UNLOCKING METRONET'S POTENTIAL

High Wycombe Residential Precinct



City of Kalamunda

The City of Kalamunda is ready to partner with State and Federal Governments to deliver the METRONET vision, creating a vibrant, transport-oriented hub where people can live, work, and access high-quality services.

Acknowledgment of Country

We respectfully acknowledge the Traditional Owners, the Whadjuk Noongar People as the Custodians of this land. We also pay respect to all Aboriginal community Elders, past, present and future who have and continue to reside in the area and have been an integral part of the history of this region.

A Transformational Opportunity



The High Wycombe Residential Precinct is set to become one of Perth's strategically significant transport-oriented developments. As a key pillar of METRONET's vision for sustainable, connected urban growth, High Wycombe offers exceptional access to major transport links, expansive green spaces, and the upcoming state-of-the-art Community and Aquatic Hub.

At a time when Perth and Western Australia face a severe housing shortage, the development of the High Wycombe Residential Precinct presents an unmatched opportunity to deliver much-needed homes. However, realising this potential requires critical government investment in infrastructure—including roads, public open space, and drainage. Without these essential commitments, the precinct will fail to attract developers, leaving a train station without a thriving local community.

The City of Kalamunda is ready to partner with State and Federal Governments to bring this vision to life.

With the expertise, ambition, and community-driven focus to deliver real outcomes, we are committed to working together to unlock the full potential of High Wycombe and create a vibrant, well-connected community for the future.

Local property owners are primed and ready to sell and develop their properties to deliver much-needed housing for the precinct

An investment of $42.2 million will unlock 2,400 homes in High Wycombe South and help to spur the establishment of a further 8,800 lots in neighbouring Maida Vale, significantly contributing to Perth's inner urban long-term housing supply.

This investment is just over $4,000 per dwelling, and only $1,339 per person to have access to a safe, sustainable, interconnected, transport-oriented dwelling that they can call their home.

Bringing the METRONET Vision to Life

At the heart of METRONET's vision for Perth is the promise of accessible, people-friendly communities connected by reliable and modern public transport. High Wycombe plays a pivotal role in this vision, forming an integral part of the $1.86 billion Forrestfield-Airport Link. The precinct is uniquely positioned to become an attractive and walkable community, offering direct access to METRONET's rail and bus services, as well as key road transport corridors.

However, the missing key to unlock METRONET's vision is and develop the precinct is the lack of people living around the train station and new community hub.

Right now, it is a station without a surrounding community.

The key to keeping the development and Metronet on track is government investment in essential infrastructure — roads, public open space, and drainage. This will clear the line for residential development, unlocking the true potential of this transit-oriented hub.

This investment will help attract tier 2 and 3 developers who are best suited to activate the precinct. With this strategic support, METRONET East – High Wycombe with a newly integrated residential precinct can rapidly transform into a vibrant urban hub, drawing in new residents and businesses seeking sustainable, well-connected living spaces.



Optimising the Return on Investment

With over $2 billion in government investment already committed to public infrastructure

—including the Forrestfield-Airport Link, High Wycombe Community and Aquatic Hub, multi-storey car park, bus depot, and road upgrades—High Wycombe is primed to emerge as a key transit-oriented development (TOD) precinct. This substantial investment has set the foundation for a well-connected, high-amenity urban hub.

However, the full potential of government investments in public facilities will only be realised with complementary residential development around the METRONET station.

Without the development, there will be an under utilised train station and a community facility with low patronage.

A housing development delivered by the City for the surrounding the station will maximise the utilisation of public transport services, ensuring that the station remains a central node in the METRONET network. This will optimise the return on investment while simultaneously generating new jobs, stimulating local economic growth, and providing essential services to meet the needs of a growing community.

With the right investment, state and federal government success can be fast-tracked, ensuring public transport services operate at full capacity while driving local economic growth.



High Wycombe is primed to emerge as a key transit-oriented development (TOD) precinct.

High Wycombe: A Model for Solving Perth's Housing Crisis

Perth faces a housing crisis, with urgent demand for affordable homes. The State Government has allocated $1.1 billion in the 2024-25 Budget to boost land supply, while the Federal Government has committed $6.2 billion to support new housing nationwide.

High Wycombe offers a unique opportunity to demonstrate a best-practice, multi-government approach to addressing this



Aligning Federal, State, and Local Government priorities can transform the area into a national model for transit-oriented development. Investment and a coordinated approach to infrastructure, planning efficiency, and land development will unlock housing supply and create a vibrant, connected community.

Local property owners are ready to sell and develop their land, but crucial government investment is needed to make these projects viable. Without this support, high-density residential development remains financially unfeasible, limiting the area's potential to contribute to Perth's housing needs.

As a key candidate for transit-oriented development, High Wycombe is well-positioned to support sustainable, high-density housing.

Targeted infrastructure investment—such as roads, public open space, and drainage—will enable affordable housing in a strategically important part of Perth.

By embracing a cohesive, intergovernmental approach, High Wycombe can set a benchmark for integrating housing, transport, and community infrastructure. This collaborative effort will not only ease the housing crisis but also establish a model for sustainable urban development across Australia.

Supporting a Sustainable Future

High Wycombe is set to become a leading example of sustainable housing, closely aligned with METRONET's transit-oriented development (TOD) and sustainability goals and contributes to the broader State and Federal Government goal of achieving net zero by 2050. These efforts will play a crucial role in transitioning to a greener, more connected urban environment.

By focusing on development around the High Wycombe Train Station, the precinct

- Will reduce vehicle dependency, alleviate traffic congestion, and lower emissions.
- Direct access to Perth's train and bus network will foster walkable, higher-density communities, providing residents with easy access to amenities, employment, and services without the need for cars.



Credit: Forbes.com

The City of Kalamunda is fully aligned with the government's sustainability agenda. The City's Climate Action Plan and Clean and Green Local Environment Strategy are key drivers for delivering High Wycombe's sustainable future.

A spectacular opportunity to include in the development a possible **solar farm** that will provide green energy to the 10,200 new dwellings.

Potential **Power Bank Battery infrastructure** to be located at the solar city and key community battery sites to provide consistent energy loading.

The **Forest Neighbourhood** vision for the precinct includes 30 hectares of preserved green space, ensuring new housing integrates seamlessly with nature.

Initiatives such as **carbon sequestration** using clay, large-scale FOGO composting, and energy-efficient developments underscore Kalamunda's commitment to climate-positive projects, further enhancing High Wycombe's role in supporting the State's net zero targets.

However, this vision for sustainability can only be realised with government investment in key infrastructure that is essential to enable the development of residential housing and support the long-term success of the High Wycombe precinct.

Perth's Future Economic and Employment Hub



Credit: www.waitoc.com

High Wycombe is poised to become a premier economic and employment hub, driven by its modern light industrial estate and exceptional strategic location. With direct access to key transport infrastructure—including Perth Airport, High Wycombe Train Station, and the bus port—the area is ideally positioned to support a wide range of industries such as retail, commercial, and services, creating thousands of job opportunities.

The development of residential areas will further amplify the area's potential. It will provide residents with convenient access to local businesses, fostering a thriving entrepreneurial ecosystem. This dynamic environment will not only generate long-term employment prospects but also enhance the region's liveability by offering essential services and amenities within close reach.

As the population grows, ongoing demand for retail, hospitality, and professional services will contribute to the area's economic vitality. Additionally, the need for community services such as allied health, social, and support services will encourage a diverse and dynamic economy. This growth will further stimulate job creation and attract investment to the area.

By seamlessly integrating residential and business precincts, High Wycombe will drive innovation, create new jobs, and promote sustained economic growth.

As the area continues to develop, it will play a pivotal role in Perth's prosperity, delivering lasting benefits to both the region and the state.

The Gateway to Perth's Nature Playground

Developing new residential properties in High Wycombe presents a unique opportunity to provide residents with direct access to Perth's Nature Playground. Nestled at the foothills of the Perth Hills, High Wycombe offers proximity to stunning natural landscapes, outdoor recreation, and vibrant local attractions, making it an ideal location for families, professionals, and lifestyle seekers.

The area is renowned for its bushland, walking trails, and adventure sports, with highlights such as Lesmurdie Falls, Mundy Regional Park, and the Bibulmun Track just a short drive away. Future High Wycombe residents will have easy access to hiking, mountain biking, camping, and scenic lookouts, fostering a healthy and active lifestyle.

Beyond nature, the region boasts a thriving food and wine scene, including award-winning wineries, cider houses, and the Kalamunda Farmers Market.

With new homes strategically positioned near transport links and METRONET, High Wycombe will serve as a well-connected hub that balances urban convenience with access to nature, adventure, and local culture.

By unlocking housing supply in High Wycombe, we are creating a gateway to a unique, high-quality lifestyle in one of Perth's most sought-after regions.

Removing the Impediments to Progress

Despite the immense potential, progress in High Wycombe is currently stuck at the station due to high development costs and uncertainty around infrastructure funding. Addressing these barriers will allow the precinct to pick up speed and become a contemporary, transit-oriented community.

Prohibitive Development Costs

The cost contribution rate for developers and ultimately home owners is unaffordable. It is currently over $76/m2 and needs to fall under $50/m2 for any development to be viable—despite the unique value proposition this precinct offers.

Land Constraints

The precinct faces land constraints, including conservation zones and a former landfill site, reducing the developable area.

Market Barriers

Uncertainty around funding for key infrastructure has hindered landowners from selling and developers from investing, stalling progress in the precinct.

Transit-Oriented Development at Risk

Without the necessary infrastructure investment, High Wycombe's potential as a contemporary transit-oriented development will remain unrealised. Delayed investment could result in an underutilised train station and an under-patronised Community Hub, leaving the area undeveloped for decades.

The Time to Act is Now

High Wycombe's transformation is ready and requires government investment in critical infrastructure. The time to act is now. High Wycombe can become a cornerstone of Perth's future urban growth, fully realising the METRONET vision and contributing to a sustainable, liveable city for generations to come. Investing in High Wycombe is not just an investment in a single development project—

it is an investment in Perth's future.



Investing in the Future

An investment of $42.2m is required in critical infrastructure of roads, drainage and public open space to bring the Metronet Vision of an integrated residential and transport hub to life.

This equates to a $4,017 per lot and $1339 per person. If the investment is equally shared between state and federal government, it is an investment of $669 per lot per government. (NOTE: Based on 11,200 new dwellings and 3 persons per household).

The following table describes the essential infrastructure, and the associated investment needed to bring the High Wycombe Residential Precinct to life.

Item	Requirements	Investment Request	Change to the DCP
Technical Advisory Group	Establishment of effective infrastructure coordination element, through the formation of a Technical Advisory Group led by DPLH with all key stakeholders to support the implementation of this precinct.	Provision of officer support from key infrastructure agencies	No change
Green Link – Ecological corridor	Relinquish the reimbursement of funds for the WAPC's purchase of land within the green link. Finalisation of MRS Amendment to classify 7.35ha of regionally significant open space as Parks and Recreation under the Metropolitan Region Scheme. NOTE: Note this is not currently in the proposed DCP	The State Government to fund the $11m required to retain this land in public ownership for conservation and recreation purposes.	No change
Sewerage	Timely delivery through the Water Corporation's Capital Delivery program of <375mm reticulated sewer to service each development cell in the precinct. NOTE: not currently in the DCP and is being coordinated by Water Corporation.	Estimate $2-3m - To be confirmed by Water Corporation.	
Drainage	To strategically acquire and improve district drainage infrastructure through the administration of the DCP NOTE: All drainage land and construction is included in the DCP.	$8m allocated to the City to facilitate through the management of the DCP. Land - $5.85m Drainage construction - $2.12m	~$8m reduction to DCP.
Roads	Key structuring roads and associated intersections to unlock development cells • Milner Road • Raven Street • TOD Connector Roads	$15.7m allocated to the City to facilitate through the management of the DCP: • Milner Road - $6.3m • TOD Connector - $4.2m • Raven Street - $1.5m • Land assembly - $3.7m (Raven Street and TOD Connector)	~$8m reduction to DCP.
Precint Coordination	Project management, acquisition costs, risk mitigation and construction contingency.	12% of total infrastructure costs $4.5m	

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