

PROPOSED HIGH WYCOMBE COMMUNITY HUB

General Information & Frequently Asked Questions

A transformational facility for our growing City



CONCEPT ONLY

THIS PROJECT IS BROUGHT TO YOU BY THE CITY OF KALAMUNDA, WITH THE PROUD SUPPORT OF THE AUSTRALIAN GOVERNMENT AND METRONET.



Australian Government

BUILDING AUSTRALIA



GOVERNMENT OF
WESTERN AUSTRALIA

METRONET



General Information

The City of Kalamunda is leading the planning and development of the proposed High Wycombe Community Hub (the Hub) – a vibrant and sustainable aquatic, recreation and commercial space, designed for everyone to enjoy.

With the High Wycombe train and bus station just steps away, the proposed Hub will be conveniently located and accessible, creating a vibrant transport-oriented precinct.

The City of Kalamunda is proudly spearheading the development of this proposed state-of-the-art facility, with the support of the Australian Government and METRONET, with health, fitness, recreational and leisure pursuits on offer to people of all ages and abilities.

The proposed Hub will deliver outstanding environmental and design outcomes in its built form, landscaping, public spaces, streetscapes, and precinct urban design, transforming the vacant site space into a vibrant social and recreational centre for the whole community.





Frequently Asked Questions

The following FAQs provide information on the planning context, the amenities that are planned to be provided in the proposed Hub and other key information.

Site, Planning & Approvals

Why has a new Community Hub been proposed?

In 2020, the City of Kalamunda commissioned consultants to prepare a business case for a new Aquatic Facility. The report highlighted the strong community need and support for new aquatic facilities with heated pools suitable for year-round use. After considering several site options, the assessment recommended that the City pursue the development of an indoor and outdoor swimming complex and community recreational facilities in the Foothills, opposite the High Wycombe Train Station.

Who is funding the development?

The City of Kalamunda is funding the development with support from the Australian Government and the State Government via METRONET.

Is the project fully funded?

The proposed Hub is not yet fully funded. With \$60 million in State and Federal commitments already secured, the City is progressing plans to obtain additional funds to deliver this vital piece of community infrastructure.

Who owns the site?

The site is currently owned by Development WA (State Government), yet it will eventually become Crown land with a management order to the City of Kalamunda.

Why was this site chosen?

The site opposite the new High Wycombe train and bus stations was identified in the City's 2020 Aquatic Facility Needs Assessment as the ideal location for a new aquatic facility. This location will serve as a catalyst for activating the precinct encouraging future commercial and residential development. Its excellent accessibility via public transport and proximity to other travel options make it convenient for everyone to reach. Additionally, the site is located in a part of the City expected to see significant housing and population growth in the coming years.

How does the planning for the proposed Hub align with other planning structures and frameworks?

The proposed Hub is located within the High Wycombe Project Area, part of METRONET East which includes precincts around the new Midland, Bayswater and High Wycombe stations. Since May 2021, Development WA has served as the planning authority for the project area and is collaborating with METRONET and the City on an Activity Centre Plan for the area.

The proposed Hub's design aligns with the land use and building design requirements outlined in key DevelopmentWA planning documents including:

- Metronet Precinct Design Guide (specifically the Town Centre Station category)
- Station Precinct Built Form Guidance
- High Wycombe Design Guidelines

What is the ongoing planning process to develop the proposed Hub?

The City has submitted the Development Application (DA) for the proposed High Wycombe Community Hub to Development WA. The application is currently under review, and a public comment period will be opened by DevelopmentWA as part of the process. During this time, you will have the opportunity to share your feedback on the proposal. All comments will be considered by Development WA as they complete their assessment.

Assuming the development is approved, when would the construction of the proposed Hub commence?

Construction will commence once project funding has been confirmed, which is anticipated to occur in the first half of 2026.

Has the official name for the proposed 'High Wycombe Community Hub' been confirmed?

No. For planning and consultation purposes, the development has been given the working name of the 'High Wycombe Community Hub'. The final name is yet to be decided.

Proposed Design - Amenity & Facilities

What facilities and spaces are planned for inclusion within the proposed Hub?

The proposed Hub is designed to bring together high quality leisure, wellness, aquatic and recreation facilities, creating a vibrant and dynamic community space.

Given the scale of the development and funding availability, construction will be delivered in four key Stages:

Stage 1	Stage 2
• 50m Outdoor Pool • 25m Indoor Pool • Spa • Sauna • Water Slides • Leisure Pool • Learn to Swim Pool • Gymnasium & Group Fitness • Creche • Kiosk/Café • Commercial Spaces	• Retail / Shopping Space • Allied Health Spaces
	Stage 3
	• Childcare Centre • Community Hall • Flexible Booking Spaces • Community Art Space
	Stage 4
	• Indoor Sports Courts

How high will the proposed Hub building be?

The building will be a maximum of two storeys high, with ground and first floor levels.

Will there be access to transport and parking facilities?

Yes, the proposed Hub will be conveniently located just steps from the High Wycombe train and bus stations, making it easily accessible by public transport, and supporting a vibrant transport-oriented precinct.

The proposed Hub plans to include 214 visitor bays along with designated access and drop-off bays for added convenience.

Does the proposed Hub include any commercial space?

Yes, the proposed design includes prime street-front retail space, with dedicated areas for a café and allied health services. These facilities are planned for development across stage 1 and 2 of the project.

How will the proposed Hub impact on the existing streetscape?

The proposed Hub's design aims to enhance the streetscape, as one does not currently exist in the area. Most of the surrounding sites, apart from the train/bus station and car park, are undeveloped. As a result, the proposed Hub will play a key role in shaping the streetscape and establishing the character of the area, as well as influencing future development.

Environment & Sustainability

Will the development of the proposed Hub have any environmental implications?

The proposed Hub's development has been carefully planned to protect environmentally sensitive areas and enhance natural connections. This includes preserving remnant vegetation, the nearby threatened ecological community (TEC) site, Central Park, and Poison Gully Creek. The design also adheres to wetland and bushfire setback guidelines.

This site's environmental context has influenced every aspect of the design, including the building's shape, position, materials and planned technologies.

What steps have been undertaken to ensure that the design of the development is sustainable?

To ensure environmental and long-term financial sustainability, the City has worked with the project architects and engineers specialising in environmentally sustainable design. The design team has completed the following for the proposed Community Hub development:

- Assessment of energy efficient pool heating options, for example geothermal heating.
- Development of a sustainability strategy – including initiatives like all electric services, on-site solar PV and water efficiency.
- Creation of a Green Star Pathway with a target of 5 stars, reflecting Australian excellence in building sustainability.

Some of these design elements, such as power and heating systems, may have higher initial costs than traditional systems such as gas heating but in addition to being more environmentally friendly they can deliver lower operating costs over the life of the building. Balancing these up-front versus long-term costs will be an important consideration for the City in deciding on the final specification of the building.

Facility Management & Operation

Who will operate the proposed Hub?

The City is exploring different options for the management and operation of the proposed Hub. No final decision has been made yet.

Will the proposed Hub be in operation all year?

Yes, it is proposed to be open to the community every day of the year from dawn until late.

As a City of Kalamunda resident, will my rates be contributing to the operation of the proposed Community Hub?

The City is investigating the financial model for the operation of the proposed Community Hub. The financial model will consider rates and other revenue sources. No decision has been made by the City at this stage.

Implications for Surrounding Facilities

If the proposed High Wycombe Community Hub gets developed, will this have any impact on the Hartfield Park Recreation Centre?

No long term decisions have been made regarding Hartfield Park Recreation Centre.

Will the Kalamunda Water Park be impacted by the development of a new aquatic facility?

Similarly, no decision has been made regarding the long term future of the Kalamunda Water Park following development of the proposed Hub.

However, the Water Park will remain open as a seasonal pool during the construction of the proposed Hub, with the City of Kalamunda Council committed to restoring the water park for this summer by investing \$200,000 for repairs.

Consultation

Has the City of Kalamunda undertaken any previous community consultation to help inform the planning of the proposed Community Hub?

Yes, community consultation was conducted as part of the 2020 Aquatic Facility Needs Assessment. This consultation focused on understanding the community's expectations for an aquatic facility and how they would use it. Engagement included community workshops and an online survey, which gathered input from both organised groups and the general public.

The report highlighted the strong community need and support for new aquatic facilities with heated pools suitable for year-round use and recommended that the facility be located in the foothills, opposite the High Wycombe Train Station.

More recently, the City engaged with Water Polo WA (WPWA) about the proposed Community Hub.

Why are you engaging now?

The City has been working closely with the project's funding bodies (the Australian and State Government) to provide further details on the project. Now that designs have progressed to development application stage, we are now able to share these plans.

Will there be any opportunities to have a say on the proposed Hub?

Yes, as part of their assessment process, Development WA will invite the community to comment on the development application. Details of how to provide feedback will be advertised publicly when available.

Additionally, the City of Kalamunda has partnered with community consultation specialists, Creating Communities Australia, to engage with the local community. This will provide residents with opportunities to share their input on enriching the proposed design and help shape the future user experience of the proposed Hub.

You can get involved in the following ways:

1. **Take part in our survey**
Share your ideas and feedback in a 10-minute survey.
2. **Join us at a focus group**
Dive into a more in-depth discussion with our team and other members of the community.
You can register for any one of three evening focus group sessions via the QR code below.
 - **Thursday 23 October (2:00pm - 4:00pm)**
Woodlupine Community Centre - Main Hall
 - **Thursday 30 October (5:30pm - 7:30pm)**
Kalamunda Community Centre - Main Hall
 - **Wednesday 5 November (5:30pm - 7:30pm)**
Cyril Road Hall
3. **Visit us at our pop-up engagements**
Stop by our pop-ups at the Kalamunda Farmers Markets and Forrestfield Shopping Centre to view the plans and design, meet the team and add your voice to the conversation.
 - **Thursday 16 October (9:30am - 2:00pm)**
Hawaiian's Forrestfield Shopping Centre
 - **Sunday 19 October (8:00am - 12noon)**
Kalamunda Farmers Market
 - **Tuesday 21 October (4:00pm - 7:00pm)**
High Wycombe Station



Scan the QR code or visit engage.kalamunda.wa.gov.au/future-HW for more information about the project and to access the survey and focus group registration!



Contact

For more information please email [Kylie Elsegood-Smith](mailto:engagement@creatingcommunities.com.au) on engagement@creatingcommunities.com.au or phone 9284 0910

