Principles and Engagement Plan

- Residential (R30-R60)
- Residential (R60-R100)
- Local Open Space
- Conservation
- Public Purpose

Housing density investigation

- Identify opportunities for appropriate increases to residential densities in locations to maintain projected housing yields consistent with the adopted High Wycombe South Residential Precinct LSP.
- Introduce development guidelines to support development that demonstrates a safe, high quality, high amenity, and accessible urban environment.

Residual Land Brand Road Landfill Site and Contiguous Areas

- Review and where appropriate reduce total public open space areas based on precinct needs and appropriate locations.
- Identify appropriate land use outcomes that support site investigations and remediation options for the Brand Road landfill site.
- Determine the appropriateness of sensitive residential land uses in proximity to the Brand Road Landfill site, including the former primary school location.
- Give due consideration to introducing land uses and future services to support economic outcomes, support infrastructure delivery and efficient urban form throughout the Residential Precinct and beyond.

Sultana Road West Interface

- Use appropriate separation and/or compatible reserve (preferred) or land use classifications to create a transition interface that avoids, mitigates, or manages impacts across all future planning stages.
- Replace sensitive land uses within approximately 50m of the interface with compatible reserve or alternative land uses, including consideration of local open space, public purpose reserve and/or service commercial.
- Minimise the long-term risk of encroachment of unsuitable land uses into the Residential Precinct, complexity in assessment, ongoing monitoring and control measures to manage impacts to ensure practicality of implementation in perpetuity through appropriate LSP provisions.

Primary School Location

- Balance the adherence of the locational and physical site requirements, servicing and access under WAPC's Operational Policy 2.4: Planning for School sites having regard to progressive development in the precinct.
- Consider the School site relocation amendments to support the resolution of interface issues, while maximising accessibility to the future catchment.
- Ensure the location can support lot design and development to minimise conflict with surrounding land uses, while preserving appropriately located infill housing.
- Re-introduce wherever possible appropriate co-located sport and/or recreational playing space within and adjacent to the new school location.
- Introduction of clear controls and treatments that appropriately protect sensitive land uses.

This plan is provided for preliminary planning purposes only and does not represent a Local Structure Plan.
All elements shown are subject to further detailed technical investigations, consultation with relevant stakeholders and refinement as part of the Local Structure Plan amendment process.

0 100 200 300 400 m

© 2025 City of Kalamunda. Whilst the City of Kalamunda has taken care to ensure the accuracy of this product, the City of Kalamunda make no representation or warranties about its accuracy, completeness or suitability for any particular purpose. The City of Kalamunda cannot accept liability of any kind (whether in contract, tort or otherwise) for any expenses, losses, damages and/or costs (including indirect or consequential damage), which are or may be incurred as a result of the product being inaccurate, incomplete or unsuitable in any way for any reason.

1:8000 (A3)

Horizontal Datum: Geocentric Datum of Australia (GDA94) Map Grid: Map Grid of Australia, Zone 50

City of Kalamunda