

SOUTHERN RAIL LINK, SINKING UNDER THE PERTH CBD

197. Hon. C.L. Edwardes to the Minister for Planning and Infrastructure

I refer the Minister to the Government's announced plans to sink the southern rail link under the Perth CBD and ask -

- (a) what approaches have been made to the owners and lease holders of the affected buildings;
- (b) if no approaches have been made, when will the owners and lease holders be approached;
- (c) will the Government assist these small businesses to find alternative accommodation to conduct their businesses;
- (d) has the Government conducted a heritage survey of the affected buildings and how does the Government intend to maintain the integrity of those buildings, which are of significant heritage value, if not, why not;
- (e) has the Government conducted any structural surveys of the affected buildings to ascertain the level of asbestos that will need to be removed from these buildings, before any other work can take place;
- (f) if not, why not;
- (g) given the nature of asbestos removal, what is the time frame for the removal of asbestos from affected buildings;
- (h) has the Government estimated the impact asbestos removal will have on surrounding buildings and businesses;
- (i) if not, why not;
- (j) has the cost and time required for asbestos removal been factored into the construction costs for this project; and
- (k) if not, why not?

Ms A.J. MacTIERNAN replied:

- (a) As part of the public consultation process associated with selection of the rail route through the Perth CBD, a Business Forum was held on 26 March 2002. All affected businesses were invited to the Forum at which the proposed Central and Western alignment options were described in detail. Following announcement of the Central option as the preferred route, a Stakeholder Briefing was held on 19 June 2002. This Briefing was attended by the Perth-based representative of the main property owner of the directly affected site (Pacific Shopping Centres Australia), the head lessee and head lessee's managing agent.

Regular contact with Pacific Shopping Centres Australia has been maintained. All businesses in the affected site were visited on 24 September 2002 and letters were sent to them the following day advising the current status of the project and the anticipated timing of construction. The City Rail Development Office within the Department of Planning and Infrastructure has established ongoing contact with affected businesses as a result of this exercise. Given that this project only recently evolved from the route selection phase, and that enabling legislation, the level of consultation undertaken to date has been significant.
- (b) Not applicable.
- (c) The formal land acquisition process has not yet commenced. Initial negotiations with property owners will determine whether the Government will deal directly with their lessees. If the Government deals directly with lessees, rather than owners settling with their lessees as part of the land acquisition negotiations, the cost of relocation of affected businesses will be considered in comparison to the cost of outright settlement, with the Government offering the lesser of the two. This approach was adopted in compensating lessees affected by construction of the Graham Farmer Freeway.
- (d) An architectural heritage survey has been carried out. The resultant report recommends retention of heritage features of the buildings affected by the project and has been formally referred to the Heritage Council for review and comment. In consultation with the Heritage Council, the City Rail Development Office will develop and specify appropriate construction methods to preserve, and where possible enhance, building heritage.

- (e) No.
- (f) The owner of the building at 246 Murray Street has liaised with WorkSafe on the matter and sought quotations for removal of asbestos. Information provided by the owner in this respect has been verified by WorkSafe. However, as part of a detailed valuation process required for the negotiation and/or resumption process, an independent valuation will be sought.
- (g) Asbestos removal is estimated to take up to 18 months.
- (h) Asbestos removal will be in accordance with WorkSafe regulations which will ensure that there is no impact on surrounding premises.
- (i) Not applicable.
- (j) Yes.
- (k) Not applicable.