	2.9%	0.041 ha
28m deep Lots			
8.5m - 10.49m frontage	6	17.1%	0.143 ha
10.5m - 12.49m frontage	7	20.0%	0.231 ha
12.5m + frontage	2	5.7%	0.076 ha
Total Residential Allotments	**35**	**100.0%**	**0.951 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.251 ha	—	
Net Residential Area (no roads)	0.951 ha	76.0%	
Road Areas	0.300 ha	24.0%	
Total	**1.251 ha**	**100.0%**	

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE
PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

N

CLIENT
KDL PROPERTY GROUP PTY LTD

SITE ADDRESS
1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY

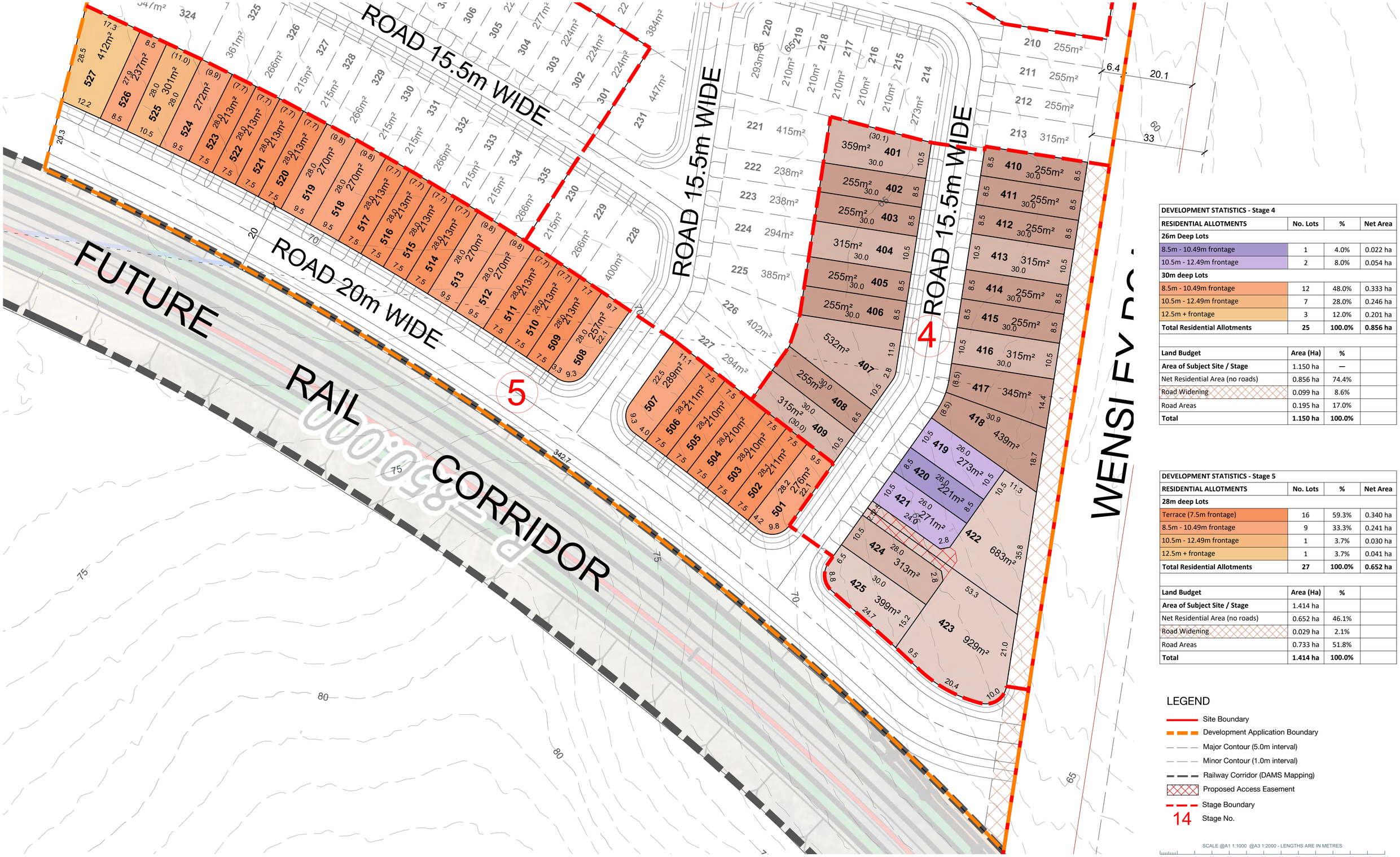
RP DESCRIPTION
LOTS 359 & 360 on S3173

DRAWN
KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - STG 2 & 3

STAGING PLAN - STAGE 4 & 5



DEVELOPMENT STATISTICS - Stage 4			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
26m Deep Lots			
8.5m - 10.49m frontage	1	4.0%	0.022 ha
10.5m - 12.49m frontage	2	8.0%	0.054 ha
30m deep Lots			
8.5m - 10.49m frontage	12	48.0%	0.333 ha
10.5m - 12.49m frontage	7	28.0%	0.246 ha
12.5m + frontage	3	12.0%	0.201 ha
Total Residential Allotments	**25**	**100.0%**	**0.856 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.150 ha	—	
Net Residential Area (no roads)	0.856 ha	74.4%	
Road Widening	0.099 ha	8.6%	
Road Areas	0.195 ha	17.0%	
Total	**1.150 ha**	**100.0%**	

DEVELOPMENT STATISTICS - Stage 5			
RESIDENTIAL ALLOTMENTS	**No. Lots**	**%**	**Net Area**
28m deep Lots			
Terrace (7.5m frontage)	16	59.3%	0.340 ha
8.5m - 10.49m frontage	9	33.3%	0.241 ha
10.5m - 12.49m frontage	1	3.7%	0.030 ha
12.5m + frontage	1	3.7%	0.041 ha
Total Residential Allotments	**27**	**100.0%**	**0.652 ha**

Land Budget	**Area (Ha)**	**%**	
Area of Subject Site / Stage	1.414 ha		
Net Residential Area (no roads)	0.652 ha	46.1%	
Road Widening	0.029 ha	2.1%	
Road Areas	0.733 ha	51.8%	
Total	**1.414 ha**	**100.0%**	

LEGEND

- Site Boundary
- Development Application Boundary
- Major Contour (5.0m interval)
- Minor Contour (1.0m interval)
- Railway Corridor (DAMS Mapping)
- Proposed Access Easement
- Stage Boundary
- 14 Stage No.

SCALE @A1 1:1000 @A3 1:2000 - LENGTHS ARE IN METRES

10 0 10 20 30 40 50 60 70 80 90 100 110 120

Saunders Havill
BOWEN HILLS | SPRINGFIELD
1300 123 744 | saundershavill.com

DISCLAIMER
THIS PLAN WAS PREPARED AS A CONCEPTUAL LAYOUT ONLY. IT IS NOT SUITABLE FOR ANY OTHER PURPOSE. PROPERTY DIMENSIONS, AREAS, LOT NUMBERS, AND OTHER FEATURES ARE BASED ON EXISTING INFORMATION AND MAY NOT HAVE BEEN VERIFIED BY SURVEY. THESE DETAILS MAY CHANGE SUBJECT TO DEVELOPMENT APPROVAL OR FURTHER DESIGN. PAVEMENT AND CENTRELINES SHOWN ARE INDICATIVE ONLY AND ARE SUBJECT TO ENGINEERING DESIGN. THE DESIGNS DOCUMENTED HEREIN REMAIN THE PROPERTY OF SAUNDERS HAVILL GROUP AND MUST NOT BE REPRODUCED OR USED IN WHOLE OR PART WITHOUT WRITTEN PERMISSION. SAUNDERS HAVILL GROUP ACCEPTS NO RESPONSIBILITY FOR ANY USE OR RELIANCE BY THIRD PARTIES. REPRODUCTION WITHOUT THIS NOTE IN FULL RENDERS THE INFORMATION INVALID.

SOURCE
PROJECTION: GDA 2020 Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
SUBJECT BOUNDARIES: Vide DWG 7553-0002-A Potholing Survey by SURVEY MARK dated 22/07/2026
CONTOURS: ELVIS - LIDAR (2023)

N

CLIENT
KDL PROPERTY GROUP PTY LTD

SITE ADDRESS
1-63 BRYANTS ROAD & 101 JACKSON COURT, RIPLEY

RP DESCRIPTION
LOTS 359 & 360 on S3173

DRAWN
KA

DATE
01/09/2026

DRAWING NO.
13059 P 09 Rev J - STG 4 & 5