



New property development manager for St Andrews project



Many of you will recognise Yanchep Sun City's new property development manager Andrew Hagen. Andrew recently arrived from Mirvac Fini where he project managed the highly successful Mindarie Keys for the last three years. He speaks here about planning for north of Yanchep.

SEASONS greetings to you all.

I am very pleased to be working on the St Andrews project, particularly since it is entering the delivery phase.

The northern extension of Yanchep has commenced and is the first strategic phase of development for the St Andrews project. Tokyu is committed to ensuring that the planned changes complement your quality of life. As part of this commitment we recently conducted two community workshops.

I was thrilled to see the response. Fifty-nine people participated in discussions which has greatly assisted our project team.

You will find details of these workshops on page two of this newsletter.

In the coming months we'll be holding more workshops and open days. We have also established an infoline and are producing infosheets and further newsletters to ensure you have access to all the information you might want on the project. For more information see page two.

We are also pleased to report that the Department of Environmental Protection has given approval to Yanchep Sun City and Caltex's remediation strategy for the discussed fuel depot at the marina. Tenders for the remediation process have now been called for and we expect works will commence in January 2003. If all goes to plan, remediation should be completed by March 2003.

Yanchep Sun City is also currently finalising the boat ramp repair at the marina and tenders have been called. We expect tenders to be finalised by the end of this year.

I look forward to meeting you all at the next community consultation workshops and open days. In the meantime, if you have any further queries regarding the St Andrews project, please feel free to contact the infoline on 1300 786 289.

Yanchep leads the way in beach front living



Above: The entrance to Judith Barrett-Lennard's home at Nautical Court, Yanchep.

Yanchep's glistening turquoise seas and rugged coastline with powder white sands and protected lagoons are a treasured asset to the community.

Which is why it is so important that future housing developments in this unique coastal setting reflect the landscape and environment.

When leading WA interior designer Judith Barrett-Lennard purchased a brick and tile bungalow in Yanchep three years ago, she realised that it would need a major transformation for it to blend in with the surrounding coastal environment.

She began by extending the two bedroom home with a lounge and dining area and rendered the outside walls using local sand. Judith planted

numerous native plants in the garden and terrace which would survive the harsh coastal elements and blend in with the area.

Inside, the floors were painted with white cement paint, to create a feeling of space and openness, while the bathroom was decorated in pale blues and greens in harmony with the coastal views.

Judith made maximum use of light with patio and glass doors leading to the terrace from the bedrooms and living areas, while louvre windows allow the sea breeze to come in. So successful was Judith's transformation that she purchased a second home in Nautical Court and again applied her magical touch to a three bedroom brick and tile home. With an open plan kitchen, north facing courtyard, white washed floors, outdoor shower and an entertainer's dream terrace, the original home is barely recognisable.



Outside terrace and shower at Nautical Court.



Left: The bathroom at Nautical Court. Right: outside shower at Le Froy Road.

Designing a coastal town



These successful and established coastal settlements and towns around the world have provided much of the inspiration that is driving the St Andrews planning.

What makes a beach front community work?

- Connecting new developments with the adjacent, existing settlements.
- Respecting and reflecting the dunal formations, coastal vegetation and natural materials.
- Pedestrian and cycleway access to and along the beachfront.
- Centrally located recreational and community facilities.
- Interconnected road networks that run perpendicular to the coastline so that everyone has easy access to the beachfront and not just the exclusive coastal real estate.
- Linear parkways and avenues which connect with each other and the beachfront.

What to avoid

- Eradication of coastal dunes.
- Lack of diversity in housing designs.
- Lack of colour.
- Car dependant urban planning.

Above and right: Examples of inspirational coastal architecture.



FREMANTLE, Cottesloe, Rottnest and Yallingup are some of Western Australia's most inspirational and successful examples of coastal development, according to Roberts Day town planner Mike Day.

Mr Day, a consultant for Tokyu on the St Andrews project said there have been very few other examples of coastal developments over the last 50 years that have utilised these traditional and successful design principles. Consequently many coastal communities are car dependent, lack diversity in housing

design and in many cases are built with inappropriate materials.

The St Andrews vision is to return to traditional design principles which promote community interaction in an enviable coastal environment nestled between the Indian Ocean and Yanchep National Park.

To help implement this vision, the consultant team and Tokyu representatives have visited and studied the most successful coastal developments in America, the Mediterranean and the east coast of Australia.

What you said at the community workshops

TWO community consultation workshops were held on September 25 and November 6 at the Phil Renkin Recreation Centre and Club Capricorn respectively. The workshops saw an enthusiastic involvement from a large number of Yanchep and Two Rocks residents.

The workshops aimed to gain community input into planning. These are some of the outcomes that the community have said are important:

Community outcomes

- A co-relationship between the new development and the existing community.
- Cycle ways and pathways.
- Market availability (open for weekly stalls).
- Public open spaces with smaller play areas within shopping centres.
- Medical facilities/hospital.
- Aged care facilities.
- Higher education facilities.
- Recreation facilities - swimming pool, cinema.

Environment outcomes

- Retention of local environment features - flora and fauna, dunes and vegetation.
- Coastal management.
- Safe access to beaches.
- More expansive green belts.
- Innovative water provision.
- Areas for pets - beach and walkways.
- Landscaped areas to be maintained in good condition.



Andrew Hagen (centre) in discussion with Martina Thomas and Lloyd Collard at the community workshop.

Share your ideas

TO ENSURE planning at Yanchep and Two Rocks is successful, maximum involvement from all sectors of the community is vital and there are a number of ways you can get involved.

OPEN DAYS

Open days will be held in March at the Two Rocks Shopping Centre and Lakeside Joondalup Shopping Centre. Members of the project team will be on hand to answer your questions and hear your views. Call the information line for further details.

Return to traditional design principals

The St Andrews project vision is to see the development of innovative architecture which will blend in with the dunal landscape. It will be contemporary yet contain many of the traditional design elements of early settlements.

These traditional seaside homes often made strong use of colour to reflect the coastal environment. They were made of light weight materials and contained north facing courtyards, balconies and decks. Deep front verandahs provided protection from the elements and were an alternative to impractical front lawns. Rear lanes were common, with access to garages at the back of the house. Houses were built closer to the street, which combined with front set verandahs, created a greater opportunity for community interaction and reduced isolation between neighbours.



and get involved

COMMUNITY WORKSHOPS

The next community consultation workshop will be held in early March at Club Capricorn – call 9284 0910 to register your interest.

INFORMATION

LINE: 1300 786 289

For information on the project, meeting registration, copies of project information, materials etc call the information line on **1300 786 289**.

Message from the mayor



THE City of Wanneroo has been celebrating the centenary of local government in Wanneroo with the Beach to Bush Festival.

Officially launched on November 10 with the Blessing of the Fleet at the Two Rocks Marina, this first event was attended by more than 4000 people.

The Wanneroo Showgrounds came alive on Saturday December 7 with the Wanneroo Harvest Market and Pioneers Day, featuring fresh local produce, entertainment by the bush dance

musicians, pioneer games and races and many other attractions for the whole family.

Local historian Bill Marwick launched his book *Stories of Old Wanneroo*, which consists of 46 personal stories of local identities recalling the real life history of Wanneroo.

Nationally acclaimed Australian country music icon, John Williamson took to the stage in the evening for a free family concert. With a career spanning 30 years, John delighted the audience with songs like 'Old Man Emu', 'Give Me A Home Among The Gum Trees' and 'True Blue'.

**JON KELLY, JP
MAYOR**

Tokyu joins in at blessing of the fleet

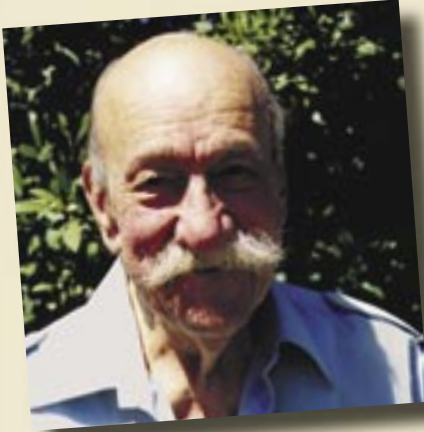


Picture: Fiona Girvan-Brown

Tokyu joined the City of Wanneroo in supporting this year's blessing of the fleet. Pictured here are (L-R) Yoshi Ogata and Andrew Hagen from Yanchepp Sun City with Cr Terry Loftus, Cr Louise McNamara with son Sam, enjoying the festivities.

Community Spirit

Phil Renkin



PHIL Renkin is a well known and respected figure in Yanchep and Two Rocks. Phil served as a pilot in the airforce in England and Australia for 35 years and fought in three wars before he came with his wife to Yanchep in 1973 to retire. But retirement didn't come easy to Phil and his energy and

commitment to helping others soon found its way into building up the Yanchep Two Rocks community.

He was a founding member of countless associations and groups including the Yanchep Two Rocks Recreation Association, the Ratepayers Association, and the Yanchep Sports Club to name a few. He was also one of the key figures responsible for keeping the community bus running through difficult times and is now its transport coordinator.

Yanchep Sun City would like to take this opportunity to thank Phil for his drive and commitment to make Yanchep Two Rocks a better place over the last 29 years. Without him, many of the services and facilities that the community benefits from would not be available. Thank you Phil for playing such a significant and important role in the community.

LOCAL EVENTS IN DECEMBER

Carols by Candlelight. A Christmas evening with performances from solo artists and choirs. Candles available. Bring a picnic or buy a sizzled sausage. **Wanneroo Showgrounds. Sunday December 22. 7pm-9pm. Call 9405 5000 for more information.**

New Years Eve Karaoke Night. Enjoy some music, sing your heart out or just enjoy the great atmosphere. Organised by the Yanchep Two Rocks Recreation Association. Light supper provided. **BYO. Phil Renkin Recreation Centre. Tuesday December 31. 7.30pm-late. Call 9561 1538 for more information.**

YANCHEP TWO ROCKS COMMUNITY AWARDS

THE Yanchep Two Rocks Community Awards are designed to recognise outstanding persons and community groups in Yanchep and Two Rocks district. There are many people and community groups who do not receive any recognition for the vital role they play in our community, which makes these awards even more important.

This year, Yanchep Sun City has joined the Yanchep Two Rocks Recreation Association to sponsor the awards, and there are three categories.

The Awards

- Yanchep Two Rocks Citizen of the Year Award
- Yanchep Two Rocks Community Group of the Year Award
- Yanchep Two Rocks Youth of the Year Award

Selection Criteria

It is expected that the recipients of the awards will have achievements which include one or more of the following:

- Is an outstanding role model for the community
- Has made a significant contribution to the well being of others
 - Presents a significant positive image
- Is or has been a quiet achiever working for the community

Nomination forms are available from the library at the Phil Renkin Recreation Centre or by calling Julie Otremba on 9561 1538.

Driving force in Yanchep

THE Yanchep Two Rocks community bus service is a shining example of the strong and unique community spirit that prevails here. However, the valuable free bus service which runs between Yanchep and Two Rocks twice a week as well as shopping trips to Joondalup and Whitfords hasn't always been a smooth ride.

It was established in 1974 when Yanchep Sun City contracted a local driver to provide two daily runs to meet the Transperth bus at the National Park. The Volunteers Drivers' Association was later formed when the driver retired, and the volunteers managed to overcome many hurdles to keep the service in existence. They even used their own cars to ferry passengers when the old bus broke down.

The Community Bus Association has continued to work hard at maintaining this valuable transport service, including raising funds for a second-hand bus before forming partnerships with the WA Family Foundation, the Department of Transport and the City of Wanneroo to purchase a new community bus every five years.

One of the key figures behind establishing the bus and ensuring its survival is Phil Renkin who said the bus is now being used practically every day of the week, with various local organisations hiring it out.

"It is down to the good will and dedication of many volunteers and drivers that have enabled this community bus service to succeed," he said.

Through various fundraising activities and hiring out the bus, the association manages to cover depreciation and running costs. Yanchep Sun City annually donates \$4000 in fuel to the association.

For more information about the community bus service call Phil Renkin on 956 11023.

