



Capricorn village to reflect local values

“We want to create a vibrant and robust place to live, work and recreate, which is sympathetic to the local environment.”

AS MANY of you know the Tokyu Corporation owns a 5000 hectare parcel of land in the Yanchep/Two Rocks area, which is managed by Yanchep Sun City Pty Ltd. A lot of work has gone into deciding how some portions of the land can be developed in coming years.

The project, which we call Saint Andrews, is about more than just creating residential areas. In fact, developing another metropolitan suburb is exactly what we don't want. We want to create a vibrant and robust place to live, work and recreate, which is sympathetic to the local environment.

In the past twelve months we have been working hard with our multi-disciplined consultancy team to come up with concept plans for the area around Club Capricorn that will offer the existing community and those that buy in the area something unique.

The philosophy we have adopted is that this uniqueness should build upon local social and environmental values. Why spend hours trying to import or manufacture a sense of place, when clearly there is already a strong set of community values that we can tap into?

In order to get an understanding of these values, we are reliant on the local community to tell us what is special about the area. After all, you are the ones who work and live here.

We are therefore very keen to continue dialogue with the Yanchep and Two Rocks people. This edition of the Yanchep Sun City Gazette has been devoted to explaining some of the concepts we have been working on, and to invite people to make comment.

What has been achieved so far

We have started the community consultation process with a number of well attended public workshops (nearly sixty people attended). The ideas and aspirations documented at these meetings have had a major influence on our planning.

Generally people felt that the area had special charm that they would like to see maintained. Other suggestions included building more community facilities, making sure the place is safe, that education and employment opportunities are available, that there is



Nobu Kawasaki

functional and well designed public open space, that the architecture is sympathetic to the environment and that sound management practices are adopted.

What lies ahead

Our project team has taken on board these comments, but we still need some additional comment and input.

Before we finalise the outline plan we are holding an open day at the Joondalup Lakeside Shopping Centre and a workshop at the Phil Renkin Community Centre. Both events will be held on February 22 (see advert on this page for details).

We are committed to ensuring that the planning reflects the needs of your local community, as such we intend to consult with the community at all stages of the development.

We therefore invite you to have a good read of the newsletter. If you can, come along and talk to us at one of the upcoming open days or community workshops. Or give us a call on the info line.

*Nobu Kawasaki, Managing Director
Yanchep Sun City Pty Ltd.*

Saint Andrews Project Stage One Community Consultation

Open day

Representatives from the project team and Yanchep Sun City Pty Ltd will be present to seek input and answer questions on the project at the Joondalup Lakeside Shopping Centre from 10.30am – 2.30pm on Saturday February 22.

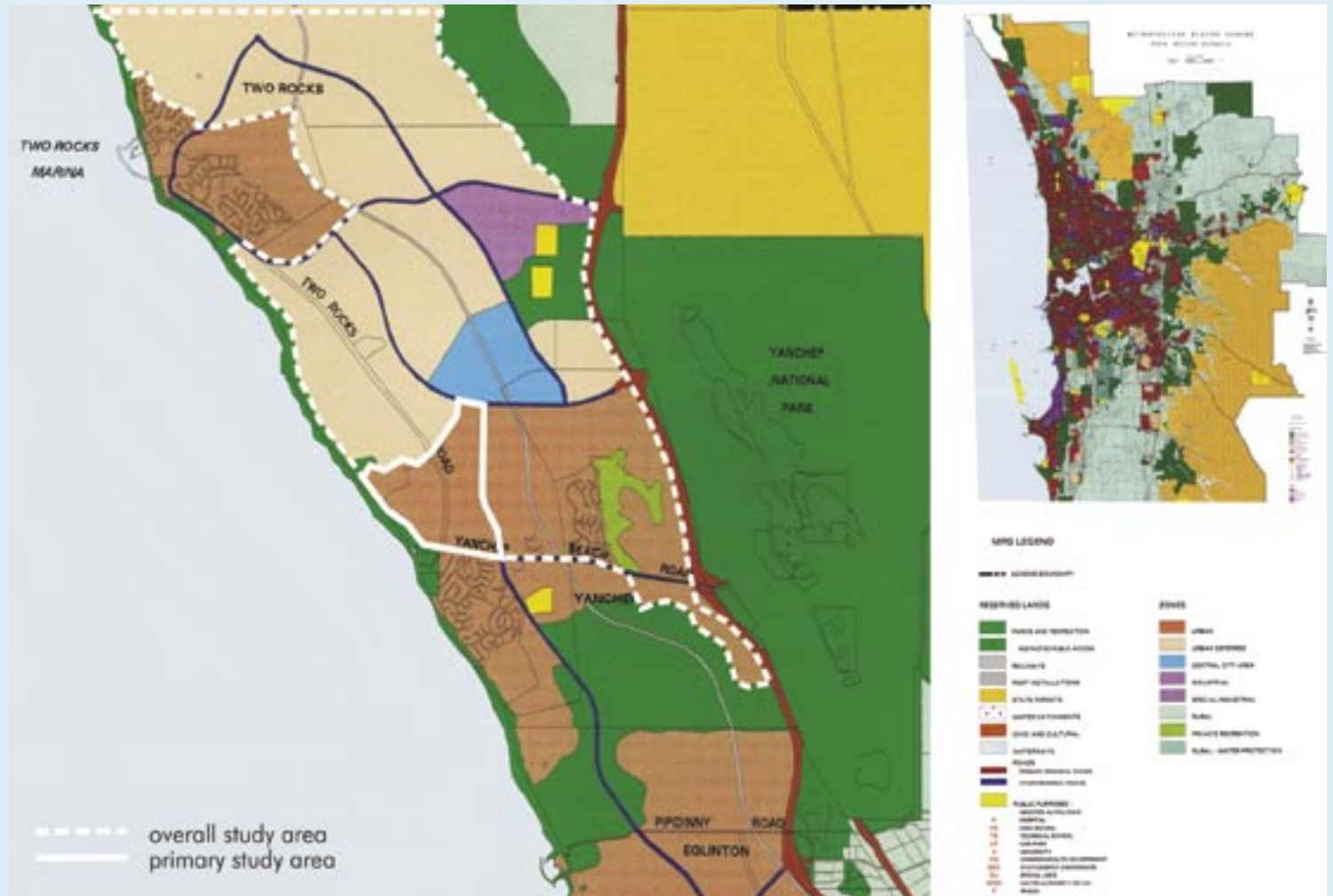
Community workshop

A community workshop will be held from 3.30pm-5.30pm on Saturday February 22 in the Function Room at the Phil Renkin Community Centre, Lisford Avenue (opposite Charnwood Park), Two Rocks.

**InfoLine: 1-300-sun-cty
(1300-786-289)**

Phone for information on community activities, updates on the project, or to request copies of InfoSheets, newsletters or any other queries.

What is the Metropolitan Region Scheme?



THE Perth Metropolitan Region Scheme (MRS) is a broad land use plan for the whole of the Perth Metropolitan area, stretching south from Rockingham, east to Mundaring and north of Yanchep.

The MRS zones land into various acceptable uses from residential, industrial, rural and parks/reservation. The MRS is statutorily binding, which means it defines how land can be legally used and for what purpose. It also lays out other basic infrastructure

requirements such as road networks. The Saint Andrews land for Stage One (around Club Capricorn) is zoned urban, which means that legally speaking it can be developed for residential purposes.

Before a development that complies to the MRS can commence, a local structure plan needs to be prepared by the land owner/developer and submitted to local and State planning authorities.

Whilst technically the land around Club

Capricorn could be developed like all the other surrounding suburbs, the land owners Tokyu Corporation, and its Australian management arm, Yanchep Sun City Pty Ltd, are keen to create a distinctive development that blends well with the local environment.

This means that the structure plan for Stage One is to be developed in a manner that will ensure it generates a high level of local uniqueness.

Your story

Do you have a story about a local event or personality that you think could help shape the way the area develops? For example do you know someone who has been living in Yanchep Two Rocks for his or her whole life? A local sporting star with legend status? Or perhaps you can tell us about the way you used to spend your summer holidays here, many years ago.

Call 1300 786 289 and tell us your stories – we want to know!

Your input into planning

The recommendations below are just some of the many ideas from the community that are being incorporated into the Stage One Structure Plan. Your input will ensure that Capricorn Coastal Village becomes a unique place that you can be proud to have at your doorstep. Some of the community suggestions reflected in the plan include:

- Increased recreational opportunities
- Usable public open space
- Safe access to beaches
- Creation of a village atmosphere
- Shopping facilities
- Access to a range of medical facilities and aged care services
- More community facilities and social services
- Preservation of pockets of dunes and vegetation
- Connection of three ridges to green belt

- Retention of natural land form where possible
- Water sensitive design
- More job opportunities
- Office space, commercial space and home office options
- More opportunities for tourism
- Adequate transport links and more public transport
- Mechanisms to ensure appropriate built form that blends with the environment
- Small lots clustered throughout the development
- Design to minimise energy consumption
- Strong links between new developments and the existing community
- Places for community interaction

For your chance to shape the future of your district get involved in the community consultation. See page one for details.

Message from Wanneroo Mayor, Jon Kelly

IT WAS great to see so many locals at the Yanchep Two Rocks Recreation Association's 2003 Australia Day Breakfast held at the Phil Renkin Recreation Centre on January 26.

My colleague, Councillor Terry Loftus and I had the pleasure of presenting the 2003 Community Awards. I would like to take this opportunity to once again congratulate the community award winners which are mentioned on the back page of this newsletter.

Thank you to the members of the Yanchep Two Rocks Recreation Association and Tokyu Corporation for making the Australia Day Breakfast a memorable and special occasion for all.

If you missed out on this event, be sure to attend the City of Wanneroo's Safer Citizen's event 'Octopus's Garden', which will be held on Saturday March 15 at Fisherman's Hollow, Brazier Road, Yanchep from 5pm - 8pm.

Council is committed to encouraging the development of an increased sense of community, and I know this will be an enjoyable evening for all families within the City.

If you would like more information about this event call Safer Citizens on 9405 5000. Alternatively please do not hesitate to contact my office on 9405 5440.



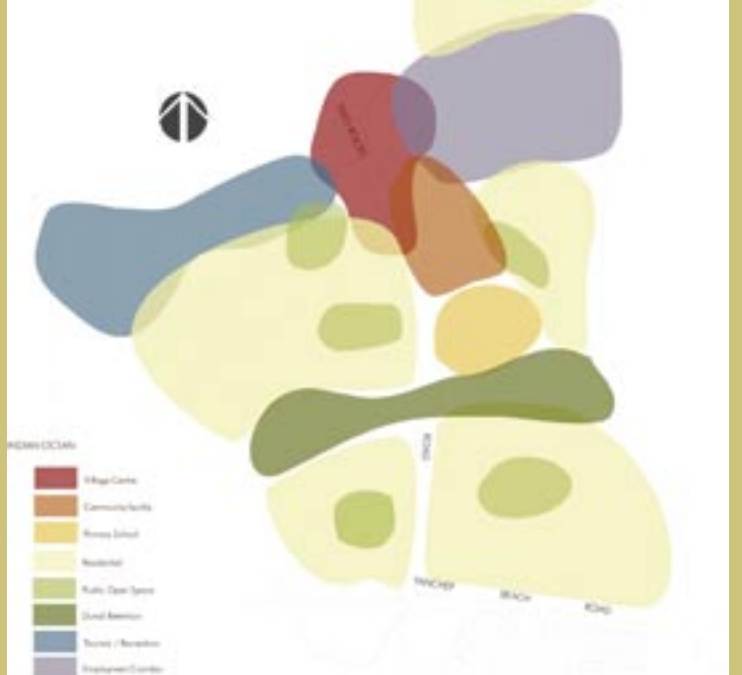
conventional examples

In each zone, a high degree of uniqueness will be fostered. The project team is keen to steer away from conventional designs.

preferred approach

Village Centre	
Community Facility	
Primary School	
Residential	
POS	
Dunal retention	
Tourism	
Employment Corridor	

What's in the proposed Capricorn Coast Village Local Structure Plan



STAGE One of the Saint Andrews project is proposed to commence in north Yanchep, in the area next to Club Capricorn. The structure plan for this precinct is being prepared accordingly and includes seven broad planning zones (see above).

The first phase area can roughly be defined as the land bordered to west by the foreshore, to the east by the Marmion Rd, to the north by the top edge of the Club Capricorn property and to the south by Yanchep Beach Road.

- The key elements of the plan are:
- The creation of a vibrant village centre
 - A green heart to the development featuring interconnected linear parks
 - Pockets of dunes and vegetation
 - A new school and school ovals
 - A community facility/recreation site
 - An aged care facility (a key employment generator in the project)
 - A redevelopment of the facilities and area surrounding Club Capricorn
 - A range of lot sizes to ensure the development is affordable to a broad range of people
 - A mixed-use employment corridor
 - Publicly accessible foreshore areas

Yanchep Sun City Pty Ltd



Yanchep Sun City Pty Ltd has come to the aid of the Sun City Yacht Club by organising repairs to the Two Rocks boat ramp at the Marina.

Yanchep Sun City Pty Ltd leases the marina to the Sun City Yacht Club which was formed in 1974 to promote sailing and community interaction.

Ray Knapp, the yacht club's commodore, was glad the problem had been fixed.

"It has greatly improved the safety of the marina," he said.

"We still require some more work, but this is a huge bonus for our club."

After arranging a meeting with the State and local government, and club representatives, Yanchep Sun City Pty Ltd organised one of its contractors to carry out the works at an

estimated cost of \$11,500. Another \$28,000 will be spent over the next 12 months.

Yanchep Sun City Pty Ltd property development manager Andrew Hagen said the marina was clearly a community asset.

"We are in the business of building communities, so helping out with the marina is really just another way of ensuring the local community has adequate lifestyle opportunities," he said.

With their own sailing fleet, the club runs competitions and accredited training courses for all age groups.

With a current membership of 65 (53 adults, 12 juniors), the club is always keen to recruit new members. For details telephone:

9561 5457 or 9561 1977.

Tokyu's Aussie spirit

THE 11th annual Aussie day breakfast was a huge success with more than 700 local residents enjoying a hearty breakfast hosted by Yanchep Two Rocks Recreation Association.

Volunteers put in a remarkable effort serving up a massive amount of sausages, bacon, eggs, tomatoes, slices of toast, baked beans, and more.

Yanchep Sun City Pty Ltd property development manager Andrew Hagen presented the youth award at the second annual community award ceremony.

Recipients of the awards were: **Julie O'Tremba** – Citizen of the year; **Yanchep Two Rocks Home Support** – Community Group of the Year; and Youth Achievers of the Year – **Juscinda Dyson** and **Steven Sandell**.

The Recreation Association said the event would not have been possible without the generous support of Yanchep Sun City Pty Ltd, the City of Wanneroo, Tip Top Bakery, Healy's Store, the Country Women's Association, Fosters Meat and Foodworks.



Andrew Hagen with Juscinda Dyson, Steven Sandell and Wanneroo Mayor Jon Kelly.

Photo courtesy of Sun City News

Yanchep Sun City Pty Ltd announces community sponsorship package

EACH year local community organisations can benefit from Yanchep Sun City Pty Ltd's new formal community sponsorship package.

Managing director Nobu Kawasaki said the company has previously donated funds to a number of community ventures such as the community bus, blessing of the fleet, and the community awards. The company is now looking to take this further by formally offering two rounds of sponsorships per year to local community groups, sporting organisations or not-for-profit associations.

"Priority will be given to projects that demonstrate a high level of community support, involve a cross section of the community, involve partnerships, have in-kind or financial assistance from other parties, and can demonstrate social, economic and environmental benefits," Nobu said.

For more information call **1300 786 289**.

Have your say: tell us what you think

Yanchep Sun City Pty Ltd is committed to getting input and feedback from the Yanchep and Two Rocks community as part of its planning process for the Saint Andrews project.

We regard your comments and opinions very highly. If you have something to say about the proposed development outlined in the newsletter please write your comments below and send them to us at:

Name: _____

Address: _____

Phone: _____ Email: _____

Your comments:
