Stay Connected on our Engage Page

visit /engage.kalamunda.wa.gov.au/high-wycombe-south-residential-precinct

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EASTERN REGION CHRONICLE

Project News for the Eastern Region | April 2026

CONTINUING OUR PROACTIVE APPROACH

FUNDING A HIGH WYCOMBE SOUTH LOCAL STRUCTURE PLAN AMENDMENT

The City of Kalamunda is continuing to address the existing interface matters along Sultana Road West, the proposed location of a primary school, together with any other local structure plan improvements within the HWS Residential Precinct.

The City prepared a council report for the 24 March 2026 Ordinary Council Meeting to seek Council's support to prepare and fund a High Wycombe South Local Structure Plan amendment.

Please visit our YouTube, our webpage or refer to the link below which contains a copy of the Council Report:

Ordinary Council Meeting - 24 March 2026

RECOMMENDATION

That Council:

1. AUTHORISE the Chief Executive Officer to prepare an amendment to the High Wycombe South Residential Precinct Local Structure Plan in accordance with Schedule 2, Part 4, cl. 29 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*

2. NOTE that the approximate costs of approximately $100,000 to facilitate the Local Structure Plan amendment will be accommodated as part of the existing adopted budget and future costs re-evaluated as part of the adoption of the 2026/27 budget.



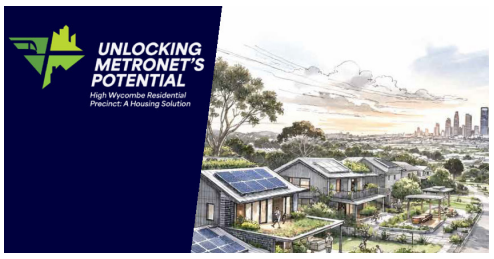
Some key numbers on the development, Brae

Current Approvals	Details
Subdivision	86 lots
Density increase	To R60
Subdivision	11 lots for Grouped Dwellings
Subdivision	8 lots for Grouped Dwellings
Subdivision	5 lots for Grouped Dwellings
Local Development Plan	Approved for whole precinct – all 86 lots



A final prospectus in the works

Unlocking METRONET's Potential



The High Wycombe South Prospectus is a guiding document that sets out the vision for development around the new METRONET station. It outlines how the area will grow over time, with new housing, public spaces, roads, and community facilities.

A final Prospectus is being planned that will bring together community engagement, an economic impacts analysis, a broad final community vision for the area, planning goals, infrastructure needs, and investment opportunities.

More to come soon!



ADVOCACY TOUCH POINTS

a quick snapshot of who we are talking to and how we are engaging



CALLING ALL HIGH WYCOMBE SOUTH HOMEOWNERS

The City is calling out to seven more households to join our workshop. Check your mailbox for more information!



HWSRP Project Manager Anthony has moved on from the City. The City wishes Anthony all the best and thanks him for his work. Please continue to reachout to enquiries@kalamunda.wa.gov.au for any enquiries.

WHAT IS A DCP?

City of Kalamunda

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EASTERN REGION CHRONICLE

Project News for the Eastern Region |

Local Development Plan : **Cell 5, Stage 1**

A Local Development Plan (LDP) has now been approved and published on the City's website for the first residential subdivision within the High Wycombe South Local Structure Plan area.

The LDP sets out the built form design requirements such as setbacks, garage locations and tree retention for each lot within the subdivision area.

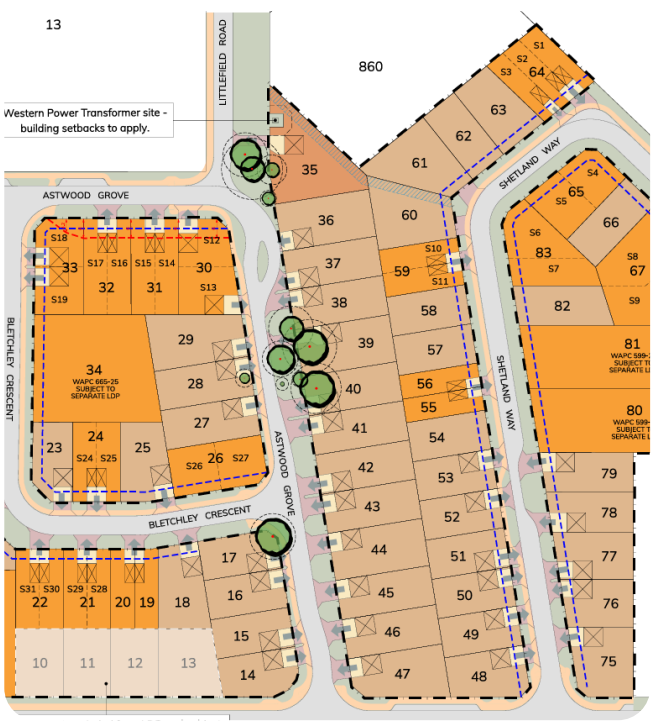
The intent of the LDP is to ensure a consistent built form outcome across the ranging densities within the subdivision area and has been approved in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015 and the City of Kalamunda Local Planning Scheme No.3 (LPS3).

Prospective purchasers should be aware of the LDP as the provisions replace some of the usual built form requirements set out under the Residential Design Codes.

Please see:

Provisions here

Local Development Plan here



What do you want to see more of in the Chronicle?

Contact Us
9257 9999 | enquiries@kalamunda.wa.gov.au
2 Railway Road, Kalamunda
PO Box 42 Kalamunda WA 6926



Did you know?

There may be incidents in your suburb where restricted access vehicles use roads where they are forbidden. The ultimate authority to regulate restricted access vehicles is Main Roads.

Did you know that Main Roads has an enquiry form to report issues? Visit here: https://www.mainroads.wa.gov.au/contact-us/





Are you keeping up to date with DevelopmentWA's METRONET East - High Wycombe Project Page?

Head over to https://developmentwa.com.au/projects/redevelopment/metronet-east-high-wycombe/overview to view the project page and keep up to date.

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