

DA 4375 – UNIT 9 / 136 RAILWAY STREET, COTTESLOE
PROPOSED CHANGE OF USE TO EDUCATIONAL ESTABLISHMENT

Further information provided by the applicant

- Seeking to lease 9/136 Railway Street, Cottesloe to operate a Kip McGrath Education Centre.
- Kip McGrath provides English and Maths tutoring for primary and high school students.
- Times of operation will be 3:30pm to 7:00pm Monday to Thursday and Saturday mornings.
- Anticipate no more than 12 students at any one time.
- The tenancy includes two car bays for staff.
- Based on responses from a 2022 survey of parents at the Kip McGrath Centre at Wembley, over 80% of parents 'drop and run' and do not remain parked at the centre. Most parents drop off their children, watch them enter the premises and then drive away. Kip McGrath Wembley has operated for almost 6 years without any issues relating to parking.
- The after-school nature of the tutoring business means it is operated at times where there is less demand for parking. For example, the adjacent coffee shop "The Other Side" closes at 1pm so by the time the business is open, much of the pressure on street parking is relieved.
- The proximity of Swanbourne Train Station is a significant factor in this choice of location, as many high school students will be easily able to access the tutoring centre by public transport. Being one station away from the Claremont transport hub, where school buses and trains meet, means the tenancy is ideally situated for many students who use public transport to travel to and from school to make their way to tutoring after school.
- The business also offers online tutoring option to students. This means that only the tutor will be physically in the centre and the students will join online, at times, even the tutor isn't at the tutoring premises.
- At Kip McGrath Wembley, around one third of students utilise the online system, which in turn reduces any traffic issues associated with the operation of the business. Since 2020 and during the Covid pandemic, there has been an increasing uptake in utilising online tutoring options and this trend is continuing.