



REGISTER OF HERITAGE PLACES

DRAFT – 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 9702 on Deposited Plan 402964 being a portion of the land contained in Certificate of Title Volume 2948 Folio 663.
 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. CURRENT OWNER

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, Patrick Gerard O'Toole, Kathleen Teresa 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: -----
- 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 cleared site of the former Atlantis Marine Park

(1981) and associated limestone and concrete King Neptune Sculpture (1981), has cultural heritage significance for the following reasons:

the place is associated with the 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 and the former Atlantis Marine Park as a tourist attraction;

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

the King Neptune Sculpture, a remnant of the former Atlantis Marine Park, is a landmark which can be viewed from Lisford Avenue northbound and Enterprise Avenue within the precinct, and has been embraced as a symbol for Two Rocks, contributing to the local community's sense of place;

the place has associations with artist Mark Le Buse, who crafted the King Neptune Sculpture and the Waugal Monoliths, both of which are reminiscent of the creative style of the 1980s and are beloved by the local community and memorable to tourists;

the award-winning Two Rocks Shopping Centre and Tavern is a cohesive group of commercial buildings designed in the Late Twentieth Century Perth Regional style by well-known architect Anthony Brand from the prominent firm, Forbes & Fitzhardinge and built by Jaxon Constructions;

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 this assessment.



HERITAGE
COUNCIL
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

DRAFT – Assessment Documentation

PLEASE NOTE: This Assessment Documentation is intended to provide sufficient information to consider the place for inclusion in the State Register.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

Cultural heritage significance means aesthetic, historic, scientific, social or spiritual value for individuals or groups within Western Australia.

In determining cultural heritage significance, the Heritage Council has had regard to the factors in the *Heritage Act 2018* and the indicators adopted on 14 June 2019.

11(a) Importance in demonstrating the evolution or pattern of Western Australia's history;

Sun City Precinct, Two Rocks, and particularly the Two Rocks Marina, are associated with entrepreneur Alan Bond and his campaign to challenge for the America's Cup in the 1970s.

Sun City Precinct, Two Rocks 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.

Sun City Precinct, Two Rocks provides an example of the expansion of the northern suburbs in accordance with post-WWII town and regional planning.

The King Neptune Sculpture, the primary remaining element of the former Atlantis Marine Park, provides a tangible reminder of a notable tourism site in Western Australia, and contributes to an understanding of the region as a tourist destination.

Sun City Precinct, Two Rocks represents a significant residential, commercial, and recreational development born of the high degree of optimism in Western Australia seen in the late 1970s and early 1980s which saw substantial investment in the project by Alan Bond's Bond Corporation.

Sun City Precinct, Two Rocks represents foreign investment in Western Australia with the involvement of Japanese company Tokyu Corporation Pty Ltd, partner to Bond Corporation Pty Ltd.

11(b) Importance in demonstrating rare, uncommon or endangered aspects of Western Australia's heritage;

Sun City Precinct, Two Rocks is rare as a private individual's vision of a new, marina-based satellite city on what was the extreme outskirts of the Perth metropolitan area at that time, and was one of the most significant residential, commercial, and recreational investment projects undertaken by a private company in the 1970s.

The Two Rocks Marina was the first harbour to be developed predominantly for recreation in Western Australia, focused on becoming a new population centre and a place of leisure.

The former Atlantis Marine Park, a popular marine theme park in the 1980s, represents a form of tourist attraction that remains uncommon in Western Australia.

The King Neptune Sculpture and Waugal Monoliths are rare sculptures created by artist Mark Le Buse, who was originally from the United States and resided in Western Australia in the 1970s.

11(d) Its importance in demonstrating the characteristics of a broader class of places;

Sun City Precinct, Two Rocks is representative of the desire for coastal living, which remains highly valued in Western Australia.

The Two Rocks Shopping Centre is representative of shopping complex designed in the Late Twentieth Century Perth Regional architectural style, constructed as part of the expansion of northern suburbs.

11(e) Any strong or special meaning it may have for any group or community because of social, cultural or spiritual associations;

Sun City Precinct, Two Rocks has significance to the local community, with the King Neptune Sculpture embraced as a symbol for of Two Rocks, and contributing to the community's sense of place.

The Two Rocks Marina has importance to the local boating, crayfishing, and fishing community, and to the Sun City Yacht Club and Volunteer Marine Rescue Group.

The Waugal Monoliths are valued by the local community and are memorable to visitors and are a unique representation of its time as an interpretation of an Aboriginal Dreamtime story by a non-Indigenous artist.

11(f)¹ Its importance in exhibiting particular aesthetic characteristics valued by any group or community;

The King Neptune Sculpture has landmark value, viewed from Enterprise Avenue within the precinct, and from Lisford Avenue northbound, leading into *Sun City Precinct, Two Rocks*. The King Neptune Sculpture is valued by both the local community as a local icon, and by the wider community as a tourism icon.

The Two Rocks Shopping Centre and Tavern presents as a cohesive group of commercial buildings designed together in the Late Twentieth Century Perth Regional architectural style and is reminiscent of a Mediterranean seaside town.

The Waugal Monoliths created by artist Mark Le Buse and located adjacent to the Two Rocks Shopping Centre are eye-catching, unusual features which are well recognised by the local community and memorable to tourists.

11(g) Any special association it may have with the life or work of a person, group or organisation of importance in Western Australia's history;

Sun City Precinct, Two Rocks is associated with flamboyant, and now somewhat notorious, entrepreneur Alan Bond whose financial activities and vision for the Yanchep Sun City project in the 1970s, along with Japanese partner Tokyu Corporation, saw the project come to fruition using strong marketing, quality design, and well-known professionals.

Sun City Precinct, Two Rocks has associations with artist Mark Le Buse, who contributed the iconic limestone King Neptune Sculpture, the former celebrity clock and other limestone sculptures at the former Atlantis Marine Park, and the Waugal Monoliths located adjacent to the Two Rocks Shopping Centre.

The Two Rocks Shopping Centre and Tavern was designed by well-known architect Anthony Brand from the prominent firm, Forbes & Fitzhardinge and was built by Jaxon Constructions.

11(h) Its importance in demonstrating a high degree of creative or technical achievement;

Sun City Precinct, Two Rocks includes the award winning Two Rocks Shopping Centre and Tavern, which received a Design award in 1976 and a Bronze Medal for Architectural excellence in 1979. It also includes the site of the former Atlantis Marine Park, which received the Sir David Brand Tourism Award and a marketing excellence award in 1983.

The Mark Le Buse sculptures, particularly the King Neptune Sculpture and the Waugal Monoliths, are examples of the artist's creative approach reminiscent of the distinct style of the 1980s.

The rehabilitation and release of the dolphins from the former Atlantis Marine Park after its closure was considered a unique opportunity to study the movement

¹ For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. A *Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

of dolphins and marine ecosystems in Western Australia, an activity which had not been seen in the State until this time.

12. DEGREE OF SIGNIFICANCE

12.1 CONDITION

Sun City Precinct, Two Rocks is in sound condition. Some elements such as the Two Rocks Marina, Two Rocks Tavern and Limestone Retaining Wall are generally in good condition; however, the shopping centre complex and other built elements are in sound condition with visible weathering and aging evident to the structures. The former Atlantis Marine Park has few remaining visible elements within the *Sun City Precinct, Two Rocks*. The area has been further impacted by road construction and earth works for a new development. Excluding a few smaller limestone sculptures, the King Neptune Sculpture is the only remaining element and in May 2022 is in sound condition with some deterioration to both the sculpture and surrounds.

12.2 INTEGRITY

This section explains the extent to which the fabric is in its original state.

Sun City Precinct, Two Rocks has a moderate level of integrity. The majority of the infrastructure of the marina and shopping centre complex appears original. The former Atlantis Marine Park has few remaining visible elements and this impacts the overall integrity of the Precinct.

Two Rocks Marina has a moderate level of integrity with the general form and structure of the marina appearing to be intact. The storage buildings to the hardstand have been demolished and landscaping and upgrade works to the marina foreshore are being undertaken as of May 2022.

The Two Rocks Shopping Centre, Tavern, Limestone Retaining Wall, King Neptune Sculpture, Sun City Yacht Club and Volunteer Marine Rescue Group have a high level of integrity with minimal visible alterations.

The Waugal Monoliths have a high level of integrity. The sculptures remain relatively intact; however, a number have been relocated or removed.

The former Atlantis Marine Park has a low level of integrity as the majority of the built elements and infrastructure have been removed with the land being prepared for new development.

12.3 AUTHENTICITY

This section explains the extent to which the original intention is evident, and the compatibility of current use.

Sun City Precinct, Two Rocks has a moderate level of authenticity. The majority of the original infrastructure to the marina and shopping centre complex remains intact and used for its original purpose. The former Atlantis Marine Park has few remaining visible elements which impacts the overall authenticity of the Precinct.

The Two Rocks Marina has a high level of authenticity due to its continued use as a marina. The May 2022 upgrade works will see this use continue.

The Two Rocks Shopping Centre, Tavern, Limestone Retaining Wall, Waugal Monoliths, Sun City Yacht Club and Volunteer Marine Rescue Group have a high level of authenticity as their use continues for their intended purpose.

King Neptune Sculpture has a high level of authenticity as it still functions as a landmark sculpture, albeit without its associated marine park.

The former Atlantis Marine Park has a low level of authenticity as it no longer operates as a marine park and the built elements and infrastructure have been removed.

13. SUPPORTING EVIDENCE

The documentation for this place is based on the physical assessment completed by Stephen Carrick Architects in June 2022, with amendments and/or additions by the Heritage Council and the Department.

13.1 DOCUMENTARY EVIDENCE

Sun City Precinct, Two Rocks comprises a number of elements covering approximately 39 hectares of land on the ocean side of Lisford Ave, Two Rocks. Elements include the Two Rocks Marina (1973), Two Rocks shopping centre and tavern constructed in the Late Twentieth Century Perth Regional Style (1974), limestone sculptures known as the Waugal Monoliths (1976), limestone retaining wall, the limestone and concrete King Neptune Sculpture (1981) and the site of the former Atlantis Marine Park (1981).

The Wanneroo locality, where *Sun City Precinct, Two Rocks* is located, occupies the traditional lands of two Noongar language groups, the Whadjuk and Yued, with Two Rocks located in the Yued region.² This region is within Mooro Country, the district of Whadjuk Noongar leader and elder Yellagonga.³ Early British settler exploration of the region was not recorded until 1834, when a party lead by explorer John Butler ventured 55 kilometres north of Perth in search of lost cattle. In his reports, Butler noted the Aboriginal people were 'those Wanneroo men who frequent Perth in company with the Yellagonga tribe'.⁴

The Two Rocks area was not settled by Europeans until the Perth metropolitan area experienced rapid development in the 1950s. Instigated by post-WWII reconstruction and mass immigration, as well as the industrial and mineral boom which lasted until the 1970s, the metropolitan area expanded dramatically.⁵ From 1955 much of the expansion of the Perth metropolitan area was guided by the Stephenson-Hepburn report i.e. the *Plan for the Metropolitan Region, Perth and Fremantle*, which provided a template for the development of a modern city.⁶

A commercial crayfishing industry had been established at Two Rocks in the 1950s, and there were many small shack settlements along the coast at places

² 'About the Yued Region', Kaartdijin Noongar – Noongar Knowledge, Accessed June 2022, <https://www.noongarculture.org.au/yued/>

³ 'Noongar Culture', City of Wanneroo, Accessed June 2022, https://www.wanneroo.wa.gov.au/info/20058/museums_culture_and_arts/182/noongar_culture,

⁴ Daniel, Guy, and Margaret Cockman, *The story of Wanneroo*, 1979, pp. 1-2.

⁵ Seddon, G. & Ravine, D., *A City and its Setting*, Fremantle Arts Centre Press, Fremantle, 1986, p. 187; Alexander, I., 'The Central Area', in Gentilli, J., (ed), *Western Landscapes*, UWA Press, Nedlands, 1979, p. 412; as cited in Griffiths Architects, 'Two Rocks Town Centre Precinct Heritage Assessment Review Draft', p. 13.

⁶ Stephenson, G., & J.A. Hepburn. 'Plan for the Metropolitan Region, Perth and Fremantle, 1955 Report', Government Printing Office, Perth, 1955.

like Mindarie.⁷ The suburb Two Rocks was named after two prominent limestone stacks offshore from Wreck Point.⁸

Development in the northern-most suburbs remained slow throughout the late 1960s, with some suburban development in the Marmion-Sorrento district and Quinns Rocks.⁹ On 18 March 1971 *The Corridor Plan for Perth* was published by the State Government, which reflected amendments to the 1950s planning schemes to allow for greater-than-anticipated car use. The Corridor Plan envisaged development strips around Perth, with the north-west strip extending along the coast to the southern boundary of Yanchep National Park and Wanneroo Road to the east, with the area anticipated to accommodate a large population.¹⁰ The Yanchep area was well-known by Western Australians and visitors by this time, with Yanchep National Park being a popular tourist and honeymoon destination.¹¹

In 1969 Bond Corporation Pty Ltd, the company of property developer and millionaire Alan Bond, purchased 19,600 acres of undeveloped pastoral property, known as the Yanchep Estate, from Wydgee Pastoral Company Pty Ltd.¹²

Born in London in 1938, Alan Bond emigrated to Fremantle, Western Australia in 1950, founding the company which became the Bond Corporation in 1959. In 1960, Bond made his first land deal in the Perth hills and, continuing to grow his business and land holdings, Bond became a well-known developer and businessperson in Australia. Along with the Yanchep Sun City project¹³, and the America's Cup campaign, some of Bond's 1980s business ventures included the founding of Bond University in Queensland, purchasing the Nine Network for \$1 billion, and purchasing Vincent van Gogh's *Irises* for US\$53.9 million.¹⁴

In April 1972, Bond launched his \$250 million dollar Yanchep Sun City redevelopment, marketed as a 'leisure city' for 250,000 residents located 30 miles from Perth. The completed development was anticipated to have four marinas, eleven hotels, a golf course, other sports facilities, holiday chalets, shops and

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- ⁷ Chambers, A. *The Pioneers: A story of Wanneroo 1834-1985*, City of Wanneroo, 1991, Chapters 13& 14; Chandler, L., 'The Development of Yanchep Park as a Tourist Destination 1901-1941', in RWAHS *Early Days* Vol. II, pt. 6, 2000, pp. 677-694; Bizzaca, K., 'City of Wanneroo Interpretation Panels research Project', City of Wanneroo, June 2002, pp. 25-26; as cited in Griffiths Architects, 'Two Rocks Town Centre Precinct Heritage Assessment Review Draft', p. 14.
- ⁸ 'Perth and surrounds suburb names', Landgate, Accessed 10 June 2022, <https://www0.landgate.wa.gov.au/maps-and-imagery/wa-geographic-names/name-history/historical-suburb-names#T>
- ⁹ Cockman, Margaret and Guy Daniel, *The story of Wanneroo*, 1979, p.96.
- ¹⁰ Royal Commission Corridor Plan for Perth, p. 38, Accessed June 2022, [https://www.parliament.wa.gov.au/intranet/libpages.nsf/WebFiles/Royal+Commission+inquiry+corridor+plan+for+Perth+1972/\\$FILE/Royal+Commission+inquiry+corridor+plan+1972.pdf](https://www.parliament.wa.gov.au/intranet/libpages.nsf/WebFiles/Royal+Commission+inquiry+corridor+plan+for+Perth+1972/$FILE/Royal+Commission+inquiry+corridor+plan+1972.pdf); Cockman, Margaret and Guy Daniel, *The story of Wanneroo*, 1979, p. 101.
- ¹¹ Heritage Council of Western Australia, Yanchep National Park Register of Heritage Places Assessment Documentation, 17 February 2006, p. 4.
- ¹² Chambers, Adrian, *The Pioneers: A story of Wanneroo*, p. 122.
- ¹³ *Sun City Precinct*, Two Rocks comprises a portion of the whole Yanchep Sun City project area, specifically the Two Rocks Marina and commercial district (Two Rocks Shopping Centre and Tavern).
- ¹⁴ Wahlquist, Calla. "Alan Bond: the rise, spectacular fall and rise again of the America's Cup hero," *The Guardian*, 5 June 2015, Accessed June 2022, <https://www.theguardian.com/sport/2015/jun/05/alan-bond-the-rise-spectacular-fall-and-rise-again-of-the-americas-cup-hero>

offices, with continuing construction planned over a twenty-year period¹⁵ Bond had linked the redevelopment to his 1974 challenge for the America's Cup, stating that, after winning the challenge, Yanchep Sun City would be the venue for the 1977 America's Cup, and had hoped that the publicity surrounding his challenge would create interest in the development.¹⁶

In reality, the Yanchep Sun City project was being planned and developed in a somewhat piecemeal manner, with portions being developed one at a time.¹⁷ The first housing subdivision was at Yanchep Lagoon c.1970 and the second at Two Rocks from 1971.¹⁸ The development was marketed as Western Australia's own Gold Coast¹⁹ and described as an 'exciting, new, year-round sunshine playground, a mecca for Australian sun lovers',²⁰ ideal for retirees or investment. In July 1972, brick-and-tile home and land packages were advertised from \$11,000, with a \$1,100 deposit. Over 500 home sites were reportedly sold, and 170 homes constructed in 1972.²¹

Bond's marketing campaign for Yanchep Sun City was also attempting to garner international attention. In 1973, a test campaign was launched aimed at residents of Papua New Guinea,²² whilst one resident recalled their family's experiences of migrating from England to Yanchep in 1973 after seeing an advertisement in *The Times* newspaper:

...there was this advert which there was a two-storey home, semi-detached which is typical of England. And there was this, with rain pouring down on it. And there was this bungalow as we knew in England then type of home with Spanish arches with the sun shining on it. And I thought that's the place I'd like to be, you know, I'd like to be in the sun... And so I actually telephoned up from my home and they sent me all the information and all the designs of the houses at that time.²³

In 1974, prospective residents could choose from 'over 20 architect-designed double brick and tile homes, from \$22,500 including land'.²⁴ A plan of a standard home included several bedrooms, family rooms, bathrooms, and a central

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- 15 'Alan Bond to build the '1977 America's Cup venue'', *The Canberra Times*, 12 April 1972, p. 32, Accessed June 2022, <https://trove.nla.gov.au/newspaper/article/102209174>
- 16 'Alan Bond to build the '1977 America's Cup venue'', *The Canberra Times*, 12 April 1972, p. 32, Accessed June 2022, <https://trove.nla.gov.au/newspaper/article/102209174>
- 17 'Sun City – Home for the Yacht Cup Challenger', *Papua New Guinea Post-Courier*, 31 January 1973, p. 31, Accessed June 2022, <https://trove.nla.gov.au/newspaper/article/251524756>
- 18 Spillman, K, *The Dreamkeepers: Tokyu Corporation's First 30 years in Western Australia 1974-2004*, Yanchep Sun City Pty Ltd, p. 29; Bond Corporation, Annual Reports, 1973, pp. 2 & 4; 1974, p. 5; 1972, pp. 4-5; as cited in Griffiths Architects, op. cit., p. 15.
- 19 'The climate is right for retirement in the West', *The Canberra Times*, 28 July 1972, p. 13, Accessed June 2022, <https://trove.nla.gov.au/newspaper/article/101996584>; "A ground-floor investment in Perth leisure resort", *The Canberra Times*, 29 July 1972, p.16, <https://trove.nla.gov.au/newspaper/article/101996745>
- 20 'Before you spend \$9,000 for land at the Gold Coast, see what WA's Yanchep City offers for \$3,950', *The Canberra Times*, 2 December 1972, p.19, Accessed May 2022, <https://trove.nla.gov.au/newspaper/article/110623539>
- 21 'Why Perth's Yanchep Sun City is Australia's best Real Estate investment', *Papua New Guinea Post-Courier*, 21 March 1973, p. 8, Accessed May 2022, <https://trove.nla.gov.au/newspaper/article/250613958>
- 22 'Sun City - Home for the Yacht Cup Challenger', *Papua New Guinea Post-Courier*, 31 January 1973, p. 31, Accessed May 2022, <https://trove.nla.gov.au/newspaper/article/251524756>
- 23 Typescript of interview with Pat Bayley, 18 October 1997, Accessed via City of Wanneroo Library
- 24 'Oceanfront homes and land from \$22,500', *Papua New Guinea Post-Courier*, 27 March 1974, p. 14, Accessed June 2022, <https://trove.nla.gov.au/newspaper/article/250379289>

courtyard, fully equipped with electricity, water, and sealed and kerbed roads.²⁵ However, many promised facilities were never actually constructed, with others substantially delayed.

A resident's action group, comprising largely British migrants who claimed that selling agents in London had misrepresented Yanchep Sun City, was formed c.1974. Residents had been told that there would be a private hospital, doctors, and schools, as well as plenty of job opportunities when they arrived. However, a promised supermarket had not yet opened, and there was no public transport by October 1974.²⁶ Furthermore, temporary lodgings had to be provided for those whose homes were not yet constructed²⁷ and as a result many residents were behind in mortgage and rent repayments. In response Bond indicated that a school would be opened in February 1975, a supermarket shortly thereafter, and a bus service would be extended to Yanchep when the population warranted it.²⁸ Later it was revealed that Bond had purportedly painted the Yanchep sandhills green to make the land more attractive to buyers.²⁹

In 1974, Bond Corporation sold 49% of Yanchep Sun City Pty Ltd to their Japanese partner, Tokyu Corporation,³⁰ and by 1976 eight housing estates had been released with hundreds of houses having been constructed. The shopping centre was also well established at this time and included a tavern, a supermarket, medical and dental facilities, and a restaurant. The Two Rocks Shopping Centre and Tavern had been designed by well-known architect Anthony Brand from the prominent firm, Forbes & Fitzhardinge and was built by Jaxon Constructions. The latter had contributed to other high end, medium to large scale developments for residential, commercial, and industrial projects, including the Art Gallery of WA in 1977.³¹ The Two Rocks Shopping Complex and Tavern received awards from the WA Chapter of the Royal Australian Institute of Architects, first for its design in 1976 and later a Bronze Medal for Architectural excellence in 1979.³² By this time, childcare facilities, a kindergarten, a primary school, and a community school which catered for children up to sixteen had all been constructed.³³

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- 25 *ibid.*
- 26 "Bond duped us say Sun City dwellers", *Tribune*, 29 October 1974, p.12, <https://trove.nla.gov.au/newspaper/article/236854735>
- 27 Spillman, *op. cit.*, pp. 29, 30-31; Moloney, *op. cit.*, Ch.6; Bond Corporation, Annual Report, 1971, p. 4; as cited in Griffiths Architects, *op. cit.*, p. 15.
- 28 "Bond duped us say Sun City dwellers", *Tribune*, 29 October 1974, p.12, <https://trove.nla.gov.au/newspaper/article/236854735>
- 29 Wahlquist, *op. cit.*, 5 June 2015.
- 30 "Bond, Tokyu tie on Yanchep", *The Canberra Times*, 1 March 1974, p. 14, <https://trove.nla.gov.au/newspaper/article/110763770>
- 31 Jaxon Construction entered liquidation in August 2021. See Weber, David, "WA builder Jaxon Construction enters liquidation with four sites affected," *ABC News*, 27 August 2021, <https://www.abc.net.au/news/2021-08-27/jaxon-construction-enters-liquidation-ey-assessing-finances/100413428>
- 32 *The Architect*, 79/2, Vol. 19, No. 2, p. 14, as cited in Griffiths Architects, *op. cit.*, p. 19; City of Wanneroo Local Heritage Survey 2016, Place 44. Two Rocks Shopping Centre, p. 162.
- 33 "Exceptional Finance Offer on ocean-side land less than an hour from Perth", *Hamersley News*, 6 May 1976, p. 9, <https://trove.nla.gov.au/newspaper/article/214552957>

Along with the wider Yanchep Sun City development, the Bond Corporation funded the construction of the Two Rocks marina.³⁴ Intended as a training base for Australia's 1974 challenger to the America's Cup, it also provided facilities for recreational boating and the local fishing industry.³⁵ Statements made by Bond suggested that some of the cost of yachting could be a tax deduction when linked to a commercial development.³⁶

Construction of the Two Rocks Marina began in 1973 and was reportedly completed in nine months. The first stage included building the breakwaters and service areas, and the second integrated retaining walls, dry and wet docks, and private and commercial boat pens.³⁷ In 1976 the Two Rocks Marina received a Merit Award for excellence in design and construction from the WA Engineering Awards.³⁸ On 12 January 1974, the 12 metre class yacht *Southern Cross* was christened at the marina with the Governor of Western Australia, Sir Hugh Edwards in attendance.³⁹ The Sun City Yacht Club was also established around this time⁴⁰ and many of the streets in Two Rocks were named after yachts from America's Cup challenges. The Marina boatshed used by *Southern Cross* was incorporated into a community school in the mid-1970s and used until 1983.⁴¹

Although the 1974 challenge was unsuccessful, the experience provided valuable training for the crew. Australia continued to mount increasingly competitive challenges for the America's Cup, including an unsuccessful challenge by the Sun City Yacht Club. By 1978, the Bond Corporation had sold its remaining shares in Yanchep Sun City Pty Ltd to Tokyu Corporation for \$7 million.⁴²

Over the next decade, Yanchep Sun City Pty Ltd, a subsidiary of Tokyu Corporation, continued to develop the Yanchep/Two Rocks area to a high quality, including the Yanchep, Two Rocks and St Andrew subdivisions.⁴³ Tourism ventures were also developed, including the Sun City Country Club and Golf Course, the Yanchep Holiday Village (later Club Capricorn resort), and most notably, the internationally acclaimed Atlantis Marine Park.

In January 1981, Acting Premier Ray O'Connor announced the commencement of a five-year, \$20 million marine park development at Yanchep adjacent to the Two Rocks Shopping Centre and overlooking the Marina named Atlantis Marine Park. The park included a series of pools, an aquarium, an ocean theatre pool, a

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- 34 "Alan Bond to build the '1977 America's Cup venue'", *The Canberra Times*, 12 April 1972, p. 32, <https://trove.nla.gov.au/newspaper/article/102209174>
- 35 City of Wanneroo Local Heritage Survey 2016, Place 49. Two Rocks Marina, p. 171.
- 36 "Alan Bond to build the '1977 America's Cup venue'", *The Canberra Times*, 12 April 1972, p. 32, <https://trove.nla.gov.au/newspaper/article/102209174>
- 37 Bond Corporation, Annual Report, 1973, p. 4; Moloney, op. cit., Chapter 6; as cited in Griffiths Architects, op. cit., p. 16.
- 38 Bond Corporation, Annual Report, 1976, p. 6; as cited in Griffiths Architects, op. cit., p. 16.
- 39 Chambers, op. cit., p. 128; as cited in Griffiths Architects, op. cit., p. 16.
- 40 Atlantis Beach Two Rocks, "About Us", 2022, <https://atlantisbeach.com.au/history/> Accessed 20 June 2022.
- 41 City of Wanneroo Local Heritage Survey 2016, Place 49: Two Rocks Marina, p. 172.
- 42 "Business & Economics: New dawn for Sun City", *The Canberra Times*, 21 March 1978, p. 30, <https://trove.nla.gov.au/newspaper/article/110888664>
- 43 Tokyu Corporation, undated, Yanchep Sun City Background, Source: <http://www.yanchep.net.au/bacckground.html> Accessed 14 April 2020.

stadium, and featured aquatic shows with dolphins, seals, sealions and hand feeding of sharks and giant rays.⁴⁴

American born artist Mark Le Buse was commissioned to sculpt a 10m high statue of King Neptune to overlook the marine park, a large clock with limestone and concrete busts of well-known celebrities, and other sculptures in the park including a pod of dolphins at the entrance.⁴⁵ Le Buse was previously commissioned to construct a series of sculptures known as the Waugal Monoliths, an interpretation of an Aboriginal Dreamtime story, adjacent to the Two Rocks shopping centre.⁴⁶ Le Buse crafted an estimated 48 limestone sculptures while living in Western Australia from 1975 to 1984.⁴⁷

Yanchep Sun City Pty Ltd was granted a license from the Department of Fisheries and Wildlife to catch and keep local dolphins at the park.⁴⁸ Seven bottlenose dolphins were subsequently acquired from local coastal pods,⁴⁹ along with fur seals and sealions caught off Daw Island (in the Recherche Archipelago, south east of Israelite Bay, Esperance), and fur seals from Christmas Island.⁵⁰ These animals were subsequently trained as performance animals and kept at the park for the next ten years. Atlantis Marine Park was officially opened on Boxing Day 1981.⁵¹

Within five weeks of opening Atlantis Marine Park had had 100,000 visitors and had reached over a million visitors by 1982. Two Rocks and Yanchep residents became involved with the operations at Atlantis, with some locals employed at the park. Local children sang at the performances and fisherman donated catches to feeding the marine animals.⁵² In 1983, the Park received the Sir David Brand Tourism Award and a marketing excellence award.⁵³

The 1980s was a period of prosperity for the area. Together locals, the Wanneroo Council, and Yanchep Sun City Pty Ltd worked to further improve and expand public facilities including a surf lifesaving club, a bowling green, an arts and crafts building, and a public library located in the community centre opposite the Atlantis Marine Park.⁵⁴ The Marina accommodated approximately 65 boats associated with the local crayfishing industry and numerous privately owned vessels.⁵⁵

By 1990, Atlantis Marine Park was forced to close, partly due to reduced numbers of visitors, and partly due to changing attitudes to keeping captive marine

44 Sun City Writers' Group. *Yanchep/Two Rocks: Yesterday and Today*. 2000. p.15.

45 Sun City Writers' Group, op. cit., p.17, 19 & 27.

46 City of Wanneroo Local Heritage Survey 2016, Place 46: Waugal Monoliths, p. 185; "The eight lives of Mark Le Buse", *The Australian Women's Weekly*, 6 October 1976, p. 43, <https://trove.nla.gov.au/newspaper/article/55475252>.

47 'Rutter Park mystery solved', Town of Cambridge, 12 January 2017, Accessed July 2022, <https://www.cambridge.wa.gov.au/Town-Council/News/Latest-News/2017/Rutter-Park-mystery-solved>

48 Sun City Writers' Group. *Yanchep/Two Rocks*, p.15.

49 Waples, Kelly. "The Atlantis Marine Park Project". *PBS Frontline*. Accessed June 2022. <https://www.pbs.org/wgbh/pages/frontline/shows/whales/debate/atlantis.html>

50 Sun City Writers' Group, op. cit., p.18.

51 Sun City Writers' Group, op. cit., p. 19

52 Spillman, op.cit, p. 51 as cited in Griffiths Architects, op. cit., p. 22; Sun City Writer's Group, *Yanchep/Tow Rocks*, p. 20.

53 City of Wanneroo Local Heritage Survey 2016, Place 42: Atlantis Marine Park (site), p. 176.

54 Spillman, op. cit., p. 54; Chambers, op. cit., p. 163; as cited in Griffiths Architects, op. cit., p. 23.

55 Spillman, op. cit., p. 54; as cited in Griffiths Architects, op., cit., p. 23.

animals. Environmental and animal welfare groups had become progressively active by the late 1980s, calling for an end to the capture and use of animals from the wild for performances.⁵⁶

The birth of three dolphin calves in 1988 also placed considerable financial strain and legal requirements on the park that the owners felt were unsustainable.⁵⁷ A rehabilitation process was implemented over 18 months to prepare the dolphins at Atlantis for return to the sea, beginning first in the Park's pools and later moving to a sea pen at the Marina. This was seen as a rare opportunity to study the movement of dolphins and marine ecosystems, with research of this type being rare in Australia at that time.⁵⁸ The dolphins were released in January 1992 and their movements were tracked for a month. Of the nine released, three dolphins returned and were later relocated to Underwater World (now the Aquarium of Western Australia) where they remained until 1999.⁵⁹

The closure of Atlantis Marine Park coincided with the 1991 recession and significantly impacted the local economy, with several small businesses in the shopping centre being forced to close. The community later faced difficulties with appointing a doctor in the area and saw the closure of major bank branches. Some families relocated closer to the centre of metropolitan Perth.⁶⁰

A review of the State Government's strategic plan projected further growth in the northwest part of the metropolitan area, and subsequent structure plans for the Yanchep area were adopted in 1992 and 1993.⁶¹ In December 1995, a Memorandum of Understanding was signed between Tokyu Corporation and the State Government, with the intention of encouraging development of the area with residential subdivision, and reviving the Yanchep and Two Rocks town centres.⁶² An agreement was also signed by the State Government, the City of Wanneroo, Tokyu Corporation and Yanchep Sun City Pty Ltd in July 1999 for the St Andrew's Project, which was anticipated to accommodate approximately 66,000 dwellings and around 155,000 people.⁶³

In 1992, Alan Bond was declared bankrupt with a personal debt of \$1.8 billion. After a brief imprisonment, Bond was convicted of fraud in 1997 and sentenced to four years jail for syphoning \$1.2 billion from Bell Resources to increase the cash reserves of the Bond Corporation. The Bond Corporation was also one of several companies linked to the WA Inc scandal, which saw over \$600 million in public

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- 56 Spillman, op cit., pp. 60-61, as cited in Griffiths Architects, op. cit., p. 24; Sun City Writer's Group, *Yanchep/Two Rocks*, pp. 22-24.
- 57 City of Wanneroo Local Heritage Survey 2016, Place 42: Atlantis Marine Park (site), p. 176.
- 58 'Diverse pursuit of marine miracle man', *The Canberra Times*, 20 November 1991, p. 24, Accessed June 2022, <https://trove.nla.gov.au/newspaper/article/122391911>
- 59 Waples, Kelly. 'The Atlantis Marine Park Project'. Accessed 3 June 2022.
- 60 Sun City Writers Group, op. cit., p.24; Spillman, op. cit., pp. 60-61; Bizzaca, op. cit., p. 26; see also Yanchep ^ Two Rocks, City of Joondalup Libraries Local Studies, Newspaper clippings Collection: N49, cited in Bizzaca, op. cit.; as cited in Griffiths Architects, op. cit., p. 25.
- 61 Spillman, op. cit., pp. 76-79; 'North West Corridor: structure plan, Yanchep Structure Plan', Department of Planning and Urban Development, January 1993; as cited in Griffiths Architects, op. cit., p. 25.
- 62 Spillman, op. cit., pp. 79 – 82; Two Rocks Enquiry-By-Design Workshop', Liveable Neighbourhoods Working Paper No. 7, Western Australian Planning Commission, December 2001, Executive Summary; as cited in Griffiths Architects, op. cit., p. 25.
- 63 Tokyu Corporation, 'Saint Andrews Project', 2006, Accessed June 2022, <http://standrewsproject.com.au/cms/>

money lost between 1983 and 1987 and resulted in a Royal Commission in 1990.⁶⁴

In 1999 Fini Group Pty Ltd purchased the Two Rocks Shopping Centre and the former Atlantis Marine Park site with the intention to develop the town centre and land for a mixture of residential and commercial purposes.⁶⁵ Since this time, Fini Group has undertaken works to the carpark and completed conservation works to the limestone retaining wall.⁶⁶

The Two Rocks Marina, Shopping Centre, and Tavern have continued to operate, with some buildings seeing a change of use. Marine Rescue Two Rocks has operated at the Marina since 1991.⁶⁷ The former Two Rocks Police Station (opened in April 1990, in a leased shop-front premises in the shopping centre⁶⁸) is now a wellness centre, and the Sun City Land Sales Office, also locally known as 'the Prickle', was reportedly used as a lookout by the nearby Two Rocks Sea Rescue. However, the fibreglass structure was in poor condition and appears to have been removed some time after 2009. The Tavern, known as 'Tavern at the Rocks', has King Neptune in its logo.⁶⁹

Yanchep Sun City's lease for the Two Rocks Marina expired in 2014 and the Department of Transport assumed operational control. The northwest corridor experienced considerable population growth throughout the early part of the twenty-first century, which will likely place greater pressure on recreational boating facilities on Perth's northern coast. The Department of Transport has undertaken access and infrastructure improvement works across the facility, including the removal of abandoned vessels, ramp upgrades and other works. The 2020 Two Rocks Master Plan addresses improvement works as well as addressing seagrass wrack accumulation and beach erosion in the area around the marina.⁷⁰

In 2015, the King Neptune Sculpture was restored after years of vandalism and neglect, and the Two Rocks Environment and Development Association took over its maintenance. Atlantis Beach Estate and Fini Group contributed to the cost of the project in light of the proposed future development of the site. The Two Rocks Primary School, which has King Neptune as its emblem, took part in the celebration of the restoration.⁷¹

The Two Rocks Town Centre Structure Plan was approved in March 2014, with the objective of creating a residential and mixed used "town centre offering

⁶⁴ Wahlquist, op cit., 5 June 2015.

⁶⁵ Certificate of Title, Volume 1894 Folio 740; Quotation from Two Rocks Enquiry-By-Design Workshop, *Liveable Neighbourhoods* Working Paper No. 7, Western Australian Planning Commission, December 2001, Section 1.1; as cited in Griffiths Architects, op. cit., p. 26.

⁶⁶ Information found in correspondence file held by Lease Enquiry; as cited in Griffiths Architects, op. cit., p. 26.

⁶⁷ 'About Us', Marine Rescue Two Rocks, Accessed July 2022, <http://trvmrg.com.au/about-us/>

⁶⁸ Leigh Edmonds in assoc. with Andrew Gill and Jenny Gregory, *Western Australia Police Service Thematic History*, Centre for Western Australian History, University of Western Australia, May 1998, p. 129.

⁶⁹ 'Tavern at the Rocks', Accessed July 2022, <https://www.tworockstavern.com.au/>

⁷⁰ 'Two Rocks Marina Master Plan', Prepared by Hassell for Department of Transport, 13 February 2020

⁷¹ Young, Emma. "A restored King Neptune rises to reclaim Atlantis in Two Rocks", *WA today*, 25 June 2015, Accessed June 2022, <https://www.watoday.com.au/national/western-australia/a-restored-king-neptune-rises-to-reclaim-atlantis-in-two-rocks-20150624-ghwo9q.html>

facilities of local and regional value”.⁷² Other objectives outlined in the Structure Plan include accommodating change in future use and the incorporation of cultural heritage elements, including the King Neptune Sculpture.⁷³ A local development plan for the Two Rocks Town Centre was subsequently approved by the City of Wanneroo Council in 2017, including plans to develop a portion of the site as a retirement village and a consolidated public open space incorporating the King Neptune Sculpture.⁷⁴

The former Atlantis Marine Park site has since been cleared in preparation for development.⁷⁵ In December 2021, public comments were sought on a proposed shopping centre to be built on a portion of the Atlantis site, adjacent to the King Neptune Sculpture. The proposal generated much concern from local residents, with a petition opposing the development signed by approximately 1100 people.⁷⁶ The Metro Outer Joint Development Assessment Panel (JDAP) approved the proposal on 4 May 2022.⁷⁷

As of May 2022, the Atlantis Beach Estate is offering house and land packages located close to the Two Rocks town centre. Like Bond’s Yanchep Sun City, Atlantis Beach Estate is advertised as:

...the affordable beachside address you’ve been dreaming of just north of Yanchep, Atlantis Beach is perfectly located on Perth’s pristine north coast with everything you need. Limited lots are available, with multiple releases to choose from. Land for sale [in] Two Rocks is strolling distance from schools, parks, shopping, and transport are easily accessible in your new coastal community. Live the dream with nothing between you, the sun, and the rolling waves. Rediscover a peaceful coastal lifestyle. Rediscover Atlantis Beach Estate.⁷⁸

The Two Rocks Marina, Shopping Centre and Tavern continue to be used for their original purpose. The Sun City Yacht Club continues to operate on premises at the Two Rocks Marina in its clubhouse known as the ‘Tin Shed’.⁷⁹ The Marina

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- 72 ‘Two Rocks Town Centre Structure Plan Revised March 2014’, Prepared by Roberts Day on behalf of Fini Group, Accessed June 2022, p. 9, https://www.wanneroo.wa.gov.au/downloads/file/751/two_rocks_town_centre_structure_plan_-_part_1_and_2
- 73 Ibid.
- 74 ‘Local Development Plan No. 1 Precinct A and B, Two Rocks Town Centre,’ Prepared by Roberts Day, Accessed June 2022, https://www.wanneroo.wa.gov.au/downloads/file/2567/local_development_plan_no_1_-_two_rocks_town_centre
- 75 Jarvis, Lucy, “Ground broken on Two Rocks redevelopment plan,” *Wanneroo Times*, 22 July 2021, Accessed June 2022, <https://www.perthnow.com.au/community-news/wanneroo-times/ground-broken-on-two-rocks-redevelopment-plan-c-3455244>
- 76 Brown, Tyler, “Feedback sought on Woolworths proposed at former Atlantis Marine Park site in Two Rocks,” *Perth Now – Wanneroo*, 16 December 2021, Accessed June 2022, <https://www.perthnow.com.au/local-news/perthnow-wanneroo/feedback-sought-on-woolworths-proposed-at-former-atlantis-marine-park-site-in-two-rocks-c-4978566>; Brown, Tyler, ‘State Government asked to buy former Atlantis Marine Park site in Two Rocks to stop Woolworths’, *Perth Now – Wanneroo*, 22 April 2022, Accessed June 2022, <https://www.perthnow.com.au/local-news/perthnow-wanneroo/state-government-asked-to-buy-former-atlantis-marine-park-site-in-two-rocks-to-stop-woolworths-c-6545590>
- 77 Government of Western Australia Development Assessment Panels, “Metro Outer Joint Development Assessment Panel Minutes, Meeting No. 170, 4 May 2022” Accessed June 2022, <https://www.dplh.wa.gov.au/about/development-assessment-panels/daps-agendas-and-minutes>
- 78 Atlantis Beach Two Rocks, “Perth’s Best Value Coastal Land for Sale,” 2022, Accessed July 2022, <https://atlantisbeach.com.au/>
- 79 ‘About Us’, Sun City Yacht Club, Accessed July 2022, <http://www.suncityyachtclub.com.au/the-race/>

is used commercially for the rock lobster industry and also by recreational boating enthusiasts.⁸⁰

13.2 PHYSICAL EVIDENCE

Sun City Precinct, Two Rocks is a coastal precinct located in the suburb of Two Rocks, approximately 70 kms north of the Perth CBD. Bounded to the north by Sovereign Drive, 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. The northern boundary excludes the Atlantis Shopping Plaza⁸¹ as well as the northern carpark along Enterprise Avenue.

The topography rises from the ocean level (Marina) to the west to a high point at the King Neptune Sculpture to the east of the Precinct. The place includes built structures, landscape elements, artworks and sculptures, roads, car parks, pedestrian paths, coastal vegetation, and redevelopment sites. *Sun City Precinct, Two Rocks* is divided into distinct areas encompassing a Marina with associated uses of boat ramp access, mooring, maintenance and parking; a Shopping Centre with a supermarket, cafes, food outlets, speciality shops, offices, and accommodation; Tavern; sculptures and new development sites.

Sun City Precinct, Two Rocks comprises the following areas and elements:

1. Two Rocks Marina;
2. Two Rocks Shopping Centre;
3. Two Rocks Tavern;
4. Limestone Retaining Wall;
5. Waugal Monoliths;
6. King Neptune Sculpture;
7. The site of the former Atlantis Marine Park
8. Sun City Yacht Club; and
9. Two Rocks Volunteer Marine Rescue Group.

Due to the size of the precinct, and for clarity, these areas have been numbered on the following site plan. The numbering has also been used in the sub-headings throughout the physical description.

⁸⁰ 'Two Rocks', Department of Transport, Accessed July 2022, <https://www.transport.wa.gov.au/imate/mi-two-rocks.asp>

⁸¹ Not to be confused with the Two Rocks Shopping Centre

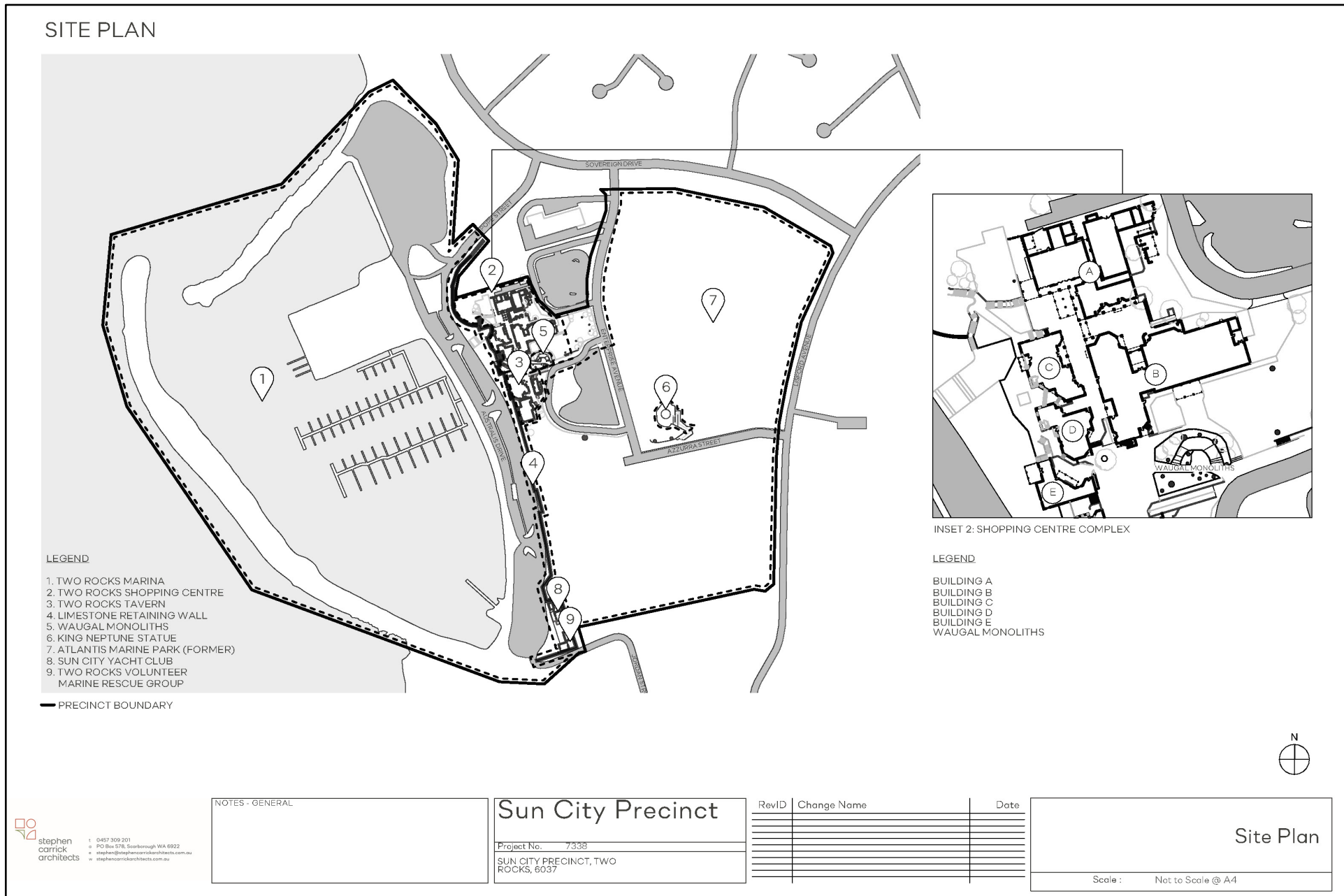


Figure 1: P26470 Sun City Precinct, Two Rocks Site Plan. Stephen Carrick Architects

1. Two Rocks Marina

The Two Rocks Marina forms the western boundary of the *Sun City Precinct, Two Rocks*. The marina extends the length of the precinct (approximately 700 metres) enclosed to the west by two limestone sea walls. The larger of the two walls (identified as the south wall) begins in the southern corner of the marina at the intersection of Jordan Street and Australis Drive. The wall forms the western boundary, calming the waters of the Indian Ocean. The south sea wall has an approximately 5 metre wide compacted limestone walkway to the marina side. The stone wall varies in height, ranging from approximately 3 to 4 metres above the water level, along its length. It is comprised of large stone boulders (approx. 2 x 2m) and medium stones (approx. 1 x 1m).

The second smaller sea wall bounds the north of the marina with an opening approximately 50 metres wide in the north-west corner to allow for safe boat access.

The marina contains several built elements including a hardstand dry dock, pontoons and boat moorings, boat ramp, dinghy access and foreshore parking.

As of May 2022, sections of the Two Rocks Marina were under construction with civil and built works to the hardstand and landscaping works to the southern foreshore. Extending off the south of the hardstand is a series of private pontoons and boat moorings. The structure features three horizontal pontoons with individual boat docks extending either side, that are supported by concrete piers and connected to the foreshore and hardstand by a pedestrian access bridge.

The southern corner of the marina features a boat ramp and pontoon providing public access to the marina. Adjacent to the boat ramp is a small beach containing an additional concrete ramp dinghy access. The western foreshore is predominately used for car parking and is approximately 45 metres wide bound to the east by the Two Rocks Limestone Retaining Wall.

Although the civil works to the hardstand and the landscape works to the marina foreshore reduce the current appearance of the marina, overall, the Two Rocks Marina is considered to be in good condition.

2. Two Rocks Shopping Centre

The Two Rocks Shopping Centre is located in the northern portion of the *Sun City Precinct, Two Rocks*. The Two Rocks Shopping Centre contains the following areas and elements:

- Building A;
- Building B;
- Building C;
- Building D;
- Building E;
- Linking Bridge;
- Lower Terrace; and
- Grass Area

The five buildings are of concrete block construction with a concealed parapet roof designed in the Late Twentieth-Century Perth Regional architectural style

with elements of the Late Twentieth-Century Brutalist architectural style, featuring various tiered levels and terraces. The main entrance to the complex is in the north-east corner between Building A and B and features a wide set of brick paved stairs with an adjacent concrete ramp.

Building A is the northernmost building in the Two Rocks Shopping Centre complex. The two-storey building features a ground floor bakery, newsagency, café and restaurant and apartments to the first floor. The western end of the building overlooks the marina hardstand and features a tiered landscaped garden down towards the Limestone Retaining Wall.

The westernmost tenancy is occupied by Neptune's Café. The parapet roof extends out over the entry forming a covered walkway supported by masonry piers. The entry wall has a set of glazed bifold doors. Attached to the west of the building is a steel framed skillion pergola with a corrugated steel roof. To the front is a paved courtyard with timber benches and tables. Adjacent to the café is the Pickled Herring Restaurant, which has a gabled patio extension to the south providing an alfresco eating area.

The first floor of Building A features a number of small residential apartments, which are accessible via the northern side of the building through a private staircase. The apartments are predominately set back from the roof line except for the south-east corner. The building wall continues above the ground floor bakery and features a cantilevered concrete balcony with a timber framed balustrade.

Building B is the largest building in the Shopping Centre complex, comprising two adjoining buildings, constructed in an 'L' shape with the main entry located along the northern façade. The building is primarily occupied by the Two Rocks IGA, a liquor store, and Post Office. The IGA building extends east to west in a single storey rectilinear form with a public toilet block attached to the northern façade. The north-west corner of the building features the liquor store with a splayed wall and recessed entry porch. The attached Post Office building extends north to south with a shared central courtyard to the west. The western façade has a recessed alcove towards the south-west corner containing a series of post office boxes. The southern façade features an open staircase providing access to first floor apartments.

The first floors of Building A and Building B are directly connected via a timber framed linking bridge, which is enclosed either side by timber balustrades.

The south-east courtyard of Building B features a large open grassed area with undercover benches and barbeque facilities.

Building C, D and E are located along the western boundary of the Two Rocks Shopping Centre complex. The buildings are occupied by small tenancies including a real estate office, health care facilities, galleries, the Australian Red Cross, and an Indian restaurant.

Buildings C and D are two storey terraced structures. Although two-storey, the eastern façades present as single storey buildings with a lower terraced level to the western façade. The external walls are painted light cream colour to match a consistent aesthetic throughout the Shopping Centre complex. The buildings are predominately rectilinear; however, feature a number of chamfered corners and setbacks. The lower western terrace is accessed via a series of narrow staircases dividing the buildings. The western elevation features recessed porches

supported by masonry piers. The entrances to some of the western tenancies are further sunk into the landscape and accessed via sets of stairs. The doors are predominately aluminium framed glazed doors with shopfront glazing to the eastern facades. Building C features a balcony along its western façade overlooking the marina.

Building E is the southernmost building in the Two Rocks Shopping Centre complex. The single storey building is built to the westernmost boundary of the Limestone Retaining Wall, designed in an 'L' shape with a central chamfered entrance and a paved courtyard to the north-east corner. The chamfered entry has a front verandah with a corrugated polycarbonate roof supported by square timber posts. The southern wall, featuring a painted mural of King Neptune, is shared by the adjacent Tavern and forms the northern boundary to a beer garden. The western façade of Building E is directly supported by the Limestone Retaining Wall and built to the boundary line. This façade features a cantilevered timber framed balcony connected to the wall by diagonal timber support beams.

The Two Rocks Shopping Centre is generally in sound condition with some minor visible cracks and water damage.

3. Two Rocks Tavern

The Two Rocks Tavern is located to the south of the Two Rocks Shopping Centre complex and consists of three buildings, a service road, and a car park. The main building is a two-storey terraced building with a concrete block construction designed in the Late Twentieth-Century Perth Regional architectural style with elements of the Brutalist architectural style.

The main western building has a concealed parapet roof and is supported by the Limestone Retaining Wall. The eastern façade presents as a single storey building with a lower level to the western façade. The external walls are painted white with the four base block courses painted light grey. The Tavern has a northern courtyard accessed via a wide staircase to the east and supported to the west by the Limestone Retaining Wall, which functions as a tiered beer garden. The northern boundary of the courtyard shares the southern wall of the Shopping Centre Building E and features a painted mural of King Neptune.

The main entrance is located along the eastern façade through a recessed entry way with a timber framed pergola, and a secondary entrance is located towards the south accessing the Sports Bar. The western façade has a series of balconies overlooking the marina. The main balcony has a corrugated steel roof and extends out over the Limestone Retaining Wall supported by a combination of timber and steel support beams, and above is a first-floor balcony with a recessed walkway supported by masonry pillars. The western façade features a sign that reads 'Tavern at the Rocks Bar & Bistro'.

To the south of the main tavern is a semi-detached single storey building featuring the 'Atlantis Room' function centre overlooking the marina. The building is accessed by a set of stairs leading to a lowered courtyard and glazed entry door.

Located to the east of the tavern is a detached two storey concrete block building, which appears abandoned and is enclosed by temporary fencing (as of May 2022). The first floor of the building cantilevers over the ground floor driveway supported by five masonry piers.

Overall, Two Rocks Tavern is in good condition. The detached front building is in poor condition as of May 2022; however, the main buildings appear to be well maintained.

4. Limestone Retaining Wall

The Limestone Retaining Wall is a dominant landscape element that extends the full length of the *Sun City Precinct, Two Rocks* from Pope Street in the north to Jordan Street in the south. The wall extends approximately 700 metres long and is approximately 3 metres high at the southern end with a maximum height of approximately 5-6 metres at the northern end. The limestone is rough faced and is laid in random coursing. The stone size varies, typically 400 by 400mm, with smaller stone also used. The retaining wall construction includes stone buttresses to strengthen the construction.

To the northern end to the top of the wall there is a steel tube balustrade. The wall gradually decreases in height as it continues south along the foreshore.

The wall features staircases connecting the upper tier to the foreshore parking level. Overall, the Limestone Retaining Wall is considered in good condition. The northern end of the wall appears to be regularly maintained. There is some rusting of the steel balustrade at the connection to the stone and some deterioration to the mortar towards the southern end of the wall; however, these are determined to be minor details.

5. Waugal Monoliths

The Waugal Monoliths are in the south-east corner of the Two Rocks Shopping Centre, forming part of an interpretive garden with several additional sculptures positioned throughout the adjacent grassed area. On site signage records that the fourteen limestone sculptures and one timber sculpture by artist Mark Le Buse depict various forms, faces and creatures significant to the Aboriginal Dreamtime stories. An interpretive timber board describes the Waugal Monoliths Legend the sculptures portray.

The garden features two islands, separated by a central brick paved pathway and bound by a low limestone wall, which also feature small trees and shrubs in addition to the sculptures.

The eastern grassed area features remnant limestone sculptures from the former Atlantis Marine Park. The six sculptures include five busts and a winged human figure. Four out of the five busts can be identified as Captain James Cook, Jacques Cousteau, Harry Butler and Mark Le Buse.

The Waugal Monoliths are in sound condition with some deterioration to the detailing of many of the limestone sculptures. The central timber sculpture appears in poor condition with some visible cracks and weathering.

6. King Neptune Sculpture

King Neptune Sculpture is located at the corner of Enterprise Avenue and Azzurra Street atop a hill. The sculpture faces west towards the Indian Ocean overlooking the former Atlantis Marine Park. The sculpture is constructed of a cement and limestone slurry mix over a hollow steel frame and is approximately 10 metres high and 10 metres wide. The bust of King Neptune is holding a trident with a timber shaft and steel tines. At the base is a platform with a concrete staircase

leading to King Neptune's open palm, which serves as a place where tourists can take photographs with the sculpture. The rear of the sculpture has an access panel with a damaged steel covering.

The sculpture sits on a bitumen and gravel platform that is edged by a low limestone wall. The platform is accessed by a ramp in the south-east corner, and towards the base of the ramp there are two additional limestone sculptures, a dugong, and a seal.

King Neptune Sculpture is in sound condition with visible weathering and some deterioration. The base of the ramp is in poor condition due to significant construction works south of Azzurra Street. The sculpture is enclosed by temporary fencing to the west and a new limestone retaining wall to the south.

7. Site of the former Atlantis Marine Park

The site of the former Atlantis Marine Park extends from Sovereign Drive in the north to the southern boundary of the *Sun City Precinct, Two Rocks*. The area is bounded by Lisford Avenue in the east and Enterprise Avenue in the west. For this assessment the area of land once occupied by the former Atlantis Marine Park has been divided into two sections: north of Azzurra Street and south of Azzurra Street.

The land north of Azzurra Street is predominantly remnant bushland with dense vegetation and remnants of a concrete retaining wall. The land directly east of the King Neptune Sculpture, which is in the south-west corner, has been cleared as of May 2022. This area is mostly fenced off from public access.

As of May 2022, the land south of Azzurra Street has been cleared and is being prepared for new development. A small section of remnant bushland remains between the Two Rocks Tavern and the western extension of Azzurra Street. Within this section of bushland remains a limestone sculpture of a pod of dolphins.

8. Sun City Yacht Club

The Sun City Yacht Club is a single-storey steel-clad structure with a corrugated steel skillion roof located at the southern end of the *Sun City Precinct, Two Rocks*. The building has a square form with the front façade addressing the west. The western façade is clad with corrugated steel wall panels painted navy blue with double sliding doors and aluminium framed windows. The building has a paved courtyard extending along the northern and western facades with a shade cloth structure above the northern courtyard.

A separate gable shed structure is in the north-west corner of the site with matching external cladding. A detached shipping container is positioned along the southern façade of the Yacht Club with some small sailing boats on trailers. The club is enclosed by a steel posted chain mesh fence with a central steel gate.

The Sun City Yacht Club is in good condition; however, the detached sheds are showing signs of deterioration.

9. Two Rocks Volunteer Marine Rescue Group

The Two Rocks Volunteer Marine Rescue Group is a two-storey steel framed and clad building located along the southern boundary of *Sun City Precinct, Two Rocks*. The building has a rectilinear form with a low corrugated steel gable roof addressing the west. The western facade consists of two large roller doors to the

ground floor with a cantilevered first floor balcony above supported by square steel posts. The building is accessed via a steel staircase along the southern façade leading to a first-floor entry door. There is a sign on the southern façade that reads 'Two Rocks Volunteer Sea Rescue Group'. The building contains aluminium framed windows along the southern and northern façade.

The Marine Rescue building is built into the sloping landform with the first floor at the same level to the adjacent roadway. The building has an eastern courtyard with a detached shed extending off the northern façade enclosed by the Limestone Retaining Wall.

The Two Rocks Volunteer Marine Rescue Group is in good condition with some weathering along the southern façade.

13.3 COMPARATIVE INFORMATION

Principal Australian Historic Theme(s)

- 2.5 Promoting settlement
- 3.4.2 Fishing and whaling
- 3.15 Developing economic links outside Australia
- 3.19 Marketing and retailing
- 3.21 Entertaining for profit
- 3.23 Catering for tourists
- 4.1 Planning urban settlements
- 8.1 Organising recreation

Heritage Council of Western Australia Theme(s)

- 101 Immigration, emigration and refugees
- 104 Land allocation and subdivision
- 107 Settlements
- 305 Fishing and other maritime industry
- 308 Commercial services and industries
- 311 Hospitality industry and tourism
- 405 Sport, recreation and entertainment
- 506 Tourism
- 605 Famous and infamous people

Comparative Analysis

Sun City Precinct, Two Rocks is a coastal commercial development, comprising a marina, shopping complex and tavern, with the site of the former Atlantis Marine Park and associated King Neptune Sculpture.

Planned Settlement/Developments

Sun City Precinct, Two Rocks represents a portion of Alan Bond's Yanchep Sun City, a cohesive commercial, residential, and recreational development. The below places in the Heritage Council's Assessment Program are somewhat comparable:

- P17306 Medina Townsite (HCWA Assessment Program) – a suburb in the City of Kwinana designed by Margaret Feilman in the 1950s, who advocated community interaction and 'walkable neighbourhoods' by using

cul-de-sacs, laneways, and retaining natural bushland. The housing estate was constructed to provide housing for the workforce at the nearby BP Refinery. There are multiple housing types within this precinct, albeit dominated by the modest, vernacular housing constructed by the State Housing Commission in the post-WWII era. The place also includes commercial and civic facilities.

- P23525 Town of Wundowie (HCWA Assessment Program) – a State Government established townsite designed in accordance with the principals of the Garden City Movement. The place was the location of the first State funded charcoal iron plant and refinery and represents the State government's post-WWII efforts to establish industries in WA to be less vulnerable to threat of wartime and economic isolation, and housing to for the workforce. The place also includes civic facilities and some commercial elements.
- P25913 Former Government Housing Precinct, Hilton (HCWA Assessment Program) – a precinct comprising residential properties built by the State Housing Commission in the 1950s, the place was designed to largely follow the Garden City planning principles with curvilinear roads, small parks and irregularly shaped blocks. The place also included a police station, a school and a small row of shops.

The above examples were State funded in the immediate post-war era, generally to provide housing in areas close to industry/employment. *Sun City Precinct, Two Rocks* was privately funded to serve purely as a residential, commercial, and recreational development.

Tourism Attractions in Western Australia

Tourism in Western Australia had its origins in the natural wonders of the State. From the 1920s the newly established Tourism and Publicity Board promoted driving holidays to coastal towns and other natural features, such as the caves in the South West, which were marketed to domestic, interstate and international visitors. Rottnest Island (Wadjemup) was promoted as a major family holiday destination, although it remained closed during World War Two.⁸²

Interstate and international tourism began to grow when Perth hosted the Empire Games in 1962. The late 1960 and early 1970s saw the impact of post-war migrants on fashion, food, and business. By the 1980s 'wine tourism' had emerged out of the Margaret River region, which led to a flourishing of short stay accommodation, recreation, and hospitality industries.⁸³

The development and success of the former Atlantis Marine Park reflected and contributed to the growth of Western Australia's tourism industry in the early 1980s. The following tourist attractions, one of which is on the State Register and the other on the Heritage Council's Assessment Program, are somewhat comparable:

- P423 *Busselton Jetty* (RHP) - a refurbished timber jetty located at the eastern end of Geographe Bay. The place is significant in the

⁸² 'A Thematic History of Western Australia' (incl. Framework Spreadsheet & Narratives). Prepared for the Heritage Council of WA by Clare Menck, Historian, June 2018, p. 29.

⁸³ Menck, WA Thematic, p. 30.

development of the tourism industry and economy in the Busselton area. It has served as a tourist attraction since the late nineteenth-century. The place was included in the State Register of Heritage Places in 2009.

- P3324 Perth Zoo (HCWA Assessment Program) - a popular tourist destination, being Western Australia's premier zoological site since its opening in 1898. The place comprises a considerable assemblage of exotic and native Australian animals within 17 hectares of zoological gardens.

Many other tourist attractions have not been entered in the Historic Heritage database, nor the State Register or Heritage Council's Assessment Program. However, the following are perhaps more comparable to the former Atlantis Marine Park:

- Adventure World, Bibra Lake – the only hybrid theme park and water park in WA. Some of the original attractions from its opening in 1982 are still within the theme park, including the cave-like structure Skull Rock overlooking the swimming pool, waterslides (including the Rocky Mountain Rapids), and the animal participation park. Adventure World operates on a seasonal basis and is closed during the winter months.
- AQWA (Aquarium of Western Australia) - formerly known as Underwater World the place is an aquarium located at Hillary's Boat Harbour. Originally constructed with one aquarium in 1988, AQWA now has over forty exhibits showcasing native Western Australian marine life and features a 100 metre Underwater Tunnel.
- El Caballo Blanco (Spanish for the White Horse) - an equine Andalusian hotel and theme park which was located in the north-eastern suburb of Wooroloo from 1974 to 1995. Founded by businessman Ray Williams, the theme park attracted over a quarter of a million visitors a year. In 2013, the place was converted into an over-45s resort-style village, before being sold in 2020 to the Aboriginal Housing Foundation.
- Dolphin Experience, Monkey Mia - site where visitors can interact with dolphins in their natural habitat. Unlike the former Atlantis Marine Park, the dolphins at Monkey Mia live in the wild, with a select group of dolphins coming to shore and being fed under strict guidelines with a Parks and Wildlife Service officer present. There is no set feeding time and the dolphins arrive of their own accord. The Dolphin Experience is also considered one of the most non-invasive research sites globally. Similar guided interactions with wild dolphins are also available at the Dolphin Discovery Centre, Bunbury.

Although the above tourist attractions are somewhat comparable to the former Atlantis Marine Park, perhaps the most comparable place is Sea World Marine Park, a marine mammal and theme park located on the Gold Coast, Queensland. Sea World features numerous rides, shows, and exhibits, with dolphins, polar bears, seals, sharks, and penguins.

Marina

The Two Rocks Marina was constructed in 1974 and comprises approximately 118 boat pens across a water area of 11.4 hectares, supported by a land area of

5.6 hectares. No comparable places have been entered in the Historic Heritage database, nor have any been entered in the State Register or included in the Heritage Council's Assessment Program. However, the following places have been identified as comparable to the Two Rocks Marina:

- Hillarys Boat Harbour - a popular tourist and recreational destination constructed in 1987 to cater for the America's Cup Challenge Series. The facility includes the marina, Sorrento Quay retail precinct as well as the Western Australian Aquarium (AQWA), formerly known as Underwater World. It comprises approximately 805 boat pens, across a water area 23.3 ha, and land area 23.3 ha.
- Mindarie Keys Marina - designed in preparation for the 1987 America's Cup in Fremantle but planning and environmental concerns stalled the project and it was not completed until 1989. The facility includes the harbour, hotel and marina which comprises approximately 246 boat pens across a water area of 10.1 ha, and land area of 5.6 ha.
- Mandurah Ocean Marina - constructed in 2001, it was developed with the aim to provide 'a Western Australian icon tourism development that could effectively function as a strategically placed boat harbour'. It is the largest regional marina in Western Australia, with approximately 598 boat pens across a water area of 17.4 ha, and 16 ha of land.⁸⁴

The above indicates that Two Rocks Marina is a relatively rare early example of a marina that also catered to a growing tourism market. The construction of marinas in Mindarie and Hillarys to cater for the America's Cup Challenge in Fremantle also demonstrates the accuracy of Alan Bond's claim that Australia's victory would translate to commercial and tourism cachet for Western Australia.

Shopping Centre

The development of the Two Rocks shopping complex formed part of the first phase of the proposed Sun City satellite city. The proposed development aligned with the Perth Corridor Plan which intended to promote residential corridors in Rockingham, Armadale, Midland and Joondalup.

A feature of suburban residential development was the associated development of retail and other facilities to support the increased population growth. Boans had opened the first suburban shopping centre in the suburb now known as Cannington in 1958. Small shopping centres also began to develop around suburban centres in the 1960s. However, in the 1970s as the sub-regions began to become established, shopping centres began to expand or larger integrated shopping precincts were created. By 1973, local councils had approved 92 retail shopping centres in five years reflecting a shift from high street shopping to enclosed shopping centres.⁸⁵

No comparable shopping centres have been entered in the State Register or included in the Heritage Council's Assessment Program. There are also no examples entered in the Historic Heritage database. However, the following examples are somewhat comparable to Two Rocks Shopping Centre:

⁸⁴ DevelopmentWA, 2020; Department of Transport – Two Rocks Marina Redevelopment, Section 38 Referral Support Documentation – Appendix 5.

⁸⁵ Menck, WA Thematic, p. 115.

- Rockingham Shopping Centre - a regional shopping centre first opened in 1971. It has been redeveloped and expanded several times, most recently in 2016.
- Midland Gate Shopping Centre - comprises two shopping centres constructed in the early 1980s. Swan City Shopping Centre was separated from Midland Gate by Sayer Street until the street was replaced by a pedestrian mall in the 1990s and Midland Gate absorbed Swan City. Several upgrades and expansions have been undertaken since that time.
- Armadale Shopping Centre - constructed in 1984 it has undergone several upgrades since that time. The centre, along with adjacent retail outlets, was incorporated into the Armadale Shopping City redevelopment in 2008.
- Westfield Carousel Shopping Centre - built in 1972. The complex incorporated the 1959 Boans Waverley store, in the suburb now known as Cannington. The complex originally contained 580 shops and has undergone several expansions and redevelopments.
- Whitfords City was constructed in 1978 and has undergone several upgrades since that time. It is a considerably large shopping complex catering the northern suburbs of Perth.
- Ocean Keys Shopping Centre, Clarkson - constructed in 2001, it was significantly redeveloped and expanded in 2014. The architectural design sought to reflect the history and surrounds of the development, and included motifs associated with the nearby Mindarie Marina. The redevelopment won the Commercial Architecture prize at the Australian Institute of Architects (WA chapter) awards in 2015.

The above indicates that the Two Rocks Shopping Centre is an early example of a shopping complex in Western Australia, one of which that was designed as an integrated element within the wider area.

Architect

Anthony Brand, also known as Tony Brand, was partner in charge at Forbes & Fitzhardinge during his design of the Two Rocks shopping centre complex, which was awarded a Design award in 1976 and a Bronze Medal for Architectural excellence in 1979.⁸⁶ The following places were also designed by Brand whilst he was with Forbes and Fitzhardinge:

- P9823 Hampton Senior High School (Assessment Program) – a predominantly two and three storey high school complex principally developed in three main stages between 1966-1970. This place is a fine example of Post World War II Brutalist architecture and is considered a rare application of the style to a school.
- P26251 South City Beach Kiosk (Within P9108 City Beach and Floreat Beach Precinct – HCWA Assessment Program) – a concrete beach kiosk designed in Late Twentieth Century Brutalist and Late Twentieth Century Organic styles constructed in 1970, which forms a distinctive element at City Beach.

⁸⁶ City of Wanneroo Local Heritage Survey 2016, Place 44. Two Rocks Shopping Centre, p. 162.

- P24341 UWA Music Department (P13702 University of Western Australia-Crawley Campus – HCWA Assessment Program) – a two and three storey complex of buildings constructed from 1976 in an interpretation of the Late Twentieth Century Perth Regional Style.

The above indicates that the Two Rocks shopping centre is a representative example of the work of architect Tony Brand and may be an uncommon example of his work applied to a shopping centre.

13. 4 KEY REFERENCES

Two Rocks Town Centre Precinct Heritage Assessment Draft, prepared by Griffiths Architects in June 2022 for Fini Group.

13. 5 FURTHER RESEARCH



HERITAGE
COUNCIL

HC CURTILAGE MAP P26470 SUN CITY PRECINCT, TWO ROCKS

MAP 1 OF 2 PREPARED BY TIMOTHY KIPPO (MAPPING/GIS OFFICER) 14/07/2022

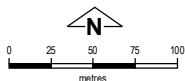




HERITAGE
COUNCIL

HC ZONE OF SIGNIFICANCE MAP P26470 SUN CITY PRECINCT, TWO ROCKS

MAP 1 OF 2 PREPARED BY TIMOTHY KIPPO (MAPPING/GIS OFFICER) 15/07/2022



GDA 1994 MGA Zone 50

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Legend

- Curtilage
- Primary
- Secondary