



City of  
**Melville**

## **AGENDA**

### **DEVELOPMENT ADVISORY UNIT MEETING**

#### **NOTICE OF MEETING**

I respectfully bring to the attention of Committee Members that a Development Advisory Unit Meeting will be held in the Melville Civic Centre, 10 Almondbury Road, Booragoon on Monday, 23 February 2026 commencing at 9:00 AM.

**Kate Bainbridge**  
**Manager Development Approvals**

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners and custodians of the lands on which the City stands today and pays its respect to the Whadjuk people, and Elders both past, present and emerging.

Use this link to access the [City of Melville Council Meetings YouTube channel](#) to watch the live stream or access the recordings of public Council meetings.



## Development Advisory Unit

1. The DAU is not a decision making forum – it is an operational meeting to inform the recommendation to the Manager Statutory Planning on Development Applications and other planning proposals.
2. Should any Elected Member wish to discuss the content of any item included as part of the attached agenda, please contact Kate Bainbridge, Manager Statutory Planning and Building. Contact should be established as soon as possible after the publication of the agenda to the City of Melville website. Contact details are as follows: Tel 9364 0626 or via the Elected Members Portal.
3. Should an Elected Member propose that an item on this agenda be referred to Council for determination, a request to that effect must be made to the Chief Executive Officer (CEO). This request shall be made in accordance with the requirements set out by DAU Terms of Reference contained within Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
4. Should any applicant or adjoining property owner object to any proposal included as part of this DAU agenda, then an opportunity exists to request that the application be determined by Council. All such requests should be referred to an Elected Member of Council for the Ward within which the development application is located. An Elected Member may request that the application be determined by Council. Any call up request from an Elected Member shall be made in accordance with the requirements set out by DAU Terms of Reference contained within Local Planning Policy LPP 1.1 'Planning Process and Decision Making'.
5. In the absence of any referral request, a decision on any application included as part of this DAU agenda can take place under delegated authority to the Manager Statutory Planning and Building, after midday on the second Monday after the Friday publication of the minutes to the City's website. In the event that the DAU Agenda is not published to the City's website until the Monday after the DAU meeting, a decision on the application can still take place the following Monday.

**DISTRIBUTED: FRIDAY 27 FEBRUARY 2026**

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## 1 ATTENDANCE AND APOLOGIES

### In Attendance

<u>Officer</u>	<u>Role</u>
Kate Bainbridge	Manager Development Approvals
Troy Cappellucci	Principal Statutory Planner
Liam Johnson	Senior Statutory Planner
Josh Caracciolo	Senior Statutory Planner
Dion Hinge	Acting Senior Statutory Planner

### Apologies

Nil

## 2 BUSINESS

	Matters for consideration	Notes from meeting
Type Item Number	Type DA No. - Address - Development	
UP26/105	Additions and Alterations to the Kardinya Shopping Centre Redevelopment at Lot 17 (No. 1-15) South Street, Kardinya	

## 3 OUTCOMES

The following items are to have recommendations created and included in the next agenda:

- N/A

The following items are to be deferred to the next DAU and represented with more information:

- N/A

## 4 ITEMS

### **UP26/105 Additions and Alterations to the Kardinya Shopping Centre Redevelopment at Lot 17 (No. 1-15) South Street, Kardinya**

<b>Ward</b>	Bateman - Kardinya - Murdoch Ward
<b>Category</b>	Operational
<b>File Number:</b>	
<b>Responsible Officer:</b>	Manager Development Approvals
<b>Voting Requirements:</b>	Simple Majority
<b>Officer Disclosure of Interest:</b>	Nil
<b>Application Number:</b>	DA-DAP-2019-13/F
<b>Applicant:</b>	Element Advisory Pty Ltd

<b>Owner:</b>	Dato Holdings Pty Ltd
<b>Proposal:</b>	Additions and Alterations to the Kardinya Shopping Centre Redevelopment
<b>Attachments:</b>	1. <a href="#">Development Plans</a>

## COUNCIL'S ROLE

Quasi-Judicial: When the Council determines an application/matter that directly affects a person's rights and interests. The judicial character arises from the obligation to abide by the principles of natural justice.

### SUMMARY

- This development application seeks to amend the approved redevelopment of the Kardinya City Shopping Centre at Lot 17 (Nos. 1-15) South Street, Kardinya to include a 'motor vehicle wash'.
- The subject 'motor vehicle wash', comprises the following:
  - Dedicated licensed area for the car wash staff.
  - 15 x exclusive licensed carwash bays.
  - 15 x non-exclusive car bays.
  - Office (previously approved); and
  - Ground floor waste pit.
- The proposed hours of operation are as follows:
  - Monday to Friday: 8:30am - 5:30pm;
  - Saturday: 8:30am - 5:00pm; and
  - Sunday: 10:30am - 5:00pm.
- The subject application has been assessed against Local Planning Scheme No.6 (LPS6), the Kardinya District Centre Precinct Structure Plan (KDCPSP) and relevant local planning policies including LPP 1.1 'Planning Processes and Decision Making', LPP 1.6 'Parking and Access', and LPP 2.2 'Outdoor Advertisements and Signage'.
- The application was advertised in accordance with the provisions of the *Planning and Development (Local Planning Scheme) Regulations 2015* (P&D Regs), LPS6 and LPP 1.1 from 23 September 2025 until 8 October 2025 due to the proposed 'motor vehicle wash' being classified as an 'A' use under Table 3 'Zoning Table' in LPS6 (note land use permissibility in the Centre C2 zone is the same Centre C3 zone).
- In response, three submissions were received during the advertising period that either raised concerns and/or objected to the proposal.
- An initial further information request was sent to the applicant on 27 October 2025, giving the applicant an opportunity to provide clarification and/or amend the proposal in relation to car parking, comments from internal departments and the submissions received. In response, the applicant provided the following:
  - Revised car parking assessment;
  - Outline of road and traffic safety considerations;
  - Clarification of hours of operation;
  - Explained how wastewater will be disposed; and
  - Assessment of noise implications from the proposal.

- Notwithstanding the objections received, it is considered that the development is acceptable when assessed against the relevant objectives and development standards contained within LPP1.6 and the KDCPSP.
- Accordingly, this application was discussed in accordance with LPP 1.1 at the Development Advisory Unit (DAU) meeting held on 23 February 2026, where it is recommended that the development be recommended for approval subject to conditions.

### OFFICER RECOMMENDATION

**That the Development Advisory Unit recommend approval of the additions and alterations to the Kardinya Shopping Centre Redevelopment, subject to compliance with the following:**

- A. The previous development approvals DAP-2019-13, DAP-2019-13/A, DAP-2019-13/B, DAP-2019-13/C, DAP-2019-13/D and DAP-2019-13/E dated 15 June 2020, 5 November 2020, 8 June 2021, 1 November 2022, 7 July 2023 and 12 October 2023 respectively (including remaining conditions);**
- B. The enclosed plans (Attachment 1) stamped as approved; and**
- C. Additional conditions 37, 38 and 39 be added:**
  - 37. No liquid waste other than uncontaminated storm/wastewater is to enter any stormwater drain;**
  - 38. No more than six staff members are to occupy the premises at any one time; and**
  - 39. The Motor Vehicle Wash is not to operate outside of the hours of:**
    - Monday to Friday: 8:30am - 5:30pm**
    - Saturday: 8:30am - 5:00pm**
    - Sunday: 10:30am - 5:00pm**

**This includes access and egress of service delivery vehicles and the use of forklifts and other plant and machinery.**

### PURPOSE

The purpose of this report is to provide an outline of the key matters of consideration for the proposed development, outline where discretion is required to be exercised and appropriateness of this discretion against the relevant performance criteria and provide an officer recommendation.

### STRATEGIC ALIGNMENT

<b>Outcome</b>	3	Sustainable, connected development and transport infrastructure across our City.
<b>Objective</b>	3	Sustainable and Connected Development
	3.1	Facilitate enhanced and sustainable urban development and amenity.

## BACKGROUND

On the 8 June 2020, the redevelopment of the Kardinya Park Shopping Centre was approved by the then Metro-Inner South Joint Development Assessment Panel (JDAP). The approved application has since undertaken 5 amendments, all approved by either the DAP or by the City.

On the 9 September 2025, a further amended development application for the Kardinya Park Shopping Centre redevelopment was lodged (subject application) for the inclusion of a motor vehicle wash at Lot 17 (No. 1-15) South Street, Kardinya, with the applicant electing for this application to be determined by the City. The motor vehicle wash is proposed to operate on the mezzanine floor of the previously approved carpark with its own licensed area independent of other land uses on the site. Under the provisions of LPS6, the subject site is zoned Centre C2 and afforded an R-Code of R-AC0 which requires that the development and land use are consistent with the KDCPSP. In regard to land use permissibility, the C2 zone defers to the C3 zone as per Clause 1.4.2 (a) of the KDCPSP. In considering the merits of the development application, the development has been assessed in accordance with LPS6, the KDCPSP, LPP 1.1 and LPP 1.6.

The proposed development requires a performance assessment under the provisions of the KDCPSP and LPS6 as it is an 'A' land use meaning the proposal requires the exercise of discretion to determine the appropriateness of the land use within the zone. In addition, a performance assessment is also required in relation to a shortfall of 17 car parking bays for the entire shopping centre redevelopment as a result of the proposed 'motor vehicle wash'. It is also noted that there is some signage which whilst not that visible from the public realm, would not clearly meet the provisions of Local Planning Policy 2.2 – Outdoor Advertisements and Signage (LPP 2.2).

Advertising of the proposal was undertaken in accordance with the P&D Regs and LPP 1.1 commencing from 23 September 2025 and concluding on 8 October 2025.

Consultation was undertaken via written correspondence to the owners/occupiers of nearby properties and publication of the development plans and supporting documents on the City's website for a period of 14 days.

Three (3) submissions were received during the advertising period objecting and/or raising concerns in relation to the proposed development. A summary of the submissions, along with the officer's comments, is tabled below under the heading Engagement. In response, the applicant confirmed there will be no queuing of vehicles permitted, an online booking system will be available and there will be no noise beyond vacuums.

As a result of the objections received, the application has progressed through the City's DAU process with a recommendation that the introduction of a motor vehicle wash as part of the Kardinya Park Shopping Centre redevelopment be supported subject to conditions.

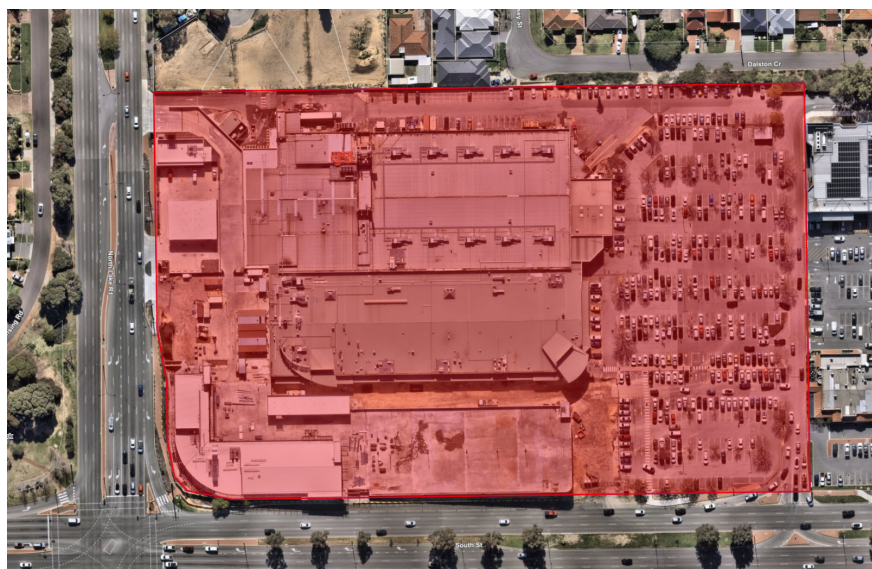


Figure 1: Subject site aerial photograph

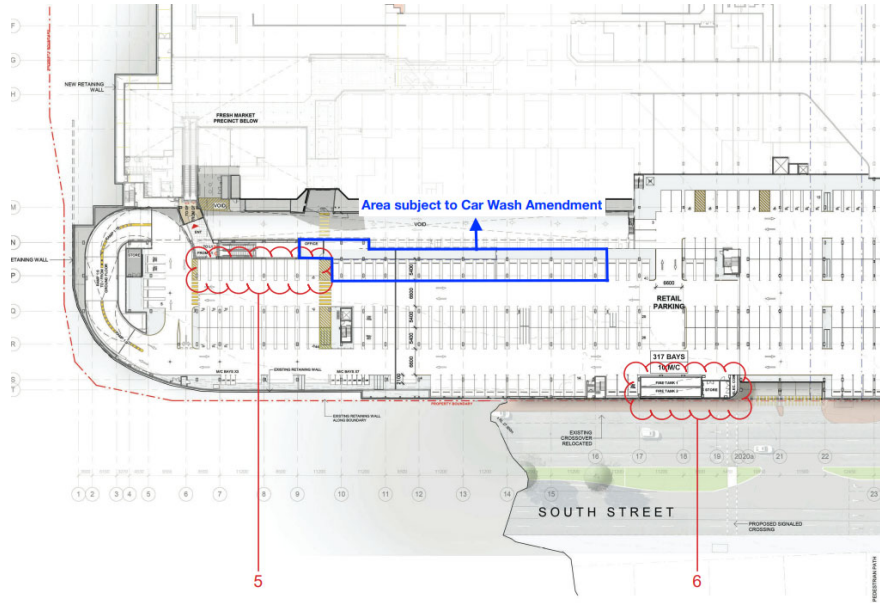


Figure 2: Development location (marked in blue) within subject site

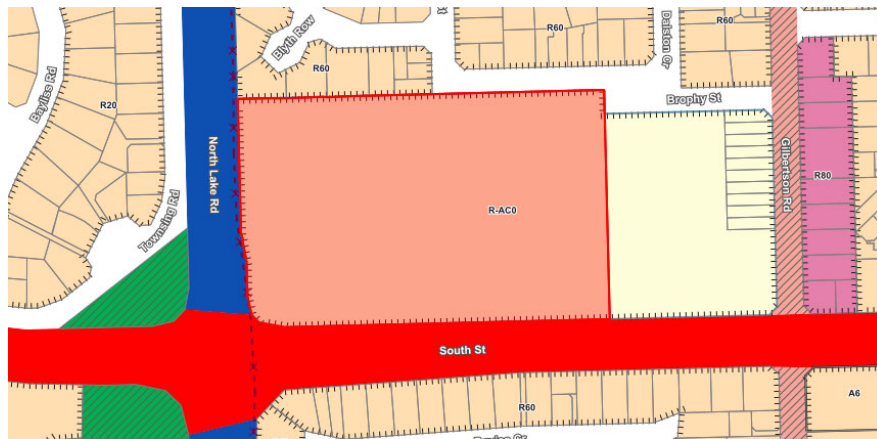


Figure 3. LPS6 Zoning map context with subject site marked in red

**Scheme Provisions**

MRS Zoning	Urban
LPS Zoning	Centre C2 – District Centre
R-Code	R-AC0
Use Type	Motor Vehicle Wash
Use Class	KDCPSP defers to LPS6 for land use permissibility - 'A' Use

**Site Details**

Lot Area	47,317m <sup>2</sup>
Retention of Existing Vegetation	N/A
Street Tree(s)	N/A

Street Furniture (drainage pits etc.)	N/A
Site Details	Existing Shopping Centre

## CONSIDERATION

The application has been assessed against the provisions of LPS6, the KDCPSP, LPP 1.1, LPP 1.6 and LPP 2.2. The proposal complies with all the relevant development requirements except for those matters listed below, for which a performance assessment is required.

### Local Planning Scheme, Structure Plan and Local Policy Requirements

#### City of Melville Local Planning Scheme No. 6 and Kardinya District Centre Precinct Structure Plan

The subject site is located within the Centre Core of the KDCPSP. As per Table 3 'Centre Core Development Controls' of the KDCPSP, land use permissibility is to be in accordance with the C3 zone under LPS6. Therefore, in accordance with the provisions of Table 3 – Zoning Table and Clause 18 (7) of LPS6, 'Motor Vehicle Wash' is an 'A' use as per the table below.

Scheme Provision	Scheme Requirement	Proposed	Comments
Land Use Classification	Motor Vehicle Wash – 'A' Class Use.	Motor Vehicle Wash.	Requires assessment using Performance Criteria. Refer to discussion below.

#### City of Melville Local Planning Policy 1.6 – Car Parking and Access

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 5 - On Site Car Parking	1,186 bays required for the entire Kardinya Shopping Centre Redevelopment.	1,169 bays (17 bay shortfall).	Requires assessment using Performance Criteria. Refer to discussion below.

#### City of Melville Local Planning Policy 2.2 – Outdoor Advertising and Signage

Development Requirement	Deemed to Comply	Proposed	Comments
Clause 2. Signage on land which is not within the Residential zone	(a) A maximum of three signs per tenancy	Seven signs	Through the assessment against the performance standards within Clause 6 of LPP2.2, the City has deemed this element as being acceptable.
Clause 2.4. Window Signage	(a) Signage shall not cover more than 20% of the subject tenancy window area to which it is being affixed.	Sign 5 – 1.08m high x 3.96m wide covering 100% of window	Through the assessment against the performance standards within Clause 6 of LPP2.2, the City has deemed this element as being acceptable.

Clause 2.8 Wall Signage	(c) The collective sign area must not exceed 2m <sup>2</sup> in area per wall.	Signs 1-3 – 2.337m <sup>2</sup> Sign 4 – 2.052m <sup>2</sup>	Through the assessment against the performance standards within Clause 6 of LPP2.2, the City has deemed this element as being acceptable.
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## Comment

### Land Use Permissibility

In considering the discretionary nature of the use proposed, it is necessary to take into consideration the zone objectives table of LPS6, the other matters for consideration under Clause 67 of the Deemed Provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) and which includes any relevant state and local planning policies as well Structure Plans.

The subject site is located in a Centre C2 zone under LPS6. Land use permissibility in the Centre C2 zone shall be in accordance with the Zoning Table of LPS6 for the Centre C3 zone as outlined under Clause 1.4.2(a) of the KDCPSP. In accordance with LPS6, a 'Motor Vehicle Wash' is an 'A' use within the Centre C3 zone meaning it is not permitted unless the decision maker exercises its discretion by granting approval after advertising.

In considering the appropriateness of the use, the City is to assess the use in the context of the listed objectives applicable to the zone. The listed zone objectives are assessed below:

Objective:	Assessment:
<i>To designate land for future development as a city centre or activity centre.</i>	Future development of the Kardinya centre will not be compromised by the proposed motor vehicle wash.
<i>To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning policy.</i>	The previously approved redevelopment of the Kardinya shopping centre has undergone a detailed assessment with the currently proposed motor vehicle wash being capable of integrating itself within the mezzanine car park and complementing the other surrounding land uses.
<i>To provide for a wide variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.</i>	The proposed motor vehicle wash will contribute to the centre and convenience of the proposed visitors to the centre.
<i>To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, shops, amusement centres, and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents.</i>	Proposed operating hours are mostly aligned with the centre business hours therefore ensures compatibility with other land uses within the centre and minimises impacts on surrounding residential properties.  Traffic and carparking demand generated by the proposed motor vehicle wash have been reviewed by the City's Traffic and Road Safety team who raised no concerns following a site visit. The city therefore considers traffic from the proposal and car parking arrangements not to create unacceptable impact on amenity or safety.

<p><i>C2 – District Centres subject to activity centre plans: to provide for District Centre development focusing on weekly needs and services a wider district catchment giving due regard to the relevant activity centre plans. C3 – Other District Centres: to provide for District Centre development focusing on weekly needs and services a wider district catchment for centres with no activity centre plan.</i></p>	<p>It is not uncommon for motor vehicle wash activities to operate within shopping centre car parks with the land use offering a convenient service to facilitate the needs of the community.</p>
<p><i>To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.</i></p>	<p>The nearest residential properties are located on the opposite side of South Street being some 70m away from the motor vehicle wash which will ensure there are no detrimental effects on their existing amenity.</p>
<p><i>To ensure the design and landscaping of development provides a high standard of safety, convenience and amenity and contributes towards a sense of place and community.</i></p>	<p>The proposed motor vehicle wash is to operate within the mezzanine carpark with no changes proposed to the previously approved design or landscaping of the shopping centre.</p>

In addition, the Centre Core vision within the KDCPSP is established as follows:

<b>Vision:</b>	<b>Assessment:</b>
<p><i>'The Kardinya centre will be a vibrant and exciting focal point of entertainment, hospitality and retail services to create a contemporary, localised centre to accommodate all user's needs in the one location, supported by a higher density residential precinct.'</i></p>	<p>The previously approved redevelopment of the Kardinya shopping centre will provide a focal point with a wide range of services and facilities for the community in one location which will be further enhanced by the provision of a motor vehicle wash. The motor vehicle wash will complement these other land uses on the site while not adversely impacting surrounding properties.</p>

Based on the above assessment, it is considered the proposed land use is consistent with the relevant objectives within LPS6 for the Centre Zone and the vision of the KDCPSP.

#### Car Parking

In considering the overall car parking shortfall on-site as a result of the subject application for a proposed 'motor vehicle wash', it is necessary to take into consideration the policy objectives of LPP1.6. The objectives contained within LPP 1.6 are assessed as follows in relation to the subject application.

<b>Objective:</b>	<b>Assessment:</b>
<p>To facilitate the development of adequate, safe and convenient parking facilities that meets the needs of users.</p>	<p>No concerns have been raised by the City's Traffic and Road Safety Department following a site visit. It is therefore considered the proposed development will adequately service the needs of users without impacting traffic safety within and around the centre despite the shortfall of car parking.</p>
<p>Promote environmentally sustainable development</p>	<p>The proposed motor vehicle wash will predominantly be used by patrons of the shopping centre therefore reducing vehicle trips</p>

	for visitors with more services in one location.
Facilitate active, vibrant and successful places.	The shortfall of 17 carparking bays is considered minor in the context of the overall redevelopment of the shopping centre. Accordingly, the vibrancy and success of the shopping centre will not be affected.
Support local businesses and economically viable development.	The proposal will provide the opportunity for a new local business to operate within the shopping centre with the car parking shortfall not impacting the operation of other businesses.
Enable healthy lifestyles and travel choices.	The proposed carparking shortfall will not compromise healthy lifestyle and travel choices with there being various alternative means of travel available to access the shopping centre.
To ensure that development proposals incorporate an appropriate level of parking	The 1,169 car parking bays provided for the overall development are shared by a variety of different land uses which have different peak periods. Customers of the motor vehicle wash are likely to use the shopping centre while their cars are in the process of being washed which will therefore not add to the car parking demand. One car parking bay will also be available per staff member. As such, the proposal is considered to incorporate an appropriate level of parking.
To ensure safe, convenient, and efficient access for pedestrians, cyclists and motorists.	The proposed licensed area for the motor vehicle wash is sleeved within the existing mezzanine car park and is not located near the future 'Main Street' pedestrian-oriented area.
To promote alternative transport modes by incorporating flexibility to reduce parking requirements where alternative transport options exist.	The original conditions of DAP-2019-13 will remain unchanged and include requirements for a new bus stop, a revised Travel Plan and a Parking Management Plan. In addition, the provision of motorcycle/scooter bays, bicycle bays and end of trip facilities are conditional requirements. These conditions will contribute to reducing car parking demand and minimising impacts associated with the carparking shortfall.  Given the proposal will be situated within an activity centre, staff members may not require car parking spaces and instead may arrive via alternative means of travel.
To promote 'shared' or publicly available parking in preference to exclusive, single user parking for non-residential developments.	Of the 1,169 car parks provided across the overall shopping centre redevelopment, the majority are to be shared with only 15 bays for the exclusive use of the motor vehicle wash.

While in relation to the KDCPSP, it requires parking for the subject application to be in accordance with LPP1.6. Therefore, given the above assessment, the City is satisfied that the proposed 'motor vehicle wash' can be supported in relation to the car parking shortfall as its considered consistent with the policy objectives of LPP1.6

**ENGAGEMENT**

Advertising Required	Yes
Neighbour's Comment Supplied	Yes
Reason	Required pursuant to LPP1.1 Planning Process and Decision Making Clause 3.4 (c)
Support/Object	Three Objections

A summary of the content of the objections received and a response is provided in the table below:

<b>Submission Number</b>	<b>Summary of Submission</b>	<b>Support / Objection</b>	<b>Officer's Comment</b>	<b>Action (Condition / Uphold / Not Uphold)</b>
1	Car wash unnecessary given other car washes nearby.	Objection	The proposed motor vehicle wash use is consistent with the applicable planning framework and will have minimal impacts as outlined in above justification.	Not uphold.
2	Concerns with cars queuing, traffic safety and noise, reduced parking for the shopping centre and security and safety concerns.	Objection	The proposal has been reviewed by the City's Traffic and Road Safety team who have no concerns with the proposal.	Not uphold.
3	Concerns regarding reduction in carparks for customers, there are already motor vehicle washes nearby, may interfere with traffic flow, noise and restaurants are a more desired land use.	Objection	See justification of the development against LPS6, KDCPSP, LPP1.6 and LPP2.2 above.	Not uphold.

**SUSTAINABILITY IMPLICATIONS**

There are no direct sustainability implications presented as part of this report.

**LEGISLATIVE AND POLICY ALIGNMENT**

This proposal has been assessed in accordance with the P&D Regs, LPS6, the KDCPSP, LPP 1.1, LPP 1.6 and LPP 2.2. The requirements of the P&D Regs and LPP 1.1 necessitated the advertising of this application, and receipt of objections requires, as per DA-20 and LPP 1.1, that this application is required to go through the DAU process prior to determination at either Council or by officers under delegation.

**FINANCIAL IMPLICATIONS**

There are no direct financial implications for the City relating to this proposal.

**CONSEQUENCE**

This application is recommended to be approved and if it is not called up through the DAU process, will be determined under delegation. However, should Elected Members have an alternative view, the DAU 'call-up' procedures provide opportunity to call this matter up for formal Council consideration and determination.

If this application is not called up, this application will be determined in accordance with the officer recommendation under delegation.

**BRIEFING FORUM – FURTHER INFORMATION**

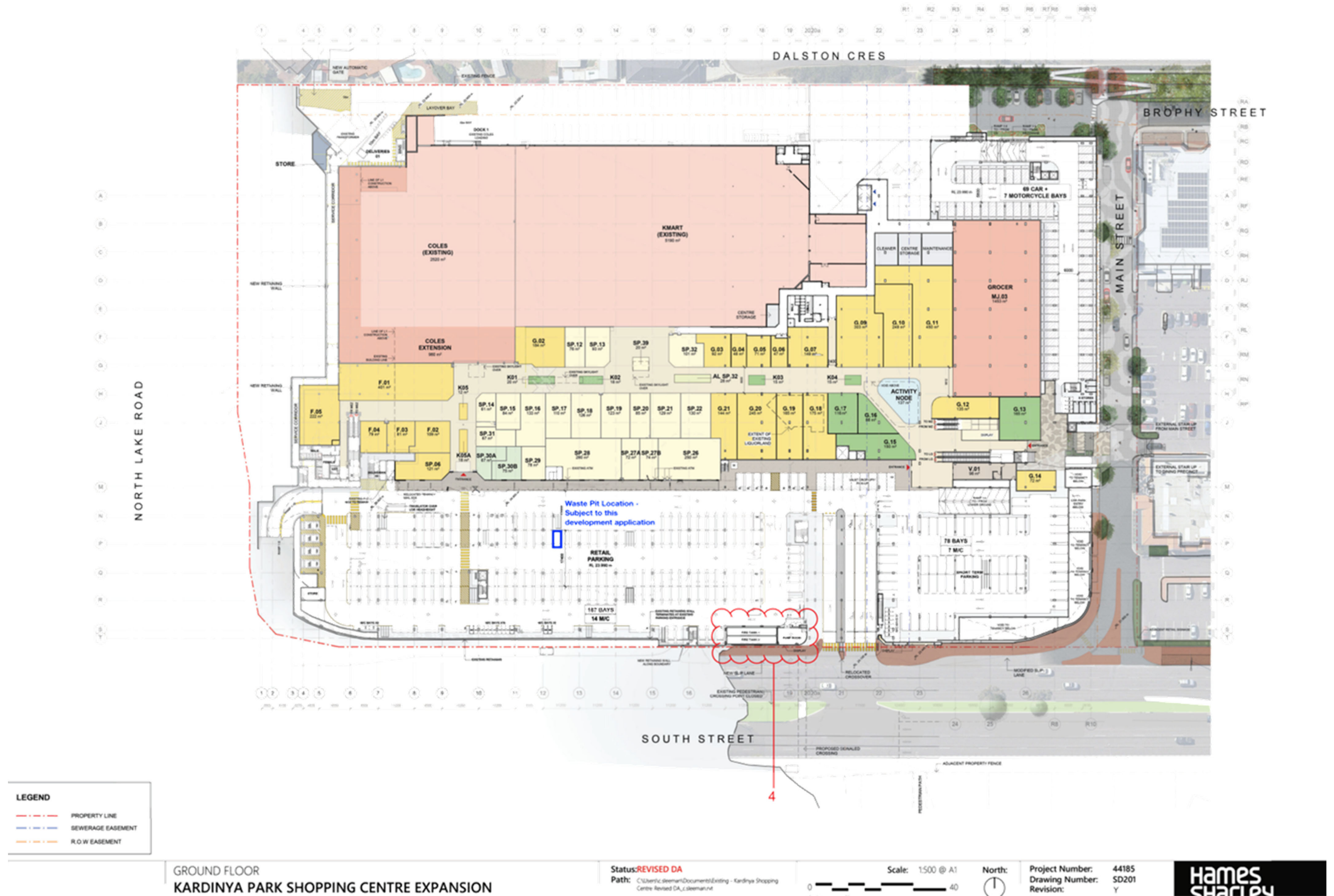
This section may be updated following the Agenda Briefing Forum to include any Elected Members questions and responses, or requests for further information.

**5 Outcomes Following Call Up Period**

This section will be updated following the closure of the call up period – please refer to the DAU Terms of Reference for further information.

**6 CLOSURE**

9.30am



**LEGEND**

	PROPERTY LINE
	SEWERAGE EASEMENT
	R.O.W EASEMENT

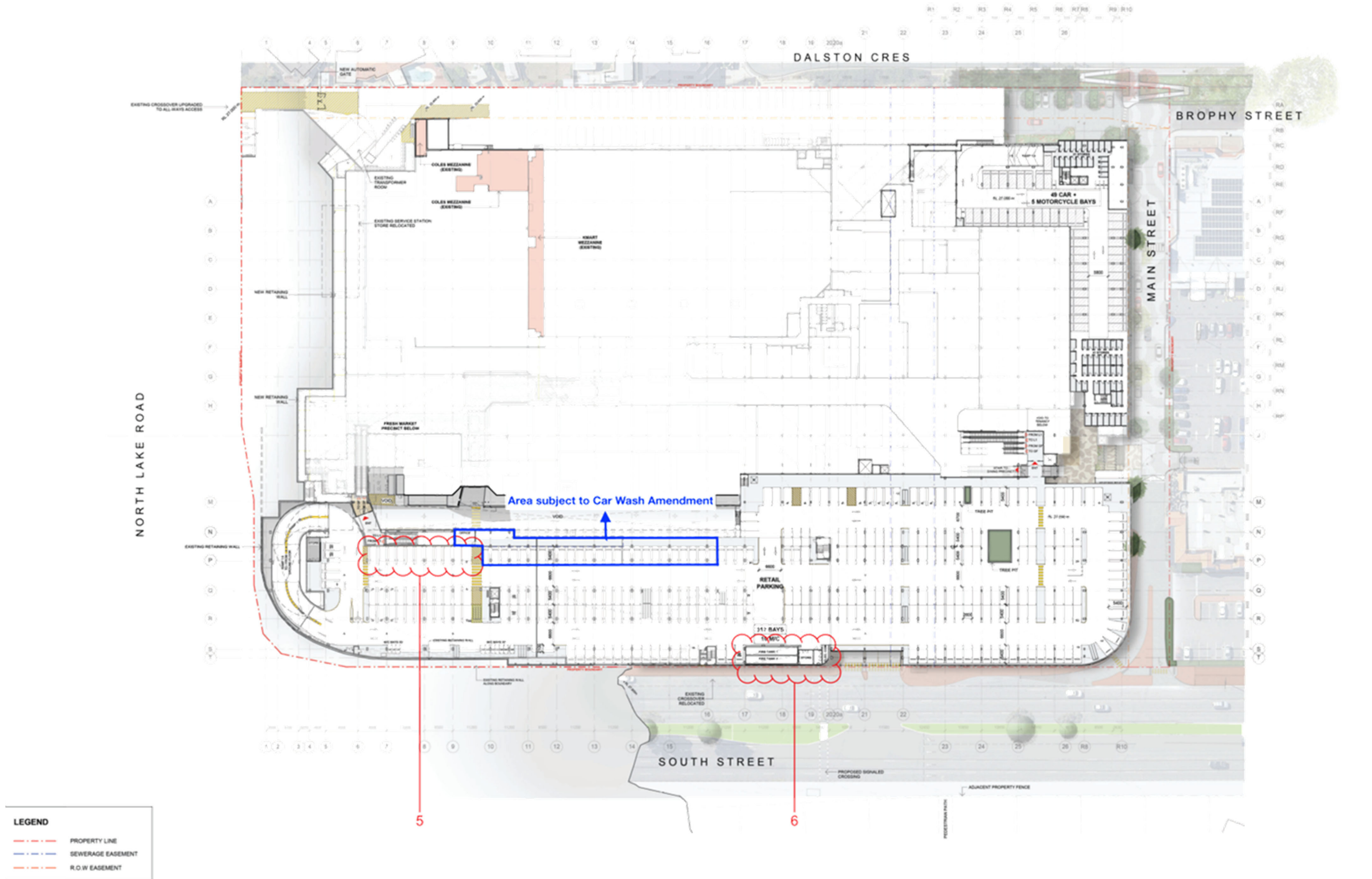
GROUND FLOOR  
**KARDINYA PARK SHOPPING CENTRE EXPANSION**

Status: **REVISED DA**  
 Path: C:\Users\c.demanet\Documents\Existing - Kardinya Shopping Centre Revised DA\c.demanet

Scale: 1:500 @ A1  
 North:

Project Number: 44185  
 Drawing Number: SD201  
 Revision: Y





MEZZANINE  
**KARDINYA PARK SHOPPING CENTRE EXPANSION**

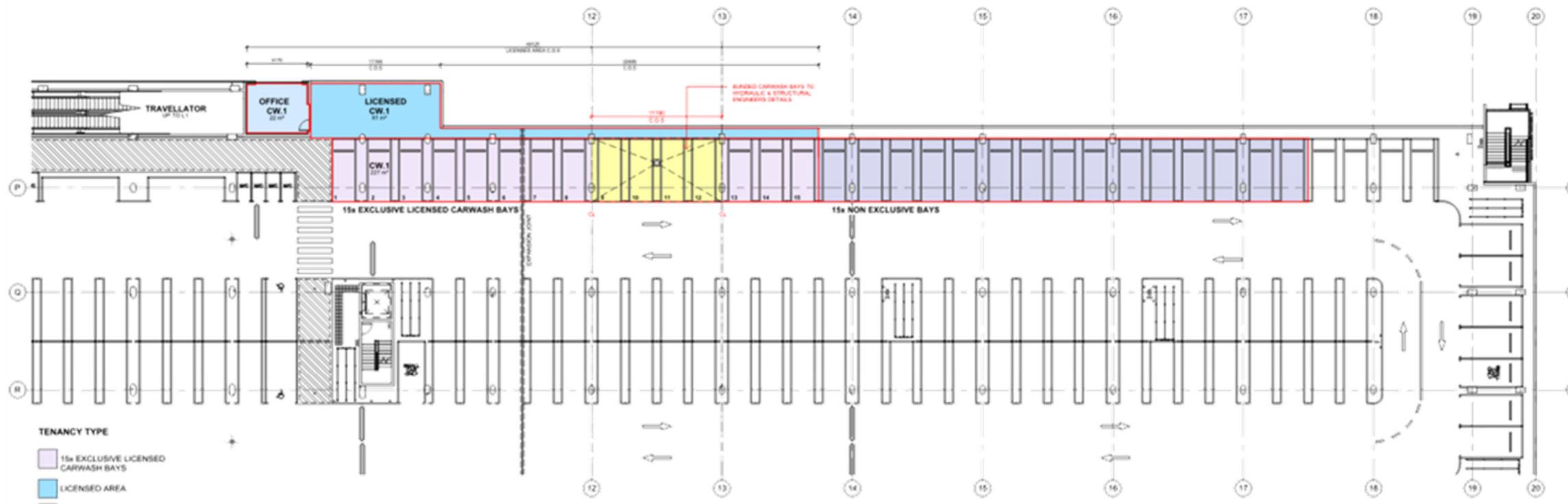
Status: **REVISED DA**  
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Scale: 1:500 @ A1  
 0 40

North:

Project Number: 44185  
 Drawing Number: SD202  
 Revision: X

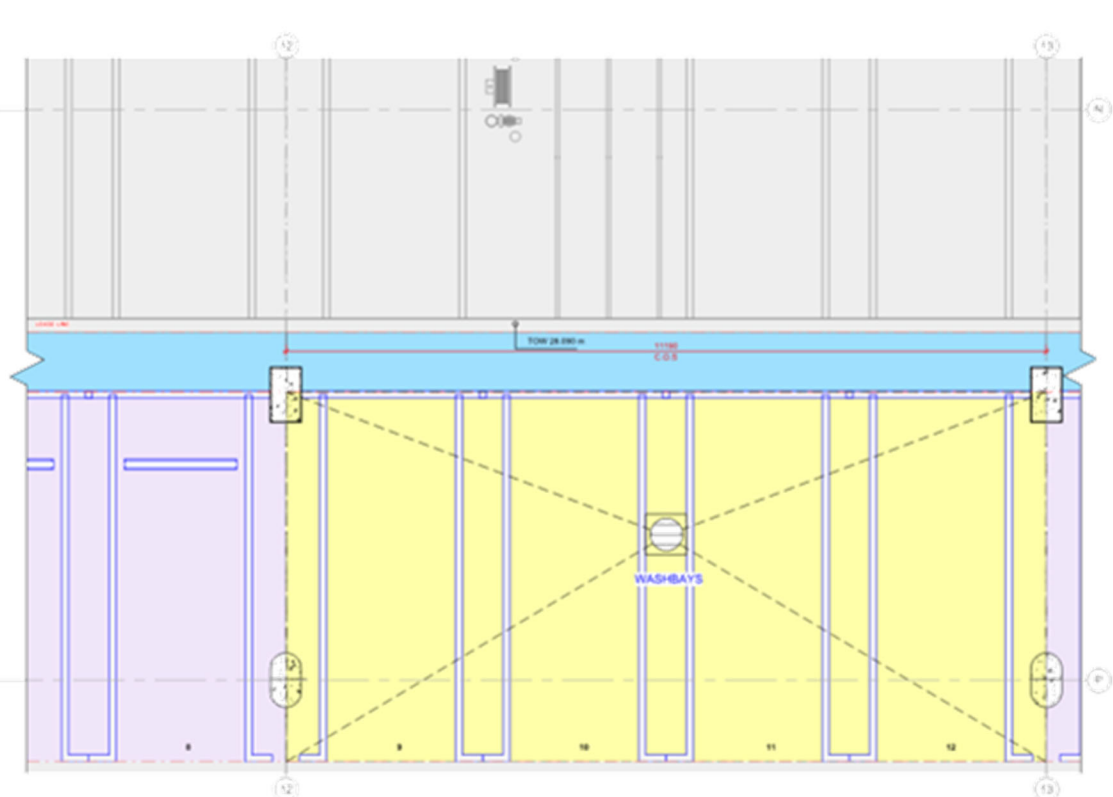
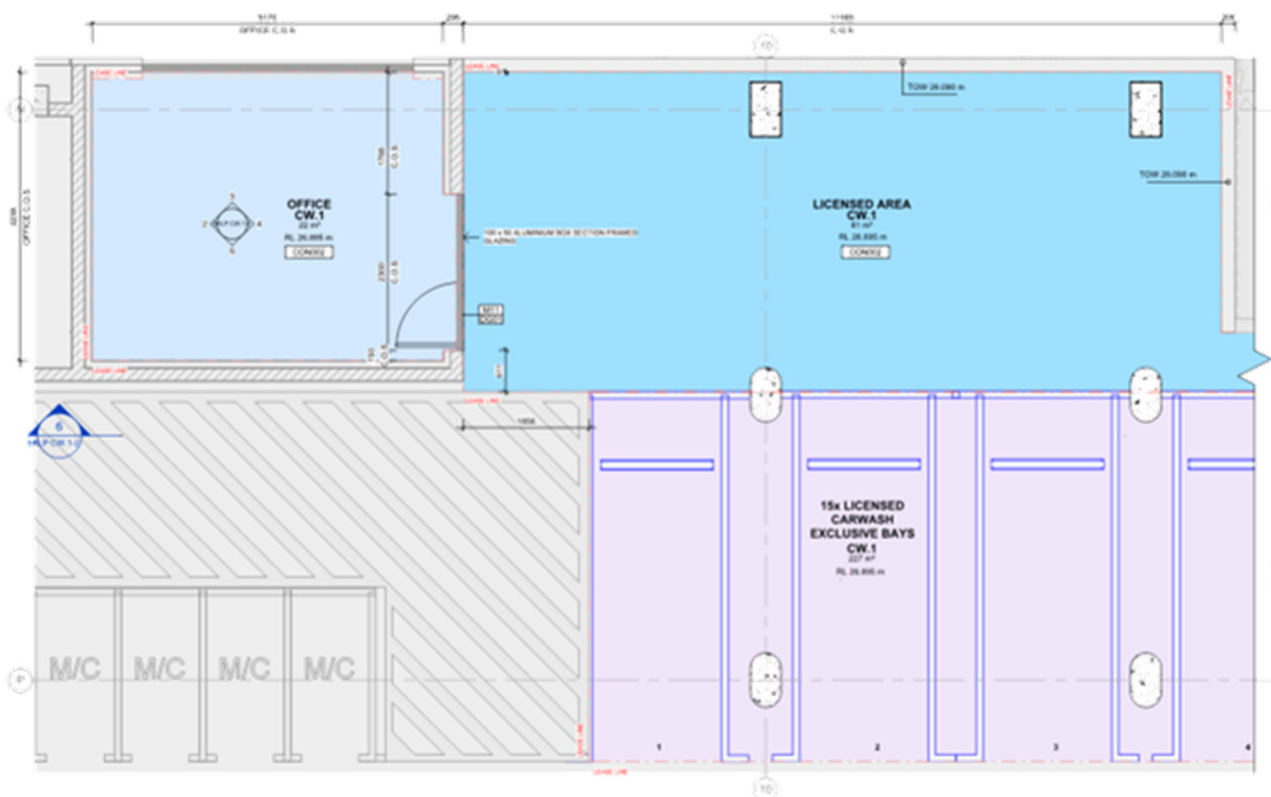




ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON SITE.

**LEASE PLAN NOTES:**  
LEASE PLAN DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FITOUT GUIDELINES. ALL TENANCY SHOWFRONT & EXTERNAL SIGNAGE SUBJECT TO LANDLORD'S APPROVAL.  
VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.  
ALL FITOUTS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE.  
LESSEE TO ALLOW FOR EXPANSION AND CONSTRUCTION JOINTS WITHIN LESSEE'S FINISHES.  
UNLESS NOTED OTHERWISE, LESSOR/LESSEE WORKS ALLOCATION WILL BE AS PER TENANCY FITOUT GUIDELINES.  
ALL CEILING BY TENANT. IF A SET PLASTERBOARD CEILING IS NOT INSTALLED, INTERTENANCY WALLS AND WALL BULKHEAD MUST BE EXTENDED TO THE UNDERSIDE OF SLAB/ROOF ABOVE BY LESSEE.  
CEILING HEIGHT MAY BE ABOVE INTERTENANCY PARTITION AT LESSEE'S COST WITH LESSOR'S APPROVAL.  
NO SHOWFRONT PROJECTION (OUTGO) IS PERMITTED UNLESS OTHERWISE STATED IN TENANCY GUIDELINES. TENANT'S SHOWFRONT MUST BE ADEQUATELY SUPPORTED FROM MAIN BUILDING STRUCTURE.  
LESSOR'S BULKHEAD PROVIDES ONLY LATERAL RESTRAINT NOT STRUCTURAL CAPACITY TO HANG SHOWFRONT.  
ANY TENANCY SERVICES WITHIN CEILING SPACE TO BE CONFIRMED BY TENANT WITH RESPECT TO ON-SITE CONSTRAINTS. ALL PENETRATIONS TO BE REVIEWED & APPROVED BY BASE BUILDING STRUCTURAL ENGINEER.  
ROOF PENETRATIONS TO BE MADE ONLY BY BASE BUILDING ROOFING CONTRACTOR UNDER DIRECTION FROM BASE BUILDING CONTRACTOR.  
FINISHED FLOOR LEVEL (F.L.) OF WALL FLEED FLOORING NORMALLY 50MM ABOVE SLAB LEVEL OF ADJOINING TENANCY.  
TENANCY DESIGNER/FITOUT CONTRACTOR TO SITE CHECK & LOCALLY GRADE INTERNAL FFL TO SUIT AS CONSTRUCTED LEVELS.  
ALL ADDITIONAL ROOFTOP PLANT, EQUIPMENT & ASSOCIATED SCREENING TO BE APPROVED BY LANDLORD, CENTRE ARCHITECT, BASE BUILDING STRUCTURAL AND SERVICES ENGINEERS.

**WARNING:**  
THIS SKETCH LEASE PLAN IS FOR DISCUSSION PURPOSE ONLY.  
FINAL LOCATION AND SIZING OF STRUCTURE AND SERVICES ARE SUBJECT TO CHANGE.  
COLUMN LAYOUT IS ACCURATE TO THE INFORMATION RECEIVED TO DATE.



E: 19/10/2025 JG ISSUED FOR INFORMATION  
 D: 16/11/2025 JG ISSUED FOR INFORMATION  
 C: 12/10/2025 HB ISSUED FOR INFORMATION  
 B: 19/09/2025 HB ISSUED FOR INFORMATION  
 A: 15/09/2025 HB FOR INFORMATION  
 Rev. Date: Initial Description  
 Drawn:

**DATO PROPERTY TRUST**

**Hames Sharley**  
hamessharley.com.au | 08 9 5391 0200

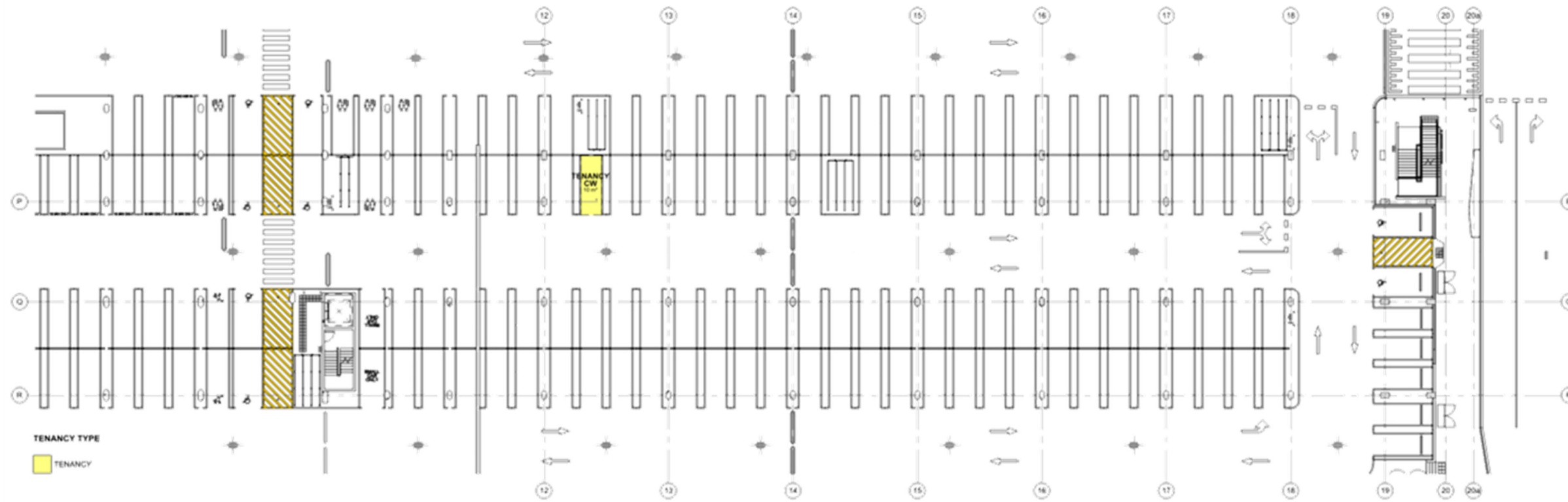
Project:  
**KARDINYA PARK SHOPPING CENTRE EXPANSION**

1-15 SOUTH STREET  
KARDINYA WA 6163

Drawing Title:  
**LEASE PLAN TENANCY CW.1 CARWASH**

Drawn By:	Checked By:	Scale:
JG	GM	As Indica
Project No:	Drawing No:	Rev:
44185	SKLP CW 1-1	

Status:  
**FOR INFORMATION**  
SUBJECT TO CHANGE

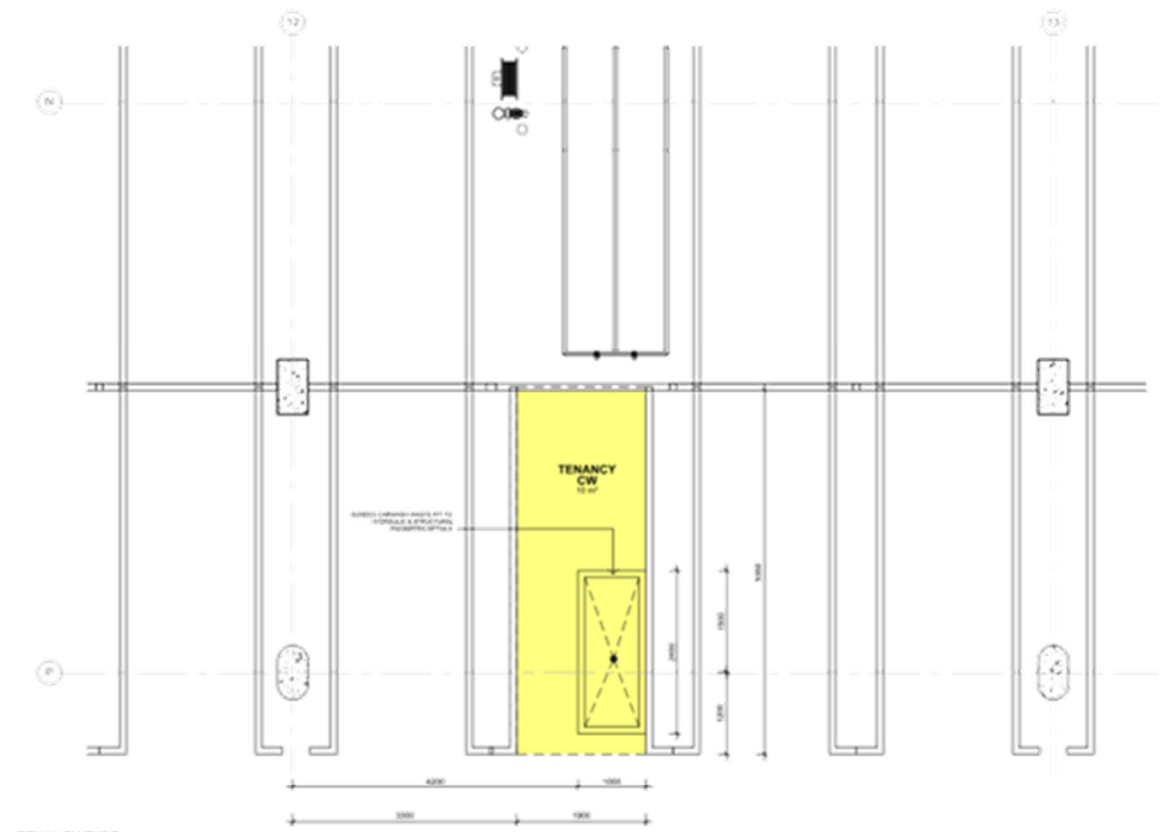


ALL DIMENSIONS TO BE VERIFIED AND CHECKED ON SITE.

**LEASE PLAN NOTES:**  
 LEASE PLAN DRAWINGS ARE TO BE READ IN CONJUNCTION WITH FITOUT GUIDELINES. ALL TENANCY SHOWFRONT & EXTERNAL SIGNAGE SUBJECT TO LANDLORD'S APPROVAL.  
 VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK.  
 ALL FITOUTS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE.  
 LESSEE TO ALLOW FOR EXPANSION AND CONSTRUCTION JOINTS WITHIN LESSEE'S FINISHES.  
 UNLESS NOTED OTHERWISE, LESSOR/LESSEE WORKS ALLOCATION WILL BE AS PER TENANCY FITOUT GUIDELINES.  
 ALL CEILINGING BY TENANT. IF A SET PLASTERBOARD CEILING IS NOT INSTALLED, INTERTENANCY WALLS AND WALL BULKHEAD MUST BE EXTENDED TO THE UNDERSIDE OF SLAB/ROOF ABOVE BY LESSEE.  
 CEILING HEIGHT MAY BE ABOVE INTERTENANCY PARTITION AT LESSEE'S COST WITH LESSOR'S APPROVAL.  
 NO SHOWFRONT PROJECTION (OUTGO) IS PERMITTED UNLESS OTHERWISE STATED IN TENANCY GUIDELINES. TENANT'S SHOWFRONT MUST BE INDEPENDENTLY SUPPORTED FROM MAIN BUILDING STRUCTURE.  
 LESSOR'S BULKHEAD PROVIDES ONLY LATERAL RESTRAINT NOT STRUCTURAL CAPACITY TO HANG SHOWFRONT.  
 ANY TENANCY SERVICES WITHIN CEILING SPACE TO BE CONFIRMED BY TENANT WITH RESPECT TO ON-SITE CONSTRAINTS. ALL PENETRATIONS TO BE REVIEWED & APPROVED BY BASE BUILDING STRUCTURAL ENGINEER.  
 ROOF PENETRATIONS TO BE MADE ONLY BY BASE BUILDING ROOFING CONTRACTOR UNDER DIRECTION FROM BASE BUILDING CONTRACTOR.  
 FINISHED FLOOR LEVEL (FFL) OF WALL FLEED FLOORING NORMALLY 30MM ABOVE SLAB LEVEL OF ADJOINING TENANCY.  
 TENANCY DESIGNER/FITOUT CONTRACTOR TO SITE CHECK & LOCALLY GRADE INTERNAL FFL TO SUIT AS CONSTRUCTED LEVELS.  
 ALL ADDITIONAL ROOFTOP PLANT, EQUIPMENT & ASSOCIATED SCREENING TO BE APPROVED BY LANDLORD, CENTRE ARCHITECT, BASE BUILDING STRUCTURAL AND SERVICES ENGINEERS.

**WARNING:**  
 THIS SKETCH LEASE PLAN IS FOR DISCUSSION PURPOSE ONLY.  
 FINAL LOCATION AND SIZING OF STRUCTURE AND SERVICES ARE SUBJECT TO CHANGE.  
 COLUMN LAYOUT IS ACCURATE TO THE INFORMATION RELEASED TO DATE.

1 GROUND FLOOR - CW OVERVIEW  
 1:200



TENANCY TYPE  
 TENANCY

Rev.	Date	By	Description
1			

DATO PROPERTY TRUST

**Hames Sharley**  
 hamessharley.com.au | 081 8 5391 0206

Project:  
**KARDINYA PARK SHOPPING CENTRE EXPANSION**

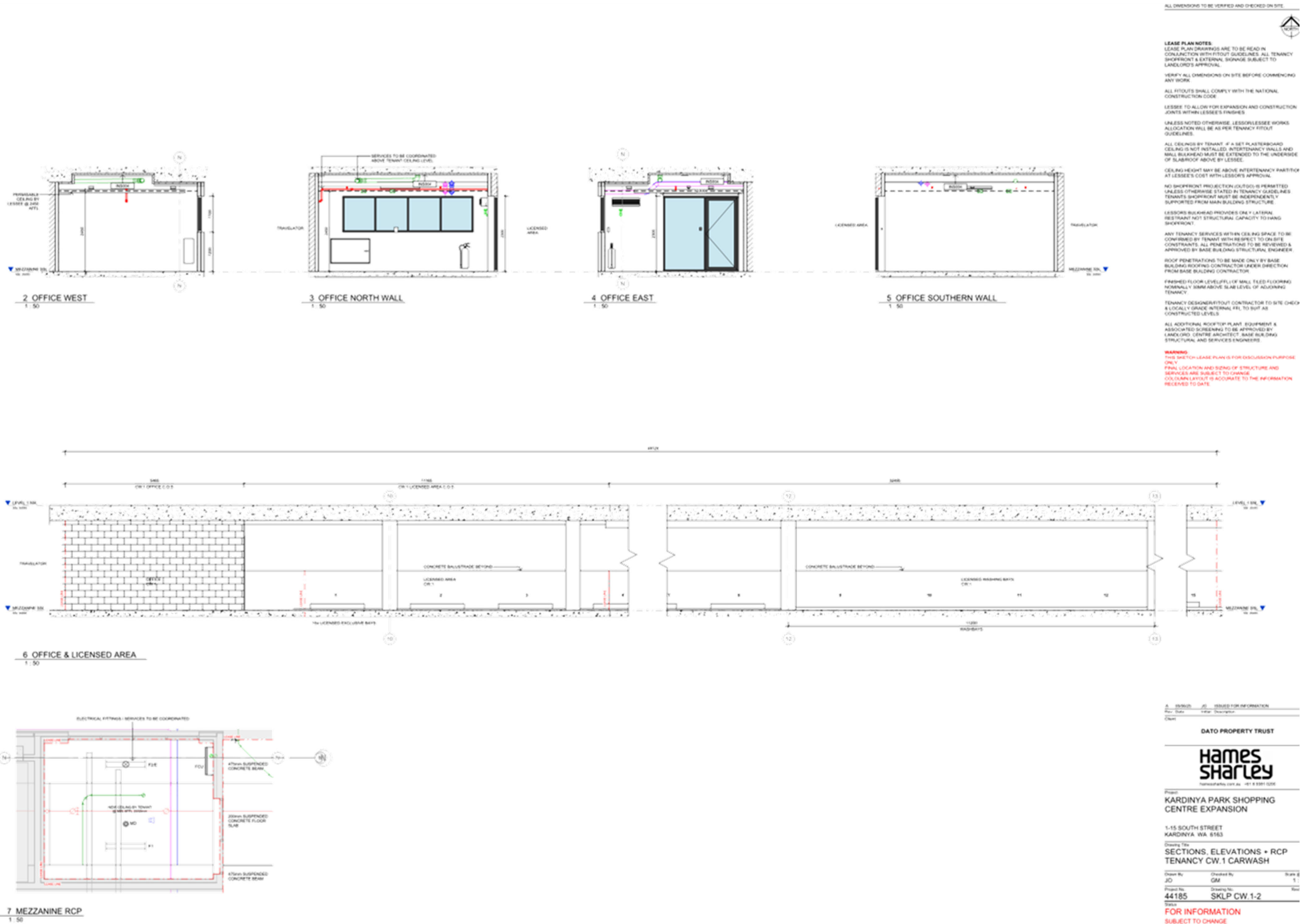
1-15 SOUTH STREET  
 KARDINYA, WA 6163

Drawing Title:  
**LEASE PLAN  
 TENANCY CW.1 CARWASH**

Drawn By	Checked By	Scale
JD	GM	As Indicated

Project No. 44185  
 Drawing No. SKLP CW 1-3

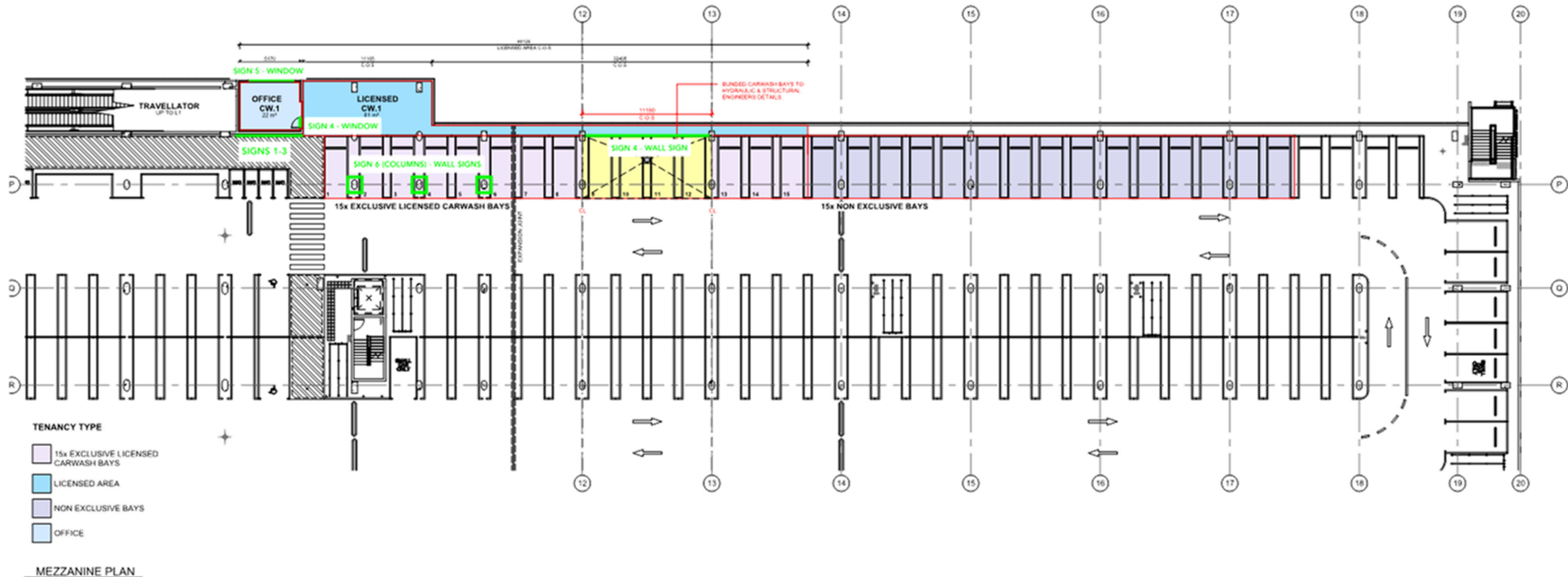
Status:  
**FOR INFORMATION  
 SUBJECT TO CHANGE**



# LEASE PLAN



APPROVED  
MKopec - 12/12/2025, 2:50:34 PM



**SP 04**

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- tender
- construction

project:  
**Concierge Car Wash**

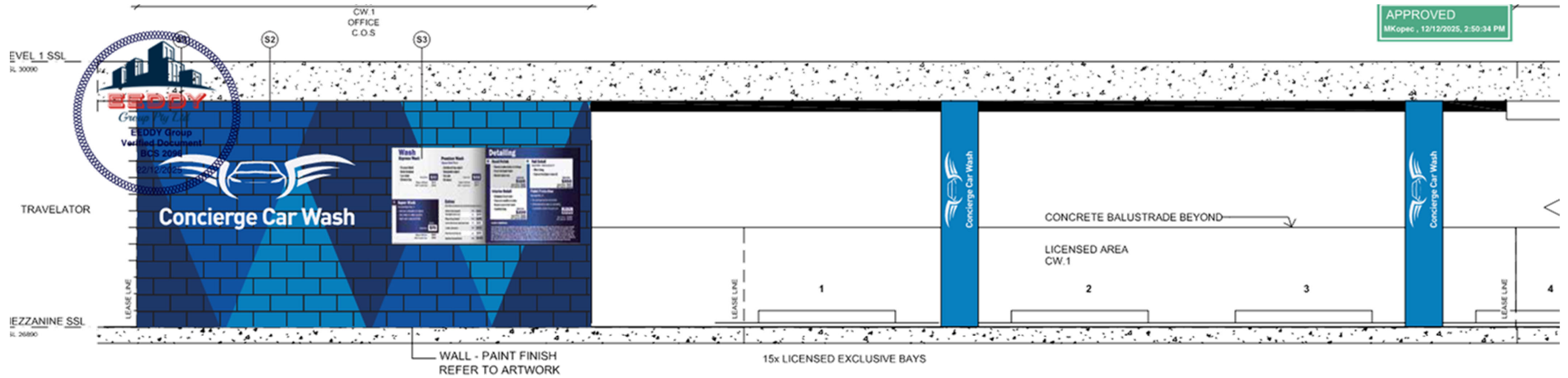
location:  
**Kardinya Park**

drawn:  
**rosalba d'annolfo**

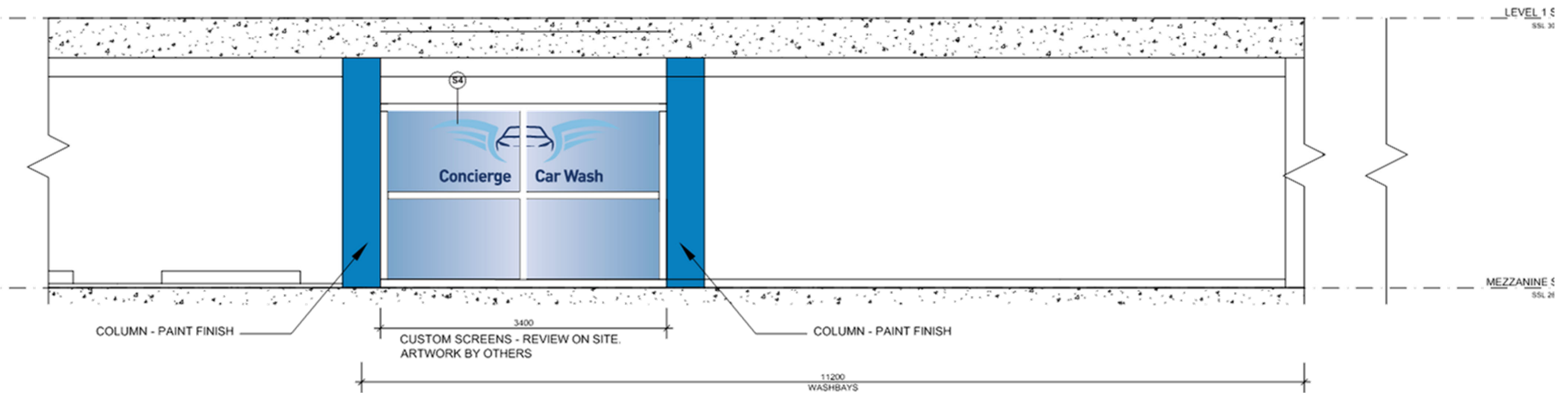
scale:  
**as shown**

FINAL ARTWORK PROOF  
TO BE SUPPLIED  
BY SIGN MANUFACTURER





**01 Elevation - CONCIERGE CARWASH**  
- SCALE 1:50



**02 Elevation - CONCIERGE CARWASH**  
- SCALE 1:50

**SP 06**

PAGE SIZE: A3

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project:  
**Concierge Car Wash**

location:  
**Kardinva Park**

drawn:  
**rosalba d'annolfo**

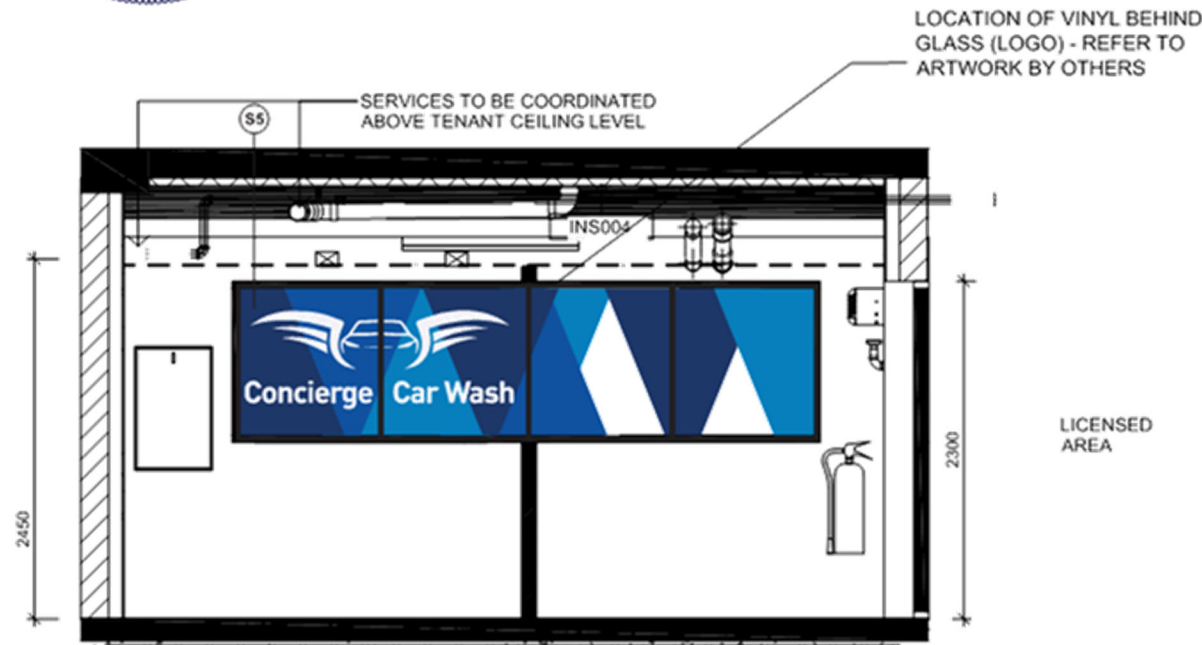
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FINAL ARTWORK PROOF  
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BY SIGN MANUFACTURER

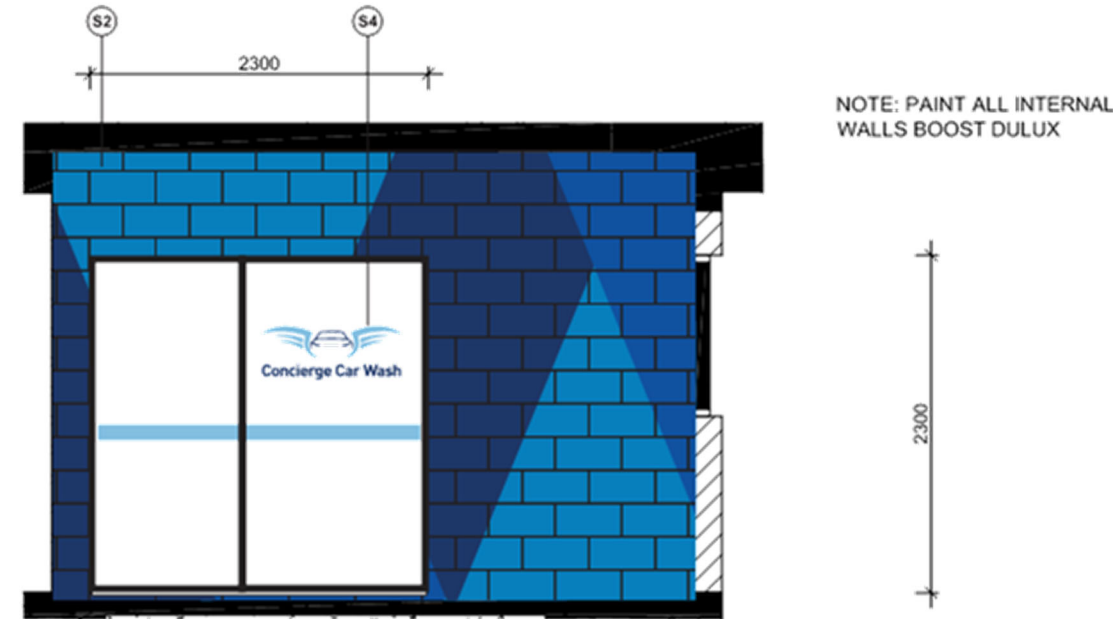




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**01** Elevation - CONCIERGE CARWASH  
- SCALE 1:50



**02** Elevation ENTRY DOOR- CONCIERGE CARWASH  
- SCALE 1:50

**SP 07**

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project:  
**Concierge Car Wash**

location:  
**Kardinva Park**

drawn:  
**rosalba d'annolfo**

scale:  
**as shown**

FINAL ARTWORK PROOF  
TO BE SUPPLIED  
BY SIGN MANUFACTURER



# SIGNAGE

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S1

10MM THICK WHITE ACRYLIC FIXED TO FACE OF WALL

S2

SIGNWRITTEN & PAINTED PATTERN TO BRICK WALL

S3

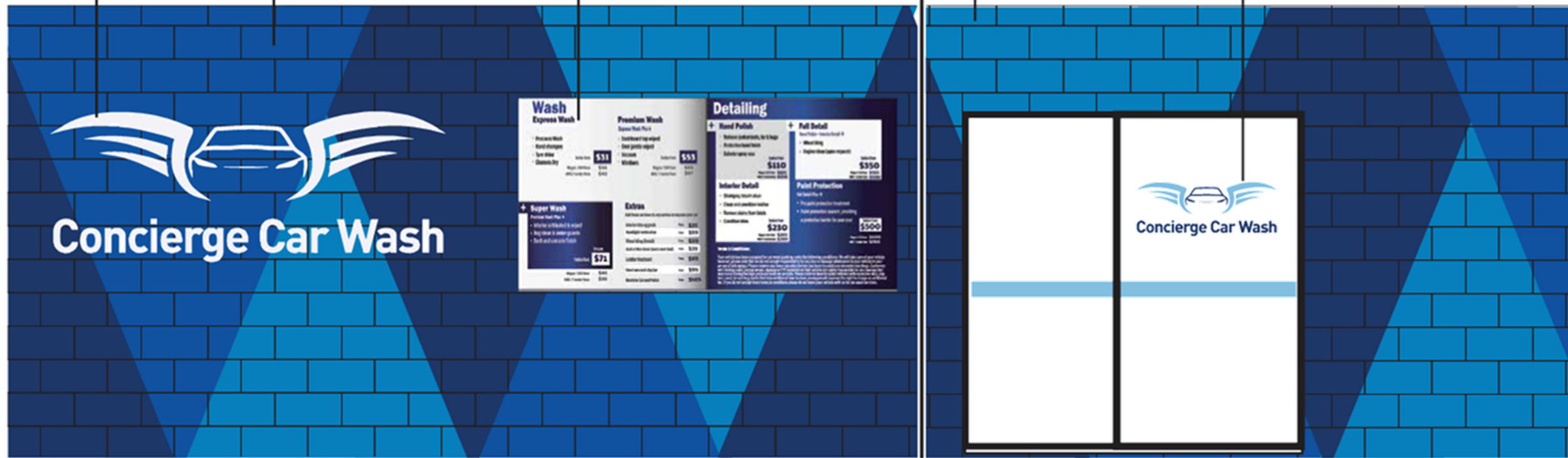
LIGHTBOX SERVICES BOARD FIXED TO FACE OF WALL

S2

SIGNWRITTEN & PAINTED PATTERN TO BRICK WALL

S4

STENCIL CUT VINYL LOGO AND VISION STRIP APPLIED TO REAR OF GLASS



SP 08

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- tender
- construction

project:  
**Concierge Car Wash**

location:  
**Kardinva Park**

drawn:  
**rosalba d'annolfo**

scale:  
**as shown**

FINAL ARTWORK PROOF  
TO BE SUPPLIED  
BY SIGN MANUFACTURER

