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November 2025

EASTERN REGION CHRONICLE

Project News for the Eastern Region |



What is The Chronicle

Big things are happening across the High Wycombe and Maida Vale region. The City of Kalamunda is driving changes to the region as a part of a larger effort to create a better place for the people who live here, work here, or pass through every day.

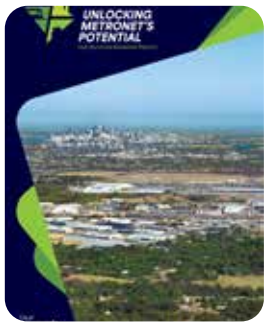
With so many projects underway, it can be easy to lose track of what's happening, what's coming next, and how it all fits together. That's why we're starting this newsletter. It's called the Chronicle, and it will come out every two months. It will give you simple updates on each major project in the region. You'll see where things are at, what milestones have been reached, what's coming up, and how to find more detail.

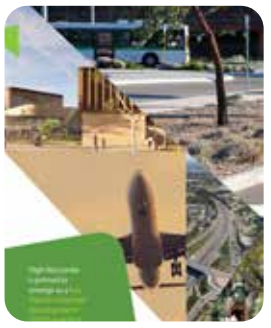
Each issue will also include local news, repeat timelines, and a few interesting facts that help make sense of what's going on. We're doing this to keep communication clear, open, and useful. You'll also find links to the main engagement page for the region and each project's specific page.

This is the first edition of the Chronicle. We're glad you're here and don't be afraid to come back!

Have You Seen the Prospectus?

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.

The Prospectus brings together planning goals, infrastructure needs, and investment opportunities to help coordinate projects and attract funding. It's about turning the station precinct into a vibrant, well-connected community hub.

Visit our Engage page to download it and see it for yourself!

What is the City Planning for the Prospectus?

A lot.

With over $2 billion in government investment already committed to public infrastructure, including the Forrestfield Airport Link via METRONET and major road upgrades, the area is poised for growth.

However, the full potential will only be realised through careful planning, collaboration with the community, and attracting further investment. The prospectus is a tool to help the City, residents, developers and State and Federal governments have a conversation about the area and realise its potential.

WORKS UPDATES!



Milner Rd

Design has been completed for a new traffic calming chicane aimed at improving road safety and reducing vehicle speeds. Construction is scheduled to commence in November.

Sultana Road West

An inspection of the existing road condition has been completed, with all findings agreed to by the City. The upcoming DCP project design will address the identified issues, including pavement repairs, improved sight lines, signage, and path continuity. The lighting upgrade will be reviewed as part of the Structure Plan process. A further update regarding the DCP and design process for Sultana Road West will be provided as part of the engagement for the Forrestfield / High Wycombe Stage 1 Industrial Area annual DCP review in early 2026, and future works updates through the Chronicle.

Please contact the City for requests for additional information about our works updates!

HAVE YOU SEEN ...

THE PROPOSED COMMUNITY HUB



See page 2 for more details .

Development Contribution Plan Explained

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WHAT ARE THE METRONET HIGH WYCOMBE DESIGN GUIDELINES?



The METRONET East High Wycombe Design Guidelines (the Design Guidelines) are intended to guide redevelopment of the lots within the High Wycombe Project Area (the Project Area) and ensure delivery of the vision and objectives of the Metropolitan Redevelopment Authority Regulations 2011 (the Regulations) and the METRONET East Redevelopment Scheme (the Scheme).

The Design Guidelines establish Acceptable Outcomes and Design Requirements for all development to deliver high quality design outcomes.

The Design Guidelines provide a flexible approach to deliver high quality developments that meet the Authority's Redevelopment Objectives and details the requirements for development applications and subdivisions.

See next page for details about the Guidelines' finalisation.



WHAT'S ON IN ADVOCACY?

The City has published a video explainer of the plan for High Wycombe South. View here: https://www.youtube.com/@CityofKalamunda

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A New Heart for High Wycombe

The City of Kalamunda is progressing plans for the proposed High Wycombe Community Hub, a modern multi-purpose destination that will bring sport, leisure and community life together in one place.

The proposed design features a contemporary aquatic centre with both indoor and outdoor heated pools, a gym and fitness spaces, community and function rooms, and family-friendly outdoor areas. *Surrounded by landscaped public spaces, the hub will connect directly to nearby recreation grounds and local pathways, creating a walkable and welcoming place for everyone to enjoy year-round.*

This once-in-a-generation project builds on years of community feedback calling for accessible, modern facilities close to home. The proposed design focuses on inclusion, sustainability and local identity, ensuring the hub feels uniquely High Wycombe while meeting the needs of future generations. Learn more and share your thoughts at ***engage.kalamunda.wa.gov.au***









METRONET East High Wycombe Design Guidelines Finalised

DevelopmentWA has approved the proposed METRONET East High Wycombe Design Guidelines, which set the planning and design framework for future development within the High Wycombe Station Precinct.

The proposed guidelines aim to support high-quality, transit-oriented development around the train station. They provide direction for creating well-connected, sustainable and vibrant neighbourhoods that make the most of major public transport investment.

The City of Kalamunda provided formal feedback on the draft guidelines in July 2025. DevelopmentWA has since updated the document to reflect several of the City's recommendations, including:

- *Introducing minimum tree size and canopy cover requirements.*
- *Requiring the provision of electric vehicle charging stations.*
- *Expanding bicycle and e-rideable parking and end-of-trip facilities.*
- *Adding an Environmental Integrity section with smart city features such as sensors, smart water management and adaptive lighting.*

DevelopmentWA also considered feedback from State agencies including the Department of Health and the Department of Transport and Major Infrastructure to strengthen environmental, public health and transport outcomes. The finalised Design Guidelines provide a clear structure for guiding growth in the High Wycombe Station Precinct as a connected, sustainable and people-focused community.

See more at developmentwa.com.au

MAIDA VALE SOUTH URBAN PRECINCT – COMMUNITY FEEDBACK



The City of Kalamunda has completed community engagement for the proposed Maida Vale South Urban Precinct, seeking views from 148 landowners between 11 February and 7 March 2025.

A total of 70 submissions were received from 62 addresses, representing a 42 per cent response rate. Feedback showed an almost even split between those supporting and those opposing future residential development. Notably, support for new housing was considered strong for an area transitioning from a rural to urban setting.

Respondents who supported development emphasised the importance of well-planned neighbourhoods with quality design, trees, open spaces and protection of natural habitats. Many participants noted that new homes could complement the existing rural character if designed sensitively and with a focus on sustainability.

Others highlighted the need to address housing affordability, improve local infrastructure and support the local economy through thoughtful land use and community planning.

The City will continue to consider these views as structure planning for the precinct progresses.

See more at developmentwa.com.au

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