


## PROJECT PROFILE

# ALMA HEIGHTS

Dakabin - South East Queensland  
Residential Estate

### FAST FACTS

CLIENT	Alma Properties
SCALE	Over 800 dwellings to be developed over 22 stages and local shopping centre
DISCIPLINES	
HIGHLIGHTS	<ul style="list-style-type: none"> <li>• Conception, Planning, Approval and Design of a multi-stage, affordable urban residential precinct</li> <li>• Negotiated removal of erroneous endangered regional ecosystem vegetation mapping</li> <li>• Coordination of subdivision infrastructure</li> </ul>



Leveraging its strong working relationship with Council and expertise in presenting convincing planning justifications, JFP successfully negotiated a quality development outcome acceptable to our Client and Council. The proposal overcame restrictive Local Plan development and density controls on the site. Instrumental in achieving the positive result was JFP's ability to call upon in-house engineering and landscape architectural expertise to address site constraints to Council's satisfaction during the planning stage of the development process.

Extensive negotiations were required to refine draft approval conditions to ensure the Client was not required to build trunk infrastructure unless adequately compensated through an infrastructure agreement. Negotiations were also required to ensure that vegetation rehabilitation measures stipulated by Council were resolved to be appropriate for the site.

The experience gained in negotiating acceptable Plan Sealing and Infrastructure Agreement outcomes between the Client and Council will prove invaluable to JFP's clients in the future given the increased demand for such agreements from Local Authorities. The integration of stormwater management solutions designed within high quality open spaces once again proves the benefits of JFP's multi-disciplinary approach to residential estate master planning.