



WAPC

Western
Australian
Planning
Commission

LEADING A
CONTEMPORARY
PLANNING SYSTEM



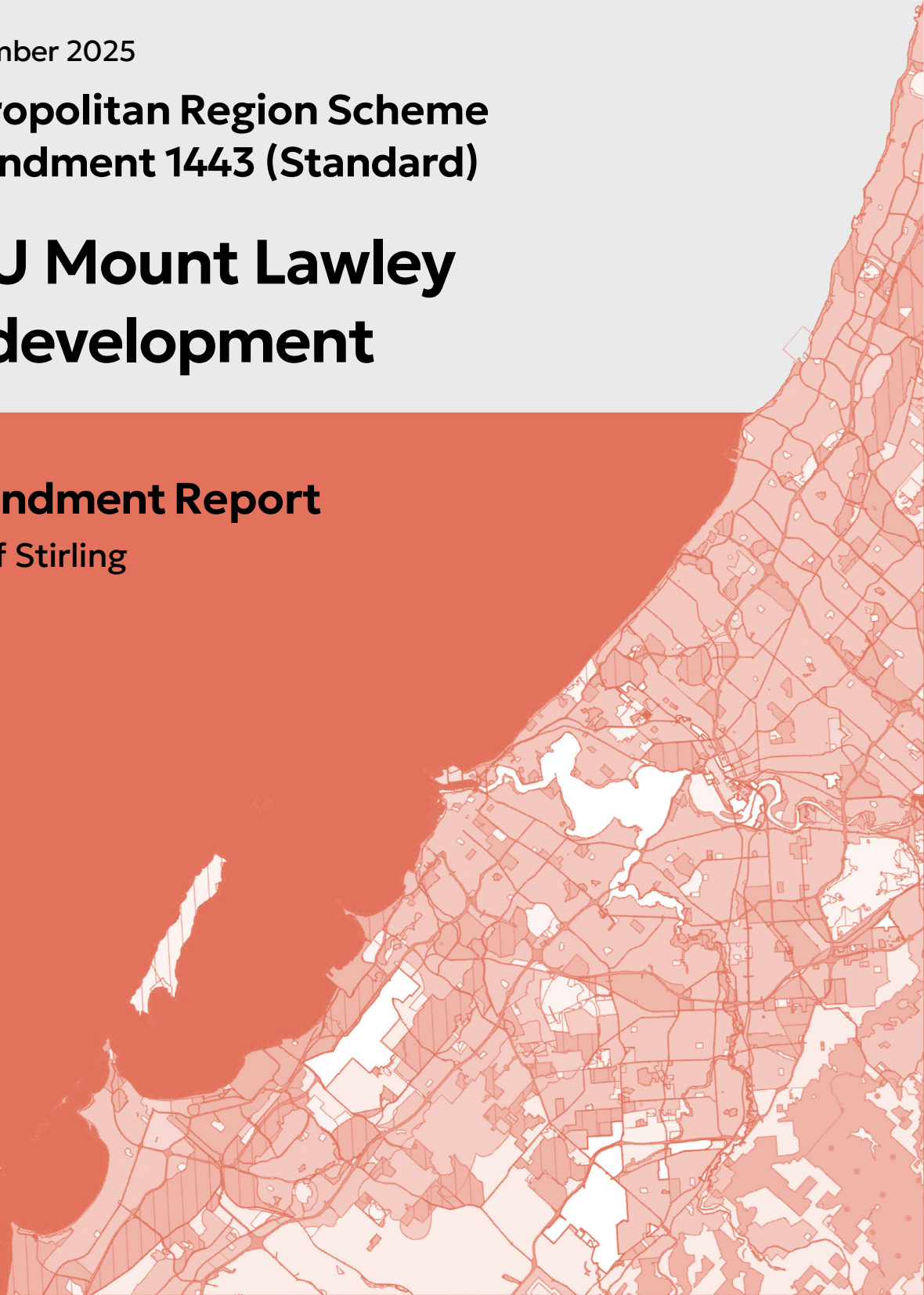
September 2025

Metropolitan Region Scheme Amendment 1443 (Standard)

ECU Mount Lawley Redevelopment

Amendment Report

City of Stirling



Contents

1.	Planning objective	1
2.	Background	1
3.	Discussion	2
4.	Aboriginal Cultural Heritage	4
5.	Coordination of local and region planning schemes	5
6.	Substantiality	5
7.	Environmental Protection Authority advice	5
8.	The amendment process	5
9.	Submissions on the amendment.....	6
10.	Modifications to the amendment.....	6
11.	Final outcome	7
	Amendment Figure - Proposal 1	8
	Appendix A	notice of environmental assessment
	Appendix B	list of detail plans supporting the amendment
	Appendix C	preparing a submission
	Appendix D	submission form

Acknowledgement of Country

The Western Australian Planning Commission acknowledges Aboriginal people as the traditional custodians of Western Australia. We pay our respects to the Ancestors and Elders, both past and present, and the ongoing connection between people, land, waters, and community. We acknowledge those who continue to share knowledge, their traditions and culture to support our journey for reconciliation. In particular, we recognise land and cultural heritage as places that hold great significance for Aboriginal people.

Disclaimer

This document has been published by the Western Australian Planning Commission. Any representation, statement, opinion, or advice expressed or implied in this publication is made in good faith and on the basis that the government, its employees, and agents are not liable for any damage or loss whatsoever which may occur as a result of action taken or not taken, as the case may be, in respect of any representation, statement, opinion or advice referred to herein. Professional advice should be obtained before applying the information contained in this document to particular circumstances.

© State of Western Australia

Published by the
Western Australian Planning Commission

Gordon Stephenson House
140 William Street
Perth WA 6000

Locked Bag 2506
Perth WA 6001

Internet: www.dplh.wa.gov.au
Email: info@dplh.wa.gov.au

Phone: (08) 6551 8002
National Relay Service: 13 36 77

Amendment 1443 (Standard)
Amendment Report

File: RLS/1176

Published September 2025

This document is available in alternative formats on application to the
Department of Planning, Lands and Heritage Communications Branch.

Abbreviations

ACH	Aboriginal Cultural Heritage
AHA	<i>Aboriginal Heritage Act 1972</i>
CBD	Central Business District
CCW	Conservation Category Wetland
DBCA	Department of Biodiversity Conservation and Attractions
DPLH	Department of Planning, Lands and Heritage
DTMI	Department of Transport and Major Infrastructure
DWER	Department of Water and Environmental Regulation
DWMS	District Water Management Strategy
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
LTCN	Long Term Cycle Network
MRS	Metropolitan Region Scheme
MRWA	Main Roads Western Australia
ORR	Other Regional Roads
PRR	Primary Regional Roads
PTA	Public Transport Authority of Western Australia
ROS	Regional Open Space
SPP	State Planning Policy
SWALSC	South West Aboriginal Land and Sea Council
TEC	Threatened Ecological Community
WAPC	Western Australian Planning Commission
WC	Water Corporation

1. Planning objective

The purpose of the amendment is to rezone approximately 19.8 ha of land in Mount Lawley under the Metropolitan Region Scheme (MRS) as shown on the **Amendment Figure - Proposal 1**, specifically:

- 17.92 ha from the Public Purposes - Tertiary Education reservation to the Urban zone,
- 1.85 ha from the Public Purposes - Tertiary Education reservation to Public Purposes - High School reservation; and
- 0.07 ha from the Regional Open Space - Restricted Public Access reservation to Other Regional Roads (ORR) reservation, to accommodate a road truncation.

The rezoning will facilitate the redevelopment of the site for urban infill purposes following the relocation of Edith Cowan University (ECU) to the Perth CBD and Joondalup campuses, following a local planning scheme amendment, structure planning and subdivision approval.

The Urban zone is intended to accommodate a range of residential densities and typologies, public open space, supporting amenities, and a potential 1.6 ha primary school site identified in consultation with the Department of Education. The Public Purposes - High School reservation caters for the planned expansion of the adjacent Mount Lawley Senior High School.

2. Background

The subject land is located approximately 4 km north east of the Perth CBD within the City of Stirling. It is bounded by Central Avenue to the north, Alexander Drive to the west, Bradford Street to the south, and Mount Lawley Senior High School to the east. The site is approximately 1.5 km from the Mount Lawley, Inglewood, and North Perth district centres, with the adjacent land uses including Mount Lawley Senior High School, Mount Lawley Golf Course, public open space areas, residential areas and a retirement village.

The site contains numerous university buildings, including the Western Australian Academy of Performing Arts (WAAPA) complex and multistorey student accommodation, extensive areas of open car parking, landscaped areas with mature trees, and two small water bodies in the north east. Historic land uses include a landfill, pine plantation and teacher's college before becoming the ECU campus.

The subject land is reserved for Public Purposes – Tertiary Education and Regional Open Space - Restricted Public Access under the City of Stirling Local Planning Scheme No. 3 (LPS 3), in alignment with the existing MRS reservation. The proponent also seeks support for a concurrent amendment to LPS 3 under section 126(3) of the *Planning and Development Act 2005* to apply a Development zone over the proposed Urban portion of the site. This is intended to enable the preparation of a precinct structure plan to guide future detailed land use and development.

Concept Plan

A concept design has been prepared to illustrate how the land might be developed. The key features of the concept plan are as follows:

- A mix of residential areas capable of accommodating various densities and housing types (approximately 900 dwellings),
- A primary school site (1.6 ha) located centrally off Learoyd Street,
- A network of public open space (totalling approximately 2.5 ha), incorporating retained vegetation where feasible,
- An internal road network connecting to existing external roads (Alexander Drive, Central Avenue, Bradford Street, Learoyd Street & Stancliffe Street),

- Potential for localised commercial/community uses; and
- Integration with the reserved High School expansion area (former WAAPA site).

The plan considers site opportunities and constraints, including topography, existing buildings, access, contamination, noise buffers, and vegetation. It serves to demonstrate the land's capability for urban development and servicing, with detailed design subject to future planning stages, including structure planning, subdivision and development application processes.

3. Discussion

Strategic Context

Perth and Peel@3.5million / Central Sub-Regional Planning Framework

The *Central Sub-Regional Planning Framework* (the Framework) forms part of the *Perth and Peel@3.5million* strategic suite of planning documents, and identifies the subject land as Public Purposes, reflecting the current region and local planning scheme zoning.

The Framework is the first step in the ongoing process of refining and detailing planning proposals for an area. The Frameworks state that this refinement will continue through the region and local planning schemes, structure planning, subdivision and/or development.

The Framework supports urban consolidation and infill in well-located areas. This proposal aligns with this objective by facilitating intensive redevelopment of a large, underutilised site within the inner middle suburbs, close to the CBD, existing district centres, and high-frequency public transport corridors to support housing targets and accommodate population growth.

A key principle of the Framework is to develop a consolidated urban form that limits new greenfield areas to where they provide a logical extension to the urban form. The Framework's definition of urban infill includes 'the redevelopment of existing urban areas at a higher density than currently exists.'

The rezoning represents a logical infill opportunity contributing towards the Framework's housing targets for the Central sub-region.

Draft ECU Mount Lawley Redevelopment Master Plan

The draft *ECU Mount Lawley Redevelopment Master Plan* (Master Plan) has been advertised for comment and outlines a forward-thinking vision for housing, community amenity and education to guide the redevelopment of the ECU Mount Lawley Campus site.

The Master Plan seeks to create a vibrant, inclusive, and sustainable urban village that addresses current needs while anticipating future opportunities. Extensive stakeholder and community consultation has been pivotal in shaping this Master Plan, allowing the community to reflect on their connection to the site and help to influence its future. Their insights have helped craft a plan that is both ambitious and grounded in community realities.

The transformation of the ECU Mount Lawley Campus will create a vibrant place to live, learn, and connect. The Master Plan includes a mix of quality housing, reuse of key campus buildings, green spaces, and better transport connections.

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region

State Planning Policy 2.8 - Bushland Policy for the Perth Metropolitan Region (SPP 2.8) aims to provide a policy and implementation framework that will ensure bushland protection and management issues are addressed and integrated with broader land use planning and decision making.

SPP 2.8 promotes the general retention of bushland with conservation value where possible. The proponent's environmental reports note that the site has been extensively modified through historical uses, including landfill and a pine plantation, and therefore the bushland is partially degraded. However, it does contain mature trees (both native and non-native) that provide potential ecological value.

The Department of Biodiversity, Conservation and Attractions (DBCA) noted the presence of mature trees which may serve as roosting habitat for threatened Black Cockatoos, given the site's proximity to confirmed roost sites. DBCA recommended retaining vegetation wherever possible and supplementing it with new plantings of suitable foraging habitat.

These values can be appropriately managed through the subsequent Precinct Structure Plan and detailed landscape planning for the site, which aims to maximise tree retention and integrate vegetation into public open space.

Draft State Planning Policy 2.9 - Planning for Water

Draft State Planning Policy 2.9 - Planning for Water (draft SPP 2.9) seeks to ensure that planning and development considers water resource management and includes appropriate water management measures to achieve optimal water resource outcomes at the various stages of the planning process. The Department of Water and Environmental Regulation (DWER) has no objection or comment in relation to water management matters.

State Planning Policy 3.0 - Urban Growth and Settlement

State Planning Policy 3.0 - Urban Growth and Settlement sets out that the principles, considerations and key requirements for new urban growth and sustainable communities include making the most efficient use of land in urban areas through the use of vacant and underutilised land, and providing a variety and choice in the size, type and affordability of housing in response to housing demand and preference. The proposal represents a logical progression for land surplus to its former function and aligns with State strategic directions for urban consolidation and infill development.

State Planning Policy 5.4 - Road and Rail Noise

State Planning Policy 5.4 - Road and Rail Noise designates Alexander Drive as an 'other significant freight/traffic route.' As such, the proposal introduces noise sensitive residential uses. A Noise Management Plan (NMP) has been submitted which recommends noise amelioration measures, including Quiet House Design packages, for affected dwellings and will be given further consideration in the subsequent detailed planning stages.

Development Control Policy 1.6 - Planning to Support Transit Oriented Development

Development Control Policy 1.6 - Planning to Support Transit Oriented Development (DCP 1.6) seeks a sustainable urban form by maximising the opportunities to integrate land use with public transport and minimise transport via the private motor vehicle. Where possible and appropriate, the policy seeks the intensification of activities and the promotion of uses that make better use of public transport.

The site has frontage to Alexander Drive, which supports high frequency bus routes. The proposed Urban zoning facilitates higher-density development appropriate for a Transit Orientated Precinct as defined by DCP 1.6, supporting walkability and integration with public transport.

Statutory Context

Environment

DBCA highlighted the potential impact on threatened Black Cockatoos and confirmed that multiple Forest Red-Tailed Black Cockatoo roost sites are in close proximity to the site.

Given the proximity of these roosts and the presence of mature trees within the subject site, DBCA advised that the proposed development may impact roosting habitat for Black Cockatoos listed under State and Commonwealth legislation. Consequently, DBCA emphasised the importance of retaining existing vegetation wherever possible within the future urban design and recommended that this retention be supported by additional plantings of suitable Black Cockatoo foraging habitat in areas of future open space.

The recommendations should inform the design of open spaces and landscaping within the future Precinct Structure Plan.

Water and Wastewater Infrastructure

Reticulated water and wastewater services are currently available to the subject site. However, the Water Corporation advised that the proposed development will likely necessitate developer-funded upgrades to the existing water reticulation mains. The Bradford Street Wastewater Pump Station will also most likely require upgrading to accommodate the anticipated demand. The detailed water and sewerage strategy will need refinement at the structure plan stage.

Regarding drainage, the Water Corporation noted the subject area falls within the Maylands-Inglewood Drainage Catchment and its system can only accommodate pre-development flows. Therefore, the developer will need to manage any additional flows on-site. Any discharge to the Maylands-Inglewood Main Drain (located in the southern corner of the site) must use existing, approved connections, with no new connections or upgrades to existing connections permitted. The developer will be responsible for protecting or modifying any Water Corporation drainage infrastructure affected by the development.

Transport Infrastructure

Main Roads WA (MRWA) had no objection to the proposal. The Department of Transport and Major Infrastructure (DTMI) also raised no objection, advising that the future street layout should consider DTMI's Long Term Cycle Network (LTCN) routes in surrounding streets and access to bus stops. It further advised that any future Transport Impact Assessment should include a safe walk to school assessment.

The Public Transport Authority (PTA) noted its support for higher-density residential development abutting the Alexander Drive public transport corridor. The PTA highlighted existing bus terminus facilities that use internal or adjacent roundabouts for turning. It advised that any changes to the local road network must consider these facilities and facilitate existing bus movements, recommending consultation during detailed design phases.

4. Aboriginal Cultural Heritage

The process of rezoning or reservation of land in a region scheme is broad by nature and does not physically interfere with the land. Consideration of Aboriginal cultural heritage is addressed more specifically at later stages of the planning process, typically when preparing a local structure plan or at the subdivision and development approval stages. All ACH is protected whether or not it has been previously recorded or reported.

Nevertheless, in recognising the importance of having reliable Aboriginal cultural heritage information, the WAPC and the Department of Planning, Lands and Heritage have entered into a Memorandum of

Understanding with the South West Aboriginal Land and Sea Council (SWALSC) for the provision of Aboriginal consultative services. All amendment proposals likely to be of interest to Aboriginal persons are pre-referred to SWALSC for comment. SWALSC is the recognised Native Title Representative Body for Western Australia's southwest region and as such is well placed to provide advice on Aboriginal heritage.

The proposed amendment was pre-referred to SWALSC and no advice was received. However, the amendment will be formally referred to SWALSC during the public submission period.

5. Coordination of local and region planning schemes

Pursuant to section 126(3) of the *Planning and Development Act 2005* (the Act), where land is being transferred to the Urban zone under a region scheme, the WAPC can resolve to concurrently amend the respective local planning scheme to transfer this land to a zone which is consistent with the objective of the Urban zone.

In this respect, the WAPC has the option of concurrently amending the City of Stirling Local Planning Scheme No. 3, to transfer the amendment area to a zone which is consistent with the objectives of the Urban zone under the Metropolitan Region Scheme. In accordance with standard practice a determination on the concurrent amendment of the respective local planning scheme will be made after the close of the public submission period.

6. Substantiality

The Planning and Development (Region Planning Schemes) Regulations 2023 allows for amendments to a region scheme to be processed as either complex, standard or basic amendments, depending on the alteration to the scheme. In this regard, the WAPC resolved to treat this amendment as a standard region scheme amendment for the following reasons:

- The proposal is considered to be consistent with the strategic planning direction under *Perth and Peel@3.5Million/Central Sub-regional Planning Framework* for infill in this part of the metropolitan region and facilitates redevelopment of surplus government land.
- The environmental and servicing matters, while requiring detailed assessment, are manageable through subsequent planning processes based on preliminary investigations.
- The City of Stirling and state government agencies raise no matters which prevent the initiation of the amendment, or which cannot be addressed in the subsequent more detailed planning stages

7. Environmental Protection Authority advice

The proposed amendment was referred to the Environmental Protection Authority (EPA) for advice on whether environmental assessment would be required.

The EPA has advised that the proposed amendment does not require formal assessment under Part IV of the *Environmental Protection Act 1986*. A copy of the notice from the EPA is included at Appendix A.

8. The amendment process

The procedures for amending a region scheme are prescribed by the *Planning and Development Act 2005* and the Planning and Development (Region Planning Schemes) Regulations 2023.

In essence, the procedure for a standard amendment involves:

- formulation of the amendment by the WAPC
- referral to the EPA for environmental assessment
- completion of an Environmental Review (if required) in accordance with EPA instructions
- public submissions being sought on the proposed amendment (including Environmental Review if required)
- consideration of submissions
- approval, with or without any modifications in response to submissions, or refusal to approve, by the Minister
- the amendment takes legal effect with gazettal of the Minister's approval.

An explanation of the [region scheme amendment process](#) can be found on the Department of Planning, Lands and Heritage's website, along with further information for [your property and region planning schemes](#).

9. Submissions on the amendment

The Western Australian Planning Commission (WAPC) invites people to comment on the proposed amendment.

The amendment is being advertised for public submissions for a period of 42 days from 01 September to 13 October 2025.

All amendment documentation and plans detailing the proposed changes are available for public inspection [online](#).

Online submissions via [Have Your Say, WA!](#) are encouraged, however written submissions can be sent:



via email

RegionPlanningSchemes@dplh.wa.gov.au



via post

The Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Submitters are advised that calling for submissions is a public consultation process, and all submissions lodged will be published and made publicly available once the amendment has been determined. Advice of disclosure and access requirements are shown on side two of the submission form.

Before making a submission, readers are encouraged to review the information in Appendix C for guidance on preparing a submission.

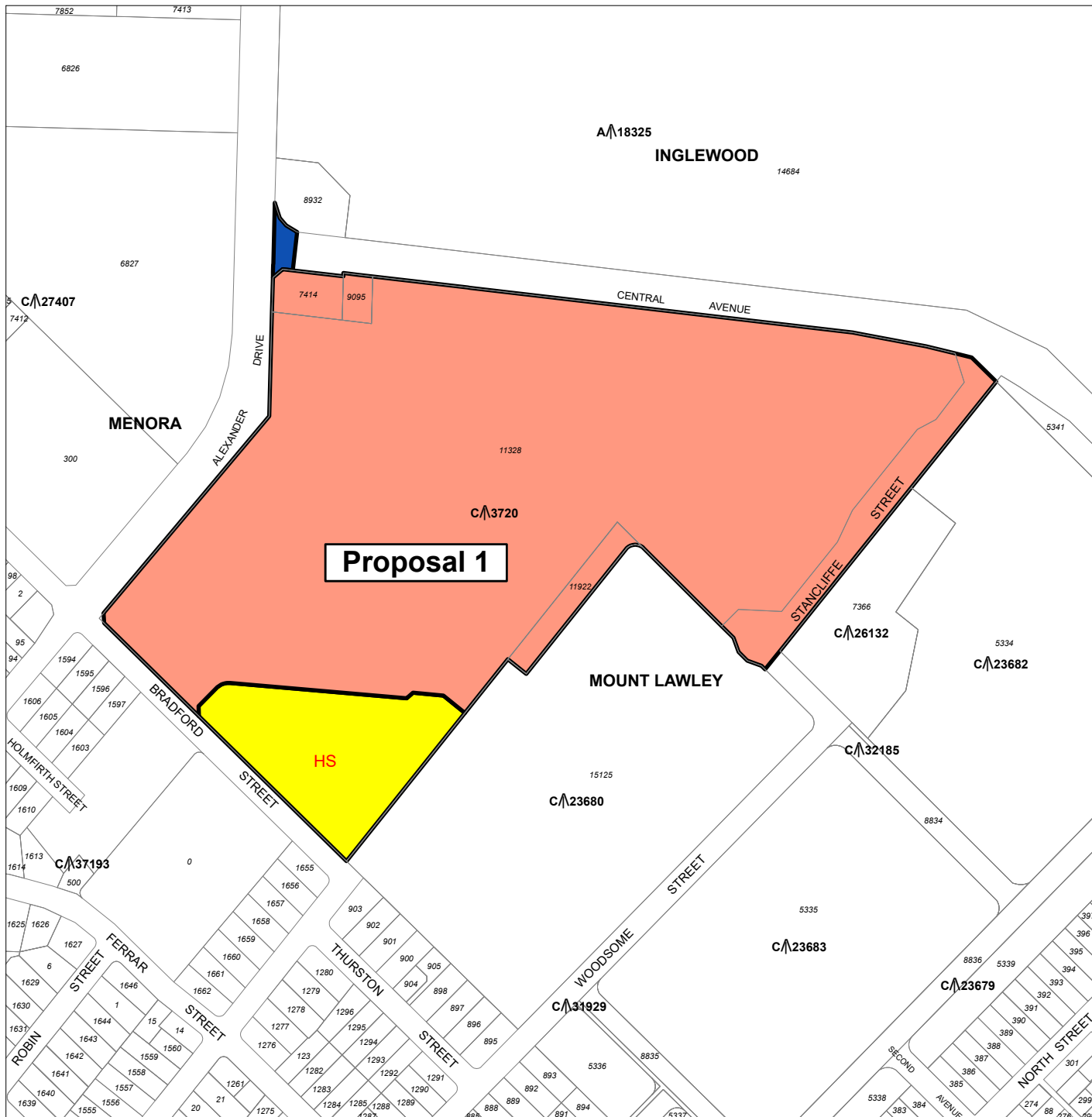
For postal submissions, please use the submission form contained in Appendix D of this report.

10. Modifications to the amendment

After considering any comments received the WAPC may recommend that the Minister for Planning modify the amendment. The Minister may approve the amendment, with or without any modifications in response to submissions, or decline to approve.

11. Final outcome

The recommendations of the WAPC, including any modifications, along with the determination of the Minister, are published in a report on submissions. Anyone who has made a submission, along with affected landowners, will be notified of the outcome when the amendment is gazetted to give it legal effect.






ECU - Mount Lawley Redevelopment **Proposed Standard MRS amendment** **as advertised**

23 July 2025

Proposal 1

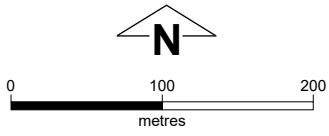
Proposed Amendment:

-  Public Purposes reservation - Tertiary Education **TE** to Public Purposes reservation - High School **HS**
-  Public Purposes reservation - Tertiary Education **TE** to Urban zone
-  Regional Open Space reservation - Restricted Public Access **R** to Other Regional Roads reservation

Reference no: 5241
 File no: RLS/1176
 Version number: 2



Date: 18/07/2025
 Produced by Data Analytics, Department of Planning, Lands and Heritage, Perth WA
 Base information supplied by Western Australian Land Information Authority SLIP 1447-2023-1



Appendix A

notice of environmental assessment



Environmental Protection Authority

s.48A Referrals

Title: Metropolitan Region Scheme Amendment 1443 – ECU Mount Lawley Redevelopment

Location: Lot 9095, Lot 11922, Lot 11328, Lot 11922 and a portion of the Stancliffe Street Road reserve in Mount Lawley within the City of Stirling.

Description: Amendment 1443 proposes to reclassify land currently occupied by the Edith Cowan University (ECU) from 'Public Purpose – Tertiary Education reservation' to an 'Urban' zone and 'Public Purpose - High School Reserve' and 'Regional Open Space- Restricted Public Access reservation' to 'Other Regional Roads reservation'.

Ref ID: APP-0030293 / REC-0001577

Date Received: 29/07/2025 **Date Sufficient Information Received:** 29/07/2025

Responsible Authority: Western Australian Planning Commission

Contact: Zoë Chalwell-James

Preliminary Environmental Factors: Flora and vegetation, Terrestrial fauna and Terrestrial environmental quality

Potential Significant Effects: The amendment area has been historically cleared and developed with some degraded remnant vegetation onsite including mature trees and has been subject to contamination from historical use as a landfill. Implementation of the amendment may result in the clearing of remnant vegetation and mature trees which may provide habitat for threatened species of black cockatoos and a risk of contamination disturbance.

Protection: The Environmental Protection Authority (EPA) notes that potential impacts to the above environmental factors can be mitigated through future planning processes including Precinct Structure Plans. The EPA supports the potential retention of significant black cockatoo foraging areas and potential breeding trees in open space and landscaping areas.

The assessment and remediation of contaminated sites can be adequately addressed through the application of the *Contaminated Sites Act 2003*. A condition may be recommended at the future subdivision/development application stage to address contamination, noting that the land has been subject to potentially contaminating activities, when a change in land use is proposed.

Determination: **Referral Examined, Preliminary Investigations and Inquiries Conducted. Scheme Amendment Not to be Assessed under Part IV of the EP Act. No Advice Given (Not Appealable).**

The EPA has carried out some investigations and inquiries before deciding not to assess this scheme. In deciding not to formally assess schemes, the EPA has determined that no further assessment is required by the EPA. This Determination is not appealable.

Chair's Initials:

Date:

18 August 2025

Appendix B

list of plans supporting the amendment

Metropolitan Region Scheme Amendment 1443 (Standard) ECU Mount Lawley Redevelopment

as advertised

Amending Plan 3.2869

Detail Plan: 1.6233

Appendix C

preparing a submission

Preparing a submission

The WAPC welcomes comment on proposed region scheme amendments from interested individuals, groups, and organisations.

What is a submission?

A submission is a way to express your opinion and provide information. It is an opportunity to explain why the amendment should be supported, withdrawn, or modified. Suggestions of alternative courses of action are also welcomed.

Making a submission is not the same as voting in an election. The number of submissions received for or against a proposal will not in itself determine the result. Rather, it is the reasoned argument of why a particular thing should or should not be done. Your submission will assist the WAPC in reviewing its planning proposal before proceeding. Advertised proposals are often modified in response to the public submission process.

What should I say?

Your comments should focus on the particular issues that arise from the proposed amendment. If there are a number of components in the amendment, please indicate exactly which ones you are addressing.

It is important that you state your point of view clearly and give reasons for your conclusions and recommendations. These may include an alternative approach or other ways for the WAPC to improve the amendment or make it more acceptable. Indicate the source of your information or argument where applicable.

If you prefer not to write your own comments, you may consider joining a group interested in making a submission on similar issues. Joint submissions can increase the pool of ideas and information.

Before lodging your submission

The WAPC prefers to receive submissions online at <https://haveyoursay.dph.wa.gov.au>, however, hardcopy submissions can also be accepted (Appendix D).

Please remember to complete all fields in the submission form including your name and contact details. Please limit the number of attachments, where possible, ensuring they are directly relevant to the proposed amendment you are commenting on.

The closing date for submissions and how to lodge them is shown on back of the submission form.

Some amendments may be subject to an environmental review. Under these circumstances, the WAPC will forward a copy of any submission raising environmental issues to the EPA. Submitters should be aware that all submissions lodged with the WAPC are subject to regulations on disclosure and access, and your submission will become a public document.

Appendix D

submission form



Planning and Development (Region Planning Schemes) Regulations 2023

Metropolitan Region Scheme Amendment 1443 (Standard) ECU Mount Lawley Redevelopment

Contact Number Email Address

Do you wish to have your name removed from your submission? ☐ Yes ☐ No

(Please attach additional pages if required. It is preferred that any additional information be loose rather than bound)

[illegible]

This image shows a full page of white paper with horizontal dotted lines. The lines are evenly spaced and run across the width of the page, providing a guide for handwriting or typing. There are no margins, text, or other markings on the page.

- The Western Australian Planning Commission (WAPC) is subject to the *Freedom of Information Act 1992* and as such, submissions made to the WAPC may be subject to applications for access under the Act.
- In the course of the WAPC assessing submissions, or making its report on these submissions, copies of your submission or the substance of that submission, may be disclosed to third parties.

Signature Date

Telephone: (08) 6551 8002 | Email: RegionPlanningSchemes@dplh.wa.gov.au | Website: www.wa.gov.au/dplh/regionplanningschemes