

8 December 2021

Mr Anthony Kannis
Managing Director, METRONET
34- 50 Stirling Street
PERTH WA 6000

Our Ref: TAT/4/96
Enquiries: admin@vicpark.wa.gov.au
Telephone: 08 9311 8111
Your Ref:

Dear Mr Kannis

RE: VICTORIA PARK-CANNING LEVEL CROSSING REMOVAL PROJECT – LANDSCAPE MANAGEMENT AND MAINTENANCE

Thank you for your letter proposing details of an arrangement to manage and maintain new public open space within the rail corridor following the completion and establishment of the Victoria Park-Canning Level Crossing Removal Project. The Town recognises the significant public transport benefits of the project, but also the community benefits of the proposed landscaping improvements to the rail corridor.

The concept designs developed by METRONET in collaboration with the Town of Victoria Park reflect best-practice design and will provide valuable public open space within our rapidly growing inner urban community. However, while the potential benefits of this project are evident, assuming the management and maintenance of this land has several significant ongoing cost and resourcing implications for the Town. These long-term implications must be considered thoroughly before the Town commits to the details of your proposal.

The Town can agree in principle to assuming landscape management and maintenance responsibilities of this land subject to several conditions for inclusion in the final agreement. The Town is also preparing a Council Report outlining the following principles and conditions, for the February 2022 Ordinary Meeting of Council, to confirm elected member support for this approach. The conditions will allow the Town to manage and maintain this land in a sustainable and responsible manner while also achieving important strategic objectives for the State Government. The Town believes that these conditions will significantly contribute to METRONET achieving its vision of "a well connected network with more transport, housing and employment choices" by facilitating direct housing and employment benefits within the Carlisle and Oats St station precincts.

Funding for Station Precinct Structure Planning

The state government should contribute an additional \$200,000 in the 2023/24 financial year to fund precinct planning for the Carlisle and Oats Street Station Precincts to enable increased density and development around this valuable new infrastructure. By facilitating increased density, development and activity through this process, the Carlisle and Oats Street Station Precincts will become better places to live and visit. The increase in patronage and rates revenue generated from this process will provide the State Government and the Town with an essential ongoing income source to fund the maintenance and management of this land and infrastructure in the longer term.

Infrastructure and Service Integration

It will be important to consider how infrastructure within the corridor will interface with surrounding services and local infrastructure before construction. The service infrastructure required to connect these spaces through Town land will require an upfront capital cost for the Town. Therefore, the Town requests that further upfront funding be provided to integrate existing interfacing services and infrastructure prior to project completion.

Future Opportunities for Leasable Space

The landscape plans developed by METRONET in collaboration with the Town are well considered. However, further designs should be future proofed to cater for the development of leasable spaces in key areas along the corridor to help activate each station precinct. Such spaces would provide the Town with a sustainable income stream to offset management and maintenance costs with additional benefits to the local economy, meeting social infrastructure gaps and contributing to community safety.

The Town also requests that METRONET help facilitate this outcome with the Public Transport Authority to help provide funding certainty to help minimise the financial impact on the Town into the future.

Further Considerations

The Town is committed to working closely with METRONET to develop the final landscape designs collaboratively to ensure a smooth transfer of management responsibilities at the completion of this project. However, before committing to a formal management and maintenance agreement, the Town will also require the following;

1. Further details of which specific areas The Town will be responsible for maintaining and the details of the design. These should be provided to the Town as soon as possible to allow more detailed consideration and review before an agreement is finalised.
2. A clear identification of the future limits of Local Government authority within these specific

areas including but not limited to matters such as:

- a. Approvals for development (i.e. future public toilets, or playground that the Town identifies as being necessary);
 - b. Approvals/permits for activities such as events and gatherings; and
 - c. Any approvals required for renewal works.
3. As per point four in your letter, METRONET will be required to maintain the public spaces for a 24-month establishment period after practical completion of the project. The date of practical completion should be detailed, specified and agreed to by the Town. Further to this, the Town would like to explore a graduated establishment period so the future maintenance costs can be slowly increased rather than handed over completely after 24 months.

Your consideration of these conditions will not only facilitate the sustainable and responsible management of this land, but it will also deliver on important State Government strategic objectives. Facilitating development through precinct structure planning, integrating with services, and activating these precincts through these mechanisms will create successful transit-oriented precincts and reflect the power of collaboration across government to deliver integrated community outcomes.

Thank you for your commitment to working with the Town collaboratively on this project. We value the productive and healthy relationship our organisations have fostered and understand the importance of working together in good faith for the benefit of our community.

If you wish to contact me, please do not hesitate to call me on 08 9311 8111 or email admin@vicpark.wa.gov.au

Yours sincerely



ANTHONY VULETA
CHIEF EXECUTIVE OFFICER