



Above: A young participant gets her face painted. Left: The crowd picnics at Charnwood Reserve before the movie screening.

Nemo found at Yanchep

THE search for Nemo was finally over when he was recently found on the big screen at Charnwood Oval during the Yanchep Sun City Pty Ltd's outdoor movies series under the stars.

Hundreds of children and parents alike enjoyed a picnic, face painting and a bouncy castle before Finding Nemo screened on

Friday January 30.

The following night a live jazz trio performed for picnickers before sword fights and sea battles spread across the oval, with the screening of Pirates of the Caribbean.

A number of local community organisations took the opportunity to raise much needed funds over the two nights by holding sausage

sizzles and selling refreshments.

With the nearest cinema more than 30km away in Joondalup, the movie nights were warmly welcomed by the local community. Following its success, several local community groups are planning to collaboratively hold their own movie nights in the future.

Award winning Australia Day Breakfast

YANCHEP/Two Rocks Citizen of the Year awards were presented at this year's Australia Day Breakfast. Congratulations to the following award winners who have helped shape the community that makes Yanchep and Two Rocks so unique:

Youth Achievement Award – Tyson Roney

In April 2002 Tyson Roney was seriously injured in a trail bike accident and was told he wouldn't play football again.

Twelve months later, not only did Tyson successfully get back on the field, but he was selected to play in the Northern Suburban Junior Football League Combined Team at Esperance. He was also selected to play with the West Perth

Development Squad.

In 2003, Tyson was awarded the Yanchep Districts Junior Football Club Under 14s' Fairest and Best player award and the Yanchep District Junior Football Club Champion Award.

Tyson has shown true determination in overcoming a serious injury to become a talented and young sportsman.

Citizen of the Year Andrew Otremba

Andrew has been part of the Yanchep and Two Rocks Community for 16 years and spends much of his spare time helping the local community in a variety of ways. Among many things, Andrew is the Yanchep Two Rocks Recreation Association

president, is a volunteer driver for the community bus and gives up many hours to help the Two Rocks Home Support Group. Andrew is truly an inspiration to the Yanchep Two Rocks community.

Community Group of the Year – Yanchep Two Rocks Community Bus Management Committee

The Yanchep/Two Rocks Community Bus Management Committee was formed in 1988 and provides a free bus service between Yanchep and Two Rocks and shopping trips to Joondalup and Whitfords. The service is made possible by the committee's dedication and hard work. The committee also assists in raising funds for other community groups.



\$15,000 for community groups

YANCHEP and Two Rocks community groups received \$15,000 from Yanchep Sun City Pty Ltd (YSC) in November last year, as part of its bi-annual sponsorship round. The sponsorship recipients were recently presented with their cheques from YSC managing director Nobu Kawasaki at an afternoon tea at Club Capricorn.

“The development of a vibrant local community is essential to our ongoing presence in the area,” he said.

The following community groups received sponsorship funding:

The Two Rocks Home Support Group, who will purchase new wheelchairs while the Yanchep/Two Rocks Community Bus will use the sponsorship for bus running costs. The Yanchep National Park Volunteers were awarded funds to establish an aquatic invertebrates educational display in their visitors’ centre, while the Yanchep Surf Lifesaving Club will use their allocated

funds to purchase resuscitation mannequins. A new life raft will be Two Rocks Volunteer Sea Rescue’s new pride and joy, more sporting equipment will help the Yanchep Little Athletics Club and the Art and Cultural Association will now be able to delight locals with an upcoming theatrical performance, all thanks to the sponsorships. This year’s Australia Day Breakfast was made possible by the hard work of the Yanchep Two Rocks Recreation Association, who also received sponsorship funding for the event and the community awards. Finally, the Sun City Business and Technology Association will soon help put the Yanchep Two Rocks area on the map with the production of free postcards promoting the area, also sponsored by YSC. The next sponsorship round will close on April 30 – all local community groups are encouraged to apply. For more information call Melany Martin on 9284 0910.

Yoshi returns to Japan

MANY Yanchep and Two Rocks residents are familiar with Yoshi’s smiling face and gentle manner at numerous community events and meetings. But, after five great years, it is with regret that we must say goodbye to the highly valued Yanchep Sun City Pty Ltd Executive Manager, who is returning to work at Tokyu’s head office in Japan.

Yoshi has come a long way since he first joined the Tokyu Corporation as a station clerk, guiding and assisting passengers into packed trains in Japan. Later, he went on to oversee a major project in Hawaii before arriving in Western Australia in 1998 to work on the St Andrews Project.

“Many Yanchep and Two Rocks residents welcomed me kindly into their community and I made a point of attending as many community events as possible.

“I am very impressed by the strong



Yoshi with Julie and Andrew Otremba at the Arts and Cultural Association opening.

community spirit at Yanchep and Two Rocks, which is lost in big cities like Tokyo. I will miss the wide open spaces here, the sun, Perth’s relaxed lifestyle and especially the people of Yanchep and Two Rocks.”

Taking Yoshi’s place is Atshide Seguchi who has a background in environmental engineering.

Project update from Andrew Hagen



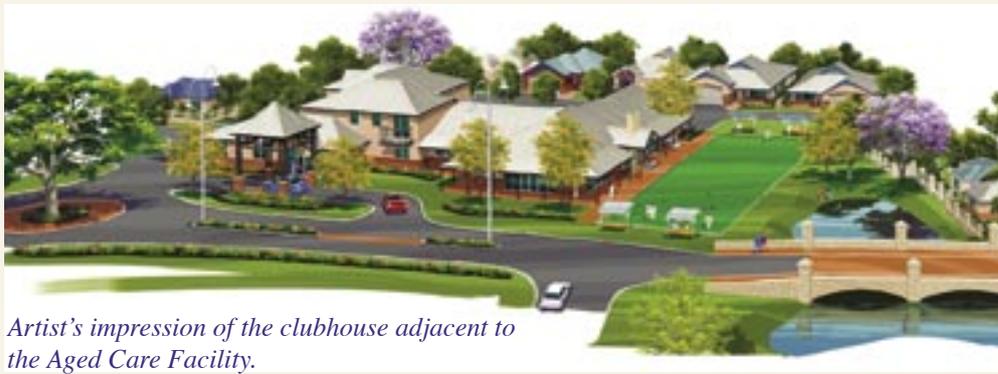
IT HAS been a great start to the year for Yanchep Two Rocks youth. At the Australia Day Breakfast we

saw 14-year-old Tyson Roney receive the Youth Achievement Award. Two years ago Tyson seriously injured himself during a trail bike accident and was told he would never play football again. But, with great strength and determination, he proved doctors wrong and was back on the field 12 months later. It was a great honour to present an award to such an inspirational young person who has overcome adversity to realise his dreams.

The youth focus continues in April with a series of workshops, including chocolate making, mosaic, writing, painting and DJ workshops. Here at Yanchep Sun City Pty Ltd (YSC) we consider youth to be a vital part of our community – they will be the community’s future leaders. The workshops aim to improve their artistic skills and help form the creative hub of Capricorn Coastal Village. To find out how you or your children can participate in the youth workshops see the back page of this newsletter.

Finally, I have thoroughly enjoyed attending some of the recent YSC sponsored events. Anyone who dropped into the Australia Day Breakfast celebrations would have seen the unique community spirit of Yanchep and Two Rocks. While music and entertainment filled the Phil Renkin Community Centre, numerous dedicated residents fried 42 dozen eggs, barbecued 600 sausages, poured 80 litres of orange juice and toasted 40 loaves of bread for more than 600 locals. Other volunteers handed out Australian flags, stickers and flowers to people queuing up for their brekkies, and local business Chocolate Drops wrapped up the feast by supplying hand-crafted animal shaped chocolates. It’s a community spirit that I am yet to see elsewhere and am very proud to be associated with it.

With our development works now commencing, I encourage people to utilise our Information Line on 1300 sun city (1300 786 289) for queries or feedback.



Artist's impression of the clubhouse adjacent to the Aged Care Facility.

Concept planning for sustainable community

A WELL-attended St Andrews Project Concept Planning workshop on February 24 highlighted Yanchep Sun City Pty Ltd's (YSC) and key stakeholders' commitment to creating a sustainable community for the St Andrews project.

The workshop brought together more than 30 key stakeholders from the Department for Planning and Infrastructure, City of Wanneroo, the YSC project team, regional landowners and interested parties to address regional and specific planning issues.

The St Andrews Project Concept Planning workshop developed principles for the District Structure Plan, which includes all of YSC's landholdings around Yanchep and Two Rocks.

The District Structure Plan, to be completed by September 2004, will guide development of the St Andrews Project, which will be home to around 150,000 people. In an effort to develop a self-sufficient community, it is anticipated that 60% of these residents will be employed in the locality.

Principles for the District Structure Plan addressed at the workshop included employment, town centre development, accessibility, education, and neighbourhood diversity and density.

District education concepts included diverse education opportunities for the community, integration of education facilities and the potential to have co-location of services.

Aged Care Facility moves south

THE 10-hectare Aged Care Site (ACS) will be relocated closer to the southern Primary School site in the Capricorn Village Structure Plan.

The short move south follows a thorough investigation by the operators, Churches of Christ, along with Yanchep Sun City Pty Ltd (YSC), which showed the current site will involve substantial earthworks.

YSC and Churches of Christ reviewed a number of alternative locations with better landform retention for the Aged Care Facility (ACF) and found the southern location overlooking the primary school and public open space had numerous advantages.

Economic development manager Don Black said the community consultation process played an important role in making the decision.

"The facility's improved location allows better landform retention within both the

subject sites," Don said.

"This principle was strongly held and expressed by the community during the Capricorn Coastal Village community consultation process.

The relocation also brings the ACF in closer proximity to the proposed shopping centre on the corner of Yanchep Beach Road and Lagoon Drive and has improved walking links to coastal recreation reserves.

Property Development Manager, Andrew Hagen, said preliminary works for the site commenced on March 15, and include geotechnical and UXO surveys on and around the ACS.

"After initial surveys are complete, works will start in earnest, hopefully in the middle of the year," he said.

"We don't expect any disturbances as part of these works, we just want to make sure that the community is aware and kept informed on the project's progress," Mr Hagen said.

Support for Marmion Avenue extension

RECOGNISING the need for road, rail and freeway extensions in the North West Corridor, representatives from Yanchep Sun City Pty Ltd (YSC) attended a Department for Planning and Infrastructure workshop, hosted and sponsored by the City of Wanneroo from January 28 to 30.

Key stakeholders, the State Government and landowners attended the workshop where YSC's proposal to pre-fund the extension of Marmion Avenue from Butler to Yanchep by December next year was addressed. The extension will provide a major improvement to the corridor's road infrastructure, as well as alleviate current traffic volumes on Wanneroo Road.

Workshop participants unanimously supported the \$9 million extension, which will be pre-funded by YSC and repaid through an administered repayment system.



YSC sponsors Maritime Exhibition

L-R: YSC executive manager Yoshi Ogata, local artist Elena Lumsdaine, YSC managing director Nobu Kawasaki, exhibition concept designer Ted Dowling and YSC corporate affairs manager Chris Waddell.

Ted Dowling recently presented an award to YSC managing director Nobu Kawasaki to mark the opening of the Atlantis Awake Maritime History Exhibition at Two Rocks Marina. YSC was a major sponsor, donating space in the old ship's chandlery for the exhibition, located at The Two Rocks Marina.

What's on

Events are correct at the time of going to print - please call before hand to confirm.

Saturday April 17-

Sunday April 18

Yoga retreat at Mariska guest house.

Spend a weekend with dedicated yoga teacher Karmakriya Saraswati in beautiful surrounds. For more information and prices call Mariska on 0412 040 035.

Sunday April 18

Come along and celebrate Australia's multiculturalism.

Plenty of family fun including dancing, drumming, world music, face painting, craft making and bouncy castle. Charnwood Reserve, Corner Lisford and Charnwood Avenues, Two Rocks. For more information about this free event call Diane Tweedie at the City of Wanneroo on 9405 5000.

Tuesday April 20-

Thursday April 22

Youth workshops.

Be inspired by one of the following workshops: DJ Murf, Writing, Painting, Dance, Acting, T-Shirt Printing, Chocolate Making. Aimed at local youth aged 12-18. The three-hour workshops cost \$5 each, which includes lunch or afternoon tea, and will be held between 9am and 4pm over three days. For further information or to register please call Melany on 9284 0910 or visit the Access Centre before April 14.

Saturday May 8

Rock 'n' Roll dance at the Phil Renkin Centre.

7.30pm-midnight. Call 9561 1546 for bookings.

Local Tradies Wanted

Yanchep Sun City Pty Ltd would like to set up a database of local tradespersons to assist, where possible, in the construction for the Capricorn Coastal Village Project. If you run a local business and are interested please call Melany on 9284 0910.

Preliminary site works commence

YANCHEP Sun City would like to advise residents and businesses in Yanchep/Two Rocks that preliminary works on the Aged Care site have commenced. Works will include unexploded ordnance surveys and geotechnical samples.

YSC will endeavour to ensure that minimal disruption occurs during this period.

Focus on local business

WHEN Brendon Annandale of Lagoon Realty moved to Yanchep from the hills with his wife and three young children he was looking for a lifestyle change.

As it happened, the carefree, coastal life suited the Annandales so much that none of them have budged since they set foot here 16 years ago.

Brendon quit his city job not long after they moved and tried his hand at selling real estate at Yanchep's Lagoon Realty. Now co-owner of the business with his wife Heather, the couple haven't looked back. Real estate prices steadily grew over the years, culminating in an unprecedented 44% and 29% growth in Two Rocks and Yanchep respectively over the last 12 months, largely due to new facilities and development.

"The area has been rediscovered as more and more people who are sick of the rat

race move here to enjoy the relaxed seaside lifestyle," Brendon said.

Brendan envisions the changes happening at Yanchep and Two Rocks will shape the area for the better.

"We need better facilities and services such as a shopping centre with a wider variety of choices and I look forward to the day when I can enjoy sipping on a frothy cappuccino along the local café strip," he said.



Heather and Brendon

Public viewing of village plans

MORE than 120 locals viewed Yanchep Sun City Pty Ltd's (YSC) plans for the village centre along Two Rocks Road at an open day on March 20 at the Phil Renkin Centre.

The project team provided information



Matt Benson from Creating Communities discusses the village plans with locals.

about the village centre which includes provision for a neighbourhood scale supermarket, town square, speciality shops, civic buildings, commercial office space and village centre living.

Roberts Day urban planner Peter Ciemitis said the town centre design was based on a split traffic system, with the majority of buildings nestled between a pair of one-way streets.

"The notion of a split traffic system halves the traffic volume for each street and follows a more traditional, pedestrian friendly and a community oriented design," he said.

The plans will be submitted to the City of Wanneroo for consideration.

Community development charter complete

AFTER many workshops, consultations and research with the Yanchep and Two Rocks community and project stakeholders, the draft Community Development Charter (CDC) for Capricorn Coastal Village is complete.

The CDC serves a number of purposes. It will provide Yanchep Sun City Pty Ltd (YSC) with a clear community vision for the project, engage project stakeholders, isolate areas of key need in the community and outline clear actions.

The CDC was guided by the Capricorn Coastal Village Community Reference Group, which included representatives from the City of Wanneroo, Yanchep Two Rocks Recreation Association, Yanchep District High School P&C, Yanchep Two Rocks Environmental group, Two Rocks Yanchep Residents Association and the Art and Cultural Association of Yanchep Two Rocks. The reference group assisted in workshops and provided community representation.

This collaboration is critical to shaping the project's vision: that is to harness local character and regional aspirations to create a living environment that embodies natural beauty, social prosperity and economic vitality.

The project's distinctive assets were identified as follows: an outstanding natural environment, a resourceful and independent community, a leading edge urban design, rich and diverse culture and sustainability. A number of local and regional stakeholders were identified to help implement the Capricorn Coastal Village goals, including YSC, City of Wanneroo, North Metropolitan Health Service and West Coast College of TAFE.

YSC is very pleased to present the Community Development Charter to the public and looks forward to realising the community's future vision for a sustainable and vibrant development.