ECU MOUNT LAWLEY

# REDEVELOPMENT MASTER PLAN

FEBRUARY 2026

Artist Impression

SHAPING OUR STATE'S FUTURE

DevelopmentWA

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## ACKNOWLEDGMENT OF COUNTRY

**DevelopmentWA acknowledges the Whadjuk Noongar people as the Traditional Custodians of the ECU Mount Lawley site (Gorgol), which is part of the broader Mount Lawley (Jinjeejerdup) area.**

**We recognise their continuing connection to the land, waters, and community. We pay our respects to all members of Aboriginal communities and their cultures, and to Elders past and present.**

**We are committed to fostering long-term relationships with Traditional Custodians as we create new places across Western Australia.**

# CONTENTS


EXECUTIVE SUMMARY 4

PART 1
INTRODUCTION & BACKGROUND 6

Introduction 8
The Campus Story 10
Context 12
Community Voices 22
Cultural Context & Place Narrative 26
Master Plan Foundations 28

PART 2
VISION & MASTER PLAN STRATEGIES 30

Vision 31
Master Plan 32
At a Glance 34
Master Plan Strategies 36

PART 3
CHARACTER AREAS 50

Creative Campus 52
Gateway 58
Garden Living 64

PART 4
NEXT STEPS & IMPLEMENTATION 70

Next Steps 72

# EXECUTIVE SUMMARY

The Edith Cowan University (ECU) Mount Lawley Master Plan (Master Plan) outlines a forward-thinking vision for housing, community amenity and education to guide the redevelopment of the ECU Mount Lawley Campus site.

This Master Plan exemplifies DevelopmentWA's dedication to creating a vibrant, inclusive, and sustainable urban village that addresses current needs while anticipating future opportunities.

Extensive stakeholder and community consultation has been pivotal in shaping this Master Plan.

Through surveys, focus groups, youth engagement, drop-in sessions, a Community Reference Group and the public advertising of the Draft Master Plan, the community shared their values and aspirations for the site.

Feedback consistently highlighted the importance of retaining the site's creative and educational legacy, enhancing walkability and access to local amenities, and delivering green spaces that reflect Mount Lawley's leafy character. These insights have helped craft a plan that is both ambitious and grounded in community values.

It will offer diverse living options for a wide range of people and bring new life to the area, while keeping the site's unique character and strong ties to the local community.

Looking ahead, this Master Plan presents a rare opportunity to deliver a vibrant new community in Mount Lawley, where the legacy of the site can live on in a contemporary setting.

Implementation will now focus on preparing a Precinct Structure Plan and supporting technical studies, while progressing early site works such as undergrounding power infrastructure and opening up key public spaces.

**The future vision for the ECU Mount Lawley Campus is to create:**

*'A new urban community in the heart of Mount Lawley that stitches together the distinctive character of surrounding areas to create a new place to live, to visit, to connect and to feel at home.*

*Vibrant community and educational uses will sit among high quality, contemporary housing within a vibrant, leafy and inclusive urban village.*

*It is a place grounded in sustainability and harnesses its previous spirit of creativity, innovation and intelligence that has had a profound influence on Perth and Western Australia'.*

Key features of the ECU Mt Lawley Master Plan include:

## NEW HOUSING

Approximately **900 - 1,100 new dwellings**, including a mix of single homes, townhouses, and apartments to suit a variety of people – including young professionals, families and downsizers.

## PUBLIC OPEN SPACE AND GREEN LINKS

Approximately **15% of the site dedicated to quality open space** and green corridors connected internally throughouit the site and to nearby parks and reserves.

## NEW PRIMARY SCHOOL

A centrally located, **urban-format public primary scho**ol designed to accommodate future population growth and provide accessible local education.

## PRESERVING CREATIVITY AND LEARNING

**Reuse of prominent buildings** such as WAAPA, Library and Administration building is accommodated to enable future arts, cultural, youth and education uses.

## RESILIENT AND SUSTAINABLE DEVELOPMENT

**Climate-responsive design** that supports building reuse, incorporates water-sensitive features, and delivers retained and new tree canopy cover.

## CONNECTED, WALKABLE NEIGHBOURHOOD

**A walkable and legible street network,** prioritising pedestrian movement, cycling and integration with public transport.

PART 1

# INTRODUCTION & BACKGROUND

# INTRODUCTION

The ECU Mount Lawley Campus boasts a rich history as a prominent education, culture and performance hub in Western Australia, which has influenced the lives of many people.

Its enduring commitment to tertiary education has made it a dynamic and integral part of Perth's educational and cultural landscape; a history which has played a pivotal role in shaping this Master Plan.

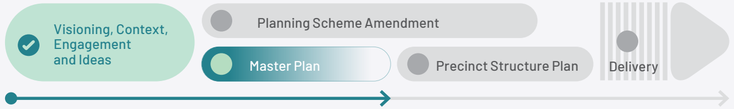
The relocation of ECU's law and business schools and the Western Australian Academy of Performing Arts (WAAPA) to Yagan Square in the Perth CBD, together with consolidation of the other faculties to the ECU Joondalup Campus, has resulted in an exciting opportunity to repurpose the ECU Mount Lawley Campus. This transition opens up rare opportunities for new housing, community facilities, amenities, and green spaces that cater to both local and State needs within Perth's desirable inner northern suburbs.

## PURPOSE OF THE MASTER PLAN

The Master Plan is a strategic document that provides a blueprint for future redevelopment of the ECU Mount Lawley site as it unfolds over the next 10 - 15 years. It sets the long-term vision for the project, detailing the objectives and strategies that will feed into future planning processes, including a precinct structure plan, design guidelines and future subdivision and development. The Master Plan ensures that future development balances community's goals and needs with the strategic context and broader State and local planning framework.

## THE PLANNING PROCESS

**This Master Plan is a key step of a broader planning process.**




## MASTER PLAN PROCESS

This Master Plan has been developed by DevelopmentWA and its Project Team through a comprehensive process of design, research, engagement, and collaboration with the community and key stakeholders. This approach ensures the Master Plan balances the site's unique context and history with opportunities for valuable community feedback.

Significant engagement has been a cornerstone of this process, providing stakeholders and the community with early and meaningful opportunities to reflect on their cultural connection to the site, explore future possibilities, and influence the Master Planning process. This inclusive approach has been instrumental in shaping a vision that resonates with the community's aspirations while being aligned with State and local objectives and policies.

A range of technical investigations across various fields has also been undertaken, including civil engineering, transport, environment, architecture, and sustainability. These investigations have provided a robust foundation for the Master Plan, ensuring it is both ambitious and grounded in practical realities.

## STRATEGIC CONTEXT AND PLANNING FRAMEWORK

This Master Plan brings together a range of State Government and City of Stirling strategies relevant to elements such as housing delivery, retail, transport and sustainability, balancing this with community aspirations. Some of the key strategies and plans that establish the Master Plan context include:

- WAPC's State Planning Strategy 2050
- Perth and Peel @3.5 million, including the Central Sub-Regional Planning Framework
- Directions 2031 and Beyond
- State Planning Policy No.3.0 - Urban Growth and Settlement
- State Planning Policy No.4.2 – Activity Centres
- Design WA suite of policies including State Planning Policy No.7.0 - Design of the Built Environment, State Planning Policy No.7.2 - Precinct Design and the Residential Design Codes
- City of Stirling Local Planning Strategy and associated strategies and policies
- WA Housing Strategy 2020-2030
- Affordable Housing Strategy

## A PLAN FOR THE FUTURE

The relocation of the ECU Mount Lawley Campus presents a rare opportunity to deliver new housing and community amenities that address population growth and housing demand, while celebrating the site's rich history of creativity, education, and innovation.

The Master Plan is guided by six strategies that set the overall direction for the redevelopment. Supporting objectives and actions will shape future planning and, ultimately, the delivery of a vibrant and inclusive neighbourhood.

Together, these strategies, alongside the objectives and actions set out in this Master Plan will guide the transformation of ECU Mount Lawley through future planning and delivery stages.

Master Plan Strategy → Master Plan Objectives → Master Plan Actions

The six strategies that shape this Master Plan include:

### HONOURING OUR LEGACY
Celebrate the site's unique history of creativity, education and innovation.

### SHAPING A CONNECTED COMMUNITY
Create a connected and walkable urban village that ensures flexibility and adaptability for diverse living and lifestyle needs.

### PRIORITISING SAFE MOVEMENT
Ensure safe, inclusive, and accessible travel for all.

### CREATING INVITING GREEN SPACES
Deliver a lush urban canopy and high-quality green spaces for community use and environmental sustainability.

### SPACES FOR LIVING, LEARNING AND GATHERING
Deliver homes, services and uses that support local life.

### BUILDING FOR THE FUTURE
Design innovative, adaptable and resilient buildings.

# THE CAMPUS STORY

The ECU Mount Lawley site has a rich and diverse history, beginning with its Noongar heritage and evolving through European settlement to the present day.

Historically, the site has served various purposes, from its early post-settlement use as a pine plantation and driving school.

The opening of the Mount Lawley Teachers College and the Western Australian Academy of Performing Arts in the 1970s and 80s marked the site's transformation into a hub of education, performance, and innovation.

Established in 1991, the ECU Mount Lawley University Campus as we know it today offers a wide range of university courses and has become a place of cultural significance for university staff, students, alumni, and the broader community.

The timeline of ECU's story highlights some of the prominent events and milestones that have shaped the site's story.

**50,000 BP+:** People of the Noongar nation occupied the South West of Australia for at least 60,000 years.

**<1829 – c. 1900:** Noongar people camped and hunted the area around Hamer Park, known as "Goorgolup", a seasonal wetland area.

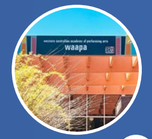
**1829:** Establishment of the Swan River Colony.

**1930:** Closure of on-site sanitary depot. operations.

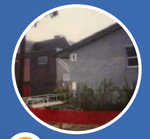
**1970:** Opening of Mount Lawley Teachers College.

**1960:** National Safety Council centre opened including a driving school.

**1980:** Opening of WAAPA.




**1991:** WACAE was granted university status and renamed to Edith Cowan University.



**2021:** ECU City Campus was announced. The new campus will result in the relocation of WAAPA and bring 9000 students and staff into the City Centre in 2026.

## ACKNOWLEDGING CONNECTION TO COUNTRY

**Noongar people have inhabited the south-west of Western Australia for up to 50,000 years.**

The subject site is located on the outskirts of an area referred to as Goorgolup ('place of the rushes') which suggest water and seasonal use in the wetter Noongar seasons of Makuru (Fertility) and Djilba (Conception). 'Goorgolup' is understood to be a significant feature such as a sacred site or resource gathering area. The subject site sits on an elevated dune and was likely used as a camping ground and resource gathering area by the Whadjuk Noongar. In the broader Mount Lawley landscape is 'Jinjeejerdup' which is the 'place of the White-naped honeyeater', which is now known as Gilbert's Honeyeater.

Through discussions with our Noongar community, we have identified themes of cultural importance to explore further. The master plan seeks to embrace the legacy of the past by weaving the Aboriginal heritage of Goorgolup into the fabric of the community. Honouring traditional ownership and named sites, integrating Noongar art, and promoting cultural exchanges will celebrate the area's history, fostering a sense of unity and pride among residents.

# CONTEXT

The ECU Mount Lawley site is a vibrant and dynamic campus located at the convergence of the culturally rich suburbs of Mount Lawley, Menora and Inglewood, sitting on Whadjuk Noongar Boodja Country.

## LOCAL CONTEXT

The 18.6 hectare site, located at 2 Bradford St, Mount Lawley, is strategically connected to the Perth CBD via Alexander Drive.

It is bordered by Central Avenue to the north, Bradford Street to the south, Stancliffe Street to the east and Alexander Drive to the west, with primary vehicle access for staff and students via Central Avenue and Bradford Street. The site is situated immediately north of Mount Lawley Senior High School.

The immediate surroundings feature primarily low-density housing and traditional federation-style homes. The broader context includes the garden suburb of Menora and the tree-lined streets of Mount Lawley, interspersed with pockets of contemporary development.

The local area boasts significant recreational open spaces, such as the Mount Lawley Golf Club to the north, Ron Stone Park to the south, and the Inglewood Bowling and Sports Club and Hamer Park Reserve to the east.

Additionally, the site is conveniently located near vibrant town centres, including Beaufort Street, Inglewood and North Perth Town Centres, all within 2 kilometres.

# SURROUNDING CHARACTER

The site is located within a network of established residential neighbourhoods, each with its own distinct history, urban form and character. Surrounding suburbs such as Mount Lawley, Menora, Inglewood and Coolbinia feature a mix of lower density housing, including traditional Federation style homes set along tree lined streets. In selected areas closer to local amenities, there is a growing presence of medium to higher density contemporary housing.

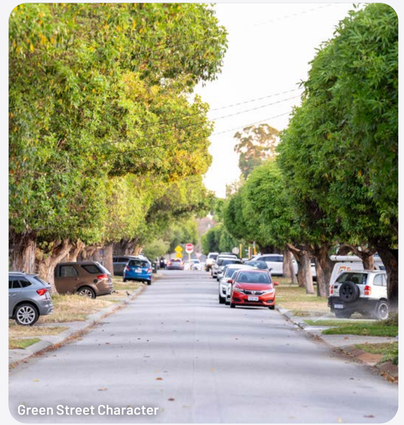
Immediately adjacent to the site is the Mount Lawley, Menora and Inglewood Heritage Protection Areas, designated by the City of Stirling. These designations seeks to preserve and protect the heritage character of these areas while ensuring new development appropriately considers these character elements.

**LEGEND:**

- Site
- Suburb Boundaries
- Menora Heritage Protection Area
- Mount Lawley Heritage Protection Area
- Inglewood Heritage Protection Area

Heritage and Built Form Character

Contemporary Housing & Local Amenity


Green Street Character

Beaufort street Activity Strip

Materiality and Built Form Structure

## MOUNT LAWLEY / INGLEWOOD

**Urban Structure**

- North West / South East orientation
- Rational gridded street network, serviced by laneways.
- Clear street hierarchy

## MENORA / COOLBINIA

**Urban Structure**

- Distributed public open space
- Residential lots fronting onto landscaped areas

# LOCAL ACTIVITY & CONNECTION

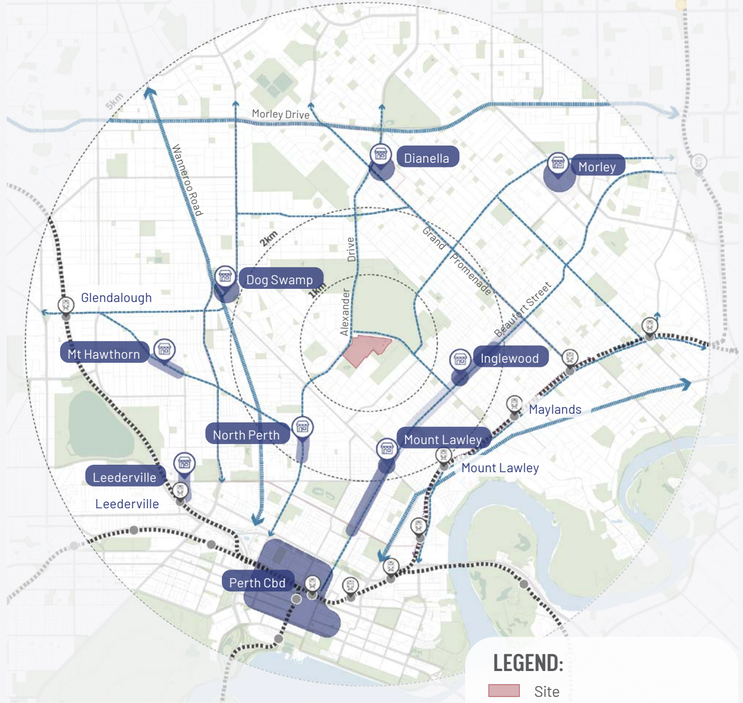
The site benefits from its strategic location close to the Perth CBD and a range of surrounding amenities.

The site is bounded by two busy transport corridors, Alexander Drive and Central Avenue, as well as Mount Lawley Golf Course to the north, Mount Lawley Senior High School to the south east, and a series of open space and recreational facilities including Ron Stone Park and the Inglewood Bowling Club.

Public transport is available via a high frequency bus service along Alexander Drive and additional local routes however the nearest train station is some distance away.

The site is also in proximity to several lively activity centres — Beaufort Street, North Perth Town Centre and Inglewood Town Centre — which provide diverse retail, hospitality and community offerings.

While these destinations are within two kilometres of the site, walking times exceed 25 minutes, highlighting the potential for the site to incorporate convenient, localised amenities that meet day to day needs.




## LEGEND:

- Site
- Surrounding activity areas
- Primary road connections
- Railway line and train stations

## WALKING

5 - 10 Mins
- Ron Stone Park
- Inglewood Oval
- Hamer Park
- Alexander Park

10 - 20 Mins
- Yokine Regional Open Space

20 - 30 Mins
- North Perth Town Centre
- Beaufort Street (Mount Lawley and Inglewood Centres)
- Mount Lawley & Menora Stations

## CYCLING

5 - 10 MinsMins
- Yokine Regional Open Space
- North Perth Town Centre
- Beaufort Street (Mount Lawley and Inglewood Centres)
- Mount Lawley & Menora Stations

10 - 20 Mins
- Perth CBD
- Leederville Centre
- Morley Centre

## PUBLIC TRANSPORT

High School Bus Route 725 (MLSHS to Maylands Station)

Local Bus Routes 19 & 20 (406 ECU campus to Glendalough specific service)

High Frequency Bus Routes - Multiple North-South Connections to Perth CBD

# THE SITE

The ECU Mount Lawley site contains approximately 50 buildings within a campus layout, housing the University's eight schools: Arts and Humanities, Business and Law, Education, Engineering, Medical and Health Sciences, Nursing and Midwifery, Science, and WAAPA.

The site is distinguished by its garden courtyards, landscaped walkways, and modern building forms. Numerous mature trees provide canopy cover between buildings, around the site's periphery, and within open car parking areas. Notable buildings include the Library on Alexander Drive, the Administration building, the WAAPA facilities and the Student Village to the east of the site. The Student Village features over 500 beds across seven storeys.

The state-of-the-art WAAPA facilities, one of Australia's most successful and well-known arts training institutions, includes performance spaces, studios, and modern classrooms, which will remain on site.

Investigations into the potential retention and adaptive re-use of some of these key buildings have been undertaken and has directly informed the Master Plan. This presents opportunities to retain the Administration building, Library, and Student Village, ensuring the site's rich history and functionality are preserved while embracing future development.

# SITE CONDITIONS

The Master Plan has been informed by the site's characteristics and conditions. **This includes:**

## EXISTING INFRASTRUCTURE

Existing 132kV Western Power transmission lines run across the northern portion of the site which connects to the sub-station to the north and run along the eastern side of Learoyd Street.

The Master Plan anticipates the undergrounding of these power lines between the substation and Student Village as part of initial forward works to deliver new development opportunities and high quality green spaces north of the site.

## CONTAMINATION

The site is a registered contaminated site identified as 'remediated for restricted use' due to the site's former uses including a sanitary (landfill) depot. Detailed investigations have been (and will continue to be) undertaken to support the site's remediation for future urban development.

## TREE CANOPY

The site's mature tree canopy will be considered within the tree retention strategies, species selection, and public open space design.

## EXISTING BUILDINGS

Investigations into the potential retention and adaptive re-use of key identified buildings on site has been undertaken to inform the Master Plan. The Master Plan provides for a range of adaptive reuse opportunities with positive social, sustainability, cost and time outcomes, as well as an opportunity to continue the campus feel of the site.

Whilst many of the existing structures will be demolished to enable site remediation and redevelopment, the Master Plan allows for the accommodation of four building areas that may be suitable for integration.

These buildings are well-located and offer potential to support future precinct outcomes, including arts, education, residential and community uses.

Adaptive reuse will be subject to further investigation, including separate business cases and funding approvals as part of future delivery planning.

To contribute to the site's educational and creative legacy, four building areas are identified for retention due to their contribution to character, community identity, commercial viability, and adaptive re-use for precinct sustainability:

**1 Library**

Architecturally significant and suitable for re-use with minimal intervention.

**2 Administration**

Ideal for partial or full adaptive re-use with minor modifications for commercial, office, or community purposes or for residential uses with more substantial intervention.

**3 WAAPA Buildings**

Integral to the site's creative identity, these buildings can support ongoing creative, cultural, educational, and community uses.

**4 Student Village**

The newer portion, constructed in 2010, could continue to be used for student accommodation or be retrofitted for residential use.

# STRATEGIC PROJECT DRIVERS

The Master Plan is built upon a deep understanding and analysis of the site's strategic planning and physical context which has addressed the unique characteristics of the site and area while reflecting the community's aspirations.

**The Master Plan has been informed by the strategic project drivers illustrated in the following figure:**

## PRECINCT DESIGN EXCELLENCE

The Master Plan promotes high quality built and public realm design which will be implemented through more detailed planning documents and processes such as design guidelines and design review.

## INFILL DEVELOPMENT

This Master Plan has the opportunity to contribute to the State Government target of 47% of new housing to be built in established suburbs by 2050, close to existing transport and amenities. It contributes to the City of Stirling target of creating 60,330 dwellings by 2050 through infill locations.

## TRANSIT ORIENTED DEVELOPMENT

Alexander Drive is an urban corridor which is identified as being suitable for higher intensity development. There is potential for more intense uses to frame the site on Alexander Drive, which is close to bus transit, while being sensitive to surrounding residential land uses.

## ENVIRONMENTAL RESPONSIBILITY

The Master Plan promotes sustainable, climate-responsive design that supports long-term environmental integrity. It emphasises the retention of existing buildings and vegetation, the incorporation of water sensitive urban design, and the careful design of public open spaces to reduce urban heat island effects and enhance local ecological resilience.

## OPEN SPACE AND TREE CANOPY

The Master Plan supports long-term environmental outcomes by prioritising urban greening through open space design, landscaping and tree canopy enhancement. It targets a canopy coverage of approximately 19 per cent, exceeding the City of Stirling's 18 per cent target. This helps maintain Mount Lawley's leafy character, reduces urban heat impacts and strengthens climate resilience.

## HOUSING DIVERSITY

This Master Plan addresses pressing housing supply and affordability challenges, particularly in well-serviced, high-demand urban areas. It provides a mix of housing types including houses, townhouses and apartments, across the housing spectrum, which is anticipated to include social, affordable and market housing. This approach ensures there is a home for everyone, supporting families, singles, students, seniors, people with disabilities and key workers.

## ACTIVITY CENTRES

The Master Plan acknowledges the need for community services and amenities for future residents and visitors while being conscious of the surrounding activity centres which will continue to be the focus for higher order amenities. Retail and other uses will complement the surrounding established centres, providing a focus on convenience and amenity.

# COMMUNITY VOICES

The community has been central in shaping the evolution of the Master Plan. Engagement has ensured that past stories were heard and celebrated, diverse views were received, and issues and ideas were understood, collectively shaping the future of ECU Mount Lawley.

The ECU Mount Lawley site holds significant historic and cultural meaning for staff, current students, alumni, and the public. Capturing the stories, memories and identity of this place is central to honouring its legacy and guiding its transformation.

Significant engagement was undertaken from 2024 to 2025, providing stakeholders and the community with meaningful opportunities to reflect on their cultural connection to the site, explore future opportunities, and influence the Master Planning process.

**A variety of engagement activities were used to ensure a wide cross-section of voices were heard, including:**

- Focus group sessions with key stakeholder groups.
- Ethnographic consultation.
- An online community values survey and Draft Master Plan survey, supported by an open email channel.
- Establishment of a Community Reference Group (CRG) and facilitation of three workshops.
- Four drop-in community information sessions – two in December 2024 to test design principles and two during the Draft Master Plan consultation.
- Broader community engagement through a follow-up online survey and email feedback.
- Youth engagement activities with Mount Lawley Senior High School Students.

Feedback from the engagement has directly informed the vision, themes and strategies forming the basis of this Master Plan.

## COMMUNITY VALUES SURVEY

**April 2024 - May 2024**

Painted Dog Research surveyed 8,650 households and businesses within 1.5 km of ECU Mount Lawley, receiving over 300 responses. The survey captured community perceptions, values and aspirations for the site.

## COMMUNITY REFERENCE GROUP

**November 2024 - June 2025**

A CRG was established through a public expression of interest process to bring together a diverse mix of local voices and ensure this Master Plan reflected community values. The CRG included local residents, business owners, sporting clubs, community groups, environmental representatives, ECU/WAAPA representatives, and Mount Lawley Senior High School staff.

The CRG met over three workshops:

- Workshops 1 and 2 focused on exploring local values and aspirations, identifying key priorities, and co-developing draft design principles across site history, layout, public spaces, movement, activities, and buildings. Inputs from these CRG workshops were instrumental in defining the vision, strategic themes and objectives outlined in this Master Plan.
- Workshop 3 presented the Draft Master Plan back to the group, demonstrating how their feedback and design principles were incorporated into the proposed plan.

## FOCUS GROUPS

**January 2024 to March 2025**

Focus group sessions were held to seek feedback on the Draft Cultural Context Strategy and the preliminary place narratives identified for the redevelopment. Sessions were conducted with:

- ECU staff and alumni
- WAAPA
- Mount Lawley Senior High School staff
- Mount Lawley Teachers College alumni
- Mount Lawley Society
- Noongar Elders, including interviews with Simon Forrest and Noel Nannup

Each focus group explored the vision for the site's future, assessed whether the draft narratives accurately reflected the site's cultural, educational and social significance, and provided additional stories, insights and perspectives to inform the Master Planning process.

An Aboriginal Heritage Survey was also undertaken in January 2024 with representatives nominated by South West Aboriginal Land and Sea Council.

## BROADER COMMUNITY ENGAGEMENT

**December 2024 - August 2025**

Initial community drop-in sessions were held at the Inglewood Night Markets and the ECU campus in December 2024. Attendees reviewed the draft design principles developed by the CRG, voted on ideas, and provided written feedback. An online survey was also conducted during December, supported by an open email channel to capture further input. Building on this early engagement, the Draft Master Plan was released for public comment between 18 June and 3 August 2025. The broader community were invited to provide feedback through two additional drop-in sessions, an online survey, and email submissions.

# KEY THEMES

Engagement activities consistently revealed a set of shared values and priorities for the future of the ECU Mount Lawley site. While individual perspectives varied, there was clear agreement that the redevelopment should honour the site's identity, protect its green character, and deliver lasting public value.

The following themes were raised across all engagement streams and have directly informed the vision and strategies of the Master Plan:

### GREEN SPACE, BIODIVERSITY AND SUSTAINABILITY

Retain and enhance green open space, including mature trees, to provide shade, habitat and reinforce the site's leafy, walkable character. Support for promoting urban biodiversity and environmental sustainability at all stages of the planning process.

### CELEBRATING CULTURE AND HERITAGE

Preserve and honour the site's creative and educational history, through integrating storytelling and community spaces into the new design. Integrate Whadjuk Noongar cultural context to reflect the site's deeper significance.

### PEOPLE-FOCUSED AND WALKABLE

Prioritise pedestrians and cyclists over vehicles, to ensure streets and public spaces are safe, accessible and inviting.

### BALANCED DEVELOPMENT

Deliver diverse housing options to support a vibrant community which includes a mix of residential, commercial and community uses.

### CONNECTED AND INTEGRATED

Improve connections within and beyond the precinct, ensuring public spaces are well-integrated with surrounding neighbourhoods.

# CULTURAL CONTEXT AND PLACE NARRATIVE

The Master Plan provides a unique opportunity to integrate the history and context of the campus with new contemporary development, retaining the spirit of place which has been built on education, creative and cultural expression.

Informed by focus groups, stakeholder discussions and research, a Cultural Context and Place Narrative has been developed to guide the Master Plan. It sets a strong foundation for the Master Plan, connecting past experiences with future aspirations, and ensuring the Master Plan remains grounded in its sense of place.

Five distinct place narratives express the cultural identity of the site and guide how it's legacy is embedded in the development.

As planning progresses, these place narratives will continue to act as a reference point to support design development.

This will be facilitated through later stages of planning with opportunities to embed the history in the development, such as:

- Adaptive reuse of existing buildings to retain cultural and architectural heritage.
- Interpretative Play elements that share stories and history through interactive design.
- Public art and signage to celebrate site history and local narratives.
- Road and place naming that honours the sites historical significance.
- Use of materials and colours that reflect the site's character, heritage and surrounding context.

The place narratives are:

### GOORGOLUP

Embrace the legacy of the past by weaving the Aboriginal heritage of Goorgolup into the fabric of the community. Honouring traditional ownership and named sites, integrating Noongar art, and promoting cultural exchanges will celebrate the area's history, fostering a sense of unity and pride among.

### CULTURAL RECONNECTION

Highlight innovative teaching methods that integrate cultural diversity, including Aboriginal perspectives, into educational curriculum. Emphasise the value of diverse knowledge systems and experiential learning in the legacy of preforming arts on the site.

### SUSTAINABLE TRANSFORMATION

Transforming a former sanitary depot and pine plantation into a green village. The redevelopment should champion sustainability and showcase the importance of native flora and fauna and the role it plays in preserving biodiversity.

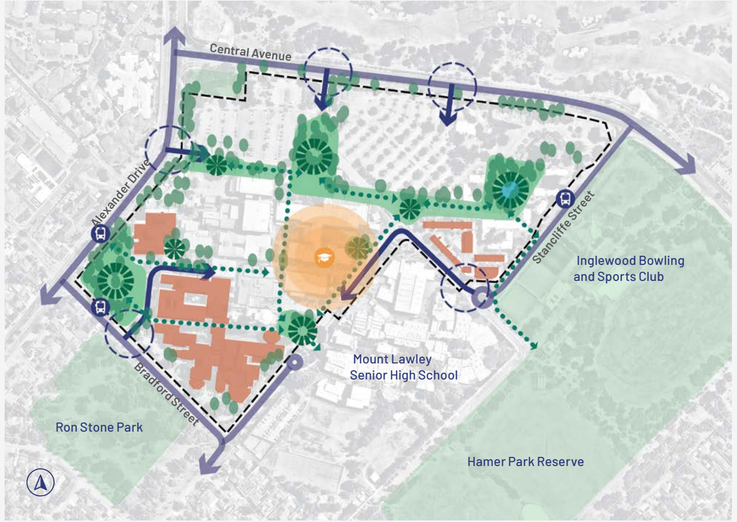
### MODERNITY AND INNOVATION

The sleek lines and functionalist structures reflect the principles of innovation and progress adopted by Mount Lawley Teachers College and ECU. Retention of bold modernist icons can serve as a symbol of the transformative power of education and forward-looking capacity for retaining embodied energy.

### CULTURAL EXPRESSION AND ARTISTIC LEGACY

Celebrate the performing arts as a means of expressing cultural diversity and heritage of the site. Showcasing the legacy of performing, music and visual arts that incorporate stories and memories of WAAPA, fostering a unique sense of place through artistic expression.

# MASTER PLAN FOUNDATIONS




The Master Plan is grounded in site analysis and reflects community and stakeholder aspirations, strategic project drivers and the cultural context and place narratives.

**The following layers outline the key foundations that have informed this Master Plan.**

## LEGEND:

- Existing surrounding roads
- Campus buildings suitable for potential retention and adaptive re-use
- Existing trees
- Public space nodes located around tree retention
- Opportunity for retained waterbody
- Retained site entry locations
- Key links between nodes and public transport
- Existing bus stops
- Potential new primary school location

## RETAINED CAMPUS FABRIC

Elements of the existing campus have potential to be retained to preserve character, community connection, and encourage sustainable design. There are opportunities for these buildings to accommodate arts, creative and residential uses which will contribute to the vibrancy and uniqueness of the precinct.

**Buildings identified as having potential for retention and adaptive re-use:**

- Library
- Administration
- WAAPA Buildings
- Student Village (Partial)

## LANDSCAPE AND URBAN GREENING

The site's existing trees and landscape setting sets a strong green foundation for the Master Plan, shaping the location and function of key public spaces and movement corridors.

**Key elements informing this structure include:**

- Mature trees and tree clusters, valued for their species, condition and visual character, provide a foundation for green spaces and shade
- Partial retention of the existing man-made waterbody, with potential reconstruction required to enable remediation
- Opportunities for public spaces to be located around mature trees to support their retention and increase shade and green amenity for the future precinct

## CREATIVE AND EDUCATIONAL USES

The site has opportunities to retain and promote the site's creative and education legacy through the retention of buildings which will provide new opportunities for cultural, educational and community uses.

This opportunity supports a structural approach that builds on the location of existing campus buildings and their relationship to Mount Lawley Senior High School, reinforcing the southern portion of the site as a key creative and learning hub.

**Key elements informing this structure include:**

- Potential retention of WAAPA, the Library and Administration buildings, positioned to support future creative, cultural and community uses
- Provision for an urban-format public primary school, identified in consultation with the Department of Education to meet future local demand
- Potential partial retention of the Student Village

## CONNECTIONS AND INTEGRATION

The physical structure of the Master Plan is underpinned by a network of retained and enhanced connections that link the site to key external destinations, restitching the site back into the surrounding residential fabric. These connections build on the former campus layout and reinforce the site's accessibility and legibility.

**Key elements informing this structure include:**

- Retention and consolidation of key east-west and north-south pedestrian corridors, informed by the original campus grid and strengthening connections to Mount Lawley Senior High School, surrounding recreational areas and residential suburbs
- Strengthed connection to existing (and potential future) public transport routes and bus stops, on both Alexander Drive and Central Avenue
- Retention of primary campus entries, maintaining established points of access and reinforcing the site's familiarity and permeability

PART 2

# VISION & MASTER PLAN STRATEGIES

## VISION

'A new urban community in the heart of Mount Lawley that stitches together the distinctive character of surrounding areas to create a new place to live, to visit, to connect and to feel at home'.

Vibrant community and educational uses will sit among high quality, contemporary housing within a vibrant, leafy and inclusive urban village.

It is a place grounded in sustainability and harnesses its previous spirit of creativity, innovation and intelligence that has had a profound influence on Perth and Western Australia'.

# MASTER PLAN

The ECU Mount Lawley Master Plan includes the following key features:

1. **Creative Hub Plaza**
   A park and flexible plaza space for events situated under existing fig trees
2. **Retained canopy**
   Significant and mature trees along Alexander Drive
3. **Retained campus buildings**
   Adaptive re-use of the Library, Administration and WAAPA buildings
4. **Shared street**
   A slow street connection which reflects the plaza feel of the campus and prioritises pedestrian movement
5. **Pedestrian link**
   A secondary pedestrian link retained from the existing campus movement network
6. **School forecourt and bus stop**
   An open space landing with a new bus stop for both primary and high school students
7. **Urban primary school**
   A new multi storey urban primary school situated alongside Mount Lawley Senior High School
8. **Central boulevard**
   A tree lined boulevard and primary north-south connection through the site
9. **Central apartments**
   Apartment sites connected directly to open spaces and urban activity
10. **Local business**
    Small cafe or commercial opportunity on the ground floor of apartment buildings
11. **Linear park connection**
    Open space and green entry from Alexander Drive with tree retention
12. **Alexander Drive vehicle connection**
    Left-in left-out connection
13. **Mixed use development**
    Prominent development on the northern corner with apartments and opportunities for small-scale retail and convenience uses
14. **Cultural Garden**
    A central gathering space with strong viewlines and links throughout the site
15. **Parkside residential**
    Townhouses and terraces amongst parks, green links and slow residential streets
16. **Linear park and playscapes**
    A strong east-west green connection with a variety of amenities and experiences for walking, play, gathering and discovery
17. **Student Village**
    Partially retained Student Village
18. **Lake Park**
    A tranquil and nature play park for local residents centred around a waterbody and gum trees
19. **Central Avenue interface upgrades**
    A new continuous footpath to Central Avenue and development setbacks to allow for tree retention
20. **Re-located bus stop**
    Existing school bus stop proposed to be relocated to the school forecourt location

# AT A GLANCE

The Master Plan proposes a variety of land uses, housing typologies and spaces.

- APPROXIMATELY 900 - 1,100 NEW HOMES
- A NEW URBAN PRIMARY SCHOOL
- APPROXIMATELY 15% OF THE SITE AS PUBLIC OPEN SPACE
- OPPORTUNITIES FOR SMALL SCALE RETAIL/CAFÉS
- RETAINED CAMPUS BUILDINGS

Honouring Our Legacy

Shaping a Connected Community

Prioritising Safe Movement

Creating Inviting Green Spaces

Spaces for Living, Learning and Gathering

Building for the Future

# MASTER PLAN STRATEGIES

The Master Plan is underpinned by six strategies that reflect community input, particularly the design principles developed by the CRG, alongside site analysis and broader strategic objectives. These strategies provide a clear framework to guide future development in alignment with the project vision.

Each strategy is structured around a set of guiding objectives, supported by a series of actions, that represent the key design responses embedded in the plan. These objectives reflect the values identified through engagement and are intended to remain flexible and relevant over the life of the precinct's transformation.

The strategies translate these objectives into tangible design moves across land use, open space, built form and access. They illustrate how the Master Plan responds to both the aspirations of the community and the site's physical and planning context.

The six strategies that guide the Master Plan are directly informed by design principles developed by the CRG. These principles were co-created through workshops in late 2024 and structured around six core categories. Each category aligns with a corresponding Master Plan strategy, ensuring a clear relationship between the community values and the Master Plan.

This is demonstrated by the diagram below:

| CRG Design Principles | Master Plan Strategy | What It Reflects |
|---|---|---|
| Site History | Honouring Our Legacy | Respect for cultural, educational and creative heritage |
| Site Layout | Shaping a Connected Community | Desire for a walkable, well-connected neighbourhood |
| Movement | Prioritising Safe Movement | Support for safe, legible and people-first movement networks |
| Public Spaces | Creating Inviting Green Spaces | Need for inclusive, green and biodiverse public areas |
| Activities | Spaces for Living, Learning and Gathering | Interest in community life, events and inclusive social uses |
| Buildings | Building for the Future | Call for sustainable, flexible and context-sensitive built form |

**The following section outlines the detailed Master Plan strategies.**

# HONOURING OUR LEGACY

## Celebrating the site's legacy of creativity, education and innovation.

This strategy has been informed by detailed cultural and contextual analysis, drawing on the Cultural Context and Place Narrative, community engagement and recognition of the heritage protection areas surrounding the site.

The site has a unique and rich history of creativity and learning. With the university use leaving, there is a distinct opportunity to reveal the history of the site and area and create a sense of identity and character to set it apart from other infill and redevelopment projects. While the site is not part of a Heritage Protection Area, the Master Plan recognises the broader context and character of the Mount Lawley, Menora, Coolbinia and Inglewood area and seeks to respond sensitively to this context.

Key actions within this strategy aim to celebrate its history, character and use as a place of gathering, education, performance and innovation.

**What our community told us:**

**"KEEPING THE TRADITIONAL LINKS WITH THE PERFORMING ARTS WOULD BE A WORTHY THEME IN ANY DEVELOPMENT."**

-Local Community Member

## OBJECTIVES

- Honour and celebrate the site's rich history of creativity, innovation and education through incorporation of natural, built and creative elements that tell the story of ECU Mount Lawley and its former uses, to foster a deep sense of place and community connection.
- Retain significant mature trees, introduce new green and support the presence and movement of water on-site to honour the site's history as a green, connected landscape while enhancing biodiversity, stormwater management, and ecological resilience.

The multifaceted cultural context narrative acknowledges the Aboriginal connection to place, the cultural and artistic legacy, and the importance of the site's natural features and biodiversity.

**The following place narrative themes have been incorporated within this strategy.**

# KEY ACTIONS

### Adapt and Reinterpret Existing Campus Fabric

Explore opportunities to retain and repurpose key buildings such as the Library, WAAPA, Administration, and Student Village to preserve the unique campus character. This includes retention and/or reinterpretation of key existing pedestrian linkages, gathering spots and viewlines to provide legibility and interest.

### Foster an Ongoing Culture of Education, Creativity and Learning

Celebrate the site's creative and learning history by exploring opportunities to repurpose retained campus buildings for cultural and creative uses, as well as introducing a new primary school. The Master Plan supports the development of flexible spaces that will evolve into focal points for community gathering, artistic practice and cultural activity.

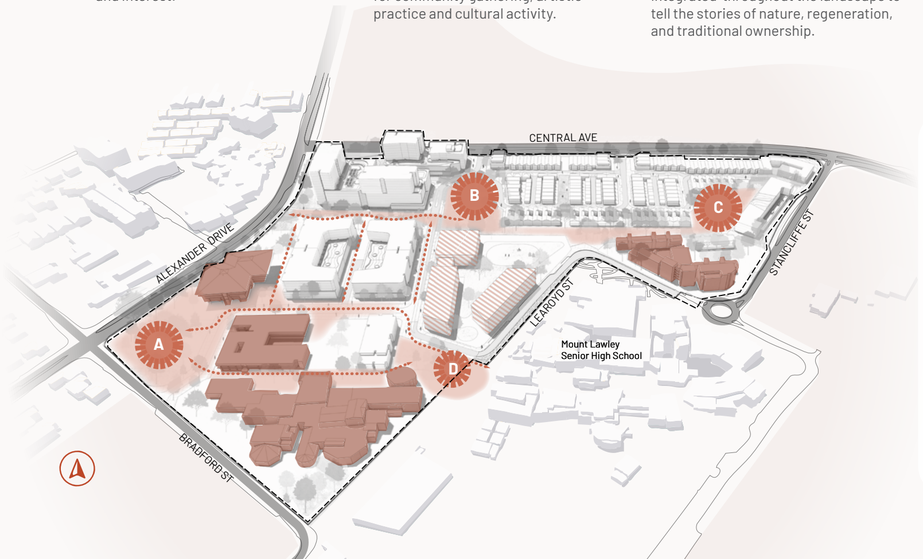
### Celebrate First Nations Connection

Weave stories of the Whadjuk Noongar people and connections to Goorgolup into the landscape, fostering a connection to the site's history and natural environment. A central cultural garden will be a vibrant gathering place that honours the Whadjuk Noongar culture. Interpretive elements will be integrated throughout the landscape to tell the stories of nature, regeneration, and traditional ownership.

### Enhance Natural Landscape

Enhance the site's natural landscape by retaining and building upon its established green character, reflecting Mount Lawley's reputation as a garden suburb.

The Master Plan prioritises the preservation of mature trees and explores opportunities to integrate them within both the public private realm, together with new planting.




**LEGEND:**

- Proposed retained buildings
- Proposed urban primary school
- Spaces for community & cultural engagement
- Retained & reinterpreted key pedestrian links
- Cultural open space destinations
- A Creative & Performance
- B Noongar Culture and Nature
- C Nature and Wellbeing
- D Student gathering

# SHAPING A CONNECTED COMMUNITY

Create a connected and walkable urban village that ensures flexibility and adaptability for diverse living and lifestyle needs.

Creating a connected community is fundamental to the success of the Master Plan. The proposed layout will bring together residential, educational and recreational uses to support everyday life and strengthen local connections. This includes retention of existing campus linkages and strong integration with Mount Lawley Senior High School.

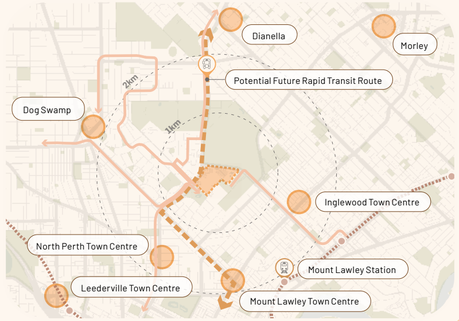
The site's interface with Alexander Drive presents a valuable opportunity to connect with existing public transport services, improving access for residents and visitors. A clear and legible network of streets, paths and open spaces will support movement, gathering and interaction across the site. The urban structure will support flexible staging and long-term adaptability, while reinforcing the site's landscape character.

"IT WOULD BE TERRIFIC TO SEE THE CREATION OF AN ACTIVE HUB FOR SURROUNDING SUBURBS THAT PLAYS TO THEIR SPORTING, CULTURAL, ENTERTAINMENT AND TRANSPORT NEEDS."
-Local Community Member

## OBJECTIVES

- Create a vibrant and well-connected urban village with a compact, adaptable layout that preserves what is usable and hard to replace. It supports diverse housing options, enhances green spaces, and fosters community interaction, ensuring flexibility for a range of living and lifestyle needs.
- Deliver a multi-functional network of high-quality green linkages that connect key gathering spaces, enhance walkability, and create a comfortable, accessible and visually appealing precinct.

**The Master Plan is underpinned by a network of retained and enhanced connections that link the site to key external destinations, restitching the site back into the surrounding area.**






# KEY ACTIONS

### Internal and External Connections

The Master Plan is framed by two primary connections – a north-south boulevard road and an east-west entry with linear green link. This robust framework enhances internal site integration while aiming to better connect the site with the broader community, including Mount Lawley Senior High School, transport network and existing suburbs. These links provide opportunities to enhance the aesthetic appeal and comfort of the precinct, providing shared amenity which softens the urban intensity between the core precinct and residential focus areas.

### Integrated Character Areas

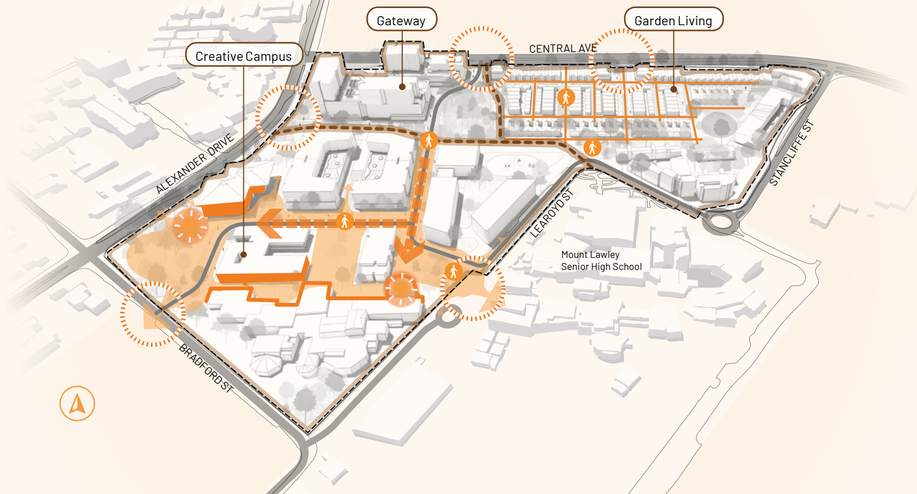
The Master Plan establishes three character areas, including a vibrant central core with residential, cultural and educational uses, a new garden residential area to the north, and a mixed-use precinct to the north-west, on the corner Alexander Drive and Central Avenue. Enhanced arrival experiences from key interfaces will reflect each character area and improve integration between the broader precinct and the surrounding community.

### Retain and Reinterpret the Existing Campus Layout

Preserve and repurpose key existing campus buildings, including WAAPA, the Library, and Administration buildings, to create a central cultural and educational hub. This hub will anchor a walkable, mixed-use core around Bradford Street, maintaining strong connections, viewlines, and gathering points that have historically defined the site. Streets and public spaces will prioritise pedestrians, supporting daily activities, events, and community gatherings.

### Encourage Flexible and Adaptable Development

Create flexible and adaptable sites to cater for a variety of uses which can respond to market conditions. The Master Plan leverages undeveloped areas along the north within a flexible structure for medium density housing nestled amongst green amenity and key gateways.




## LEGEND:

- Internal roads
- Character Areas
- Enhanced arrival experiences
- Walkable and connected campus feel
- Engaging edges- retained campus buildings
- Iconic campus view points
- Retained viewlines to key points
- Pedestrian priority
- Flexible urban grid reflects the character of surrounding areas

# PRIORITISING SAFE MOVEMENT

## Easy and safe travel for everyone.

Successful walkable communities prioritise safe, legible movement for pedestrians throughout the precinct. A combination of low-speed shared street environments in key locations and dedicated off-street pedestrian and cycle movement networks will be incorporated throughout the Master Plan.

The Master Plan prioritised safe movement throughout the site and aims to balance public transport and private vehicle movements surrounding the primary school and commercial nodes.

"BE CREATIVE AND BE BOLD! WE NEED DENSITY, CYCLE PATHS, CONNECTIONS TO SHOPS AND PUBLIC TRANSPORT..."
-Local Community Member

## OBJECTIVES

- Deliver a legible, accessible, and safe precinct where pedestrian and cycling connections are seamlessly integrated with public realm areas, community facilities, and efficient public transport options to promote active travel and reduce car dependency.
- Create public and private spaces that are accessible for all mobility needs to ensure inclusivity and ease of movement for everyone.
- Integrate parking areas within built form and streetscapes to ensure they are not visually or physically intrusive to the public realm.

**Prioritising people over cars:**

Design treatments can make streets feel safe and people-focused ensuring every part of the precinct is walkable and safe, while still allowing vehicles to access homes, schools and local shops.

**Shared streets**

Surfaces are level from building edge to edge, with wide footpaths, trees, and seating. These details keep cars moving slowly and signal that pedestrians come first.

**Green walking and cycling links**

Shaded paths run through the site, providing car-free connections between key destinations.

**Local access streets designed for people**

Narrow roads with planting and active frontages keep vehicles calm and reinforce a people-first character.



# KEY ACTIONS

### Design Networks for People

Design streetscapes to ensure accessibility for all people and mobilities, including cohesive tree planting strategies within the road reserve, providing shaded pathways along the street edge. Develop additional pedestrian routes through public open spaces, such as the east-west green link, to offer shaded walking paths under existing tree canopies, seamlessly connecting to broader precinct movements. Upgrade Central Avenue to improve walkability and access, through provision of a new path.

### Legible Hierarchy

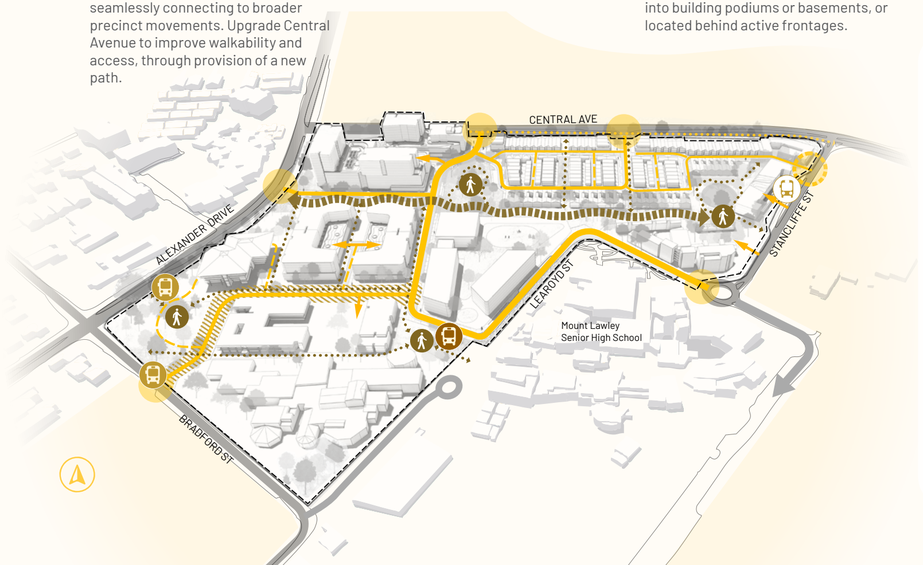
Retain existing site access points and enable through-site vehicle movement to all surrounding roads at a local scale which can support the precinct while prioritising pedestrian movement. Utilise a variety of street sections and road treatments to vary the experiences between character areas and encourage pedestrian activity over vehicle use.

### Integrate Transport Access and Parking

Improve and retain transport links to the high school and new primary school. Relocate the existing school bus stop from Stancliffe Street to a forecourt node within the ECU Mount Lawley site, enhancing access and safety. Establish clear pathways to connect bus stops with key streets and destinations across the precinct. Locate parking within development sites, integrated into building podiums or basements, or located behind active frontages.

### Create Shared and Flexible Streets

Deliver central shared streets that support low-speed environments where pedestrians, cyclists and vehicles can safely coexist. Incorporate flexible spaces such as small plazas or piazzas that support informal gathering and adaptable use.




**LEGEND:**

- Roads
- Retained existing access points
- Proposed access point to Stancliffe Street
- East-West green link
- Primary pedestrian routes
- Central Avenue interface new pathway
- Shared space, pedestrian priority area
- Access to screened parking areas
- Bus stops
- Proposed re-location of Stancliffe St Bus Stop
- Proposed new bus stop location

# CREATING INVITING GREEN SPACES

## Deliver distinctive green spaces shaped by culture, community and canopy.

The Master Plan builds on the site's rich landscape character to deliver a network of meaningful, high-quality public spaces. Mature trees, planting and remnant features from the campus create a strong foundation for the design of open space areas that is both place-responsive and people-focused.

The precinct offers a different experience to the expansive recreation areas that surrounds the site. It delivers a series of local-scale green spaces that support community life, cultural expression and everyday use. These spaces are designed for gathering, reflection, play and activation, and will be integrated with art, planting and storytelling to reflect the site's unique story and identity.

Shade, comfort and visual amenity will be achieved through retention of existing tree canopy and targeted new planting. Each public space will serve a distinct purpose while contributing to the overall green structure of the precinct, while extending the tree-lined streets and strong garden character that defines Mount Lawley and Menora.

"TREES. KEEP ALL THE EXISTING TREES AS MUCH AS POSSIBLE. DESIGN AROUND THEM"
-Local Community Member

## OBJECTIVES

- Deliver high-quality public open space and streetscapes that retain and enhance existing mature vegetation, maximising tree canopy for shade and comfort while ensuring well-integrated, accessible, and safe green spaces that support a variety of community uses.
- Deliver a precinct which integrates with the existing tree lined streets and strong green character of Mount Lawley and Menora.
- Encourage social interaction through well-designed public spaces that provide a mix of passive and active recreation opportunities, thoughtfully integrate the site's history, and complement existing community spaces to create welcoming and engaging places for all.

**This strategy encaptures the themes of culture, community and canopy.**

# KEY ACTIONS

### An Enhanced Front Door

Enhance the existing southern arrival to the site from Bradford Street through a generous public space framed by retained fig trees and layered planting. This civic-scale landscape will incorporate seating, pavilion elements and community infrastructure, offering a welcoming entry that supports informal use, programmed events and everyday gathering.

### Diverse Open Space Amenity

Deliver a series of unique open spaces across the site including the Creative Hub Plaza, Cultural Garden, Lake Park and neighbourhood parks. Each space will support a mix of uses such as creative play, informal gathering, cultural expression and quiet reflection, tailored to the landscape character and context of its location.

### Retain a Connection to Water

Preserve and enhance the ephemeral water body in the north-east as a key landscape feature. Incorporate informal nature play, shaded seating, and interpretive elements that connect the space to ecological and cultural narratives.

### Green Link to Linear Park

Emphasise public spaces as a primary movement network for people through the precinct. Develop the strong east-west landscape as an attractive and enjoyable walking experience, moments to gather, pause and discover, enhancing the experience amongst retained and new landscapes.

**LEGEND:**

- Public open space area
- New landscaping on primary streetscapes
- Linear Park
- Significant and mature trees
- Retained water body
- Creative Hub Plaza
- Cultural Garden
- Lake Park
- School Green

# SPACES FOR LIVING, LEARNING AND GATHERING

## Deliver homes, services and uses that support local life.

The Master Plan envisions a precinct that supports residents and visitors through a mix of housing, community infrastructure and local-scale services.

More than just a place to live, the precinct will offer spaces to learn, gather, socialise and access everyday needs within walking distance.

Community feedback has consistently called for a range of practical and inclusive uses – this includes small local businesses, shared community facilities, arts and cultural activities and flexible spaces.

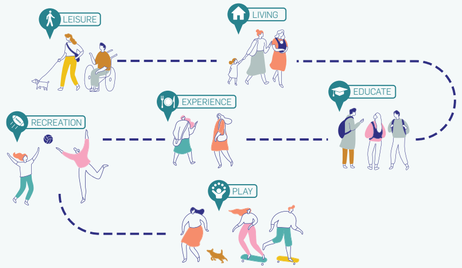
The Master Plan delivers on those desires by integrating a variety of land use responses throughout the site.

"ACCESSIBLE GREEN SPACE/ COMMUNITY HUB WITH LOTS OF CAFES & SMALL BUSINESSES."
-Local Community Member

## OBJECTIVES

- Deliver a variety of safe and accessible spaces to cater for a diverse community and various lifestyle needs.
- Deliver a mix of local scale retail and community spaces that support daily needs, encourage social interaction, and create a vibrant, accessible hub for both residents and visitors.
- Provide land for the continuation of community and educational uses to create community cohesion and a culture of interaction.

**The Master Plan includes an opportunity for a variety of activities and experiences.**






# KEY ACTIONS

### Housing Diversity

Support the delivery of a diverse range of housing types to enable an inclusive and resilient community. Encourage the provision of apartments, townhouses, and smaller dwellings suited to different life stages and household types, including families, seniors, students, and downsizers. Facilitate the integration of social and affordable housing within a well-designed and connected neighbourhood to promote inclusion and avoid isolation. Prioritise the supply of high-quality, affordable homes as a foundation for building safe, welcoming communities where people with varying needs can live, connect, and thrive.

### Facilitate space for an Urban Primary School

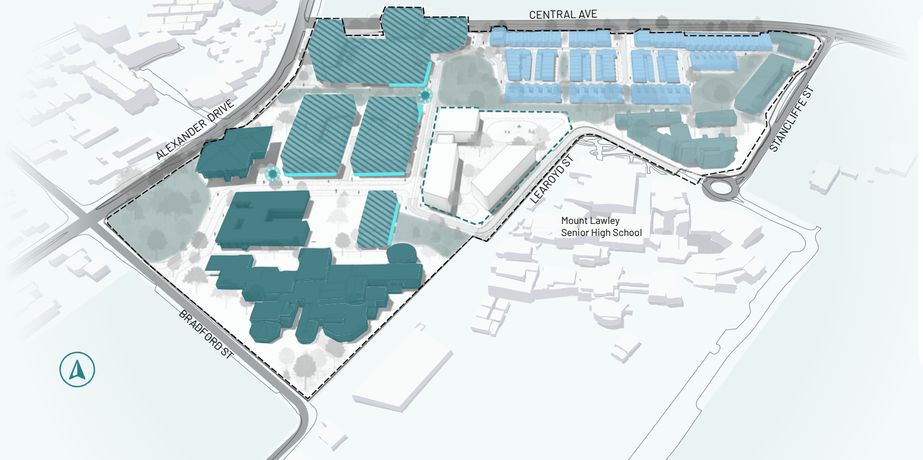
Reserve land for a new public primary school centrally within the site in a compact urban format that maximises land efficiency while maintaining access to quality outdoor spaces. Ensure strong pedestrian connectivity and co-location with open space to support a safe, walkable and inclusive learning environment. The school design will be led by the Department of Education to accommodate future growth and meet the evolving needs of the local community while having regard for the aspirations of the Master Plan.

### Deliver Local-Scale Retail and Service

Incorporate neighbourhood-scaled retail and commercial uses within the Gateway and Creative Campus character areas including opportunities for cafés, a local-scale grocery store, health providers, child care and community services. The focus for non-residential uses is to provide local amenities and services without competing with surrounding activity centres. Ensure suitable zoning through the Precinct Structure Plan to allow flexibility for such uses.

### Leverage and Activate Amenity

Locate retail and commercial nodes to activate natural amenity opportunities, be that solar access, natural vegetation or key pedestrian corridors. Ensure activated nodes are easily accessible, legible and safe both day and night to ensure it's suitable for everyone.




**LEGEND:**

- Potential for creative arts uses
- Residential - housing
- Residential - apartments
- Residential - Mixed-Use
- Flexible ground floor to accommodate potential commercial uses
- Proposed new primary school location
- Public open spaces - activated through surrounding buildings
- Key local retail and commercial node

# BUILDING FOR THE FUTURE

## Design innovative, adaptable, high quality, resilient buildings.

Balancing the historical references to character suburbs such as Mount Lawley, Menora and Inglewood with the retention of existing late modernist buildings, can be interpreted through the materiality of the architectural fabric.

Strategies around the placement and activation of key shared streets and view lines to key landmark buildings that promote curiosity and exploration throughout the precinct is the key focus of the Master Plan.

The Master Plan provides a carefully balanced mix of housing typologies to support a diverse and evolving community. It recognises that people at different life stages such as singles, couples, families, downsizers, students and people with varying accessibility needs require different housing solutions.

The precinct offers a range of dwelling types that vary in scale, density and design, and will be delivered to the same benchmark of quality ensuring consistency and cohesion across the redevelopment.

"HIGH AND MEDIUM DENSITY HOUSING IS CRITICAL WITH GROUND FLOOR COMMERCIAL TENANTS."
-Local Community Member

## OBJECTIVES

- Encourage high-quality design for all new and adapted buildings and promote a unique sense of place through design which responds to the character of surrounding areas, while acknowledging the distinct modernist architectural identity of the campus.
- Position taller buildings within the precinct to maximise views to surrounding amenity, optimise solar access and minimise overshadowing and impacts on public spaces and existing lower density residential areas.
- Ensure all housing regardless of type, is delivered to the same benchmark of architectural quality to ensure a consistent and cohesive standard reflective of the precincts location and context. This includes houses, apartments/mixed use development, the primary school, adapted existing buildings and social and affordable housing.
- Promote the environmental integrity of buildings through adaptive re-use opportunities, energy efficiency practices, resource efficiency and renewable energy.

**The Master Plan provides flexibility for delivery of the following housing typologies.**

**Townhouses**
Traditional housing styles which provide wider lots.
Corner lots have duplex potential.

**Terrace Homes**
A mix of narrow attached homes with parking accessed via a rear laneway, and compact small lots with front street access.

**Grouped Housing**
Grouped housing and walk-up apartments with shared entry and amenities.

**Apartments**
Varying scales of built form with car parking located in basements or podiums depending on location.

**Mixed Use Apartments**
Apartment buildings with flexible ground floors to support local retail uses.



# KEY ACTIONS

## Meaningful Retention and Sustainability

Retain buildings selected for their quality construction, adaptability and contribution to site identity. The existing Library and Administration buildings will anchor the future civic character of the Creative Campus character area, reflecting modernist ideals and late 20th-century architectural heritage. The Student Village offers a low-intervention opportunity to deliver early residential activation.

Retained buildings and new development will perform well environmentally through passive design, energy and water efficiency, and the use of sustainable materials.

## A Considered Gateway

Taller development sites sensitively located to the north-west will address Alexander Drive and Central Avenue corner through prominent forms to reduce impact on lower scaled residential neighbours to the east and south. This will allow generous building separation, ensure solar access to apartments, maximise natural ventilation and utilise opportunities for view lines to the Darling Scarp in the east and Perth CBD views to the south

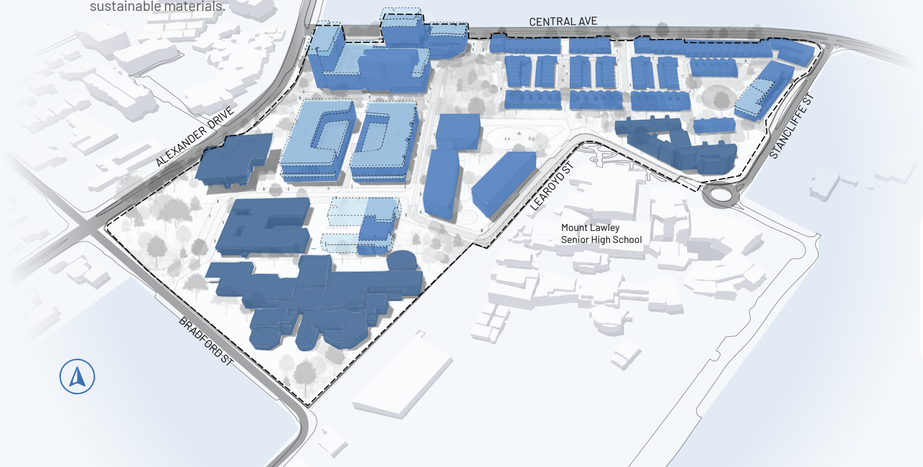
## Context-Sensitive Design

Support architectural diversity that is contemporary yet responds to the surrounding built form and streetscapes. Avoid imitation of surrounding heritage styles while promoting materiality, detailing and scale that complement the area's character. The Garden Living character area provides the opportunity for historical references to the architectural fabric of Mount Lawley through a logical street grid layout, while connectivity with adjacent public open space draws influence from nearby Coolbinia, Inglewood and Menora.

## Development Potential and Flexibility

Mixed use and higher density opportunities exist on key site edges, where impacts can be sensitively managed.

These sites provide flexibility for a range of development forms and scales, subject to final land uses and market conditions. Subject to these factors, the Master Plan has the potential for up to 1,100 dwellings with flexibility for additional scale within the Gateway and Creative Campus character areas. This flexibility is depicted in the below diagram.




**LEGEND:**
- Existing buildings
- Proposed buildings
- Potential for development uplift

PART 3

# CHARACTER AREAS

The Master Plan is structured around three character areas which have distinct features and focus activities, while contributing collectively to the overall precinct character.

CREATIVE CAMPUS

GATEWAY

GARDEN LIVING

# CREATIVE CAMPUS

A vibrant hub that honours the rich history and dynamic spirit of the existing university campus.

This area builds on the adaptive re-use of the WAAPA, Library and Administration buildings, to provide a network of retained campus fabric which will honour the sites education and creative history. Activated through thoughtfully curated retained buildings and new public spaces, this area is centrally located and comprises a compact, urban format school which will complements the area and the sites history.

The Creative Campus celebrates the campus experience while fostering a culture of education and artistic practice.

Artist Impression

Prepared by Urbis for Development

# CREATIVE CAMPUS FEATURES

The following map identifies the locations of key features within this character area.

# THE BOULEVARD

## A primary north-south link, from Central Avenue through to the Creative Campus character area.

### Streetscape

This axis reflects the current campus connection and facilitates required vehicle movement while providing a comfortable environment for pedestrians. The central median provides additional landscaping and safe crossing opportunities.

### Residential Apartments

Residential apartments frame the western edge to provide an engaging interface and passive surveillance to the street. Ground floor residential tenancies contribute to an engaging boulevard and park, encouraging pedestrian access and landscaping along the western edge. The interface considers the adjoining primary school, with allowance for adequate setbacks for privacy.

### Urban Primary School and School Park

A new multi-storey urban primary school along the eastern boulevard edge.

Street parking and landscaping within the streetscape support pick up/drop off.

Section: North-South Boulevard

Residential | Boulevard with median | Urban Primary School

Ground floor apartments

Campus style buildings and activation

# THE CAMPUS EXPERIENCE

The journey celebrates the campus experience, through a shared street surrounded by a mix of local and vibrant activities.

### Creative and Community Uses:

Retained Campus buildings have been identified as an ideal location for creative and community-oriented uses to continue the site's legacy of creativity and performance. Key features of this area include:

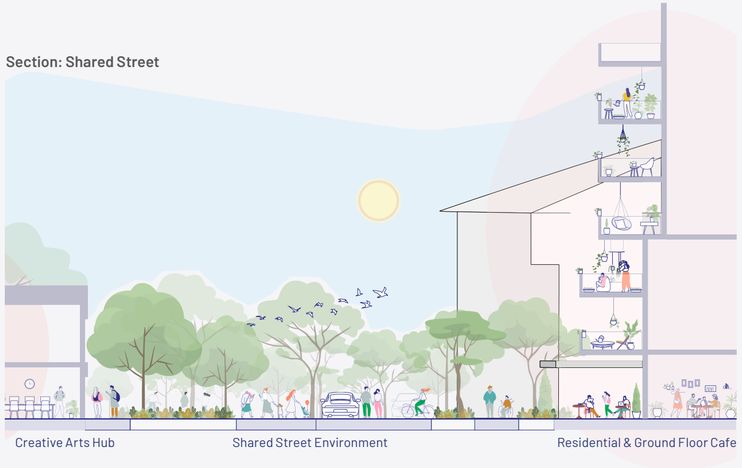
- Potential for private or public enterprises, businesses and programs
- Encouraging visitors to the site and potential day to evening activities
- Co-activation of surrounding plaza spaces

### Shared Street

Paving treatments, flush kerbs and landscaping blend the street and public realm, encouraging pedestrian activity, slowing vehicle traffic and providing flexible spaces to accommodate a variety of community events.

Opportunities for local business within flexible ground floors of apartment buildings, providing additional activation to the campus walk.

Section: Shared Street



Activated ground floor

Pedestrian connectivity

Retained campus character

# CREATIVE HUB PLAZA

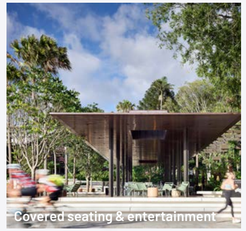
The arrival experience into the Creative Campus character area retains the existing arrival location of the campus, centred around key buildings and a green landing anchored by large fig trees.

This space maintains visual links to the retained WAAPA, Library and Administration buildings, preserving the identity and visual character of the area.

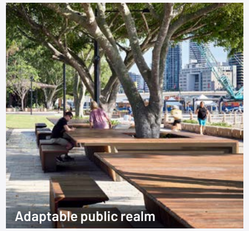
The existing southern arrival point will be enhanced through the versatile open space and a strong canopy, with the Creative Hub Plaza serving as the 'beating heart' of the character area, driving its new identity. The space provides an exciting introduction to the precinct with plaza spaces offering opportunities for various activations, including Farmers Markets, festivals, and performances.

"A PUBLIC SPACE (PIAZZA) CONNECTED TO FOOD/PERFORMANCE VENUES WHERE YOU CAN HANG OUT EVEN IF YOU ARE NOT SPENDING MONEY AT AN EVENT/CAFÉ."
-Local Community Member

Artist Impression


Covered seating & entertainment

Retained fig trees


Adaptable public realm

# GATEWAY

## A mixed-use and residential area serving as a gateway into the ECU Mount Lawley site.

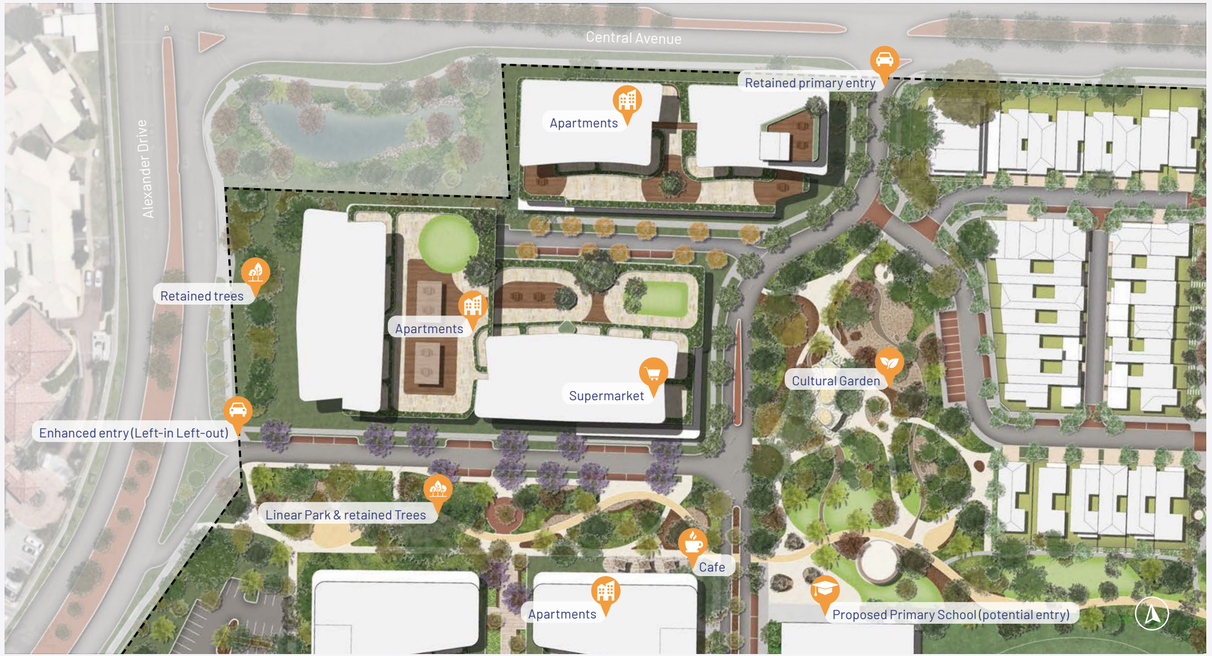
Framed by mature trees and anchored by a prominent corner at Alexander Drive and Central Avenue, the area supports higher infill density and encourages neighbourhood-scaled retail and convenience to serve local needs without competing with surrounding activity centres.

This location strategically enables taller buildings to minimise impact on lower-scaled residential neighbours and maximises natural amenity of surrounding views and retained canopy. A central cultural garden acts as a nexus for all character areas, visible from primary entries, serving as a vibrant space for community engagement and cultural appreciation.

Artist Impression

# GATEWAY FEATURES

The following map identifies the locations of key features within this character area.



# URBAN LIVING & DAILY CONVENIENCE

A balance of housing, public spaces and local convenience offerings, providing the amenity for an urban lifestyle.

## Mixed Use Development

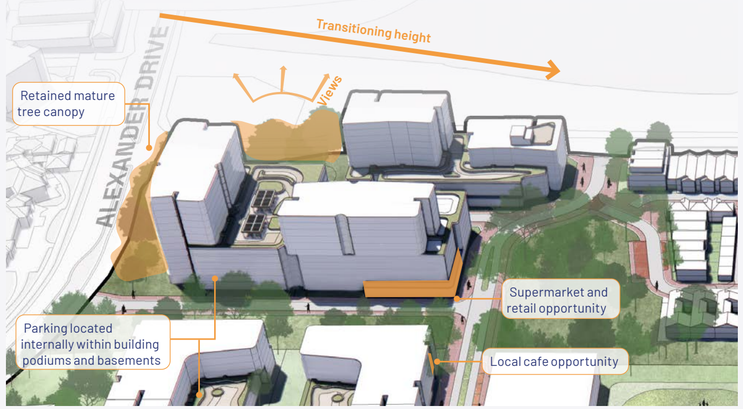
Taller structures are located towards the Alexander Drive and Central Avenue corner, while minimising impact on lower-scaled residential neighbours to the east and south.

Development contributes significantly to the precinct yield, with flexibility for the site to developed as one site or separated and staged into a northern and southern portion.

## Daily Convenience

Opportunities for local-scale retail and cafes at ground floor will provide convenience for local residents and visitors. Its prominent location will provide exposure for passing traffic as well as ease of access.

**Indicative massing: Gateway buildings**



Activated podium with local scale retail

Living in canopy

# AN ENTRY EXPERIENCE & LINEAR PARK

An enhanced entry point from Alexander Drive, framed by development and retained tree canopies, anchored by commercial nodes on the corners.

### Linear Park

Significant trees are retained within a linear park which runs along the Alexander Drive entry road.

This link prioritises pedestrian comfort through the retained and new landscaping, generous pathways and seating areas. The southern edge is framed by apartments with ground floor residences directly connecting to the open space.

### Local Activity

The southern development provides an opportunity for a small ground floor cafe to bookend the entry road opposite the supermarket. This provides additional activation to the green link and is a visible area of activity from major site entries from Alexander Drive and Central Avenue.

Section: Alexander Drive Entry

Pedestrian connectivity & engagement

Active movement

Public realm and facade materiality

# CULTURAL GARDEN

The space provides a vibrant space for community engagement and cultural appreciation, offering a unique opportunity to connect with Whadjuk Noongar stories and local heritage.

The cultural garden serves as an important nexus point between the character areas, captured by sightlines from primary entries.

Thoughtfully designed elements include:

- A landmark themed playground
- Relocated and preserved in-ground mosaics along a 'discovery trail'
- Gathering areas with picnic settings
- Tree canopy providing shaded seating areas
- An entry plaza that connects to the future school site
- Activity lawns for passive recreation including a feature shade structure to accommodate larger gatherings and performances.

Artist Impression

Exploration and play

Integrated art

# GARDEN LIVING

## A residential area nestled among a green, garden lifestyle.

Supporting medium-density townhouses and a network of community green spaces the area provides an urban structure which reflects the village character of Mount Lawley and surrounds.

Homes are designed to interact with public realm through front gardens, intimate landscape-detailed streets, and public spaces emphasised as a primary movement network to facilitate an enjoyable walking experience.

The area is anchored by the retained water body and Student Village supporting residential activation and affordable housing potential.

Artist Impression

# GARDEN LIVING FEATURES

The following map identifies the locations of key features within this character area.

# VILLAGE LIFESTYLE

A green living experience focused on medium-density townhouse development, with innovative density opportunities integrated within a flexible grid.

## Character

The neighbourhood references the village character of Mount Lawley through a logical street grid layout, and connectivity with adjacent public open spaces drawing influence from nearby Coolbinia and Menora.

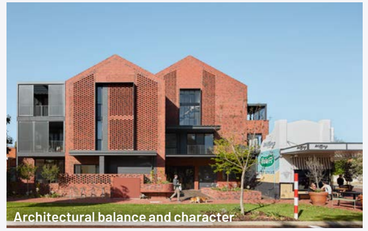
## Flexibility and Density

A regular urban grid provides flexibility for staged development and can adapt to evolving market conditions. Corners and end of grid locations to support additional density, compact front loaded terraces and duplexes.

## Community

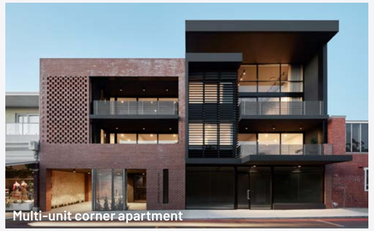
A sense of community, interaction and safety is encouraged through responsive built form and public realm. Lots with park interfaces utilise uniform fencing with permeable elements, private outdoor areas, balconies and pedestrian access along these edges.

**Section: Pedestrian green link**


Architectural balance and character

Contemporary terrace housing

Pedestrian green link


Multi-unit corner apartment

# STUDENT VILLAGE & STANCLIFFE STREET

A medium density apartment node anchors the Stancliffe Street site entry, built around the retained Student Village and Lake Park.

### Stancliffe Street

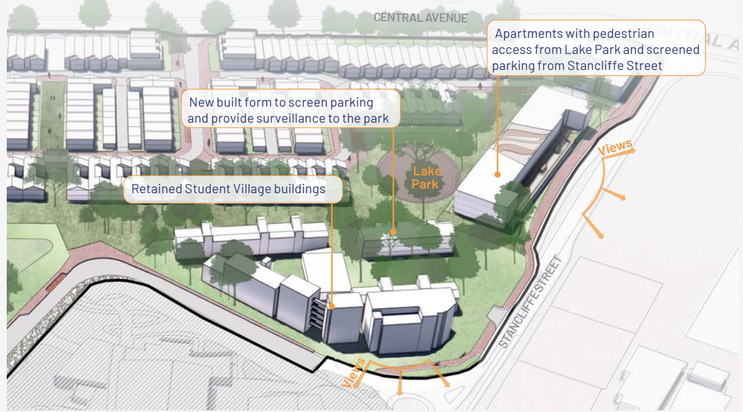
The location supports residential height and scale with significant green amenity, surrounding views and minimal impact to neighbouring areas.

The redeveloped interface includes a potential relocation of the bus stop enabling streetscape enhancements, and potential for apartments to utilise level differences to screen parking and provide engaging frontages to the street and internal lake park.

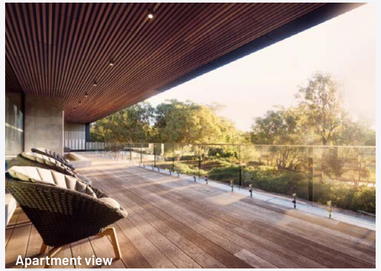
### Student Village

The Student Village area proposes retention of the modern student housing towers. On-site surface parking can be provided and accessed via Stancliffe Street, with an opportunity for a new building to screen this parking and front the Lake Park.

**Indicative massing: Garden Living buildings**



Retained Student Village buildings


Apartment view

# PARKS & LANDSCAPE

Interactive landscapes surround the community with green lifestyle amenity.

### Linear Park

The Linear Park serves as the primary east-west pedestrian pathway across the site. The existing tree canopies, complemented by new plantings, form shaded walkways that lead to gathering spaces. Connections from the park extend into the residential streets through landscaped pedestrian links.

### Lake Park

The Lake Park sits at the eastern end of the green link, with a network of connections to surrounding homes. The space provides a tranquil environment for residents, offering passive recreation, a boardwalk loop, nature play and shaded seating.

The Lake Park centres around an existing ephemeral lake and enhances stormwater capture and filtration through swale plantings and maintained current levels, minimising contamination and preserving water flow lines.

Exploration and play

Boardwalk

Parkland amenities

PART 4

# NEXT STEPS AND IMPLEMENTATION

# NEXT STEPS

The ECU Mount Lawley site is anticipated to be redeveloped in a staged manner subject to market conditions.

The Master Plan provides the high-level framework to guide this transformation, with more detailed design and statutory planning to follow through processes such as a Precinct Structure Plan as well as supporting technical documentation.

Implementation will be staged to ensure orderly development, activation, and market viability, having regard to the following elements:

- Future Planning Processes
- Cultural Context
- Infrastructure and Site Readiness
- Establishing Key Site Connections
- Adaptive Re-use of Key Existing Buildings
- Delivery of Community Infrastructure and Amenity
- Housing Diversity and Staged Land Release Aligned with Demand

## FUTURE PLANNING PROCESSES

This Master Plan has been prepared in parallel with a concurrent Metropolitan and Local Planning scheme amendment for the site, enabling delivery of the intended land uses and development outcomes.

A Precinct Structure Plan will also be prepared to guide the future growth in more detail. It will provide a framework for land use, zoning, subdivision, design and development requirements to ensure a well-coordinated and sustainable development outcome.

A diagram illustrating the various layers of the planning process is provided below.

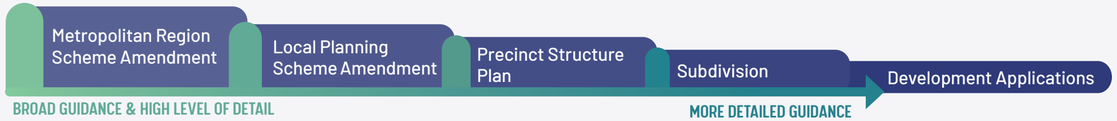
The Metropolitan and Local scheme amendments and the Master Plan have been informed by contextual and technical analysis appropriate to this stage of the project.

The Precinct Structure Plan will introduce the next layer of rigour and technical detail, confirming parameters such as density distribution and built form guidance to ensure future development delivers on Government objectives for infill housing and sustainable urban growth, while responding appropriately to the site's unique context.

This includes:

- Development controls to guide future development, including land use, density parameters such as minimum residential yields and permissible plot ratios, as well as access, car parking and built form requirements.
- A Landscape Master Plan to guide the detailed design of public realm areas such as open spaces and roads.
- Detailed traffic and transport analysis to address potential impacts on surrounding streets and ensure safe, efficient access to and through the site.
- An engineering study to confirm capacity for provision of services such as sewer, water and power.

The above studies will form part of the Precinct Structure Plan which will be advertised for public comment. The Precinct Structure Plan will be followed by specific applications for subdivision and development.



## CULTURAL CONTEXT

As planning progresses, the Cultural Context and Place Narrative will continue to support design development.

The multifaceted cultural narrative acknowledges the Aboriginal connection to place, the cultural and artistic legacy, and the importance of the site's natural features and biodiversity. These principles will be embedded through the Precinct Structure Plan, Landscape Master Plan and detailed design to deliver a unique sense of place.

## INFRASTRUCTURE AND SITE READINESS

Initial site works will focus on preparing the site for development. This includes demolition of redundant buildings, targeted remediation and upgrades to key infrastructure. The undergrounding of the 132kV transmission lines across existing campus is a critical early action to unlock development potential across the site

## ESTABLISHING KEY SITE CONNECTIONS

Key connections will be established early to support development sequencing and enable pedestrian and vehicle permeability through the site. These connections will define the structural layout of the precinct.

## ADAPTIVE RE-USE OF KEY EXISTING BUILDINGS

The adaptation and reuse of retained buildings such as the Library and Administration building and elements of the Student Village, have the potential support early activation and reinforce the site's cultural identity. These assets offer an opportunity to anchor the precinct with educational, cultural, and community uses in early stages of development. Adaptive reuse of these buildings will be subject to further investigations and business cases.

## DELIVERY OF COMMUNITY INFRASTRUCTURE AND AMENITY

A key objective of the first stages of redevelopment will be to deliver high-quality public open spaces and establish residential neighbourhoods supported by amenity. Land has also been reserved for a new public primary school, with delivery to be coordinated with the Department of Education to meet projected enrolment needs.

## HOUSING DIVERSITY AND STAGED LAND RELEASE ALIGNED WITH DEMAND

The Master Plan will deliver a mix of housing types to support a diverse and inclusive community, catering to different life stages and household types. This will include social and affordable housing, which will be seamlessly integrated into the precinct. All homes, regardless of type, will be designed to the same high quality, fostering cohesion and consistency across the neighbourhood.

The timing and sequencing of land release will be market-led, ensuring that each stage responds to housing demand and builds positive momentum.

This Master Plan sets a blueprint for the transformation of the ECU Mount Lawley site. It respects the site's rich history, responds to community feedback, and outlines a bold vision for a connected, inclusive and vibrant new precinct.

With a strong focus on delivering high-quality public spaces, community infrastructure and a mix of housing options, the Master Plan provides a practical and flexible framework to guide future development. Through a coordinated and market-responsive approach, it lays the foundation for a thriving neighbourhood that evolves with the needs of its community and sets a new standard for urban infill.

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