



**Sunday Times**

**12/06/2011**

**Page: 15**

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**Section: Real Estate**

**Region: Perth Circulation: 293244**

**Type: Capital City Daily**

**Size: 81.00 sq.cms**

**Frequency: -----S**

# Natural contours retained

IN what is a first for WA, a new northern suburbs development is the subject of a special regulation that will enshrine eco values - including providing for the estate to follow the contours of the land, rather than the often criticised "clear-and-level" approach.

The Jindee estate, by Estates Development Co, overlooks a beach that will serve residents from Burns Beach to Yanchep and inland to the foothills.

Important sandhill stretches will be preserved in the development.

"This town scheme amendment is the only one of its kind in WA - and, we believe, in Australia - and the first to deliver a new style of planning framework," a development spokesman said.

"Essentially it allows the new development to be built to suit the contours of the land where that is appropriate, rather than simply clearing the bushland to make way for street after street of flat, terraced blocks."

Jindee aims to be a coastal village which developers are spruiking as the "Cottesloe" of the north.

Jindee is on Marmion Ave, about 37km north of the CBD.

**- James Kristoff**