

URBIS

ECU Mount Lawley Redevelopment

Precinct Structure Plan
Part Two – Explanatory

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

Acknowledgment of Country



Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.

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Contents

Contents 4

List of Abbreviations 6

1 Introduction and Purpose 8

1.1 Requirement for a Precinct Structure Plan 8

2 Site Context 11

2.1 Physical Context 11

2.2 People Movement 18

2.3 Environment 20

2.4 Physical Infrastructure and Services 24

3 Community Context 27

3.1 People 27

3.2 Housing 27

3.3 Economy 28

3.4 Site History 29

3.5 Culture, Values and Identity 30

4 Governance Context 33

4.1 Zoning and Reservations 33

4.2 State and Regional Planning Framework 37

4.3 Local Planning Framework 45

4.4 Site Analysis 49

5 Stakeholder and Community Engagement 54

5.1 Community Engagement 54

5.2 Stakeholder Engagement 57

6 ECU Mount Lawley Redevelopment Master Plan 60

7 Design Response 65

7.1 Vision 65

7.2 Objectives 66

7.3 Character Areas 68

7.4 Urban Ecology 72

7.5 Urban Structure 78

7.6 Public Realm 84

7.7 Movement 98

7.8 Land Use 110

7.9 Built Form 117

Disclaimer 136

Appendices

A - Record of Stakeholder Engagement

B - Transport Impact Assessment and Parking Management Plan

C - Environmental Assessment and Management Strategy

D - Precinct Structure Plan Water Management Report

E - Infrastructure and Servicing Report

F - Landscape Master Plan

G - Retail and Commercial Market Need and Demand Assessment (including Net Benefit Test)

H - Noise Assessment Report

Figures

Figure 1 Context Plan 11

Figure 2 Surrounding Activity Centres 13

Figure 3 Surrounding Character Areas 14

Figure 4 Existing Buildings On Site 15

Figure 5 Site Aerial 16

Figure 6 Cadastral Plan 17

Figure 7 Regional Movement Plan 19

Figure 8 Estimated Population Growth 27

Figure 9 Number of New Apartments, Mount Lawley and Surrounding Suburbs 28

Figure 10 Aerial Imagery - Evolution of PSP Area 29

Figure 11 Place Narratives 31

Figure 12 Metropolitan Region Scheme Map Extract 33

Figure 13 MRS Amendment 1443 Map (as modified) 34

Figure 14 Local Planning Scheme No.3 Map Extract 35

Figure 15 Draft Local Planning Scheme No. 4 Map Extract 36

Figure 16 Central Sub Regional Framework Extract 38

Figure 17 Master Plan Strategies 60

Figure 18 ECU Mount Lawley Redevelopment Master Plan (2D) 61

Figure 19 ECU Mount Lawley Redevelopment Master Plan (3D) 62

Figure 20 PSP Part Two Plan 64

Figure 21 Character Area Plan 68

Figure 22 Urban Ecology Plan 73

Figure 23 Urban Structure Plan 80

Figure 24 External Connections 81

Figure 25 Public Realm Plan 85

Figure 26 Creative Hub Plaza Concept Plan 87

Figure 27 Creative Hub Plaza Cross Sections 88

Figure 28 Shared Street Typical Cross Section 90

Figure 29 School Green Typical Cross Section 90

Figure 30 Cultural Garden Conceptual Plan 91

Figure 31 Cultural Garden Cross Section 92

Figure 32 Linear Park West Conceptual Plan 94

Figure 33 Linear Park East Conceptual Plan and Cross Section 95

Figure 34 Lake Park Conceptual Plan 96

Figure 35 Vehicle Movement Plan 99

Figure 36 Pedestrian Movement Plan 100

Figure 37 Boulevard Road Typical Cross Section 102

Figure 38 Access Streets Typical Cross Section 103

Figure 39 Shared Street Typical Cross Section 104

Figure 40 Mews and Laneway Typical Cross Section 105

Figure 41 Land Use Plan 111

Figure 42 Conceptual Layout of the Proposed Primary School 114

Figure 43 PSP Area Base Scenario 121

Figure 44 PSP Area Moderate Scenario 122

Figure 45 PSP Area High Scenario 123

Tables

Table 1 Legal Lot Descriptions 17

Table 2 Response to State Planning Policies 39

Table 3 Response to Development Control Policies 42

Table 4 Response to Local Planning Policies 46

Table 5 Urban Ecology – Element Design Response 72

Table 6 Urban Structure – Element Design Response 78

Table 7 Public Realm – Element Design Response 84

Table 8 Public Open Space Schedule 97

Table 9 Movement – Element Design Response 98

Table 10 Land Use - Design Element Response 110

Table 11 Supportable Scale of Potential Non-Residential Uses 115

Table 12 Built Form - Element Design Response 117

Table 14 PSP Dwelling Growth Scenarios 120

List of Abbreviations

ACHIS	Aboriginal Cultural Heritage Inquiry System	**LPP**	Local Planning Policy
AARNet	Australia's National Research and Education Network	**LPS**	Local Planning Scheme
AHD	Australian Height Datum	**LR**	Land Registry
ASS	Acid Sulfate Soils	**MLSHS**	Mount Lawley Senior High School
CBD	Central Business District	**MRS**	Metropolitan Region Scheme
CEMP	Construction Environmental Management Plan	**MVA**	Megavolt Ampere
CRG	Community Reference Group	**NBN**	National Broadband Network
DCITS	Department of Creative Industries, Tourism and Sport	**NLA**	Net Lettable Area
DBH	Diameter at Breast Height	**OP**	Operational Policy
DCP	Development Control Policy	**PLUC**	Planning Land Use Category
DP	Deposited Plan	**POS**	Public Open Space
DPLH	Department of Planning, Lands and Heritage	**PSP**	Precinct Structure Plan
DTMI	Department of Transport and Major Infrastructure	**PVC**	Polyvinyl Chloride
DWER	Department of Water and Environmental Regulation	**R-Codes**	Residential Design Codes
EAMS	Environmental Assessment and Management Strategy	**SPP**	State Planning Policy
ECU	Edith Cowan University	**WAAPA**	Western Australian Academy of Performing Arts
EPA	Environmental Protection Authority	**WAPC**	Western Australian Planning Commission
Ha	Hectare	**WMR**	Water Management Report
ID	Identification Number	**WSUD**	Water Sensitive Urban Design
kL	Kilolitre		
kV	Kilovolt		

1

Introduction and Purpose

1 Introduction and Purpose

The ECU Mount Lawley Precinct Structure Plan (**PSP**) provides the strategic framework to guide the transformation of the Edith Cowan University (**ECU**) Mount Lawley Campus (**subject site**) into a vibrant, mixed-use precinct. With ECU's planned relocation to the Perth CBD, the site presents a rare and significant infill redevelopment opportunity within an established urban area close to transport and amenities.

This PSP is based on the ECU Mount Lawley Redevelopment Master Plan (**Master Plan**) 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.

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. It responds to State Government objectives for urban consolidation and infill development, while ensuring the site's unique character, existing assets, and physical attributes are respected and enhanced.

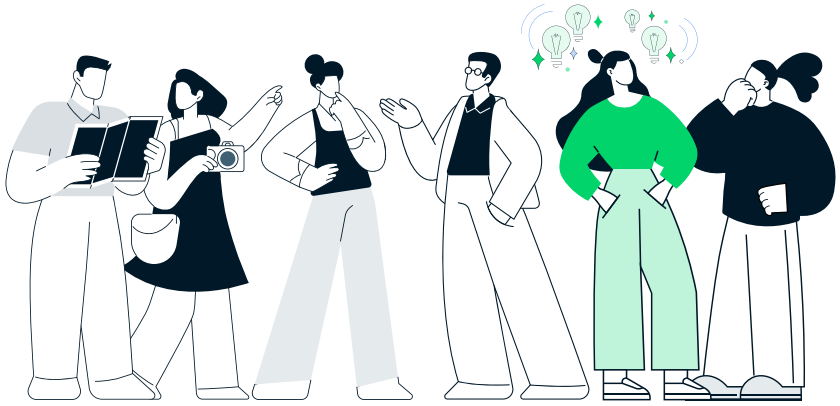
Reflecting the spirit and ambition of the Master Plan, the PSP establishes a framework to guide the staged delivery of development outcomes, with flexibility to respond to changing conditions over time. In addition to stakeholder and community engagement, this PSP has been informed by detailed technical investigations. Specifically, it is supported by the following technical appendices:

- **Appendix A** – Record of Stakeholder Engagement
- **Appendix B** – Transport Impact Assessment and Parking Management Plan, prepared by Flyt
- **Appendix C** – Environmental Assessment and Management Strategy, prepared by Aurora Environmental
- **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 (including Net Benefit Test), prepared by Urbis
- **Appendix H** – Noise Management Plan, prepared by Herring Storer Acoustics

This PSP has been informed by significant engagement with the City of Stirling, Department of Planning, Lands and Heritage and other relevant Government agencies. A detailed audit of stakeholder engagement is included at **Appendix A**.

1.1 Requirement for a Precinct Structure Plan

A PSP is generally required to be prepared and approved prior to subdivision and development of the land where identified under a local planning scheme and in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.





Artist Impression – View of Creative Campus Shared Street

2

Site Context

2 Site Context

2.1 Physical Context

2.1.1 Regional Context

The subject site is located approximately 5 km north-east of the Perth Central Business District (**CBD**), in the Perth Metropolitan Region of Western Australia.

The site is situated within the City of Stirling local government area, an established urban area characterised by a mix of residential neighbourhoods, local commercial centres, and cultural facilities.

It is connected to the Perth CBD via Alexander Drive, a major north–south arterial road which also process access to other key arterial roads including Walcott Street, Grand Promenade and Morley Drive. The nearest railway station is Mount Lawley Train Station which is located approximately 1.9km to the south-east, with Maylands Station located approximately 2.2km east.

The site is also within proximity to several district-level activity centres, including the Mount Lawley Town Centre, Inglewood Town Centre and North Perth Town Centre, all located within approximately 1.5 km of the subject site with walking times to these centres generally exceeding 20 minutes.

The site has long held regional significance as the location of the ECU Mount Lawley Campus, a leading Australian public university and a recognised centre for education and the arts.

2.1.2 Local Context

The subject site is situated within the north-western corner of the suburb of Mount Lawley and directly interfaces with the suburbs of Inglewood to the north and Menora to the west.

The subject site forms part of an education-based precinct, with university uses located across the site, including the Western Australian Academy of Performing Arts (**WAAPA**) in the southern portion. Mount Lawley Senior High School (**MLSHS**) lies immediately to the south-east and is accessed via Learoyd and Stancliffe Street.

The surrounding area contains a mix of recreational, residential and community uses. Key recreational spaces nearby include Mount Lawley Golf Club to the north, Ron Stone Park to the south, and to the east, Hamer Park Reserve, the Inglewood Bowling and Sports Club, the Inglewood and Mount Lawley Community Garden, and the Inglewood Dog Park.

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. The Juniper Elimatta Retirement Village is located to the west, across Alexander Drive.

Mount Lawley is well known for its established tree canopy, with mature jacarandas, plane trees and eucalypts lining streets and public spaces. Canopy coverage is relatively high compared to many other suburbs located within the City of Stirling, providing shade, reducing urban heat, and contributing to the suburb's character.

Adjacent to the subject site is the Mount Lawley, Menora and Inglewood Heritage Character Protection Areas, designated by the City of Stirling (refer **Figure 3**). These designations seek to preserve and protect the heritage character of these areas while ensuring new development appropriately considers these character elements.

The context of the site is illustrated at **Figure 1** and **Figure 2.**



Figure 1 Context Plan

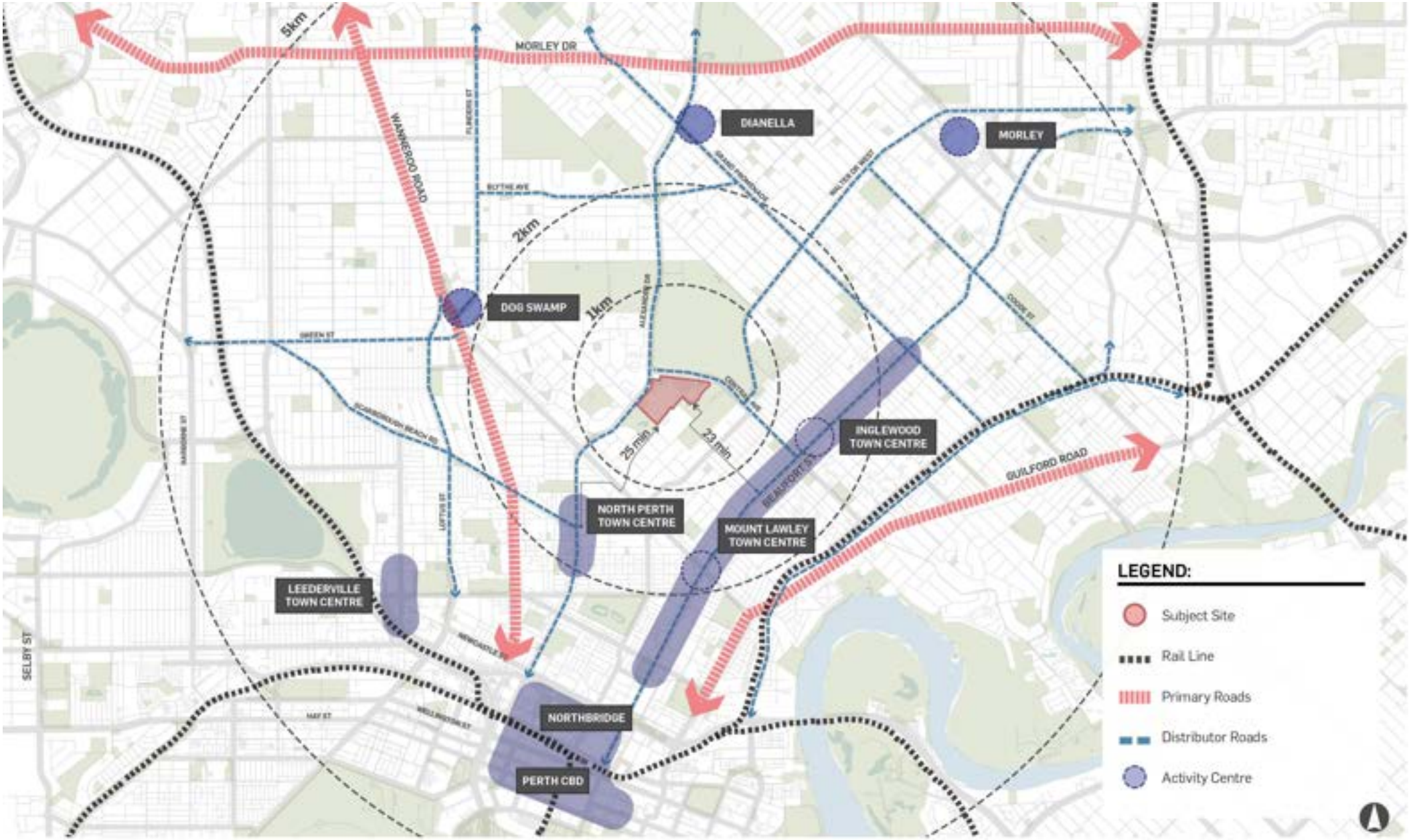


Figure 2 - Surrounding Activity Centres



Figure 3 - Surrounding Character Areas











2.1.3 Subject Site

The subject site is 18.75 hectares and is bound by Central Avenue to the north, Bradford and Learoyd Street to the south, Stancliffe Street and the MLSHS to the east and Alexander Drive, to the west. The subject site is relatively flat ranging from approximately 22m to 24mAHD, with a slight grade toward Bradford Street and a localised depression in the north-east of the site, where two waterbodies are present. To the immediate north-west, at the corner of Alexander Drive and Central Avenue, is a drainage sump managed by the City of Stirling.

The central and western portions of the site contain several university buildings arranged in a traditional campus layout, interspersed with open-air carparks and mature trees that provide canopy cover. The vast majority of carparking provided on campus is located along the northern area of the site, with direct access to Central Avenue. Landscaped forecourts are located throughout the site, offering spaces for students and visitors to gather.

Notable buildings include the four-storey Library building on Alexander Drive, the Administration building located north of WAAPA, and the Student Housing Village to the east of the site. The Student Housing Village comprises buildings constructed at different times, with the newer portion completed in 2010, and reaches a maximum height of seven storeys, accommodating more than 500 beds overall. The southern portion of the site accommodates WAAPA, one of Australia's most successful and well-known arts training institutions, including performance spaces, studios, and modern classrooms. Photographs of existing buildings are provided at **Figure 4,** with an aerial plan of the subject site and key features provided overleaf at **Figure 5.**

Investigations by Project Architect, MJA Studio, have explored the potential retention and adaptive reuse of existing Campus buildings to inform both the Master Plan and the PSP. The PSP identifies opportunities for adaptive reuse that could deliver positive social, sustainability, cost and time outcomes, while maintaining the campus feel of the site. Buildings identified for retention include the WAAPA facility, Library and Administration building, in addition to partial retention of the Student Housing Village. These buildings are well-located and have the potential to support future precinct outcomes, including arts, education, residential and community uses.

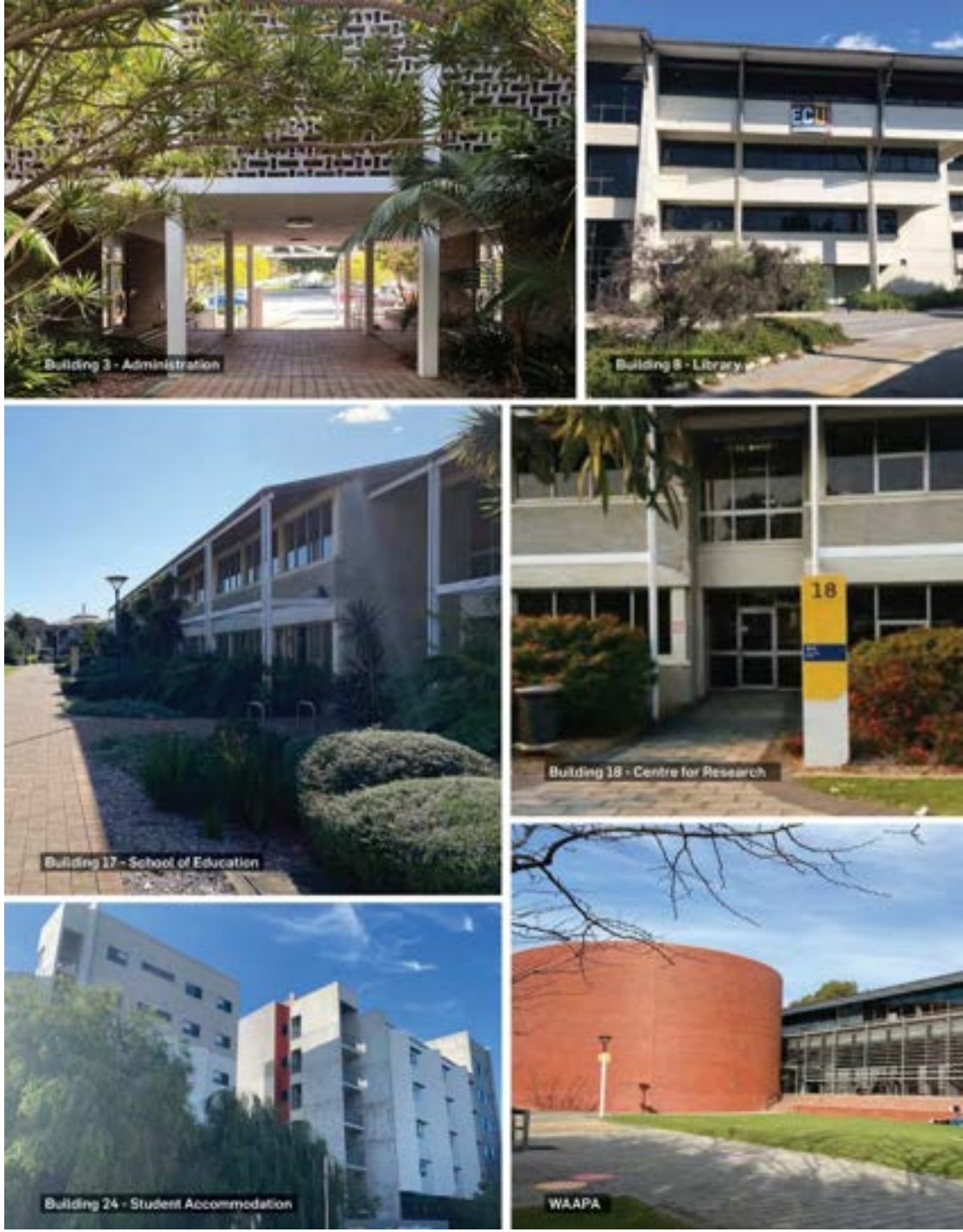


Figure 4 - Existing Buildings On Site

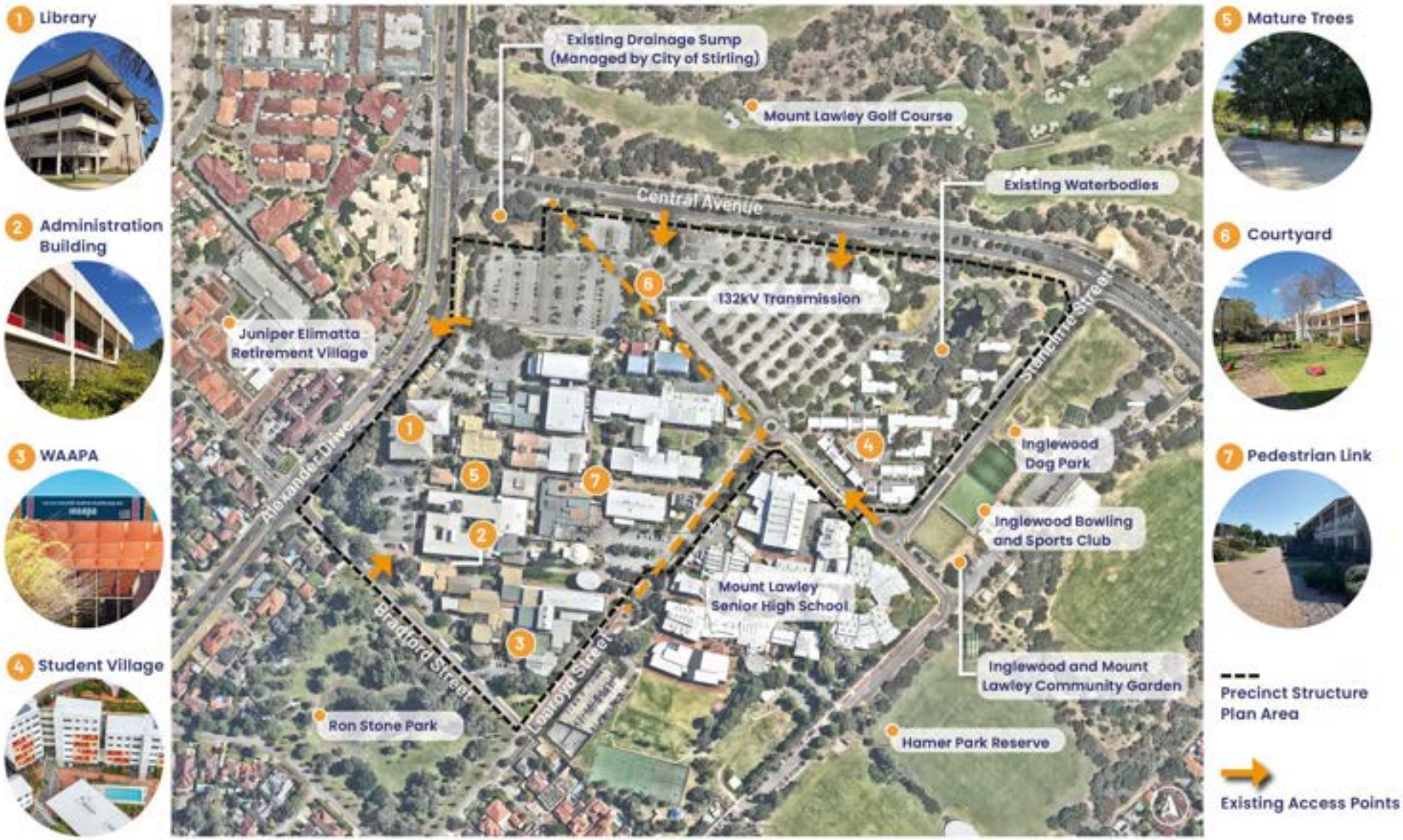


Figure 5 - Site Aerial

2.1.4 Tenure and Land Ownership

The subject site comprises three lots which are depicted in **Figure 6** and **Table 1** below and a portion of Stancliffe Street (Road ID 3877653).

Table 1 Legal Lot Descriptions

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



Figure 6 Cadastral Plan

2.2 People Movement

A Transport Impact Assessment (**TIA**) has been prepared by Flyt to confirm the capability of the subject site to accommodate future redevelopment from a transport and movement perspective (refer **Appendix B**). A summary of the existing movement context of the site as described in the TIA, is provided below.

2.2.1 Regional Movement Context

The subject site benefits from its strategic location close to the Perth CBD and a range of surrounding amenities. The site It is bound by two key transport corridors, Alexander Drive and Central Avenue.

Alexander Drive runs north-south along the western boundary of the site. It is a dual-carriageway road classified as 'District Distributor A' and has a posted speed limit of 60km/h. The road widens on its southbound approach to the Bradford Street traffic signals to provide an 80m right turn pocket. An access way to the site exists on Alexander Drive but is restricted to an exit only.

Central Avenue runs east-west along the northern boundary of the site. Similarly, it is a dual carriageway road classified as District Distributor A and has a posted speed limit of 60km/h. The road widens on its westbound approach to the Alexander Drive traffic signals with the lane configuration being two right turn lanes with two auxiliary left turn lanes.

Mount Lawley Train Station is located approximately 2km south-east of the subject site, with high priority bus routes 960 and 980 providing more immediate public transport access, connecting the site to the Perth CBD, Elizabeth Quay, Curtin University, Dianella Plaza and Morley Galleria.

The State Government has identified Alexander Drive, adjoining the subject site, as a potential corridor for future rapid bus transit, reflecting its strategic role within the metropolitan public transport network. While the corridor has been identified for future investigation, the timing of any implementation will be subject to further planning, prioritisation and funding decisions.

The regional movement context of the subject site is shown at **Figure 7.**

2.2.2 Local Movement Context

Locally, the subject site sits within a well-defined local street and transport network given its location within an inner suburban context. The subject site has existing vehicle access to Alexander Drive, Bradford Street, Learoyd Street, Stancliffe Street and Central Avenue.

These access points include:

- A left-out only egress point onto Alexander Drive.
- An all-movements intersection on Bradford Street on the southern boundary of the site which is approximately 80m south-east of the signalised intersection with Alexander Drive and Bradford Street.
- A crossover providing access to on-site car parking from the southern boundary.
- Access into car parking areas off the Learoyd Street link to the east of the site. This section of carriageway is not a public road and does not connect through to Bradford Street from Stancliffe Street.
- Access into car parking areas off the intersection of Stancliffe and Learoyd Streets. From that access point, it is also possible to circulate through car parking to exit on to Central Avenue or Alexander Drive.
- Access into Student Housing Village via Stancliffe Street in a one-way configuration.
- Two crossovers from Central Avenue providing all movements access into the main on-site car parking area. Those access points are around 200m and 370m east of the signalised intersection of Alexander Drive and Central Avenue.

  Public transport is available via a high frequency bus service along Alexander Drive and additional local routes as detailed in the TIA. While the site is not located in close proximity to a passenger rail station, rail access can be achieved via bus connections to Perth Station, which provides broader network connectivity.



Figure 7 - Regional Movement Plan

2.3 Environment

An Environmental Assessment and Management Strategy (**EAMS**) has been prepared by Aurora Environmental to accompany this PSP (refer **Appendix C**). The EAMS outlines the current understanding of the sites environmental conditions and identifies environmental opportunities and constraints that may influence future development. A Precinct Structure Plan Water Management Report (**WMR**) has been prepared by Urbaqua to provide a framework for integrated management of surface water, groundwater and stormwater across the redevelopment area (refer **Appendix D**).

A summary of the key existing environmental elements of the subject site as described in these reports is provided below.

Topography

A majority of the site's topography has an elevation of between 23.0mAHD and 24.0mAHD. The site falls from its centre, to between 22.0mAHD and 23.0mAHD in its north-east corner, and as low as 20.0mAHD in proximity to the waterbody in the north-east of the site.

The site sharply falls from 27.0mAHD at the Alexander Drive and Bradford Street intersection to 24.0mAHD in its south-west corner, with this level differential disappearing linearly in a northerly direction along the boundary of the Alexander Drive road reserve and the subject site.

Site inspections have noted that the south-western portion of the site has been raised with imported fill, as confirmed by previous geotechnical investigations.

Geotechnical

Geotechnical studies have been referenced within the EAMS, informed by an Additional Geotechnical Investigation prepared by Douglas Partners (2024). The reports conclude that the site is generally underlain by fill and sand, with the following geotechnical considerations:

- The majority of fill across the subject site should be considered as uncontrolled, due to its variable compaction and deleterious inclusions.
- The uncontrolled fill across the site is deemed to be an unsuitable foundation material for future development in its current location and state.
- The presence of organic fill that is unsuitable for re-use as structural fill following its excavation.
- Zones of loose to medium dense sand at depths of between 1.3m and 6.1m.

Notwithstanding the above constraints, the investigations confirm that with remediation, the subject site can be physically capable of development.

Acid Sulfate Soils

Acid Sulfate Soils (**ASS**) are present within the broader area and require consideration in the context of future site development. The subject site is mapped as a Class II ASS risk area, which indicates:

- A moderate to low risk of ASS occurring within 3 metres of the natural soil surface.
- A high to moderate risk of ASS occurring at depths greater than 3 metres.

In accordance with the Department of Water and Environmental Regulation (**DWER**) guidance *Identification and Investigation of ASS and Acidic Landscapes*, any excavation deeper than 3 metres, or temporary lowering of groundwater (e.g. dewatering) in Class II areas, requires intrusive site investigations to confirm the presence of ASS materials at depth.

The potential presence and disturbance of ASS at the subject site requires further consideration following completion of detailed engineering design, once the maximum depth of disturbance is confirmed. If an ASS investigation is required, the results will determine if an ASS and Dewatering Management is needed.

Site Contamination

The subject site (or portions thereof) has been the subject of multiple investigations that date back to 2004primarily in response to historic landfilling activities that occurred prior to 1932 across substantial portions of the site. These historic activities are the principal source of contamination identified to date.

Between 2008-2009, remediation works were undertaken by ECU within the north-eastern portion of the site (comprising the Student Housing Village and adjoining School of Contemporary Arts). These works addressed landfill materials and redundant sub surface infrastructure and were supported by the preparation of a Site Management Plan to guide the ongoing management of residual contamination risks.

Following these works, an Auditor recommended that areas where landfill material and redundant infrastructure had been removed be classified as Decontaminated, with the remainder of the north-eastern portion of the site classified as Remediated for Restricted Use, subject to management in accordance with the Site Management Plan.

Due to the historical contamination issues and the proposed redevelopment of the site, DevelopmentWA engaged Aurora Environmental early in the project planning to investigate potential contamination risks, focusing on areas where intrusive investigations could be completed without demolition or destruction of existing buildings and infrastructure,

The Aurora Environmental investigations completed to date have been conducted in accordance with DWER guidelines and Subsequent investigations undertaken to support future redevelopment have identified that historic landfill materials are present across a broader area of the site than previously delineated. These investigations have been undertaken in accordance with DWER guidelines and are subject to independent review by an accredited Contaminated Sites Auditor. As access to some areas of the site has been constrained by existing buildings and infrastructure, further investigation will be required on a staged basis as redevelopment progresses and additional areas become accessible.

In response to this updated understanding, a revised Site Management Plan was prepared in 2024 by ECU and applies to the entire site. In 2025, the DWER classified the site as 'Remediated for restricted use' under the *Contaminated Sites Act 2003*, and a Memorial reflecting this classification was placed on the Certificate of Title.

Further investigation and assessment will be required as part of future redevelopment to manage residual contamination risks during construction and to demonstrate the suitability of the site for proposed land uses. These works will be undertaken in accordance with relevant guidelines and with ongoing oversight by a Contaminated Sites Auditor.

Hydrological Features

Groundwater

The WMR identifies no significant water related constraints to future development of the subject site. The maximum groundwater elevation is shallowest in the northern portion of the site, with levels less than 3m below ground level. This may have implications for lot elevations, basement construction, and the design of drainage features such as soak wells and stormwater detention areas. These factors have been addressed in the WMR and within this PSP.

There are no groundwater sensitive receptors within or near the site, and the land uses proposed by the PSP are considered low risk to groundwater quality. As a result, post-development groundwater monitoring is not required.

One groundwater licence (No. 89379) currently applies to the entire study area, registered to ECU for an abstraction volume of 67,500 kilolitres, expiring in August 2029. It is anticipated that this licence will be transferred to DevelopmentWA to support irrigation of future public open spaces.

Waterways

The site is located within the Swan–Coastal Catchment, which covers approximately 8,464sq.km and contains the Swan–Avon River and the Canning River. The Swan–Canning River system lies about 2.4 km south-east of the site. The site is also located within the Swan River and Tributaries surface water

area, proclaimed under the *Rights in Water and Irrigation Act 1914* and within the Swan/Canning Estuary sub-catchment area.

There are no natural waterways within the subject site, however there is an existing network of local urban drainage consisting of mainly piped drainage. Two connected constructed drainage basins are present within the north-east corner of the site, which appear to take runoff from surrounding roads and roof runoff from nearby buildings. Runoff from the northern carparks within the site appear to discharge to a drainage basin present near the north-west of the sire. Drainage from the rest of the site is directed to a Water Corporation compensation basin to the south within Ron Stone Park, which ultimately drains to the Swan River via the Maylands-Inglewood Main Drain.

Wetlands

The site does not contain or intersect any international (Ramsar) or nationally important wetlands, or geomorphic wetlands of the Swan Coastal Plain. The nearest wetland is a Multiple Use Wetland about 40m south-west, linked to the drainage basin at Ron Stone Park.

Two artificial basins are located in the north-east corner of the subject site. Monitoring indicates these basins receive runoff from surrounding roads and buildings, with one basin drying out in summer. Water quality testing found neutral to slightly acidic pH, low nitrogen levels, variable phosphorus levels, and generally low dissolved oxygen.

Biodiversity

Vegetation and Flora

The subject site comprises 0.03 ha native vegetation in 'Completely Degraded' condition located in the north-east portion of the subject site comprising the canopy of two Eucalyptus rudis trees (refer Figure 5 within the EAMS).

No threatened or priority ecological communities, or conservation significant flora, were recorded within the subject site, nor are any likely to be present. The site has a long history of disturbances and as a consequence, most of the native vegetation originally present within the site has been cleared and has since been replaced with planted vegetation comprising a mix of native and non-native species.

Existing trees across the site have been assessed as to their condition and retention potential, by a qualified arborist This work, supported by the EAMS, identifies tree groups of amenity value and broader ecological contribution, which have been factored into the Master Plan and PSP.

The EAMS confirms that while the site does not contain areas recognised as environmentally significant under relevant State or local frameworks, some existing trees offer local habitat value. The EAMS provides guidance on how landscape planning can enhance ecological function through species selection, structural diversity and the introduction of new canopy where removal is required for remediation or future development. This environmental analysis has provided an important layer of understanding for the Landscape Master Plan, supporting decisions about tree retention, replacement planting and the landscape design. This is further explained in **Section 7.0.**

Fauna

The subject site contains limited intact native fauna habitat, with vegetation limited to mixed native and introduced plantings. The existing artificial water bodies provide minor refuge for common urban fauna, and one will be retained in the redevelopment to preserve this value. Overall, habitat is limited and degraded, supporting only a small range of mobile, non-threatened species.

The site comprises 2.27ha of low value foraging habitat for Carnaby's Cockatoo and 0.82ha low value foraging habitat for Forest Red-tailed Black Cockatoo. The habitat is predominantly non-native plant species (mostly secondary foraging plants) with occasional native species (primary foraging plants). The foraging habitat within the subject site is not considered necessary for the maintenance of black cockatoo species but may provide opportunistic foraging sources for the species.

No known roosting sites occur within the site. Although the subject site comprises individual trees that meet the potential roosting tree criteria, the subject site does not intersect a known black cockatoo night roosting site, and no black cockatoo roosting activity was recorded at the site.

Based on typical breeding patterns, the subject site is not within an area that is recognised as a breeding location for black cockatoos. Although the site is not recognised as a black cockatoo breeding location, the breeding potential of

the subject site was investigated by Aurora Environmental. None of the trees recorded across the site with a diameter breast height greater than 500 mm contained hollows suitable for black cockatoo breeding.

Summary

In the above context, Aurora Environmental undertook an assessment of potential impacts to black cockatoo habitat in accordance with relevant guidelines and a worst-case scenario assuming removal of all potential habitat within the site. The assessment concluded that potential impacts to Carnaby's Cockatoo and Forest Red-tailed Black Cockatoo foraging habitat, as well as potential breeding and roosting habitat, are not significant. The thresholds for referral under the *Environment Protection and Biodiversity Conservation Act 1999* will not be triggered; therefore, a referral to the Commonwealth Department of Climate Change, Energy, the Environment and Water is not recommended.

Although the proposed development will clear some potential habitat for black cockatoos, clearing of vegetation within the subject site is unlikely to 'take' or 'disturb' any individuals of black cockatoo, subject to fauna management controls being implemented during construction.

2.3.1 Heritage

Although the subject site is not registered under any Aboriginal or historical registers, it is recognised as a place of cultural value to all staff, current students, alumni and members of the public (both in a national and international capacity), beginning with its Noongar heritage. A summary of the heritage context of the site is provided below.

Aboriginal Heritage

Whadjuk Noongar people have lived in the south-west of Western Australia for at least 50,000 years. The area now known as Mount Lawley sits within the broader cultural landscape of Goorgolup, a system of wetlands, woodlands and movement pathways that once extended across inner northern Perth. Before settlement this landscape supported seasonal movement, gathering, teaching and the sharing of knowledge.

The Aboriginal Heritage Inquiry System (**AHIS**) database shows that there are no registered Aboriginal sites within the curtilage of the subject site. Approximately 70m west of the subject site is Dog Swamp (ACHIS ID# 3738) which is registered as restricted and classed as a Mythological, Quarry, Camp and Water Source. It should be noted that the boundary curtilage of Dog Swamp is significant and not accurate and has been confirmed with the DPLH to be approximately 2km away from the subject site.

While the subject site is not directly affected by any statutory Aboriginal heritage places, DevelopmentWA recognises the cultural significance of the broader area to the Whadjuk Noongar people. Ethnosciences was engaged in 2022 to undertake a Desktop Aboriginal Heritage Assessment, followed by ethnographic consultation with Whadjuk representatives in 2024. This work confirmed that no Aboriginal sites, as defined under the Aboriginal Heritage Act 1972, are present within the subject site and that no approvals under the Act are required for the proposed redevelopment. The consultation also identified the importance of the historic Noongar place name Goorgolup, which relates to a former wetland system in the vicinity of the site and forms part of a wider network of named places across Mount Lawley.

Additional engagement with Noongar Elders was undertaken to inform a Cultural Context and Place Narrative (informing the Master Plan), which is summarised in **Section 5.0.**

European Heritage

The subject site does not have any statutory heritage listing (State or local). Mount Lawley Golf Course to the north is included on the City's Local Heritage Register.

2.4 Physical Infrastructure and Services

An Infrastructure Servicing Report has been prepared by Colliers to identify existing site conditions, current and proposed services, and necessary upgrades to address environmental and geotechnical constraints (refer **Appendix E**). A summary of the existing infrastructure servicing the site and potential upgrades to service the development is provided below.

Electrical Supply

Significant existing power infrastructure is located in the vicinity of the subject site, centred on the Mount Lawley Substation at the corner of Alexander Drive and Central Avenue.

High-voltage 132kV transmission overhead lines run along the eastern verge of Alexander Drive and the northern verge of Central Avenue, both terminating at the Mount Lawley Substation. Additional dual-circuit 132kV overhead lines are located within the southern verge of Learoyd Street and traverse the subject site in a north-west direction at the intersection of Learoyd Street and Woodsome Street, also connecting to the Mount Lawley Substation.

Low-voltage underground power cables run parallel to these 132kV overhead lines on the opposite road verge before routing north to Central Avenue within an existing Western Power easement.

Further infrastructure includes 11kV high-voltage distribution overhead lines along the western verge of Alexander Drive, as well as 415V low-voltage distribution overhead lines along the western verge and median of Alexander Drive, the western verge of Learoyd Street, and the southern verge of Woodsome Street. Low-voltage underground cables are present along the southern verge of Bradford Street and Woodsome Street. The site is currently supplied through two Western Power connections:

- An 11 kV switch room on Alexander Drive, fed from the North Perth Zone Substation, with 1.9 Megavolt Ampere (**MVA**) of its 2.7 MVA allocated load in use.
- A 2x1 MVA transformer substation near Learoyd/Stancliffe Streets, fed from the Morley Zone Substation, with 1.3 MVA of its 1.4 MVA allocated load in use.

Together, these provide a total capacity of 4.1 MVA, with current demand at 3.2 MVA and an estimated future increase of 2.6 MVA. Western Power has advised that this additional demand can be met with moderate local headworks.

This existing infrastructure provides multiple potential connection points for future servicing but requires easements and clearance requirements to be factored into the site's design. Of note however, is the dual 132 kV transmission lines crossing the site. These 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.

Sewerage Reticulation

Existing Water Corporation sewer reticulation infrastructure is located adjacent to the PSP area, including the Bradford Street Pump Station, associated pressure mains, and gravity sewers. The network currently services the ECU Mount Lawley Campus and WAAPA site.

Water Corporation has confirmed the subject site can be serviced through a short extension of new gravity sewer along Bradford Street, with a minor upgrade to an existing section to address capacity constraints.

Given the existing topography of the site and the expected final design levels, It is not expected there is any barrier to servicing the full extent of the future redevelopment via gravity sewer, discharging to the south. It is anticipated that fill within the northern portion of the site will be required to satisfy complete servicing, and minimum cover requirements. A concept sewer reticulation plan is provided within the Infrastructure Servicing Report at **Appendix E.**

Water Supply

The subject site is located in an area served by the Water Corporation integrated water supply scheme. There is one groundwater licence (number 89379) that encompasses the entire study area, registered to Edith Cowan University for an abstraction volume of 67,500kL, expiring in August 2029. Transfer of the current licence to DevelopmentWA will provide sufficient groundwater for ongoing irrigation of the proposed public open space.

Specifically, existing water reticulation infrastructure in and around the subject site includes 100 mm, 150 mm and 63 mm mains along Alexander Drive, Bradford Street, Central Avenue, Hamer Parade, Learoyd Street and Woodsome Street, with several terminating near key intersections and roundabouts. All future development will be connected to the reticulated drinking water distribution network.

All future development will be connected to the reticulated drinking water distribution network. Approximately 1,530 m of new 150 mm reticulation main will be required to link the mains at Hamer Parade/Central Avenue and Bradford Street/Alexander Drive, traversing the site predominantly south via the central spine road.

Stormwater Drainage

City of Stirling mapping indicates the road network surrounding the subject site drains via a pit-and-pipe network to various basin outfalls which are both internal and external to the site subject. A description of the existing stormwater catchment systems is provided below:

- Catchments which emanate from Central Avenue and Alexander Drive (north of Bradford Street) discharge to the existing City of Stirling-managed basin just outside the subject site, in the north-west corner. This basin appears to currently attenuate surface runoff from adjacent carpark infrastructure. This basin shall not provide any attenuation of flows for the proposed development. In consultation with the City of Stirling, this basin shall only be modified to reduce the existing batter slopes and create a more natural tie into the surrounding site.
- Catchments which emanate from Bradford Street and Alexander Drive (south of Bradford Street) in addition with the southern majority of the existing development site precinct, are conveyed to the Bradford Street Compensating Basin (Roy Stone Park) under ownership of the Water Corporation which ultimately basin discharges to the Swan River through the Maylands-Inglewood Main Drain. No additional connections to the basin are to be provided and post development flows shall not exceed pre-development flows.
- Catchments with emanate from the existing Student Housing Village and an element of Learoyd Street are directed to the existing on-site basin in the north-east corner of the site. The remainder of impervious surfaces predominately associated with existing parking infrastructure, attenuate runoff within a series of soakwell devices. The northernmost of the on-site basins is proposed to be removed with the smaller basin which attenuates flow, to be retained.

Gas Supply

Existing gas infrastructure near the proposed development site includes a critical 250 mm steel distribution main beneath Alexander Drive and Bradford Street, as well as 195 mm polyvinyl chloride (**PVC**) distribution mains along both streets, with pressure reductions occurring midway along Bradford Street.

The future redevelopment of the subject site can be serviced via the existing gas infrastructure network, with a connection to the 195 mm PVC main in Alexander Drive located approximately 100m north of the Alexander Drive and Bradford Street intersection, and a pressure reducing station located nearby on Bradford Street.

Communications

Extensive communications infrastructure from multiple providers is present in and around the PSP area, including NBN, Telstra, Optus, Nextgen, Vocus, AARNet and TPG. Cabling and pits are located along Alexander Drive, Bradford Street, Central Avenue and Woodsome Street, with existing NBN, Telstra and AARNet connections already servicing the site via Bradford Street and Alexander Drive.

The existing network provides multiple options for future communications servicing to support future development of the PSP area.

3

Community Context

3 Community Context

3.1 People

3.1.1 Population

In 2021, the Mount Lawley-Inglewood area had an estimated residential population of 17,526 (refer **Figure 8**). At this time, there were some minor differences in the proportion of different age groups between the Mount-Lawley Inglewood and Greater Perth areas, as follows:

- In Mount Lawley-Inglewood, school aged children (5-19) made up a slightly smaller proportion of the population than in the Greater Perth area (15% versus 19%).
- Conversely, adults of working age (20-69) made up a slightly larger proportion of the population (70% versus 64%).
- The median age of those living in Mount Lawley Inglewood and the City of Stirling was 38, aligned with the Greater Perth median age of 37.

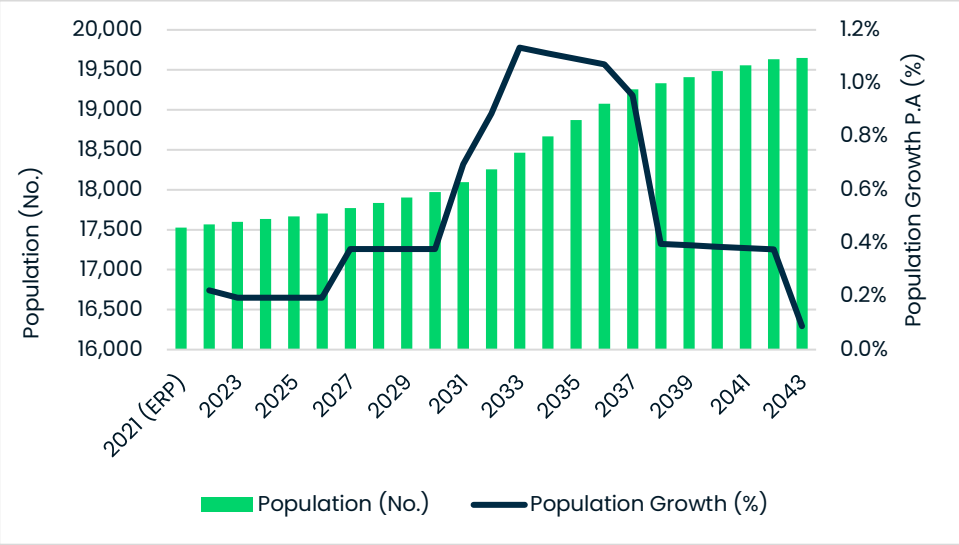


Figure 8 Estimated Population Growth

3.1.2 Demographics

A review of the demographic profile in Mount Lawley reveals a notably higher concentration of young residents and students, a trend that distinguishes it from both the neighbouring suburbs and Greater Perth. Furthermore, Mount Lawley boasts a significantly larger percentage of professionals engaged in white-collar occupations compared to the surrounding areas. This is complemented by a proportionally higher average household income, which contributes to the unique demographic and economic landscape of Mount Lawley.

The demographic composition of Mount Lawley is summarised as follows:

- Larger proportion of Lone Person Households than Greater Perth.
- Less diverse population than Surrounding Suburbs and Greater Perth.
- More families with Children than Surrounding Suburbs.
- Mount Lawley has an ageing population, with fewer people from 0-14 than Greater Perth, however more people 65+ than Greater Perth.
- A larger proportion of people who are highly educated than Greater Perth.
- There is nearly double the amount of people working in professional services and arts and recreation services in the Mount Lawley suburb rather than Greater Perth.

3.2 Housing

Mount Lawley is increasing its diversity of dwelling structures and is moving away from Separate Houses (a decrease of 3% in the past 10 years), towards a more diverse mix of housing types, similar to its surrounding areas. This change in the diversity of dwelling structures gives the community options for first home buyers and downsizers to stay in the same area.

There's also a very small proportion of social housing in Mount Lawley compared to both the Surrounding Suburbs and Greater Perth.

The housing and housing composition in Mount Lawley is characterised as follows:

- Mount Lawley and its Surrounding Suburbs have a much higher proportion of Flats and Apartments than the Greater Perth region.
- Mount Lawley and its Surrounding Suburbs have a much lower proportion of separate houses than the Greater Perth region.
- Mount Lawley and its Surrounding Suburbs have experienced a decline in new apartments over the past few years (**Figure 9**Figure 9 Number of New Apartments, Mount Lawley and Surrounding Suburbs).
- Separate houses are the most popular dwelling typology across all household compositions, in both Mount Lawley and the surrounding suburbs particularly among families with children (77%).
- Lone person households and other households, including group dwellings, are more likely to choose apartments and units over separate houses.
- There is also a much higher proportion of renters in Mount Lawley than the Surrounding Suburbs.

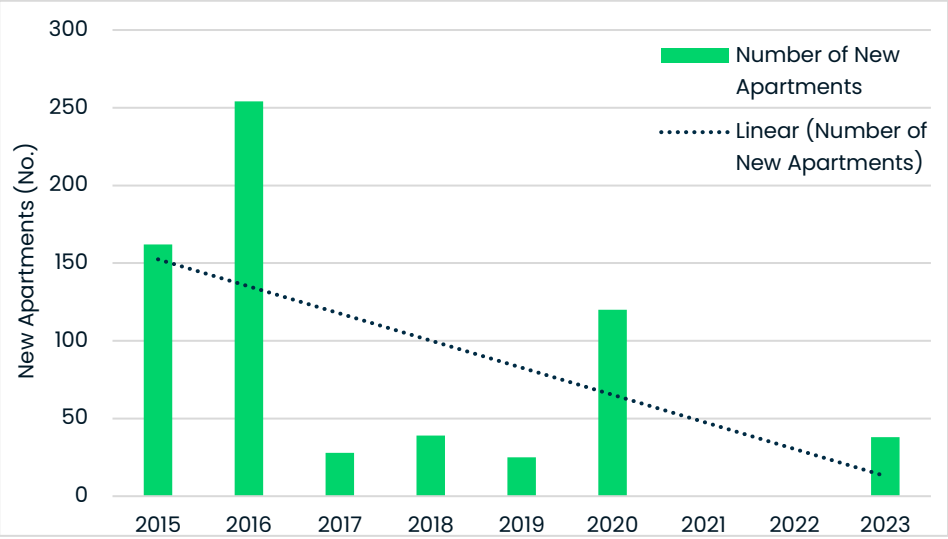


Figure 9 Number of New Apartments, Mount Lawley and Surrounding Suburbs

3.3 Economy

The Mount Lawley local employment profile is reflective of a well-established inner-city area with an older existing resident population base. Key characteristics include:

- Relatively lower labour force participation (employed residents as a share of total working age population i.e. 15+ years) at 63%, slightly below the Greater Perth average of around 65%.
- High representation of resident in white collar occupations at 81%. This proportion is even higher for the local Mount Lawley area (Primary Catchment) at 85%.
- Low jobs containment (residents who live and work in the same area as a share of total employed residents) at just 45%, suggesting most residents travel beyond the area for work.
- Average job sufficiency (residents who live and work in the same area as a share of total jobs provided) at 25%, indicating most jobs are filled by those who live outside the area.
- Low unemployment rate at just under 3%.

3.4 Site History

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.

The subject sites early operation was for a sanitary (landfill) depot in the late 1800's before becoming a pine plantation from 1932 to c.1960 and then a driving school facility. In the 1970's and 80's the site transitioned into the Mount Lawley Teachers College (**MLTC**) and WAAPA – signalling its beginning as a place of education, performance and innovation.

In 1991, the WA College of Advanced Education was granted University status and renamed to Edith Cown University after Edith Dircksey Cowan, the first woman to be elected to Australian Parliament. Over the next decade, a number of physical changes occurred on site including the construction of the Library building and new buildings in the northern and north-eastern section, alterations to WAAPA and extensions to open air carparking areas.

Most recently, the Student Housing Village located on Stancliffe Street was constructed in 2010 to the east of the site.

The evolution of the site in aerial view is provided in **Figure 10**.

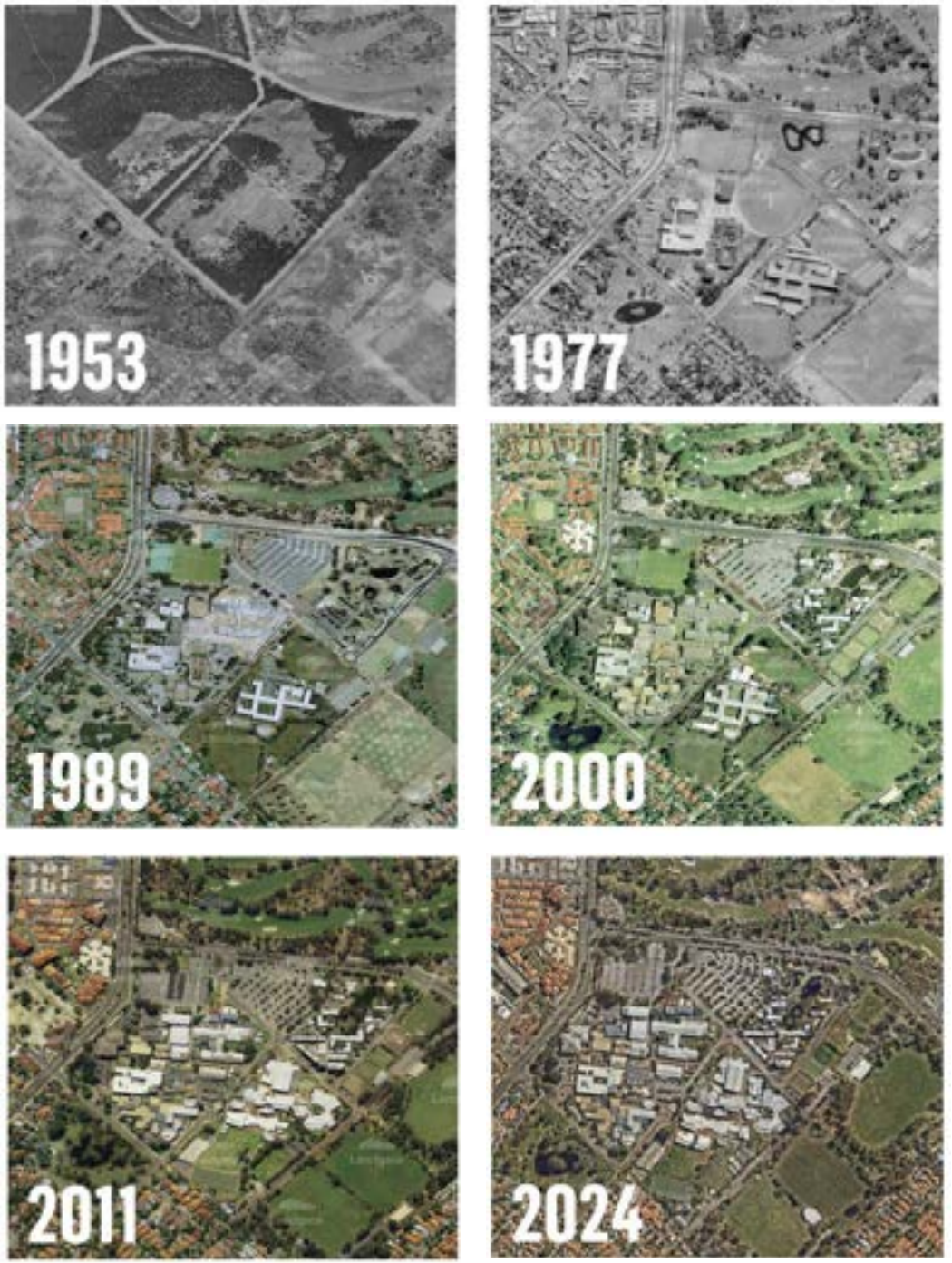


Figure 10 Aerial Imagery - Evolution of PSP Area

3.5 Culture, Values and Identity

The subject site has evolved and changed over time and has a diverse history. As a result, the community's interaction with the site has varied dramatically. Through early and ongoing community and stakeholder engagement, the Master Plan and PSP have been shaped through a deep appreciation of the sites cultural context and broader community values to both this precinct and the broader Mount Lawley area. These values are outlined below.

3.5.1 Community Values

Between April and May 2024, Painted Dog Research undertook a community survey to inform early stages of project planning, capturing community perceptions, values and aspirations for the redevelopment area. The survey was distributed to residents and businesses within a 1.5km radius of the site and received over 300 responses.

Key findings include:

- The most valued aspects of the area are its natural environment, local amenities, sense of community, and proximity to services.
- The top priority for future development is the creation of public spaces, including parks, green areas, and recreation facilities.
- Strong support for retaining existing tree canopy, vegetation, and native bushland from the current campus.
- Positive feedback on proposals for usable public spaces, opportunities for arts and culture, and improved pedestrian pathways.
- Positive response to a mix of housing types, including townhouses, low-rise apartments, and standalone houses.
- Identified gaps in local offerings, including hospitality venues, shops/markets, sports facilities, and or arts centres.
- Desire to incorporate hospitality outlets alongside expanded green space.

Early understanding of the community values for the site and broader area has been pivotal in shaping the redevelopment vision.



3.5.2 Cultural Context and Place Narratives

The PSP 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.

Drawing on insights from focus groups, stakeholder discussions, and research, a Cultural Context and Place Narrative Report was prepared to guide the Master Plan. This narrative has since been carried through to the PSP and will continue to inform future detailed planning.

While the site has no formal statutory heritage, aspects of its past use, including its history as a university, are considered significant and will be acknowledged in the new development. The PSP incorporates principles that link these historical elements with future aspirations to ensure the redevelopment maintains a strong sense of place.

From the Cultural Context work, five distinct place narratives have been developed which express the cultural identity of the site and guide how its legacy is embedded in the development (refer **Figure 11**). These place narratives will continue to act as a reference point to support design development. The PSP provides key opportunities including adaptive reuse of existing buildings to retain cultural and architectural heritage.

The Landscape Master Plan prepared by Hassell (**Appendix F**) further provides opportunities for finer grain elements that will be considered as part of the next stages of detailed design.



Figure 11 Place Narratives

4

Governance Context

4 Governance Context

4.1 Zoning and Reservations

4.1.1 Metropolitan Region Scheme

The subject site is currently reserved 'Public Purpose – University' under the Metropolitan Region Scheme (**MRS**) (refer **Figure 12**).

Contextually, the drainage sump to the north-west is also included in the 'Public Purpose – University' reservation and the MLSHS to the south-east is reserved 'Public Purpose – High School' under the MRS. The Mount Lawley Golf Club and surrounding recreation areas are included within a 'Parks and Recreation' MRS reserve, with the sub-station to the north of Central Avenue reserved 'Public Purpose – State Energy Commission'.

More broadly, Urban zoned land exists to the south and east comprising nearby residential suburbs of Inglewood, Menora and Mount Lawley.



Figure 12 Metropolitan Region Scheme Map Extract

4.1.2 MRS Amendment 1443

In January 2025, MRS Amendment 1443 was lodged by DevelopmentWA, proposing the reclassification of the subject site from 'Public Purpose – University' to primarily an Urban zone to facilitate the site for urban infill and redevelopment. At the lime of lodgement, the amendment proposed the reclassification of the WAAPA site to 'Public Purpose – High School' aligning with previous announcements that the WAAPA site would be allocated to MLSHS.

The WAPC initiated MRS Amendment 1443 on 23 July 2025 as a Standard Amendment. The Environmental Protection Authority (**EPA**) determined the proposal as 'not assessed', and public advertising took place between September and October 2025.

Although 'Public Purpose – High School' was proposed, the lodged MRS amendment also identified broader opportunities for the site, including:

- Establishing a Creative Arts Hub to leverage ECU Mount Lawley's longstanding reputation as a centre for creativity and address the growing demand for creative spaces in Perth.
- Investigations by the Department of Education to address MLSHS's accommodation needs, alongside work by the Department of Creative Industries, Tourism and Sport (**DCITS**) to explore opportunities for developing creative industries and determine how the facilities can deliver integrated cultural and community outcomes beyond traditional education.

A modification to MRS Amendment 1443 was therefore submitted to DPLH in November 2025, proposing the reclassification of the WAAPA site to 'Public Purpose – Special Uses' (refer **Figure 13**), to allow for a broader range of land use opportunities. A Business Case will be undertaken with DCITS to explore future uses for the WAAPA site, focused on delivering integrated cultural and community benefits.

PSP Response

The PSP reflects the zoning and reservations under MRS Amendment 1443 and identifies the spatial arrangement of residential, education, cultural and creative industry uses, ensuring they are well integrated with surrounding urban development. The PSP provides a coordinated framework to guide future development, infrastructure delivery and public realm improvements to reflect the site's expanded role.

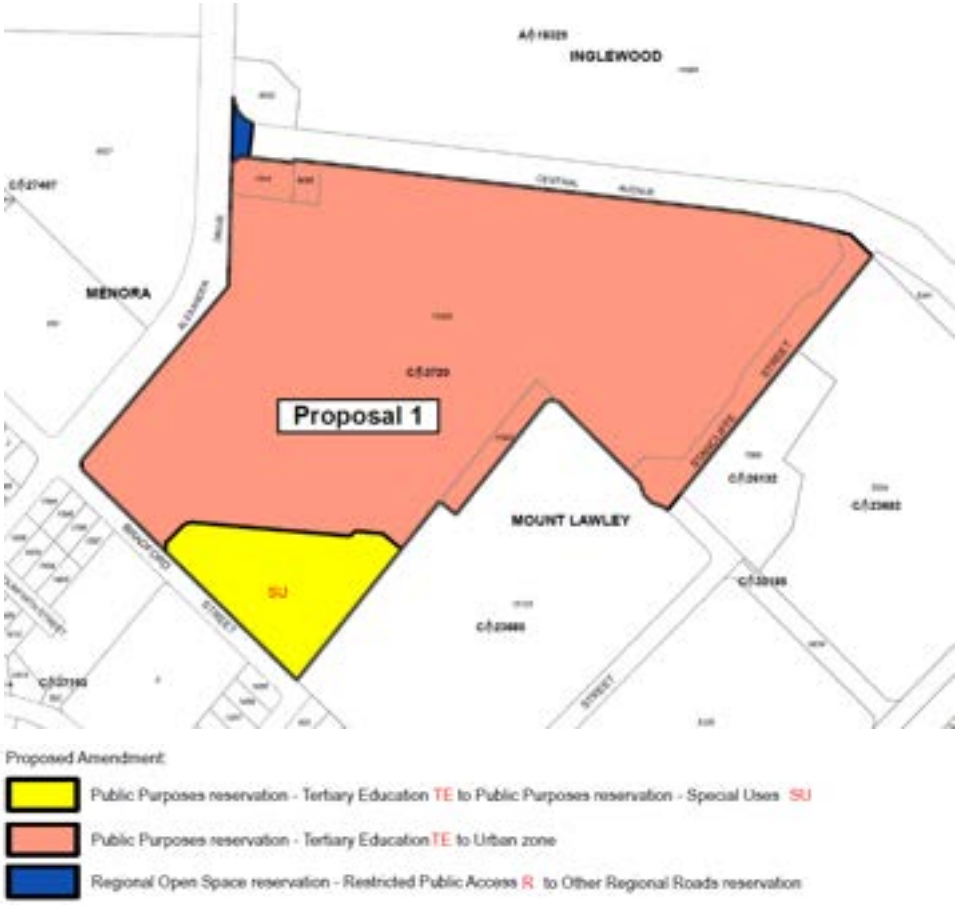


Figure 13 MRS Amendment 1443 Map (as modified)

4.1.3 City of Stirling Local Planning Scheme No. 3

The subject site is reserved as 'Public Purpose – University' under the MRS, which is reflected on the zoning map of the City of Stirling Local Planning Scheme No.3 (**LPS 3**), as illustrated by **Figure 14.** This includes the land allocated to Stancliffe Street and Learoyd Street and the drainage sump to the north-west of the site.

As outlined above, the subject site is currently undergoing a rezoning under MRS Amendment 1443 which will reclassify the subject site to primarily an 'Urban' zone, with the WAAPA site to be reserved as 'Public Purpose – Special Purpose'. This Amendment will also result in a concurrent amendment to a Development zone under LPS 3, consistent with Section 126 of the *Planning and Development Act 2005*.

PSP Response

The PSP satisfies the objectives of the Development zone by:

- Providing for coordinated development through the use of a comprehensive PSP to guide subdivision and future land use.
- Preventing development that could compromise the site's long-term potential or detract from the amenity and integrity of the surrounding area.

The PSP requires land use permissibility to be determined in accordance with the City of Stirling local planning scheme, the PSP identifies preferred land uses for each Character Area consistent with their intent and objectives.

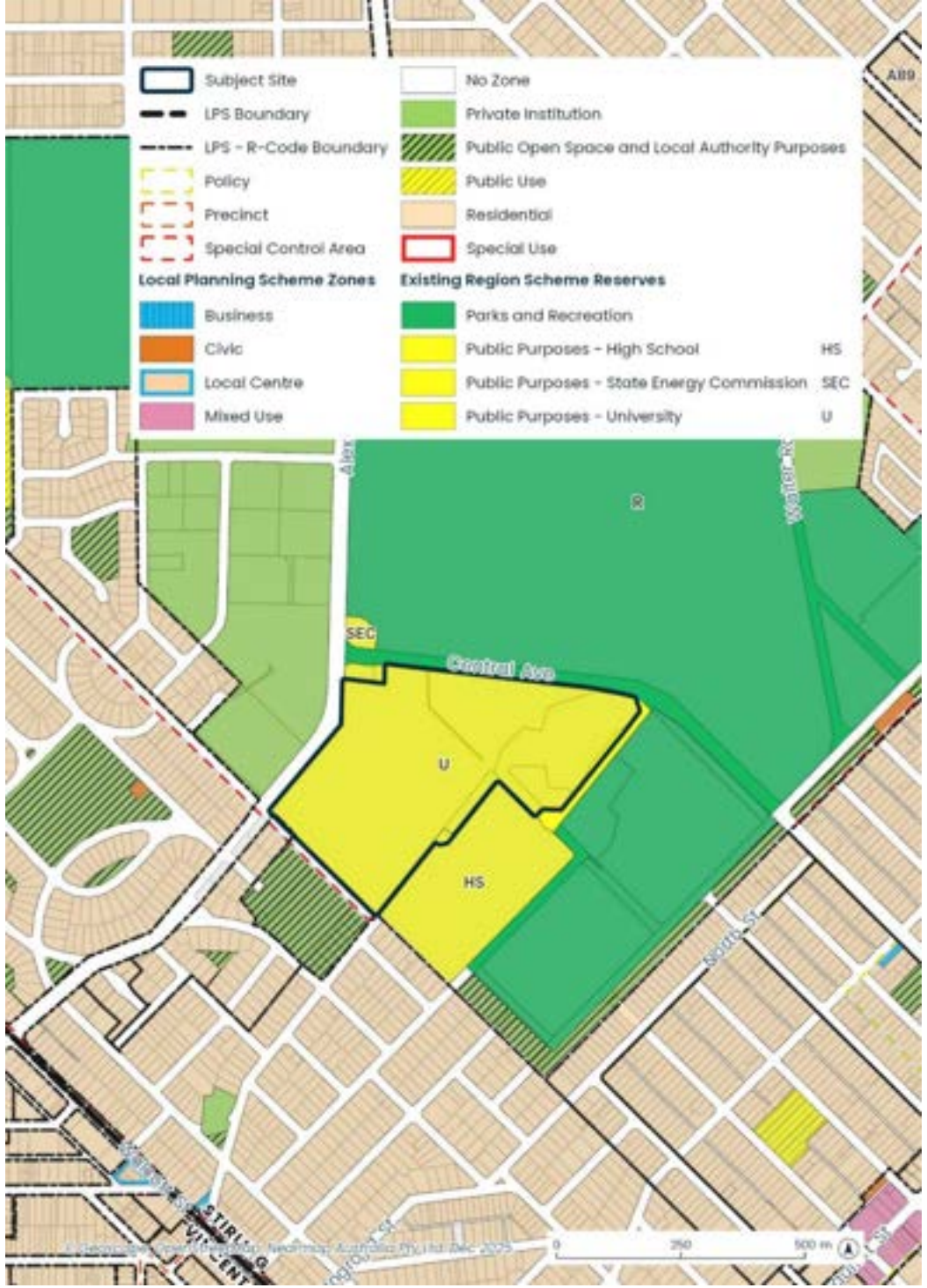


Figure 14 Local Planning Scheme No.3 Map Extract

4.1.4 City of Stirling Draft Local Planning Scheme No. 4

The City of Stirling is currently progressing a new planning scheme to replace LPS 3. Draft Local Planning Scheme No. 4 (**Draft LPS 4**) was supported by Council for advertising in December 2023 and subsequently received WAPC approval to advertise in September 2024. Advertising formally began on 18 October 2024 and closed on 24 January 2025.

Draft LPS 4, as advertised, will retain the 'Public Purpose – University' reservation, consistent with the current MRS designation. This is not accompanied by a zoning under the Draft LPS 4 itself as illustrated in **Figure 15**.

Generally, Draft LPS 4 will remove the 'Development' Zone included within LPS 3 and replace with the 'Urban Development' Zone, consistent with the Model Scheme Text within the *Planning and Development (Local Planning Schemes) Regulations 2015*.

The ultimate zoning for the land under LPS 4 through the concurrent amendment will be an 'Urban Development' Zone.

The draft objectives of this zone are as follows:

- *To provide an intention of future land use and a basis for more detailed structure planning in accordance with the provisions of this Scheme.*
- *To provide for a range of residential densities to encourage a variety of residential accommodation.*
- *To provide for the progressive and planned development of future urban areas for residential purposes and for commercial and other uses normally associated with residential development.*
- *To provide an intermediate transitional zone following the lifting of an urban deferred zoning within the Metropolitan Region Scheme.*

PSP Response

The PSP has been prepared to set the parameters for future land use and development of the site, consistent with the objectives of the Urban Development zone under Draft LPS 4.

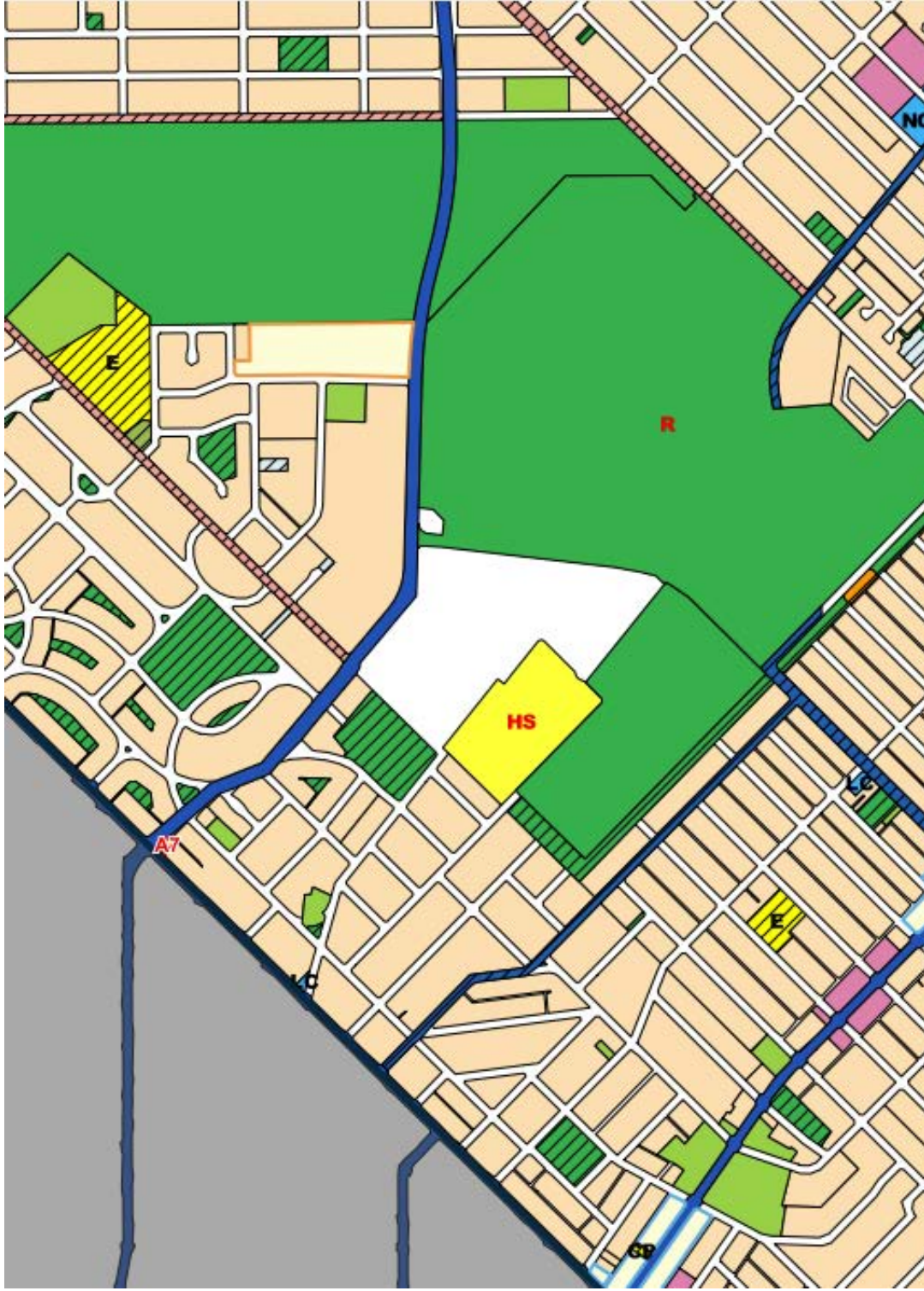


Figure 15 Draft Local Planning Scheme No. 4 Map Extract

4.2 State and Regional Planning Framework

4.2.1 State Planning Strategy

The State Planning Strategy is an overarching strategic planning document, providing the strategic context and basis for the coordination and integration of land use planning and development across the State.

The strategy proposes that diversity, liveability, connectedness and collaboration must be central to achieving the vision of sustained growth and prosperity, and establishes principles, strategic goals and directions to ensure the development of the State progresses towards this vision.

Population projections indicate that Western Australia's current population could double to 5.4 million by 2056 and the Perth metropolitan region could be home to around 4 million people (75 per cent of the State's population) based on a high growth scenario.

PSP Response

The PSP will deliver new housing through urban infill, directly contributing to the housing supply required to meet Western Australia's growing population. It will also facilitate the delivery of a new primary school, high quality public open space, and facilities for creative industries, fostering diversity, liveability and economic opportunity within the precinct.

Through its integration of education, housing, recreation and cultural uses, the PSP supports the State Planning Strategy's vision for a connected, collaborative and sustainable Perth metropolitan region.

4.2.2 Directions 2031 and Beyond

Directions 2031 and Beyond is a high-level strategic plan for the Perth and Peel regions that establishes a vision for future growth, which is to create a world-class city that is green, vibrant, more compact and accessible and with a unique sense of place.

The strategic plan supports a consolidated city that accommodates population growth while aiming to protect the environment and achieve a more sustainable pattern of urban development and effective transportation networks. It advocates for creating a compact and connected urban form while contributing meaningfully to the satisfaction of residential infill targets within the City of Stirling and connecting people with employment.

The strategic plan establishes a target of 47 per cent of all new dwellings occurring as 'infill development' in established areas and seeks also to improve employment self-sufficiency.

PSP Response

The PSP is directly aligned with these goals as it will facilitate the development of surplus and redundant educational land to support infill residential development close to employment centres, amenities and transport networks. The PSP sets out Character Area objectives and development standards to ensure future development is unique and responsive to the local context and character.

4.2.3 Perth and Peel @3.5million

The Perth and Peel @ 3.5 Million framework builds upon the key principles established by Directions 2031 and Beyond, seeking to deliver a more compact Perth and Peel as it grows towards 3.5 million people. This includes a series of sub-regional frameworks that sit within the document. The amendment site falls within the Central Sub-Regional Planning Framework area. The Central Sub-Regional Planning Framework provides guidance to the future development of the subject land and is detailed further below.

Central Sub-Regional Framework

The Framework establishes a long-term and integrated strategy for land use and infrastructure provision within the Central sub-region. It retains the principles of Directions 2031 and Beyond and is a key instrument for achieving a more consolidated urban form that will reduce dependence on new urban greenfield developments to accommodate anticipated population growth, by increasing residential density and urban infill development targets.

The Framework provides the strategic spatial framework which guides local governments in achieving optimal urban consolidation over the long term (refer **Figure 16**) and takes account of economic modelling and subsequent refinements following community consultation based on the overall urban growth scenario for a city of 3.5 million.

PSP Response

The PSP aligns with the State Government's urban consolidation framework, which seeks to focus the majority of new residential infill within designated precincts such as activity centres, urban corridors and station precincts.

The subject site demonstrates several locational advantages that support its suitability for infill development. These include proximity to established activity centres such as Beaufort Street and North Perth, integration with existing residential areas, access to local amenities, and connection to high frequency public transport along Alexander Drive.

To ensure the site delivers a meaningful and policy aligned contribution to infill housing supply, the PSP establishes minimum dwelling targets for each Character Area. A minimum yield of 700 dwellings across the PSP area has been adopted. This minimum reflects a conscious planning position that avoids underdevelopment of a strategically located redevelopment site, while responding to known site constraints.

Importantly, the minimum dwelling yield is not intended to represent the development capacity of the site, nor to constrain future outcomes. Rather, it establishes a robust floor that ensures the redevelopment performs as a significant infill precinct consistent with State Government policy. The PSP retains flexibility to enable higher yields to be realised over time where supported by detailed built form design, infrastructure capacity, market demand and subsequent planning approvals, ensuring the site can respond to changing conditions while maintaining high quality urban outcomes.



Figure 16 – Central Sub Regional Framework

4.2.4 State Planning Policies

The State Planning Policies (**SPPs**) applicable to the PSP area and the manner in which they have been addressed through the PSP are outlined in **Table 2** below.

Table 2 Response to State Planning Policies

SPP	Intent	PSP Response
Draft SPP 2.9 – Planning for Water	Draft SPP 2.9 – Planning for Water and Guidelines seek to deliver greater clarity around how water-related provisions are implemented (and supersede a range of other water-related policies). Draft SPP 2.9 and Guidelines incorporate improvements that will lead to better planning decision-making through consideration of appropriate management measures to achieve optimal water resource and development outcomes.	The PSP is supported by a Water Management Report (refer **Appendix D**). The principles and strategies contained within the WMR will be implemented as part of detailed land use planning and development requirements and are consistent with the framework and requirements of SPP 2.9.
SPP 4.2 - Activity Centres	SPP 4.2 – Activity Centres guides the planning and development of activity centres throughout Western Australia. The main purpose of SPP 4.2 is to ensure planning, development and decision making adequately considers the distribution, function, broad land use, access and urban form considerations for activity centres. It also provides guidance for commercial and other activity-based development outside of designated activity centres to ensure identified activity centre are protected by limiting inappropriate 'out of centre' development. The subject site is not currently identified as an activity centre under SPP 4.2, with the closest activity centres to the site being the following: ▪ Mount Lawley/Highgate – District Centre (1.5km south) ▪ Inglewood – District centre (1.2km east) ▪ Fitzgerald Street (North Perth) – District centre (1.3km south-west) All three centres are classified as district level centres which have a greater focus on servicing the daily and weekly needs of residents. They possess a relatively smaller scale and catchment which enables them to have a greater local community focus and provide services,	The sites designated as 'Residential' and 'Mixed Use' in the PSP will support an infill residential population who are expected to frequent existing activity centres. The Mixed Use zoning also provides capacity for non-residential uses (such as retail, commercial and other complementary activities) subject to assessment under the relevant planning framework, including SPP 4.2, and in response to market demand. The PSP identifies preferred land uses within each Character Area that respond to the site's location and context, while being mindful of the need to complement rather than compete with surrounding activity centres. A Retail and Commercial Market Need and Demand Assessment, prepared by Urbis and included as **Appendix G**, identified market potential for approximately 1,900 to 2,400sqm of shop and retail floorspace within the PSP area. The PSP adopts the midpoint of this range (1,950sqm) including an 800- 1,200 sq.m NLA supermarket. The Assessment concludes that the proposed retail facilities will not adversely impact existing or planned activity centres, nor result in a loss of shops or services available to the community. Instead, they will

	facilities and job opportunities that reflect the needs of their catchments.	deliver benefits through convenient access to day-to-day shopping, essential services, and amenities for residents, workers and visitors.
SPP 5.4 – Road and Rail Noise	SPP 5.4 applies to residential or other noise sensitive premises which are in proximity to primary freight roads and rail routes. The purpose of SPP 5.4 is to minimise the adverse impact of road and rail noise on noise-sensitive land use and/or development within the specified trigger distance of major transport corridors. It also seeks to protect the functionality of the State's transport corridors by protecting them from encroaching incompatible development. The subject site is adjacent to Alexander Drive, which is identified as a 'Other significant freight/traffic route' under SPP 5.4 and has a trigger distance of 200m for noise impacts. Future residential and other noise sensitive development within this trigger distance will require the employment of noise attenuation methods. Where noise levels are likely determined to be in excess of the noise target set out in SPP 5.4, a Noise Management Plan is required to detail any amelioration requirements.	As required by SPP 5.4, the PSP is supported by a Noise Management Plan (refer **Appendix H**) which considers road noise impacts associated with Alexander Drive. The noise modelling indicates that noise received at the proposed development from vehicles travelling along Alexander Drive in the future (2044) would exceed the requirements under SPP 5.4 'day time limit' for the northern most portion of the site. As a result, 'Quiet House' Design Packages for Residential areas and acoustic amelioration in line with AS2107:2016 will be required as outlined in the Noise Management Plan.
SPP 7.0 – Design of the Built Environment	SPP 7.0 seeks to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes across the State.	The PSP has been informed by the ECU Mount Lawley Redevelopment Master Plan, which has undergone extensive review by the DevelopmentWA independent Design Review Panel in line with SPP 7.0 requirements. Future development within the PSP will be subject to design review, either by the State Design Review Panel or the City of Stirling Design Review Panel, depending on the relevant development approval pathway selected by proponents. Where a development application or subdivision plan prepared pursuant to the PSP varies the development standards and requirements of the PSP, it will be assessed against the design principles of SPP 7.0.
SPP 7.2 – Precinct Design	SPP 7.2 guides the preparation and evaluation of planning proposals for areas that require a high level of planning and design focus due to their complexity - such as planned infill development, activity centre designation or areas with certain values such as heritage or local	The PSP has been prepared in accordance with SPP 7.2, addressing the six precinct design elements by responding to their intent, objectives and key considerations, as outlined in **Section 7.0**. The PSP has been informed by a detailed Master Plan developed through urban design

	character. It identifies a process for this planning through exemplary context analysis, the application of key principles and guidelines, and culminating in precinct structure plans and precinct local development plans to guide land use and development.	and spatial analysis, alongside a Cultural Context Study that captures the site's history and identity. Community and stakeholder engagement has been integral to the process, with participants sharing stories, reflections and connections to the site over time. A summary of engagement activities is provided in **Section 5.0Error! Reference source not found.**, and further detailed in **Appendix A**.
Residential Design Codes	The Residential Design Codes (R-Codes) provide planning and design provisions for residential development across the State. The R-Codes aim to facilitate an appropriate standard of housing, encourage more diverse types of housing, promote sustainability and outline assessment pathways to facilitate better residential outcomes for occupants.	In accordance with the R-Codes Clauses 3.2.2 (Volume 2) and 1.2 (Volume 2), the deemed to comply provisions of the R-Codes may be amended, replaced and/or augmented though a precinct structure plan. The PSP proposes modifications to the R-Codes. These modifications are provided for each relevant Character Area in Section 6.0 of the PSP Part One, and relate to the following: <u>Volume 1:</u> ▪ Deemed-to Comly – Visual Privacy 3.19 ▪ Table C – Primary Setback Controls <u>Volume 2:</u> ▪ A2.2.1 – Building Height ▪ A2.3.1 – Street Setback ▪ A2.4.1 – Side and Rear Setback ▪ A2.5.1 – Plot Ratio

4.2.5 Development Control Policies

A summary of the Development Control Policies (**DCPs**) and Operational Policies (**OPs**) applicable to the PSP and the manner in which they have been addressed through the PSP is outlined in **Table 3** below.

Table 3 Response to Development Control Policies

DCP / OP	Intent	PSP Response
DCP 1.6 – Planning to Support Transit Use and Development	The intent of Development Control Policy DCP 1.6 is to facilitate development, subdivision and all planning frameworks to support of transit-oriented design principles and to support these precincts to transition into areas that benefit more directly from transit exposure. These include walkability, density, and a mixture of land uses. The subject site directly abuts existing bus stops that service a High Frequency Bus Route, as defined by Transperth. In accordance with this policy, this level of proximity to a High Frequency Bus Route results in an area being defined as a 'Transit Orientated Precinct'. These bus routes include the 960 and the 980 services, connecting the site to the Perth CBD and Elizabeth Quay, Curtin University, Dianella Plaza, and Morley Galleria.	The PSP will deliver a new internal street network designed to support the proposed development while creating safe, direct and attractive connections for pedestrians, cyclists and public transport users. Landscaped open space corridors will integrate an extensive, high quality path network, with pedestrian paths, strong permeability, and 15 external connection points linking to the surrounding area and the proposed Long Term Cycle Network. This network will cater for local trips within the precinct while enhancing connections to destinations beyond the site. Development of the PSP has involved engagement with the Public Transport Authority and the Department of Transport and Major Infrastructure (**DTMI**) to ensure the design supports improved public transport access. This includes safer and more attractive locations for bus stands, retention of existing stand capacity, and provision for a local bus service to connect through the site, offering direct and convenient access for patrons.
OP 2.2 – Residential Subdivision (2024)	OP 2.2 outlines the requirements for the subdivision of land into residential lots, ensuring they are capable of development in accordance with the R-Codes, located in areas with suitable physical characteristics, are supported by suitable vehicle and pedestrian movement systems and provide convenient access to areas of pass and active open space.	The PSP establishes the guiding framework for eventual residential subdivision in accordance with the R-Codes as per the designated density codes. Approximately 17.2% of the site area is proposed as public open space inclusive five distinct areas of public open space are proposed, including the Cultural Garden, Linear Park, Lake Park, Cultural Hub Plaza and School Green, ensuring future subdivision and development is provided with access to ample open space. The PSP defines a connected vehicle and pedestrian network, with street cross sections designed to incorporate extensive street trees, footpaths, lighting and stormwater detention.

Draft OP 2.3 – Public Open Space in Residential Areas	Draft OP 2.3 requires structure plans to address any existing public open space (POS) and assess the need for new POS to cater for all current and anticipated community needs. Structure plans are required to outline any contributions towards POS to be provided at subdivision and how these contributions will assist in ensuring adequate extent, quality, function and distribution of POS within the area of the plan.	The PSP designates approximately 17.2% of the site area as POS, comprising five distinct areas, the Cultural Garden, Linear Park, Lake Park, Cultural Hub Plaza and School Green, ensuring future subdivision and development is provided with access to ample high-quality POS.
OP 2.4 – Planning for School Sites (2022)	OP 2.4 outlines the general requirements for school sites in residential areas, generally corresponding to the requirements of Liveable Neighbourhoods. OP 2.4 also sets out physical site servicing and access requirements, as well as guidelines for the identification and establishment of other complementary facilities on school sites such as educational support facilities, childcare facilities and community purpose buildings	Following early consultation, the Department of Education (**DoE**) advised that a primary school site of approximately 1.6 ha is required to meet expected population growth within the precinct and surrounding areas. The PSP anticipates an alternative format school than what OP 2.4 typically provides for in that it proposes a compact 1.6ha site (in lieu of the OP 2.4 guidance of a 4.0ha desirable size which typically applies to a greenfield or suburban site), with buildings up to 6 storeys and a junior oval. The school's design will be subject to DoE and DoHW Functional Brief requirements however the PSP emphasises strong integration with the surrounding built form, streets and open spaces to ensure a cohesive and connected precinct outcome. In addition to the PSP aspirations for this site, consistent with OP 2.4, this design process will have regard for: ▪ Physical site requirements, servicing and access ▪ Movement network and road safety ▪ Other matters such as relationship with nearby land uses, additional or supplementary services. Specifically, Section 4.8 of the accompanying TIA (**Appendix B**) addresses the specific movement elements of OP 2.4. Based on the proposed layout of the PSP and the form of transport networks included, the TIA confirms the site conforms to the requirements set out in OP2.4, with further refinements possible for the subdivision stages of the development. This is based on:

- The site is bounded on three sides by street frontage with the western side being a Boulevard (Neighbourhood Collector) in the PSP Streets.
- The network around the site has been specifically designed to cater for a balance of movement, with the street network catering for pick up and drop off movements, bus services associated with the adjacent MLSHS, a shared street designed for pedestrian priority, footpaths on both sides of street fronting the school site, development of a 'School Green' to the south of the site and easy connection to the pedestrian path network through open space to the north of the school that also connects over the Boulevard with a raised pedestrian crossing.
- Intersections adjacent to the site have been minimised, with none on the eastern and southern sides. Embayed parking has been included in the cross section for the Boulevard which would be the main drop off and pick up area for vehicle movements associated with the school. Crossovers into development sites near the school are provided for at the rear of the sites to reduce vehicle and pedestrian conflicts.
- Bus embayments have been provided for on the western and eastern sides of the street frontage. Bus stops associated with the High School are to the south of the school site adjacent to the MLSHS.
- The pedestrian network in the PSP area will be a key focus, with the development of an east-west linkage through open space that will provide direct access to the school site. Pedestrian paths are proposed on both sides of the Boulevard Road frontage of the school and there is a landscaped feature to the south of the school site which is a plaza area. A shared street to the west of the school site will be a high-quality space that will accommodate pedestrian movements. Internally, there will be path network connections along streets that will allow easy access for local residents through walking or active transport.

4.3 Local Planning Framework

4.3.1 City of Stirling Local Planning Strategy

The City of Stirling Local Planning Strategy (**Strategy**) was prepared in 2019 to guide the preparation of its Draft LPS 4. The subject site is identified as a 'Specialised Centre' under the Strategy which relates directly to the existing use of the land for tertiary education and allied uses (ECU Mount Lawley Campus).

Given the preparation of the Strategy was in 2019, it did not account for the relocation of the ECU Mount Lawley Campus and opportunities for redevelopment, however it references specific applicable Strategic Planning Objectives and underlying Strategic Focus Areas of which relate to housing and transport, these include:

- Prioritise growth and investment in activity centres and corridors.
- Keep the jobs we have now and grow them.
- Transport and land use will be coordinated and integrated.
- Improving the quality and liveability of the City.

PSP Response

The manner in which the PSP supports the Strategy's Strategic Focus Areas is highlighted below.

Growth and investment – The PSP will enable infill and higher-density residential development close to activity centres. It proposes Mixed Use and Residential zones with varied densities to encourage diverse, adaptable and affordable housing. New facilities for residents and the broader community are also planned, including educational, retail, commercial, and cultural or creative spaces. This approach builds on the site's long-standing role in education while expanding its functions to meet contemporary needs.

Jobs - The PSP is expected to support approximately 360–390 on-site jobs across retail (supermarket and specialty shops), education (childcare, primary school), and health and wellbeing (medical centre, gym/fitness club) sectors at full capacity. Additional employment opportunities may arise through the adaptive re-use of existing facilities such as the WAAPA buildings, ECU library, and administration building.

Transport – The PSP will create strong, convenient connections between the precinct and surrounding public transport routes, with clear pedestrian pathways and easy access to bus stops.

Amenity – The PSP will enhance access to services and amenities, creating opportunities for uses such as childcare centres, medical and allied health facilities, and fitness spaces, positioning the site as a key community hub.

connected network of walkable spaces, retaining mature trees to preserve canopy cover, and introducing new planting to enrich the neighbourhood's character.

4.3.2 Local Planning Policies

The City of Stirling Local Planning Policies (**LPPs**) applicable to the PSP area and the manner in which they have been addressed through the PSP are outlined in **Table 4** below.

Table 4 Response to Local Planning Policies

LPP	Intent	PSP Response
LPP 4.2 – Mixed Use Design Guidelines	LPP 4.2 seeks to promote high-quality built form and attractive streetscape for non-residential and mixed-use development within the City's Activity Centres and other commercial sites. It also supplements the requirements of the Residential Design Codes (R-Codes) for residential components of mixed-use development. LPP 4.2 is applicable to land zoned mixed-use and is therefore relevant to the PSP area.	The PSP varies the requirements of LPP 4.2 by applying the R-AC0 density code to all mixed-use sites. It sets out Character Area specific built form controls that address building heights, setbacks, ground floor land uses and activation, vehicle access, and fencing. These controls are tailored to different street interface typologies, ensuring the PSP supports consistent streetscapes, reduces potential impacts on adjoining properties, and limits the effect of car parking and access arrangements on streetscape character.
LPP 6.6 – Trees and Landscaping (Non-Residential)	LPP 6.6 sets out requirements for trees and landscaping in developments across the City, aiming to enhance local area quality, liveability, identity, and biodiversity. It specifies minimum landscaped areas, tree numbers and sizes, deep soil zones, and landscaping standards for car park areas, applying these provisions to all relevant non-residential development proposals.	The PSP does not alter the requirements of LPP 6.6. LPP 6.6 will continue to apply to all future development proposals within the PSP area. In line with the intent of LPP 6.6, the PSP and supporting Landscape Master Plan identify trees to be considered for retention and designate areas of Public Open Space to maximise these opportunities. The removal of existing trees will only be permitted where one or more of the following conditions are met: ▪ The tree can be relocated to another part of the site; or ▪ Removal is supported by a qualified arborist's report; or ▪ It can be reasonably demonstrated, to the satisfaction of the City, that retaining the tree would significantly compromise the development potential of the site and prevent achievement of the Character Area objectives. The PSP also specifies increased setback requirements along Alexander Drive to further support opportunities for tree retention.

LPP 6.7 – Parking and Access	LPP 6.7 aims to ensure developments provide an appropriate level of car parking, while also encouraging alternative transport options such as walking, cycling, rideshares, and public transport. This approach supports behavioural change to reduce the reliance on cars and the impact of parking on an area. LPP 6.7 sets out car parking ratios for non-residential uses, along with site-specific requirements for school developments. It also includes provisions for commercial developments, such as loading and service bays.	The PSP requires all non-residential development to provide car parking in accordance with LPP 6.7, while residential development must comply with the R-Codes Volumes 1 and 2. Under LPP 6.7, all primary and secondary school developments must incorporate on-site 'kiss and drive' facilities in future planning. The PSP's internal network modelling confirms sufficient capacity to support lower operating speeds, designated kiss and drive areas with timed holds for drop-off, and efficient interaction between inbound and outbound trips at intersections surrounding the primary school site. The PSP is supported by a TIA and Parking Management Plan (**Appendix B**). These documents address the requirements of LPP 6.7, the R-Codes, State Planning Policy 7.2, and the *WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel (2004)*. Specifically, the TIA and PMP recommend the PSP adopts the *WA Planning Manual – Non-Residential Car Parking Rates in Perth and Peel (2004)* which applies minimum and maximum carparking rates which can be applied to 'Mixed use areas in activity centres and precincts'. Given the PSP proposes a mixed use precinct within 5km from the Perth CBD and incorporates a variety of diverse land uses which will likely attract high levels of cross-visitation, this is considered a suitable approach. On this basis, Part 1 recommends these rates are adopted in lieu of the City of Stirling LPP 6.7 rates for specific/individual land uses.
LPP 6.12 – Public Art on Private Land	LPP 6.12 guides the provision of public art as a means of complementing the impacts of urban intensification by improving the appearance and amenity of places. The proposed location of the public art is to be provided at the time of submission of the application for development approval, along with a brief report showing how the public art requirements have been integrated into the development	The PSP requires public art contributions for development in accordance with LPP 6.12. There will be numerous opportunities for public art within the subject site, both within public realm areas as well as private developments, noting LPP 6.12 will address public art of private land only. Public art shall be guided by the Cultural Context and Place Narrative, reflecting the legacy of Goorgolup, cultural recognition, sustainable transformation, modernity and innovation, and the precinct's ongoing cultural and artistic legacy.
LPP 6.17 – Significant Tree Register	LPP 6.17 guides the implementation of the Significant Tree Register of LPS 3 and identifies the process for considering nominations for adding trees to the Significant Tree Register.	No trees within the PSP area have been nominated for inclusion in the Significant Tree Register. Notwithstanding, the PSP has identified areas of public open space to facilitate retention of trees and requires future

	Trees are not entered or removed from the register unless the City of Stirling has received a written nomination from the owner of the land which contains the tree.	developments to retain trees in accordance with the Landscape Master Plan.

4.4 Site Analysis

The PSP has been informed by considerable site analysis undertaken by the Project Team. The overarching design considerations, including key opportunities and constraints, that have informed the PSP include:

- **Secluded Site** – The site is embedded within established greenery, offering a sense of privacy and minimal impact on surrounding residential areas. This reduces potential issues such as overshadowing, loss of visual privacy, and noise intrusion.
- **Edges and Interfaces** – The site has varied edges and streetscape character, including a mix of higher-impact and lower-scale roads, a school interface to the south-east, and a no-through road. These varied interfaces provide opportunities for tailored design responses that respect and enhance the surrounding context.
- **Landform and Topography** – The change in level between Alexander Drive and the subject site helps reduce the perceived height and scale of future development, as Alexander Drive sits higher than the site. The remainder of the site is relatively flat, providing flexibility for building design and layout.
- **Environmental Features** – Existing mature vegetation and waterbodies present opportunities to retain and integrate these elements into the development. The site's mature tree canopy has been considered within the tree retention strategies, species selection, and public open space design.
- **Existing Buildings** – Several buildings have been earmarked for retention due to their condition and the character they contribute to the PSP area. Investigations into the potential retention and adaptive re-use of key identified buildings on site has been undertaken to inform the PSP. The PSP 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.

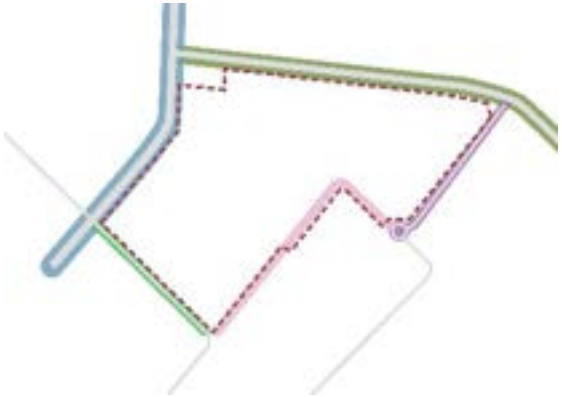
  Whilst many of the existing structures will be demolished to enable site redevelopment, the PSP identifies four building areas that may be suitable for integration within the future precinct.

  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.
- **Arrival** – The existing arrival points on Alexander Drive, Bradford Street and Central Avenue have merit in being retained to service new development. Key entrances will be enhanced to improve the arrival experience and ensure visibility and connectivity to the precinct.
- **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.
- **Existing Infrastructure Locations** – 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.

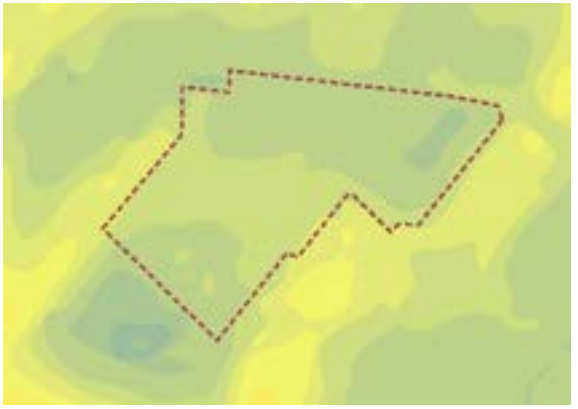
  The PSP anticipates the undergrounding of these power lines between the substation and Student Housing Village as part of initial forward works to deliver new development opportunities and high-quality green spaces north of the site.



Secluded Site



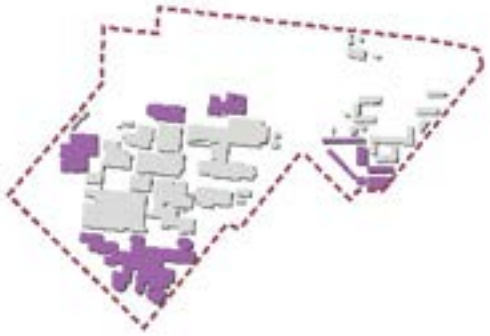
Edges and Interfaces



Landform and Topography



Environmental Features



Existing Buildings



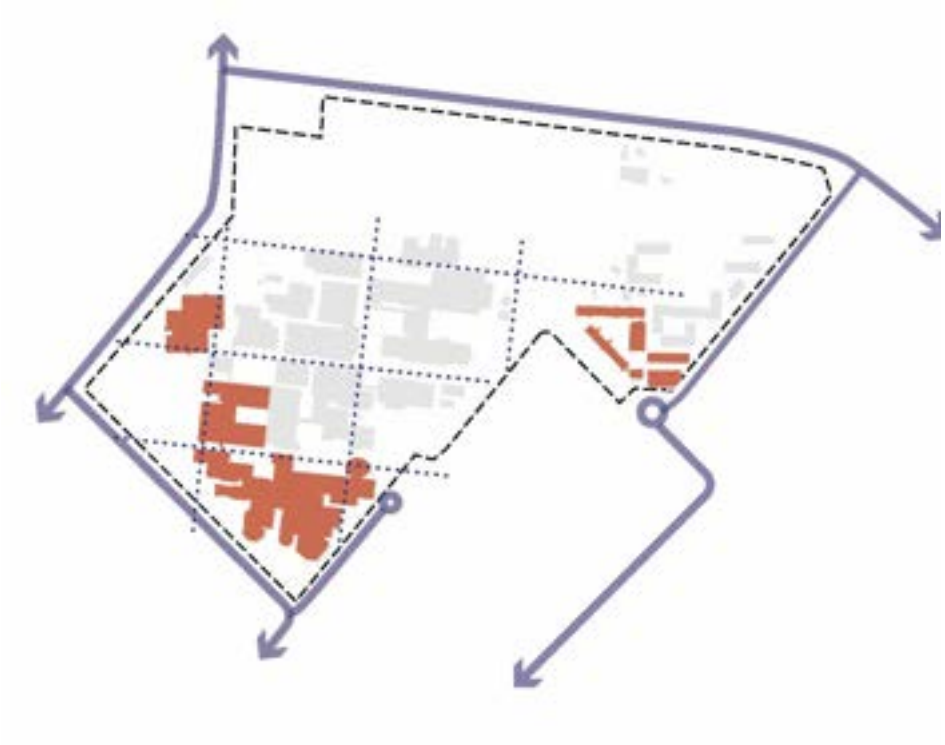
Arrival

4.4.1 Design Foundations

The PSP is grounded in site analysis and reflects community and stakeholder aspirations, strategic project drivers and the sites cultural context and place narratives. Based on this understanding and the above site analysis, the key design foundations that have shaped the PSP include the following:

Retained Campus Fabric

There are opportunities to retain and purpose key buildings including the WAAPA, Library, Administration and Student Housing Village to preserve the unique campus character. This includes retention and/or reinterpretation of key existing pedestrian linkages, gathering spots and view lines to provide legibility and interest.



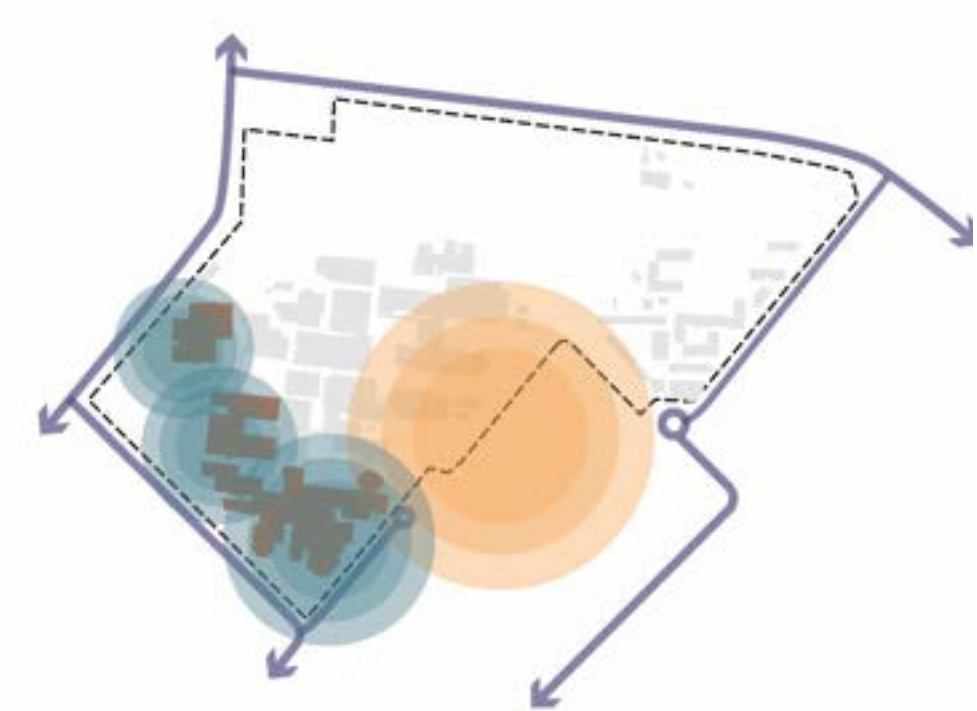
Landscape and Urban Greening

The site's existing trees and landscape setting sets a strong green foundation for the PSP, shaping the location and function of key public spaces and movement corridors. Key elements informing the PSP structure include retention of mature vegetation and partial retention of the existing man-made waterbody to the east with potential reconstruction required to enable remediation and opportunities for public access.



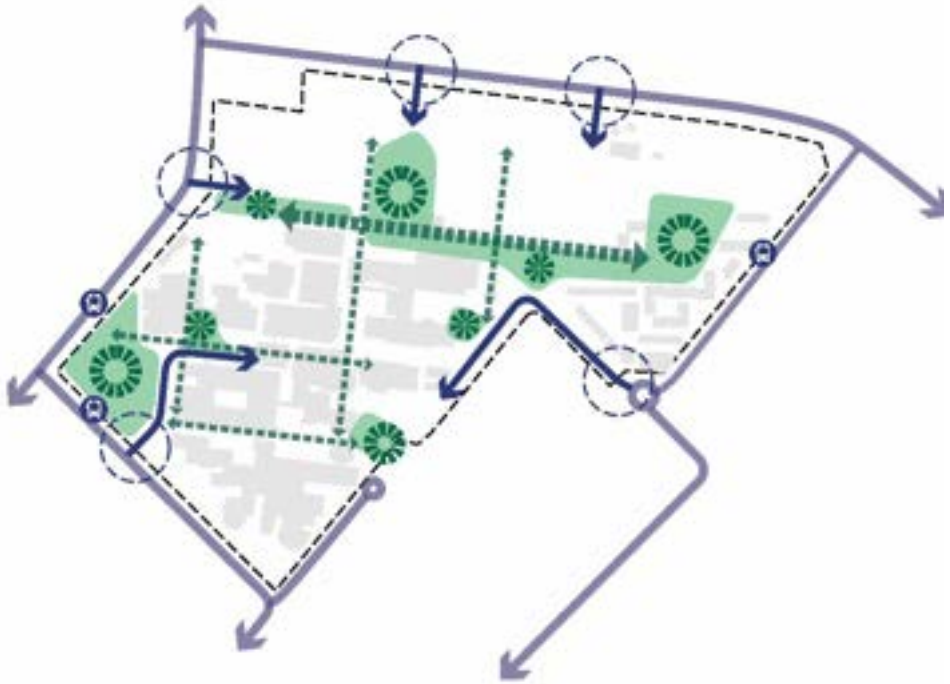
Creative and Educational Uses

The site has opportunities to retain and promote the sites creative and education legacy through the retention of key buildings. This opportunity supports a structural approach that builds on the location of the 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.



Connections and Integration

The physical structure of the PSP 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 sites accessibility and legibility to surrounding areas, noting its past institutional use has results in its independence from its surrounding context.



5

Stakeholder and Community Engagement

5 Stakeholder and Community Engagement

5.1 Community Engagement

The PSP has been shaped by extensive community consultation, providing meaningful opportunities for people to reflect on their cultural connection to the site.

DevelopmentWA (in conjunction with Shape Urban) led the engagement process from the outset to ensure community contributions were considered early and had the greatest opportunity to influence the project. This input informed the Master Plan, which in turn guided the vision and objectives of the PSP. A summary of community engagement activities undertaken and outcomes is outlined below.

Community Surveys (April – May 2024)

A values mapping survey was launched in April – May 2024, with over 300 responses capturing community perceptions, values and aspirations for the site. Other broader community consultation included two public drop-in sessions in December 2024 and an additional online survey, supported by an open email channel for further community input. Key outcomes from the survey are outlined in **Section 3**.

Focus Groups (January 2024 – June 2025)

A series of focus group sessions informed the Cultural Context Strategy and Place Narrative, which set the five key place narratives informing the Draft Master Plan (discussed at **Section 3.5**). 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, education 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.

Community Reference Groups (November 2024 – June 2025)

A Community Reference Group (**CRG**) was established following an online community values survey (undertaken by third party Painted Dog Research between April and May 2024).

Recruitment was conducted via an expression of interest process (14–27 October 2024), using flyers distributed within 1.5 km of the ECU Mount Lawley campus, geotargeted Meta ads, emails to the project database, and direct approaches to local schools, community organisations, sporting clubs, and environmental groups. A total of 154 nominations were received, and the group of 30 participants was established.

The CRG included local residents, business owners, sporting clubs, community groups, environmental representatives, ECU/WAAPA representatives, and MLSHS 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.

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.

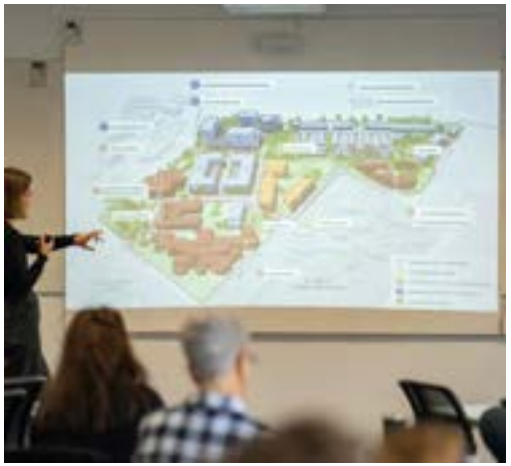
Public Submission Periods (June – October 2025)

The project has provided opportunities for public submissions to be made throughout the planning process.

- The Draft Master Plan was publicly advertised in June and August 2025, receiving 290 written submissions, with feedback incorporated into the final Master Plan.
- MRS Amendment 1443 was advertised in September–October 2025 for 42 days, resulting in two public submissions.













5.1.1 Key Engagement 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 and PSP:

- **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.
- **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.



5.2 Stakeholder Engagement

5.2.1 Governance Groups

In line with SPP 7.2 guidance, stakeholder engagement included State and local government agencies and service providers, ensuring that agency input was integrated into the precinct structure planning process. This was undertaken both through direct engagement with the City of Stirling, DPLH and key agencies, as well as the establishment of a formal Governance Framework by DevelopmentWA. This Governance Framework includes:

Government Steering Committee

The Government Steering Committee consisted of representatives from DevelopmentWA, Government, DPLH, City of Stirling, Department of Education, Development of Creative Industries, Tourism and Sport. The Committee met quarterly to provide cross-government strategic oversight of the project.

Project Steering Group

The Project Steering Group consisted of DevelopmentWA, DPLH, City of Stirling, Department of Education, Development of Local Government, Sport and Cultural Industries. The Group met quarterly to drive agency collaboration across planning and delivery activities and support timely and coordinated implementation of the project.

Technical Officers Group

The Technical Officers Group comprised of members of the DPLH – Land Use Planning division and the City of Stirling – City Futures department. Meetings were held with the group to Provide ongoing briefings and invite discussion and feedback to inform the planning process.

As well as periodic meetings as required pre-lodgement and post-lodgement of MRS/LPS Amendment and monthly technical meetings during preparation of the PSP.



5.2.2 Broader Agency Engagement

A schedule of broader agency engagement, outlining the purpose and key outcomes, is provided in **Appendix A**. Engagement activities included:

- A high level of engagement with Planning Officers of the DPLH – Land Use Planning division and the City of Stirling – City Futures department. This included meetings to provide ongoing briefings and invite discussion and feedback to inform the planning process, as well as monthly technical meetings during preparation of the PSP.
- Engagement with the City of Stirling technical teams including the City's parks, transport and engineering teams.
- Two briefings to the WAPC Chairperson, to provide project updates.
- Frequent briefings to City of Stirling Elected Members, providing updates on the project, community feedback on the Master Plan, next steps for its finalisation, and progress on statutory planning processes. This included updates on the community engagement process, the Master Plan, MRS Amendment, preparation of the PSP and technical reports in progress.
- Meetings with key stakeholders and agencies, including the Western Australian Planning Commission Chair, Public Transport Authority, Department of Transport and Major Infrastructure, Main Roads WA, Water Corporation, Department of Water and Environmental Regulation, Department of Biodiversity, Conservation and Attractions, and Mount Lawley Senior High School.

During the early stages of the MRS Amendment process, feedback was sought from all relevant agencies to identify key considerations for the project's future planning. In addition to the agencies listed above, this included ATCO Gas, Department of Health, Department of Fire and Emergency Services, Department of Communities, Department of Energy and Economic Diversification, Department of Primary Industries and Regional Development, and the Department of Local Government, Industry Regulation and Safety.

6

ECU Mount Lawley Master Plan

6 ECU Mount Lawley Redevelopment Master Plan

This Master Plan was developed by DevelopmentWA and its Project Team during 2025 through a comprehensive process of design, research, engagement, and collaboration with the community and key stakeholders.

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 this PSP as well as future design guidelines, subdivision and development. The Master Plan sought to ensure future development balances community's goals and needs with the strategic context and broader State and local planning framework.

This Master Plan was developed through a comprehensive process of design, research, engagement, and collaboration with the community and key stakeholders. 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. The Master Plan is shown at **Error! Reference source not found.Error! Reference source not found.** and **Error! Reference source not found.**, illustrating an intent to provide a variety of housing, open space, community and education uses.

The Master Plan is guided by six strategies that set the overall direction for the redevelopment (refer **Error! Reference source not found.**). Together, these strategies, alongside a set of objectives and actions, have been prepared consistent with State Planning Policy No.7.2. The Master Plan strategies are reflected through the six objectives of the PSP, forming the basis of **Section 7.0** – Design Response.



Figure 17 Master Plan Strategies



Figure 18 ECU Mount Lawley Redevelopment Master Plan (2D)



Figure 19 ECU Mount Lawley Redevelopment Master Plan (3D)

7

Design Response

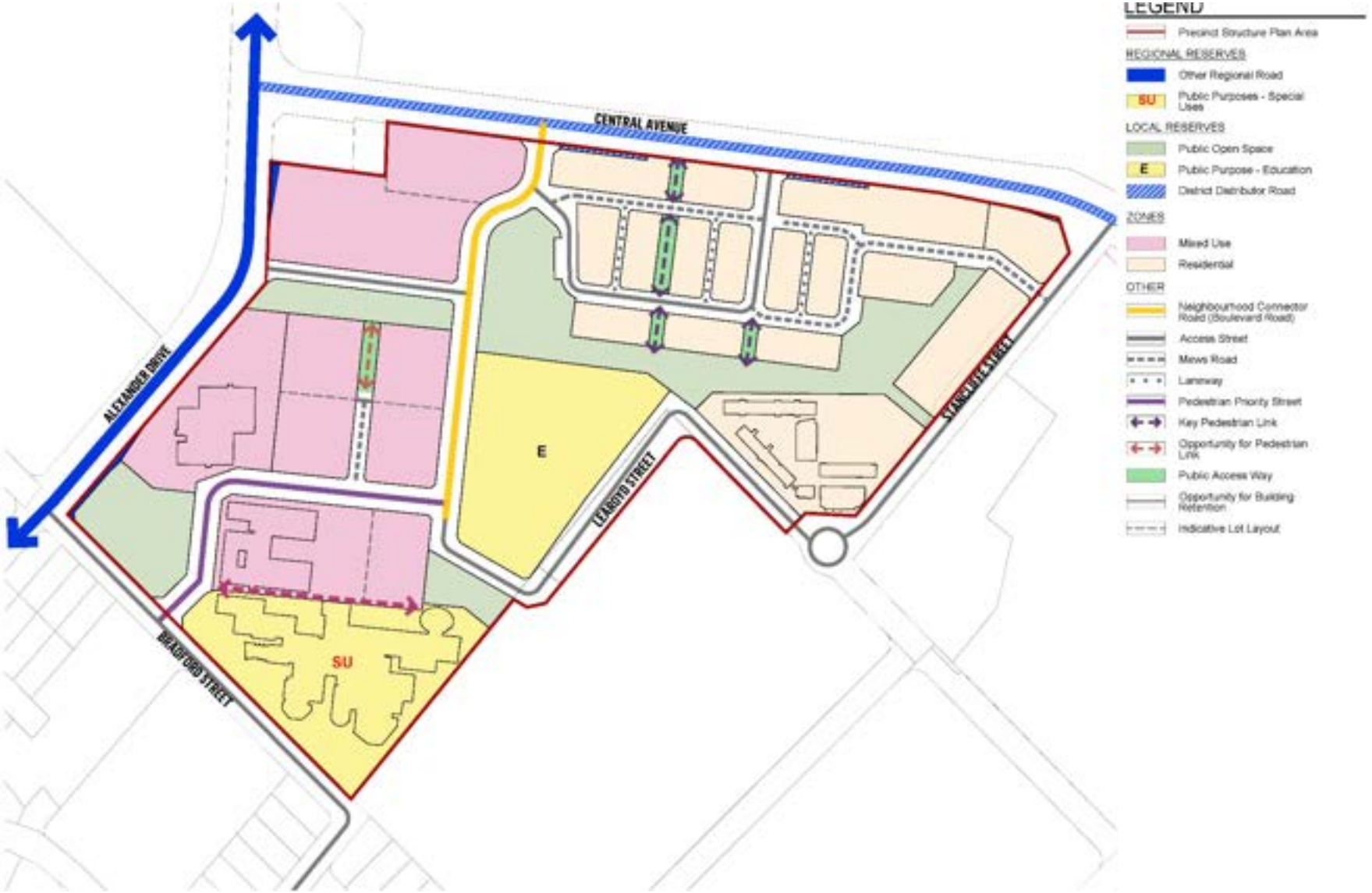


Figure 20 PSP Part Two Plan

7 Design Response

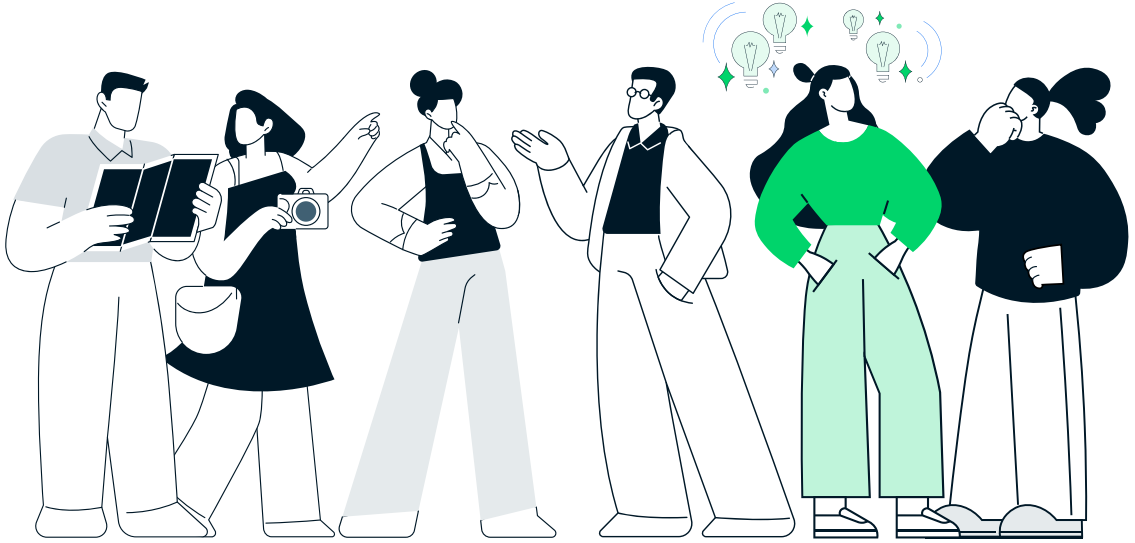
7.1 Vision

The vision for the ECU Mount Lawley PSP 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'.



7.2 Objectives

The PSP seeks 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 SPP 7.2 and the ECU Mount Lawley Redevelopment Master Plan, the objectives of this PSP are as follows:

URBAN ECOLOGY

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.

URBAN STRUCTURE

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.

LAND USE

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.

MOVEMENT

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.

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.

BUILT FORM

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.

7.3 Character Areas

Having regard for the vision and objectives of the PSP and the considerable contextual analysis and engagement undertaken, the PSP designates three character areas with each having a distinctive vision, aspiration and character which seamlessly integrates to deliver a vibrant mixed-use precinct. The three character areas are outlined in **Error! Reference source not found.** .

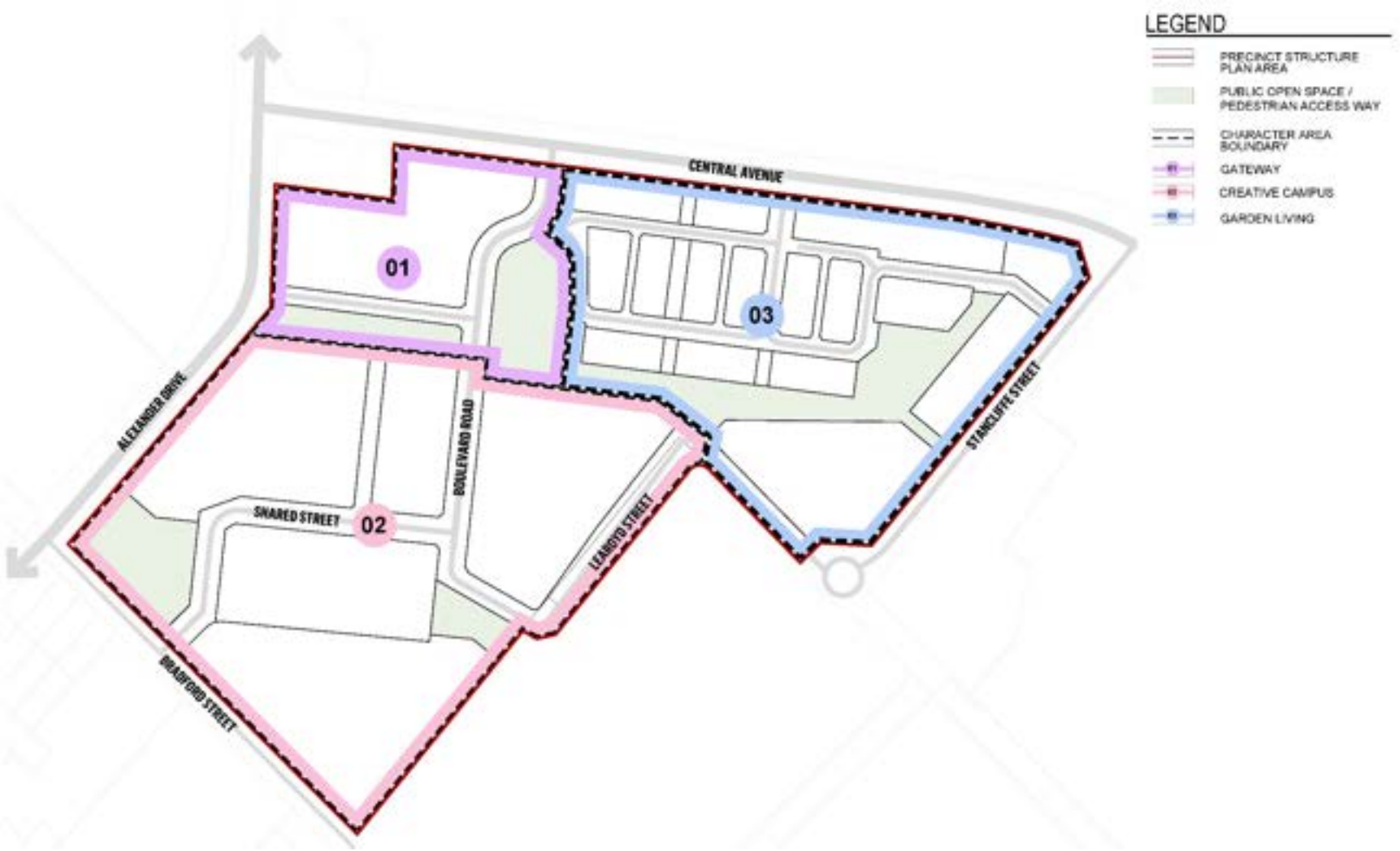


Figure 21 Character Area Plan

Creative Campus Character Area

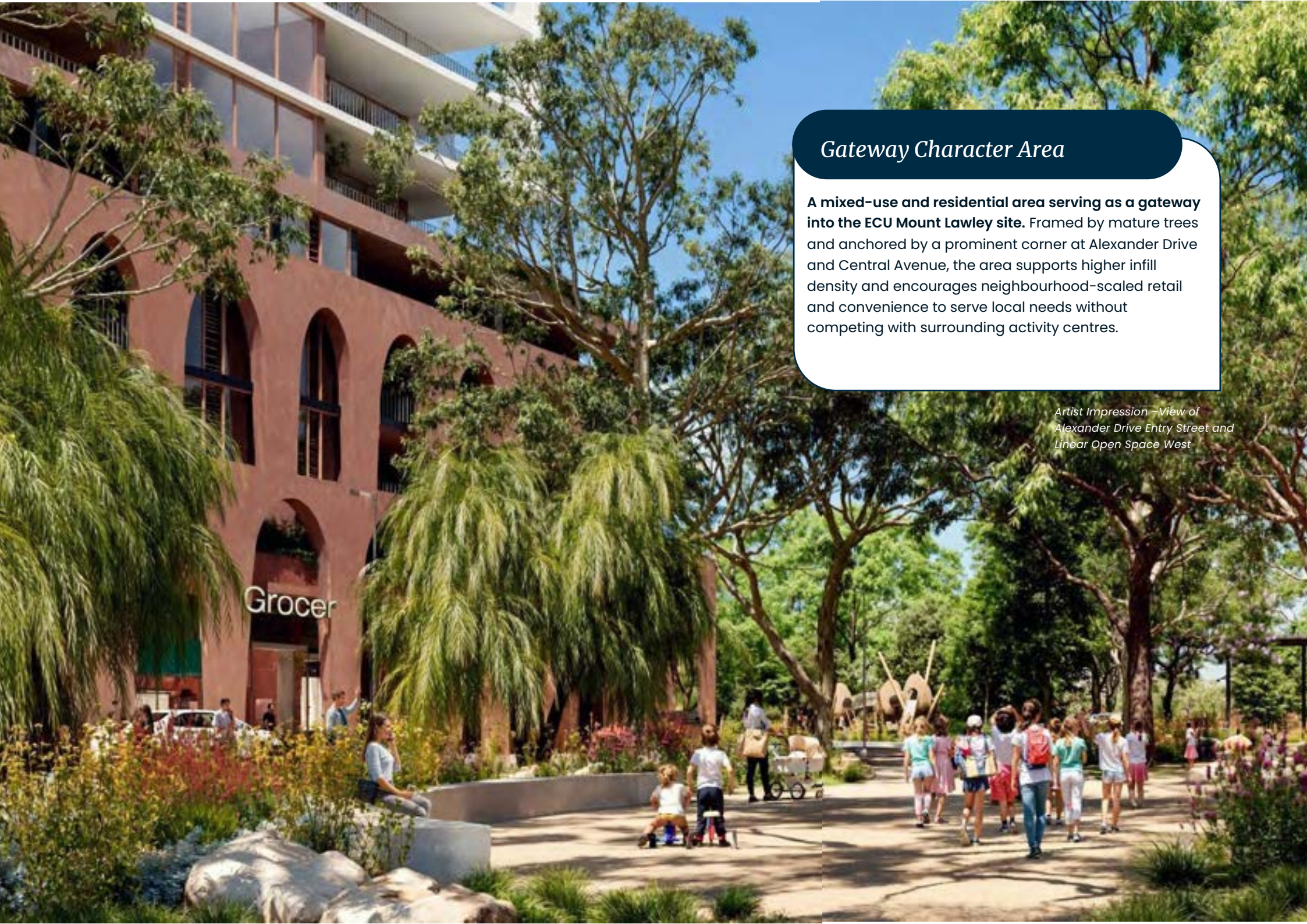
A vibrant hub that honours the rich history and dynamic spirit of the existing university campus. This area builds on the adaptive re-use of the WAAPA, Library and Administration buildings, to provide a network of retained campus fabric which will honour the sites education and creative history. A new compact, urban format primary school will bring vibrancy and interface seamlessly with the broader precinct. Activated through thoughtfully curated retained buildings, new multi residential housing opportunities and vibrant new public spaces, this area is centrally located and will be the creative heart of the precinct.



Artist Impression – View of Creative Campus Shared Street

Gateway Character Area

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.



Artist Impression –View of Alexander Drive Entry Street and Linear Open Space West

Garden Living Character Area

A residential area nestled among a green, garden lifestyle. Supporting medium-density townhouses and smaller scale infill density 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.



Artist Impression – View of the Linear Park (East) (looking towards the townhouses)

7.4 Urban Ecology

Design Element 1 of the SPP 7.2 Precinct Design Guidelines requires consideration of 'Urban Ecology', specifically in developing a holistic understanding of the built and natural environment of the site and its wider context. The SPP 7.2 Design Element Objectives and Design Responses are summarised in **Table 5** and **Figure 22** below, with key considerations outlined in further detail in subsequent sections.

Table 5 Urban Ecology – Element Design Response

No.	Design Element	Design Element Response
O1.1	To protect, enhance and response to the ecological systems of the precinct	▪ The PSP enhances the site's natural landscape by retaining and building upon its established green character, reflecting Mount Lawley's character as a garden suburb. ▪ The PSP seeks to preserve existing mature trees and explores opportunities to integrate them within both the public and private realm, together with new planting. ▪ The PSP is supported by landscaping with street trees and other planting treatments as outlined in the Landscape Master Plan.
O1.2	To enhance sense of place by recognising and responding to Aboriginal, cultural and built heritage	▪ The PSP has been informed by a Cultural Context and Place Narrative strategy which identifies a series of place narratives to guide the next stages of detailed design and planning. ▪ The PSP seeks to 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. ▪ The PSP celebrates the sites creative and learning history by exploring opportunities to repurpose retained campus buildings for cultural and creative uses, as well as introduce a new primary school to continue the sites education legacy. ▪ The PSP supports the development of flexible spaces that will evolve into focal points for community gathering and activity as well as artistic and cultural practice.
O1.3	To reduce the environmental and climate change impacts of the precinct development	▪ The PSP adopts sustainable water conservation, water management and groundwater management principles as outlined in the Water Management Report (**Appendix D**).

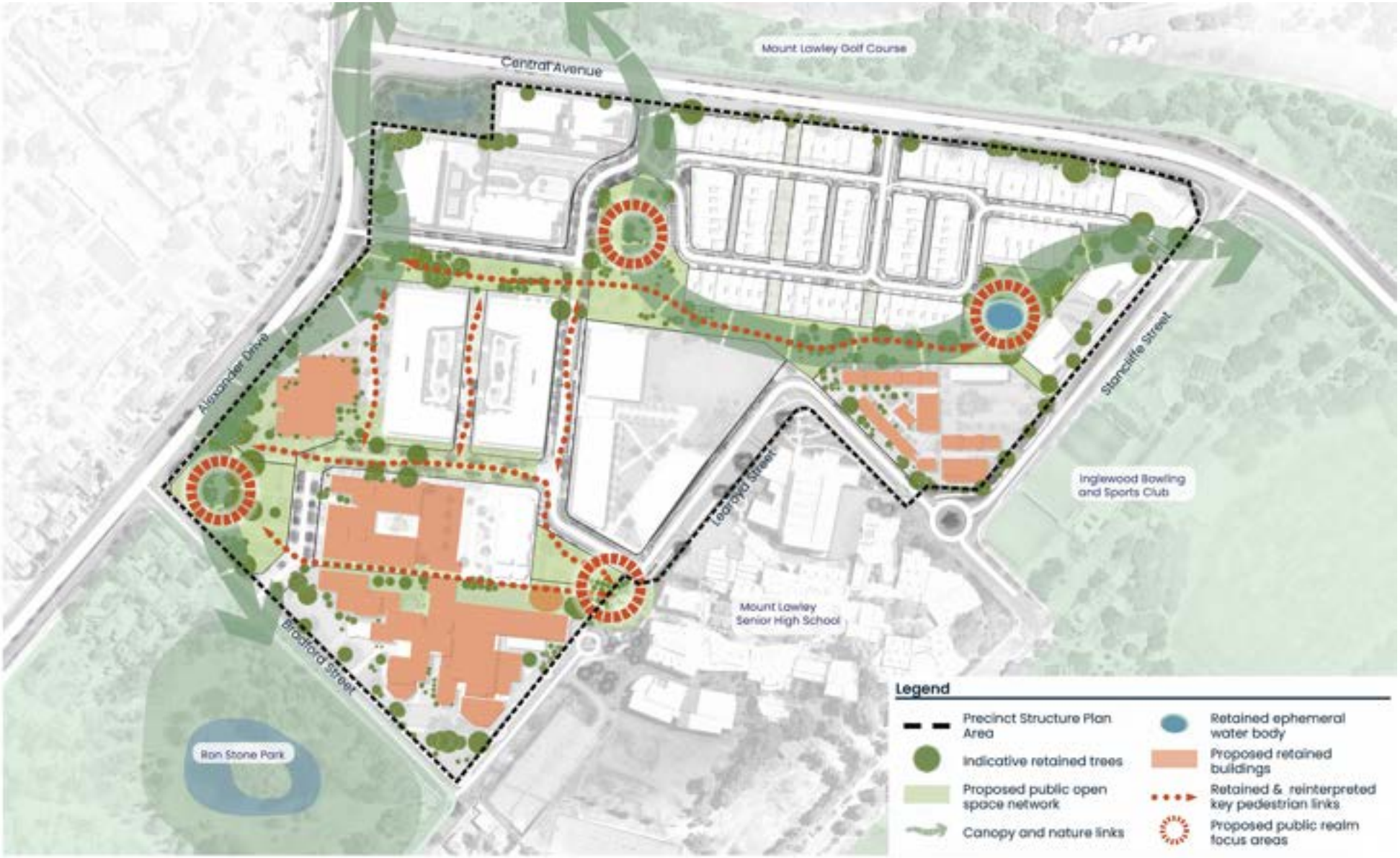


Figure 22 Urban Ecology Plan

The PSP is informed by detailed environmental and water management investigations, ensuring it responds to the site's ground conditions with safe, compliant, and sustainable measures. These measures are detailed in the EAMS at **Appendix C** and WMR at **Appendix D**, with a summary of key urban ecology strategies provided below.

7.4.1 Topography and Ground Conditions

To facilitate the redevelopment, a significant amount of 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 nature of the site's soils, particularly permeability, is a critical element in determining an appropriate drainage strategy. The PSP design incorporates these levels into the road network, POS locations, and drainage planning.

Given the mapped 'moderate to low' risk of ASS within 3 metres of the natural soil surface, and 'high to moderate' risk beyond 3 metres, the PSP requires that any intrusive works in higher-risk areas be supported by a detailed ASS investigation and management plan.

The EAMS recommends a Construction Environmental Management Plan (**CEMP**) is 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.

7.4.2 Site Contamination

DevelopmentWA has appointed Aurora Environmental to investigate and manage residual contamination risks. Investigations are well progressed and will continue to ensure risks are fully understood and addressed in accordance with the *Contaminated Sites Act 2003.* The findings to date are detailed in Section 2.0 and the EAMS, which has been informed by a Detailed Site Investigation.

A revised Site Management Plan has been developed by Aurora Environmental for the entirety of the subject site, reflecting the additional information from the investigations completed by Aurora Environmental recognising that the full extent of historical landfill material has not been fully delineated and further investigations are required. The data derived from completed and on-going investigations will be used to develop a strategy to manage risks during the redevelopment of the site and will include remediation and validation to ensure the site is suitable for its intended end use, consistent with this PSP. The implementation of the strategy will be guided by a Remediation Action Plan or similar, and independently reviewed by the CSA, ensuring compliance with the *Contaminated Sites Act 2003.*

7.4.3 Environmental Values

The PSP promotes a development layout that avoids and minimises impacts on environmental values where practicable. As described in **Section 2.0** and the EAMS, given the degraded condition and limited extent of habitat, fauna diversity and abundance is expected to be low, with only mobile species adapted to urban environments likely to persist.

The PSP has responded to site-specific environmental attributes and values where necessary, including the provision of wide road reserves and open space to support tree retention. The PSP will be supported by landscaping with street trees (native and non-native species) and other treatments that incorporate new plantings in line with the Landscape Master Plan (**Appendix F**).

The retention of large trees across the site will retain habitat value for black cockatoos, while planting with appropriate plant species will provide an opportunity to enhance local biodiversity values within the subject site, including black cockatoo habitat. This aspiration has been carefully considered in the development of the PSP and will continue to be embedded as the site layout and landscaping design is refined. To achieve this outcome, the EAMS recommends the following:

- Develop the subject site in accordance with the PSP and Landscape Master Plan (**Appendix F**) to retain large trees that provide habitat value for black cockatoos and other fauna species.

- Clearing of large trees should be avoided or minimised to the extent required to remediate contamination and for infrastructure servicing.
- Tree retention strategies should continue to be developed in consultation with stakeholders.
- Mitigate clearing within the subject site by undertaking planting with native plant species to enhance local biodiversity values, including suitable plant species that provide high value foraging resources for black cockatoos. However, black cockatoo foraging plants should not be planted in areas adjacent to busy roads to discourage foraging in locations where there is a higher risk of vehicle strike. As a guide, foraging plants should be planted within 10 m of busy roads.
- Prepare a Construction Environmental Management Plan to outline strategies on how impacts to fauna will be managed during construction.

7.4.4 Water Management

There is no significant water related impediments to redevelopment of the subject site, with the WMR recommending several strategies to manage the total water cycle whilst enabling redevelopment of the site to occur. Refer to **Appendix D** – WMR and **Appendix F** – Landscape Master Plan. A summary of the key stormwater drainage, groundwater, water quality management and sustainable water conservation management strategies is provided below.

Stormwater Drainage

The key objectives for surface water management for the PSP are to:

- Protect infrastructure and assets from flooding and inundation
- Protect receiving environments from the impacts of urban runoff
- Provide opportunities for urban greening, cooling and habitat creation through the application of water sensitive urban design principles.

To achieve this outcome, the WMR recommends:

Frequent events – development of the PSP area will retain at least the first 15 mm of rainfall within all private lots in accordance with relevant guidelines. Road reserves are designed to passively irrigate street trees and vegetation, managing the first 5 mm of runoff on-site. Remaining runoff from frequent events is managed in on-site retention and detention areas.

- **Minor and Major Events** - runoff from the 20% Annual Exceedance Probability (**AEP**) event will be contained within the road drainage network to ensure serviceability.
  On-site retention is prioritized as close to source as possible, using underground infiltration systems to capture runoff from impervious surfaces.
- Where it is not possible to accommodate at-source retention of all events up to and including the 1% AEP event, stormwater flows will be collected and conveyed to the retained southern basin within the site, and the Bradford Street compensating basin to the south. Specific requirements for key land uses include:
  - Townhouse lots – soakwells to store and infiltrate the first 15 mm of rainfall, in line with DWER (2017) and City of Stirling criteria. Runoff from larger events will enter the road drainage network and discharge to site basins or Bradford Street compensating basin depending on the catchment.
  - Mixed Use and Public Purpose (Education) – each lot will be required to retain and infiltrate on-site up to and including the 10% AEP event including underground infiltration systems, roof and rain gardens, rainwater tanks (or combination of these). While unlikely, should containment cells be required to address contamination issues (or where there are retained buildings within lots), the delivery of underground infiltration systems may be constrained and require consideration of alternative approaches.

Groundwater

The key objectives for the ground water management for the PSP are to:

- Protect infrastructure and assets from flooding and inundation by high seasonal groundwater levels, perching and/or soil moisture.
- Protect groundwater dependent ecosystems from the impacts of urban runoff.
- Manage and minimise changes in groundwater levels and groundwater quality following development.

To achieve this outcome, the WMR recommends the following strategies:

- Subsoil drainage and imported fill to ensure adequate separation to groundwater.
- Ensure infiltration of stormwater runoff, consistent with existing conditions.
- Use of bio-retention areas within raingardens, tree pits and swales to improve groundwater quality compared with the existing conditions.

Water Quality Management

Retention and infiltration of more than the first 15 mm of runoff will help reduce pollutant movement to downstream environments, supported by sandy soils and adequate clearance to groundwater across most of the site.

Road reserves will incorporate water sensitive urban design, enabling passive irrigation of street trees and vegetation, with the first 5 mm of runoff managed in place and additional flows directed to underground infiltration systems and a retained ephemeral basin. This basin, fed by a vegetated linear swale through central public open space, will use phosphorus-retentive soils and nutrient-retentive native plants for biofiltration, and will be designed to drain within 96 hours to avoid stagnant water and mosquito breeding.

The vegetated drainage elements will follow recognised biofiltration guidelines, improving stormwater quality while also supporting tree planting and reducing urban heat.

Sustainable Water Conservation Management

The PSP incorporates Water Sensitive Urban Design (**WSUD**) principles to manage stormwater, improve water quality, and support sustainable water use.

The stormwater network has been designed to intercept and manage runoff through a series of vegetated swales, biofiltration systems, and permeable surfaces. These elements work together to gather, treat, and slow the movement of stormwater, allowing for effective removal of pollutants and sediments before water leaves the urban environment.

The ephemeral east-west swale plays a major role in this process by slowly conveying water toward the existing lake and providing opportunities for infiltration and nutrient uptake by planting, improving the quality of water entering the lake downstream.

Stormwater detention and treatment is supported by a combination of the retained southern ephemeral basin and smaller distributed landscaped detention areas integrated within public open space and streetscapes. The design is also mindful of the relatively high groundwater contours on site, ensuring that infiltration and stormwater retention strategies provide a functional landscape which responds to seasonal water levels.

The PSP seeks to facilitate the integration of WSUD principles to deliver urban greening, improved water quality and more sustainable use of water resources.

7.4.5 Existing Trees and Green Network

The PSP responds to site specific environmental attributes by establishing a connected green network that supports the retention of existing mature trees and the delivery of new canopy across the precinct. Wide road reserves and areas of public open space are deliberately configured to retain high value trees where feasible and to provide sufficient soil volumes and growing conditions for long term tree health.

The PSP places a strong emphasis on landscape led outcomes, including street trees and planted open spaces, guided by the Landscape Master Plan. A mix of native and non-native species will be used where appropriate to support canopy continuity, urban cooling and resilience to local site conditions.

Retention of mature trees contributes to habitat values for black cockatoos and other fauna species and supports ecological connectivity within the surrounding urban environment. New planting will complement retained vegetation and enhance local biodiversity values over time, strengthening the ecological function of the precinct while maintaining Mount Lawley's established garden suburb character.

7.4.6 Cultural Context

The PSP 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 (including Noongar engagement) and research (discussed at **Section 5.0**), a Cultural Context and Place Narrative has been developed to guide the Master Plan, which has now translated to the PSP. While the site has no formal statutory heritage, it recognises that the sites former uses, including its University use, has a unique history worth sharing within the new development, and therefore

Within the PSP and as planning progresses, the five place narratives will continue to act as a reference point to support design development and ensuring the sites future redevelopment remains grounded in its sense of place. The PSP provides key opportunities including adaptive reuse of existing buildings to retain cultural and architectural heritage.

The Landscape Master Plan (**Appendix F**) further demonstrates how cultural context can be expressed within the public realm through the creation of distinct character areas, cultural gathering spaces and landscape elements that reference Whadjuk Noongar connections to Country, the site's creative history and its educational legacy.

Examples include the integration of cultural storytelling within open spaces, the use of planting, materials and spatial sequencing to reflect local narratives and the provision of flexible public spaces that support community gathering, learning and creative activity. These finer grain elements will be explored and refined through subsequent stages of detailed design and planning.

7.5 Urban Structure

Design Element 2 of the SPP 7.2 Precinct Design Guidelines requires consideration of 'Urban Structure' with the intent that it should be robust, flexible and legible, and designed to support the intended function and built form of the precinct. The SPP 7.2 Design Element Objectives and Design Responses are summarised **Table 6** and **Figure 23** below, with key considerations outlined in further detail, in subsequent sections.

Table 6 Urban Structure – Element Design Response

No.	Design Element	Design Element Response
O2.1	To ensure the pattern of blocks, streets, buildings and open space responds and contributes to a distinct, legible precinct character	▪ The PSP is structured by a network of retained and enhanced connections that link the site to key external destinations, restitching the site back into the surrounding area. ▪ The urban structure of the Garden Living Character Area has considered the regular street layout of Mount Lawley and Inglewood and open space distribution in Menora and Coolbinia. ▪ The PSP accommodates key existing campus buildings, including WAAPA, the Library, and the Administration building, with the potential to create a central cultural and educational hub. This will celebrate the current campus experience and institutional layout within future development, establishing a distinctive point of difference and a unique sense of place.
O2.2	To promote an urban structure that supports accessibility and connectivity within and outside the precinct.	▪ The PSP is framed by two primary connections – a north-south Boulevard Road and an east-west Access Street and linear green link. ▪ The PSP's robust framework enhances internal site integration while aiming to better connect the site with the broader community, including MLSHS, the transport network, including public transport, and surrounding 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.

O2.3	To ensure the urban structure supports the built form, public realm and activity intended for the precinct.	▪ The PSP establishes three character areas to establish an identifiable urban structure, 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 northwest, on the corner Alexander Drive and Central Avenue. ▪ The PSP proposes enhanced arrival experiences from key interfaces will reflect each character area and improve integration between the broader precinct and the surrounding community.
O2.4	To ensure an adaptable urban structure that can respond to and facilitate change within a precinct.	▪ The PSP creates flexible and adaptable development sites to cater for a variety of uses which can staged accordingly and respond to market conditions. ▪ The PSP leverages undeveloped areas along the north within a flexible structure for medium density housing nestled amongst green amenity and key gateways.

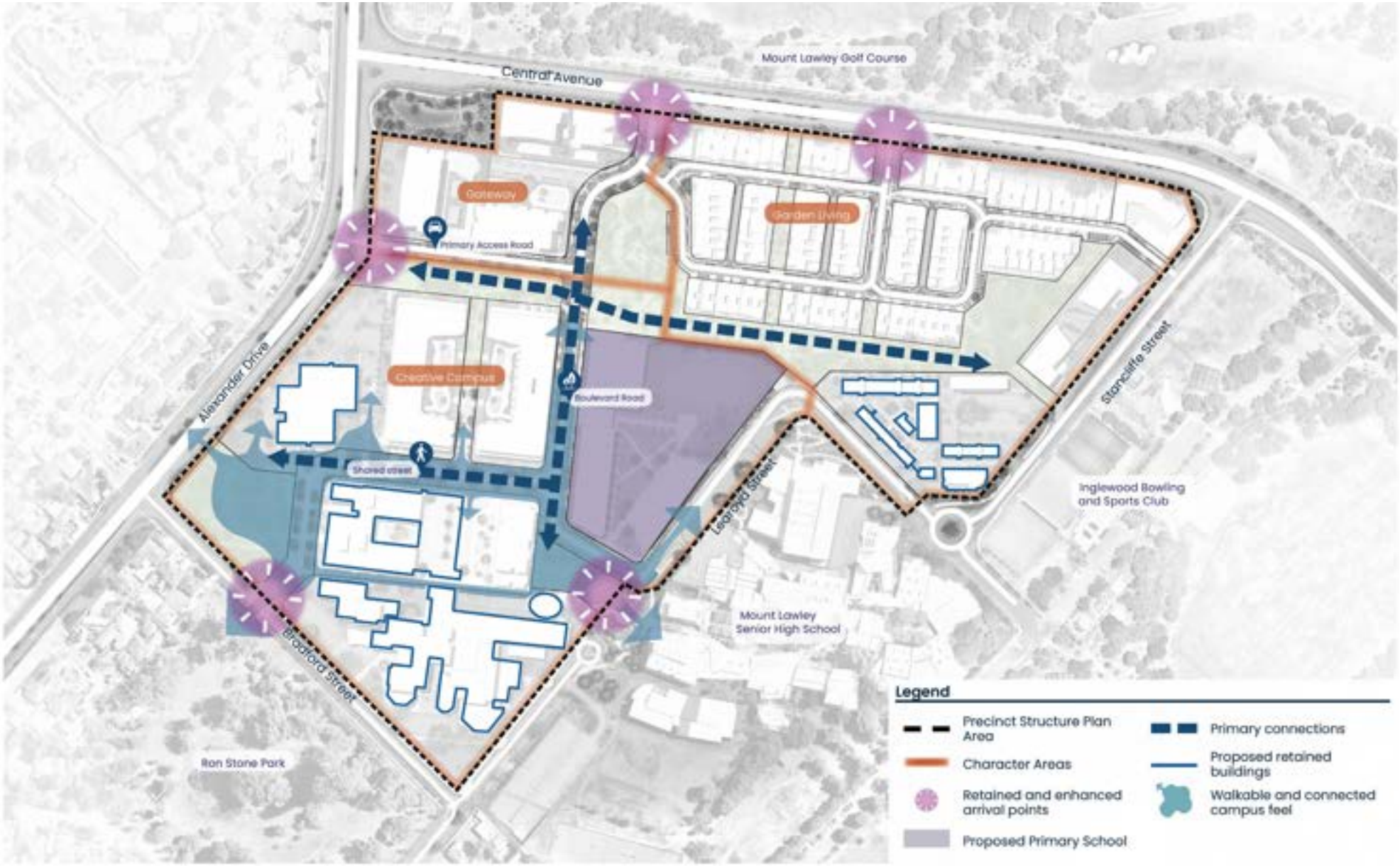


Figure 23 Urban Structure Plan

7.5.1 External Connections

The site benefits from its strategic location close to the Perth CBD and a range of surrounding amenities (refer **Figure 24**). 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.

Although the site benefits from this context, its historic institutional use has resulted in a relatively inward-facing layout with limited connections to surrounding streets and neighbourhoods. The physical structure of the PSP is therefore 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.



Figure 24 External Connections

7.5.2 Structural Layout

The PSP integrates residential, educational, community and recreational uses to support daily life and strengthen local connections. The three character areas are designed to establish a clear and recognisable urban structure, each with a distinct identity that integrates seamlessly with the broader precinct.

The overall structure of the PSP area is anchored by two primary linkages - a north–south Boulevard Road and a linear green link that runs horizontally from Alexander Drive to Stancliffe Street (with vehicle access to the site from Alexander Drive provided via an east–west Access Street, through to the Boulevard Road).

These strong, legible and green connections will improve movement within the site and strengthen links to the wider community, including Mount Lawley Senior High School, Alexander Drive, Central Avenue, nearby recreation spaces, and the established neighbourhoods of Mount Lawley, Menora and Inglewood.

Strong north-south and east-west linkages through the site, as well as an identifiable gateway on Alexander Drive, offers opportunities for the site to better connect with existing public transport services, enhancing accessibility for residents, students and visitors. A clear and legible network of streets, pathways and open spaces will encourage movement, gathering and interaction throughout the precinct. The urban structure is designed to allow for flexible staging and long-term adaptability, while maintaining and enhancing the site's distinctive landscape character. The urban structure of each character area is further discussed below.

Gateway Character Area

The Gateway Character Area forms the most visually prominent corner of the site, establishing a strong visual and functional connection between the site and its surrounding streets. Located on the corner of Alexander Drive and Central Avenue and sleeved by a City of Stirling-managed drainage basin (which sits outside the PSP boundary), it is designed to be highly accessible and legible, creating an identifiable landmark and signal into the precinct.

The structure of this character area is defined by a clear street and path network that links directly to the north–south Boulevard Road and east–west linear open space, ensuring seamless movement into and through the precinct and improved connections for pedestrians and vehicles.

Built form in this area should be arranged to frame key entry routes, create active frontages, and provide a sense of enclosure and identity. Public spaces are integrated with transport connections, offering opportunities for gathering and orientation while supporting pedestrian and cyclist movement through well-connected pathways, strong desire lines and prioritisation of safety, amenity and comfort.

The interface with Alexander Drive leverages proximity to public transport, enabling convenient access and reinforcing its role as a hub of activity. Landscape elements and open space are used to soften the transition from the surrounding streets into the precinct, while signalling the site's character and quality. The design supports adaptability over time, allowing the area to respond to changing needs while maintaining its role as the precinct's primary point of arrival. The layout of the mixed use development site has also had consideration for appropriate servicing and potential staging, considering opportunities for it to be delivered in a single, or multiple, stages.

Creative Campus Character Area

The Creative Campus Character Area seeks to build on the site's legacy of learning and the arts by facilitating opportunities for adaptive reuse of existing buildings (WAAPA, Library, and Administration). These buildings will shape a Creative Arts and Education Hub that reflects and celebrates the site's cultural and academic history. Retaining landmark buildings and maintaining key campus linkages and vistas can celebrate the existing campus experience and institutional layout, creating a distinctive sense of place.

The urban structure of the Creative Campus is defined by a clear network of streets and pedestrian links that connects educational, residential and public spaces, ensuring permeability and integration with the broader precinct. This structure supports both the preservation of the site's existing character and the introduction of new uses, creating a dynamic and adaptable environment that will continue to foster education, creativity and community life.

Centrally located within the broader precinct, the primary school occupies a compact 1.6ha site which has a direct interface with Mount Lawley Senior High School to the south-east, enabling strong educational connections. This site also interfaces directly with the Boulevard Road to the west and linear public open space link to the north, ensuring the primary school integrates seamlessly with the broader precinct. A carefully integrated 'School Green' public realm area to the immediate south of the primary school will include a relocated school bus stop with shade and amenities to accommodate students from both the primary school and MLSHS.

A new residential development opportunity, located in the northernmost part of the character area, plays an important role in delivering new housing and framing the corner of the Boulevard Road and Access Road to the east. This site has been structured for flexible delivery, able to support a number of subdivision configurations depending on market demand and release timing by DevelopmentWA.

Garden Living Character Area

The Garden Living Character Area is a medium density residential neighbourhood built around a network of community green spaces, reflecting the village character of Mount Lawley and its surrounds. Drawing on the site's established landscape qualities, it offers a green and connected environment that contrasts with the urban intensity of the Creative Campus and Gateway Character Areas.

Its urban structure is based on a flexible grid, formed by a fine-grained network of local streets, laneways, public accessways and pedestrian links. This layout prioritises walkability and connects directly to the precinct's primary movement corridors — the north–south Boulevard Road and the east–west linear green link. The structure is designed to allow for staged delivery, enabling the neighbourhood to evolve over time while retaining a cohesive identity.

Medium density terrace housing is positioned to maximise views and access to green spaces, with front gardens, landscaped streets and a linear open space that doubles as a key pedestrian movement spine. These green elements create strong visual and physical links to the wider precinct landscape, reinforcing the area's 'garden' identity.

The neighbourhood is anchored by the partially retained waterbody to the east, known as ‘Lake Park’, and the adaptive re-use of part of the existing Student Housing Village for future housing. Together, these features frame the eastern portion of the precinct and provide opportunities for housing diversity.

7.6 Public Realm

Design Element 3 of the SPP 7.2 Precinct Design Guidelines requires consideration of 'Public Realm' with a view to providing a range of well-connected, functional and enriching places, appropriate to the function, scale and character of the precinct. The SPP 7.2 Design Element Objectives and Design Responses are summarised in **Table 7** and **Figure 25** below, with key considerations outlined in further detail, in subsequent sections.

Table 7 Public Realm – Element Design Response

No.	Design Element	Design Element Response
03.1	To ensure the public realm is designed to promote community health and wellbeing.	▪ The PSP aims to enhance shade, comfort, and by prioritising retention of existing mature trees where practicable, supported by targeted new planting in accordance with the Landscape Master Plan.
03.2	To enable local character and identity to be expressed in public realm design to enhance sense of place.	▪ The PSP (presented within the Landscape Master Pla) delivers a series of unique open spaces to 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. ▪ Public realm areas offer a difference experience to the expansive recreation areas that surround the site. ▪ Public realm areas integrate with the existing tree lined streets and strong green character of Mount Lawley.
03.3	To ensure that key environmental attributes are protected and enhanced within the public realm.	▪ Public realm areas aim to retain and incorporate existing mature vegetation where feasible and maximise overall tree canopy through a combination of retained trees and new planting, balancing site constraints where required.
O3.4	To ensure the public realm is designed to be inclusive, safe and accessible for different users and people of all ages and abilities.	▪ The PSP encourages social interaction through well-designed and accessible public spaces that provide a mix of passive and active recreation opportunities.
O3.5	To ensure public realm design is integrated with the built form, movement network and landscape of the precinct.	▪ The PSP stipulates key interface controls 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 are guided by controls tailored to the public realm each development faces.



Figure 25 Public Realm Plan

7.6.1 Landscape Master Plan

This PSP is supported by a Landscape Master Plan prepared by Hassell which identifies the landscape vision, objectives, and design responses for the future development of the subject site (refer **Appendix F**).

The landscape vision for the PSP is guided by three key conceptual drivers: Culture, Community and Canopy. These drivers have emerged through cultural engagement, community input and analysis of the site's character, and they establish the foundation for how the landscape will shape the identity and experience of the new precinct.

Guided by the conceptual drivers, the Landscape Master Plan sets out how the precinct's open spaces, planting and public realm will come together to support culture, community and canopy. It turns the drivers into tangible design outcomes by creating a connected network of green routes and gathering spaces that encourage everyday use and reflect the site's evolving identity. A summary of the key landscape responses is provided in the sections below.



7.6.2 Creative Campus Character Area

The Creative Campus Character Area has a modern, youthful and vibrant character with the landscape supporting strong levels of activation and walkability. Retention of trees and planting of new species enhances the experience for people.

Creative Hub Plaza

The Creative Hub Plaza, located on the corner of Alexander Drive and Bradford Street, transforms a previously hardscaped area into a welcoming urban space, connecting the Library and Administration buildings through an expansive community area. The large fig trees within the existing car park and perimeter gum trees are proposed to be retained, providing shade and maintaining their strong contribution to the landscape structure.

The plaza includes a focal pavilion structure, supported by interpretive paving, new planting, lawn areas, seating and integrated lighting. The plaza is intended to function as a lively space for events, performances and informal gathering. Pedestrian connections are reinforced across the plaza, facilitating movement from the Alexander Drive and Bradford Street bus stops through to the new primary school and MLSHS A pedestrian ramp from Alexander Drive is included.

A shared street environment supports vehicle and pedestrian movement from Bradford Street toward the residential areas and primary school, with opportunities to incorporate interpretive elements, such as interpretive paving, within the Creative Hub Plaza, referencing the cultural context and the architectural styles evident at the campus.

A conceptual diagram of the Creative Hub Plaza is provided at **Figure 26,** together with a series of typical cross sections provided at **Figure 27**.



LEGEND

01 - Vehicular entry from Bradford Street
02 - Shared Street
03 - Access to car park maintained
04 - WAAPA to Mount Lawley High School pedestrian connection
05 - Paths connecting to bus stop on Bradford Street and crossings at Alexander Drive
06 - Retained trees
07 - Pedestrian priority paving
08 - Lawn with 200mm concrete upstand
09 - Parking
10 - Gathering space
11 - Seating walls
12 - Pavilion with stage
13 - Administration Building entry
14 - Library Building entry
15 - Grove of trees with seating fronting the Library Building
16 - Service road
17 - Pedestrian ramp to Alexander Drive bus stop
18 - Bus stop
19 - Flexible plaza space
20 - West-east pedestrian spine

Figure 26 - Creative Hub Plaza Concept Plan

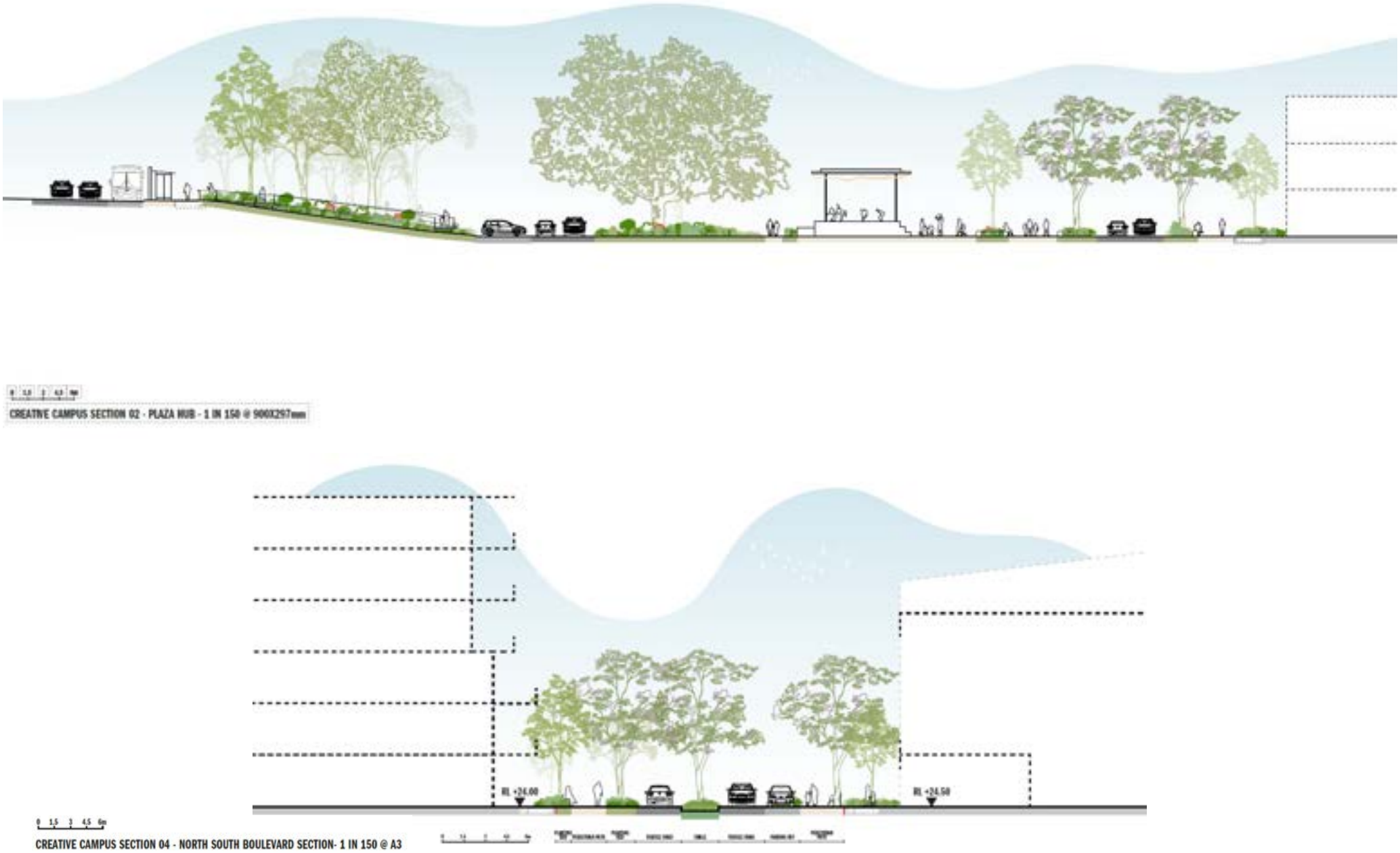


Figure 27 - Creative Hub Plaza Cross Sections



Artist Impression – View of the Creative Hub Plaza looking north-east

Shared Street

The Shared Street is an active, pedestrian focussed environment encouraging people and vehicles to cohabit an important connective space at the heart of the site. The paving for vehicles and pedestrians is composed of the warm block pavers, combined with flush concrete kerbs.

The double avenue of Jacaranda trees provides the main landscape structure. Retained trees adjacent to the Administration building and a variety of newly planted species of differing varieties add diversity. There is a strong layering of native groundcover planting adding texture, colour, seasonality and supporting biodiversity in place. A conceptual plan of the shared street is provided at **Figure 28**.



LEGEND

01 – Block paved pedestrian pathway with seating and planting
02 – Retained trees
03 – Trafficable block paving
04 – Parking
05 – Shared surface access to the west of development lot
06 – Adaptive re-use of Administration Building
07 – Mixed use development lot
08 – Shared surface access to the mixed use development lot
09 – Concrete seater walls
10 – Landscaping to soften the car park interface
11 – Avenue of Jacarandas complemented with additional species such as Pyrus ussuriensis, Delonix regia and Agonis flexuosa

Figure 28 - Shared Street Typical Cross Section

School Green

The School Green, located directly south of the primary school, will accommodate a relocated bus stop from Stancliffe Street, in a central public realm area that connects MLSHS with the subject site. The space provides opportunities for students to gather and connect and functions as a waiting area associated with the bus lay-by located on the adjacent road network. A conceptual plan of the school green and cross section is provided at **Figure 29**.





Figure 29 - School Green Typical Cross Section

7.6.3 Gateway Character Area

The Gateway Character Area creates a welcoming arrival into the site from the north and northwest, shaped by a landscape structure that reflects the natural history of the area and its cultural significance to the Whadjuk Noongar people.

Cultural Garden

A key public realm feature of the PSP is the Cultural Garden a space for play, exploration and cultural expression. The Cultural Garden provides a walking and discovery loop, as well as access to open lawn and seating areas. I The Cultural Garden provides a walking and discovery loop, as well as access to open lawn and seating areas. It is intended to function as a central landscape experience within the PSP area. It will be a place where cultural values and stories are reflected through the character of the outdoor spaces, interpretive elements, public artworks and complementary signage.

The garden includes a group space located at the southern end near the primary school, providing opportunities for gathering and rest within a shaded setting that allows for cultural expression. Opportunities for play are integrated within the trees of the garden, informed by local landscape themes and cultural engagement and supporting everyday use by children.

A discovery path provides a clear route through the garden, linking trees, planting, lawn areas and social spaces.

A conceptual diagram of the Cultural Garden is provided at **Figure 30.** A typical cross section which passes centrally through the Cultural Garden looking northwards is provided at **Figure 31.**

This view captures the retained, new trees and the play structure. It articulates the generous scale of the garden and the prevalence of urban tree canopy. This section passes centrally through the Cultural Garden looking northwards.



Figure 30 - Cultural Garden Conceptual Plan

Figure 31 - Cultural Garden Cross Section





Linear Park West

The Linear Park West is a major green infrastructure component of the PSP. It retains and builds upon the existing tree canopy and establishes a generously scaled landscape corridor that supports community use and active movement within a natural setting. The park provides opportunities for rest, play and interpretation of place. A conceptual plan of the Linear Park West is provided at **Figure 32.**



Figure 32 - Linear Park West Conceptual Plan

7.6.4 Garden Living Character Area

The Garden Living Character Area establishes a new residential neighbourhood with a strong landscape focus and access to generously scaled public open space. The area is characterised by a garden setting with substantial tree canopy, native planting and a remediated ephemeral waterbody. Streets and connecting green links support the establishment of long-term canopy and groundcover planting, incorporating WA wildflowers and selected exotic species consistent with the surrounding neighbourhood character.

Linear Park East

The eastern section of Linear Park creates a landscape experience amongst retained and newly planted trees, native flora as well as integrating a bio-swale with interactive discovery elements. The park is generous in width and benefits from passive surveillance from the town houses, Student Housing Village and the primary school.

A conceptual plan of the Linear Park East and cross section is provided at **Figure 33.**





Figure 33 - Linear Park East Conceptual Plan and Cross Section

Lake Park

The Lake Park centres around an existing ephemeral lake designed to capture stormwater. The existing southern basin will be retained and connected to a vegetated swale through the central public open space. This system will filter stormwater, avoid stagnant water, and remain dry during typical mosquito breeding seasons. A new perimeter path is included to improve accessibility.

It will be the looping terminus to the Linear Park pathway. Opportunities for passive recreation are provided around the water's edge, including decked areas and supporting amenities. A conceptual plan of the Lake Park is provided at **Figure 34.**

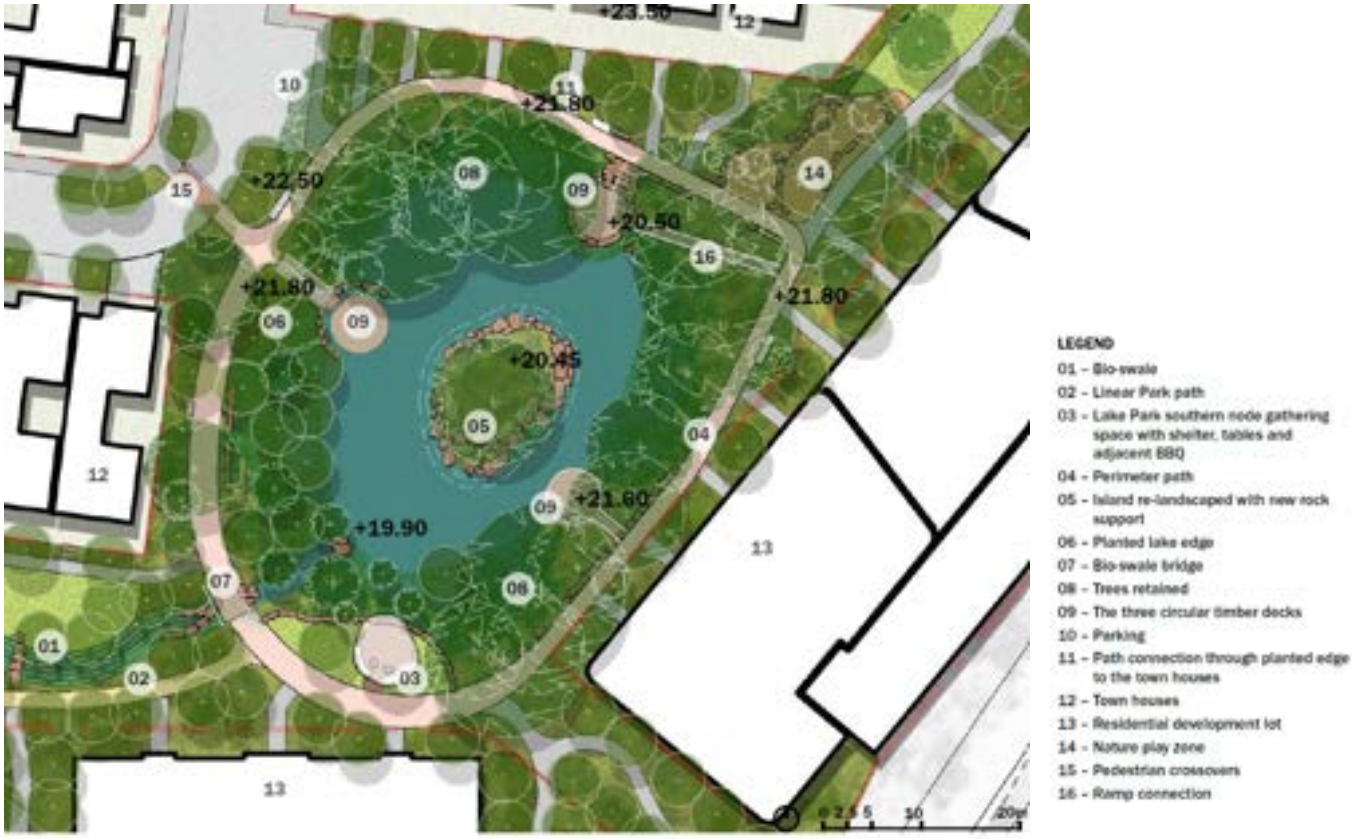


Figure 34 - Lake Park Conceptual Plan

7.6.5 Public Open Space Provision

The PSP makes provision for 2.62ha of creditable public open space, equating to 17.2% of the total development area. **Table 8** below provides a breakdown of the proposed public open space and any deductions applicable to the PSP.

Table 8 Public Open Space Schedule

Public Open Space Schedule		
Site Area		**18.74ha**
Deductions		
Drainage (1:1 Year Event)	0.02ha	
Regional Road Widening	0.03ha	
Public Purpose	3.46ha	
Gross Subdivisible Area		**15.23ha**
Public Open Space @ 10%		
Minimum 80% unrestricted Public Open Space	1.22ha	
Maximum 20% restricted Public Open Space	0.30ha	
Unrestricted Public Open Space	**2.49ha**	
Area 1	0.48ha	
Area 2	0.94ha	
Area 3	0.35ha	
Area 4	0.54ha	
Area 5	0.18ha	
Restricted Public Open Space	**0.13ha**	
Area 2	0.09ha	
Area 3	0.04ha	
Contributing Public Open Space	**2.62ha**	**17.20%**
Unrestricted Public Open Space	2.49ha	
Restricted Public Open Space	0.13ha	

7.7 Movement

Design Element 4 of the SPP 7.2 Precinct Design Guidelines requires consideration of 'Movement', noting that the movement network should respond to the identified movement and place function of the precinct and provide for a range of transport modes. The SPP 7.2 Design Element Objectives and Design Responses are summarised in **Table 9**, **Figure 35** and **Figure 36** below, with key considerations outlined in further detail.

Table 9 Movement – Element Design Response

No.	Design Element	Design Element Response
04.1	To ensure the movement network supports the function and ongoing development of the precinct. distinct, legible precinct character	▪ The PSP retains existing site access points and enables through-site vehicle movement to all surrounding roads at a local scale which can support the precinct while prioritising pedestrian movement. ▪ The PSP proposes a new footpath on Central Avenue to improve walkability and access.
04.2	To ensure a resilient movement network that prioritises affordable, efficient, sustainable and healthy modes of transport.	▪ The PSP delivers central shared streets that support low-speed environments where pedestrians, cyclists and vehicles can safely coexist. ▪ Streetscapes are designed to ensure accessibility for all people and mobilities, including cohesive tree planting strategies within the road reserve and shaded pathways to ensure safe and efficient movement. ▪ Shaded paths are provided through the site, providing connections between key destinations, enhancing safety.
04.3	To enable a range of transport choices that meet the needs of residents, workers and visitors.	▪ The PSP proposed to relocate the existing school bus stop from Stancliffe Street to a more central forecourt node immediately south of the proposed primary school, just north of MLSHS, enhancing accessibility and safety. ▪ It establishes clear pathways to connect bus stops on Alexander Drive with key streets and destinations across the precinct.
O4.4	To ensure the quantity, location, management and design of parking supports the vision of the precinct.	▪ The PSP integrates parking areas within built form, either within basements structures (where possible) or podiums, located behind active frontages, as well as streetscapes to ensure they are not visually or physically intrusive to the public realm.

This section presents the proposed movement strategy for the PSP, highlighting the planned connectivity between key destinations with the external street environment. A detailed Transport Impact Assessment (**TIA**) and Parking Management Plan (**PMP**) has been prepared to accompany the PSP at **Appendix B**. A summary of the key movement strategies is provided in the sections below.

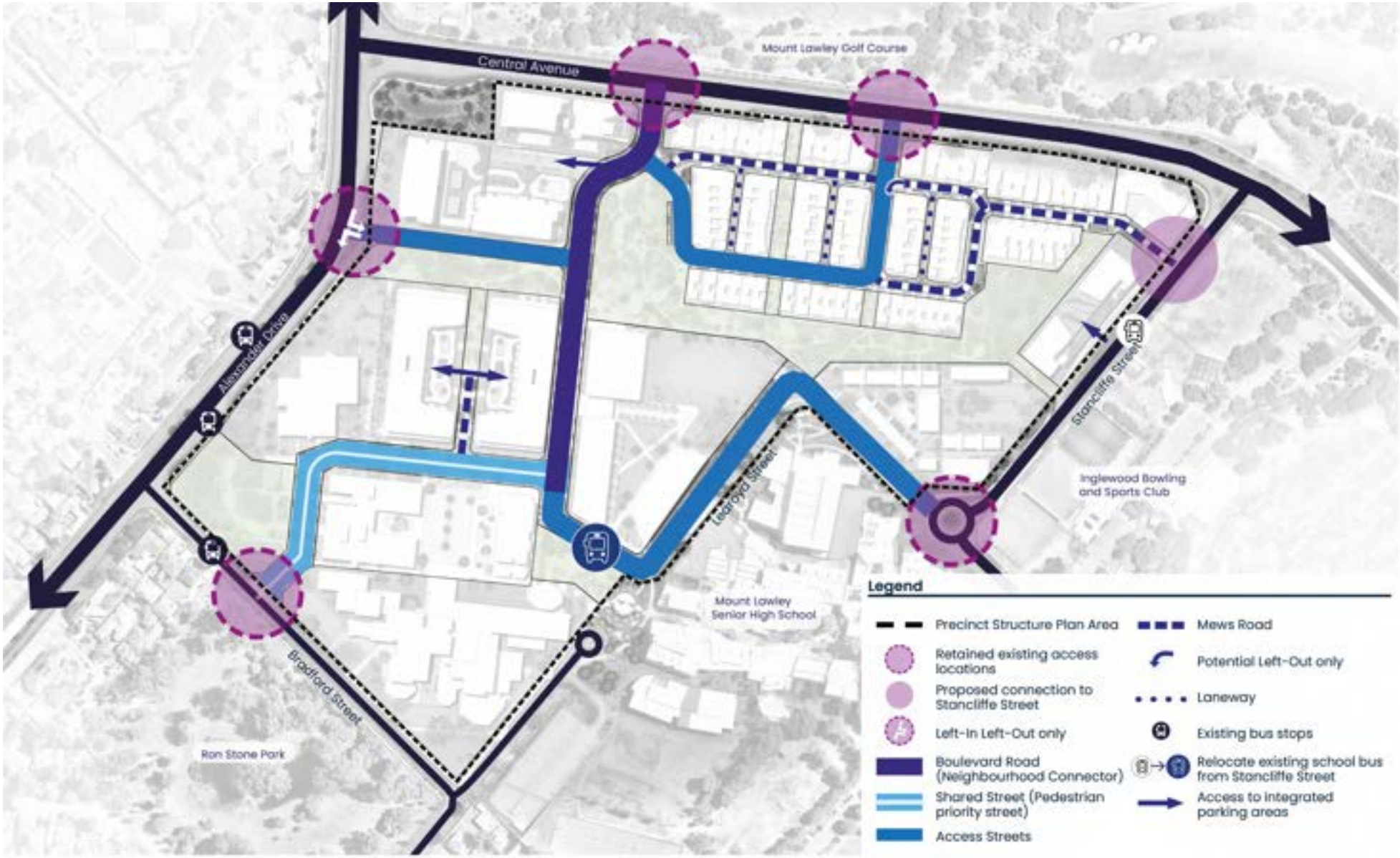


Figure 35 - Vehicle Movement Plan

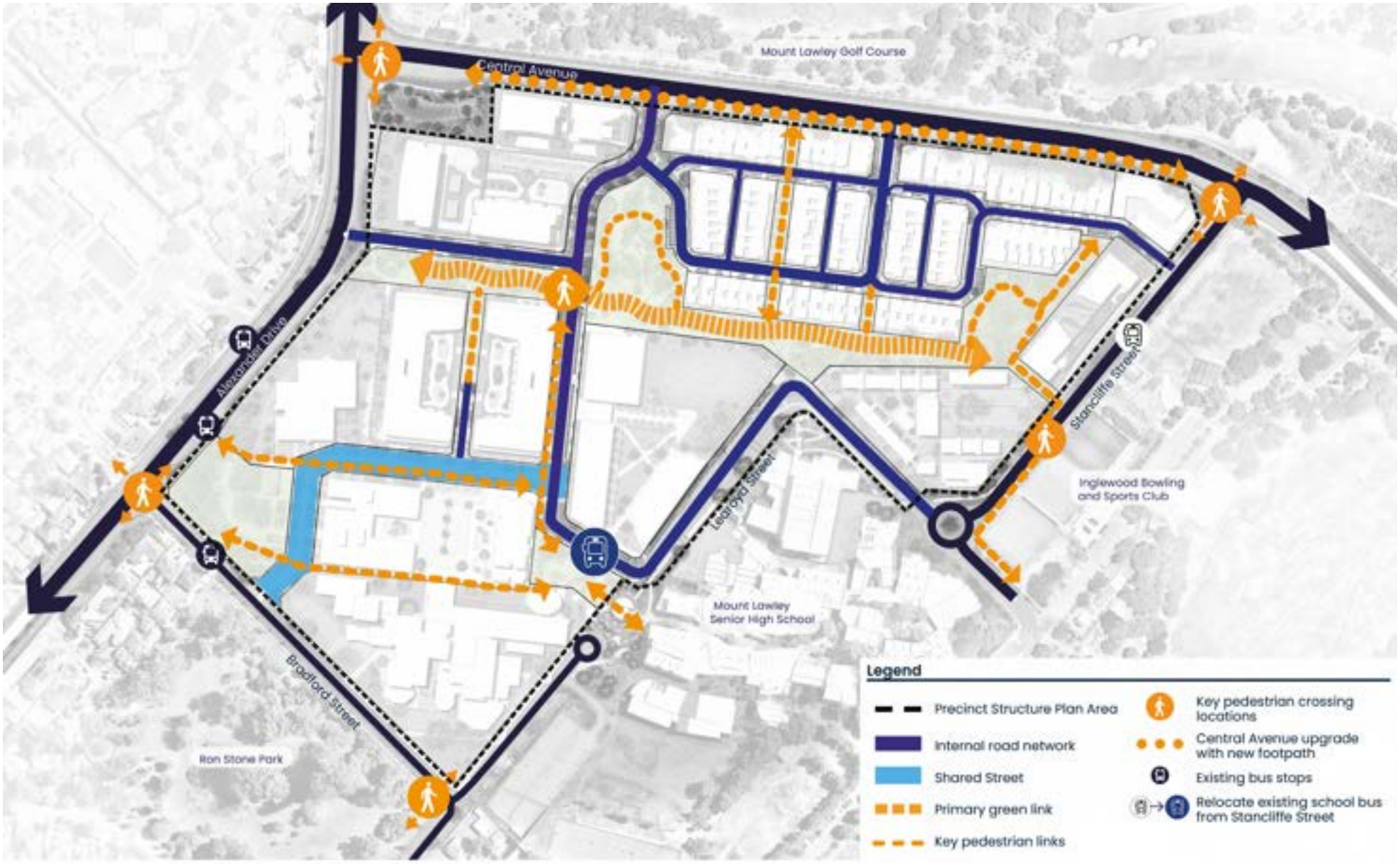


Figure 36 Pedestrian Movement Plan

7.7.1 Proposed Vehicle Access

The PSP retains the existing external intersections surrounding the site and their general configuration. A comprehensive review of existing access points was undertaken in the context of the PSP which identified that the location of the existing site entries are generally fit-for-purpose in addition to reducing impacts on the existing network and the need to undertake significant works within the road reserves. The key existing site entries, and the extent of proposed alterations, include:

- The existing left-out only intersection on Alexander Drive southbound lanes will be altered to be a left-in, left-out intersection, with a new turning pocket being introduced on Alexander Drive.
- A new give-way controlled intersection will be introduced on Stancliffe Street to the south of Central Avenue.
- The extension and reconfiguration of Learoyd Street south of Stancliffe Street from its existing terminus point to connect through to a new Access Street within the site, and designation of that corridor as a public street.

Internal Street Network

The PSP proposes a clear, safe and legible internal street network for vehicles, pedestrians and cyclists, while integrating with surrounding streets and open spaces. It focuses on linking key destinations such as the proposed primary school site, residential areas and public open space with a hierarchy of streets that prioritise pedestrian movement while maintaining efficient vehicle access.

A description of the key internal streets and a series of typical street sections is provided in the following sections.

Neighbourhood Connector (Boulevard Road)

The PSP incorporates a connected street network centred on a north–south Neighbourhood Connector (referred to as the 'Boulevard Road') within a 20m reserve. It extends from the intersection with Central Avenue to the north and looping around the proposed Primary School to link with the extension of Learoyd Street to the east, where it will narrow to 16m in its southernmost section. A typical cross section for the Boulevard Road is provided at **Figure 37.**

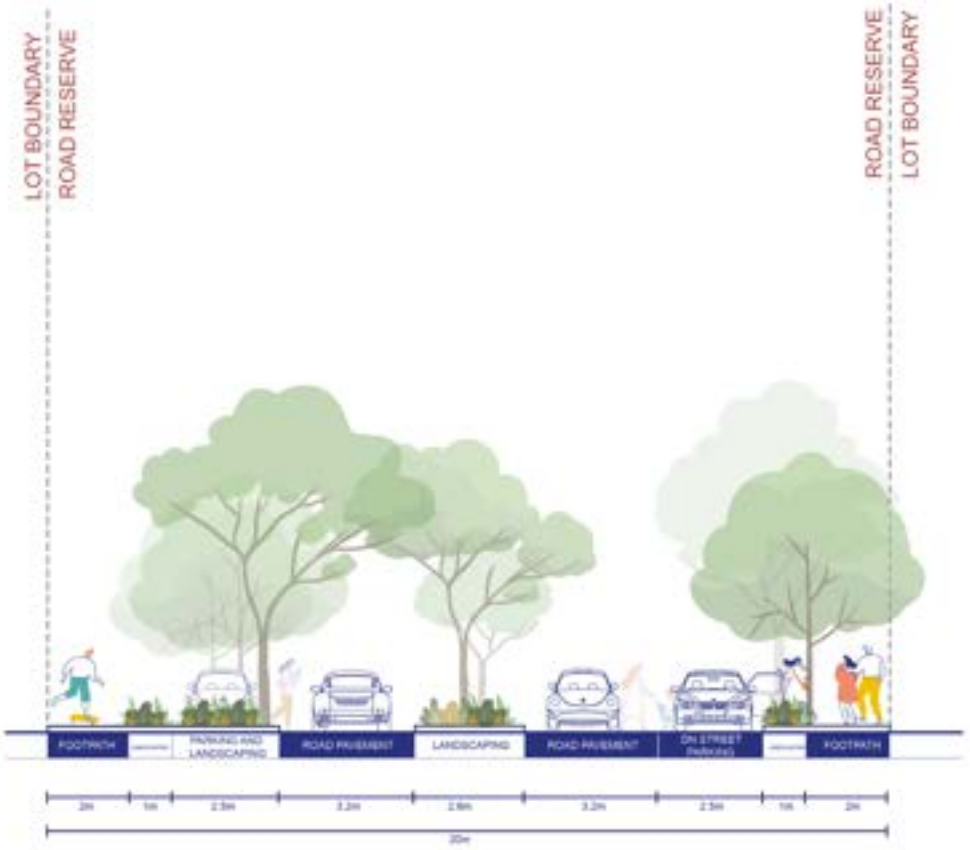


Figure 37 - Boulevard Road Typical Cross Section



Access Street

The proposed Access Streets serve as the primary links into the precinct, connecting the site to higher order roads within the PSP area and to the broader road network. Access Street are provided in varied formats and width to reflect the widths. A description of each Access Street is provided below:

- An East-west Access Street within a 13m reserve that connects Alexander Drive with the north-south Boulevard (Neighbourhood Connector). The intersection of these two will be a give-way controlled T-intersection to the north of the Primary School Site. The street reserve is only 13m wide given that there is an open space reserve to the south of the street reserve that would cater for footpaths and landscaping elements rather than having to provide those within a widened street reserve. The carriageway will be 6m wide for its length.
- The Access Street in the Creative Campus precinct includes the existing Learoyd Street road reserve and the proposed connection to the north-south Boulevard Road. This Access Street will have a 7m pavement with on-street parking and landscaping provided within the verges.
- The Access Street within the Garden Living Precinct connects the north-south Boulevard Road to Central Avenue and will have residential development fronting it. The width of the Access Street varies throughout the Garden Living Precinct (12m adjacent the Cultural Garden, 14m within the east-west part and 15m within the north-south portion of the street). The street incorporates landscaping and on-street parking with carriageways that will be between 5.5m and 6m wide. A typical cross section for the Access Streets is provided at **Figure 38.**

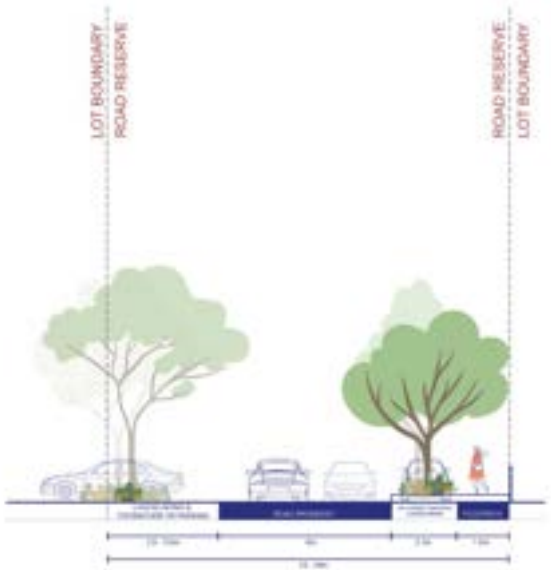


Figure 38 - Access Streets Typical Cross Section



Shared Street

A low-speed pedestrian focused street alignment (Shared Street) that connects from Bradford Street through to the north-south Boulevard Road within a 20m wide reserve. The street is designed to function as a shared space adjacent to key development sites, including the primary school, supporting safe and legible movement for pedestrians, cyclists and vehicles. The street design elements would focus on a lower speed environment with elements in the street reserve complimenting the landscaping proposals within the PSP. A typical cross section for the Shared Street is provided at **Figure 39.**



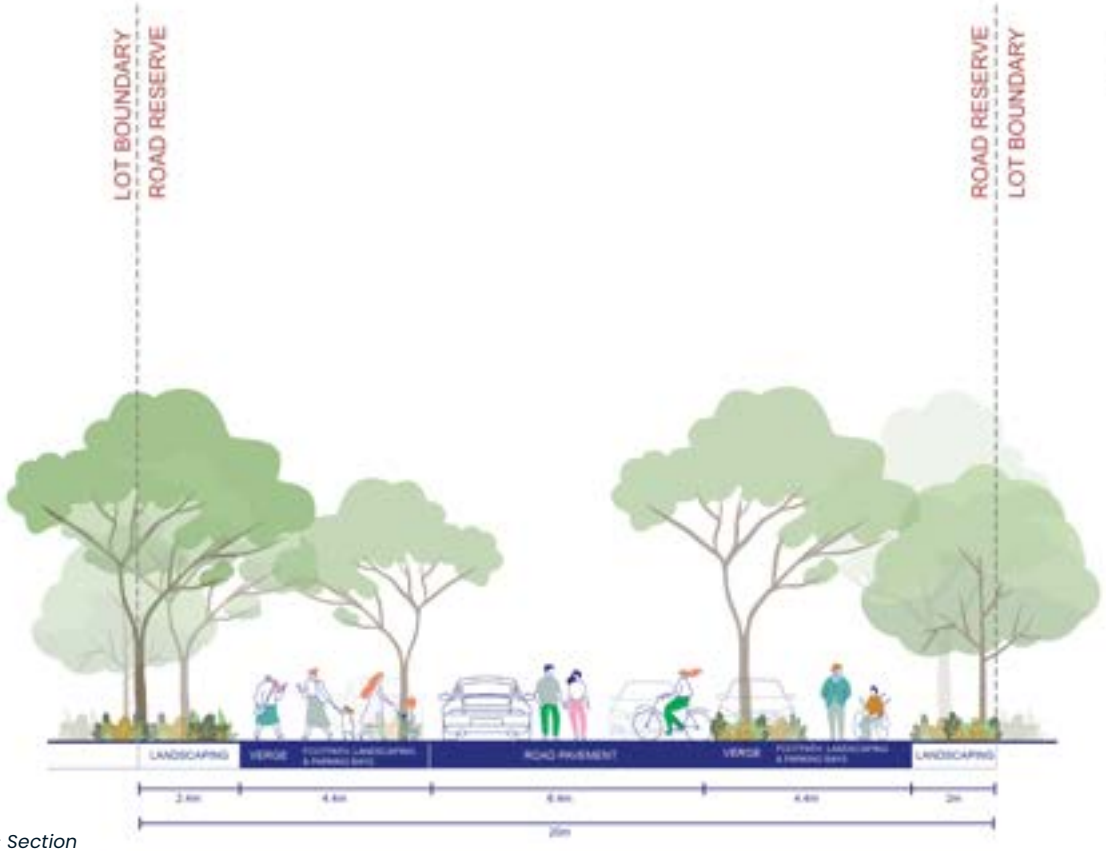


Figure 39 - Shared Street Typical Cross Section

Mews Road and Laneway

The Mews Roads are set in 10.5m wide reserves, including a 5.5m carriageway, landscaping and footpath. The Mews Roads are intended to be a low-speed urban environment which promote the sharing of the space between pedestrian and vehicles.

Three internal laneways are proposed within for the Garden Living Character Area. The lanes link the Access Street to the Mews Roads and are set in 6m wide reserves. A typical cross section for the Mews and Laneways is provided at **Figure 40.**

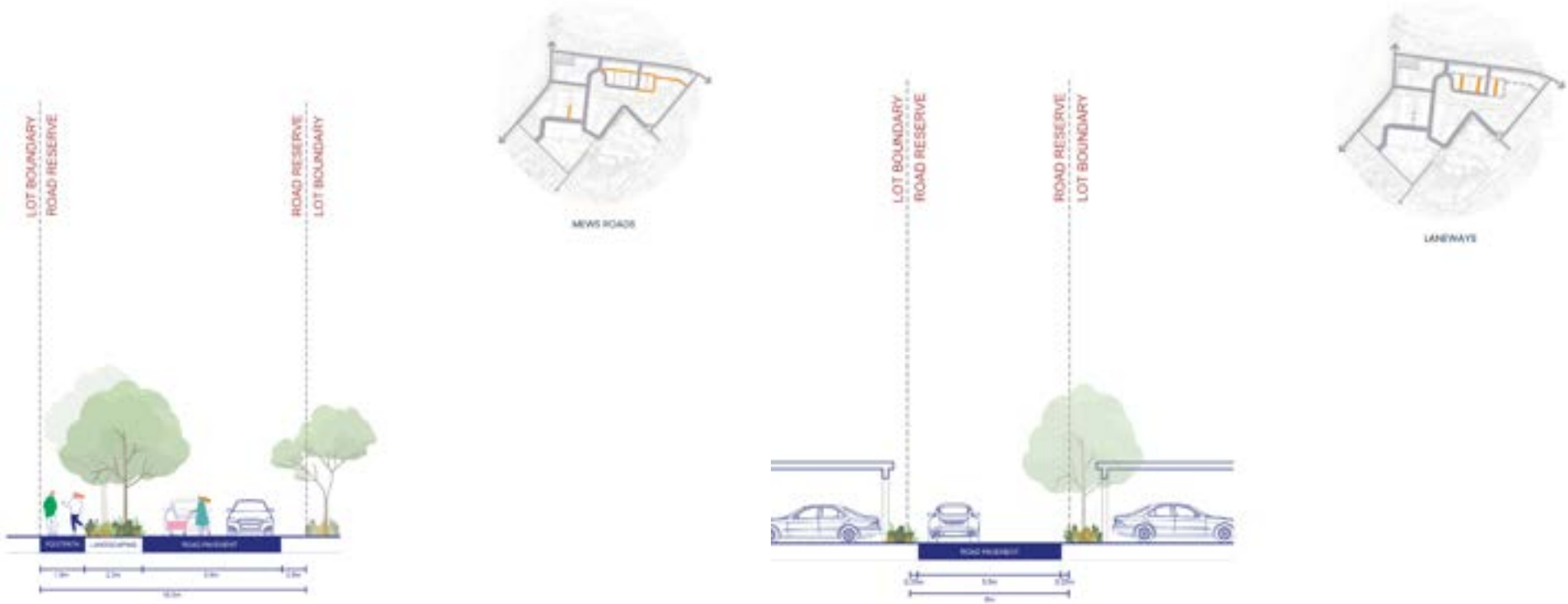


Figure 40 - Mews and Laneway Typical Cross Section

Traffic Assessment

The traffic modelling assessment within the TIA has been considered within a defined network as a standalone micro-simulation model and provides a basis from which forecast year impacts can be examined and tested. The approach to understanding the base and forecast year implications for the internal street network and external road network connections was as follows:

- Collection of relevant baseline information for the existing network using project details, resources including counts and signal timings from Main Roads WA, traffic counts of the area from 2023 and traffic counts and observations of the area in September 2025.
- Undertake a traffic generation exercise for land uses included in PSP to understand the forecast year inputs.
- Development of intersection and network models within VISSIM microsimulation model for the PSP area for the base year (2025) and ten year timeframe using a full build scenario to report on conservative or 'worst case' outcomes.
- Assessment and reporting on the modelling outcomes.

In terms of the existing performance of the network, there are no issues evident in traffic engineering metrics for peak hour movements with the exception being the intersection of Alexander Drive and Bradford Street which has a Level of Service (**LOS**) 'D' in the AM peak with the eastbound approach on Bradford Street sitting at an LOS E. This is due to heavy southbound vehicle commuting towards Perth and traffic associated with MLSHS.

For the opening year scenario, existing volumes associated with ECU Mount Lawley were removed, with background traffic increased. The subject site itself does not generate traffic demands outside of the WAAPA reuse development site and retention of residential land uses on Stancliffe Street. As expected, with removal of those traffic volumes, the network performs well. It should be noted that within this stage, there would be expectation of traffic associated with construction projects being in place however the impact of those movements would not be considered as significant during the peak as demands from the former ECU Mount Lawley Campus.

For the forecast year model, a single scenario was tested as a full build and occupancy of all development sites to understand a scenario that would have the greatest potential impact on the network. This represents a conservative assessment, noting this may be unrealistic given potential development timeframes. Actual staging and timing of development will be subject to a range of factors.

For the AM peak, the following outcomes for the full build scenario were evident:

- Alexander Drive and Bradford Street intersection degrades to a LOS E under the Full Build Out scenario which is directly attributed to constrained operation along Bradford Street.
- Alexander Drive and Central Avenue intersection LOS deteriorates from C to D as a result of additional vehicle demands along Alexander Drive.
- Model outputs of the access intersections along Central Avenue suggest that their operation is efficient and there would not be any implications for the turning pockets in situ.

For the PM school peak, the following issues were evident for the full build scenario:

- No significant change in the modelled intersections and their performance outputs.
- Localised and short-duration congestion within the local street network around the school site, consistent with conditions typically experienced at primary schools within an inner urban context.

For the PM peak, the following issues for the full build scenario were evident:

- Individual delay, queue and LOS outputs at the Alexander Drive signalised intersections show some deterioration, although the overall weighted average is consistent with the base year modelled outputs.
- Bradford Street experiences similar issues to the AM peak, where queuing toward the Alexander Drive signals extends back toward PSP access points, potentially resulting in redistribution of movements or mode shift for regular users of the area.

As highlighted, the greatest impact to the existing network is shown along Bradford Street between Alexander Drive and Learoyd Street. This reflects the combined influence of school related drop off activity, parking demand associated with existing and future development and PSP generated trips accessing Bradford Street. While queueing can occur during peak periods, these conditions are localised and concentrated at the traffic signal-controlled intersection at Bradford Street and Alexander Drive.

Based on the initial outcomes for the full build modelling exercise, signal optimisation was examined to understand if adjustment of 2025 signal timings could assist in general network operations. That test proved to have a positive outcome for the general metrics of the intersection of Alexander Drive and Bradford Street as well as the site access intersection with Bradford Street.

On this basis, it is recommended that Main Roads WA, in consultation with the City of Stirling, monitor intersection performance and adjust signal timings as required as development within the PSP area progresses. Signal timing optimisation is not required to be implemented immediately and would instead form part of ongoing operational management of the regional road network. Any adjustments would be subject to approval under the Traffic Signal Approvals Policy, which typically applies for a period of up to two years. Implementing this process at an early stage or at the opening year of development would be unlikely to deliver meaningful network benefits, given the staged delivery of the PSP and evolving traffic demands.

7.7.2 Proposed Pedestrian and Cyclist Network

The creation of a legible internal street network has provided for the provision of an extensive pedestrian and cycle path network within the PSP area. The PSP seeks to create a pedestrian priority precinct with high permeability within a high-quality landscaped environment, supporting internal trips and enhancing connections to the surrounding area. Key aspects of the proposed pedestrian network include:

- Streets are designed to include footpaths or have open space corridors running alongside the street network to allow for the integration with the path network and landscaping elements.
- A shared space within the south-west corner of the site adjacent to the WAAPA and Library buildings, which will include slow vehicle speeds as well as a north-south internal mews area between the residential development site within the Creative Campus precinct, extending to the east-west Access Street.
- Extensive east-west path connections within a landscaped environment, linking Alexander Drive with Stancliffe Street.
- Provision of a raised pedestrian priority crossing over the Boulevard Road to ensure a pedestrian priority link through the site and adjacent to the primary school, supporting safe movement.
- Use of the internal path network by active transport modes as well as pedestrians.
- Retention of a through link between the WAAPA buildings and new development sites that will link the MLSHS and with Bradford Street and provide a through connection for students who use the existing bus stops on Alexander Drive.
- Creation of a plaza to the south of the Primary School (School Green) that will expand the area for pick up and drop off waiting for MLSHS as well as create a space for waiting for the adjacent bus stops.
- Enhanced pedestrian amenity on Central Avenue through provision of a new footpath.

With regard to the cycling network, the site has access to existing linkages with the proposed Long Term Cycle Network. The PSP seeks to connect with this broader cycle network, through a focus on improved connectivity and making routes within the precinct attractive to both pedestrians and cyclists.

7.7.3 Carparking

The PSP considers the provision of public parking both on and off-street, and the requirements for off street parking for both residential and non-residential development (private parking). The existing land use of ECU University has a significant proportion of existing at-grade parking supply. As the university land use is removed, that parking provision will also largely be removed and replaced with a site specific and lot by lot approach to parking provision.

Private Parking Supply

For private parking provision (both residential and non-residential), existing guidelines and requirements set out within the State and Local planning framework context will be referred to. These guidelines and policies include:

- SPP 7.2 Precinct Design Guidelines
- SPP 7.3 Residential Design Codes Volume 2 – Apartments
- Liveable Neighbourhoods
- WA Planning Manual - Non-Residential Car Parking Rates in Perth and Peel 2024
- City of Stirling Policy Manual 6.7 Parking and Access, 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

Non-residential parking supply will be primarily guided by the *WA Planning Manual - Non-Residential Car Parking Rates in Perth and Peel 2024* (**Manual**). This Manual defines consistent carparking rates for non-residential land uses in precincts, with minimum and maximum rates to be applied to mixed use areas. Given the diverse precinct proposed and mixed use form of development proposed, the provisions of the Manual are considered appropriate, and this is reflected in the Part 1 provisions.

For parking provision within the primary school site, the form, volume and location of parking would be considered through design development by the Department of Housing and Works (**DoHW**) taking into consideration all factors required to be addressed, including the standard DoHW School Brief.

Public Parking Supply

The provision of on-street short-term parking to cater for visitors to the precinct, including school pick-up and drop-off, is an important consideration. Based on the layout of the PSP (and more detailed consideration of the Master Plan layout), the existing indicative volume of on-street bays is in the order of 150 - 160 bays. This comprises a mix of embayments, street spaces and 90-degree bays. The exact volume of bays will be subject to detailed design and consideration of a range of other factors such as landscaping, civil engineering design, drainage locations and proximity to intersections.

The specific management of parking is detailed within the TIA and PMP at **Appendix B**. Consistent with the PMP, parking management measures are intended to be implemented from the commencement of development to support short term visitor access and prevent on street parking from being dominated by long term use. At this stage, it is anticipated that bays will be 2P or 3P between 8.00am – 5.00pm on weekdays.

Adjacent to the Primary School site, on-street parking arrangements are intended to respond to peak school activity periods, enabling short-term use during drop-off and pick-up times. In addition, it is proposed that a dedicated drop-off and pick-up area is located along the eastern side of the Boulevard Road in front of the Primary School site that would cater for dedicated vehicle movements associated with the site. This would provide for movements

entering from Central Avenue and heading south towards the Primary School, which is typical as an on-street treatment for school sites around Perth.

7.7.4 Public Transport

At present, the ECU Mount Lawley Campus is well-serviced by Transperth bus routes, many of which service the site via the existing bus stop on Alexander Drive and are expected to continue to service the area as part of the site's redevelopment.

The PSP identifies opportunities to improve the existing school bus service and to enhance local public transport connectivity, including the potential extension of the existing 406 route, which currently operates between Glendalough Station and ECU Mount Lawley via Walcott Street and terminates on Bradford Street. These opportunities are detailed in the TIA and are outlined below.

School Bus Service

The PSP supports improvements to the existing provision of school bus services to ensure a higher level of safety and convenience for students, taking into account MLSHS and the location of the proposed primary school.

The PSP therefore proposes the relocation of the existing school bus stop from Stancliffe Street to a more central location south of the proposed primary school site (in between MLSHS) that will provide an embayed bus standing area with capacity for up to three buses and an associated landscaped waiting area, referred to as the School Green. This area would also accommodate excursion bus activity.

The movement for school buses will involve entering Stancliffe Street via Central Avenue, then circulate to the new location for the bus stands and exit via the intersection of the north-south Boulevard Road onto Central Avenue.

406 Bus Service

In addition to enhancing school bus services, the PSP provides an opportunity to ensure that bus services within the local street network provide an attractive and equitable transport option for users of the system and ensure that buses can be a contributor to mode shift for trips into, out of and through the area.

The PSP identifies an opportunity for a local bus service to connect through the site and provide direct and attractive connections for patrons. At present, the 406 service (which travels from Glendalough Station to ECU Mount Lawley via Walcott St) has a terminus point on Bradford Street. To better serve future residents and visitors, the PSP identifies an opportunity for the 406 service to be extended through the internal street network and connect to Maylands Train Station, via Central Avenue and Stancliffe Street. Indicative provision for bus stops is shown on Plan 2, including at the School Green and on Stancliffe Street near a key pedestrian access point.

Preliminary engagement has been undertaken with the Public Transport Authority and Transperth with respect to this project, including the opportunity identified for the 406 service. This engagement will continue through the consideration for the PSP and detailed design, noting Transperth would need to examine a range of factors including (but not limited to) the potential need for an alternative intersection configuration in the future to provide for the ability for buses to make this turning movement from Stancliffe Street onto Central Avenue, safely.

7.8 Land Use

Design Element 5 of the SPP 7.2 Precinct Design Guidelines requires consideration of 'Land Use', noting that land use planning should reflect the role of the precinct in its wider context and respond to community needs, current and intended future activities and functions, alongside broader trends. The SPP 7.2 Design Element Objectives and Design Responses are summarised in **Table 10** and **Figure 41** below, with key considerations outlined in further detail, in subsequent sections.

Table 10 Land Use - Design Element Response

No.	Design Element	Design Element Response
05.1	To ensure current and planned land uses respond to the needs and expectations of the community.	▪ The PSP supports the delivery of a diverse range of housing types including apartments, townhouses, and smaller dwellings suited to different life stages and household types including families, seniors, students, and downsizers. ▪ The PSP incorporates a 1.6ha site for a new public primary school in a compact urban format to respond to increasing demand identified by the Department of Education. ▪ Opportunities to incorporate neighbourhood-scaled retail and commercial uses including cafés, a local-scale grocery store, health providers, child-care and community services, at a scale which does not compete with surrounding activity centres.
05.2	To ensure the planned land use types contribute positively to the precinct character and amenity.	▪ Higher trip generating uses are located within the Gateway and Creative Campus Character Areas to ensure exposure and ease of access. ▪ The PSP earmarks retained building as having opportunities for creative arts uses to continue the sites legacy of creativity and performance, which will contribute to its unique sense of place and character. ▪ The inclusion of a new primary school will contribute towards land use diversification and enhance community amenity within the precinct.
05.3	To achieve a mix of land uses and activity that supports the precinct vision.	▪ Suitable zoning and preferred land use guidance has been incorporated in the PSP to provide for a mix of land uses that respond to the context of the site and site-specific opportunities within each character area.

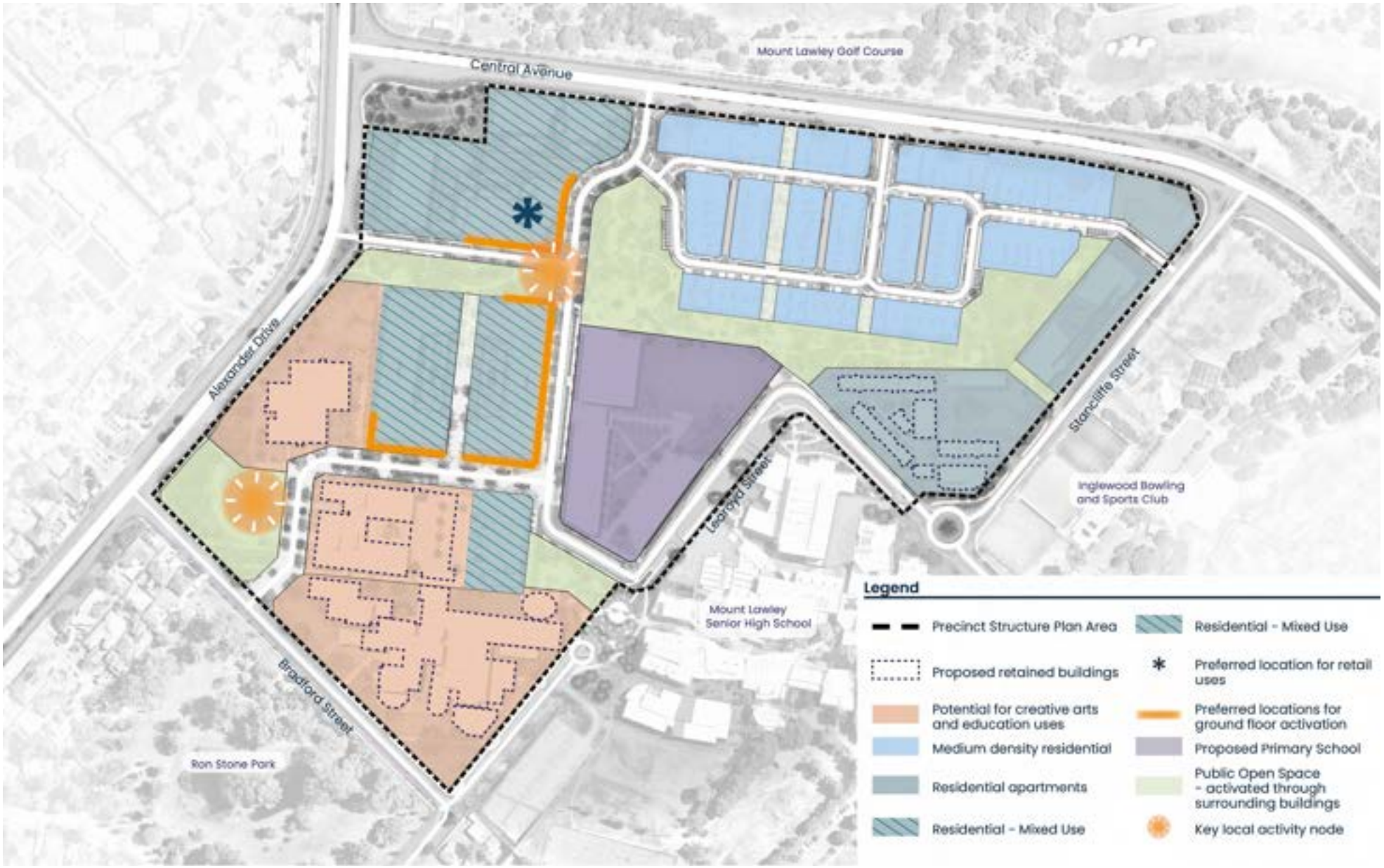


Figure 41 Land Use Plan

7.8.1 Proposed Zoning and Density Coding

Zoning

To facilitate the envisaged land uses and deliver the precinct vision, the PSP allocates suitable zones and reservations, consistent with LPS 3. The proposed allocation of zoning is outlined on **Plan 1 – PSP Map** and summarised below:

Mixed Use Zone – Gateway and Creative Campus Character Areas (excluding WAAPA site and Primary School)

This zone applies to a majority of the Gateway and Creative Campus Character Areas, excluding the WAAPA site and Primary School (which applies suitable reservations, as discussed below). The Mixed Use zone allows for a wide variety of urban uses compatible with residential development, including shop, office, childcare premises and restaurant / café use, in a compact and integrated form.

Noting the proposed use of the Library and Administration Building for creative arts and education uses, the Mixed Use zone creates the ability for ancillary uses (such as a café or retail tenancy), in addition to multi-residential development.

Residential Zone – Garden Living Character Area

The Residential zone is generally proposed to be applied to the Garden Living Character Area to facilitate primarily a medium density residential outcome consistent with the Residential Design Codes, in addition to some lower scale multi-residential sites to the east of the precinct.

Reserved Land

Public Purpose Reservations under both the MRS and LPS 3 are reflected on **Plan 1**. This includes:

- A 'Public Purposes – Special Uses' Reserve under the MRS over the WAAPA site. This reservation is subject to a proposed Amendment (No. 1443) which was lodged with DPLH early-2025 and is scheduled to be finalised by mid-2026.
- A 'Public Purpose – Education' Local Scheme Reserve under LPS 3 over the proposed primary school site.
- A 'Public Open Space' Local Scheme Reserve under LPS 3 over the proposed public open space areas.
- Various road reserves including an 'Other Regional Road' Reserve under the MRS for Alexander Drive and various local road reserves under LPS 3.

Density Coding

The applicable density codings for the PSP are illustrated on **Plan 1** and described below:

- **Mixed Use – R-AC0** applies to the Gateway and Creative Campus Character Area development sites, to enable bespoke controls that manage the sites unique context and aspiration including the specific management of key interfaces. Suitable controls are incorporated in Part One of this PSP to ensure a level of intensity on these sites to contribute towards the precinct dwelling targets as well as achieving aspirations for key interfaces, such as the Boulevard Road, Access Street and Shared Streets,
- **Mixed Use – R-AC2** applies to the Student Housing Village site, reflecting the existing 7-storey student accommodation development on site, with opportunities for retention / expansion of the student accommodation and/or conversion to residential at a similar scale.
- **Mixed Use – R-AC3** applies to the Stancliffe Street residential sites, allowing for greater intensity of development on the eastern frame.
- **Residential R80** applies to the medium density area of the Garden Living Character Area to facilitate a range of single, grouped and multiple dwelling outcomes as determined at the time of subdivision.

The following sections provide an overview of the specific land uses envisaged within the PSP area under the above zoning and density framework.

Section 7.0 (Built Form) provides an overview of the proposed minimum dwelling targets and growth scenarios informing the PSP.

7.8.2 Land Use Description

Residential Typologies

The PSP provides opportunities to incorporate a 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 precinct.

The PSP provides flexibility for a range of housing typologies consistent with the relevant zoning and density codes explained above and illustrated at Plan 1 as summarised below:

- **Mixed Use Development** – The Gateway Character Area allows for apartments buildings with flexible ground floors to support local retail uses.
- **Apartments** – There are multiple opportunities for varying scales of building form with carparking located in basements or podiums depending on the location.
- **Grouped Housing** – Grouped housing and walk-up apartments with shared entry and amenities.
- **Terrace Homes** – A mix of narrow (5m – 10m) attached homes with parking accessed via a rear laneway and compact small lots with front street access (10m – 12.5m).
- **Townhouses** – Traditional housing styles which provide for wider lots (8.5m – 10.5m), with some corner lots having duplex potential.

Creative Arts and Education Uses

The PSP proposes to retain and adaptively reuse prominent Campus buildings including the WAAPA, Library and Administration to enable future arts, cultural, youth and education uses to continue the sites legacy of creativity and education. The PSP supports the delivery of flexible spaces that will evolve into focal points for community gathering, artistic practice and cultural activity.

While the future use and management of WAAPA was previously announced by the State Government in 2020 as being allocated to MLSHS to accommodate future enrolment growth, as part of the site's redevelopment, this has since broadened to include consideration of creative arts uses also.

DevelopmentWA has undertaken a high level of engagement with both the Department of Education and Department of Creative Industries, Tourism and Sport (**DCITS**) in relation to its interest in the future use of the WAAPA site specifically (which may also encompass the Library and Administration buildings, also earmarked for creative arts uses). DCITS will lead the planning for the future Creative Arts and Education Hub.

While the final use of the retained buildings is yet to be determined and is subject to a Government business case, the underlying proposed classification of the land (Urban zone for Library and Admin buildings and 'Public Purpose – Special Uses' Reserve under the MRS for WAAPA site) provides flexibility for a range of uses to occur. Key preferred uses for the Creative Arts AND Education Hub, and WAAPA specifically, are identified in Part One of this PSP and include:

- Community purposes
- Educational establishment
- Exhibition centre
- Art gallery

Primary School

Located centrally within the PSP area, adjacent to MLSHS, the proposed primary school will function as a key activity node within the subject site, contributing the Creative Campus Character Area, while having strong linkages to the Gateway and Garden Living Character Areas. The proposed primary school will be a compact inner urban format (up to 6 stories) that maximises land efficiency while maintaining access to quality outdoor spaces. The site reserved for the proposed primary school is 1.6ha in size, and the ultimate student capacity of the school is anticipated to be 540 students.

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 and PSP. This will include consideration of a range of matters, including access to limited carparking within the school site as well as more broadly within public parking areas of the precinct, as well as dedicated 'pick-up' and 'drop-off' zones for Kindergarten and Pre-Primary levels.

An indicative layout of the spatial arrangement of multi-level school buildings and recreational / open space facilities is provided at **Figure 42**. The conceptual layout shows the recreational/oval facilities in the northern portion of the site, interfacing with the linear public open space, to ensure strong pedestrian connectivity and co-location with open space to support a safe, walkable and inclusive learning environment. Proposed buildings frame the Boulevard Road to the west and Learoyd Street the south and east, ensuring a sense of enclosure and activation to the street, while also providing a level of security (without the requirement for additional security fencing).

The PSP proposes the relocation the existing school bus stop on Stancliffe Street to a more consolidated and central location south of the proposed primary school, immediately west of MLSHS. This site (referred to as 'School Green') will provide a high amenity location for students to meet and gather to wait for bus services within a shaded, safe environment.



Figure 42 - Conceptual Layout of the Proposed Primary School

Retail and Commercial Uses

The PSP provides opportunities for a variety of 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, with the PSP providing flexibility for the specific nature of uses to be driven by the market.

The PSP indicates 'preferred' locations for ground level activation (retail and commercial) as detailed below:

- **Gateway Character Area** – preference for local-scale grocery store to be incorporated within a broader mixed use development, maximising efficiency of access and exposure from Alexander Drive and Central Avenue, with opportunities for other supporting retail, cafes and other commercial uses framing the Boulevard Road and Access Street.
- **Creative Campus Character Area** – various opportunities exist for small-scale retail, cafes and other commercial uses both fronting the Boulevard Road as well as the Shared Street environment.

These nodes have also been located to activate natural amenity opportunities, including solar access, natural vegetation and key pedestrian corridors. The activity nodes are easily accessible, legible and safe both day and night to ensure the areas are accessible to everyone.

The extent and provision of retail and commercial uses has been informed by a Retail and Commercial Market Need and Demand Assessment. The Assessment identifies the PSP is estimated to introduce between 1,150 and 1,840 additional residents by 2042, which will create demand for a range of proposed retail and commercial uses.

Based on the analysis undertaken, the size and scale supportable for each of the proposed uses is summarised in **Table 11**. Note these are indicative ranges only and specific development applications will need to be accompanied by supporting economic analysis to justify the land uses and floorspace proposed including demonstration any impacts are within acceptable levels.

Table 11 Supportable Scale of Potential Non-Residential Uses

Potential Use	Indicative Size / Scale
Supermarket	800 – 1,200sq.m
Other Shops	1,100 – 1,200sq.m
Childcare Centre	1,200 – 1,500sq.m (~100 places)*
Gym / Fitness Club	400 – 500sq.m
Medical Centre	400 – 600sq.m

* Existing on-site childcare centre to be removed

Refer **Appendix G** – Retail and Commercial Market Need and Demand Assessment.

Net Benefit Test

In accordance with SPP 4.2, a Net Benefit Test has been prepared by Urbis in support of this PSP to assess the economic demand and implications for potential retail development in this precinct (included at **Appendix G**). Through this assessment, particular attention was given to the 'Shop/Retail' (PLUC: 5-SHP) planning land use category.

The Net Benefit Test assessed the potential for 1,900 – 2,400sq.m net lettable area (**NLA**) of shop/retail floorspace comprising a small format supermarket (between 800sq.m – 1,200sq.m) and speciality shops (between 1,100sq.m – 1,200sq.m). Approximately 2,600sq.m of other floorspace (including potential for childcare, medical and gym uses) has also been considered.

The Net Benefits Test indicates that there is a market need for the proposed retail floorspace within the PSP area. This is demonstrated by:

- Given the extent of full-line supermarkets in the region but due to the primary trade area providing a sizeable local market (e.g. +6,000 people), a smaller scale store in the 800-1,200sq.m range is assessed as supportable within the PSP area. Further, the PSP area is expected to include just over 1,500 residents and in the primary catchment overall, the

population is expected to exceed 7,000. This local market is within the population thresholds that support a small to mid-scale supermarket.

- The proposed retail shops and services will provide convenient access to essential daily shopping needs for residents and visitors of the PSP and residents elsewhere in the catchment.
- Reflecting retail is the 'heart' of successful precincts and activity centres, the shops will also provide important amenities for future workers, students and visitors in the PSP.
- Retail spending generated by catchment residents is forecast to increase by $414 million, which will provide significant demand for new retail floorspace.

Further, the proposed retail shops and services is expected to provide a significant range of demonstrable benefits for the community whilst maintaining a sustainable activity centre hierarchy. This is highlighted by the following:

- The proposed retail floorspace in the PSP (assumed at 1,950sqm) is estimated to have only modest impacts (generally 1.0% to 1.5%) on other activity centres. The level of impact would not cause any loss of existing shops and services.
- Due to future market growth, each activity centre is expected to improve from a performance perspective with the proposed additional retail floorspace. Accordingly, the proposed retail floorspace will broaden the range of and choice of shops available to consumers.
- The retail development is estimated to significantly increase employment opportunities through both the construction phase and ongoing operation of the shops.

7.9 Built Form

Design Element 6 of the SPP 7.2 Precinct Design Guidelines requires consideration of 'Built Form', outlining that built form should support a precinct environment that is place and functionally appropriate in character, intensity, bulk and scale. The SPP 7.2 Design Element Objectives and Design Responses are summarised below, in **Table 12** with key considerations outlined in further detail.

Table 12 Built Form - Element Design Response

No.	Design Element	Design Element Response
06.1	To ensure that the built form is responsive to the purpose, context and intended character of the precinct.	▪ The PSP encourages high-quality design for all new and adapted buildings and promotes 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. ▪ The PSP ensures all housing regardless of type, 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.
06.2	To ensure building placement, scale and massing is appropriate for the intended precinct and streetscape character.	▪ The PSP guides the location of taller buildings toward key site edges and appropriate locations 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.
06.3	To ensure that built form design reduces energy demand across the precinct by facilitating climate-responsive design.	▪ The PSP promotes the environmental integrity of buildings through adaptive re-use opportunities, energy efficiency practices, resource efficiency and renewable energy.
O6.4	To ensure that built form design is responsive to the streetscape and contributes to a safe and comfortable public realm.	▪ The PSP incorporates specific built form and interface controls to ensure the placement of buildings and relationship with the street.

7.9.1 Dwelling Growth Scenarios

To inform the built form controls and dwelling yield provisions within the PSP, a detailed site massing and dwelling testing exercise was undertaken to examine a range of potential development outcomes for the site. This process considered the site's unique context, physical characteristics and economic and market drivers to establish realistic minimum dwelling yield targets, and to understand how the precinct could reasonably be developed in response to the PSP objectives.

A number of development outcomes were tested through this process to understand different built form, typology and yield responses. The growth scenarios were developed to test how varying residential typologies and yield levels could be accommodated across the precinct while respecting its context, market realities and planning objectives.

Through this testing, three representative dwelling growth scenarios are presented in the PSP, being a base scenario, a moderate scenario and a high scenario. These scenarios illustrate a realistic range of development outcomes and provide the basis for establishing appropriate planning controls.

Ultimately the PSP seeks to prevent underdevelopment of a strategically located infill site while retaining sufficient flexibility to respond to market conditions over time. The outcomes of this testing have directly informed the PSP provisions, including minimum dwelling yields and maximum plot ratio controls, ensuring the planning framework is grounded in tested, deliverable and contextually appropriate development outcomes.

Key considerations that have informed this scenario testing process include:

- **State Government infill aspirations** – the site has the potential to deliver diverse housing supply, in line with State Government Policy regarding urban consolidation and infill aspirations, including Perth and Peel@3.5 million. This Policy seeks to focus the majority of new residential infill within designated precincts such as activity centres, urban corridors and station precincts.
- The subject site demonstrates several locational advantages that support its suitability for infill development in line with these Policy aspirations. These include proximity to established activity centres such as Beaufort Street and North Perth, integration with existing residential areas, access to local amenities, and connection to high frequency public transport along Alexander Drive. However, while the site is located on a key urban corridor (being Alexander Drive), it sits outside of a designated activity centre or station precinct, which arguably should deliver the maximum density and scale outcomes.
- **Site context and characteristics** – there is a need to ensure built form and residential typologies respond appropriately to the precinct's physical setting and surrounding uses and acknowledge physical constraints that influence feasible development outcomes. A substantial level of site context analysis has been undertaken to inform the PSP. Key elements such influence the growth scenarios include:
  - The site is located on Alexander Drive which has frequent bus services through to the Perth CBD and surrounding activity centres. However, the site sits a considerable distance from the nearest train station (1.9km to Mount Lawley Train Station). While Alexander Drive has been identified by the State Government as a potential corridor for future rapid bus transit, the timing and delivery of this infrastructure remains uncertain and cannot be relied upon to support higher density assumptions at this stage.
  - A number of existing Campus buildings have been earmarked for retention and adaptive re-use for a Creative Arts and Education Hub (WAAPA, Library and Administration) and residential uses (Student Housing Village). In addition, a primary school is proposed to occupy a 1.6ha central site within the PSP area, responding to demand. These land uses are an important part of the PSP vision, in enhancing amenity, celebrating the sites former use and creating a distinct sense of place, however, they significantly reduce the net developable area available for residential and related uses to approximately 7.0 hectares of the total PSP area of 18.72 hectares.

- A high-water table across a majority of the site provides a considerable constraint to the delivery of feasible basement carparking for the multiple residential and mixed use sites. The delivery of basement carparking would likely be unfeasible, with the exception of the residential site/s within the Creative Campus Character Area. This constraint directly influences achievable yield and built form outcomes and has been explicitly incorporated into the growth scenario testing.

  On this basis, basement carparking has only been assumed within the Creative Campus residential site/s, with the Gateway residential site/s assuming sleeved podium parking. While podium parking can be designed to maintain active street interfaces, it limits development efficiency and constrains achievable yield across affected sites.

- **Economic and market drivers** – the Master Plan and PSP have been informed by Residential Market Analysis to ensure growth scenarios are aligned with economic conditions, market demand and delivery viability. This analysis included a review of recent and current residential development within the surrounding area, which indicates that the majority of comparable projects comprise fewer than 50 dwellings, reflecting prevailing market preferences and absorption rates.

  In this context, the analysis recommends that the precinct adopt a primary focus on medium density housing, supported by select higher density sites capable of accommodating mid-scale apartment development in appropriate locations.

- **Market capability and delivery capacity** – acknowledging that current market conditions limit the number of builders and developers with the capability to deliver large scale projects at pace. The PSP is intentionally structured to support a range of development scales and housing typologies, enabling participation by a broader pool of proponents. This approach is critical to maintaining delivery momentum, increasing competition, diversifying housing supply and ensuring the precinct can contribute meaningfully and immediately to addressing housing demand.

- **Project program and delivery**– ensuring dwelling yields align with realistic market absorption rates so that housing can be delivered in a timely and sustained manner. This approach recognises the current and ongoing need for additional housing supply and positions the precinct to contribute to that need without delay. By avoiding yield assumptions that exceed market capacity, the PSP supports continuous development activity, reduces the risk of stalled outcomes and enables the site to respond effectively to immediate housing demand.

- **Alignment with Master Plan/ PSP Vision and Compliance with PSP requirements** – testing growth scenarios against height, setback and interface controls to ensure development outcomes are sensitive to surrounding context, appropriately locate density across the precinct and reinforce the intended character, scale and built form hierarchy established by the Master Plan and PSP.

- **Community feedback** - feedback received through consultation highlighted the importance of managing building scale and bulk, retaining a strong landscape setting and ensuring new development supports everyday liveability, including walkability, access to open space and housing choice. This feedback informed the growth scenario testing by reinforcing an approach that distributes density across the precinct, prioritises medium density outcomes and integrates built form with landscape and movement networks, while still enabling the delivery of new housing.

Dwelling Growth Scenarios

Three dwelling scenarios are proposed, further detailed in **Table 14**:

- Base growth scenario – 700 dwellings
- Moderate growth scenario – 900 dwellings
- High growth scenario – 1,100 dwellings

Table 13 PSP Dwelling Growth Scenarios

Character Area	Base	Moderate	High
Gateway	175	300	360
Creative Campus	230	300	435
Garden Living	295	300	305
Total	**700**	**900**	**1,100**

A series of axonometric views of the PSP area in the base, moderate and high scenario, is provided at **Figure 43, Figure 44** and **Figure 45.**

Minimum Character Area Dwelling Yields

To avoid underdevelopment of the PSP area, minimum dwelling yields are proposed for each character area. The PSP adopts the **base dwelling growth scenario** of 700 dwellings as the minimum yield benchmark which correlates to the following minimum dwelling yields for each character area:

- Gateway – 175 dwellings
- Creative Campus – 230 dwellings
- Garden Living – 295 dwellings

These minimum dwelling yields are established to ensure the precinct delivers an appropriate and timely quantum of housing consistent with its strategic infill role under State Government policy. They are not intended to constrain development outcomes or limit density. Where market conditions, housing demand and detailed design support higher density outcomes, the PSP does not prohibit higher dwelling yields being sought or delivered on individual sites, provided development complies with applicable built form, interface and design requirements.

Accordingly, the minimum dwelling yields function as a mechanism to prevent underdevelopment of the site while retaining flexibility to accommodate increased housing delivery in response to market strength and future demand.

Maximum Plot Ratio Controls

While minimum dwelling yields are set for each character area, the PSP also provides for the delivery of the broader development aspirations articulated in the Master Plan, including up to approximately 1,100 dwellings across the precinct. This approach helps establish clear expectations regarding the potential density and scale of development over time and provides certainty for the community

The PSP therefore proposes maximum plot ratio controls for each character area which adopts the **high dwelling growth scenario** of 1,100 dwellings (refer **Table 14)**. For each character area, this translates to the following plot ratio controls:

- Gateway Character Area – 4.5
- Creative Campus Character Area – 3.5
- Garden Living Character Area – as per R-Codes

Figure 43 - PSP Area Base Scenario

Prepared by MJA Studio

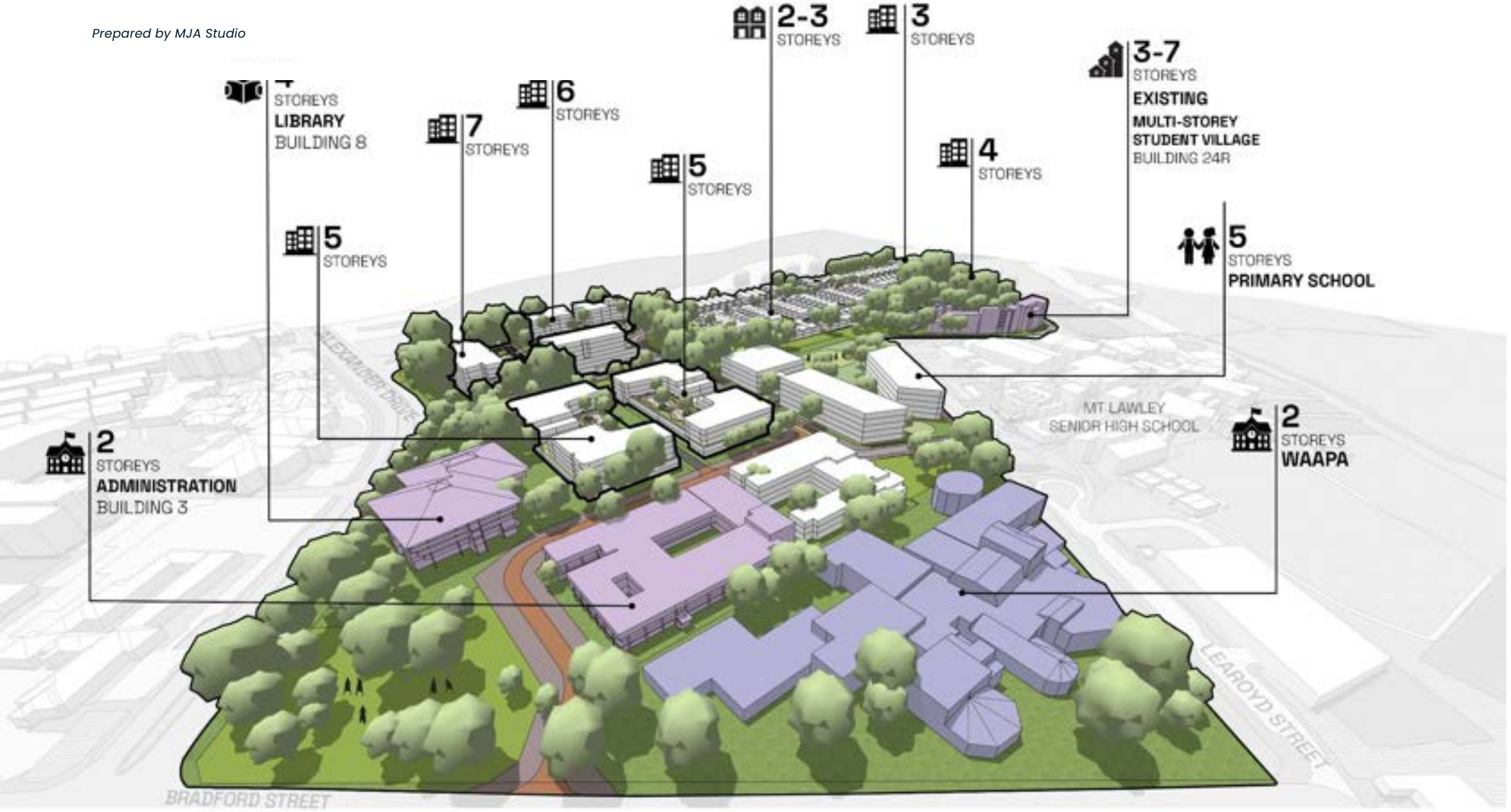


Figure 44 - PSP Area Moderate Scenario

Prepared by MJA Studio

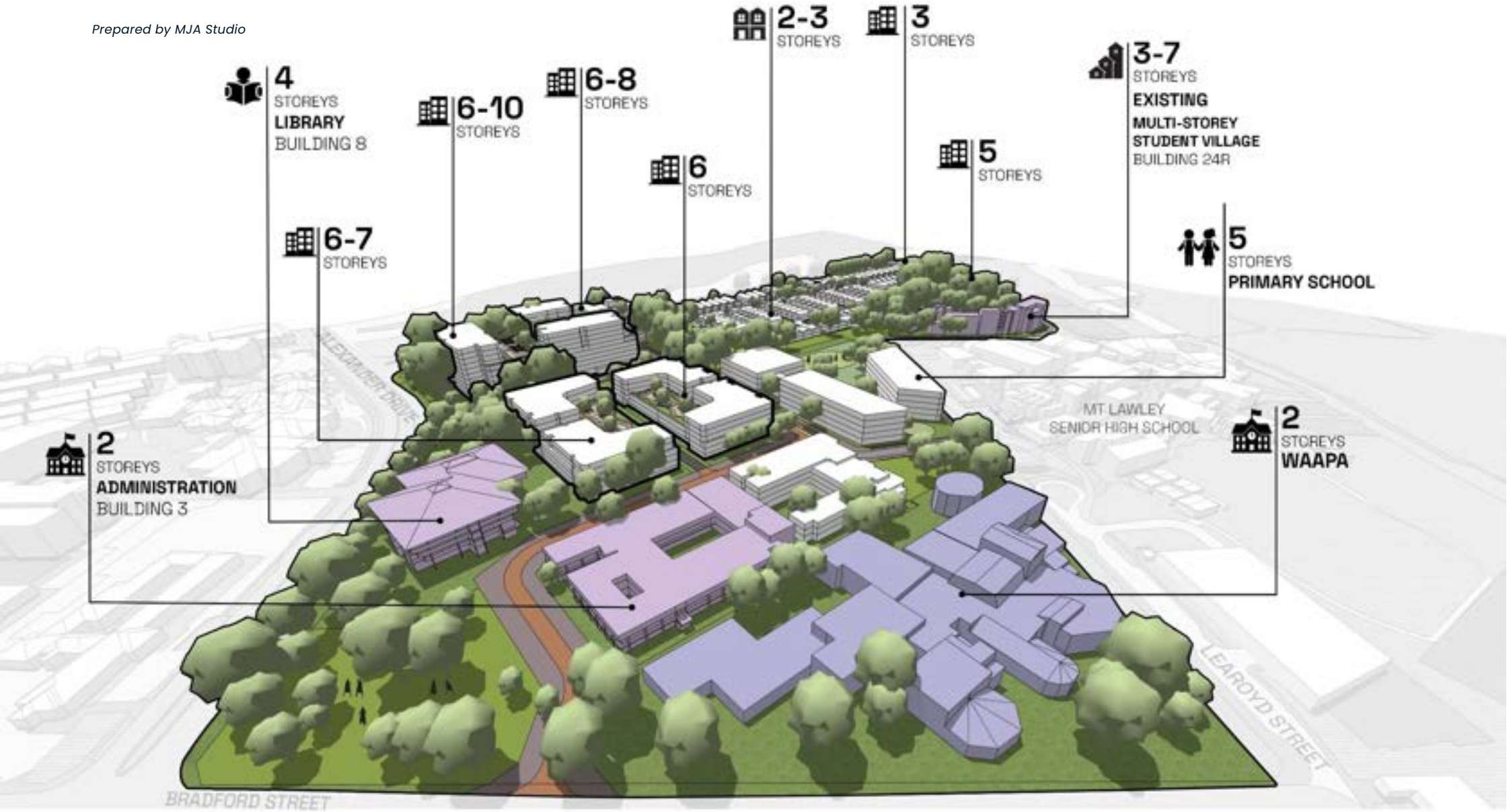


Figure 45 - PSP Area High Scenario

Prepared by MJA Studio



7.9.2 Built Form Analysis

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 predominantly 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.

Balancing the historical references to character suburbs with the retention of existing late modernist buildings, is expressed through the built form response, including the scale, form and materiality of the architectural fabric. This approach has been informed by community engagement, which highlighted the importance of respecting neighbourhood character while allowing for thoughtful change and renewal across the site.

Community feedback emphasised the value of walkable streets, active edges and a clear relationship between buildings and public spaces, which has directly informed the PSP's built form and interface controls.

The PSP 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. Engagement outcomes consistently supported the provision of housing diversity, with a preference for medium density development complemented by sensitively located higher density buildings where appropriate.

The PSP provides for 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.

Contextual analysis, design review and consultation undertaken by the Project Team have informed the PSP built form response, ensuring development outcomes are sensitive to surrounding context, reflective of community sentiment and capable of accommodating diversity in housing form and density over time.

7.9.3 Creative Campus Character Area

Built Form Response

The built form approach for the Creative Campus Character Area is focused on the retention and adaptive reuse of key existing Campus buildings including WAAPA, the Library, and the Administration building. This approach preserves a portion of the sites institutional layout that has historically defined the precinct, ensuring that its history and character remain visible and celebrated in future development. By retaining these structures, the precinct maintains a tangible link to its past, creating a point of difference and a distinctive sense of place.

The introduction of the new inner-format primary school will add a contemporary built form layer to the Character Area and broader precinct, supporting its role as a hub for learning and creativity across all ages. The school's design will be subject to DoE and DoHW Functional Brief requirements, however the PSP emphasises strong integration with the surrounding built form, streets and open spaces to ensure a cohesive and connected precinct outcome. This includes a multi-level (up to 6 storeys) built form outcome which address the Boulevard Road, seeking to create a defined edge to this street to mirror proposed development to the west, and framing Learoyd Street to the south-east.

New residential apartments within the core will provide an urban street interface which responds to the retained Campus buildings and primary school to the east, creating a varied built-form character that references the campus-style qualities and the history of the site.

The built form within this core site will define the public edges and will step down internally to a central mews which is a slow-speed shared zone for pedestrians and vehicles, with parking sleeved within each site. Built form will frame the western edge to provide an engaging interface with the retained Library and passive surveillance to the street.

The eastern interface considers the adjoining primary school, with allowance for adequate setbacks for privacy. Ground floor residential tenancies contribute to an engaging street to the east (Boulevard Road) as well as the Linear Park (West) to the north. This will encourage pedestrian access and landscaping along these important edges.

Podium rooftops offer opportunities for communal courtyards and shared green spaces, contributing to an increased green plot ratio and enhanced building shading.

Massing Diagrams

The following diagrams present indicative massing of built form within the Creative Campus Character Area based on the built form response articulated above. These massing diagrams illustrate a potential built form outcome under the base, medium and high scenario, with explanatory text.

Creative Campus – Base Scenario

- Approximately 50 apartments per site over 5 storeys, with sleeved above-ground parking and a single basement level.
- Deep-soil areas are consolidated along the internal mews as a shared public benefit, with landscaped podium levels providing communal outdoor spaces that enhance light and ventilation across all development parcels.
- Residential uses are concentrated along the street edges to support a vibrant and active public realm.



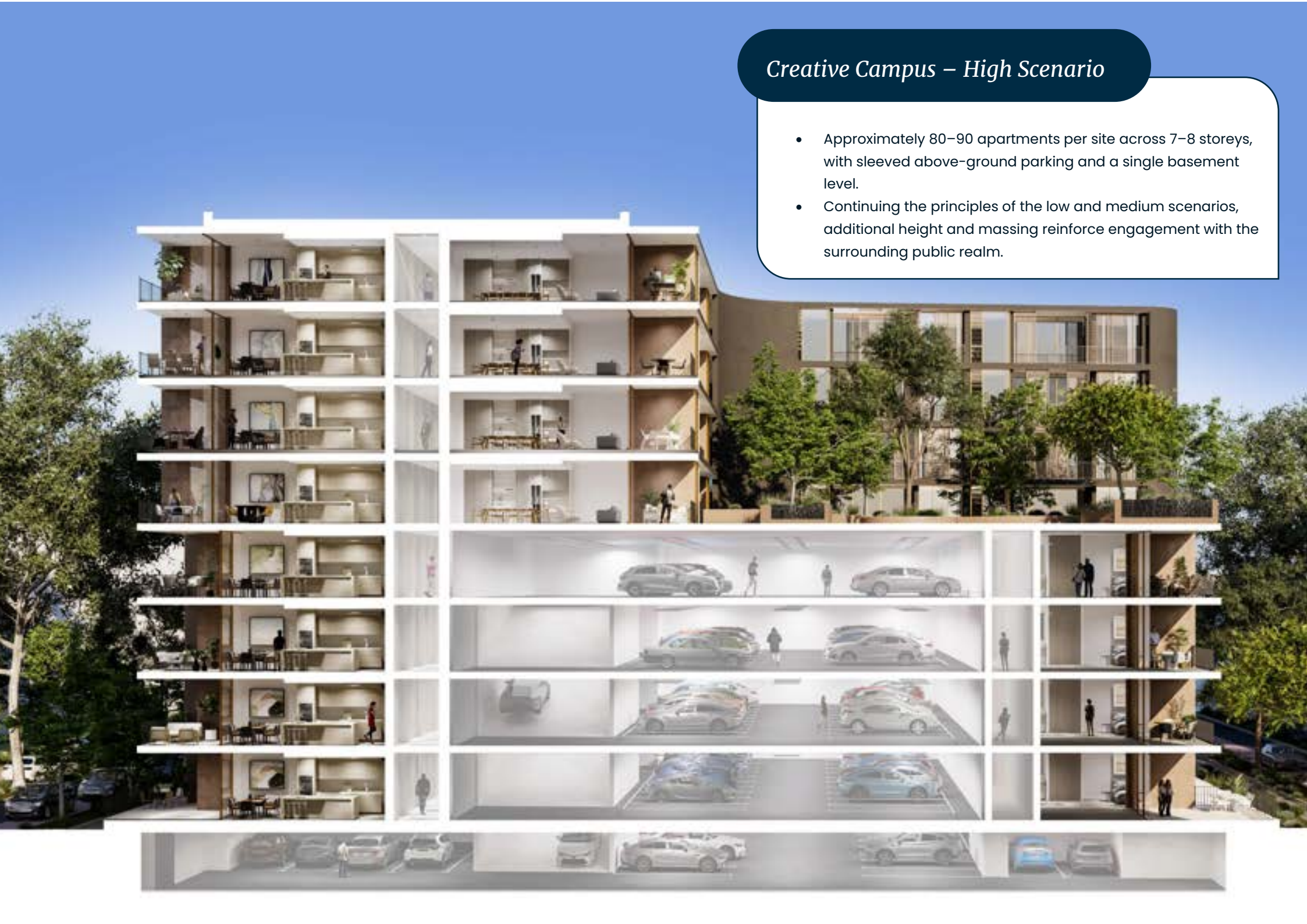
Creative Campus – Moderate Scenario

- Approximately 70–80 apartments per site across 6–7 storeys, with sleeved parking above ground and a single basement level below.
- The built-form principles established in the low scenario allow density to be increased in a consistent manner.
- Additional height to both the street and podium levels strengthens activation and intensifies the public-realm interface, including the internal mews.



Creative Campus – High Scenario

- Approximately 80–90 apartments per site across 7–8 storeys, with sleeved above-ground parking and a single basement level.
- Continuing the principles of the low and medium scenarios, additional height and massing reinforce engagement with the surrounding public realm.



7.9.4 Gateway Character Area

Built Form Response

The built form approach for the Gateway Character Area is shaped by its prominent location at the intersection of Alexander Drive and Central Avenue. Opportunities exist to maximise flexibility and deliver a landmark built form presence while being sensitively located to minimise impacts on lower-scale neighbours to the east within the Garden Living Character Area.

This arrangement allows for generous building separation, good solar access to apartments, natural ventilation, and opportunities to capture views to the Darling Scarp and Perth CBD, as well as localised views to Mount Lawley Golf Course to the north.

Podium levels along the Access Street frontage to the south are designed to accommodate small-scale — including a ground floor supermarket (up to ~1,200sq.m NLA) — with residential apartments above. This mix of uses enlivens the southern edge and southeast corner of the precinct, creating activity throughout the day.

The natural topography of the site is used to enhance visibility and create a distinctive built form profile along Alexander Drive and Central Avenue. Due to the high-water table, basement carparking is not possible in this location and therefore parking is contained discreetly within sleeved podiums, ensuring active street edges to the Access Street to the south and Boulevard Road to the east. Podium levels along the Access Street frontage to the south are designed to accommodate opportunities for active uses including a ground-floor, small-format supermarket, to enliven the street.

Podium rooftops are utilised for communal courtyards and green spaces, increasing the green plot ratio, improving shading, and providing shared amenity for residents.

Within the precinct, internal access roads are conceived as pedestrian priority spaces, with landscaped edges that promote shade, walkability and activation.

Massing Diagrams

The following diagrams present indicative massing of built form within the Gateway Character Area based on the built form response articulated above. These massing diagrams illustrate a potential built form outcome under the base, medium and high scenario, with explanatory text.

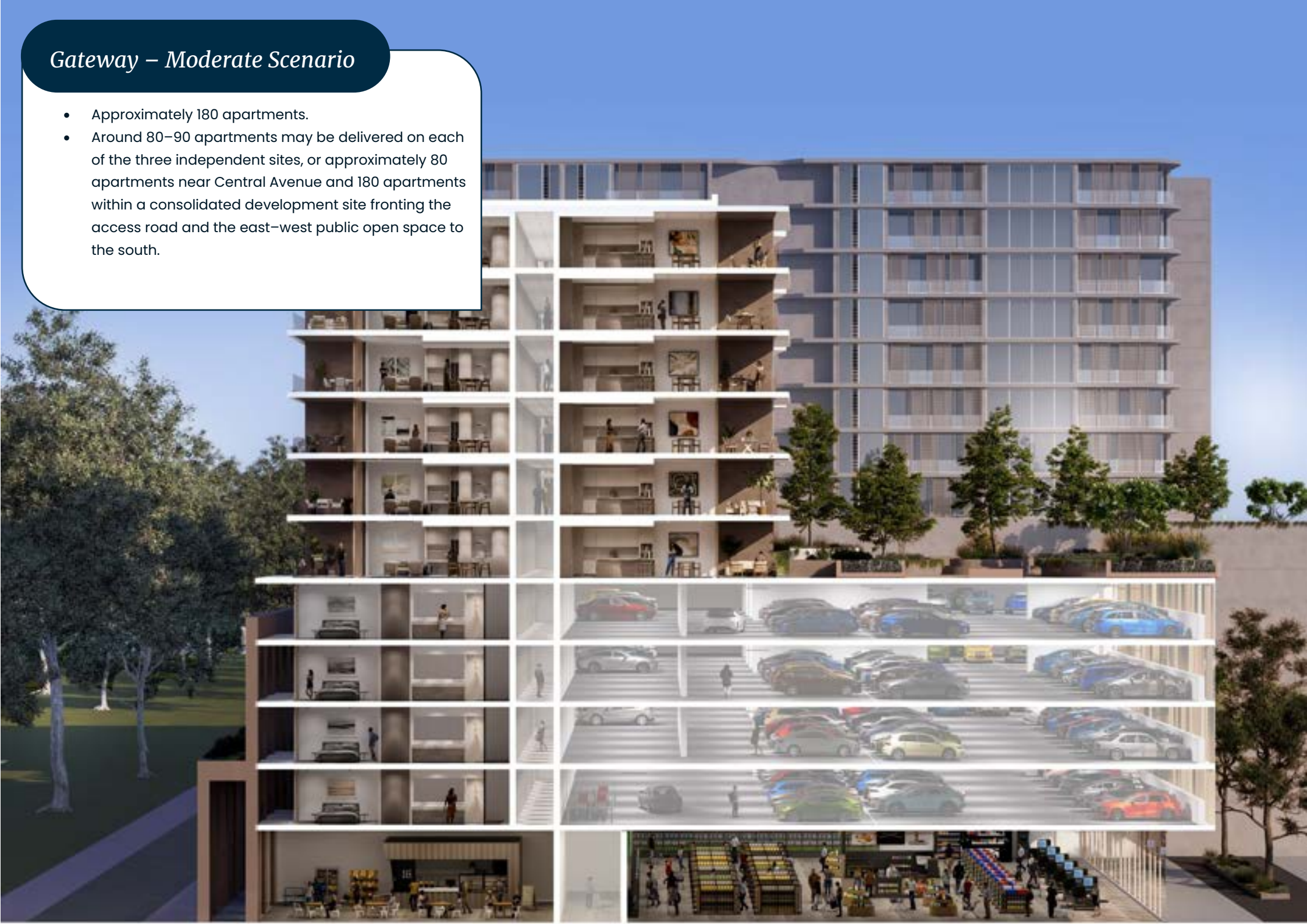
Gateway – Base Scenario

- Approximately 60 apartments delivered across three independent development sites, with the two southern sites able to be developed together as a staged project or independently.
- Building heights step down towards the lower-density Garden Living Precinct to the east, and increase towards Alexander Drive to the west, with this scenario showing approximately 6–7 storeys overall.



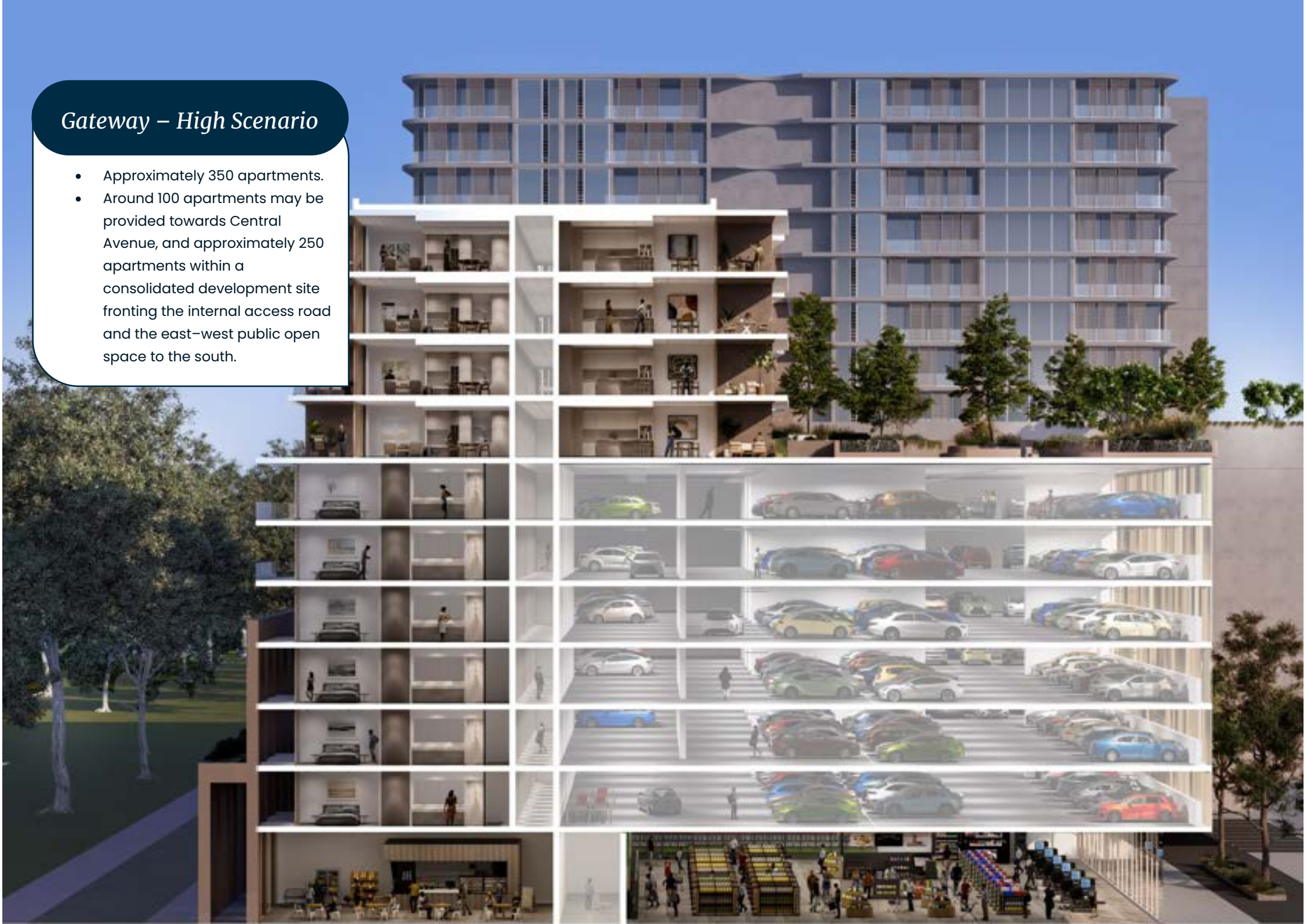
Gateway – Moderate Scenario

- Approximately 180 apartments.
- Around 80–90 apartments may be delivered on each of the three independent sites, or approximately 80 apartments near Central Avenue and 180 apartments within a consolidated development site fronting the access road and the east–west public open space to the south.



Gateway – High Scenario

- Approximately 350 apartments.
- Around 100 apartments may be provided towards Central Avenue, and approximately 250 apartments within a consolidated development site fronting the internal access road and the east–west public open space to the south.



7.9.5 Garden Living Character Area

Built Form Response

The built form approach for the Garden Living Character Area is focused on a medium density residential environment set within a strong landscape framework, offering a green, garden-focused lifestyle.

The built form draws on the established village character of nearby Coolbinia and Menora, with a regular urban grid that transitions from lower-scale housing in the centre to more intensive development towards Stancliffe Street. This approach builds on the existing density and character of the retained Student Housing Village, while integrating a variety of housing options supported by a network of community green spaces.

Homes and apartment buildings will be designed to engage directly with the public realm through front gardens, balconies, entries and accessible pathways. These elements will provide passive surveillance, enhance safety, and encourage activity and community connection. The adaptive reuse of the retained student housing will contribute to housing diversity and reinforce the area's established character.

The central area will accommodate a mix of townhouses, terraces and compact homes, typically 2–3 storeys in height. These semi-detached and attached typologies will create high-quality interfaces with streets and public open spaces and typically include:

- Townhouses and compact terraces with driveway access from residential Mews Roads
- Narrow terrace homes with rear laneways, enabling active frontages with gardens, balconies and entries facing streets and public open spaces.
- Compact homes located at block ends on shallow lots, providing flexible options and diversity in built form interfaces

The Student Housing Village will retain its distinctive modernist housing towers, with on-site surface parking accessed via Stancliffe Street. This area will continue to provide a unique residential offering within the precinct, contributing to its diversity and sense of place.

A residential apartment node will anchor the Stancliffe Street entry, centred around the retained Student Housing Village and Lake Park. Buildings of up to six storeys will be supported in this location, taking advantage of significant green amenity, surrounding views and minimal impact on neighbouring areas. Level changes across the site will be used to screen parking and create active frontages to both the street and the internal Lake Park.

Massing Diagram

The following diagram presents indicative massing of built form within the Garden Living Character Area based on the built form response articulated above. This massing diagram illustrates a potential built form outcome, with the opportunities for greater density primarily existing within the Stancliffe Street multi-residential development.

Garden Living – All Scenarios

- Approximately 108 single lots with opportunities for a diversity of townhouses, terraces and compact homes, typically 2–3 storeys in height
- Existing Student Housing Village could continue as student housing or provide opportunities for residential conversion (approximately 97 apartments within retained and new buildings).
- Approximately 40 grouped dwellings within three identified sites.
- Approximately 50 apartments within the Stancliffe Street site.



7.9.6 Noise Attenuation

A Noise Management Plan (**NMP**) has been prepared by Herring Storer Acoustics and is included at **Appendix H.** The NMP notes that based on the results of an acoustic assessment undertaken in accordance with *State Planning Policy No.5.4 – Road and Rail Noise,* noise received within the PSP area will exceed external noise criteria at the western portion of the site, adjoining Alexander Drive.

Therefore, any residential or mixed use development that falls within the noise affected area of the NMP would require a 'Quiet House' design package and any commercial development would require investigation dependent on specific use in line with 'AS/NZS 2107:2016 Standard - Acoustics - Recommended design sound levels and reverberation times for building interiors'. Matters relating to noise attention will be addressed through detailed design stages, including subdivision and development application/s.

7.9.7 Sustainability

The sustainability approach for the PSP area is aligned with the City of Stirling's commitment to reduce energy and carbon emissions, reduce water consumption, supporting a circular economy and adapt to a changing climate. The PSP supports sustainability outcomes through:

- an urban structure that prioritises walkability, legibility and access to public transport
- built form controls that facilitate climate-responsive design, including orientation, separation and access to sunlight and ventilation
- a public realm and landscape framework that supports tree canopy, shade and urban
- the integration of water sensitive urban design principles within streets and open spaces
- retention and adaptive reuse of existing buildings, reducing demolition and embodied carbon at a precinct scale.
-

The project is striving to achieve sustainability world leadership and obtain a Green Star Communities (**GSC**) certification. The following sustainability principles provide a guiding framework for the project and will be further developed and refined through detailed design and delivery stages:

- Climate positive: climate sensitive design, incorporation of renewable energy solutions for the precinct and lower embodied carbon infrastructure.
- Circular economy: reuse and recycling of demolition materials, reduction of waste to landfill.
- Water sensitive urban design: potable water use is reduced through efficiency measures and waterwise landscaping.
- Nature positive: high canopy cover, nature connectivity, biodiverse and resilient landscapes.
- Culture and heritage: vibrant, diverse and creative spaces that celebrate the unique site identity.
- Housing affordability and diversity: variety of building typologies to cater for different needs

Project-specific sustainability initiatives and targets will be subject to further consideration and refinement at future, more detailed design stages.

Disclaimer

This report is dated 14 January 2026 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Ltd **(Urbis)** opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of DevelopmentWA **(Instructing Party)** for the purpose of Precinct Structure Plan **(Purpose)** and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations.

Appendix A

Record of Stakeholder Engagement

Appendix B

Transport Impact Assessment and Parking Management Plan

Appendix C

Environmental Assessment and Management Strategy

Appendix D

Precinct Structure Plan Water Management Report

Appendix E

Infrastructure and Servicing Report

Appendix F

Landscape Master Plan

Appendix G

Retail and Commercial Market Need and Demand Assessment (including Net Benefit Test)

Appendix H

Noise Assessment Report

URBIS

Shaping cities
and communities
for a better future.