



KUMON Mt HAWTHORN EDUCATION CENTRE
180 ANZAC ROAD, MT HAWTHORN WA 6016, AUSTRALIA
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CITY OF VINCENT
Planning Services Department
244 Vincent Street
Leederville WA 6007

13 June 2018

SHOP 32, HAWAIIAN's MEZZ
148 SCARBOROUGH BRACH ROAD, MT HAWTHORN WA 6016
DEVELOPMENT APPLICATION FOR CHANGE OF USE OF PREMISES

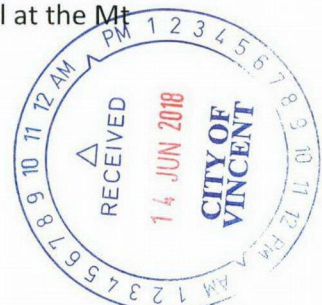
We write to apply for Planning Approval to Change the Use of Shop 32, Hawaiian's Mezz, 148 Scarborough Beach Road, Mt Hawthorn WA 6016 (hereinafter referred to as "*Premise*") from the current approved use of Office-Retail to **Educational Establishment**.

We confirm that we have received an Offer to Lease from the Landlord of the Premise, Hyde Park Management Limited (hereinafter referred to as "*Landlord*") to open our Kumon Tuition Services Centre. The commencement date of the Offer to Lease is pending the City's approval for us to operate from the Premise.

Nature of Business

Kumon is one of the largest franchises worldwide, with over 28,000 franchisees providing self-paced tuition services in English and Maths to over 4 million children globally each month. In Australia, 330 Kumon Centres have been established, catering to over 40,000 children. Kumon has operated for over 50 years and are backed by a global network, with the experience and knowledge that comes with being an industry leader.

Kumon Mt Hawthorn Centre (hereinafter referred to as "*Centre*") is the local Mt Hawthorn-based Kumon franchisee. The Centre has been operating from Lesser Hall at the Mt Hawthorn Community Centre for at least 20 years.



1. Activities Which Will be Undertaken

Kumon is a self-paced English and Maths program which is available to children from the ages of 3 years to high-school students.

Children undertaking the program, study at home during any given week, but physically attend the Centre twice a week.

- Each child attends the Centre for a duration of approximately 30 mins (younger children) to 45 mins (older children), in pre-assigned time sessions, to enable the opportunity for face-to-face observation, instruction and assessments of progress
- Parents drop off their child at the Centre at the pre-determined time sessions, leave the Centre and return to pick up their child at the end of the session.
- In the Centre, each child is required to complete pre-assigned work sheets
- The children are supervised by the Franchisee, who is also a qualified Kumon Instructor, and trained Kumon Assistants, who are casual employees

Outside of these Centre hours, the Premise will be used for the following planning, preparation and administration activities:

- Parent face-to-face meetings, with one family at a time.
- Parent Orientation and pre-program commencement testing, usually between five and seven families.
- Preparation and administrative activities such as program progress reviews, preparation of work, parent communications, stocktaking of worksheets etc.

2. Hours and Days of Operation

Formal Centre hours, where children are expected to attend the Centre are as follows:

| Day | Time |
|------------|-------------------|
| Monday | 3.00pm to 6.30pm |
| Thursdays | 3.00pm to 6.30pm |
| Fridays | 3.00pm to 6.30pm |
| Saturdays | 9.00am to 12.00pm |

Outside of these Centre hours, it is expected that the Premise will also be utilised for Centre Planning, Preparation and Administration activities during normal business hours 9.00am to 5.00pm Mondays to Fridays.

3. Number of Employees

During formal Centre operating hours, it is expected that there will be up to 6 employees in attendance, including the Franchisee. Each employee is rostered in shifts of 2-3 hours.

During non-formal Centre hours, for Planning, Preparation and Administration activities, it is expected that there will be no more than 2 employees in the Centre, including the Franchisee. Employees are rostered in shifts of 2-3 hours.

4. Max Number of Customers at any given time

During formal Centre hours, we expect to have up to 25 children in attendance at any one discrete 45 minute time slot and 6 employees, including the Franchisee.

There is no provision for a waiting area in the Premise. Parents will thus not be allowed to remain in the Centre.

During non-formal Centre hours, we expect to have no more than 4 or 5 persons physically present in the Centre at any one time.

5. Type of Equipment Used

The Centre will only be furnished with movable furniture comprising desks, stools, worksheet shelves and filing cabinets.

There are no immediate or future plans for any machinery or equipment to be used in the Centre.

As the Centre is a quiet study environment, we do not have any plans for amplified music, entertainment or other noise emitting activities in our day-to-day operations.

6. Planned Site Works

Apart from the moving in of the movable furniture outlined above, we do not have any plans for any physical site/building works on the Premise as air-conditioning and power outlets are already existing.

There are no plans for any water-related plumbing works in the Premise.

7. Car Parking and Transport Impact

We have attached to this application, the plans to the Hawaiian Mezz mall's current car parking, bicycle parking facilities and access to public transport. As the Premise is located within the mall and given the limited capacity of the Premise, we believe that the impact on the malls existing car parking capacity will be minimal to none.

A significant portion of children will travel to the Centre either via public transport or by walking from nearby schools.

90% of our employees are University students who mostly live in the suburb and will either travel to the Centre via public transport or by walking. The few employees who drive will park at the malls parking facilities.

8. Impact on Public Amenities, Disabled Access

As the children only attend the Centre for durations between 30-45 minutes, the demand for access to toilet facilities is very low. The Hawaiian Mezz mall's existing toilet facilities, including unisex disabled toilets will comfortably absorb any additional demand for these facilities.

The Premise can be fully accessed by physically disabled children as both Hawaiian Mezz mall car parks are served by lifts and wheelchair ramps. There is also a lift from the Scarborough Beach Road street level to almost the front door of the Premise for physically disabled children attending the Centre via public transport.

9. Signage

The Offer to Lease from the Landlord does not permit any external signage.

As the Premise has full-length glass panels on the south, mall-facing end, we propose to apply frost/opaque decals overlaid with Kumon-branding decals on the glass panels, as illustrated below.



The proposed design for the entrance to the Premise is illustrated below.

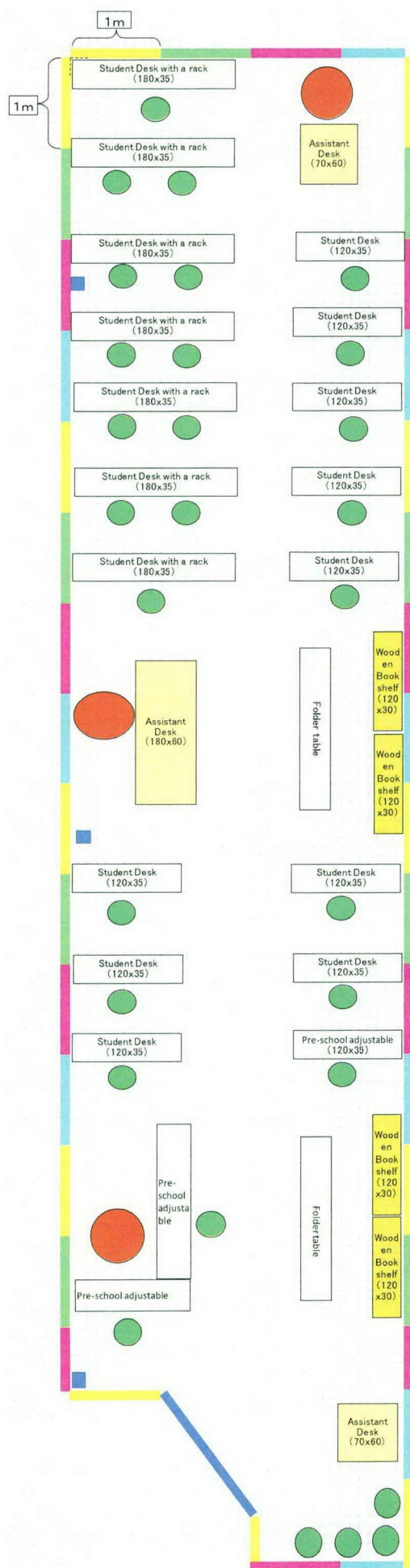


10. Site Survey Plan

The Site Survey Plan of the Premise is attached to this Application as a separate attachment.

11. Proposed Centre Fit out Plan

Proposed Centre Fit out Plan is per the diagram in the next page.



PROPOSED LAYOUT FOR CENTRE

- Green circles are stools for the children
- Orange circles are chairs for Centre Assistants
- Desks and Shelves are as indicated

SUMMARY

We strongly believe that the relocation of the Kumon Mt Hawthorn Centre into the Premise at the Hawaiian Mezz mall will:

- result in a safer and more family-friendly environment for children attending the Centre;
- add to the diversity of the Hawaiian Mezz
- be well absorbed by the existing Hawaiian Mezz transport management facilities such that there will be very minimal to no adverse impact

We trust that this Statement provides you with the information that you required. I may be contacted via mobile or email if further information and clarification is required.

Kind regards,

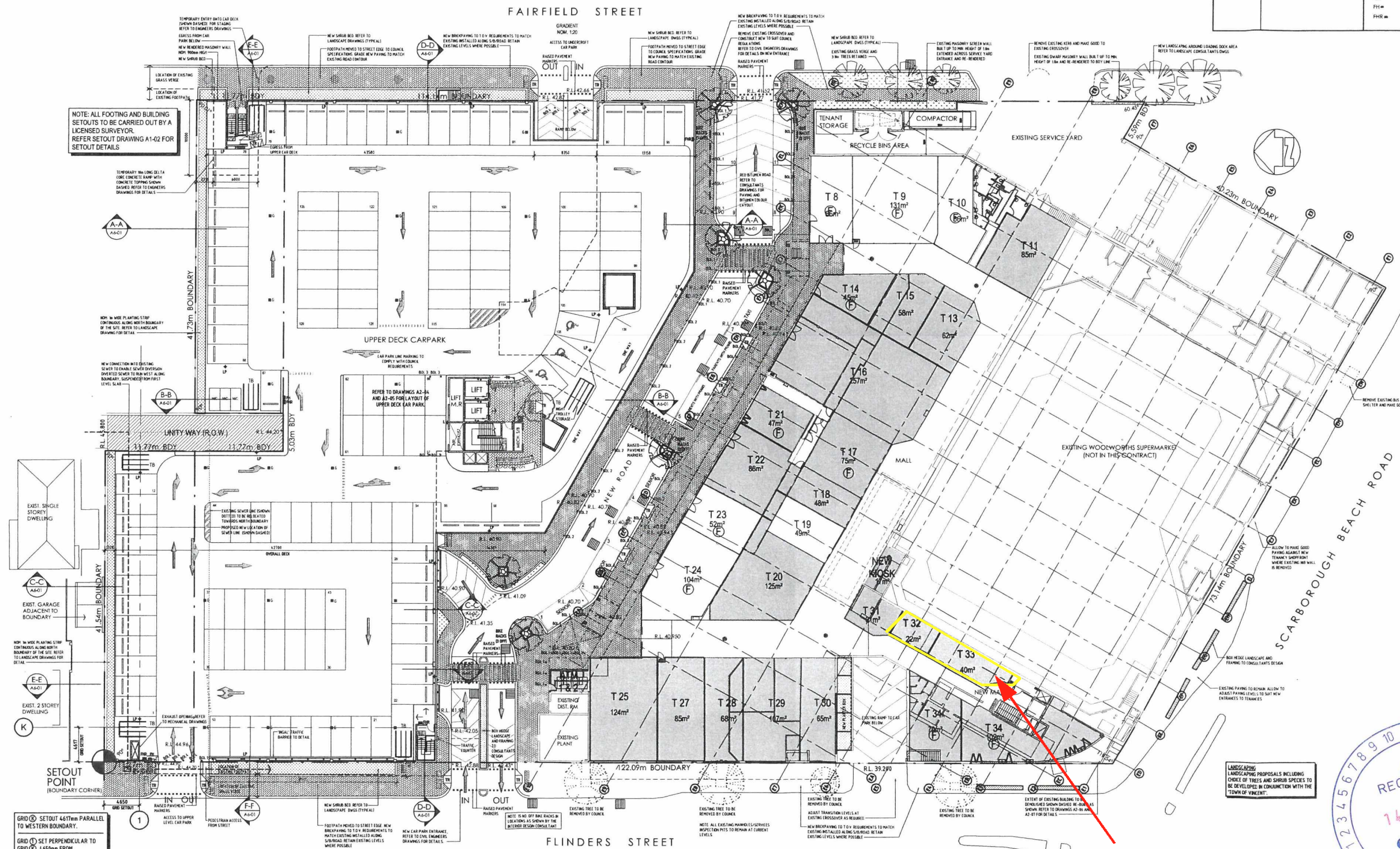
A handwritten signature in black ink, appearing to be 'Lucy Leng', written in a cursive style.

LUCY LENG

Franchisee and Instructor Kumon Mt Hawthorn

M: 0401 949 811

E: kumon.mthawthorn@lengfamily.com



| LEGEND | |
|--------|--|
| | EXISTING MASONRY AND NEW TENANCIES REFER TO DRAWING A2-01 FOR DETAILS |
| | PAVERS AS SPECIFIED ON COMPLETED FLOOR REFER TO DRAWING A2-01 FOR DETAILS |
| | EXTENT OF LANDSCAPED AREAS REFER TO LANDSCAPE DRAWINGS FOR PLANTING AND DETAILS |
| | TACTILE GROUND SURFACE INDICATORS AS SPECIFIED, INSTALLED AS PER AS 1428.1 |
| | STONE PITCHING PLACED AND GRADED - REFER TO ENGINEER'S DETAILS |
| | 300mm CAST IRON RAINWATER OUTLET OVER COLUMNS REFER TO ENGINEER'S DRAWINGS |
| | 1000mm x 2400mm DEEP SQUARE PIT WITH HEAVY DUTY REINFORCED CONCRETE COVER REFER TO CONSULTANT'S DRAWINGS |
| | BOLLARD |
| | HEAVY DUTY BOLLARD AS SPECIFIED BY INTERIOR DESIGNER |
| | RETRACTABLE BOLLARD AS SPECIFIED |
| | NON-ACCOUNTABLE CONCRETE KERB TO SUIT TRUCK TRAFFIC |
| | HEAVY DUTY ACCOUNTABLE CONCRETE KERB TO SUIT TRUCK TRAFFIC |
| | GENERAL FINISHED INDICATIVE LEVEL REFER TO LANDSCAPE SCALE PLANS FOR INDIVIDUAL LEVELS |
| | LIGHT POLE - REFER TO CONSULTANT'S DRAWINGS FOR DETAILS |
| | TROLLEY BAY AS SPECIFIED |
| | TROLLEY RAMP |
| | KIOSK LOCATION TO MATCH WITH PROVIDING FOR POWER, PHONE, ETTC & A.T.V. REQUIREMENTS |
| | FOOD TENANCY |
| | FIRE HYDRANT |
| | FIRE HOSE REEL |

TENDER ISSUE

THE MEZZ - IMPORTANT NOTICES

1. Refer to Mt. Hawthorn Plaza Shopping Centre located at 4023m on the back of the Specification and other drawings for the site plan.
2. All work must be completed by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.
3. Work must be completed and finished by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.
4. The Project Manager is to consult closely with Centre Management regarding any changes to the site plan, building layout, disposal, position of any other items etc.
5. Subcontractors must refer to the overall Siting Drawing and Tenancy Siting Drawing at the back of the Specification and allow for any temporary services etc to be in place during the construction period.
6. The building buildings are not to be in place by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.
7. Check the engineering drawings for any changes to the structure of the building. The building must be in place by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.
8. The building buildings are not to be in place by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.
9. The building buildings are not to be in place by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.
10. For all design and specifications please refer to the Consultant's drawings.
11. Work on the site must be completed by 11:00am on Monday 12th June 2018. The site must be open to the public by 11:00am on Monday 12th June 2018.

REVISIONS
 MATCH EXISTING
 Match existing materials, products and methods to ensure continuity of the building. Match existing materials, products and methods to ensure continuity of the building. Match existing materials, products and methods to ensure continuity of the building.

| NO. | REVISION | DATE |
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MT. HAWTHORN PLAZA SHOPPING CENTRE REDEVELOPMENT
 Cnr Scarborough Beach Road & Flinders Street.

SITE PLAN

| | | | | | |
|------|--------------|------|------------|----------|---|
| DATE | 1200 | DATE | 05-05-2018 | REVISION | H |
| DATE | MARCH 2018 | DATE | 05-05-2018 | REVISION | H |
| DATE | D.T. | DATE | 05-05-2018 | REVISION | H |
| DATE | T. PATTERSON | DATE | 05-05-2018 | REVISION | H |

CONSTRUCTION ISSUE



Subject tenancies