



\$2.5 billion joint venture agreement



Artist's impressions of the Capricorn Coastal Village

YANCHEP Sun City Pty Ltd (YSC) recently signed a \$2.5 billion joint venture agreement with Capricorn Investment Group to build the first phase of the St Andrews Project, which will include approximately 9000 lots. The first stages of development are scheduled to occur this year, within the Capricorn Coastal Village, adjacent to Yanchep, following final approval from the Western Australian Planning Commission. Development adjacent to Two Rocks is scheduled to commence within a few years. YSC managing director Nobu Kawasaki said he is very excited about the Joint Venture

agreement. "I, along with the local community and the project team, have been looking forward to this moment for a long time," he said. "The Capricorn Coastal Village Joint Venture represents the first step in creating the \$20 billion St Andrews Project. We are very pleased to commence the first stage with partners who share our vision of world class urban design and economic opportunity." The Melbourne-based Capricorn Investment Group includes the Escor Group - owned by members of the Smorgon family, and Selpam Group - a private company owned by the

Newton and Jones families with Richard Newton as Managing Director. Escor Group Managing Director Norman Smorgon said the Capricorn Investment Group was attracted to the St Andrews Project because of its scale and the opportunity to be part of a world-class urban development. "This development provides our joint venture with the opportunity to capitalise on the extensive planning and forethought that has underpinned what will be a leading development of its type in Australia and a significant long term economic driver for the region," he said. YSC director responsible for coordinating and implementing the larger St Andrews Project, Dusan Mills, said YSC was working on creating and structuring major employment and enterprise sites that would become the subject of separate joint venture arrangements in the near future. "The St Andrews Project is founded on a strategic alliance with State and Local Government to create major regional employment and enterprise zones to anchor the North West Corridor of Perth," Mr Mills said. The St Andrews Project, which the Federal Government has designated with "Major Project Status", is contained within an overall land holding of more than 6,800 hectares (about 15,000 acres). It is the largest privately owned parcel of designated "future urban" land in any Australian capital city.

Hip-hopping youth

LOCAL youths were busy hip-hopping, mixing and creating during the April school holidays.

It was part of a Yanchep Sun City Pty Ltd (YSC) sponsored series of workshops for youth aged 12 to 18 where they learnt how to DJ, paint, dance, act, print t-shirts, make chocolate and create mosaics.

DJ Murf taught enthusiasts how to mix the latest hip-hop, pop and rock, while actor Ted Dowling gave a group of aspiring actors a behind-the-scenes look at screen and stage. Chocolatier and Chocolate Drops proprietor Sue Dash had her 30 students licking their lips with hundreds of mouth-watering chocolates while others learnt the latest moves and

grooves at the Hip Hop Dance workshop with dancer and choreographer Charisse Sloan. The t-shirt making workshop with Norma Brewer was a great success, while Yanchep artist and Mariska B&B proprietor Mariska Van de Cappelle helped students create a range of stunning mosaic designs. YSC managing director Nobu Kawasaki said the youth workshops were designed to enhance and develop local youths' artistic skills. "We consider youth to be a vital part of our community - they are our future leaders. There is a strong emphasis on the arts at Yanchep and Two Rocks and we consider it very important to help youth unleash their talents and creativity," he said.





\$10,000 for community

YANCHEP Sun City Pty Ltd (YSC) awarded more than \$10,000 in sponsorships to 11 Yanchep and Two Rocks community groups.

A morning tea ceremony was held at Club Capricorn on Thursday May 24 where YSC managing director Nobu Kawasaki formally presented the cheques and congratulated the recipients on their significant contribution to the local community.

“We are very proud to be able to assist local community groups continue with their efforts to further improve and enhance community life at Yanchep Two Rocks,” Nobu said.

The recipients included:

1. **Shuhari Karate and Kobudo** received funds to hold a formal recognition and grading ceremony.
2. **Sun City Writers Group** was awarded funds to provide equipment for its book launch open day.
3. **Two Rocks Yanchep Residents Association** was sponsored to raise its profile to cover ongoing administrative and training costs.
4. **The Art & Cultural Association**

was awarded funding toward running a Halloween community festival and art competition. The event will showcase local talent and provide fundraising opportunities.

5. **Jusinda Dyson’s** sponsorship will cover training fees and equipment for her to attend the Australian Institute of Sport and the Oceania Karate championships.

6. **Academy Performing Arts’** sponsorship will go toward the research for a specific theatre production with indigenous relevance in Yanchep National Park.

7. **Yanchep Playmates Playgroup** was sponsored to purchase new toys, equipment and materials for the newly formed group.

8. **Yanchep District High School** received funds to hold a multicultural festival during Multicultural World Week.

9. **Community Bus** was awarded funding to cover fuel costs for the much needed free local transport service.

10. **Two Rocks Yanchep Art Association** received sponsorship for its members to exhibit their work at a public art display.

11. **Two Rocks Environment Group** was sponsored for door prizes at the World Environment Day Fair.

Project update from Andrew Hagen



THE recent \$2.5 billion joint venture agreement with Capricorn Investment Group to build

the first phase of the St Andrews project marks the beginning of a very exciting era.

Yanchep Sun City Pty Ltd (YSC) hopes for a very happy and prosperous relationship with the well-respected and prominent Smorgon and Newton families from over East. We are now expecting approvals from the Western Australian Planning Commission in the next six to eight weeks, with works proposed soon after.

YSC is also very pleased to have helped a number of community groups reach their potential through the recent round of sponsorship approvals. The \$10,000 in sponsorships will not only help these groups on an individual basis, but will benefit the whole community through improved services and events.

The recent hugely successful Bush Fair was one such event that surpassed organisers’ expectations. The massive turn-out highlighted the strong community spirit at Yanchep and Two Rocks and the real interest people have in their local and regional environment.

Finally, I am pleased to confirm that recent Godtech and UXO surveys at the Aged Care Facility site were completed, with no signs of UXOs. This will clear the way for works to commence.

New faces at Yanchep Sun City

YOU MAY have noticed two new faces at Yanchep Sun City – Atsuhide Seguchi and Taku Hashimoto.

Atsuhide, or Hide (pronounced hid-day) as he prefers, replaces Yoshi Ogata as the executive manager.

“I first came to Perth ten years ago when I was travelling and was attracted to the beauty and the kindness of the city,” he said.

Taku joins YSC after working as a resort development manager in Queensland. As YSC’s manager, he will assist managing director Nobu Kawasaki on the St Andrews Project. “My kids were born in Australia and my parents also lived in Perth for more than 10 years, so we really see Perth as our family’s home. We just love the people and the lifestyle here.”



Atsuhide Seguchi



Taku Hashimoto

Capricorn Village Clear of UXOs

THE 10-hectare Aged Care Facility site is clear of unexploded ordnances (UXOs), according to recent survey results.

As part of its preliminary site works for the first stage of Capricorn Coastal Village development, Yanchep Sun City Pty Ltd commissioned a survey of the area for UXOs.

Commencing with the ten-hectare Aged Care Facility, and then moving to an area immediately north of the Yanchep town site on either side of Two Rocks Road, the survey results did not indicate any evidence of UXOs.

Property development manager Andrew Hagen said he was pleased with the results as they cleared the way for the start of earthworks.

“Even though it was unlikely that UXOs would be found in the area, it is good to know that we have the all-clear to commence work on the Aged Care site,” he said.

“It is a significant cost but a necessary one.”

The survey was carried out in accordance with WA Fire and Emergency Services requirements and involved a series of transects. Local dunes not earmarked for earthworks weren't surveyed to preserve their vegetation.

UXO surveys are required by law, prior to development in particular areas throughout Western Australia which were used for shelling practice more than 50 years ago.

For further information please call the YSC Information Line on 1300 sun city (1300 786 289).



Postcards from Yanchep and Two Rocks

DO YOU run a tourism-related business in Yanchep, Two Rocks or Carabooda?

If so, you can have your business listed for free on the exciting Beach Meets Bush website.

Designed by Yanchep resident Mariska Van de Cappelle the website follows on from the recently printed, stunning free postcards, which promote Yanchep and Two Rocks as a tourist destination.

Mariska designed the postcards which feature photographs of Yanchep and Two Rocks, taken by local residents Nicole Pragnell, Michelle Gauntlett and Mariska. Sponsored by Yanchep Sun City Pty Ltd, and initiated by Mariska and the Sun City Business Technology Association, the 10,000 postcards will be distributed around Perth, while businesses listed on the website will also receive postcards for

their customers.

“My goal is to distribute these postcards in and around Perth so that overseas travellers and Perth residents, who forget how great this area is for a getaway weekend, feel attracted to our paradise and come and visit us,” Mariska said.

“I thought it would also be a good idea to give people extra information about Yanchep and Two Rocks on a website, with proper, detailed maps and tourism information which is free for every business to join,” she said.

YSC helped sponsor the host and domain name for the website, which is now ready to visit at www.beachmeetsbush.info To include your tourism-related business on the website, simply send an e-mail to Mariska: webdesign@mariska.com.au with the subject: beach meets bush.

Wild time with the animals



MORE than 1500 people enjoyed the recent Bush Fair at Oldham Reserve, organised by Two Rocks Yanchep Environment Group.

Coinciding with World Environment Day, the event included native animal displays and information stalls from prominent animal and environment groups.

There was a cautious curiosity shown for the snakes and lizards from West Ozzie reptiles, while a baby echidna from the

Chidlow Marsupial Hospital captured everyone's hearts.

Carnaby's Black Cockatoo Recovery Project showcased a stunning Carnaby Black Cockatoo with an informative presentation about the birds and their rehabilitation project.

When not interacting with the wildlife, kids were kept busy at the arts and crafts stall and the egg and spoon races.

Two Rocks Yanchep Environment Group president Martina Thomas said the Bush Fair was an outstanding success.

“We were staggered by the number of people who turned up. Congratulations must go to event organiser, Pete Brookes, for a brilliant effort and great result,” she said.

“We all learned a bit about the environment and had a lot of fun too.” Membership to the popular Two Rocks Yanchep Environment Group costs \$5. Meetings are held every third Wednesday of the month. Please call Martina on 9561 5303 for further information.

Chocolate drops into Two Rocks

TWO ROCK'S new chocolatier, Chocolate Drops, opened just in time for Easter, on April 3.

Proprietor Sue Dash has already established a regular clientele who come in for their fix of favourite chokkies, including the novelty Two Rock's Rock.

“It has two double-chocolate coated shaped rocks highlighted in gold leaf,” explained Sue.

“The rocks make everyone laugh and the word is getting around fast.”

Chocolate Drops is located at Two Rocks Shopping Centre and is open every day except Wednesday, from 10am to 4pm.





There was a dynamic variety of performers at the Variety Show.

Variety the spice of Yanchep

IT WAS an all-singing, all-dancing, multi-talented cast that dazzled the audience at this year's sell-out Variety Show at the Phil Renkin Centre on June 26.

The 250-strong crowd watched performers ranging from 8 to 70 years old recite poetry, tap dance, sing and play

musical instruments for a mesmerising three-and-half-hour show.

Local community groups, including the Surf Club, the Blessing of the Fleet Association, the Writers Group, the Yacht Club, Senior Citizens and the Arts and Cultural Association all contributed to the night's success.

Message from the Mayor

Jon Kelly



AS ONE of the fastest growing local governments in the country, the City of Wanneroo faces the challenge of accommodating 68 new households (190 people) per week. In the next 18 years, we expect to welcome more than 130,000 people to our City, many of whom will be attracted by our unique combination of ocean and rural lifestyles. One of the main drivers of this staggering growth is a phenomenon becoming known as Sea Change. This is the unprecedented population shift to lifestyle locations in coastal areas. It's being led by the "baby boomers", who now account for up to 60 per cent of all lot sales in Australia.

Recently I attended a Sea Change Summit of Mayors, which represented 56 high-growth coastal councils from around Australia. Collectively, these councils face a \$5 billion shortfall in funding for essential infrastructure

over the next 15 years, to meet the demands caused by Sea Change. The estimated shortfall in Wanneroo is about \$97 million. For this reason it is difficult to understand why the State Government seems reluctant to consider innovative proposals such as allowing private developers to fund the early construction of Marmion Avenue north through to Yanchep-Two Rocks, or for developers to pre-fund the railway extension from Clarkson to the new residential estates at Butler.

The Summit of Mayors has called for a national framework that will provide for an adequate level of funding for local governments from both the State and Federal Governments, and the City of Wanneroo will continue to lobby for increased funding to meet the challenges ahead.

The end of an era



AS YANCHEP Sun City Pty Ltd's (YSC) longest serving employee, it is with great sadness that we say goodbye to the Marina Manager of 29 years, Harold Northwood, who retired on Friday July 2.

As a longstanding Yanchep resident, Harold is well loved and respected throughout the community. He came here with his family, on holiday from Perth, 30 years ago and loved it so much he never went back. He joined YSC shortly afterwards when he was 29, and went on to manage the Marina, Shopping Centre, the Nursery and Garden Services as well as the YSC's cattle farm. He was also one of the founding members of the Blessing of the Fleet in the early 90s, which has since become one of the City of Wanneroo's major annual events.

During his time with YSC, Harold has seen enormous changes and has watched the community grow.

"I've seen Atlantis come and go, I've seen the marina turn into a private facility and watched properties spring up everywhere," he said.

One of Harold's fondest memories is the Bird Man Rally that attracted thousands of people each year to witness the serious, and not-so-serious, jump off a 10-metre tower while strapped to their home-made flying machines.

"I entered it three times – once I went five metres forward, once I went 3 metres backward, and once I entered the novelty category for fun."

Harold now looks forward to seeing the exciting developments at Yanchep and Two Rocks unfold as part of the St Andrews Project.

"I've really enjoyed working with a range of people from all sorts of backgrounds and nationalities, but now I think it's good to retire while I am still young enough to enjoy it."

From Yanchep Sun City and the Two Rocks and Yanchep community, we wish you all the best in your retirement Harold.