

capricorn coastal village

yanchep, western australia, australia

robertsday



Summary

Client: Tokyu Corporation

Services: Structure planning & detailed urban design

Site area: 260ha

No. dwellings: 3,500

Commercial floorspace: 52,000m²

Estimated construction cost: \$300m

Status: 20% constructed

Project Team

Urban design & planning: Roberts Day

Traffic & transport: Bruce Aulabaugh

Engineering: Cossill & Webley

Environmental: Coffey Environments

Landscape: EPCAD

Architecture: Simon Youngleson Architects, Mackay Urban Design

Community development: Creating Communities

Surveyors: McMullen Nolan and Partners Surveyors

Realisation of the Capricorn Coastal Village vision will create a distinctive lifestyle village on Perth's northern coastline that fully embraces seaside living.

The design for this new village, which is the first village within the broader Yanchep - Two Rocks project, has been guided by landscape driven place-making that will build a tapestry of distinctive neighbourhood precincts defined by landscape and cultural features.

The built form, street alignments, lot configurations and land use placements are responsive to the existing undulating coastal landscape and provide a walkable, legible and diverse community.

Comprising 260ha, the development will yield approximately 3,500 dwellings, ranging from larger conservation lots located along significant dunal ridges, conventional single houses, laneway cottages and medium density apartments on the coast and in the activity centres.

The project will also create three key areas of concentrated activity. The Neighbourhood

Centre will form the heart of the Capricorn community and accommodate retail / commercial uses, restaurants, cafes, civic buildings, recreation facilities and apartments within a pedestrian-oriented main street environment, centred on a public square.

The Coastal Node will feature a 'deconstructed' hotel whereby the various hotel elements, including boutique restaurants and fashion outlets, front public streets to be open and accessible to all visitors to the area.

The centre will also be complemented with markets, surf club facilities and a variety of residential options.

An Employment Boulevard, linking directly to the Yanchep Town Centre, will accommodate 38,000m² of floorspace for office and commercial uses with residential dwellings on upper floors.