



TWO ROCKS
Development Application
Commercial Development

Woolworths, Two Rocks
Heritage Impact Statement

Prepared for:
Urbis

On behalf of
Fabcot Pty Ltd

October 2021

Griffiths Architects





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Introduction

This Heritage Impact Statement (HIS) was prepared by Griffiths Architects and outlines a Development Application at 10 Enterprise Avenue, Two Rocks for a new Woolworths for Fabcot Pty Ltd.

The works are mainly located on land that used to be part of the Atlantis Marine Park that first opened in December 1981. The marine park featured performances by the dolphins, seals and sea lions were held throughout the day with visitors also able to view the feeding of sharks and giant stingrays in the oceanarium. Also on the site were three restaurants, a monorail, a water park, a playground, a trampoline park, a miniature golf course, a 'touch' pool and later an education area focussing on the marine world. The Park closed in 1990 and over time the structures on the site were filled in, removed or left to deteriorate.

With the loss of the park the Two Rocks town centre suffered but in the last 30 years with the increasing urban sprawl of Perth bringing new major urban centres closer to Two Rocks the Town Centre is once again thriving.

The HIS examines the impacts of the proposed development on the Two Rocks Town Centre Precinct.

The development application is for mixed use retail development that will include a new Woolworths, café and retail spaces with associated parking facilities.

The HIS considers the heritage values as described in the Statements of Significance from the Two Rocks Town Centre Precinct Heritage Assessment December 2006 by Philip Griffiths with Kris Bizzaca and the statement of significance from the City of Wanneroo Local Heritage Survey

Summary

The area has been left vacant since the closure of Atlantis Marine Park in 1990 and its subsequent demolition.

The new development is set back sufficiently that it does not directly visually sit against the Two Rocks Shopping development. Linking development will occur between the two in the future. The materials palette of the new development is sympathetic to the existing shopping centre and existing landscape. The form and scale of the project is significantly larger than the existing shopping centre, but the facades are broken up with speciality shops and café to reduce the overall massing. The café facing the King Neptune Statue ensures it retains its landmark qualities.

Overall, the development will not negatively affect the heritage significant places within its surroundings.



Location

Two Rocks is located 61km from Perth and represents the northern most extent of the Perth Metropolitan area. The current population is 3,784 with a forecast to grow to 20,879 by 2041. Two Rocks is only 15km from Yanchep National Park a major tourist destination.

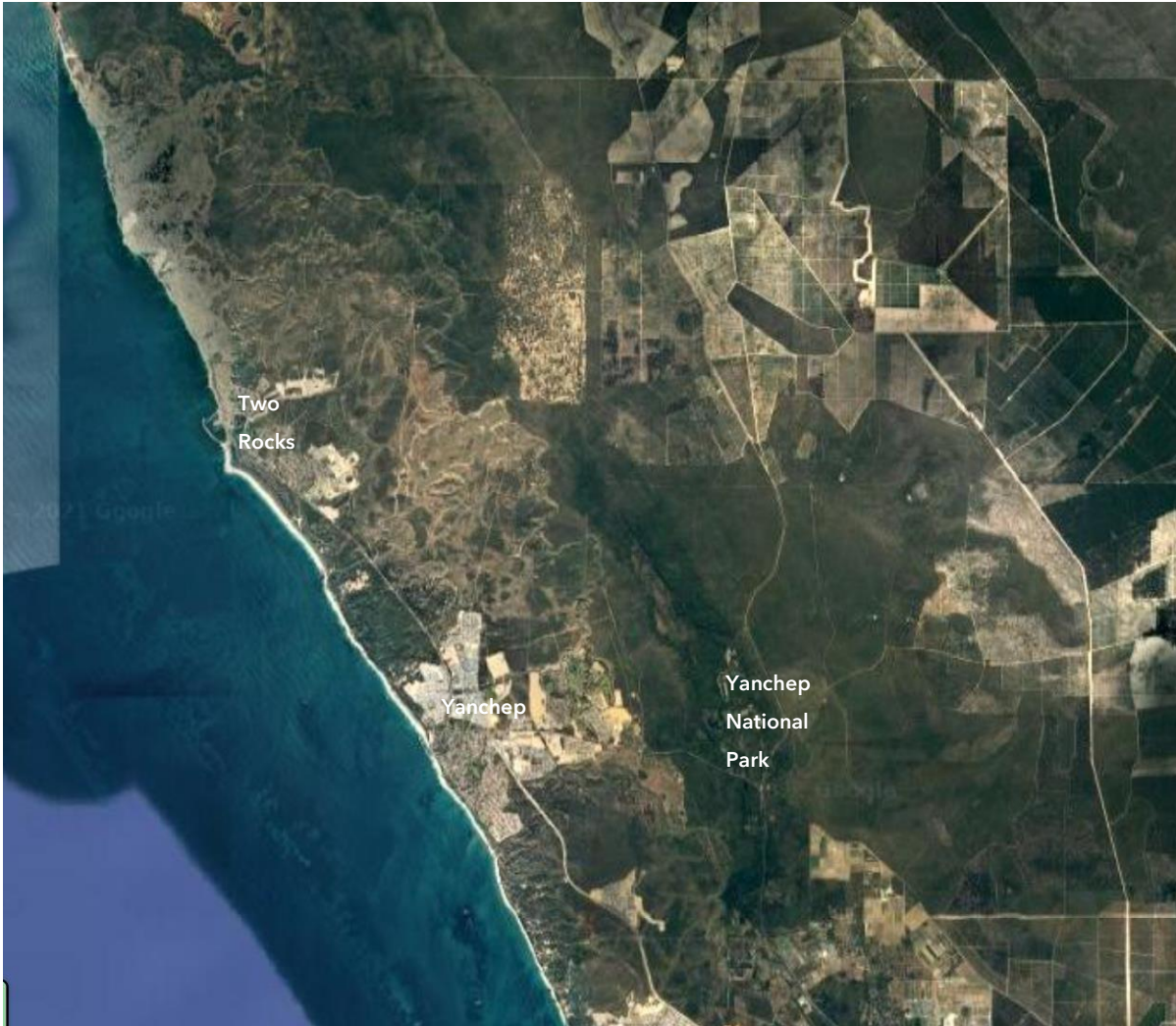


Figure 1 Location Plan, *Google Maps 2021*.



Figure 2 Site Plan with approx. location of development in red, Google Maps 2021.

Heritage Listings

State and Local Heritage Listings: there are numerous listings in the vicinity of the Two Rocks precinct. These included

- *Atlantis Marine Park (former) Place no. 17523 – RHP – to be assessed – 11 September 2020*
- *Sun City Precinct, Two Rocks Place no. 26470 – RHP – to be assessed – 11 September 2020*
- *Two Rocks Shopping Centre and Tavern Place no. 16771 – RHP – to be assessed – 11 September 2020*
- *King Neptune Sculpture Place no. 17935 – RHP – to be assessed – 11 September 2020*
- *Waugal Monoliths Place no. 17948 – RHP – to be assessed – 11 September 2020*

There is a listing under Two Rocks Marina Precinct Place no. 17953 that is RHP – Does not warrant assessment.



The place has multiple listings within the City of Wanneroo Local Heritage Survey:

- *Atlantis Marine Park (10 Enterprise Ave) Place no. 42 - Category 4*
- *King Neptune Sculpture (10 Enterprise Ave) Place no. 43 - Category 2*
- *Two Rocks Shopping Centre (10 Enterprise Ave) Place no. 44 - Category 4*
- *Two Rocks Tavern (10 Enterprise Ave) Place no. 45 - Category 4*
- *Waughal Monoliths (10 Enterprise Ave) Place no. 46 - Category 4*
- *Two Rocks Limestone Retaining Wall (Pope St and Enterprise Ave) Place 48 - Category 4*

Contributors

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Background

For a full description of the former Atlantis, refer to the Heritage Assessment. This information is intended to assist in a better understanding of context.

Two Rocks Town Centre Precinct, which the proposed development sits within, comprises retained dunes, limestone retaining walls, a concrete block construction shopping centre and tavern in the Perth Regional style (1974) and limestone figures, together with the remains of Atlantis (1981) and concrete construction King Neptune statue (1981).

The post-World War Two period brought about significant changes to the Perth metropolitan region that came as a result of rapid expansion due to the massive post World War Two Australian reconstruction and mass immigration together with the WA industrial and mineral boom of the 1950s to the 1970s.¹ At this time, it was the 1955 'Plan for the Metropolitan Region, Perth and Fremantle'² that laid out the coordinated approach of the expansion of the metropolitan region.³ One of these was the North West Corridor, stretching along the coast north of Perth and encompassing Yanchep National Park which was identified for residential and recreational purposes.⁴

¹ Seddon, G. & Ravine, D., *A City and its Setting*, Fremantle Arts Centre Press, Fremantle, 1986, p. 187; Alexander, I., 'The Central Area', in Gentili, J., (ed), *Western Landscapes*, UWA Press, Nedlands, 1979, p. 412.

² Stephenson, G. & Hepburn, J.A., 'Plan for the Metropolitan Region, Perth and Fremantle, 1955 Report', Government Printing Office, Perth, 1955.

³ Georgiou, J., 'The Metropolitan Region', in Pitt Morison, M. & White, J. (eds.), *Western Towns and Buildings*, UWA Press, Nedlands, 1979, pp. 249 & 251.

⁴ Stannage, T., *Lakeside City: The Dreaming of Joondalup*, UWA Press, 1996, pp. 20 – 29; MRPA, 'The Corridor Plan for Perth', MRPA, 1970, pp. 40 – 43.



It is within this context, in 1969, that the Bond Corporation Pty Ltd purchased the Wydgee Pastoral Company's approximately 19,000 acre property for what became known as 'Yanchep Sun City' (YSC).⁵ YSC was proclaimed to be the largest private landholding to be developed for a 'major leisure, residential and retirement centre'.⁶

in 1973, Sun City Marina was purportedly built in a record time of nine months. The first stage comprised the building of the breakwaters and service areas and the second incorporated tall retaining walls, dry and wet docks, and private and commercial boat pens.⁷

The marina went on to receive a Merit Award for excellence in design and construction in the 1976 WA Engineering Awards⁸ and recognition from the WA Chapter of the Royal Australian Institute of Architects for its noteworthy design followed in 1979 by the WA Chapter's prominent Bronze Medal Award.⁹

Problems at the Bond Corporation resulted in the Tokyu corporation taking over management of YSC by 1975.¹⁰ It had developed large scale urban projects at places like Seattle before President Noboru Gotoh became interested and then convinced of YSC's 'suitability for public recreation and a housing development'.¹¹ Ongoing problems led to Tokyu plans to purchase the Bond Corporation's 51% share of YSC. The purchase was finalised on 20 March 1978 making YSC fully owned and managed by Tokyu.¹²

The plans for the \$20 million marine park, which was located on 10 hectares adjacent to the Two Rocks Town Centre and Tavern, were announced in January 1981. The park was to:

feature aquatic shows with WA dolphins, seals, sealions [sic] and hand feeding of sharks and giant rays... it would include a series of pools and aquarium, an ocean theatre pool and a stadium.¹³

Taking its name from the island of legend, the Atlantis Marine Park was first opened at 10am on 26 December 1981.

⁵ Bond Corporation, Annual Report, 1973, pp. 2& 4; Spillman, K., *The Dreamkeepers: Tokyu Corporation's First 30 years in Western Australia 1974 – 2004*, Yanchep Sun City Pty Ltd, 2005, pp. 12 – 13, 20; Chambers, op. cit., pp. 112 & 128. The pastoral property, known as the Yanchep Estate, was originally owned by the Hon. Lady Mary Lindsay, wife of Robert Lindsay Aide de Camp to Lord Beauchamp the Governor General of Australia. Mrs Lindsay purchased the place from the Midland Railway Company after she visited the Yanchep area in 1925/1926. She owned Yanchep Estate for some 30 years and was a prominent identity residing half the year at her isolated cottage in Yanchep and the other half in 'high society' Europe. There are several well-known stories about Mrs Lindsay including her solitary walks on her property while bedecked with jewels and tales of her spreading native seed by hand. (Moloney, A., 'The Story of Yanchep', typescript, n. d. [c. 1979], n. p. [Ch. 5]; Chambers, op. cit., pp. 56 – 58, 112; *Wanneroo Times*, 13/10/1992; *Countryman*, 3/4/1986.)

⁶ Quotation from Bond Corporation, Annual Report, 1973, p. 4; see also Spillman, op. cit., pp. 12 – 13, 20.

⁷ Bond Corporation, Annual Report, 1973, p. 4; Moloney, op. cit., Ch. 6.

⁸ Bond Corporation, Annual Report, 1976, p. 6.

⁹ *The Architect*, 79/2, Vol. 19, No.2, p. 14.

¹⁰ Spillman, op. cit., p. 27 – 28; Bond Corporation, Annual Report, 1975, pp. 4 – 5.

¹¹ Ibid, p. 22. The joint venture meant that a number of executives from Tokyu in Japan relocated to WA. The move to Perth and to Yanchep/Two Rocks was a major cultural shock for the executives and their families with language and ethnicity barriers as well as significant changes to lifestyle. (Ibid, p. 26.)

¹² All information and quotation (p. 39) from Spillman, op. cit., pp. 34 – 40.

¹³ Hamlet, J. & Langley-Kemp, J. (eds.), *Yanchep/Two Rocks: Yesterday and Today*, Sun City Writer's Group, 2000, p. 15.



In 1982, the Atlantis Marine Park was awarded Western Australia's most important prize for tourism, the Sir David Brand Award.¹⁴

This signalled a period of prosperity for the Yanchep/Two Rocks area. The early 1980s saw YSC redevelop of the Yanchep Holiday Village as the Club Capricorn holiday resort¹⁵ and the opening of a new golf course club house by international golfer Jack Newton in November 1985.¹⁶ YSC and the Wanneroo local government worked together with Yanchep/Two Rocks residents to improve and expand public facilities like the surf lifesaving club, the bowling green, an arts and crafts building, and the establishment of a library in the bini shell in 1983.¹⁷ The marina grew to accommodate a number of pleasure craft as well as approximately 65 boats associated with the local crayfishing industry. The Two Rocks Shopping Centre and Tavern was open seven days a week and included a supermarket, bakery and medical centre.¹⁸

The closure of Atlantis Marine Park in 1990 in turn affected the economy of Two Rocks and resulted in several small businesses in the Two Rocks Shopping Centre and Tavern being shut down. During the 1990s, the community of Yanchep/Two Rocks went on to face much of the social and cultural problems felt by many small communities throughout the state and Australia.

The Fini Group purchased Two Rocks Town Centre Precinct, comprising the Shopping Centre and the former Atlantis Marine Park site, in 1999.¹⁹

In August 2006 when the heritage assessment was prepared, the Two Rocks Shopping Centre and Tavern continued to serve the purpose for which it was originally built. Some landscaping elements, limestone pathways and walls, the King Neptune Statue and the former entrance marked by Mark Le Buse's sculpture of a pod of dolphins were all that remained of the Atlantis Marine Park (fmr) in 2006.

¹⁴ Spillman, op. cit., p. 51; *YSC Gazette*, Issue 9, October 2004, p. 1. Note: The prize was not actually awarded until a ceremony in 1983, which has caused some confusion about the year in which the award was received.

¹⁵ Spillman, op. cit., p. 55. Club Capricorn underwent major extensions in c. 1985. (*Western Mail*, 3-4/8/1985.)

¹⁶ Spillman, op. cit., p. 58.

¹⁷ Spillman, op. cit., p. 54; Chambers, op. cit., p. 163.

¹⁸ Spillman, op. cit., p. 54.

¹⁹ Certificate of Title, Vol. 1892, Fol. 740.



Statement of Significance

The statement of significance has been taken from the 2006 Two Rocks Town Centre Precinct Heritage Assessment by Philip Griffiths Architects with Kris Bizzaca

Two Rocks Town Centre Precinct, comprising retained dunes, limestone retaining walls, a concrete block construction shopping centre and tavern in the Late Twentieth Century Perth Regional style (1974) and limestone figures, together with the remains of Atlantis (1981) and concrete construction King Neptune statue (1981), has cultural heritage significance for the following reasons:

the place is integral to the history of the development of Yanchep Sun City from the early 1970s, one of the most significant residential, commercial and recreational investment projects undertaken by a private owner/company in this post World War Two period;

the limestone retaining walls and statue of King Neptune have acquired landmark status in a local context and the latter in terms of the region;

the place has social and historical significance to the local community for its contribution to the understanding of the development of Two Rocks and Yanchep, and also for the central role it has and still plays in the everyday lives of residents;

the place contributes to an understanding of the importance of Yanchep as a holiday and tourist destination in concert with the Yanchep caves and National Park, the beach and original shack and fishing settlements along the coast, the Two Rocks marina and town centre as well as Atlantis Marine Park (fmr), the first marine park and oceanarium to be established in Western Australia in 1981;

Two Rocks Shopping Centre and Tavern was a noteworthy design in the context of the mid and late 1970s; and,

the place has associations with former owner Alan Bond, the Japanese company Tokyu Corporation, which has owned and managed the Yanchep Sun City project for over 30 years, and Anthony Brand then of Forbes and Fitzhardinge, designer of the Two Rocks Shopping Centre and Tavern.

The carved limestone artworks, or Waugal Monolith Sculptures have no intrinsic artistic value and have little cultural heritage significance in relation to the shopping centre complex, while carved limestone figures that remain in the ruins of Atlantis contribute to an understanding of the facility.

The car parking, shopping centre service elements, chain link fences, shop fittings, together with the remains of substations, pump works, and the like have no cultural heritage significance.



Sun City Yacht Club and marina area together with the second shopping centre to the north of the original town centre precinct was not included in this assessment.

New Works

The proposed works involve clearing of the land to construct a mixed-use retail development that includes a new Woolworths with 4 speciality retail spaces and café to the north and south of the entrance, with service area to the west side, pick up area to the north and parklet to the northwest corner. A larger separate retail building at the northeast corner of the site is separated from the main building by a car park. Two areas are to be left vacant for future retail use by others.

Impacts and Mitigation

In this assessment, the proposals are measured against the heritage values as per the Statement of Significance.

Statement of Significance - Two Rocks Town Centre Precinct Heritage Assessment December 2006 by Philip Griffiths with Kris Bizzaca

Heritage values	Potential Impact Analysis	Mitigation
The place is integral to the history of the development of Yanchep Sun City from the early 1970s, one of the most significant residential, commercial and recreational investment projects undertaken by a private owner/company in this post World War Two period	This is a historic value, there is no work that would impact on this value.	No impact or mitigation required
The limestone retaining walls and statue of King Neptune have acquired landmark status in a local context and the latter in terms of the region	There is no work that impact on the retaining walls. The outdoor café area opens out to the King Neptune statue giving patrons direct views to the statue.	Minor positive impact. The café facing the King Neptune Statue reinforces its landmark status.
The place has social and historical significance to the local community for its contribution to the understanding of the development of Two Rocks and Yanchep, and also for the central role it has and still plays in the everyday lives of residents	This is a historic value, there is no work that would impact on this value. The new development is typical of how commercial/retail spaces are constructed today. The juxtaposition of the two retail spaces shows the evolution of the retail environment.	No impact and no mitigation required.



The place contributes to an understanding of the importance of Yanchep as a holiday and tourist destination in concert with the Yanchep caves and National Park, the beach and original shack and fishing settlements along the coast, the Two Rocks marina and town centre as well as Atlantis Marine Park (fmr), the first marine park and oceanarium to be established in Western Australia in 1981	This is a historic value, there is no work that would impact on this value.	No impact and no mitigation required
Two Rocks Shopping Centre and Tavern was a noteworthy design in the context of the mid and late 1970s	There is no work that would impact on this value.	No impact and no mitigation required
The place has associations with former owner Alan Bond, the Japanese company Tokyu Corporation, which has owned and managed the Yanchep Sun City project for over 30 years, and Anthony Brand then of Forbes and Fitzhardinge, designer of the Two Rocks Shopping Centre and Tavern	This is a historic value, there is no work that would impact on this value.	No impact and no mitigation required

Statement of Significance - City of Wanneroo Local Heritage Survey

Heritage values	Potential Impact Analysis	Mitigation
Place 42 Atlantis Marine Park (site): The place has historic value for its association with the development of Two Rocks as a tourist destination and residential subdivision.	This is a historic value, there is no work that would impact on this value.	No impact and no mitigation required
Place 43 - King Neptune Sculpture: The sculpture is a landmark in the community of Two Rocks since 1982. The sculpture has historic value for its association with the development of Two Rocks Marina and the Atlantis Marine Park.	The outdoor café area opens out to the King Neptune statue giving patrons direct views to the statue.	Minor Positive impact. The café facing the King Neptune Statue reinforces its landmark status.
Place 44 - Two Rocks Shopping Centre: The place has aesthetic significance as a demonstration of the post war international/brutalist style expression in concrete block construction. The place has historic value for its association with the development of the Two Rocks townsite in the 1970's.	The materials palette of the new development is influenced by the existing Two Rocks Shopping Centre. The light-coloured brick and block work reflect the materials used in the existing shopping centre. The dark precast panels with recessed painted bubble pattern and white and timber cladding are designed to evoke a beach feel. The dark colour of the precast section of building and placement of specialty retail around the building will help disguise its bulk. While the west elevation is substantial future development in front will break up the bulk.	Little Impact/positive impact.



<p>Place 46 - Waughal Monoliths: The sculptures have aesthetic value as examples of a style of public art widely used in Perth during the 1970's.</p> <p>The sculptures have historic value for their association with the development of Two Rocks marina and townsite in the 1970's.</p>	<p>This is a historic value, there is no work that would impact on this value.</p> <p>It is the intention to relocate some of the sculptures to the site as art pieces, if permission to use them is granted.</p>	<p>No impact. The use of the sculptures as art pieces on the site would be a positive impact and will improve interpretation of the site.</p>
<p>Place 48 - Two rocks Limestone retaining wall: The structure is a landmark in the townsite as a dominant structure and for its bold construction form.</p> <p>The place has historic value for its association with the development of the area in the 1970's.</p>	<p>There is no work that would impact on this value.</p>	<p>No impact and no mitigation required.</p>

Conclusion

In this assessment, the proposals are measured against the heritage values presented in the Statement of Significances for the places noted in the sections above.

The area has been left vacant since the closure of Atlantis Marine Park in 1990 and its subsequent demolition.

The new development is set back sufficiently that it does not directly visually sit against the Two Rocks Shopping development. Linking development will occur between the two in the future. The materials palette of the new development is sympathetic to the existing shopping centre and existing landscape. The form and scale of the project is significantly larger than the existing shopping centre, but the facades are broken up with speciality shops and café to reduce the overall massing. The café facing the King Neptune Statue ensures it retains its landmark qualities.

Overall, the development will not negatively affect the heritage significant places within its surroundings.

References

Two Rocks Town Centre Precinct Heritage Assessment December 2006 by Philip Griffiths with Kris Bizzaca

Local Heritage Place local assessments:

- *Atlantis Marine Park (10 Enterprise Ave) Place no. 42*
- *King Neptune Sculpture (10 Enterprise Ave) Place no. 43*



- *Two Rocks Shopping Centre (10 Enterprise Ave) Place no. 44*
- *Two Rocks Tavern (10 Enterprise Ave) Place no. 45*
- *Waughal Monoliths (10 Enterprise Ave) Place no. 46*
- *Two Rocks Limestone Retaining Wall (Pope St and Enterprise Ave) Place 48*