

Your ref: TAT/4/96

Our ref: A17224230

Mr Anthony Vuleta  
Chief Executive Officer  
Town of Victoria Park  
Locked Bag No. 437  
VICTORIA PARK WA 6979

Dear Mr Vuleta,

**MANAGEMENT AND MAINTENANCE OF PLANNED PUBLIC OPEN SPACE CREATED BY THE VICTORIA PARK – CANNING LEVEL CROSSING REMOVAL PROJECT**

Thank you for your letter dated 4 April 2022 requesting information on the public open space that will be created as a result of elevating the rail for the Victoria Park – Canning Level Crossing Removal (LXR) project.

As previously noted, while the State Government is funding the project, including the works to provide enhanced community spaces and local amenity under the rail and within parts of the existing railway reserve, we are looking to the Town (and all local governments where the rail will be elevated on a viaduct along the Armadale Line) to play a key role in the ongoing management and maintenance of these spaces and relevant assets. This will ensure they remain beneficial to the local community over the long term.

To provide a project update and assist the Town in making an informed decision on the management and maintenance of the proposed public spaces, I advise the following:

- a) The Armadale Line Upgrade Alliance (ALUA) was named as the preferred proponent to deliver this project in December 2021.
- b) While contract negotiations are being finalised, the delivery team at the Office of Major Transport Infrastructure Delivery (OMTID) is working closely with the ALUA to ensure engagement and consultation with the Town, and other stakeholders, on urban realm outcomes within the scope of the project remains a key priority.
- c) The Town provided valuable input into METRONET's concept design, particularly for the urban realm areas under the rail. The next design phase is reference design, where the ALUA and OMTID will work closely with the Town to determine the next stage of design detail for the urban realm areas within the scope of the project, including preferences and requirements for both the passive and active recreation areas, such as playground and/or exercise equipment, spaces for community gatherings and small outdoor events, pathways and landscaping.
- d) The Town's input into the reference design stage is key to ensure the design aligns with the Town's maintenance requirements and capacity in the long term.
- e) A rough estimate of the public open space anticipated to be managed and maintained by the Town indicates a total area of approximately 5.5ha. This has been calculated based on design to date and will be refined and confirmed in consultation with the Town during the reference design stage, of which the public open space design is anticipated to be completed by late 2022.

- f) As previously advised, while the State is looking to local governments to take responsibility for the ongoing cost of management and maintenance of the spaces proposed to sit within their care, METRONET has allocated funding to contribute to a 24-month establishment maintenance period after practical completion of the project.
- g) Based on design work done to date, METRONET has estimated a capped contribution of \$2.38m towards the establishment maintenance for public realm outcomes over two years, which will be apportioned across the Victoria Park-Canning LXR project. It is important to note key areas and assets such as the stations, station forecourts and facilities (including car parks and bus interchanges), viaduct structures, associated railway infrastructure and areas of the rail corridor not accessible to the public will continue to be managed and maintained by the Public Transport Authority (PTA). PTA's maintenance costs are excluded from the above noted contribution.
- h) There is an opportunity for the Town to deliver the 24-month establishment maintenance period. This would allow the Town to coordinate the resourcing requirements that would ultimately be needed to manage and maintain the areas in the long term, while being funded by METRONET as noted above. That said, if the Town would prefer, the establishment maintenance period could be delivered by a contractor who would be managed by the State. This is an item that we will be seeking to resolve in negotiation with the Town during the reference design stage and will need to also be coordinated with the City of Canning to allow for a consistent approach.
- i) Should the 24-month establishment maintenance period be managed by the State we have identified an opportunity to engage an Aboriginal contractor to further contribute towards increased Aboriginal employment and participation as a result of the project. This aligns with the METRONET 'Gnarla Biddi' Aboriginal Engagement Strategy and the State Government's Aboriginal Procurement Policy (2017).
- j) In relation to the potential for future leasable spaces for the Town to use for revenue generation, the LXR project has allowed for power outlets throughout the urban realm areas to facilitate food trucks, markets and temporary uses of spaces expected to be handed over for local government management. That said, the PTA, who will remain as the owner and overall management authority of the existing rail reserve, is open to discussing potential opportunities and mechanisms that would facilitate the Town generating a level of revenue from the new public realm areas. I would encourage the Town to commence discussions on any proposals for future leasable spaces with the LXR project team and PTA as soon as possible, so that requirements can be considered in design and consideration of appropriate legal, insurance and commercial frameworks can begin.

I note that a number of ongoing conversations between the Town, METRONET, OMTID and the PTA are required to confirm requirements before the long-term management and maintenance arrangements can be finalised, however I trust the above information is a step forward in helping to inform the Town's elected members on this issue.

In addition, as the City of Canning has also requested information on this issue in recent discussions, we will send a similar letter to the City's Chief Executive Officer, Michael Littleton.

Should you wish to discuss further, please contact Renee Hughes, Executive Officer on 6551 6282 or via email to [renee.hughes@metronet.wa.gov.au](mailto:renee.hughes@metronet.wa.gov.au) to arrange a suitable time.

Yours sincerely,



**Ashley Vincent**  
Acting Managing Director

12 May 2022