





PROJECT PROFILE

EPRAPAH

Victoria Point - South East Queensland
Residential Estate

FAST FACTS

CLIENT	Ausbuild
SCALE	117 lots and parkland
DISCIPLINES	   
HIGHLIGHTS	<ul style="list-style-type: none"> • Rezoning of site outside Council's Planning Scheme for development • Removal of Council overlay layer • Preparation of site to home builder specifications



Managing the delicate, complex and lengthy negotiations required to rezone the site from being outside Council's Planning Scheme to approval for residential development, demonstrates JFP's ability to create positive solutions for the Client in challenging circumstances. A further challenge to the rezoning process was the potential impact from a Council Planning Overlay which affected the site due to nearby poultry sheds, which had ceased operations. JFP, in conjunction with associated consultants, quantified the potential impacts and then mounted a scientifically supported planning argument which reassured Council that the site was now suitable for residential development.

Precise survey and civil design were required to ensure that balanced earthworks could be achieved on the site, thereby minimising construction costs, while complying with the Client's presentation standards for home building.

Eprapah is another example of how JFP is able to work with house and land focused Urban Developers to prepare allotments so that they are ready for builders to move onto site and proceed as soon as possible.