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This reflects the required land to be able to deliver the future roundabout. Given this infrastructure is required for the development, the land ceding is supported.

Requirement to build the roundabout

The applicant now seeks to deliver the roundabout, at the intersection of Abernethy Road and Kargotich Road, and for this to be fully constructed by the applicant prior to the commencement of the School's operations. Associated with this proposal, however, is a request that the Shire would use its best endeavours in order to try to secure grant funding for the cost, estimated to be in the vicinity of \$6m.

Officer Comment

By proposing to be responsible to deliver the roundabout, the application now addresses what was a key reason for refusal. Officers do note, however, some uncertainty in respect of how securing of grant monies could impact this. The subject intersection does require upgrading, and it is possible that some grant monies may be provided for this to occur. Officers consider, therefore, that an associated condition needs to be worded such that:

- on the one hand, the applicant needs to be responsible to deliver the roundabout should no grant be secured;
- but, on the other hand, should the Shire receive a partial grant and thus be responsible to deliver the roundabout, the applicant should be required to make a contribution to bring up that grant to meet the full cost to deliver the roundabout.

In respect of the second point, given the intersection qualifies as a State Government blackspot (rather than a Federal), a grant would likely be received for up to two thirds of the cost (circa \$4m), meaning a shortfall of one third (\$2m) would remain. A suitable condition needs to be developed to address this issue, for such arrangement to be future proofed.

Footpath connection

The applicant has proposed to deliver a suitable footpath along Abernethy Road, which links the development to the principal shared path designed along the Tonkin Highway extension. This seeks to provide safe pedestrian connectivity to and from the School.

Officer comment

It is considered that this condition would satisfy the Shire's initial concerns in relation to the lack of pedestrian infrastructure. This would also need to be supported by suitable bike parking provision, with this needed to be captured through a condition.

Based on this additional information, Officers are now of the opinion, subject to suitable conditions, that the proposal can be recommended to the Development Assessment Panel, for approval.

**Conclusion:**

This application seeks to address the reasons for refusal of the initial 'Educational Establishment' application. It is considered that the additional information provided, supported by suitable conditions, can adequately address the refusal reasons in relation to traffic and road and pedestrian infrastructure. It is therefore recommended that the application be approved.