

I, (Principal Petitioner) \_\_\_\_\_ of currently residing at \_\_\_\_\_  
 (e-Mail Address) \_\_\_\_\_ in the State of Western Australia, am the promoter of this petition which  
 contains \_\_\_\_\_ signatures.

~~477~~ 462

This Petition is presented before the President and Members of the Legislative Council of the Parliament of Western  
 Australia by Member - \_\_\_\_\_ (Name) on \_\_\_\_\_ (Date), who has verified that this  
 petition has been signed by \_\_\_\_\_ residents of Western Australia.

\_\_\_\_\_  
 (Signature Of the Presenting Member)

**PETITION IN RELATION TO APPLICATION OF CHANGE OF LAND USE TO "TAVERN" IN PREMISES OF ILUKA PLAZA**

To the President and Members of the Legislative Council of the Parliament of Western Australia in Parliament  
 Assembled:

**WE THE UNDERSIGNED ARE OPPOSED TO:**

- A. Change in Land Use to "Tavern" on the premises/ tenancies of Iluka Plaza and in any other premises/ tenancies within the Commercial Zone in Iluka, including the parcel of land South of O'Mara Boulevard.**
- B. Granting of "Tavern Restricted Licence" or "Tavern Licence" for proposed Tavern applications as per A.**

If approved, a Tavern will reduce economic diversity of cafe and restaurant options in our neighbourhood, increasing the density of alcohol supply by a bigger business group, in an over-catered market with other small businesses operating similar services within 1 km to 4 km of this site. **Additionally, it will bring tremendous and negative detriment to our quiet and peaceful beach side community with risk of antisocial behaviour, noise and increase in general nuisance** because:

1. The Size, Scale and Location and Nature of proposed tavern are not in keeping with neighbourhood character.
2. The location is **within less than 10 meters from New Residences** which share the same entry and egress point for vehicles as Tavern. It is proposed to **operate till midnight 7 days a week** which will surely create significant nuisance disturbing peace and quiet in our beautiful family suburb and community.
3. The Tavern is proposed to operate **in the Iluka Plaza, co-located with Early Childhood Learning Centre** for up to **87 young children, with** its hours of operation coinciding with service to vulnerable members of our community.
4. The Shopping Centre is already fraught with **poor car parking design** and Tavern Land use will further exacerbate the Car parking and access/ egress due to the following:
  - a. Upper Car Park and Lower Car Park are not interconnected for vehicular access/egress and each have **only one entry and egress point for vehicles**. If for any reason, these access/ egress points get blocked, all the other vehicles will have no other point of egress/ exit and will effectively get trapped;
  - b. There is already a **shortfall of Car Parking Bays** at calculation of 1 car bay per 20 sqm. of shopping centre Net Lettable Floorspace. A Tavern requires 1 car bay per 5 sqm. of Bar and Dining floor space as per City of Joondalup's Commercial, Mixed Use and Serviced Commercial Zone Policy;
  - c. In this instance 615 sqm., including alfresco is proposed for service of food and alcohol therefore creating **a net shortfall of 93 car bays created by the proposed Tavern**;
  - d. **A Medical Centre**, which has also been leased, **will also require dedicated parking of 5 bays per each practitioner** which will create further car parking deficit despite shared parking arrangements;
  - e. Additionally, there is **no provision of car parking cater to the staffing requirements of the Tavern**;
  - f. There is **no provision of nor is there any intention of providing any dedicated Taxi ranks**, which combined with parking shortfalls, may lead to parking related disputes as well as potential DUIs.

**We therefore beseech the Legislative Council to oppose and stop establishment of a Tavern in Iluka Plaza.**

I certify that this Petition conforms with  
 the Standing Orders of the Legislative Council.  
 \_\_\_\_\_  
 CLERK OF THE LEGISLATIVE COUNCIL.

No.	FULL NAME	FULL ADDRESS	SIGNATURE