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Enquiries: [REDACTED]

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Dear Anthony

HIGH WYCOMBE SOUTH RESIDENTIAL PRECINCT STRUCTURE PLAN

Thank you for taking the time to meet with myself and Mr Anthony Kannis, Director General Department of Planning, Lands and Heritage on 1 October 2024 to discuss planning matters within the High Wycombe South Residential Precinct (the precinct). I trust that you also found the meeting to be beneficial, as it reinforced a shared understanding that matters relating to existing interface issues, the proposed location of the primary school site and the green link require further consideration.

Interface Considerations

As the City is aware, there continues to be requests from landowners on Sultana Road West to consider the proposed land use outcomes and to implement solutions to support an appropriate transition from the existing industrial area to the precinct, particularly in the context of off-site amenity impacts.

It is acknowledged that the High Wycombe South Residential Precinct Structure Plan prescribes regulatory provisions pertaining to requirements and pre-requisites for subdivision and development within the precinct, including the implementation of a range of treatments to address interface management. These treatments are to be determined via the outcomes of a noise assessment and management plan. Whilst these potential treatments are appreciated there is growing pressure from landowners to address the current interface matters in a more timely manner.

The nature of the existing uses within the adjacent industrial precinct has resulted in amenity and noise concerns for surrounding residents. These concerns are likely to increase as the area develops, creating difficulties in managing any off-site amenity impacts from the existing industrial land uses. Further investigation is required to consider an appropriate land use transition and management approach for the Sultana Road West interface prior to the precinct developing.

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Landowners within the precinct have also made representation to the Minister for Planning, who acknowledges the current situation and has requested that the Department and the City consider options for addressing these concerns, including a potential change in zoning for those lots fronting Sultana Road West. A working group has since been established to provide an appropriate forum where these options can be considered.

Primary School site

The WAPC is currently unable to progress the purchase of Lot 15 Brand Road for a primary school site due to its status as '*Potentially Contaminated – Investigation Required*'. It is understood that the City has undertaken a Detailed Site Investigation (DSI) regarding potential contamination of Lots 13, 14 and 15 Brand Road and has been working closely with an approved statutory contaminated sites auditor and a consultant to finalise the DSI. Whilst the City has provided Departmental staff with a high-level summary specific to Lot 15, this information cannot be used to ascertain impacts upon Lot 15 from the landfill site on Lots 13 and 14. It is again requested that the City provide a full copy of the DSI and the details of the environmental contractor it used to undertake the reports so that we may make further enquiries regarding Lot 15.

Whilst the status of Lot 15 remains, an alternative location for the primary school needs to be considered. It is acknowledged that detailed investigations will be required to ascertain the suitability of any alternative site for primary school purposes.

Local Open Space

The green link is a 11.28 hectare ecological corridor generally along the northern side of Brand Road and connects Poison Gully Creek to an existing Bush Forever site on Sultana Road West. Approximately 80% of Local Open Space within the 'green link' has been purchased by the WAPC on hardship grounds, with an understanding that these costs would be recouped through the Developer Contribution Plan (DCP). As the City is aware, the cost of the Local Open Space land was estimated to be \$10.3 million in December 2023, and the City has previously requested that these costs be borne by the State and removed from the DCP.

It is understood that the City is considering progressing a request to the WAPC to commence the initiation of an amendment to the Metropolitan Region Scheme to reclassify the entirety of the green link as 'Parks and Recreation'. This would provide a mechanism to potentially purchase the lots through the Metropolitan Region Improvement Fund and exempt the City from needing to acquire and improve the land through a future DCP.

Please be advised that whilst we are committed to investigating how the WAPC can help support redevelopment of this area, this issue requires further investigation by the working group to understand available options. The potential removal of these costs can be considered further when Amendment No.113 is presented to the WAPC for consideration. In this regard, it is understood that Council anticipates considering Amendment No.113 at its Ordinary Meeting on 22 October 2024. The Department looks forward to receiving the City's resolution as soon as possible following this

meeting, so that this matter can progress to the WAPC, prior to a recommendation being provided to the Minister for Planning.

Structure Plan Amendments

In light of concerns raised by landowners, the request of the Minister for Planning and the existing contamination matters, it is requested that the City undertake an amendment to the High Wycombe South Residential Precinct Structure Plan to address the current interface management matters and the location of the primary school site.

The City's willingness to investigate potential options to address these matters, and its continued involvement on the High Wycombe South Residential Precinct Working Group, is appreciated.

Should you have any queries in respect to the above please contact [REDACTED] Strategic Advisor WAPC, via email at [REDACTED] or on [REDACTED]

Yours sincerely

[REDACTED]

David Caddy
Chairman
Western Australian Planning Commission

08 October 2024