





# Radical development in beachfront village

**LOUISE BAXTER**

State Parliament has passed a legislative amendment which will allow a proposed Jindalee development to be built according to the contour of the land, rather than clearing bushland to create flatter blocks.

The Jindee Metropolitan Region Scheme Amendment is the only one of its kind in Western Australia and delivers a new style of planning framework, which is a "radical departure" from the usual practice of bulldozing land for flat streets and residential lots.

The Jindee proposal is a tripartite innovation agreement between Westminster Estate Pty Ltd (a wholly owned company within the Estates Development Company group), the Western Australian Planning Commission and the City of Wanneroo, and has been subject to

extensive community and key stakeholder consultation since project plans were initiated in 2002.

EDC managing director Fiona Roche said the 120ha Jindee site had unique characteristics that would allow it to be built closer to the coast than recent developments.

"Jindee will be built on an undulating lot that encompasses one of the highest ridges along the metropolitan coastal strip and a rocky headland that provides a foundation for development closer to the coast than in lower and less stable areas," Ms Roche said.

"Traditionally, at our older beaches such as Cottesloe, residential and beachfront commercial development has a close relationship with the beach, but more recent planning has imposed huge coastal setbacks which are not always warranted, and which,

in places like City Beach, do more to separate people from the beach than invite them to it."

Jindee overlooks a regional beach that will serve residents of the north-west corridor, from Burns Beach through to Yanchep and inland to the foothills.

"Jindee will create a vibrant coastal village with a Cottesloe-style mix of restaurants, cafes, tourism and residential facilities close to the beachfront, while the land behind it will retain much of the undulating nature of the site," Ms Roche said.

The development will feature a mix of transects, from small lot housing and mixed uses in an urban setting, to bigger lots with a rural feel.

The EDC has been behind past award-winning developments, Ascot Waters and Harbour Rise in Hillarys.



The Jindee development will follow the contour of the land.



The mixed development will include small-lot housing and bigger blocks with a rural feel.