



## IDEA Project Newsletter No. 2 November 2001



Members of the Strategic Implementation Group (SIG) and Government Taskforce at the first joint meeting earlier this month. They are — from left, seated: Chris Waddell, Project Manager; Ian Cowie, Dept. of Local Government; Charles Johnson, Acting CEO City of Wanneroo; Wanneroo Mayor Jon Kelly; Gary Stokes, Premier and Cabinet; Phil Lori, Tokyu Corporation. Standing: Dusan Mills, Co-Chair IDEA Project; Dianne Guise, Co-Chair IDEA Project/Wanneroo MLA; Paul Frewer, Director Planning; Mike Harris, Director General Dept. Planning and Infrastructure; Simon Skevington, Dept. of Industry and Technology; Arthur Ikeda, Chief Representative Tokyu Corporation and Managing Director Yanchep Sun City; Yoshi Ogata, Executive Manager, Yanchep Sun City; Laurie Piggott, Dept. Government Railways.

## PREMIER GALLOP ANNOUNCES SUPPORT FOR ST ANDREWS PROJECT



I am very pleased to confirm the State Labor Government's support of the St Andrews Project, and to advise of some new initiatives to underpin the project's development over the current term of government.

As a measure of this support, State Cabinet recently appointed the Member for Wanneroo, Dianne Guise MLA, to co-chair the St Andrews Implementation Group, which has responsibility for the project's Strategic Co-operation Agreement (SCA). This agreement, signed by the State Government, the Tokyu Corporation and the City of Wanneroo, sets out a series of undertakings by these parties to implement a shared vision to build the new city of St Andrews over the next 30 years. Key outcomes of the agreement will be the development of around 55,000 serviced lots with a population of some 150,000 people and the creation of some 50,000 to 60,000 jobs, many of which will be in the innovative, knowledge-based industries. It is hoped that the first 1,000 of these jobs will be delivered over the next few years as part of the IDEA (Innovation, Development, Employment and Applications) project. In addition, Cabinet has established a State Government Taskforce to assess the implementation of the SCA and the IDEA Project. It will examine St

Andrews in relation to the integrated development of the North-West Corridor, and provide advice on the nature, extent, timing and financial implications of the Government's infrastructure requirements in the area. The Taskforce is required to make a full report on these matters to Cabinet by 30 June 2002.

°An ongoing issue for Government is that of employment self-sufficiency in the rapidly growing North-West Corridor. The 1992 North West Corridor Structure Plan was based on an employment self-sufficiency level of 60%, and yet the actual level being achieved is little more than 20%. Unless this level is substantially improved, transport infrastructure will be unable to sustain the demands on it without unacceptable costs and damaging impacts on urban form. I am pleased that St Andrews is being planned with the 60% employment targets as well as new urbanism and liveable neighbourhood principles, which result in more human, friendly cities and suburbs.

°I am aware of the challenges that a project like St Andrews presents, but I believe the benefits that can flow from achieving its outcomes will have significant impacts on the economic, urban, environmental and social fabric of the North-West Corridor and the greater metropolitan region.

°I look forward to playing a leadership role in its development.

## DIANNE GUISE, NEW CO-CHAIRPERSON OF IDEA PROJECT

Premier Geoff Gallop has appointed the Member for Wanneroo, Dianne Guise, as the Government Co-Chairperson of the newly established Implementation (steering) Group for the IDEA Project. The IDEA Project is an St Andrews Strategic Cooperation Agreement employment initiative between the State Government, the City of Wanneroo and Tokyu Corporation.

The Implementation Group was established by the State Government to determine the next step of the IDEA Project. The other Co-Chairperson of the IDEA Project Implementation Group is Tokyu Corporation representative, Mr Dusan Mills. Ms Guise said that the IDEA Project was an ambitious plan to create a sustainable urban and economic development at St Andrews.

The vision of the IDEA Project was to establish a 'city' that was not dependent on daily contact with the Perth CBD – the majority of residents would live and work in the St Andrews area.

Ms Guise said she was very optimistic about the future of the IDEA Project.

"If this project is successful it will be a major boon for the people living in the northern suburbs", Ms Guise said.

"It will create up to 60,000 sustainable jobs for an estimated population of 150,000 people over the next 25-30 years.

"It will provide much-needed jobs to the people of the north west corridor and provide them with a viable employment alternative to travelling to Perth every day".

"I will be doing everything I can as the local member and the Government Co-Chair of the Steering Group to ensure this project is given every opportunity to succeed".

The Taskforce will report back to Cabinet by the end of June next year.



## COMMUNITY LEADERS CONFIRMED IN CORE GROUP

Mr Dusan Mills, Co-chair of the IDEA Project, has confirmed that Mr Barry Higgins (pictured), Ms Julie Otremba and Cr Terry Loftus will continue to represent the Two Rocks/Yanchep community on the Core Consultative Group.

Mr Higgins, President of the Two Rocks Yanchep Residents Association, said that he was delighted to accept the opportunity to be involved with the IDEA project as indeed were his community colleagues.

"To date all three signatories to the Strategic Co-operation Agreement – the WA Government, the City of Wanneroo and Tokyu Corporation – have taken seriously our past contributions on the Core Group," said Mr Higgins.

"We believe that it is vital that the community's views and suggestions are considered while the project is being planned.

"The Core Group is an excellent forum for this to type of communication and we are delighted that it will continue under the new State Government's taskforce which will report to Cabinet by June 2002."



## MESSAGE FROM ARTHUR IKEDA, MANAGING DIRECTOR YANCHEP SUN CITY AND CHIEF REPRESENTATIVE, TOKYU CORPORATION



### AUSTRALIA: IMAGINATION THE KEY FOR ST ANDREWS

It is my great pleasure to welcome all readers to the St Andrews Newsletter.

I would like you to take a few moments to imagine the world without television, jet aircraft, computers and modern medicine.

How would we live without them?

As many of you would be aware, all these life-enhancing devices come from human invention. They were all created as a result of human imagination.

Imagination not based on the past or what was the thinking of the day, but a vision that went beyond the convention of the time. I don't believe that we can afford to base all our ideas for the future of St Andrews and the community by just looking at the past and what is our reality today.

It would be like driving a car forward by looking through the rear vision mirror!

If we choose, we can with some certainty, map out the future of St Andrews over the next 25 years by basing our plans on what has been before and what we know today. However, I am sure we all want more than we have today for our children and ourselves. Some trends will always continue, like, for example, how long people will live.

However, I believe that if we allow the power of the human imagination to run free during the overall planning process for St Andrews, we will produce a better result, one that will stir our minds and create an exciting new city.

We have the opportunity to create some good DNA for the future directions of St Andrews with all those involved in the project including the local community. I look forward to being one of the many who will contribute to the overall vision that will be created by our impressive team that have come together for the St Andrews and IDEA Projects.

I commend the Premier Dr Gallop and his Government for demonstrating their strong leadership in supporting the St Andrews and IDEA Projects and also acknowledge and thank the City of Wanneroo and Mayor Jon Kelly for their ongoing support.

## A MESSAGE FROM THE MAYOR JON KELLY JP



I welcome the opportunity to write this message to residents in this edition of the St. Andrew's newsletter.

Today the City of Wanneroo remains one of the fastest growing municipalities in Australia and covers 690 square kilometres. Population predictions are that the total population will increase from 83,000 today to over 350,000 in the next 30 to 40 years.

The growth in Wanneroo presents us with significant challenges for the future. We have 32 kilometres of pristine coastline from Mindarie to Two Rocks and substantial areas of untouched bushland including national parks and forests which need to be protected as an important part of our environment. In addition we have an urgent need to create employment opportunities and to satisfy emerging community needs.

The City of Wanneroo is a party to the Strategic Cooperation Agreement with the State Government, Tokyu Corporation and other important stakeholders in its shared vision for the development of the City's northern region over the next 30 years and beyond. A key element is the projects commitment to the creation of 60,000 new jobs to balance the expected growth in population.

Earlier in the year the State Government announced the extension of the rail link from Currambine to Clarkson, with the line to Two Rocks to be completed within the next 10 to 15 years. It is also hoped that the extension of Marmion Avenue will be completed in a shorter time frame in order to provide residents with an alternative road link. Together, these major transport projects will have a positive impact on the population growth and economic development in Yanchep/Two Rocks and northern corridor.

Well ahead of the development of jobs as part of the St. Andrews project Council has given a commitment to the fostering of local employment opportunities for its residents, by actively encouraging economic and regional development and prosperity in the region.

An example of this support is Council's funding contribution to the Two Rocks Technology Access Centre. The Access Centre which is due to open later this year, will provide information technology and training resources to local business. As part of a joint initiative the City of Wanneroo together with other stakeholders conducted a survey in the Yanchep/Two Rocks area.

Council is currently considering a proposal from Tokyu Corporation for the advertising of a proposed Structure Plan to support a super lot sub division application over 240 hectares, north of the existing Two Rocks residential area. It is anticipated that the Structure Plan could result in the creation of 1500 residential lots to be developed over a number of years. If adopted by Council, the Plan will be made available for public comment before a final decision is made.

In other news, Council has adopted the Draft Seagrass Action Strategy for Two Rocks and is currently seeking a commitment of funds from the State Government and other major landowners including Tokyu Corporation so that an assessment can be made of the proposed solutions to this problem.

The new skate facility is also closer to becoming a reality. In the past 14 months Council has engaged in extensive community consultations and acknowledges the hard work of the Yanchep Two Rocks Skate Facility Working Party. The proposal is now for a permanent skate facility to be built next the Phil Renkin Centre at Two Rocks, subject to further community consultation. This matter will again go to Council in December for a final decision.

Yanchep and Two Rocks has always been a close knit community with a thriving community spirit. There are a number of community events coming up including the Blessing of the Fleet and the Centenary of Federation launch & Carols By Candlelight at Two Rocks in December. See you there!!

JON KELLY, JP  
MAYOR

## MIRVAC FINI PLANNING A RURAL LIFESTYLE BY THE SEA



Mirvac Fini are currently masterplanning the development of the rural land-holding on Breakwater Drive in St Andrews and encourage feedback from potential purchasers and the local community regarding their needs and wants for the development.

The 278 hectare site will be developed to a very high standard to set a new benchmark for semi-rural community living in Western Australia. Sale prices for the lots are expected to range from \$100,000 to \$180,000.



The property has stands of large trees – tuart and banksia woodlands and is surrounded by the Yanchep National Park. Semi-rural land within 5 minutes of the beach is at a premium in Perth and the community will offer all the benefits of a semi-rural lifestyle with the added attraction of coastal living. Mirvac Fini has already received 60 expressions of interest in these properties.

Mirvac Fini would like to hear from you if you are interested in this rural opportunity. Please call the Sales & Marketing team at Mirvac Fini on (08) 9424 9999.

## UPDATE FROM ST ANDREWS PROJECT MANAGER CHRIS WADDELL



The recent decision by State Cabinet to endorse the St Andrews project and to establish a State Government Taskforce to assess the implementation of the Strategic Co-operation Agreement and the IDEA Project is most pleasing.

Since late 2000, in the lead-up to the State Election, many of the St Andrews initiatives were put on hold until the result was known and then the new Government was briefed on them. With Cabinet's support, we are now in a position to progress a number of urban and industry development opportunities as they are identified and a commitment to them agreed.

In this regard, the project welcomes the involvement of the Taskforce, which comprises Mr Mal Wauchope, Director General Department of the Premier and Cabinet, Mr Paul Schapper, Director General Department of Industry and Technology, Mr Greg Joyce, Director General Department of Housing and Works, Mr Mike Harris, Director General Department of Planning and Infrastructure, Mr Allan Skinner, Director General Department of Local Government and Regional Development, and Mr Reece Waldock, Commissioner of Western Australian Government Railways.

It is also pleasing to note the leadership role being played by Premier Geoff Gallop, the Mayor of Wanneroo, Jon Kelly, and the Chief Representative of Tokyu Corporation, Mr Arthur Ikeda, in guiding the project at the most senior level.

The appointment of the member for Wanneroo Dianne Guise as Co-Chair of the project Steering Committee, the ongoing involvement of Charles Johnson, Acting Chief Executive of the City of Wanneroo, as well as the support of the local councillors, Louise McNamara and Terry Loftus, gives us renewed focus and energy in bringing the project to fruition.

From the IDEA Project's perspective, the industry and job-creation elements of the project have recently gained momentum. We are in discussions with various business interests across a range of industry clusters that indicate interest in locating to St Andrews. The negotiations with these interests will be a key part of the continuing work program for all stakeholders. It is this economic and industry development arm of the project that will be the foundation of St Andrews' success into the future, with significant beneficial implications for the North-West Corridor and the wider metropolitan area.

I look forward to the development of St Andrews and to working with all stakeholders in that process.