



Capricorn's environmental agenda

AS THE development of the Capricorn Project has commenced there is an understandable emphasis on the land-clearing and earthworks necessary to create the housing allotments and their associated services. While this activity is under way it is easy to overlook the important environmental issues that are being dealt with at the same time.

Formal Approvals

Full environmental evaluation of the project took place prior to commencement of works and a number of measures, both required and voluntary, are in place and being activated.

Tree Conservation

The preservation of groves of original and planted Tuart trees has been achieved in our planning. Examples are at the corner of Yanchep Beach Road and Two Rocks Road as well as at the western entry to Harford Grove. In addition the design of areas of public open space has enabled the conservation of the existing vegetation along the northern side of Yanchep Beach Road while at the same time enhancing the pedestrian and cycle to the nearby beaches access for future residents.

Public Open Space

A large area of public open space to the south of the first stage of the Aged Care Village and the adjacent future primary school, will be developed during 2006 to create a natural parkland and recreational space for residents. Part of these works has involved the preservation of several iconic trees reflecting the history of the Old Nursery, that will be transplanted into the park area to maintain both character and history of the region.

Natural Land Form

The preservation of the existing environment is also being achieved elsewhere in road reserves, in specific low density housing precincts and by retaining the natural ridgelines and dunal formations to provide strong east-west links through the development connecting to the coast. The natural beauty of the area will be further



Capricorn developers will preserve many of the existing Tuart trees and dunal vegetation.

enhanced by the ceding of additional foreshore reserve to the Crown creating a much wider than normal coastal area. In other parts of Western Australia the coastal reserve is set at a minimum of 100 metres whereas at Capricorn the reserve being created will be up to around 300 metres wide.

Flora and Fauna Conservation

Before each stage of development a fauna survey is carried out and any species found are saved and relocated into CALM recommended environments. Recently an agreement has been reached with an environmental conservation organisation to collect seeds and harvest plant species for future transplanting and rehabilitation of landscape in developed areas. This will provide another measure to re-establish and retain the natural character of the Yanchep and Two Rocks coastline within parts of Capricorn.

Water

In addition to the establishment of waterwise gardens into the front yards of new homes, the same waterwise principles will be incorporated into the design and construction of parklands and road reserves. In conjunction with the Water Corporation, waste water will be treated and recycled into the aquifer via an improved pond infiltration system to be built into the land east of Two Rocks Road.

Energy

Road and lot design has been based on solar efficient principles with a particular example being Azure Mews in the first stage of Lindsay Beach where, by the prescription of solar exclusion zones, not only do the mainly east-west lots provide for solar efficient living areas facing north, but the exclusion zones also prevent overshadowing of the living areas by neighbouring buildings.

The Environmental Agenda at Capricorn is strong and being actively pursued.

New Durrs access for surfers



Track users face hidden dangers from unexploded ordnances.

LOCAL surfers are to have a permanent and fenced four-wheel-drive track with a new entrance to access popular break, the Durrs.

Capricorn Village Joint Venture (CVJV) is working with the City of Wanneroo with the aim of generating funds to support the bush track's \$100,000 upgrade.

The track is notorious for anti-social behaviour while unexploded ordnances, from when the area was an army testing range, raises public liability issues.

CVJV CEO Russel Perry said the Joint Venture and the City of Wanneroo will seek other funding sources to cover the remaining costs.

"We're looking to make up the difference from the Coastwest Grant Program," he said.

"We're keen to partner with the Two Rocks Boardriders Association and Coastcare to ensure the project's success."

With the next available funding round for the Coastwest Grant Program in 2006, Russel said he hopes the track's construction will be completed in the next financial year.

Register your interest for Stage 2

THE first 100 lots in Stage 1 of Lindsay Beach and Harford Grove sold out virtually overnight, but Capricorn now has a new stage at Harford Grove, comprising 24 lots.

If you'd like to register your interest, log on to www.capricornproject.com.au Alternatively, call sales executive Rod Wright on 9561 1106.

Message from the City of Wanneroo Deputy Mayor Sam Salpietro



WITH summer approaching, it's an important time for the Wanneroo community to begin preparing for the coming fire season.

Firebreaks are essential as they stop fires from spreading, allow entry for fire fighting vehicles and allow for back-burning. They are a central component of any fire prevention strategy and to ensure compliance, the City of Wanneroo conducts aerial inspections.

In addition to the importance of firebreaks, permits are required to burn any material other than garden rubbish on all size

properties between October 1 and November 30. Total fire bans apply on days of very hot and extreme fire danger.

Fire safety is a particularly important message for Wanneroo residents, considering our vast rural areas and pristine bushland vulnerable to the threat of bushfire.

Breaches are not taken lightly, with on-the-spot fines of up to \$250 for any breach of the Bush Fire Act.

Fire safety is everyone's responsibility and requires a whole-of-community approach to ensure the safety of our families and property, during what can be a dangerous period.

Capricorn Project Update



*From Russel Perry
CEO*

Development and Marketing at Yanchep

By early August this year two parallel activities had commenced on the southern landholding of

the Capricorn Village Joint Venture. Both the marketing and construction of Stage 1 of Capricorn at Yanchep began and now are well advanced.

Bulk earthworks for the initial stages of two precincts – Lindsay Beach to the west of Two Rocks Road and Harford Grove to the east, are now complete and civil works associated with road-works and services such as water, power, sewerage and telecommunications have commenced.

At the same time the first stage of the Churches of Christ Aged Care development – Bethany By The Sea is also being constructed. The works timetable will see the land available for development in the New Year.

Marketing of the first release of 99 residential lots created a high level of interest with many buyers camping out for two nights to purchase the lots of their choice. By the end of the first weekend of sales 72 lots had been reserved and the total first release had been completely sold within a few weeks. In October Stage 2 Lindsay Beach was released to the market and once again there has been strong interest with 44 of 53 lots sold in the first four days.

Clearly the opportunity to live near to the coast in a well planned development with high levels of amenity is highly sought after. Other releases are planned in the near future.

Marmion Avenue

The statutory process to create the road reserve for Marmion Avenue is well advanced and should be finalised by Parliament in

March next year. In anticipation of this the Capricorn Village Joint Venture has commenced the preliminary works of survey, geotechnical investigation and UXO clearance to facilitate the construction program.

Allowing for transfer of the land from other owners to the road reserve and the finalisation of detailed design and tender processes, construction is timetabled to commence in June next year. The estimated 9 month construction program for the 10 kilometre section of road would see Marmion Avenue connected to Yanchep Beach Road in March 2007. Further updates will be provided as progress is made.

Two Rocks

Planning approvals for a Government Primary School site at Two Rocks to the east of Dame Pattie Drive are nearing completion. The Department of Education's program of works is designed to have the school ready to open and take its first enrolments at the beginning of 2007.

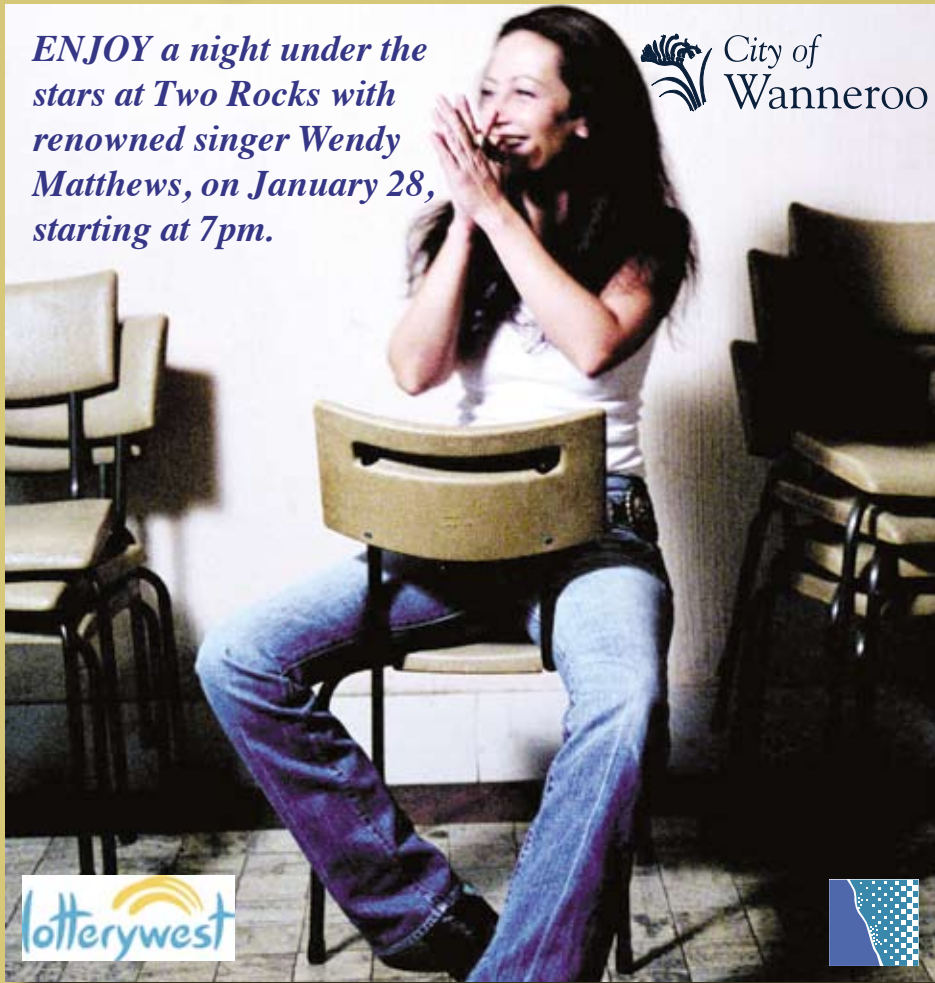
Liaison between the Capricorn Village Joint Venture, the City of Wanneroo and the Yanchep –Two Rocks Surfriders and Coast Care Association has advanced a program to create a managed 4WD access track to the Durrs Surfing Spot across Joint Venture land. The mutual intention is to provide a service to the potential users of Durrs without impacting negatively on the residents of Dame Pattie Drive as currently occurs. There are also potential environmental benefits with the track's creation providing material to stabilise dune blow out areas. Issues of land tenure, insurances, UXO clearance, fencing, funding requirements are being advanced and in the near future a timetable for the works will become available to share with the local community.

A night to remember

ENJOY a night under the stars at Two Rocks with renowned singer Wendy Matthews, on January 28, starting at 7pm.



City of
Wanneroo



THE free event is part of the City of Wanneroo's Summer Concert Series, in partnership with Yanchep Sun City, Lotterywest and with support from Capricorn Village Joint Venture. Wendy and her band will perform songs from her latest album, *Café Naturale*, and other favourites, at Charnwood Reserve on Lisford Avenue.

Yanchep Sun City helps local community with funding

LOCAL community groups and events recently received more than \$10,000 from Yanchep Sun City's annual community sponsorship program.

Recipients include this year's Blessing of the Fleet event, to be run for the first time by the Yanchep Two Rocks Recreation Association. Funding will also provide sports equipment for the new Active After School Community Program, based at Yanchep District High School, and a fuel voucher for the Yanchep Two Rocks Community Bus.

Yanchep Sun City managing director Nobu Kawasaki said the program supported and recognised those who make a significant contribution to community life in Yanchep and Two Rocks.

He said projects and activities that demonstrated a high level of local community

support, involved a cross-section of the local community and delivered positive social, economic and environmental outcomes, were given priority.

"In many cases the grants are seed funding to assist in projects that have demonstrated longevity and the potential for enhancing the community," he said.

Other recipients include: The Yanchep Sports Club for their Eco Sports Project; Yanchep Sun City Phoenix Junior Basketball Club; Yanchep Little Athletics Club; Yanchep District High School's Multicultural Week; Yanchep Two Rocks Home Support Group; travel funding for Jusinda Dyson to represent Australia in the 2006 Junior World Championships in Cyprus; the Wanneroo Business Awards and the Yanchep Junior Cricket Club

Yanchep Sun City Update

From Nobu
Kawasaki,
Managing
Director



THIS year, Yanchep Sun City has been busy completing the St Andrews District Concept Plan.

The plan is being processed by the City of Wanneroo before presentation to Council in December, when we hope to gain endorsement.

After that, it will be submitted to the Department of Planning and Infrastructure for assessment and approval, before being converted into a District Structure Plan, and assessed and adopted under the Metropolitan Region Scheme (MRS).

This process is expected to be complete by 2007.

A key planning component for the immediate future is the preparation of a local structure plan for the Southern Enterprise Area (SEA), adjacent to the Capricorn project.

This will include the southern town centre, the enterprise/technology park, a new golf course estate and an industry park.

Negotiations for key businesses locating to the park are well advanced. In turn, these will generate industry activity in core areas of health, sustainable energy, bio-science, education, environmental science, IT, tourism and the arts.

I would like to thank the community and stakeholders for the input and support they've given me and the staff over recent times, and I believe our past achievements will produce excellent outcomes in the coming year. Meanwhile, I wish you all a Merry Christmas.

For information on Yanchep Sun City, call 9321 4115 during office hours or visit their website at

www.capricornproject.com.au

For information on the St Andrews project visit their website at

www.standrewsproject.com.au



THE CLUB CAPRICORN WINE DEAL IS BACK!

Book to stay at Club Capricorn Resort, and you and your partner will enjoy...

- Overnight accommodation in a double or twin room
- A sumptuous three-course dinner, plus a complimentary bottle of wine in Lindsay's Restaurant
- A full Aussie breakfast
- Foxtel movies
- Free use of tennis courts, pool, hot spa and sauna
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PLUS - A specially selected mixed dozen of Cabernet Shiraz, Merlot and Chardonnay wines to take home!

All this for \$260* per couple per night!

*Conditions apply/ Offer valid until December 2005

Club Capricorn Resort Yanchep WA 6035
Phone (08) 9561 1106. Fax (08) 9561 1163

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What's on

Sunday November 20

The Blessing of the Fleet at the Two Rocks Marina, 9.30am to 2pm
Local entertainment, demonstrations and stalls. For details on stalls or activities call Julie on 9561 1538 or Teresa on 9561 2436.

Monday November 28

Two Rocks Yanchep Residents Association AGM at Phil Renkin Recreation Centre. 7.30pm.

Saturday December 10

Carols by Candlelight from 7pm at the Phil Renkin Recreation Centre. Featuring the Wandoo Singers and YDH School Choir and Santa.

Saturday December 31

New Year's Eve Dance at the Phil Renkin Recreation Centre from 7.30pm to 1am. Singing duo Bruce and Robyn will Rock'n'Roll the old year away and welcome in the new one. Cost \$10 per person, with light supper included. BYO alcohol. Bookings on 9561 1538.

Thursday January 26

Australia Day Breakfast and Community Awards at the Phil Renkin Centre, Two Rocks. Free breakfast and entertainment to celebrate Australia Day commencing at 8am, community awards presented at 11am. For details call Julie on 9561 1538.

Saturday January 28

Wendy Matthews Summer Concert. Charnwood reserve, Lisford Avenue, Two Rocks, 7pm.

Christmas at the Phil Renkin Centre

Saturday December 10

Come and celebrate the yuletide spirit, with *Carols by Candlelight* from 7pm, at the Phil Renkin Recreation Centre. Performers include the Wandoo Singers and Yanchep District High School Choir, and of course Santa will also make an appearance.