ECU Mount Lawley Redevelopment

Precinct Structure Plan
Part One – Implementation

January 2026
Prepared for: City of Stirling and Department of Planning, Lands and Heritage



Endorsement

This Precinct Structure Plan is prepared under the provisions of the *City of Stirling Local Planning Scheme No.3*, the *Planning and Development (Local Planning Schemes) Regulations 2015* and *State Planning Policy No.7.2 – Precinct Design*.

IT IS CERTIFFIED THAT THIS PRECINCT STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

_____

Date

Signed for and on behalf of the Western Australian Planning Commission:

_____

an Officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

_____

Witness

_____

Date

_____

Date of Expiry

Table of Amendments

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC

Project Team

This PSP has been prepared by Urbis on behalf of DevelopmentWA, drawing on a specialist consultant team, including:

- **DevelopmentWA** – Developer and Project Manager
- **Urbis (Lead Consultant)** – Planning, Urban Design, Economics and Cultural Context
- **MJA Studio** – Project Architect
- **Hassell** – Landscape Architect
- **Colliers** – Engineering
- **Flyt** – Transport
- **Aurora** – Environmental
- **Urbaqua** – Stormwater Drainage
- **Herring Storer Acoustics** – Acoustic



Executive Summary

The Edith Cowan University (ECU) Mount Lawley Redevelopment Precinct Structure Plan (PSP) has been prepared to coordinate the redevelopment of land within the ECU Mount Lawley site.

The PSP outlines a forward-thinking vision for housing, community amenity and education to guide the redevelopment.

The PSP has been prepared in accordance with the relevant provisions of the Western Australian Planning Commission (**WAPC**)'s *State Planning Policy 7.2 – Precinct Design Guidelines,* the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Stirling *Local Planning Scheme No. 3*.

The document comprises:

- **Part One:** Implementation
- **Part Two:** Explanatory Report and Appendices

The technical appendices for the PSP include:

- **Appendix A –** Record of Stakeholder Engagement
- **Appendix B –** Transport Impact Assessment and Parking Management Plan, prepared by Flyt
- **Appendix C –** Environmental Assessment and Managements Strategy, prepared by Aurora
- **Appendix D –** Precinct Structure Plan Water Management Report, prepared by Urbaqua
- **Appendix E –** Infrastructure and Servicing Report, prepared by Colliers
- **Appendix F –** Landscape Master Plan, prepared by Hassell
- **Appendix G –** Retail and Commercial Market Need and Demand Assessment, prepared by Urbis
- **Appendix H –** Noise Management Plan, prepared by Herring Storer Acoustics



Executive Summary

This PSP sets out a vision and framework for the redevelopment of the ECU Mount Lawley Campus site, guiding future housing, community facilities and education opportunities with a focus on creating a connected, inclusive and sustainable urban precinct that meets current needs while supporting long-term growth.

This PSP is based on a visionary Master Plan for the subject site prepared by DevelopmentWA which outlines a forward-thinking framework for housing diversity, economic activity, community amenity, creative arts and education. Extensive stakeholder and community consultation was pivotal in shaping this Master Plan, which resulted in a plan that is both ambitious and grounded in community values., and informed this PSP.

This engagement included surveys, focus groups, youth engagement activities, drop-in sessions, a Community Reference Group, and public advertising of the Master Plan. This process has ensured the Master Plan and PSP responds to local values and aspirations.

Key themes emerging from consultation include:

- Retaining and celebrating the site's creative and educational heritage
- Improving walkability and access to surrounding amenities
- Providing high-quality public open space that reflects Mount Lawley's established landscape character

Based on the strong vision and framework established by the Master Plan, this PSP provides direction on the intended future structure, land uses and built environment of the project

This redevelopment represents a significant opportunity to create a contemporary urban precinct that builds on the site's legacy, supports local economic activity, and enhances liveability in Mount Lawley.



The Vision

The 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'.

Precinct Structure Plan Summary Table

Item	Data	Structure Plan Reference
Total area covered by the precinct structure plan	18.75 hectares	Section 2.1
Area of each land use proposed: • Residential • Mixed Use • Public Purpose - Education • Public Purpose – Special Uses	• Residential - 4.19ha • Mixed Use – 4.81ha • Education (Primary School) – 1.60ha • Special Use (WAAPA) - 1.86ha	Section 7.8
Area of each reserve proposed: • Road Reserves • Public Open Space and Drainage • Pedestrian Access Ways	• Road Reserves – 3.43ha • Public Open Space – 2.64ha • Pedestrian Access Ways – 0.21ha	Section 7.8
Total estimated lot yield	120 lots	Section 7.8
Estimated number of dwellings	• Base growth – 700 • Moderate growth – 900 • High growth – 1,100	Section 7.9
Estimated residential site density	156 dwellings per site/ hectare	Section 7.9
Estimated population	• Base growth – 1,360 people • Moderate growth – 1,562 people • High growth – 1,854 people	Appendix G - Retail and Commercial Market Need and Demand Assessment.
Number of high schools	Nil	-
Number of primary schools	1 (1.6ha)	Section 7.8
Estimated commercial floor space	Approximately 1,900 – 2,400sq.m shop/retail NLA floorspace Approximately 2,600sq.m of other commercial floorspace	Section 7.8
Estimated area and percentage of creditable public open space given over to: • Local parks	• 2.62 hectares – 17.20%	Section 7.6



Part One
Implementation

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01 Precinct Structure Plan Area

1 Precinct Structure Plan Area

The PSP Area relates to the area outlined on **Plan 1 – PSP Map**. A summary of the applicable lots is provided in **Table 1** below.

Table 1 PSP Area

Lot No.	Plan/Diagram	Volume	Folio	Area (ha)	Proprietor
11328	DP217690	LR3128	701	18.3176	State of Western Australia
11922	DP191705	LR3128	702	0.3023	State of Western Australia
Portion of 15125	DP037266	LR3131	790	0.0534 of 7.9202	State of Western Australia
Portion of Stancliffe Street Road Reserve	N/A	N/A	N/A	0.0779	City of Stirling

The 'PSP Area' is bounded by Central Avenue to the north Bradford Street to the south, Stancliffe Street to the east and Alexander Drive to the west (refer **Figure 1**). The total land area is approximately 18.75 hectares.



Figure 1 Site Plan

02 Operation

2 Operation

This PSP is in effect from the day it is approved by the WAPC, as stated on the Endorsement Page.

As stated in Section 28 of the Deemed Provisions in the *Planning and Development (Local Planning Schemes) Regulations 2015*, this PSP has effect for a period of 10 years from the day it comes into effect.

As stated in Section 27 of the Deemed Provisions, a decision-maker for a development approval or subdivision approval in an area that is covered by a PSP is to give due regard to, but is not bound by, the PSP.



2.1 Scheme Relationship

The PSP has been prepared under the City of Stirling (**the City**) *Local Planning Scheme No. 3* (**LPS 3**).

The PSP area is currently reserved under the Metropolitan Region Scheme (**MRS**) as 'Public Purpose – University'. Amendment 1443 is currently being progressed to reclassify the PSP area to Urban (and Public Purpose – Special Uses for the WAAPA site) with a concurrent amendment to LPS 3 to a 'Development' zone. The objectives and development standards of the PSP are therefore complementary to the provisions, standards and requirements of LPS 3.

Where it is otherwise not covered, the provisions of LPS 3 and the Residential Design Codes (**R-Codes**) shall prevail. All relevant policies of the Western Australian Planning Commission, and City of Stirling also apply, unless varied by this PSP.

Where a development application or subdivision application prepared pursuant to the PSP varies the development standards and requirements of the PSP, it will be assessed against the design principles of relevant *State Planning Policy 7.0 – Design of the Built Environment provisions* and the objectives and requirements set out in the PSP.

2.2 R-Codes Application

In accordance with Clauses 3.2.2 (Volume 2) and 1.2 (Volume 2), deemed to comply provisions of the R-Codes may be amended, replaced and/or augmented though a Local Development Plan, Local Planning Scheme or Precinct Structure Plan.

The PSP proposes modifications to the R-Codes. These modifications are provided for each relevant Character Area in **Section 6.0**, and relate to the following:

Volume 1:

- Deemed-to Comply – Visual Privacy 3.19
- Table C – Primary Setback Controls

Volume 2:

- Acceptable Outcome A2.2.1 – Building Height
- Acceptable Outcome A2.3.1 – Street Setback
- Acceptable Outcome A2.4.1 – Side and Rear Setback
- Acceptable Outcome A2.5.1 – Plot Ratio

03 Purpose & Objectives

3 Purpose and Objectives

Purpose: To provide a framework for land use, zoning, subdivision, design and development requirements to ensure a well-coordinated and sustainable development outcome. Consistent with the design elements in State Planning Policy No.7.2: Precinct Design, the objectives of this PSP are as follows:

Honouring Our Legacy

Celebrate the site's unique history of creativity, education and innovation.

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.

Shaping a Connected Community

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

Objectives

- Create a vibrant and well-connected urban village with a compact, adaptable layout that preserves what is usable and hard to replace.
- Support diverse housing options, enhance green spaces, and foster community interaction, to provide 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.

Spaces for Living Learning & Gathering

Ensure safe, inclusive, and accessible travel for all.

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.

3 Purpose and Objectives

Prioritising Safe Movement

Easy and safe travel for everyone.

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.

Creating Inviting Green Spaces

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

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.

Building for the Future

Design innovative, adaptable, high quality, resilient buildings.

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 is delivered to the same benchmark of architectural quality to ensure a consistent and cohesive standard reflective of the precinct's 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.

04 Staging

4 Staging

The staging of development within the PSP area is intentionally flexible to allow the project to respond to market conditions, infrastructure delivery, and commercial considerations. Initial forward works will be required to de-constrain the site, with staging to follow that prioritises delivery of diverse housing options and early activation of retained buildings.

Staging will also provide for the allocation of key sites for government and strategic users, noting that any potential school site will be subject to separate business case processes, planning approvals, and demonstrated demand.

It is envisaged (but not mandated) that development will generally occur in accordance with **Table 2.**

Table 2 Indicative Staging Deliverables

Stage	Deliverables
Stage 1	• Forward works and infrastructure delivery (undergrounding of power, remediation, demolition) • Establishment of key entries, access roads, and services • Enable early activation of retained buildings • Provide flexibility to bring forward the primary school for government use • Provide for diversity of residential and mixed use sites • Related POS
Stage 2	• Provide for diversity of residential product • Related POS and roads
Stage 3	• Residential and mixed use sites • Related POS and roads

05 Subdivision & Development Requirements

5 Subdivision and Development Requirements

5.1 Zones and Reserves

5.1.1 Zones

Subdivision and development of land within the PSP area shall be in accordance with the zones shown on the PSP. Refinements to the extent of the zones shown in the PSP are permitted at the subdivision stage subject to an appropriate level of technical justification being provided.

The PSP proposes the zones listed in **Table 3**, as defined in LPS 3.

Table 3 PSP Zones

Zone	Objectives
Residential	• To provide for residential development at a range of densities with a variety of housing type and size, to meet the current and future needs of the community. • To provide for a range of non-residential uses, which are compatible with and complementary to residential development.
Mixed Use	• To provide for a wide variety of active uses on the street level that contribute to a vibrant and active street which are compatible with residential and other nonactive uses on upper levels. • To facilitate the creation of employment within the area so as to reduce the demand for travel and enhance the level of self-sufficiency. • To ensure a high standard of design that negates issues such as noise, smell and vibration that are related to mixed use developments.

5.1.2 Reserves

The PSP proposes the reserves listed in **Table 4**, as defined in LPS 3 and the MRS.

Table 4 PSP Reserves

Reserve	Objectives
Public Purpose – Education	• Public Purposes which specifically provide for a range of essential education facilities.
Local Reserve	• To set aside areas for public open space, particularly those established under the *Planning and Development Act 2005 s. 152.* • To provide for a range of active and passive recreation uses such as recreation buildings and courts and associated car parking and drainage.
MRS Public Purpose Reservation – High School	• To provide for public purposes – high school as denoted on the Metropolitan Region Scheme Map.

5.1.3 Character Areas

The PSP is organised into three distinct character areas, each with unique features and focus activities, while collectively shaping the overall precinct identity. These character areas include:

- Gateway
- Creative Campus
- Garden Living

The boundary of the above character areas and related development standards are presented at **Section 6.0** – Character Area Built Form Controls.

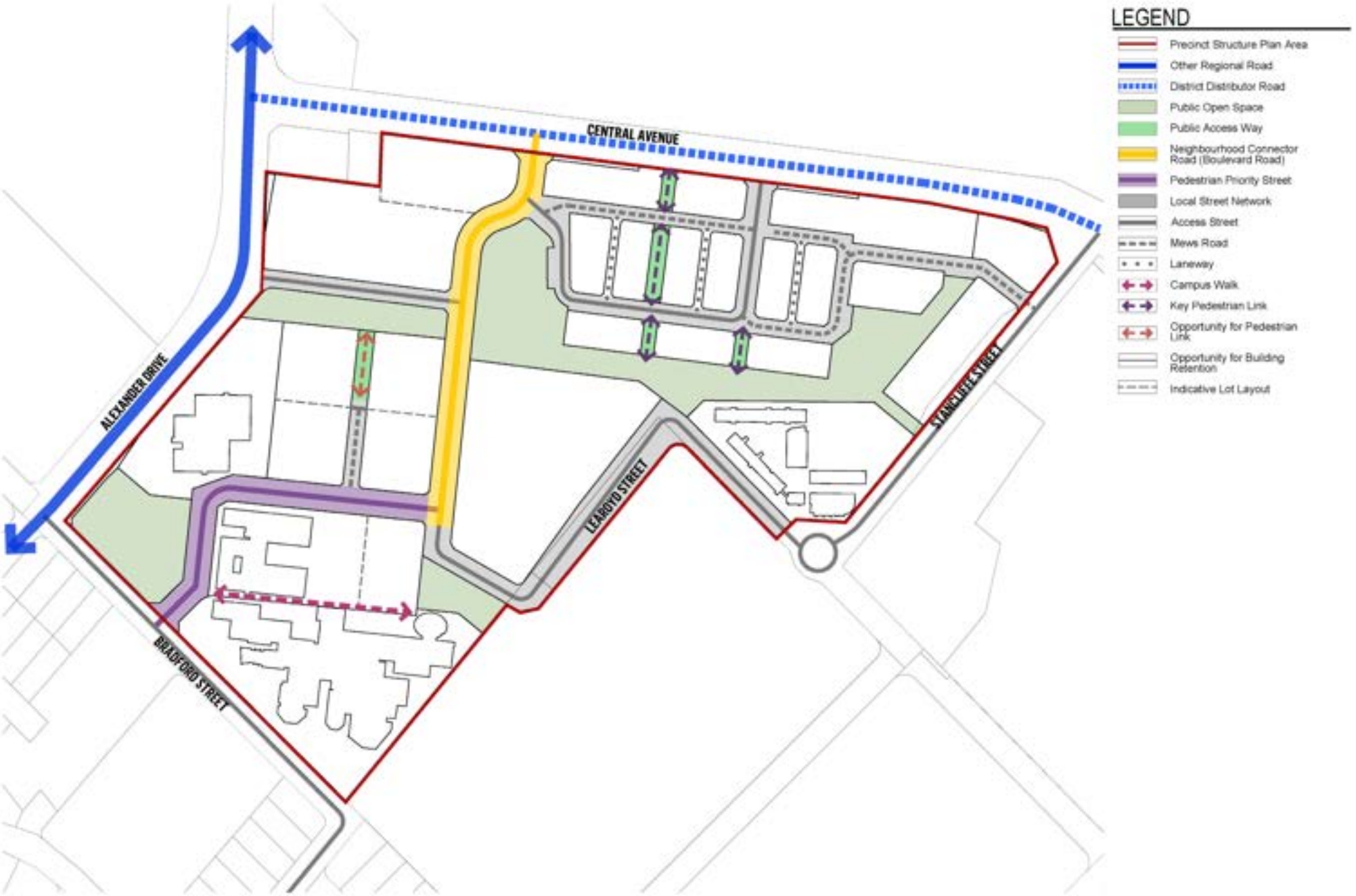
5.1.4 Movement Network

- The street network should be developed in accordance with the road hierarchy shown on **Plan 1 – PSP Map** and **Plan 2 – Movement Network**. The road hierarchy is described in **Table 5.**
- Street cross sections should be developed generally in accordance with Part Two, which encourages extensive street trees, footpaths, lighting and stormwater detention.
- Intersection treatments should be implemented generally in accordance with the Transport Impact Assessment presented as an appendix to this PSP.
- Pedestrian linkages should be provided in accordance with **Plan 1 – PSP Map,** generally in the alignment shown. These linkages shall be universally-accessible and landscaped and provide a high level of pedestrian amenity to support pedestrian amenity and access.

Table 5 Movement Network

Road	Description
Other Regional Road (Alexander Drive)	• Reserved under the MRS to identify and protect land required for major road / transport corridors
District Distributor Road (Central Avenue)	• Existing City of Stirling controlled road • Distributes traffic from local streets to major arterial roads including Alexander Drive to the west
Neighbourhood Connector Road (Boulevard Road)	• Forms the central spine of the PSP area and travels along the edge of the primary school site in accordance with Liveable Neighbourhoods
Access Street	• Primary local road to link existing site access locations • Classification of extended existing Stancliffe-Learoyd Street connection dependant on traffic volume numbers
Pedestrian Priority Street	• Provide a bespoke outcome for the shared street and identify vehicle movement requirements, flexible function, and interface provisions
Campus Walk	• Retained pedestrian connection to the north of the retained WAAPA buildings
Key Pedestrian Link	• Show intent for key links to be provided through land use areas while retaining flexibility on exact locations

Plan 2 – Movement Network



5.1.5 Public Open Space

Public open space is to be provided generally in the locations shown on **Plan 3 – Public Open Space** with proposed public open space areas to generally be designed in accordance with the Landscape Master Plan presented as an appendix to this PSP. The overarching intent of each public open space area is outlined in **Table 6** below.

Table 6 Public Open Space

Space	Intent
1 Cultural Garden	Offers a unique opportunity to connect with Whadjuk Noongar stories and local heritage through various thoughtfully designed elements.
2 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.
3 Lake Park	Centres around an existing ephemeral lake designed to capture stormwater. To enhance stormwater capture and filtration, a selection of swale plantings will be used, while maintaining current levels to minimise contamination and preserve water flow lines.
4 Cultural Hub Plaza	Transforms a previously hardscaped area into a welcoming civic space, connecting the Library and Administration buildings through an expansive community area.
5 School Green	A central public open space area that connects Mount Lawley High School and the proposed Primary School with designated bus parking, sheltered eating options and lawn areas for safe student congregation.

Plan 3 – Public Open Space



5.2 General Development Requirements

Unless provided for in this PSP, the provisions of the City of Stirling Local Planning Scheme No. 3 *and State Planning Policy No. 7.3*: *Residential Design Codes* (**the 'R-Codes'**) apply. This PSP operates in conjunction with the requirements to the R-Codes by applying additional controls, varying 'deemed-to-comply' requirements or adding site-specific performance criteria where appropriate.

This section provides an overview of the development standards which apply to all subdivision and development in the PSP area. These standards shall be read in conjunction with **Section 6.0** – Character Area Built Form Controls.

5.2.1 Minimum Dwelling Yield

- All new residential development within the PSP area shall demonstrate it achieves (or adequately contributes to) the minimum dwelling yields for each character area, outlined in **Section 6.0.**

5.2.2 Land Use Permissibility

- Land use permissibility within the PSP shall be determined in accordance with LPS 3.
- Preferred land uses are outlined in **Section 6.0.**

5.2.3 Residential Densities

- Residential densities for the PSP area are shown on **Plan 1 – PSP Map**.
- Residential development shall be in accordance with the correlating density code requirements in the R-Codes.
- For sites zoned 'R-AC0', built form requirements are required to be in accordance with **Section 6.0.**

5.2.4 Built Form

- Except where varied in **Section 6.0** of this PSP, development within the PSP area should be in accordance with LPS 3 and the R-Codes (Volumes 1 and 2, as relevant).

5.2.5 Street Interface

- To ensure the precinct is safe, lively and easy to navigate on foot, developments that front key public spaces such as streets and open areas will be guided by interface typology controls outlined in Section 6. These controls are tailored to the public realm each development faces.

5.2.6 Carparking Requirements

- Basement parking, podium parking or parking sleeved behind development is encouraged throughout the PSP area.
- Unsleeved at-grade parking and at-grade parking within street setback areas will generally be discouraged throughout the PSP area.
- A maximum of one crossover will generally be permitted for each lot, with crossovers to be shared using reciprocal rights of access where practical.
- Loading and service areas should be located in physically and visually unobtrusive places and be screened from view from the public realm.
- Carparking within the PSP area shall be provided at the ratios specified in **Table 7.**
- Carparking for non-residential uses shall be in accordance with the minimum and maximum rates outlined in the *WA Planning Manual - Non-Residential Car Parking Rates in Perth and Peel 2024.*

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- The City of Stirling *Local Planning Policy 6.7 – Parking and Access* shall apply to the PSP area, , only as it relates to:
    - Delivery bay ratios
    - Specific purpose bays
    - Electric vehicle charging bays
    - Motorcycle parking ratios
    - Bicycle parking facilities
    - Residential parking design
    - Non-residential parking design
    - Parking management
- Parking for the proposed Primary School shall be at the discretion of the Department of Education and Department of Housing and Works, having regard for Operational Policy 2.4 – Planning for School Sites and the Transport Impact Assessment and Parking Management Plan accompanying this PSP.
- Parking for retained Campus buildings shall be at the discretion of the decision-maker having regard for the proposed land use/s, the availability of land for carparking and opportunities for shared parking with other retained Campus buildings as well as access to public carparking.

Table 7 Parking Requirements

Land Use	Parking Standards
Residential Uses (All Character Areas)	• Shall be provided in accordance with the R-Codes Volume 1 and 2.
Non-Residential Uses (excluding primary school)	• Shall be provided in accordance with the *WA Planning Manual - Non-Residential Car Parking Rates in Perth and Peel 2024*

5.2.7 Bicycle Parking and End of Trip Facilities

- For residential development, bicycle parking and end of trip facilities shall be provided in accordance the R-Codes Volume 2.
- For non-residential development, bicycle parking and end of trip facilities shall be provided in accordance with City of Stirling *Local Planning Policy 6.7 – Parking and Access.*

5.2.8 Public Art

- A public art contribution for development may be required pursuant to the City of Stirling *Local Planning Policy 6.12 – Public Art on Private Land*.

5.2.9 Retention of Existing Campus Buildings

- 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.
- The following buildings have been identified as having potential for retention and adaptive re-use, selected for their quality construction, adaptability and contribution to site identity:
    - Library
    - Administration
    - WAAPA Buildings
    - Student Village (Partial)
- In considering applications for the adaptive reuse of these buildings, consideration shall be given to the preferred land uses identified in **Section 6.0** and the vision and intent for these buildings, identified in Part Two of this PSP.

5.2.10 Landscape and Deep Soil

- Improvements to the public realm, open space and deep soil areas are to be provided in the locations depicted at **Plan 3 – Public Open Space.**
- Public realm areas shall be delivered generally in accordance with the accompanying Landscape Master Plan.
- Where the Landscape Master Plan identifies a public realm area is to be provided, the area shall be designed to be universally accessible, landscaped, appropriately lit and provide a high level of amenity for users.
    - All development is required to achieve the following:
    - Retain existing trees in accordance with the accompanying Landscape Master Plan.
    - The removal of existing trees in an area shown in the Landscape Master Plan shall only be permitted when:
        - It can be relocated to another portion of the site; or
        - Is supported by an arboriculture report; or
        - It can be reasonably demonstrated to the satisfaction of the City that retention of the tree will adversely compromise the development potential of the site, impacting its ability to meet Character Area objectives.

Plan 1 – PSP Map



06 Character Area Built Form Controls

6 Character Areas

6.1 Character Areas

The PSP is structured around three character areas which have distinct features and land uses.



Plan 3 – Character Areas



Gateway
Character Area

6.2 Gateway Character Area

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

6.2.1 Objectives

The key objectives of the Gateway Character Area are to:

- Deliver a mixed-use urban node that provides forms a prominent landmark entry to the precinct, apartments and neighbourhood-scale retail uses that support local needs without competing with nearby activity centres.
- Create a distinctive and enhanced entry point on Alexander Drive, with new development set back to preserve mature tree canopies and provide generous landscaping to frame this approach.
- Frame the Access Street (Primary Entry Road) with continuous built form and strategically located active commercial frontages, to create a welcoming sense of arrival and an engaging interface with the Creative Campus Character Area.
- Locate taller buildings along Alexander Drive to capture views, with building heights and massing stepping down towards the Garden Living Character Area to protect residential amenity and reinforce the precinct's green character.
- Strengthen the northern entry from Central Avenue (Boulevard Road) with a consistent, well-defined street edge, regular entrances that activate the street, support passive surveillance, and visually connect with the adjoining Central Cultural Garden.
- Provide a central public open space (central Cultural Garden) that serves as a prominent meeting place for community interaction, cultural appreciation and gathering, with opportunities for both passive and active recreation, and tree retention.



Figure 4 Gateway Sub-Precinct Plan

6.2.2 Land Use

- Land use permissibility within the PSP area shall be in accordance with LPS 3.
- When considering development applications for land uses within the Gateway Character Area, the decision maker shall have regard to the objectives of this PSP and intent and objectives of the Gateway Character Area. **Table 8** below contains preferred land uses for the Gateway Character Area that are considered to be consistent with these objectives.
- The preferred location of non-residential uses shall be at ground level, on the corner of the Boulevard Road and the Access Street in accordance with **Figure 5**.
- Where non-residential uses are proposed above podium level, the proposed use shall be designed and sited so as to not adversely impact residential amenity.

Table 8 Gateway Character Area Preferred Land Uses

Preferred Land Uses
• Residential (Multiple dwellings, aged or dependant persons dwellings) • Commercial (Café / restaurant and outdoor dining outlets, small scale shop/retail uses, consulting rooms, office) • Community (Childcare premises, medical centre)

6.2.3 Minimum Residential Yield

The minimum residential yield for the Gateway Character Area is 175 dwellings.

6.2.4 Built Form Controls

In addition to the General Subdivision and Development Requirements outlined in **Section 5.0**, the provisions set out below and in **Table 9** shall apply to the area included within the Gateway Character Area. These controls prevail to the extent of any inconsistency with any other planning instruments.



Figure 5 Built Form Controls – Gateway Character Area

6.2.4.1 Building Heights

- A minimum building height is applicable along the key interface typologies as identified in **Table 9**.
- No maximum building height restrictions are applicable within the Gateway Character Area.
- The primary bulk and scale of development is to be located within the north-western part of the Gateway Character area to ensure building heights and massing step down towards the Garden Living Character Area to protect residential amenity and reinforce the precinct's green character.

6.2.4.2 Plot Ratio

The maximum plot ratio for development within the Gateway Character Area shall not exceed 4.5.

6.2.4.3 Built Form and Articulation

- A high level of activation and visual engagement with the public realm is encouraged along the Access Street and Boulevard interfaces. These frontages are envisaged to provide a mix of tenancies, distinctive building entrances, glazing, projected and recessed elements, balconies and/or landscaping.
- Building services fixtures to be integrated into the design of the building façade and not be visually intrusive from the public domain.
- Blank walls, vehicle access, building service areas and parking areas should not physically visually dominate any interface. Any such feature should be integrated into the building design as not to detract from the amenity and visual appearance of the frontage.
- Awnings with a minimum height of 3m are encouraged where ground floor commercial uses are proposed.
- Corner development should address both the primary and secondary street.
- Where nil or minimal setbacks are proposed to ground floor residences, design measures shall be in place to maintain privacy whilst engaging with the street. This may include:

a. Raising the floor level above the footpath height

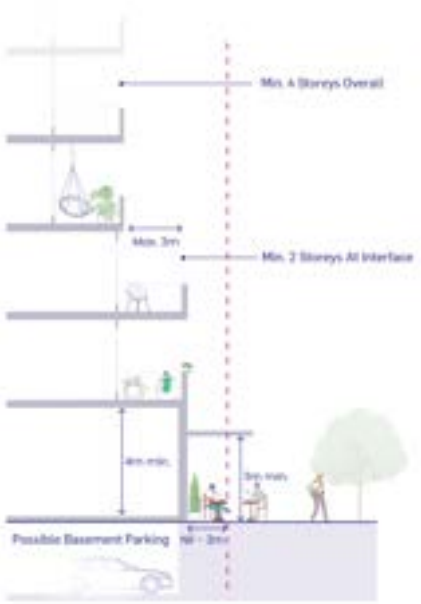
b. Recessing windows and building entrances into the façade

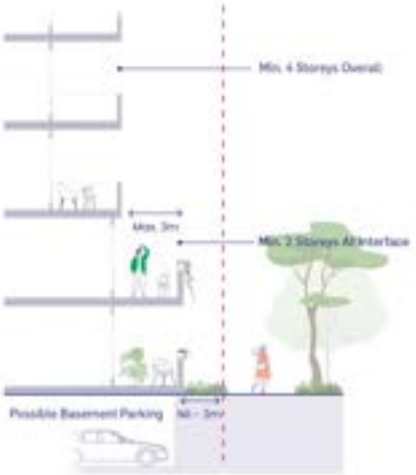
c. The use of screens, planters or fences

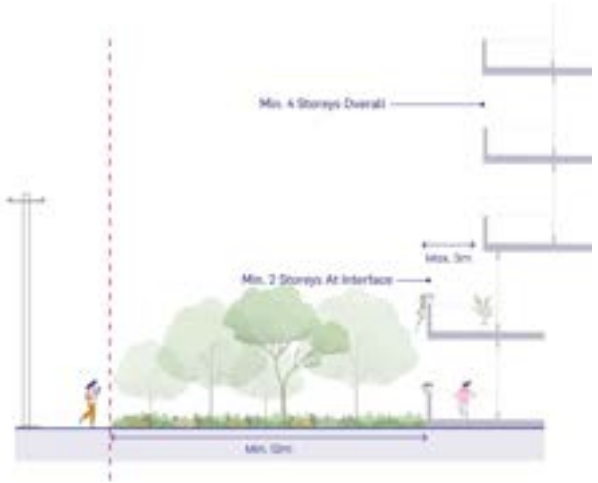
Table 9 Gateway Character Area Built Form Controls

Element	Provision	Interface Typology			
		Boulevard Road	Alexander Drive	Central Avenue	Access Streets
Building Height	Minimum Height at Street Interface	2 storeys	2 storeys	2 storeys	2 storeys
Building Setbacks	Minimum Front Setback	Nil	12m (to accommodate powerline easement and facilitate tree retention)	3m	Nil
	Maximum Front Setback	3m Additional setback up to 3m from building façade permitted above 2 storeys	N/A	6m Additional setback up to 3m from building façade permitted above 2 storeys	4.5m Additional setback up to 3m from building façade permitted above 2 storeys
	Minimum Side and Rear Setbacks	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.
Non-Residential Ground Floor (If Applicable)	Minimum Clear Glazing %	70% of the building frontage	50% of the building frontage	50% of the building frontage	70% of the building frontage
	Minimum Ground Floor to Floor Height	4m	4m	4m	4m
Vehicle Access	On-Site Parking Between Street and Buildings	Not permitted	Not permitted	Not permitted	Not permitted
	Direct Vehicle Access	Permitted in accordance with preferred vehicle access location noted on **Figure 5**.	Not permitted	Not permitted	Permitted
Fencing	Front Fencing	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.8m and be visually permeable	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.8m and be visually permeable	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable

Boulevard Road - Commercial	Boulevard Road - Residential	Alexander Drive





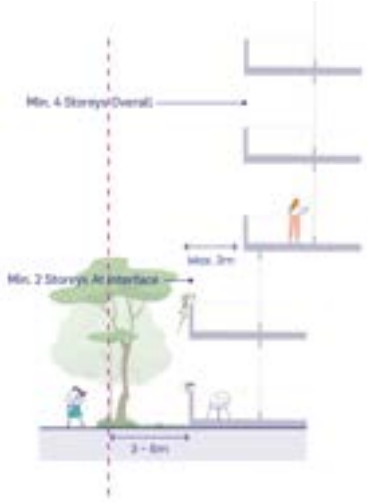


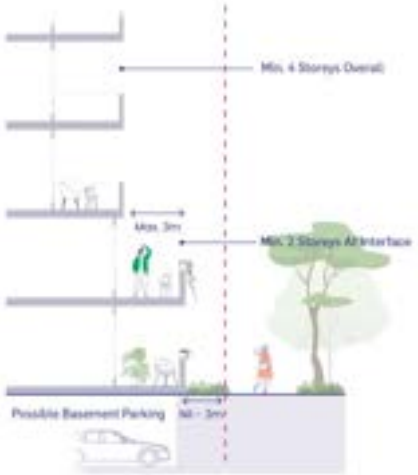






Central Avenue	Access Street - Residential










Creative Campus
Character Area

6.3 Creative Campus Character Area

Reflecting the enduring spirit and legacy of the former university campus by adaptively reusing significant buildings and introducing contemporary residential development, creating a place where the site's history of creativity, learning, and community continues to inspire new generations.

6.3.1 Objectives

The key objectives of the Creative Campus Character Area are to:

- Celebrate the site's legacy by retaining and adapting significant buildings as integral elements of the precincts identity, while introducing new buildings that complement this character through a diverse mix of new high-quality residential development that complements the existing buildings through its scale and materiality.
- Deliver an urban-format primary school that is integrated with public open spaces and built form, provides an active and continuous frontage along the Boulevard Road, and leverages the school oval as a community asset outside school hours.
- Establish the Boulevard Road as a vibrant, tree-lined central spine, defined by continuous built form that frames the street and enhances walkability.
- Establish Bradford Street as one of the main arrival points to the precinct with a clear sense of arrival supported by a welcoming green forecourt, a recognisable presence of WAAPA and the retention of mature canopy.
- Ensure strong, convenient connections between the precinct and surrounding public transport routes, with clear pedestrian pathways and easy access to bus stops, including the adjoining Mt Lawley Senior High School.
- Create a shared east–west street that prioritises pedestrians and is lined with active frontages.
- Curate public spaces that support informal gathering, performance, and creative expression.



Figure 6 Creative Campus Character Area

6.3.2 Land Use

- The land use intent for the Creative Campus Character Area is to enable a mix of uses such as education and creative industries, together with residential living and supporting services that recognise the site's history, contribute to ongoing vibrancy and support its evolution as a new residential infill community with diverse housing options.
- Land use permissibility within the Creative Campus Character Area shall be in accordance with LPS 3.
- When considering development applications for land uses within the Creative Campus Character Area, the decision maker shall have regard to the objectives of this PSP and intent and objectives of the Creative Campus Character Area.
- **Table 10** below contains preferred land uses for the Creative Campus Character Area that are considered to be consistent with these objectives.
- In relation to the WAAPA site, the preferred land uses relate to the 'community facilities' land uses in **Table 10** only.

Table 10 Creative Campus Character Area Preferred Land Uses

Preferred Land Uses
• Residential (Multiple dwellings, aged or dependent persons dwellings)
• Commercial (Café / restaurant, consulting rooms, cinema / theatre, medical, office)
• Community Facilities (Community purposes, educational establishment, primary school, exhibition centre, art gallery)

6.3.3 Minimum Residential Yield

The minimum residential yield target for the Creative Campus Character Area is 230 dwellings.

6.3.4 Built Form Controls

In addition to the General Subdivision and Development Requirements outlined in Section 5, the provisions set out below and in **Table 11** shall apply to the area included within the Creative Campus Character Area. These controls prevail to the extent of any inconsistency with any other planning instruments.



Figure 7 Built Form Controls – Creative Campus Charter Area

6.3.4.1 Building Heights

- A minimum building heights is applicable along the key interface typologies as identified in **Table 11.**
- No maximum building height restrictions are applicable within the RAC-0 sites within the Creative Campus Character Area.
- A building height up to 6 storeys is envisaged for the proposed Primary School development, subject to Department of Education requirements.

6.3.4.2 Plot Ratio

The maximum plot ratio for new development within the Creative Campus Character Area shall not exceed 3.5 (excluding the proposed primary school).

6.3.4.3 Built Form and Articulation

- A high level of activation and visual engagement with the public realm is encouraged along the Shared Street and Boulevard Road interfaces. These frontages are envisaged to provide a mix of tenancies, distinctive building entrances, glazing, projected and recessed elements and balconies supported by landscaping within development sites.
- Building services fixtures to be integrated into the design of the building façade and not be visually intrusive from the public domain.
- Blank walls, vehicle access, building service areas and parking areas should not physically visually dominate any interface. Any such feature should be integrated into the building design as not to detract from the amenity and visual appearance of the frontage.
- Awnings with a minimum height of 3m are encouraged where ground floor commercial uses are proposed.
- Corner development should address both the primary and secondary street.
- Development adjacent to the Campus Walk should provide enable passive surveillance of the linkage and be designed to facilitate a pleasant and inviting pedestrian environment.
- Where nil or minimal setbacks are proposed to ground floor residences, design measures shall be in place to maintain privacy whilst engaging with the street. This may include:
    a. Raising the floor level above the footpath height
    b. Recessing windows and building entrances into the façade
    c. The use of screens, planters or fences

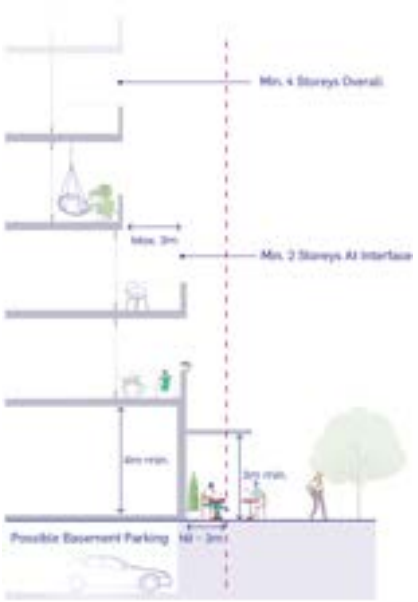
Table 11 Creative Campus Character Area Built Form Controls

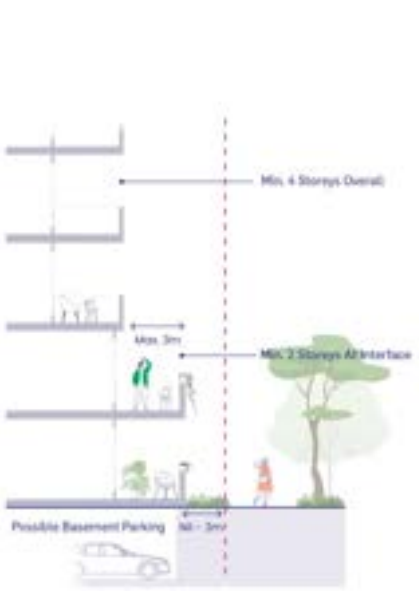
Element	Provision	Interface Typology				
		Shared Street	Boulevard Road	Alexander Drive	Open Space	Access Streets and Mews Road
Building Height	Minimum Height at Interface	2 storeys for new development	2 storeys	2 storeys for new development	2 storeys	2 storeys
	Minimum Front Setback	Nil for new development	Nil	10m (to accommodate powerline easement and facilitate tree retention)	Nil	Primary school: 2m Other uses: Nil
	Maximum Front Setback	3m for new development Additional setback up to 3m from building façade permitted above 2 storeys	3m Additional setback up to 3m from building façade permitted above 2 storeys	N/A	Primary school: 6m (discretion is applied where an oval is proposed adjacent the open space) Other uses: 3m Additional setback up to 3m from building façade permitted above 2 storeys	Primary school: N/A Other uses: 3m Additional setback up to 3m from building façade permitted above 2 storeys
Building Setbacks	Minimum Side and Rear Setback	A default nil setback applies. Side setbacks at ground floor only permitted where a vehicle access has been identified on the control diagram Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	A default nil setback applies Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.	Nil Any upper levels, setbacks must meet the privacy and building separation requirements of SPP 7.3 (R-Codes Volume 2) and demonstrate no adverse impact on neighbouring properties.

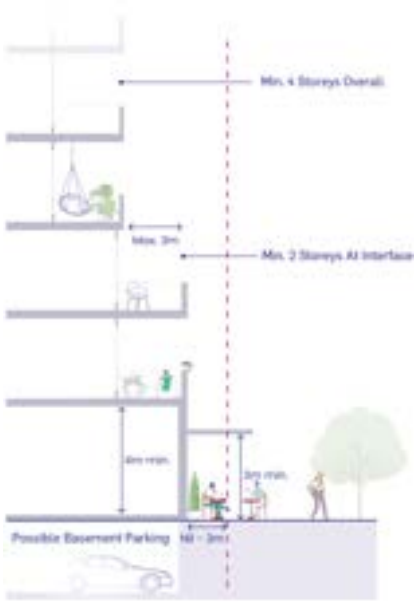
Table 11 Cont. Creative Campus Character Area Built Form Controls

Element	Provision	Interface Typology				
		Shared Street	Boulevard Road	Alexander Drive	Open Space	Access Street and Mews Road
Non-Residential Ground Floor (If Applicable)	Minimum Clear Glazing %	Commercial: 70% of the building frontage	Commercial: 70% of the building frontage Primary School: 50% of the building frontage	Commercial: 50% of the building frontage	Commercial: 70% of the building frontage Primary School: 50% of the building frontage	Commercial: 70% of the building frontage Primary School: 30% of the building frontage
	Minimum Ground Floor to Floor Height	4m	4m	4m	4m	4m
Vehicle Access	On-Site Parking Between Street and Buildings	Not permitted	Not permitted	Permitted	Discretionary	Permitted for the primary school only
	Direct Vehicle Access	Permitted in accordance with preferred vehicle access location noted on **Figure 7**	Not permitted	Not permitted	N/A	Permitted
Fencing	Front Fencing	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable Fencing permitted for the primary school. Fencing shall have a maximum height of 1.8m and be visually permeable above a height of 1.2m	Permitted for ground floor residential uses only. Fencing shall have a maximum height of 1.5m and be visually permeable Fencing permitted for the primary school. Fencing shall have a maximum height of 1.8m and be visually permeable above a height of 1.2m

Shared Street- Commercial	Shared Street- Residential	Boulevard Road - Commercial





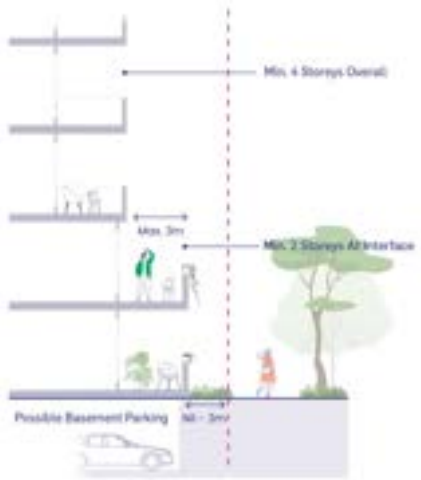




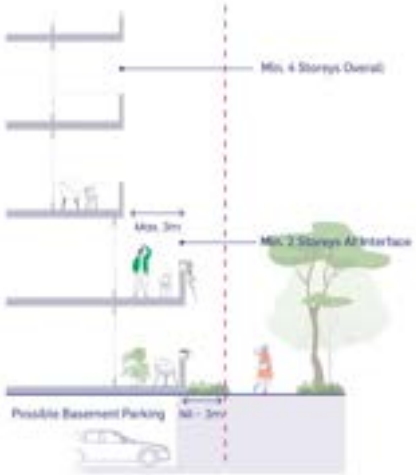




Boulevard Road - Residential	Boulevard – Primary School	Open Space - Residential













Mews Road






Garden Living
Character Area

6.4 Garden Living Character Area

A residential area nestled among a green, garden lifestyle.

6.4.1 Objectives

The key objectives of the Garen Living Character Area are to:

- Create a green living environment that supports a diverse mix of medium-density housing, integrated within a flexible and connected street grid that reflects the established character of Mount Lawley and surrounding neighbourhoods.
- Establish a network of tree-lined streets and green links that connect homes to public open spaces, enhance walkability, provide shade and comfort, and reinforce the garden character of the area.
- Ensure that homes and buildings overlooking public open spaces are designed to provide passive surveillance, with windows, balconies, and entries oriented to parks and pathways to enhance safety, activity and community connection.
- Design homes to actively engage with the public realm by incorporating features such as front gardens, landscaped streets and accessible pathways that link to surrounding open spaces, encouraging walking, active movement and a strong sense of community.
- Enable the adaptive reuse of the retained student housing to provide diverse residential options.
- Preserve and enhance the ephemeral water body in the north-east as a defining landscape feature.
- Embed a village character that reflects the established identity of Mount Lawley, Inglewood and Menora, while delivering a contemporary and sustainable residential environment.



Figure 8 Garden Living Sub-Precinct Plan

6.4.2 Land Use

- The land use intent for the Garden Living Character Area is to support the delivery of a diverse range of housing types to enable an inclusive and resilient community.
- Land use permissibility within the Garden Living Character Area shall be in accordance with LPS 3.
- When considering development applications for land uses within the Garden Living Character Area, the decision maker shall have regard to the objectives of this PSP and intent and objectives of the Garden Living Character Area.
- **Table 12** below contains preferred land uses that are considered to be consistent with these objectives.

Table 12 Garden Living Character Area Preferred Land Uses

Preferred Land Uses
• Residential (Multiple, grouped and single dwellings, aged or dependant persons dwellings, student accommodation)

6.4.3 Minimum Residential Yield Targets

The minimum residential yield target for the Garden Living Character Area is 295 dwellings.

6.4.4 Built Form Controls

In addition to the General Subdivision and Development Requirements outlined in Section 5, the provisions set out below and in **Table 13** shall apply to the area included within the Garden Living Character Area.

Unless stated otherwise, the provisions of SPP 7.3 R-Codes (Volumes 1 and 2) apply.



Figure 9 Built Form Controls – Garden Living Character Area

6.4.4.1 Building Heights

- A minimum 2 storey height applies to single residential and grouped housing development within the Garden Living Character Area,
- Maximum buildings heights to be in accordance with **Figure 9.**
- The envisaged overall minimum building height for new multi-unit development is 3 storeys.

6.4.4.2 Plot Ratio and Plot Ratio Bonus

The maximum plot ratio for development within the Garden Living Character Area shall be in accordance with the provisions of the R-Codes.

6.4.4.3 Built Form and Articulation

- Development shall provide at least one habitable room with a major opening to face the public open space for passive surveillance.
- Balconies and other living space areas are encouraged to be located towards the open space.
- All clothes drying, refuse, general storage areas, air conditioning units and other building services shall be screened from public view.
- Enclosed non-habitable structures such as storage sheds visible from the public realm only permitted if attached to the dwelling and constructed of the same materials as the main dwelling.
- Development adjacent to the pedestrian linkage should provide enable passive surveillance of the linkage and be designed to facilitate a pleasant and inviting pedestrian environment.

6.4.4.4 Privacy

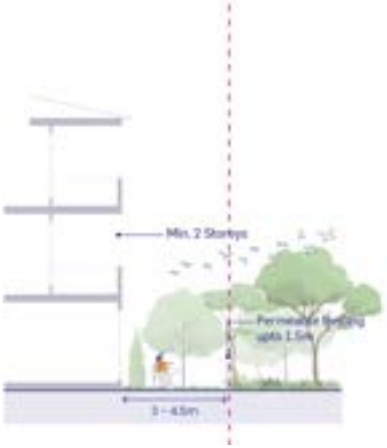
The privacy provisions of the R-Codes do not apply to single residential development with this character area.

Table 13 Garden Living Character Area Built Form Controls

Element	Provision	Interface Typology	
		Central Avenue	**Open Space**
Building Height	Minimum Height at Interface	2 storeys	2 storeys
Building Setback	Minimum Setback	4m	3m
	Maximum Setback	N/A	4.5m Additional setback up to 3m from building façade permitted above 2 storeys
Vehicle Access	On-Site Parking Between Street and Buildings	Not permitted	Permitted for the existing Student Housing Village only
	Direct Vehicle Access	Not permitted	Not permitted
Fencing	Rear and Side Fencing	Fencing shall have a maximum height of 1.8m and be visually permeable	Fencing shall have a maximum height of 1.5m and be visually permeable

Central Avenue	Open Space









07 Other Requirements

7 Other Requirements

7.1 Provision of Infrastructure

7.1.1 Infrastructure Arrangements

The Infrastructure Servicing Report and Transport Impact Assessment (**TIA**) accompanying the PSP demonstrate that the project area can be readily serviced with upgrades to infrastructure managed through normal infrastructure planning and development processes. Road access to the development will be provided via existing roads.

All infrastructure necessary to service the future subdivision and development of the PSP area shall be upgraded, modified, or extended, where applicable. Infrastructure upgrades shall be considered as part of detailed engineering design, required as a condition of subdivision approval for the first stages of development.

Initial site works will focus on preparing the site for development. This includes demolition of redundant buildings, targeted remediation and upgrades to key infrastructure. Key site and infrastructure works to be undertaken include:

- Import fill will be required (in excess of 50,000m3) to raise the northern length and north-east corner of the site to between 23.5mAHD and 24.5mAHD to ensure the entire site can be serviced with gravity sewer.
- The dual 132 kV transmission lines crossing the site are planned to be relocated and partially undergrounded within future road reserves early in the project. Consultation with Western Power is ongoing to confirm undergrounding and realignment options, costs, and timeframes.
- Upgraded signal phasing at the Bradford Street / Alexander Drive intersection, consistent with the recommendations in the TIA.

7.1.2 Future Primary School Site

A 1.6ha site has been reserved within the PSP area for a new public primary school, with delivery to be coordinated by the Department of Education and Department of Housing and Works to meet projected enrolment needs.

An indicative layout of school buildings and recreational facilities on the proposed primary school site is provided in Part Two of the PSP. The conceptual layout shows the recreational/oval facilities in the northern portion of the primary school site, with proposed education buildings (up to an indicative maximum height of 6 levels) to be concentrated along the Boulevard Road to the west and Learoyd Street to the south.

7.2 Environmental Considerations

This PSP is supported by an Environmental Assessment and Management Strategy (**EAMS**) that outlines a range of environmental factors to be considered when progressing subdivision and development within the PSP area. A Precinct Structure Plan Water Management Report (**WMR**) has also been prepared to identify water management strategies for the PSP area. These items are identified and summarised below.

7.2.1 Soils and Ground Conditions

A Construction Environmental Management Plan (**CEMP**) shall be prepared and implemented prior to redevelopment works, addressing numerous matters, inclusive of the below which address ASS and ground conditions:

- Management of potential ASS impacts.
- Management of soil contamination and hazardous materials during demolition, refurbishment, and construction.

7 Other Requirements

7.2.2 Contamination

Investigation of known contamination issues present within the PSP area are ongoing and are being conducted in accordance with the requirements of the *Contaminated Sites Act 2003*, under the review of an accredited Contaminated Sites Auditor (**CSA**), as described in the EAMS. Some investigative works cannot be completed until buildings are demolished, and these will be undertaken in a staged and orderly manner as redevelopment progresses.

Remediation will be undertaken where required and will be independently reviewed by the CSA to ensure the site is fit for its intended uses

7.2.3 Water Management

To achieve the water management objectives of this WMR in a manner consistent with the water management principles in *Draft State Planning Policy 2.9 – Planning for Water*, the water management strategies described in the WMR need to be delivered as part of future development. This includes water sustainability initiatives and surface and ground water management.

7.2.4 Tree Canopy Retention and Landscaping Management Plan

The PSP has accommodated site-specific environmental attributes and values where necessary, including the provision of wide road reserves and open space to support tree retention and new tree plantings.

Subdivision and development proposals shall be supported by detailed Landscaping Plans where development is likely to impact existing vegetation.

08 Additional Details

8 Additional Details

8.1 Information to be submitted with an application

Prior to the commencement of subdivision and development, the City will require the preparation and approval of technical documents as outlined in **Table 14** below.

Table 14 Required Technical Documents for Application Submission

Additional Information	Approval Stage	Responsible Agency
Transport Impact Statement or Assessment as required	Subdivision	WAPC / Main Roads WA / City of Stirling
Updated Parking Management Plan	Subdivision	WAPC / City of Stirling
Transport Noise Assessment	Subdivision	WAPC / City of Stirling
Public Open Space Schedule	Subdivision	WAPC / City of Stirling
Urban Water Management Plan	Subdivision	WAPC / DWER / City of Stirling
Engineering and Service Infrastructure Report	Subdivision	WAPC / Western Power / City of Stirling
Documents required under relevant City of Stirling policies at the time of lodgement. This may include: • Transport Impact Statement • Landscape Plan • Waste Management Plan • Noise Assessment • Stormwater Management Plan	Development Application	City of Stirling / WAPC

8.2 Studies to be required under condition of subdivision or development approval

The technical reports to be prepared and submitted as a condition of subdivision approval (where applicable) are outlined in **Table 15** below.

Table 15 Required Technical Documents as Conditions of Approval

Additional Information	Responsible Agency
Acid Sulfate Soils Investigation and Dewatering Management Plan	City of Stirling / DWER
Construction Environmental Management Plan to consider: • Aboriginal Heritage Management Protocol • Construction waste management; and • Contamination and pollution. • Dust; • Fauna management; • Noise and vibration; • Vegetation clearing; • Weeds;	DBCA / DWER / City of Stirling as required
Pre-demolition surveys to investigate presence of hazardous materials	City of Stirling / DWER
Stormwater Management Plan	City of Stirling / DWER

Urbis staff responsible for this report were:

Director	Megan Gammon
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Project Code	P0048633
Report number	Final Lodged – 14 January 2026

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