

C I T Y O F W A N N E R O O

MINUTES OF SPECIAL MEETING OF ELECTORS  
HELD IN THE FUNCTION AREA, JOONDALUP ADMINISTRATION  
BUILDING, BOAS AVENUE, JOONDALUP  
ON WEDNESDAY, 1 NOVEMBER 1995

**ATTENDANCES AND APOLOGIES**

Councillors:	A V DAMMERS - Mayor, Chairman	Central Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	B A COOPER	Central Ward
	S P MAGYAR	Central Ward
	A G TAYLOR	South Ward
	A W WIGHT	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward

Town Clerk:	R F COFFEY
City Planner:	O G DRESCHER
Committee Clerk:	J HARRISON
Minute Clerk:	S BRUYN

In Attendance

Mr Luke Saracini - Saracen Properties  
Mr Dennis Delaney - McDonalds Restaurant

Apologies for absence were tendered by Cr Lynn and Mr J Clarko, MP, Member for Marmion.

There were 172 Members of the Public in attendance.

The Mayor declared the meeting open at 7.36 pm.

This meeting had been called in accordance with the provisions of Section 171(4) of the Local Government Act, in response to a petition of Electors.

The purpose of the meeting was to discuss the proposal for the establishment of a McDonalds Restaurant/Takeaway facility in the proposed shopping centre, Burregah Way, Duncraig.

In tendering her apology for absence, Cr Lynn stated that she had a previous engagement in the eastern states but would like to register her opposition to the building of the facility.

In tendering his apology for absence, Mr Jim Clarko wished it recorded that he is opposed to this facility being built in this area.

The Mayor introduced Councillors and members of staff and invited the City Planner, to address the meeting.

The City Planner, Mr Drescher, advised of Council's position in relation to the land, which was that it was zoned commercial for a small local shopping centre which enabled a whole host of commercial activities to be undertaken.

As a result of tenders, Bankwest sold the land and Council received an application for a medical centre and also a small shopping centre. The total floor area for this was 1290 square metres.

The City Planner stated that after speaking to Ward Councillors, who had no objection to a shopping centre with normal activities, concerns were raised relating to the inclusion of a drive-through and takeaway facility and some signage. The Applicant withdrew the fast food takeaway component and the drive-through facility from the application which was then approved.

He advised that a further application was submitted for a restaurant and drive-through facility which was advertised for a period of 30 days. Submissions were received prior and during the advertising period, with some 615 people objecting to the proposal during that latter period.

Mr Drescher commented that a report on this application would be considered by the Town Planning Committee at its next meeting on Monday, 6 November 1995 and the Committee's recommendation would be presented to Council at its meeting on Wednesday, 29 November 1995.

He advised that as an Appeal has been lodged regarding this application, Council will need to respond to the Minister. Council will also be seeking legal advice as to Council's position in this regard.

Mr Luke Saracini presented an outline of the proposed facility and drew attention to plans of the proposed local shopping centre.

He stated that they are still expecting Council to make a determination on this application. He explained that the reason the appeal had been lodged was that they had asked for a public meeting in July of people objecting to the plan, however a meeting had not been arranged and the appeal was lodged.

Mr Saracini advised that they were owners of the land and that the plan involved a 1290 square metre small local shopping centre which incorporates a super delicatessen, video store and small shops, such as a real estate agency, for local residents.

The McDonalds component of the facility is to be located at the front of the building, facing Marmion Avenue and Mr Saracini explained that they had tried to incorporate it as part of the overall development of the site and designed the entire building so that it was not entirely a "stand alone" McDonalds building. McDonalds will have its drive-through at the rear and this will be screened by the medical centre and a screen wall.

Mr Saracini reported that they had made note of the objections being raised in relation to noise and traffic and had engaged an acoustic consultant and a traffic consultant in this regard. The acoustic and traffic engineers had reported to them that most of the traffic coming west along Burregah Way would only increase by 10% in comparison with a use as a normal shop.

The Mayor then invited members of the public to make comment.

Mr David Taylor of Anembo Close, Duncraig addressed the meeting and presented overhead slides of the area near the proposed shopping centre. He said it was quite clear from the attendance and expressions of concern that this whole issue has caused a great deal of dismay and anxiety among residents in that area.

He advised that the shopping centre had been long anticipated by residents but would like to illustrate what he saw as the impact of a McDonalds outlet on a shopping centre.

Firstly, he said there would be an increase in traffic above that generated by a normal shopping centre, as it was obvious from the distribution of the existing shopping centres in relation to Burregah Way that the normal draw area for a local shopping centre would be confined to the immediate area of approximately 900 to 1,000 households. He stated that Sorrento, North Beach, Carine and Duncraig comprised a larger catchment area which is thirteen times bigger than a local shopping centre, with a massive potential to increase disruption in the local community.

Mr Taylor also advised that there would be a greater traffic hazard arising from increased traffic, particularly in feeder roads. He presented a slide of Beddi Road, on which were situated the Duncraig Child Care Centre, Mildenhall Senior Citizens Centre, Lady McCusker Homes and was opposite playing fields for children.

He said that the area is already congested and this would increase the safety hazard and substantially disrupt local community traffic. He also cited late night noise, hooliganism, local crime and more pollution as being major disruptions for the local community.

Mr Leedham Walker, a resident at the Trinity Retirement Village, 7 Beddi Road Duncraig, then addressed the meeting. He stated that he had a Unit in the south west corner of the complex which was directly opposite the proposed fast food outlet.

He advised that when he had been informed by the Administrator of Catholic Aged Homes that the block opposite had been set aside for a small shopping centre, he enquired as to what type of shopping centre was to be established. He was informed that no final decision had been made but there was to be a medical centre and a small village type shopping centre. When he enquired whether there was to be a fast food outlet, he was told no, but that there would be a delicatessen.

Mr Walker stated that his reason for moving into a retirement village was for security, for a peaceful existence and peace of mind.

He advised that he retired from the Western Australian Police Force 10 years ago and during the latter period of his career he had to prepare comprehensive crime reports for the Commissioner of Police to present to Parliament. He said that it was evident that where there was a suburb with a fast food outlet in a shopping centre, there was a strong trend to attract a certain unruly element of people, with more vandalism and crime in the area.

He commented that his son was the Detective Sergeant in Charge of C.I.B. Warwick and had told him that the trend is more pronounced than ever, with fast food outlets being more prone to hold-ups.

Mr Walker said that Council had only recently painted out the graffiti in the tunnels under Marmion Avenue near the retirement village but that already the tunnels had been painted over with more graffiti.

He advised that already it is not uncommon for cars to park along the verge in Burrarah Way, leaving skid marks on the verge. He queried what is going to happen with this element if a fast food outlet is established in the shopping centre.

Mr Walker stated that he did not object to a small shopping centre but opposed a fast food outlet and asked for consideration to be given to the aged retirement people for the retirement they have selected.

He believed that the area was already well catered for as far as fast food outlets are concerned, as there are three fast food outlets at Warwick, Chicken Treat at Duncraig Shopping Centre, Red Rooster in Marmion Avenue and two fast food outlets in Warwick Road at the Glengarry Shopping Centre.

Mrs Betty Gorrie, a resident of the Trinity Retirement Village, raised her concerns regarding the proposed fast food outlet. She reported that she was 73 and arthritic, with a 78 year old husband and was typical of the residents in the units around the perimeter of the village.

She commented that after talking to other people, she felt that there were good grounds for anxiety and that not too many of the people at the village would be ready for the type of intruder problems people talked about.

She advised that in the centre of Trinity Village there were 7 hostels for residents undergoing constant care and the staff there had told her they were concerned about the possibility of intruders being in the gardens.

Mrs Gorrie stated that they had the support of Catholic Aged Homes, which runs Trinity, and also from Lady McCusker Nursing Home, who have sent a letter of support to Council.

She commented that both Trinity and Lady McCusker were built as safe havens for the aged and that each block of land was marked as a reserve and aged persons homes and that no-one knew of the possibility of a fast food outlet next door. She said that those who had moved in for safety and security now feel cheated with the potential of this distressing change.

Mrs Gorrie was also concerned about the noise factor and queried why this particular food outlet was being considered as there were others so close by.

The Mayor responded that as it was a commercial site, the owners of the property had every right to put an application before Council.

Mrs Helen Bertolini of 6 Turner Close, Duncraig, then addressed the meeting and drew attention to the moral issue regarding this fast food outlet. She stated that the residents felt there was a disparity between how the land was first presented to them and to this development now being proposed.

She commented that they now had a very attractive suburb, to the credit and benefit of all those groups concerned, however this had only been made possible because property owners and other community groups have sincerely believed that the area would be consistently developed without any discordant outlets.

Mrs Bertolini advised that if there had been any hint of the incorporation of a fast food outlet in the shopping centre prior to the sale of land, the area would not have been developed as it has been today.

She commented that there must be some failing in integrity on the part of the Bank on the land being sold, as they have benefited substantially. She said that if people knew they were to be near a fast food outlet, they would not have bought their homes. The ratepayers were led to believe that only a small shopping centre was envisaged before purchasing their properties. She believes the development of a fast food outlet would spoil the area and the lives of the residents.

Mr Noel Gannon, President of the Marmion/Sorrento/Duncraig Ratepayers Association, then read a letter to Council in opposition to the fast food outlet being built in that centre. He stated that there were numerous outlets within a reasonable distance.

The proposed location of the fast food outlet would be adjacent to residential properties and the letter suggested that Council call a public meeting, which should not be held at Joondalup as there were a lot of elderly people who would not be able to attend otherwise.

The Mayor responded that every effort had been made to hold the meeting in Duncraig but unfortunately there were no venues available to enable the meeting to be held within the 35 day time frame.

Mr Dennis Petersen of 6 Finney Crescent, Marmion reported to the meeting that residents in his area had already had trouble with vandalism but since bollards were put in by Council there has been no vandalism. He stated that the people in his area are concerned regarding the type of person attracted to fast food outlets and fear that there will be an increase in crime.

He was also concerned about the effect of headlights when they use the drive-through at night.

Mr Des Croot of 4 Beddi Road addressed the meeting and also presented to the meeting a list of food outlets in the Duncraig area (Appendix 1 refers). He stated that Burragah Way was a very curvy street and was quite dangerous, especially if someone is parked on it. He was concerned that people coming along the street will not have any respect for the local area. He queried the possibility of putting in roundabouts and asked to know the expected traffic numbers expected to come through as a result of the traffic survey.

The Mayor responded that he did not have the figures with him but explained that when an application comes in a traffic study is automatically required.

Mr Saracini replied that they did not have numbers for people using the drive-through but traffic studies have assessed the numbers of traffic on the street will be increased by approximately 10% on that section of Burragah Way between the medical centre and Chessell Drive. He said that most of the traffic occurs between the two cross-overs near Marmion Avenue and that major road.

Mr Delaney was asked regarding numbers of cars going through the McDonalds outlet in Beldon. He replied that he did not have the figures of cars going through Beldon and could only go on traffic on Marmion Avenue and would expect that this would be 50% to 60% of the traffic going through Beldon. As there were 12,000 to 14,000 cars per week at Beldon, he would expect vehicles using this store to be in the vicinity of 6,000 to 8,000 a week.

Mrs Amy Petersen of 6 Finney Crescent, Marmion reported to the meeting that there were already 14 fast food outlets in the area and raised her concerns regarding pollution in fast food outlets.

Mr David Verryt of Anembo Close queried what the proposed trading hours would be. He also stated that there appeared to be a facility for people to come in the drive-through from the medical centre and queried if there would be a fence there.

Mr Saracini replied that he would be agreeable to a fence being put in place if so required.

Mr Delaney reported that the proposed hours would be Sunday to Thursday, 6am to 12 pm and Friday and Saturday would be open 24 hours.

Mr Verryt stated that in an earlier phone conversation Mr Saracini had said he would attend the meeting and give due consideration to the feelings of the people and asked Mr Saracini to honour this.

Mr Saracini said clearly that he would attend any public meeting that was held, listen to what the residents had to say, and raise any concerns they may have with his consultants.

**MOVED** Mr David Taylor, **SECONDED** Mr Noel Gannon that Council rejects the application for a fast food outlet at the shopping centre proposed for Burrarah Way, Duncraig.

The Mayor requested a show of hands with the following results:

<b>FOR THE MOTION:</b>	172
<b>AGAINST THE MOTION:</b>	0

The Mayor declared the Motion

**CARRIED UNANIMOUSLY**

There being no further business the Mayor declared the meeting closed at 8.54 pm.

# FAST FOOD OUTLETS IN WANNEROO

THERE ARE AT LEAST  
THIRTY

NOT COUNTING THE SMALL PIZZA  
TAKEAWAYS OR FISH AND CHIP SHOPS.

## McDONALDS:

*Warwich x 2	
*Whitfords	
Mirrabooka	
Beldon	
Subtotal	5
Plus-	
*Scarborough	1

## RED ROOSTER

Beldon	
*Carine	
*Warwick	
*Woodvale	
Girrawheen	
Subtotal	5

## KFC

Balcatta	
Beldon	
*Duncraig (Glengarry)	
Joondalup	
Merangeroo	
*Whitfords	

Subtotal 6

## CHICKEN TREAT

*Duncraig	
Girrawheen	
*Kingsley	
Mirrabooka	
*North Beach	
Ocean Reef	
Wakkiki	
Wanneroo	
*Warwick	
Subtotal	9

## HUNGRY JACKS

Balga	
*Glengary	
Joondalup	
Mirrabooka	
*Whitfords	
Subtotal	5

*Those (14) FF Outlets already  
affecting and servicing the area are  
marked with an asterisk thus \**