








Proposed area to be re-zoned
from Parks & Recreation to
Urban Development - 2.1885 ha.

	Marmion Locality	.....	Total Area 115.5213ha
	MRS - Parks and Recreation	.....	4.7443 ha
	Parks and Recreation	.....	10.1955 ha
	Public Use	.....	6.0285 ha
	Residential	.....	61.9473 ha
	Commercial	.....	1.6234 ha
	Roads	.....	30.9760 ha

NOTE : Areas approximate calculated from DLI digital data.

Marmion Public Open Space Scedule

Prepared by City of Joondalup : Urban Design & Policy, Cartographic Section, 01/06/2004 - djt

Publication Date : 01/06/2004 -djt
Digital Photography : DLI December 2003
Cadastre Data : DLI Precise Capture 12/05/2004

50 0 50 100 Meters





Marmion Public Open Space Schedule

Prepared by City of Joondalup : Urban Design & Policy, Cartographic Section, 01/06/2004 - djt

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District Planning Scheme No.2 Amendment No. 24

LEGEND



BOUNDARY OF AMENDMENT
ZONE AREA

SCALE 1: 5000



METROPOLITAN REGION SCHEME RESERVES



PARKS AND RECREATION

WATERWAYS

LOCAL RESERVES



PARKS AND RECREATION

PUBLIC USE

ZONES



RESIDENTIAL

COMMERCIAL

URBAN DEVELOPMENT



EXISTING ZONING



SCHEME AMENDMENT

Residential Density Codes District Planning Scheme No.2 Amendment No. 24

LEGEND



BOUNDARY OF AMENDMENT
ZONE AREA

R-CODES



R20



UNCODED

SCALE 1: 5000



EXISTING RESIDENTIAL DENSITY CODE



SCHEME AMENDMENT



SUBDIVISION CONCEPT - OPTION C
LOT 61 LEACH ST. MARMION.



CHAPPELL
+ LAMBERT
Scale 1:1000 16.01.04

**CSIRO Marine Research Site – Lot 61 (14) Leach Street, Marmion
Planning, Development and Land Tenure History**

Previous Applications:

1. BA72/0690 – Marine Laboratory (Commercial Micro)
2. BA71/0690 – Marine Laboratory
3. SU81193 – Subdivision of portion of the site (16 lots) – supported by City 22/3/90 – no decision details found.
4. SU87155 – Subdivision of site - not supported by City – refused – 4/5/93.
5. DA3111 – Pipeline & Pump Station – 1993 – File ref 30/269
6. DA5001 – Extensions for Aquarium & Laboratory – 1995 – File ref 30/269
7. AM1/503 – Amendment 503 to Town Planning Scheme No. 1
 - Application to rezone the land from Reserve – Public Recreation to Residential Development in 1989/90.
 - Council initiated Amendment 503 for the purposes of advertising at its meeting on 9/8/89 (D20803).
 - Special electors meeting held at the Sorrento/Duncraig Community Centre, Warwick Road, Duncraig on 26/7/1990. Meeting requested Council not to approve Amendment 503.
 - Council at its meeting on 26/9/90 (E20933) resolved to discontinue Amendment 503 on the grounds that ‘such rezoning could result in a reduction of facilities currently developed by CSIRO, and a consequent reduction in employment opportunities would be contrary to City of Wanneroo policy’.
8. AM1/600 – Amendment 600 to Town Planning Scheme No. 1
 - Application to rezone the land from Reserve – Public Recreation to Residential Development in 1991/92.
 - Council initiated Amendment 600 for the purposes of advertising at its meeting on 4/12/91 (F21205).
 - Special electors meeting held in the Council chambers on 16/6/1992. Meeting requested that the site be retained as ‘Reserve Public Recreation’ and called upon Council to ‘ensure the site is not significantly further developed and that it always remains within significant bushland’.
 - Despite the City’s recommendation to support final approval to Amendment 600, Council at its meeting on 8/7/92 (E20725A) resolved to discontinue Amendment 600. Council also resolved to not support the application to subdivide the land on the grounds of ‘objections received and the incompatibility with residential amenity’.
9. AM2/24 – Amendment 24 to District Planning Scheme No 2
 - Current application to rezone the land from Local Reserves ‘Parks and Recreation’ to ‘Urban Development’

Background History1939

Lot 61 Cliff Street, Marmion included as part of an area subdivided for residential purposes and subsequently gazetted as Reserve 31108 for the purpose of 'Recreation and Parking'. Although the reserve was gazetted for recreational purposes, there is no evidence that the reserve was ever developed as a park, car park or any other facility. It appears that Lot 61 remained as an area of relatively undisturbed bushland until the development of the CSIRO facility in 1975.

1973

CSIRO considers the development of a regional fisheries laboratory at a site in Waterman adjacent to the Western Australian Department of Fisheries and Fauna laboratory (WADFF), however despite support by the WADFF, the facility did not proceed in this location due to City of Stirling opposition. An alternative site was identified in Marmion (Lot 61 Cliff Street, Marmion).

In September 1973, the Taxation Department valued the land at \$135,000, with this figure based on residential land values.

In December 1973, the State Minister for Lands (Mr Evans), advised Federal Minister for Science (Mr Morrison) that Marmion Lot 61, containing an area of 2.1878 hectares, is available for sale to the CSIRO in accordance with the provisions of Section 7 of the Land Act for \$100,000, which was the unimproved market value of the land at that time.

1974

In April 1974, the then City of Wanneroo advised Department of Housing and Construction that it supported the laying of suction pipes between Lots 52 and 53 Leach Street and Lots 37 and 38 West Coast Drive, Marmion, linking proposed laboratory on Lot 61 Leach Street to a pump house on the foreshore reserve.

In November 1974, the Reserve status of Lot 61 Cliff Street, Marmion was cancelled and notification provided within the Government Gazette on 22/11/1974.

1975

In March 1975, acquisition of the site by the CSIRO from the WA State Government was completed. No restrictions/encumbrances/conditions could be found with respect to the transfer of land ownership or restricting use of the land.

During 1975, CSIRO constructed marine research laboratories upon the site, with the buildings designed by the Australian Government Department of Housing and Construction.

1978

In February 1978, a letter was received by the then City of Wanneroo from the Department of Land and Surveys concerning public open space on the corner of Warwick Rd and Marmion Ave and Lot 61 Leach St, Marmion. According to City of Wanneroo reports at the time, it appears that additional public open space was provided on the corner of Warwick Rd and Marmion Ave as a result of Lot 61 Leach Street being transferred to the CSIRO for laboratory purposes.

1989

In August 1989, Council resolved to initiate Amendment No. 503 to Town Planning Scheme No. 1 (TPS1) to rezone Lot 61 Cliff Street, Marmion, from Reserve Public Recreation to Residential Development. Land to north and south of existing buildings on the site was surplus to CSIRO's requirements, with 14 lots proposed over this surplus land.

1990

In July 1990, a Special Electors Meeting was held with respect to Amendment 503 to TPS 1. The following resolution was passed:

1. *"this meeting requests Council not to approve the proposed Amendment No. 503 to Town Planning Scheme No. 1 to rezone Lot 61 Cliff Street, Marmion, from Public Recreation to Residential Use;*
2. *Council requests the Commonwealth Government to reconsider the decision to subdivide and sell two portions of Lot 61 adjoining the CSIRO Marine Laboratory and to meet the express wish of most or all of the adjacent residents, those areas to be left as open space and available for future expansion of the CSIRO."*

In September 1990, Council was requested to grant final approval to Amendment 503. Council, however, resolved not to support the officer's recommendation and did not grant final approval to the amendment, citing resident objection to the proposal.

In October 1990, the Department for Planning and Urban Development advised that it had noted Council's decision not to proceed with Amendment No. 503 to TPS 1.

1991

In November 1991, another rezoning request (Amendment 600) was received by the then City of Wanneroo. The supporting report stated that public open space provision in Marmion comprises 9.7% (8.18ha) of the gross subdividable area, which equates to a 0.3% shortfall. The report stated that this is insignificant considering proximity to the ocean foreshore and Star Swamp.

In December 1991, Council considered the proposal to rezone Lot 61 Leach Street, Marmion, to Residential Development and Special Use to accommodate the marine research facilities. 15 residential lots were proposed. The plan had been modified since Council discontinued Amendment 503 to Town Planning Scheme No. 1 on the grounds of resident objection. Changes to the plan were considered to largely satisfy the concerns expressed by the residents in relation to local employment, generation of less traffic than that required for office development and adequate buffer zones around the existing facilities. The Scheme Amendment report reads:

- The CSIRO has requested consideration of a further rezoning partially modified by the reduction in the number of duplex lots and inclusion of a pedestrian accessway (requested in previous proposal).
- The land is privately owned by the CSIRO and the existing Parks and Recreation Reserve is a legacy of a past oversight.
- The rezoning of the central portion to accommodate the marine facilities will comply with existing uses and rectify the current anomalous Parks and Recreation reservation.
- The residential development of the site will generate less traffic than the alternative of office/research uses and hence less impact on the surrounding area.
- The area being retained by the CSIRO will allow for future expansion of the laboratory facilities if required by the CSIRO or others.
- That adequate buffer areas have been planned around the existing facilities.

The following resolution was carried:

“...Council:

- 1. supports an amendment to Town Planning Scheme No. 1 to rezone portion Lot 61 Leach Street, Marmion, from “Reserve Public Recreation” to “Residential Development” and portion to “Residential Development Special Zone (Additional Use) Research Centre and Offices.”*
- 2. Forwards the documentation for Amendment No. 600 to Town Planning Scheme No. 1 to the Minister for Planning for preliminary approval to advertise.”*

1992

In May 1992, a subdivision plan (ref 87155) for Lot 61 Leach Street was submitted to the then Department for Planning and Urban Development (DPUD). The marine research facilities were to be retained on 1ha lot and remaining land to the north and south subdivided into 15 lots (2 of these having duplex potential). A Pedestrian Access Way (PAW) was also proposed along the southern boundary of marine research facilities site.

In June 1992, a public meeting was held with 29 electors and 1 non-electors in attendance.

In July 1992, Council considered Amendment No. 600 to TPS 1. 22 submissions were received – 3 in support and 19 not in support of the proposed amendment. Concerns of residents centred on the loss of the last remaining bushland area and loss of amenity. The City's Officers recommended that Amendment be adopted and that the proposed subdivision be supported. However, the following resolution was passed:

"That Council:

- 1 discontinues Amendment No 600 to Town Planning Scheme No 1 to rezone portion Lot 61 Leach Street, Marmion from "Reserve Public Recreation" to "Residential Development" and portion to "Residential Development Special Zone (Additional Use) Research Centre and Offices";*
- 2 does not support the application submitted by Russell Taylor and William Burrell on behalf of CSIRO of the subdivision of Lot 61 Leach Street, Marmion, on the grounds of the objections received and the incompatibility with the amenity of the proposed residential development."*

On 9 September 1992 DPUD advised that it had noted the City's decision not to proceed with Amendment 600 to TPS 1.

1993

In April 1993 the City issued a development approval for a proposed pump station and pipeline between the coastal reserve and Lot 61 (14) Leach Street, Marmion.

In May 1993 the DPUD advised that it had resolved to refuse the subdivision application (ref 87155) for following reasons:

1. The land has been identified as being required as a Reserve for Public Recreation as shown in the City of Wanneroo's Planning Scheme No. 1, and for which purpose no subdivision is required to justified.

2. The proposed subdivision involves the creation of 15 lots the size and shape of which are more appropriate to residential use which is contrary to the intended public recreation use for which the land is set aside.

1995

In August 1995 the City approved extensions to marine research laboratory.

2002

In May 2002, the City was advised that the site is surplus to CSIRO's requirements and that CSIRO were investigating disposal options.

2003

In November 2003, the site was acquired by Marmion Estate Pty Ltd from CSIRO.

2004

In April 2004, a formal rezoning application lodged with the City for its consideration seeking to rezone the land from Local Reserves 'Parks and Recreation' to 'Urban Development'.

Scheme Amendment Process