



REGISTER OF HERITAGE PLACES

Register Entry

1. **DATA BASE No.** 26470
2. **NAME** Sun City Precinct, Two Rocks
Other Names Yanchep Sun City, Two Rocks Town Centre
3. **LOCATION**
Located in the suburb of Two Rocks, approximately 70 kms north of the Perth CBD, the place is bounded to the north by Sovereign Drive, to the east by Lisford Avenue, and to the west by the Marina breakwater sea walls. The southern boundary is a line extending west to east from the sea wall at Jordan Street to Lisford Avenue.
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
 1. Reserve 51174 Lot 8796 on Deposited Plan 213230 being the land contained in Crown Land Record Volume 3110 Folio 148.
 2. Lot 100 on Diagram 52187 being the land contained in Certificate of Title Volume 1685 Folio 950.
 3. Portion of Lot 800 on Deposited Plan 43879 being a portion of the land contained in Certificate of Title Volume 2687 Folio 805.
 4. Portion of Lot 9703 on Deposited Plan 421745 being a portion of the land contained in Certificate of Title Volume 4029 Folio 351; Lot 702 on Deposited Plan 421745 being the land contained in Certificate of Title Volume 4029 Folio 350.
 5. Lot 10 on Diagram 77644 being the land contained in Certificate of Title Volume 1957 Folio 267.
 6. Lot 700 on Deposited Plan 402964 being the land contained in Certificate of Title Volume 2948 Folio 662.
 7. Lot 701 on Deposited Plan 402964 being the land contained in Crown Land Record Volume 3169 Folio 464.
 8. All those portions of road reserve, including those known as Enterprise Avenue, and Azzura StreetAs per HC Curtilage Map P26470-0
5. **LOCAL GOVERNMENT AREA** City of Wanneroo

6. OWNER AT REGISTRATION

1. State of Western Australia (Responsible Agency Department of Transport; Management Order to the Minister for Transport)
2. State of Western Australia (Responsible Agency Department of Planning, Lands and Heritage)
3. Carjon Holdings (WA) Pty Ltd, Star Regent Pty Ltd, Brian Laurence O'Toole
4. Fini Group Pty Ltd
5. Australian Leisure & Hospitality Group Pty Ltd
6. Australian Flying Corps & Royal Australian Air Force Association (Western Aust Division) Inc
7. State of Western Australia (Department of Planning, Lands and Heritage)
8. State of Western Australia (Main Roads Western Australia)

7. HERITAGE LISTINGS

• Register of Heritage Places:	Registered	28/12/2022
• National Trust Classification:		-----
• Local Planning Scheme: Individual Places		
P17935 King Neptune Sculpture	Heritage List	07/11/2016
• Local Heritage Survey: Individual Places		
P17935 King Neptune Sculpture	Adopted	26/04/2006
P17942 Two Rocks Marina	Adopted	26/04/2006
P17941 Two Rocks Limestone Retaining Wall	Adopted	26/04/2006
P17523 Atlantis Marine Park (fmr)	Adopted	26/04/2006
P17939 Sun City Land Sales Office (fmr)	Adopted	26/04/2006
P17943 Two Rocks Shopping Centre	Adopted	26/04/2006
P17944 Two Rocks Tavern	Adopted	26/04/2006
P17948 Waugal Monoliths	Adopted	26/04/2006
• Register of the National Estate:		-----
• Aboriginal Sites Register		-----

8. ORDERS UNDER SECTION OF THE ACT

9. HERITAGE AGREEMENT

10. STATEMENT OF SIGNIFICANCE

Sun City Precinct, Two Rocks, a coastal precinct comprising the Two Rocks Marina, limestone retaining wall, a concrete block shopping centre and tavern in the Late Twentieth Century Perth Regional Style (1974), and limestone sculptures, together with the largely cleared site of the former Atlantis Marine Park (1981) has cultural heritage significance for the following reasons:

the place is associated with the trailblazing, flamboyant, and now somewhat notorious entrepreneur Alan Bond whose financial activities and vision for the marina-based Yanchep Sun City development, along with Japanese partner

Tokyu Corporation saw the project, one of the first and only residential, commercial, and recreational investment projects undertaken by a private company in the 1970s, come to fruition;

the place reflects the boom-and-bust cycles common to Western Australia throughout its history, and on this occasion the wealth and affluence experienced during the late 1970s and 1980s, followed by the immediate downturn of the early 1990s, as seen in the rise and decline of the Yanchep Sun City development;

the Two Rocks Marina and Shopping Centre are representative of the Two Rocks Yacht Harbour Town Centre Plan, as shown in the 1972 Yanchep Sun City Leisure Region Master Plan prepared by Clarke Gazzard Planners for Yanchep Estates (subsidiary of Bond Corporation), which indicates the intention of Yanchep Sun City as a tourist centre;

the place provides an example of the expansion of the northern suburbs in accordance with post-World War Two town and regional planning;

the place has social and historical significance to the local community, contributing to the development of the Two Rocks and Yanchep region.

The Atlantis Shopping Plaza as well as the northern carpark along Enterprise Avenue is not included in the precinct. The site of the former Atlantis Marine Park, and the associated King Neptune Sculpture make little contribution to the State heritage values of the precinct.