



UNLOCKING METRONET'S POTENTIAL

High Wycombe Residential Precinct



City of
Kalamunda





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.

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.

Partnering to Bring the METRONET Vision to Life in High Wycombe

Addressing Perth's Housing Shortage:

The High Wycombe Residential Precinct offers a major opportunity to deliver much-needed homes and address Perth's housing crisis.

Strategic Location: Development can be centred around High Wycombe Train Station, enhancing connectivity and liveability.

Infrastructure Investment: \$42.2 million is required for roads, public open space, and drainage to make housing development viable.

Housing Impact: This investment will help to unlock 2,400 homes in High Wycombe South and will support 8,800 additional lots in Maida Vale.

Cost Efficiency: At just over \$4,000 per lot, it is a cost efficient investment.

Long-Term Benefits: Supports sustainable, well-connected communities and strengthens social and economic growth.



A Transformational Opportunity

Unparalleled Potential: High Wycombe could become one of Perth's leading transport-oriented communities.

Prime Location: High Wycombe offers excellent access to transport links, green spaces, and a future Community & Aquatic Hub.

Current Challenge: The train station, industrial area and community facilities exist, but the precinct lacks a surrounding residential community.

Housing as the Key: New dwellings are essential to unlocking the precinct's full potential.

Development Readiness: Local property owners are ready to sell, but development is unviable with state investment in drainage, roads, and public open space.

Unlocking Growth: Without this investment, the precinct will remain as a train station without a community.

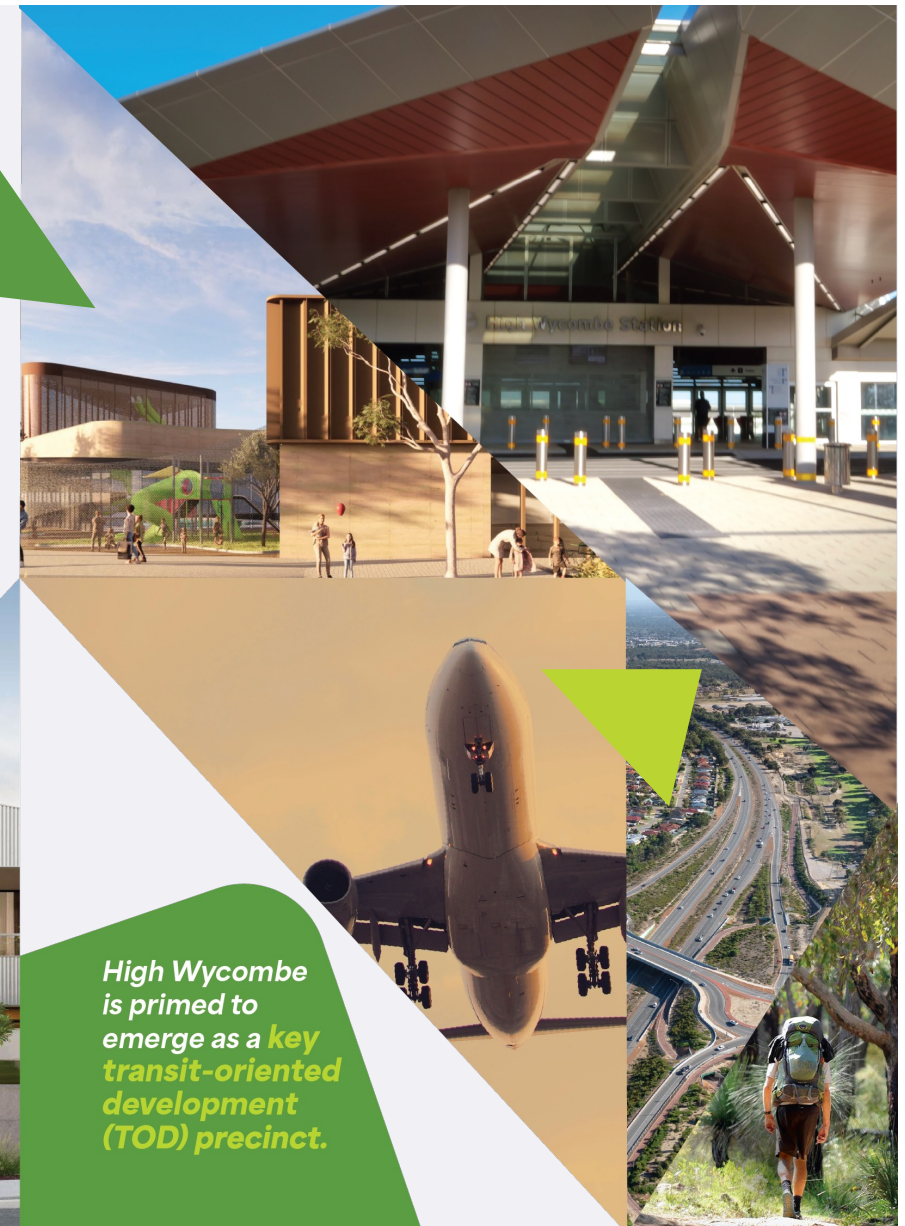


Optimising the Return on Government Investment

- Over \$2 billion in taxpayer funds have been invested in infrastructure, including the Forrestfield-Airport Link and High Wycombe Community & Aquatic Hub.
- Residential development around the METRONET station is essential to maximizing the return on this investment.

Key Benefits on Investing in Essential Infrastructure:

- Delivers strong social and economic returns.
- Increases public transport usage.
- Creates jobs & stimulates the local economy.
- Supports local businesses & activates public spaces.



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

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

- Governments have recognised the housing crisis, committing \$1.1 billion (WA) and \$6.2 billion (Federal) for new housing.
- High Wycombe presents a unique opportunity for a model transit-oriented development (TOD).

Why Invest in High Wycombe?

- Ideal for higher-density housing linked to METRONET.
- A coordinated approach can ease the crisis and set a national benchmark.
- Aligns with government priorities for sustainable urban growth.
- Delivers affordable, well-connected housing.
- Property owners are ready but require infrastructure investment.



High Wycombe: A Model for Sustainable Living

- Investment in housing infrastructure supports METRONET's transit-oriented development (TOD) goals and net zero targets by 2050.
- It creates a well-connected, greener community centred around the train station.



Sustainability Benefits:

- Reduces car dependency, lowers emissions, & decreases congestion.
- Encourages walkable, high-density communities with public transport access.

City of Kalamunda's Commitment:

- 30 hectares of green space, integrating nature with housing.
- Carbon sequestration and FOGO composting initiatives for sustainability.
- Pursuing battery infrastructure for reliable renewable energy.
- The potential establishment of a solar farm that will provide green energy to the 10,200 new dwellings

Perth's Future and Economic Hub


- High Wycombe is set to become a major economic centre.
- Investment in housing infrastructure leverages its light industrial estate and prime transport links, including Perth Airport and High Wycombe Train Station.
- Integration of residential and business precincts will drive job creation and long-term growth.

Key Economic Drivers:

- Expanding residential areas will strengthen local businesses.
- Strategic transport access will support industry growth.
- Increased demand for retail, hospitality, and services, boosting the local economy.



The Gateway to Perth's Nature Playground

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- Developing new homes in High Wycombe offers a unique opportunity to connect residents with Perth's stunning natural surroundings.
 - Nestled at the foothills of the Perth Hills, providing direct access to outdoor recreation and local attractions.

Key Lifestyle Benefits:

- Nature at your doorstep – Lesmurdie Falls, Mundy Regional Park, and the Bibbulmun Track.
- Outdoor adventure – Hiking, mountain biking, and camping just minutes away.
- Thriving food and wine scene – Award-winning wineries, cider houses, and fresh local produce.
- Seamless connectivity – Easy access to METRONET and key transport links.
- Perfect balance of urban convenience and natural beauty.

Removing the Impediments to Progress



- **High Wycombe's potential is stalled**
Due to prohibitive development Costs - the current cost contribution rate of over \$76/m² makes development unviable; it must drop below \$50/m² to attract investment.
- **Land Constraints**
Conservation zones and a former landfill site limit the developable area.
- **Market Hurdles**
Uncertainty around infrastructure funding discourages land sales & developer investment.
- **Address these barriers**
It is crucial to unlocking a thriving, transit-oriented community.

The opportunity is here, let's seize it.

Transformation is within reach

but government action is critical to realizing the METRONET vision.

Infrastructure investment

will unlock a thriving, connected community for people and businesses.

Prosperity for all

it delivers housing, jobs, and economic growth for the region.

The time to act is now

with the right investment, High Wycombe can drive Perth's future growth.

Thank You.



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