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## Central Perth Railway Financial Analysis



The City of Perth has for a long time wanted to re-unite Northbridge with the central city between the Horseshoe Bridge and the Mitchell Freeway. To achieve this objective the City considered options for the sinking of the northern and Fremantle railway lines west of the Central Railway Station. The ultimate aim is to create a new city precinct featuring a range of commercial, recreational, cultural and residential uses that would result in a vibrant new city centre and create a seamless link between the central business district and the city's entertainment precinct.

Pracsys was commissioned to develop a comprehensive capital expenditure and funding analysis model for the sinking of the railway line and subsequent development of the land to be resumed. The financial modelling considered the cost and funding implications of different development options for the site on the City's financial position, particularly in view of other significant capital works projects the City had entered into.

### Outcome

The City of Perth was presented with a detailed financial analysis of all development options for the site and was able to understand the relative merits and implications of each option. The interactive model enables the City to test a range of assumptions in response to the various negotiation positions it has with the State Government and other stakeholders.

**Client:** City of Perth

**Pracsys team involved in this project:** Michael Chappell and Brian Cole