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Commission

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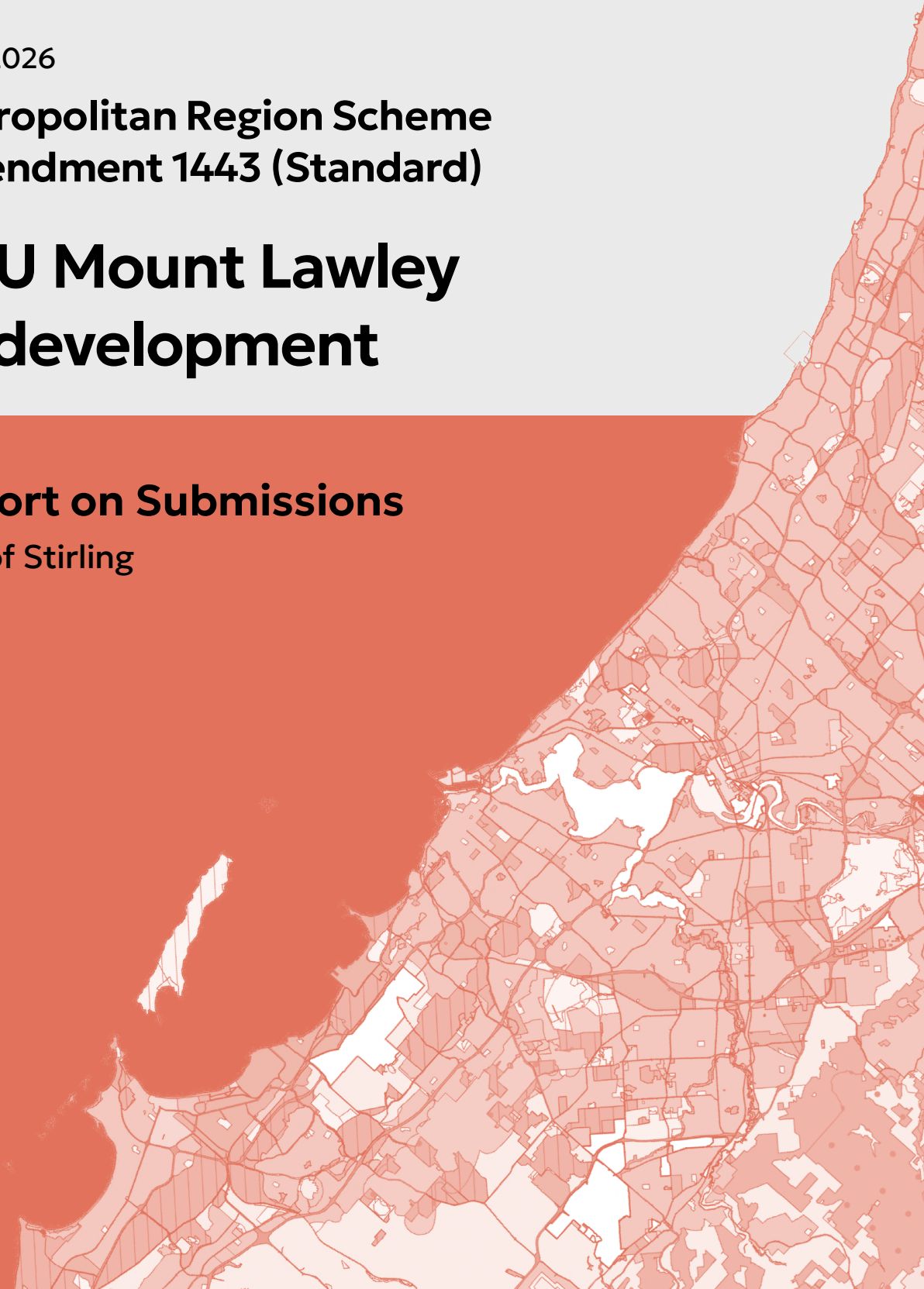
June 2026

**Metropolitan Region Scheme
Amendment 1443 (Standard)**

ECU Mount Lawley Redevelopment

Report on Submissions

City of Stirling



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Report on Submissions

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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.

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Published by the
Western Australian Planning Commission

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Amendment 1443 (Standard)
Report on Submissions

File: RLS/1176

Published June 2026

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

1. Introduction

At its May 2026 meeting, the Western Australian Planning Commission (WAPC) resolved to proceed with this amendment to the Metropolitan Region Scheme (MRS), in accordance with the provisions of section 35 of the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023.

2. The proposed amendment

The amendment proposal was described in the previously published **Amendment Report**, and a description of the proposal is repeated below.

The purpose of the amendment is to rezone approximately 19.84 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, and 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.

3. Environmental Protection Authority advice

On 18 August 2025, the Environmental Protection Authority (EPA) determined that the amendment did not require assessment under Part IV of the *Environmental Protection Act 1986*, and provided advice on flora and vegetation, terrestrial fauna and terrestrial environmental quality.

The EPA noted that while the amendment area contains remnant vegetation (which provides potential black cockatoo habitat) and historical landfill contamination, these impacts can be adequately mitigated through future planning processes including the proposed Precinct Structure Plan (PSP). The EPA supported the retention of significant trees within future open space and advised that contamination matters can be addressed via the *Contaminated Sites Act 2003* and relevant conditions at the subdivision or development application stage.

A copy of the notice from the EPA is in Appendix A of the **Amendment Report**.

4. Call for submissions

The amendment was advertised for public submissions for a total of 42 days from 01 September to 13 October 2025.

The amendment was made available for public inspection online at the Department of Planning, Lands and Heritage website.

During the public inspection period, a notice of the amendment was published in *The West Australian* newspaper, and the WAPC made reasonable attempts to notify and invite affected landowners, local government/s and other public authorities to comment on the amendment.

5. Submissions

17 submissions were received on the amendment; 7 submissions were of support and 8 were of general comments, non-objection or no comment. 2 submissions of objection were received.

Copies of all written submissions are contained within this report

6. Main issues raised in submissions

Future Land Use, Tenancy and Planning Process

Submissions raised concerns regarding specific land uses, including the removal of an existing childcare centre, requests to repurpose specific buildings for a Curriculum and Reengagement Education (CARE) school (Edmund Rice Education Australia), and that the rezoning is premature without resolving detailed density and primary school locations.

WAPC Comment: It is noted that an MRS amendment is a high-level statutory process to establish the broad zoning framework. Specific details regarding built form, density, site layout, and the retention of specific tenants are not being approved at this stage and will be resolved through the subsequent more detailed Precinct Structure Plan (PSP) and Master Planning processes.

Reservation of ex-Western Australian Academy of Performing Arts (WAAPA) Site

A submission objected to the size of the proposed 'Public Purposes – High School' reservation over the ex-WAAPA site, citing concerns over an excessive footprint and the creation of a 'super school'.

WAPC Comment: In order to address the need to accommodate a potential 'Creative Arts Hub' identified by the Department of Creative Industries, Tourism and Sport (CITS), the proponent has requested that the proposed Public Purposes – High School reservation be modified to 'Public Purposes – Special Uses'. This modification is supported as it provides for the necessary statutory flexibility to accommodate a mix of educational and creative industry uses as the further detailed planning of the site progresses.

7. Modifications

The proposed amendment is to be modified as follows:

- The 'Public Purposes – High School' reservation to be replaced by a 'Public Purposes – Special Uses' reservation.

The WAPC consulted with the EPA to ensure the previous determination remained valid. EPA Services confirmed that the proposed modification is administrative in nature and is unlikely to result in any impacts to environmental values on the site. Accordingly, the modification does not warrant re-referral under section 38 of the *Planning and Development Act 2005*.

As this modification does not introduce new land uses that were not previously contemplated within the broader urban context of the site, does not impact any vegetation retention areas, nor alter the intent of the advertised amendment, readvertising is not considered necessary.

8. Responses and determinations

The responses to all submissions are detailed in Schedule 2. It is recommended the amendment be adopted for finalisation as modified.

9. Coordination of local and region planning schemes

Under section 126(3) of the *Planning and Development Act 2005* (the Act), the WAPC has the option of concurrently rezoning land being zoned Urban under the Metropolitan Region Scheme, to a zone which is consistent with the objectives of the Urban zone in the corresponding local planning scheme.

In this respect, the WAPC has resolved to concurrently amend the City of Stirling Local Planning Scheme No. 3, to transfer the area being zoned Urban to the 'Development' zone.

10. Conclusion and recommendation

This report summarises the background to Amendment 1443 and examines the various submissions made on it.

The Western Australian Planning Commission (WAPC), after considering the submissions, is satisfied that the amendment as shown generally on the **Amendment Figure - Proposal 1** in Schedule 4 (as modified), and in detail on the Amending Plan listed in Appendix B (as modified) should be approved and finalised.

Having regard to the above, the WAPC recommends that the Minister for Planning and Lands approves the amendment.

11. Minister decision

Amendments to the Metropolitan Region Scheme being progressed as a standard amendment in accordance with the *Planning and Development Act 2005* and regulation 5 of the Planning and Development (Region Planning Schemes) Regulations 2023 require the WAPC to provide a report and recommendation to the Minister for Planning and Lands for approval. The Minister may approve, approve with modification, or decline to approve the proposed amendment.

The Minister, after considering the amendment, has agreed with the recommendation of the WAPC and approved the amendment.

Amendment 1443 is now finalised as modified and shown on Amending Plan 3.2869/1 and has effect in the Metropolitan Region Scheme from the date of notice in the *Government Gazette* on Friday 12 June 2026.

Schedule 1

listing of submissions

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

Submission Number	Submitter
1	ATCO GAS Australia
2	Department of Education
3	Department of Water and Environmental Regulation
4	Department of Health
5	Richard Winterscheidt
6	Name removed at the request of the submitter
7	Allison Foster
8	Main Roads Western Australia
9	Department of Transport and Major Infrastructure
10	Western Power
11	Department of Primary Industries and Regional Development
12	City of Stirling
13	Public Transport Authority of Western Australia
14	Department of Biodiversity, Conservation and Attractions
15	Edmund Rice Education Australia Flexible Schools Ltd
16	Steve Walker
Late Submissions	Submitter
17	Urbis on behalf on DevelopmentWA

Schedule 2

summary of submissions and determinations

Submission: 1

Submitter: ATCO Gas Australia

Summary of Submission: COMMENT

ATCO Gas Australia (ATCO) supports the proposal, however, has provided advice regarding the presence of a High-Pressure Gas Pipeline and the site's location within the WAPC *Draft Development Control 4.3: Planning for High Pressure Gas Pipelines*. Further consultation with ATCO prior to finalising preliminary designs for any sensitive or high-density land uses, particularly where construction or excavation is proposed within 15 metres of Critical Asset Infrastructure, is required.

Planning Comment: Comments noted.

This is a standard technical constraint that can be appropriately managed at the PSP and subdivision stages.

Determination: Submission supported.

Submission: 2, 3, 8 & 11

Submitter: Department of Education, Department of Water and Environmental Regulation, Main Roads Western Australia, Department of Primary Industries and Regional Development.

Summary of Submission: SUPPORT

The above State Government Departments support the MRS amendment.

Planning Comment: Support noted.

Determination: Submissions supported.

Submission: 4

Submitter: Department of Health

Summary of Submission: COMMENT

The Department of Health (DoH) advised as follows:

Chemical Hazards

The site comprising the whole ECU campus has been reported under the *Contaminated Sites Act 2003* (DMO23139) based on the known presence of metals, hydrocarbons (such as from petrol, diesel or oil), and asbestos in a landfill site within the site. Following investigations and risk assessment, the site was classified as *Remediated for Restricted Use* with a requirement to conduct any excavation works in accordance with the approved Site Management Plan and, if the site, or any portion of the site, is proposed to

be redeveloped, further investigation and assessment will be required to inform potential risks associated with historical landfill material during construction works and/or under future land use(s).

The proponent should be aware that any disturbance or redevelopment of landfill sites is likely to give rise to significant geotechnical, environmental and public health issues which are extremely complex and costly to manage and resolve.

The DoH does not support the redevelopment or disturbance of landfill sites for sensitive land uses, without sampling, monitoring and health risk assessment clearly demonstrating that the site is suitable for that use currently and into the future.

Should the scheme amendment be supported by the DPLH, the DoH recommends that any proposed disturbance or redevelopment of the site be subject to planning conditions requiring a soil, groundwater and landfill gas contamination risk assessment and a Remediation and Validation Report conducted in accordance with National Environment Protection (Assessment of Site Contamination) Measure guidelines and supervised by an independent accredited Contaminated Sites Auditor in accordance with *Contaminated Sites Regulations 2006* Reg. 31(1). Ideally these matters should be addressed at the earliest possible opportunity to avoid significant delays and prohibitive cost later in the development process which may jeopardise the project.

Water supply and wastewater disposal

In relation to new development and the management of water, the DoH has no objection to the proposal provided it is connected to drinking water and sewage services by a licensed service provider.

It is undetermined if deep sewerage is available for the entire site or whether there are onsite wastewater treatment systems on the site. If there are onsite wastewater treatment systems and these are proposed to be decommissioned, please ensure the Local Government Environmental Health Services are notified.

If onsite wastewater treatment systems are present and are intended to remain and be included as part of the Water Management Plan, these are required to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, and meet the *Government Sewerage Policy 2019*, requirements.

In addition, sewage intended to be reused or recycled for beneficial purposes such as landscape and garden bed irrigation, toilet flushing or other purposes, will require prior approval from the Department of Health.

Public Health considerations

The DoH recommends the incorporation of healthy design elements into urban development to improve amenity and the social impacts of the development through healthy active living. The DoH publication 'Evidence supporting the creation of environments that encourage healthy active living' is a document providing a summary of evidence-based literature and key components of urban development. The document provides a rationale

and suggested design elements for mixed land use, activity centres, movement networks, public open space, housing diversity, and schools.

Noise

The Amendment identifies that Alexander Drive is a 'significant freight/traffic route' and therefore future development will be impacted by noise. The Noise Management Plan must include acoustic modelling and impacts on noise sensitive premises including residential premises and schools. Acoustic modelling is to be undertaken by a suitably qualified acoustic engineer and should be carried out prior to the subdivision to determine the extent of noise impacts from existing road traffic. The noise management plan and attenuation strategies must be assessed to the satisfaction of the Authorised Officer/ Environmental Health Officer for the City, to ensure public health is not adversely impacted by environmental noise.

Heatwave adaptation

In accordance with section 3.3 'Health and wellbeing' of the State Planning Strategy 2050, the Department of Health recommends incorporating specific climate change adaptation measures within the site to protect public health.

This proposal presents an opportunity to implement site-specific climate resilient elements from the WA Climate Adaptation Strategy, including strategic placement of public open spaces, orientation of road networks to maximise cooling breezes, distribution of community facilities with consideration for extreme heat events, and water management systems that address changing rainfall patterns.

Planning Comment:

Comments noted.

The requirement for detailed site contamination investigations is a consideration that must be addressed before any sensitive land uses are developed. This, along with noise mitigation and design elements, will be appropriately managed and conditioned through the subsequent structure planning and subdivision approval processes, to the satisfaction of the Department of Health.

Chemical Hazards

The proponent has confirmed extensive site investigations have been completed, and landfill gas was found to be below relevant health and safety guidelines, and a formal Remediation and Validation Report will be completed in due course.

Water supply and wastewater disposal

The proponent has confirmed in its Engineering Servicing Report that the redevelopment of the site can be fully serviced by both water and sewerage infrastructure. Existing water and sewer mains are located in the surrounding area, with planned upgrades to ensure sufficient capacity for the proposed development.

Public Health Design, Noise & Heatwave

The proponent has confirmed these matters will be addressed by specific technical studies (such as a Transportation Noise Assessment) supporting the PSP.

To summarise, the proponent has noted that all technical health and environmental matters are being properly investigated and will be addressed at the PSP stage, which is the correct part of the process for this level of detail.

Determination: Submission supported.

Submission: 5

Submitter: Richard Winterscheidt

Summary of Submission: COMMENT

The submitter provided its support for the transition of the precinct to an "urban cityscape" but does not support the removal of the community childcare centre.

Planning Comment: Comments noted.

The support for the 'Urban' zone is noted. The retention of a specific tenant or facility (the childcare centre) is a land-use and operational matter for the landowner/developer (DevelopmentWA) to consider during the Master Planning phase, rather than a matter for the MRS amendment.

The proponent has further clarified that the future of the existing childcare centre is a tenancy matter for the landowner. They confirm the 'Urban' zone allows for childcare and it is being considered in the PSP.

Determination: Submission supported.

Submission: 6

Submitter: Name removed at the request of the submitter

Summary of Submission: SUPPORT

The submitter provided its support for the amendment to reactivate the area, increase high-quality infill dwellings, and combat urban sprawl.

Planning Comment: Support noted. The reasons provided align with the State's strategic planning objectives as outlined in *Perth and Peel @ 3.5million* and the *Central Sub-regional Planning Framework*

Determination: Submission supported.

Submission: 7

Submitter: Allison Foster

Summary of Submission: OBJECTION

The submitter opposes the amendment, stating that rezoning is premature, claiming there were objections to the density and primary school location in the draft plans, and these matters should be resolved first.

Planning Comment: Comments noted. Refer to Part 6 of the *Report on Submissions*.

MRS amendment is the high-level statutory step required to change the land's zoning to enable future development. The specific details of density, building envelopes, and the precise location of facilities like the primary school are determined at the subsequent detailed planning stage, which will involve further public consultation. The amendment is a prerequisite for, not a final approval of, these detailed matters.

Determination: Submission not supported.

Submission: 9

Submitter: Department of Transport and Major Infrastructure (DTMI)

Summary of Submission: COMMENT

The DTMI has no objection to the amendment proposal. When designing the path network reference should be made to 'DTMI's Planning and Designing for Active Transport in Western Australia: All Ages and Abilities Contextual Guidance' which provides recommendations on appropriate bicycle facilities based on road function.

Planning Comment: Comments noted.

This is a detailed design matter that is to be addressed at the structure planning and subdivision stages. The proponent has acknowledged the advice and confirmed they will refer to the relevant transport guidance during the detailed design phase.

Determination: Submission supported.

Submission: 10

Submitter: Western Power

Summary of Submission: COMMENT

Western Power advised as follows:

Western Power assets and a registered easement exist on-site which will constrain development. Inclusion of land use controls and interface design provisions are required from DPLH and the City of Stirling to ensure a suitable level of asset protection is maintained from intensification of the urban environment and discouraging permanent development and land use within its registered easement. The registered easement constrains the land in-so-far as it may impose restrictions on what development and works can occur within the easement.

Western Power requires the level of protection to maintain safety, unconstrained access, limiting the impact of development to all Western Power network assets on site.

Development application/s will need to be referred to Western Power prior to the development approval, use or works located within proximity to Western Power infrastructure. Written advice is to be obtained from Western Power and is to be given due regard when determining any development application.

Western Power recommended standard Advice Notes prior to development or subdivision on the site, pursuant to Section 167 of the *Planning and Development Act 2005*.

Planning Comment:

Comments noted.

The easement and asset protection requirements must be addressed and incorporated into all future detailed design and subdivision plans.

The proponent has also acknowledged the servicing and infrastructure constraints, noting it accepts Western Power's recommended advice notes, which are to be incorporated into future subdivision and development applications, where relevant.

Determination:

Submission supported.

Submission:

12

Submitter:

City of Stirling

Summary of Submission:

SUPPORT

The City of Stirling supports the scheme amendment to facilitate urban infill. Advises that a more comprehensive Council-endorsed position will be provided at subsequent, more detailed planning stages.

Planning Comment:

Support noted.

The support from the local government and acknowledgement of the staged planning process is noted.

Determination:

Submission supported.

Submission: 13

Submitter: Public Transport Authority (PTA)

Summary of Submission: COMMENT

The PTA is supportive of higher density residential proposed abutting Alexander Drive, a key public transport corridor as this is conducive to the operation and growth of the Transperth Network. The site is serviced by multiple high frequency bus services. There are a bus stop terminus (embayment) facilities located in the immediate vicinity.

Any changes to the local road network and access roads should consider the bus stop embayment and facilitating bus movements for the existing services. During the more detailed design phases, PTA should be consulted to discuss any impact on the bus network as there is opportunity to improve embayment/turn around facilities.

Planning Comment: Comments noted.

The PTA's support for transit-oriented land use outcomes is consistent with State Planning Policy and Development Control Policy (DCP). The operational requirements for bus services must be addressed by the proponent during the structure planning and subdivision design phases to ensure the network is not compromised.

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 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 Oriented Precinct' as defined by DC Policy 1.6, supporting walkability and integration with public transport.

The proponent has acknowledged the PTA's support for density near transport and confirms that consultation with the PTA has commenced to ensure bus network requirements are addressed in the PSP.

Determination: Submission supported.

Submission: 14

Submitter: Department of Biodiversity, Conservation and Attractions (DBCA)

Summary of Submission: COMMENT

The DBCA advised as follows:

Threatened Black Cockatoos

DBCA is aware of two confirmed Forest Red-Tailed Black Cockatoo (*Calyptorhynchus banksii naso*) roost sites within close proximity of the development area. There are a further four recorded black cockatoo roost sites within 2 kms of the ECU campus. Given the proximity of the roosts, and the presence of mature trees within the subject site which may support these roosts, it is possible the proposed development may impact the roosting habitat of threatened Black Cockatoos listed under State and Commonwealth legislation.

The potential significance of both native and non-native mature trees onsite to threatened black cockatoos highlights the importance of retaining vegetation wherever possible in the future urban design. This retention can also be supported by additional plantings of suitable black cockatoo foraging habitat in areas of future open space.

The cumulative impacts associated with the loss of threatened black cockatoo habitat is reducing the amount of habitat available and reducing the number of birds that can be supported in the region. In the respective black cockatoo recovery plans it is noted that reversal of threats (including loss of habitat) is required before significant increases in the cockatoo populations can occur.

The recovery plans identify the need to protect and manage as much habitat as possible to minimise the impacts of habitat loss. Therefore, all remaining resources are significantly important to black cockatoos. DBCA recommends that the precinct planning stage addresses the identification and retention of potential black cockatoo habitat trees and that it is not delayed to further planning stages.

There should be priority given to retaining habitat within all areas, going beyond retaining habitat in public open spaces only with consideration given to retaining vegetation within proposed lots and streetscapes as well.

To summarise, DBCA provided advice regarding threatened Black Cockatoos, noting confirmed roost sites are in close proximity to the site, and mature trees on site may provide roosting habitat. Recommends that the identification and retention of potential habitat trees be addressed at the precinct planning stage, with priority given to retaining habitat across the site, not just in public open space.

Planning Comment:

Comments noted.

The advice from DBCA is noted and has been provided to the proponent for further consideration in the subsequent detailed planning stages.

While the MRS amendment itself does not approve the removal of any trees, it facilitates future development. The ecological value of the mature trees on site, particularly as potential habitat for Black Cockatoos (and/or other threatened species) is a key objective of the planning framework. These values are to be managed through the subsequent Precinct Structure Plan and detailed landscape planning for the site, which should aim to maximise tree retention and integrate vegetation into public open space.

The proponent has acknowledged DBCA's advice and has provided a detailed response based on a draft Environmental Assessment and Management Strategy (EAMS) prepared for the PSP. The EAMS concluded that the site contains no suitable Black Cockatoo breeding habitat, no evidence of roosting, and only low-value foraging habitat, with impacts unlikely to be significant.

Determination: Submission supported.

Submission: 15

Submitter: Edmund Rice Education Australia Flexible Schools Ltd (EREAFS)

Summary of Submission: SUPPORT

EREAFS provided its support for the redevelopment and has submitted an Expression of Interest (EOI) to repurpose Building 16 to establish a Curriculum and Reengagement Education (CARE) school. The proposal requests a peppercorn lease over the building.

Planning Comment: Support noted. Refer to Part 6 of the ***Report on Submissions***.

The detailed EOI regarding the use of a specific building and a lease arrangement is a land tenure matter for the proponent to consider as the landowner and developer. This falls outside the statutory considerations of the MRS amendment.

The proponent has acknowledged the support, confirming it has responded directly to EREAFS, and clarified that Building 16 is not proposed for retention as it is the identified site for the new primary school.

Determination: Submission supported.

Submission: 16

Submitter: Steve Walker

Summary of Submission: OBJECTION

The submitter opposes the amendment and requests it to be modified. The primary objection relates to the size of the proposed "Public Purposes – High School" reservation for the expansion of Mount Lawley SHS, which is considered an excessive "horizontal" land grab. The submitter is concerned this will create an overly large "super school," drawing students from other areas, and argues the DevelopmentWA masterplan did not indicate such a large reservation.

The submitter also criticises a lack of clarity in the amendment maps.

Planning Comment: Comments noted. Refer to Part 6 of the ***Report on Submissions***.

The rezoning of land to a 'Public Purposes' reservation for the expansion of a public school is a standard mechanism under the planning framework. The amendment maps are statutory documents that adhere to prescribed standards for depicting cadastral and zoning changes.

This issue is considered to be addressed as the amendment is proposed to be modified to replace the 'Public Purposes – High School' reservation with the 'Public Purposes – Special Uses' reservation which allows for a level of flexibility for the end land use/s.

Determination: Submission partially supported.

Submission: 17 (Late)

Submitter: Urbis on behalf of DevelopmentWA

Summary of Submission: COMMENT

The proponent (via Urbis) has requested a modification to the amendment regarding the 1.85 ha ex-WAAPA site. The submission requests to modify the proposed reservation for this parcel from 'Public Purposes – High School' to 'Public Purposes – Special Uses'.

The modification is sought to maximise flexibility for the future use of the facility. While the original proposal aligned with the 2020 State Government announcement for a high school, broader opportunities have been identified for a "Creative Arts Hub". The specific/future use of the facilities is yet to be determined and is subject to ongoing investigations and business cases by the Department of Education and the Department of Creative Industries, Tourism and Sport (CITS).

The proponent considers that no other designation under the Public Purposes reservation can suitably accommodate the anticipated mix of creative, cultural, and educational uses, making 'Special Uses' the most appropriate designation. The proponent notes that this modification can be facilitated as part of the finalisation process without the need for re-advertising.

Planning Comment: Comments noted. Refer to Part 6 of the ***Report on Submissions***.

The requested modification to the 'Public Purposes – Special Uses' reservation over the ex-WAAPA portion of the site is supported. This designation provides the necessary statutory flexibility to accommodate a potential mix of land uses (Education and Creative Industries) on the site, consistent with recent whole-of-government discussions and the resolution reached between the relevant State agencies.

The modification is not considered a substantial modification to the amendment as advertised. It applies only to a minor portion of the amendment area (1.85 ha), does not alter the primary 'Urban' rezoning component, and does not introduce new environmental impacts.

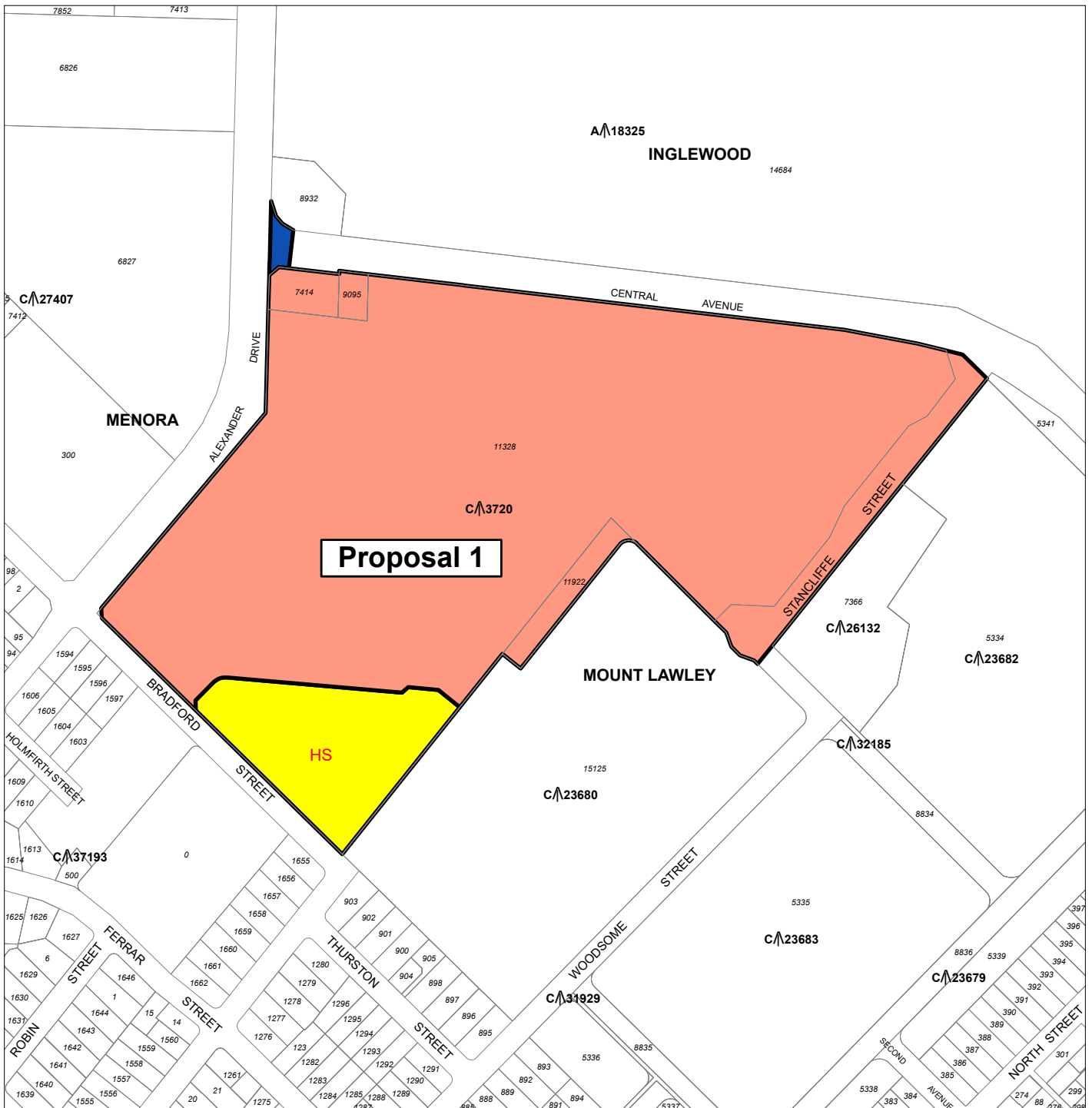
Accordingly, the modification does not require re-advertising. The specific land use details will be resolved through the subsequent Precinct Structure Plan and development application processes.

Determination:

Submission supported.

Schedule 3

amendment figure/s (as advertised)



**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

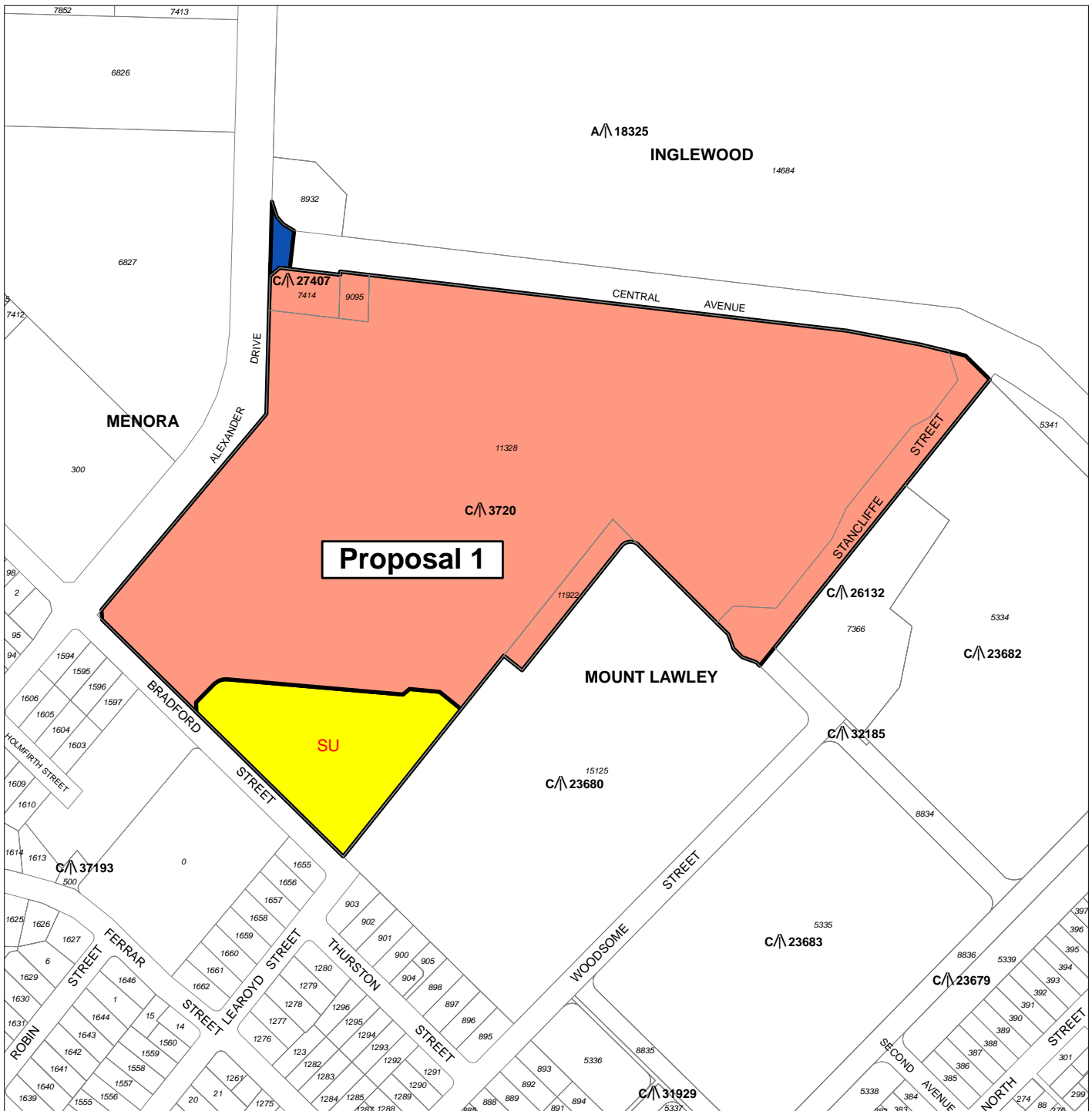
Reference no: 5241

File no: RLS/1176

Version number: 2

Schedule 4

amendment figure/s (as modified)



ECU - Mount Lawley Redevelopment Proposed Standard MRS amendment as modified

27 May 2026

Proposal 1

Proposed Amendment

- Public Purposes reservation - Tertiary Education **TE** to Public Purposes reservation - Special Uses **SU**
- 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

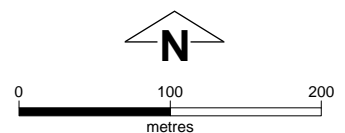
File no: RLS/1176

Version number: 3



WAPC Western Australian Planning Commission

Date: 27/05/2026
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

list of plans (as advertised)

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

as advertised

Amending Plan 3.2869

Detail Plan: 1.6233

Appendix B

list of plans (as modified)

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

as modified

Amending Plan 3.2869/1

Detail Plan: 1.6233

Appendix C

submissions

From: ATCO Engineering Enquiries <eservices@atco.com>
Sent: Thursday, 4 September 2025 9:53 AM
To: Region Planning Schemes
Subject: ATCO Response - LM01773468 - RE: Proposed Metropolitan Region Scheme Amendment 1443 (Standard) - ECU Mount Lawley Redevelopment - RLS/1176
Attachments: Trigger Distance - LM01773468.pdf

Good Morning,

RE: Proposed Metropolitan Region Scheme Amendment 1443 (Standard) - ECU Mount Lawley Redevelopment - RLS/1176
ATCO Reference: LM01773468

ATCO Gas Australia (ATCO) has no objection to the proposed application, based on the information and plan provided, subject to the following advice notes:

Advice notes:

- The proposed areas fall within the WAPC Draft Development Control 4.3 Trigger Distance for ATCO Infrastructure (area hachured blue in attachment). Any sensitive land use or high-density community use developments within this Trigger Distance of a High-Pressure Gas Pipeline requires further consultation with ATCO prior to preliminary designs being finalised. Please consider the WAPC's draft DC4.3 and also the site; PlanWA for development planning.
- ATCO identifies that the proposed future development may require additional safety measures to be considered, identified and in place for the high-pressure gas pipeline risk mitigation.
- Anyone proposing to carry out construction or excavation works within 15 metres of Critical Asset Infrastructure must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- All works occurring within 15 metres of Critical Asset Infrastructure must undergo ATCO Engineering Assessment to determine if additional safety measures are required. Risk mitigation and asset protection measures may be necessary. Notification for the works must be submitted to ATCO via the [online web portal](#).

- All works occurring within 15 metres of Critical Asset Infrastructure must comply with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- Future construction and any proposed access roads across the ATCO Critical Asset gas mains (including proposed roads and road upgrades) need to be managed in accordance with the ATCO document Additional Information for Working Around Gas Infrastructure - AGA-O&M-PR24 <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- Anyone proposing to carry out construction or excavation works must contact 'Before You Dig Australia' (www.byda.com.au) to determine the location of buried gas infrastructure. Refer to ATCO document AGA-O&M-PR24- Additional Information for Working Around Gas Infrastructure <https://gas.atco.com/en-au/natural-gas/wa-gas-network/working-around-gas-infrastructure.html>
- If the disconnection and/or removal of an ATCO gas service is required, a request can be submitted via the online ATCO portal found [here](#).

Please accept this email as ATCO's written response.

Should you have any queries regarding the information above, please contact us on 13 13 56 or eservices@atco.com.

Kind Regards

Kim Hatcher

Land Liaison/Engineering Coordinator
ATCO, Gas Division, Australia

A. 81 Prinsep Road, Jandakot, Western Australia, 6164

ATCO.com.au [LinkedIn](#) [Facebook](#) [X](#)





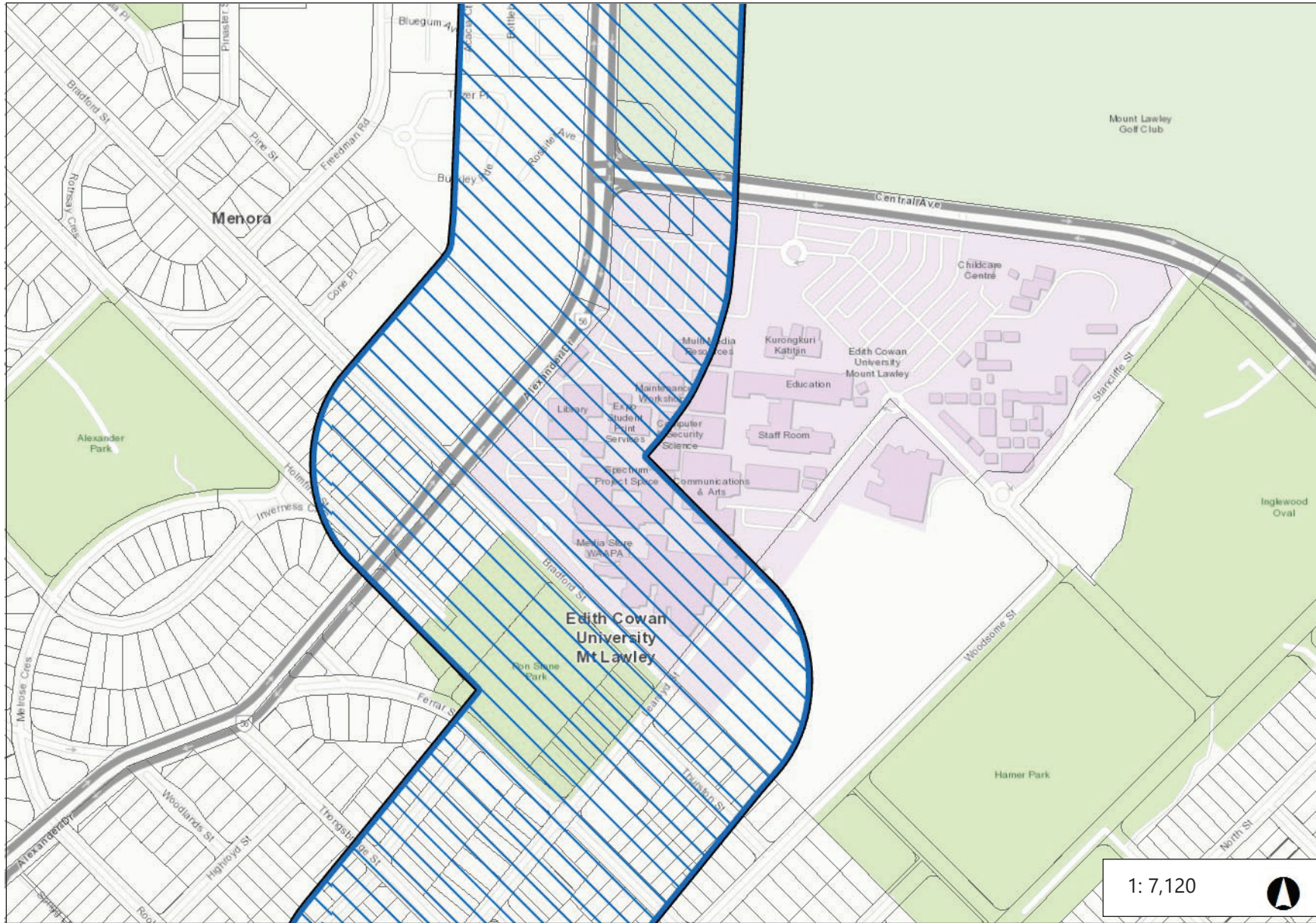
ATCO acknowledges Aboriginal people as the Traditional Custodians of country throughout Australia including Torres Strait Islander peoples.



Trigger Distance - LM01773468

Legend

-  ATCO Trigger Distance
-  Cadastre



1: 7,120



0.4 0 0.18 0.4 Kilometers

Date produced: 04-Sep-2025

This map is a user generated static output from PlanWA (a public interactive mapping tool provided by the Department of Planning, Lands and Heritage and accessed via wa.gov.au) and is for reference only.

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Notes



Department of
Education

Your Ref: RLS/1176
Our Ref: D25/0773708
Enquiries: Ikmal Ahmad

Western Australian Planning Commission
Department of Planning, Lands and Heritage

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Alex Murray
Planning Officer

Dear Sir / Madam

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

Thank you for your email dated 1 September 2025 providing the Department of Education (the Department) with the opportunity to comment on the proposed Metropolitan Region Scheme (MRS) Amendment on the subject site.

The Department has no objection to the proposed MRS Amendment.

Should you have any questions in relation to the above, please do not hesitate to contact Mr Ikmal Ahmad, Principal Consultant – Land Planning, on (08) 9264 4435 or by email at Ikmal.ahmad@education.wa.edu.au.

Yours sincerely

A handwritten signature in blue ink that reads "Matt Turnbull".

Matt Turnbull
**Manager Land and Planning
Infrastructure Strategy and Planning**

3 September 2025

From: Jim Mackintosh <jim.mackintosh@dwer.wa.gov.au>
Sent: Monday, 8 September 2025 2:09 PM
To: Region Planning Schemes; Alex Murray
Subject: RE: Proposed Metropolitan Region Scheme Amendment 1443 (Standard) - ECU Mount Lawley Redevelopment - RLS/1176

OFFICIAL

Dear DPLH,

Thank you for the above referral. The Department of Water and Environmental Regulation (DWER) has considered the proposal and has no objections and no further comments.

Regards

Jim Mackintosh

Department of Water and Environmental Regulation

Program Manager

Swan Avon Region

Planning Advice Section

T 08 6250 8043 |

E jim.mackintosh@dwer.wa.gov.au

Visit our website www.dwer.wa.gov.au

Disclaimer: This e-mail is confidential to the addressee and is the view of the writer, not necessarily that of the Department of Water and Environmental Regulation, which accepts no responsibility for the contents. If you are not the addressee, please notify the Department by return e-mail and delete the message from your system; you must not disclose or use the information contained in this email in any way. No warranty is made that this material is free from computer viruses.



Government of **Western Australia**
Department of **Health**

Your Ref: RLS/1176
Our Ref: F-AA-90444-116
Contact: Rachael Donovan 9222 2000

Secretary
Western Australian Planning Commission
Locked Bag 2506
PERTH WA 6001

Attention: Alex Murray

Via email: regionplanningschemes@dplh.wa.gov.au

Dear Secretary,

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1443 – ECU MOUNT LAWLEY REDEVELOPMENT – RLS/1176

Thank you for your email dated 1 September 2025, requesting comment from the Department of Health (DoH) on the above proposal. The DoH provided preliminary comments on 8 April 2025 on the proposal, and the comments remain largely the same.

DoH position

- No objection – no comments or advice to provide.
- No objection – with comments and/or recommended conditions and advice notes provided below.
- Do not support – reasons provided below, i.e. additional reports, studies, plans or other information that should be provided to determine public health risk / legislative compliance.

DoH advice

1. Chemical Hazards

The site comprising the whole ECU campus has been reported under the *Contaminated Sites Act 2003* (DMO23139) based on the known presence of metals, hydrocarbons (such as from petrol, diesel or oil), and asbestos in a landfill site within the site. Following investigations and risk assessment, the site was classified as *Remediated for Restricted Use* with a requirement to conduct any excavation works in accordance with the approved Site Management Plan and, if the site, or any portion of the site, is proposed to be redeveloped, further investigation and assessment will be required to inform potential risks associated with historical landfill material during construction works and/or under future land use(s).

The proponent should be aware that the any disturbance or redevelopment of landfill sites is likely to give rise to significant geotechnical, environmental and public health issues which are extremely complex and costly to manage and resolve.

The DoH does not support the redevelopment or disturbance of landfill sites for sensitive land uses, without sampling, monitoring and health risk assessment clearly demonstrating that the site is suitable for that use currently and into the future.

Should the scheme amendment be support by the DPLH, the DoH recommends that any proposed disturbance or redevelopment of the site be subject to planning conditions requiring a soil, groundwater and landfill gas contamination risk assessment and a Remediation and Validation Report conducted in accordance with [National Environment Protection \(Assessment of Site Contamination\) Measure](#) guidelines and supervised by an independent accredited [Contaminated Sites Auditor](#) in accordance with *Contaminated Sites Regulations 2006* Reg. 31(1). Ideally these matters should be addressed at the earliest possible opportunity to avoid significant delays and prohibitive cost later in the development process which may jeopardise the project.

2. Water supply and wastewater disposal

In relation to new development and the management of water, the DoH has no objection to the proposal provided it is connected to drinking water and sewage services by a licensed service provider.

It is undetermined if deep sewerage is available for the entire site or whether there are onsite wastewater treatment systems on the site. If there are onsite wastewater treatment systems and these are proposed to be decommissioned, please ensure the Local Government Environmental Health Services are notified.

If onsite wastewater treatment systems are present and are intended to remain and be included as part of the Water Management Plan, these are required to comply with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*, and meet the *Government Sewerage Policy 2019*, requirements.

In addition, sewage intended to be reused or recycled for beneficial purposes such as landscape and garden bed irrigation, toilet flushing or other purposes, will require prior approval from the Department of Health. Please refer to the “Application Process for approval of a recycling water scheme”: https://ww2.health.wa.gov.au/Articles/A_E/Application-process-for-approval-of-recycling-water-scheme

3. Public Health considerations

The DoH recommends the incorporation of healthy design elements into urban development to improve amenity and the social impacts of the development through healthy active living. The DoH publication [Evidence supporting the creation of environments that encourage healthy active living](#) is a document providing a summary

of evidence-based literature and key components of urban development. The document provides a rationale and suggested design elements for mixed land use, activity centres, movement networks, public open space, housing diversity, and schools.

4. Noise

The Amendment identifies that Alexander Drive is a 'significant freight/traffic route' and therefore future development will be impacted by noise. The Noise Management Plan must include acoustic modelling and impacts on noise sensitive premises including residential premises and schools. Acoustic modelling is to be undertaken by a suitably qualified acoustic engineer and should be carried out prior to the subdivision to determine the extent of noise impacts from existing road traffic. The noise management plan and attenuation strategies must be assessed to the satisfaction of the Authorised Officer/ Environmental Health Officer for the City, to ensure public health is not adversely impacted by environmental noise.

5. Heatwave adaptation

In accordance with section 3.3 'Health and wellbeing' of the [State Planning Strategy 2050](#), the Department of Health recommends incorporating specific climate change adaptation measures within your [insert value] to protect public health. Recent evidence from the Department of Health study [Projecting Heat-Related Health Impacts Under Climate Change in Perth](#) demonstrates that Western Australia will experience significant climate-related health impacts, with heat-related mortality projected to increase by 61.4% in the 2050s.

This proposal presents an opportunity to implement site-specific climate resilient elements from the [WA Climate Adaptation Strategy](#), including strategic placement of public open spaces, orientation of road networks to maximise cooling breezes, distribution of community facilities with consideration for extreme heat events, and water management systems that address changing rainfall patterns. Further design guidance is available in our [Evidence Supporting Healthy Environments](#) document.

Consider incorporating:

- Tree canopy coverage requirements.
- Maximum hard surface limits.
- Special provisions for vulnerable population facilities.
- Water-sensitive design requirements.
- Climate-resilient building standards.
- Heat-resilient infrastructure requirements.

Recommended Conditions and/or Advice Note

Prior to commencement of development works, investigation for soil and groundwater contamination is to be carried out to determine if remediation is required. Investigations and remediation are to be carried out in compliance with the *Contaminated Sites Act 2003* and current Department of Water and Environmental

Regulation contaminated sites guidance. The Department of Health recommends that condition EN9 from the Model Subdivision Conditions Schedule is applied for any development on the subject site.

Requested further information and/or revised plans

If the proposal is supported by the WAPC, the DoH would welcome the opportunity to comment on the structure plan and any related site investigations.

Should you have any queries or require further information, please contact Rachael Donovan on 9222 2000 or eh.eSubmissions@health.wa.gov.au.

Yours sincerely



Jane Cook
**A/EXECUTIVE DIRECTOR
ENVIRONMENTAL HEALTH DIRECTORATE**

09 September 2025

**Respondent No:** 1**Login:** Anonymous**Email:** n/a**Responded At:** Sep 18, 2025 23:18:03 pm**Last Seen:** Sep 18, 2025 23:18:03 pm**IP Address:** n/a

Q1. What is your first name?	Richard
Q2. What is your surname?	Winterscheidt
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	rkw9854@outlook.com
Q5. What is your address?	26 Dakota Avenue, Maylands, WA 6051
Q6. What is your contact number?	0407965576
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
	I support the transition to urban cityscape in this proposal however I do not support any removal of the valuable community childcare centre if not maintained as part of the redevelopment
Q11. Upload supporting documents	not answered
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

**Respondent No:** 2**Login:** Anonymous**Email:** n/a**Responded At:** Sep 22, 2025 14:25:50 pm**Last Seen:** Sep 22, 2025 14:25:50 pm**IP Address:** n/a

Q1. What is your first name?

Details removed at the request of the submitter

Q2. What is your surname?

Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission? Yes

Q4. What is your email address?

Q5. What is your address?

Q6. What is your contact number?

Q7. Are you responding on behalf of an organisation? No

Q8. What is the name of the organisation? not answered

Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme? Support

Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.

Re-activate the area. Increased high-quality and sustainable dwellings close to the city. Better re-use of the lot to build a mixed community. Increase in-fill in the area and multi-storey dwellings to combat urban sprawl.

Q11. Upload supporting documents not answered

Q12. Upload supporting documents not answered

Q13. Upload supporting documents not answered

From: [Allison Foster](#)
To: [Region Planning Schemes](#)
Subject: Re zoning of ecu site
Date: Thursday, 25 September 2025 5:28:45 PM

[You don't often get email from adthorpe@iinet.net.au. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I see that there is now an application put forward for the reasoning but I was not aware the plans had been finalised. There was great objections. To many if the plans as presented locally and to move forward with the re zoning is premature. The primary school was a matter for great discussion and dissent - this area shoujd nit be re zoned at this stage fir this project . The density of the urbanisation was also an area of great dissent - this area shoujd not be rezoned until these matters are resolved. I am happy to put my objection through correct channels Should you require anything further do not hesitate to contact me on 0415 527 332

Allison Foster



Enquiries: Harrison Blinman (08) 9323 4668
Our Ref: 25/1876 (D25#883773)
Your Ref: RLS/1176

Date: 19 September 2025

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

Email: regionplanningschemes@dplh.wa.gov.au

Attention: Anthony Muscara

**PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1443 (STANDARD) -
ECU MOUNT LAWLEY REDEVELOPMENT - RLS/1176**

Thank you for your correspondence dated 01st of September 2025, inviting Main Roads to comment on the above proposal.

Main Roads has no objection to the proposal as presented.

Main Roads requests a copy of the WAPC's final recommendation to be sent to planninginfo@mainroads.wa.gov.au quoting the file reference above.

If you require any further information, please contact Harrison Blinman via email at Harrison.Blinman@mainroads.wa.gov.au.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Lindsay Broadhurst'.

Lindsay Broadhurst
Director Road Planning

From: [Shanthy Golestani](#)
To: [Region Planning Schemes](#)
Cc: [WAPCreferrals](#)
Subject: 20251002 DTMI/PTA response RE: Proposed Metropolitan Region Scheme Amendment 1443 (Standard) - ECU Mount Lawley Redevelopment - RLS/1176
Date: Thursday, 2 October 2025 2:30:23 PM

OFFICIAL

Your ref: RLS/1176
Our ref: DT/24/00346
Enquiries: Shanthy Golestani (9216 8774)

Ms Sam Fagan
Secretary, Western Australian Planning Commission
Department of Planning, Lands and Heritage
140 William Street
PERTH WA 6000

Attention: Alex Murray

Dear Sam

RE: PROPOSED Request for Preliminary Comment - Proposed Metropolitan Region Scheme Amendment - Edith Cowan University (ECU) Mount Lawley Redevelopment - RLS/1176

Thank you for your email dated 1 September 2025 inviting the Department of Transport and Major Infrastructure (DTMI) to provide comment on the above proposed amendment. The Urban Mobility (UM) division of DTMI has reviewed the submitted documents and notes that previous comments have been reflected in the Amendment Report.

DTMI and Public Transport Authority (PTA) have no objection to the amendment proposal and reiterate the comments provided at preliminary comment stage, dated 4 April 2025. DTMI provides the following additional recommendation:

1. When designing the path network reference should be made to DTMI's [Planning and Designing for Active Transport in Western Australia: All Ages and Abilities Contextual Guidance](#) which provides recommendations on appropriate bicycle facilities based on road function.

DTMI has not liaised with Main Roads with regards to this response. It is recommended DPLH contact MRWA directly.

DTMI would welcome the opportunity to comment at further planning stages.

If you wish to follow up, please do not hesitate to contact me.

Kind regards,

Shanthy Golestani
Senior Project Officer - Transport Planner | Urban Mobility | Department of Transport and Major Infrastructure
GPO Box C102, Perth WA 6839
Tel: (08) 92168774
Email: Shanthy.Golestani@transport.wa.gov.au | Web: www.transport.wa.gov.au

Part time - Tues/Thurs/Fri



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.

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From: [Doreen Rowley](#)
To: [Region Planning Schemes](#)
Subject: MRS Amendment 1443 - Edith Cowan University, Mount Lawley - Redevelopment (WP Ref: SPR-047-2025)
Date: Friday, 3 October 2025 2:24:11 PM

You don't often get email from doreen.rowley@westernpower.com.au. [Learn why this is important](#)

Dear DPLH Planning Officer,

Pleased find Western Power's comment in respect to the MRS Amendment 1443 - Edith Cowan University, Mount Lawley - Redevelopment proposal:

Western Power assets are located within the subject site, protected by a registered easement on Deposited Plan 69986, benefiting Western Power. Inclusion of land use controls and interface design provisions are required from DPLH and the City of Stirling to ensure a suitable level of asset protection is maintained from intensification of the urban environment and discouraging permanent development and land use within its registered easement.

The registered easement constrains the land in-so-far as it may impose restrictions on what development and works can occur within the easement, to restrict the landowner from doing the following:

- altering or disturbing the present level of the surface of the land
- constructing any buildings or structures
- growing, cultivating or maintaining of any vegetation
- stacking, placing or storing any material
- using any vehicle or machinery
- parking or leaving stationary any vehicle or machinery
- bringing onto or permitting any explosives, flammable or unstable substance or material other than agricultural crops
- blasting or permitting any blasting
- carrying on or permitting to be carried on any activity or operation, which endangers the safety of the transmission works or the safe, efficient and continuous operation of those works.

Western Power requires the level of protection to maintain safety, unconstrained access, limiting the impact of development to all Western Power network assets on site.

Any development application will need to be referred to Western Power prior to the approval of any development, use or works located within proximity to Western Power infrastructure. Written advice is to be obtained from Western Power and is to be given due regard when determining any development application.

Western Power recommends the following standard Advice Notes prior to development

or subdivision on the subject site, pursuant to Section 167 of the *Planning and Development Act 2005*:

Advice Notes

(i) The development shall be designed and constructed to protect Western Power infrastructure and interests from potential land use conflict.

(ii) No development (including drainage, fill, fencing, storage or parking) will be permitted within Western Power line and cable easements or safe clearance zones without the prior written approval of Western Power.

(iii) Arrangements being made to the specifications of Western Power for the provision of necessary electricity easements as and where required.

Should you wish to discuss the above matter further, please contact Doreen Rowley on Doreen.Rowley@westernpower.com.au.

Kind regards,

Doreen Rowley

Land Use Planning Specialist

A 570 Wellington Street Perth 6000 | T (08) 9326 6634

E Doreen.Rowley@westernpower.com.au

Available – Monday to Friday 8:30am – 5pm | WFH Monday and Thursday
westernpower.com.au



Ngala kaaditj Noongar moort keyen kaadak nidja boodja.

Western Power acknowledges the Traditional Owners of the lands on which we operate, and recognises their continuing connection to lands, waters and communities.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

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Department of
**Primary Industries and
Regional Development**

GOVERNMENT OF
WESTERN AUSTRALIA

Your reference: 1443 RLS/1176
Our reference: LUP 2256
Enquiries: Leon van Wyk

Ms Sam Boucher
Secretary
Western Australian Planning Commission
RegionPlanningSchemes@dplh.wa.gov.au

6 October 2025

Dear Ms Boucher

**COMMENT: Proposed Metropolitan Region Scheme Amendment 1443 (Standard)
- ECU Mount Lawley Redevelopment - RLS/1176**

Thank you for the opportunity to comment on the proposed redevelopment of the Edith Cowan University (ECU) Mount Lawley site.

The Department of Primary Industries and Regional Development (DPIRD) does not object to the proposed redevelopment of the ECU Mount Lawley site and the associated rezoning of the area from *'Public Purpose – University'* to *'Urban'* and *'Public Purpose – High School'*.

If you have any queries regarding the comments, please contact Leon van Wyk at (08) 9780 6171 or leon.vanwyk@dpird.wa.gov.au.

Yours sincerely

Anya Lam
**Director Agriculture Resource Management and Assessment
Fisheries and Sustainability**



Administration Centre
25 Cedric Street Stirling WA 6021

Telephone (08) 9205 8555
Enquiries www.stirling.wa.gov.au/enquiries
Web www.stirling.wa.gov.au
 /citystirlingwa

Enquiries: Tracey Baglin – (08) 9205 8555

6 October 2025

Region Schemes Team
Department of Planning, Lands and Heritage
140 William Street,
Perth WA 6000

Email: regionplanningschemes@dplh.wa.gov.au

Dear Sir/Madam

METROPOLITAN REGION SCHEME AMENDMENT 1443 (STANDARD) - ECU MOUNT LAWLEY REDEVELOPMENT

I refer to the proposed Metropolitan Region Scheme Amendment 1443 - ECU Mount Lawley redevelopment which is currently being advertised for comment.

The City of Stirling at officer-level supports the scheme amendment to rezone the land in order to facilitate the redevelopment of the Edith Cowan University site for urban infill purposes as follows:

- from Public Purposes – Tertiary Education reservation to the Urban zone;
- from Public Purposes – Tertiary Education reservation to Public Purposes – High School reservation; and
- from Regional Open Space – Restricted Public Access reservation to Other Regional Roads reservation.

The City will provide more comprehensive feedback and Council-endorsed advice at subsequent, more detailed planning stages.

Should you require any further information or clarification, please contact Ms Tracey Baglin, Senior Strategic Planning Officer on Tel 9205 8555 or via email development@stirling.wa.gov.au

I would like to thank you for the opportunity to comment.

Yours sincerely,

Emille van Heyningen
Manager City Future

From: [MacLeod, Rashidah](#)
To: [Region Planning Schemes](#)
Subject: RE: Public Transport Authority Response - Proposed Metropolitan Region Scheme Amendment 1443 (Standard) - ECU Mount Lawley Redevelopment - RLS/1176
Date: Wednesday, 8 October 2025 1:39:21 PM
Attachments: [image003.png](#)
[RE Public Transport Authority Response - Request for Preliminary Comment - Proposed Metropolitan Region Scheme Amendment - Edith Cowan University \(ECU\) Mount Lawley Redevelopment - RLS1176.msg](#)

OFFICIAL

Hi Zoe,

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1443 (STANDARD) - ECU MOUNT LAWLEY REDEVELOPMENT - RLS/1176

In regard to the email dated 1 September 2025, the Public Transport Authority (PTA) advises that its comments (attached), remain relevant. The PTA provided these comments as part of a PTA and DoT combined response in March 2025.

Kind regards,

Rashidah MacLeod
Senior Transport and Land Use Planner | Infrastructure Planning and Land Services
Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 5658 Fax: (08) 9326 2000
Email: Rashidah.MacLeod@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: [WAPCreferrals](#)
To: [dotstatutoryreferrals](#)
Cc: [Golestani, Shanthi](#)
Subject: RE: Public Transport Authority Response - Request for Preliminary Comment - Proposed Metropolitan Region Scheme Amendment - Edith Cowan University (ECU) Mount Lawley Redevelopment - RLS/1176
Attachments: [image003.png](#)
[image005.png](#)

Hi Shanthi,

Please see the Public Transport Authority (PTA) response to the above proposal, to be included in the portfolio response.

Transperth is supportive of higher density residential proposed abutting Alexander Dr, a key public transport corridor as this is conducive to the operation and growth of the Transperth Network.

As mentioned in the report, the site is serviced by multiple high frequency bus services. Route 960 on Alexander Drive operating between Mirrabooka Bus Station and Curtin University via Perth and further away Route 980 on North St operating between Galleria Bus Station and Elizabeth Quay Bus Station.

There is a bus stop terminus (embayment) located on Bradford St for Route 406 which operates between Glendalough Station and Edith Cowan University and Route 20 which operates between Galleria Bus Station and Edith Cowan University that both use the roundabout via the carpark access road to turn-around/reposition. In the long term, Route 406 bus route is planned to extend to Maylands however there is no definitive time frame for this project, and it is currently unfunded. An embayment and turn-around facility will still be required for these services.

There is a bus stop terminus (embayment) also located on Stancliffe St used for school bus services for Mt Lawley Senior High School. These buses use the roundabout at Stancliffe St and Woodsome St to turn-around/reposition.

Any changes to the local road network and access roads should consider the bus stop embayment and facilitating the bus movements for the existing services. During the more detailed design phased, Transperth should be consulted to discuss any impact on the bus network as there is opportunity to improve embayment/turn around facilities.

Please provide the PTA with a copy of the final portfolio response via wapcreferrals@pta.wa.gov.au

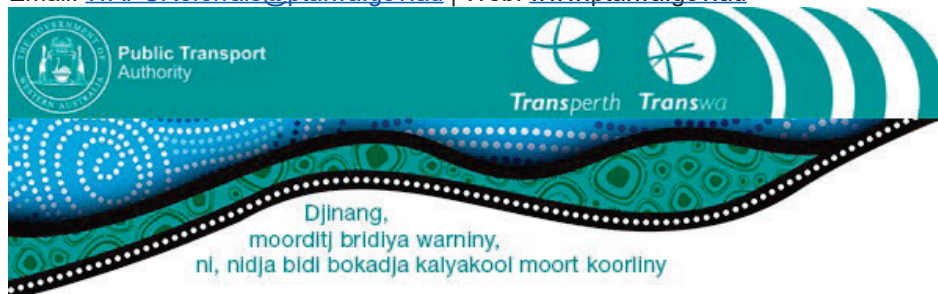
Kind regards,

Rashidah MacLeod

Senior Transport and Land Use Planner | Infrastructure Planning and Land Services

Public Transport Authority of Western Australia
Public Transport Centre, West Parade, Perth, 6000
PO Box 8125, Perth Business Centre, WA, 6849
Tel: (08) 9326 5658

Email: WAPCReferrals@pta.wa.gov.au | Web: www.pta.wa.gov.au



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From: Golestani, Shanthi

Sent: Thursday, 13 March 2025 11:14 AM

To: WAPCreferrals

Subject: FW: Request for Preliminary Comment - Proposed Metropolitan Region Scheme Amendment - Edith Cowan University (ECU) Mount Lawley Redevelopment - RLS/1176

Importance: High

Good morning,

I believe your agency has been referred this proposal. I am happy to coordinate a consolidated response on behalf of the Transport Portfolio. If your agency would like to submit a consolidated response please let me know, and send your comments by **25 March** so I can finalise the response.

If not, it would be much appreciated if you could let me know if there are any concerns your agency identifies that it would like DoT to also consider in its response. A copy of your response would also be appreciated so that we have the portfolio agencies responses on file for future follow up.

Please cc DoT Statutory Referrals DoTStatutoryReferrals@transport.wa.gov.au

Kind regards,

Shanthi Golestani

Senior Project Officer - Transport Planner|Urban Mobility|Department of Transport

GPO Box C102, Perth WA 6839

Tel: (08) 92168774

Email: Shanthi.Golestani@transport.wa.gov.au|Web: www.transport.wa.gov.au

Part time - Tues/Thurs/Fri



Government of Western Australia
Department of Transport

**Empowering a
thriving community**



We acknowledge the Traditional Custodians of this land and pay respect to the Elders past and present.



Department of Biodiversity,
Conservation and Attractions



We're working for
Western Australia.

Your ref: RLS/1176
Our ref: PRS 53679
Enquiries: Alex Hutchinson
Phone: 9219 9525
Email: alex.hutchinson@dbca.wa.gov.au

Region Schemes Team
Department of Planning Lands and Heritage
Locked Bag 2506
PERTH WA 6000

Attention: Alex Murray

PROPOSED METROPOLITAN REGION SCHEME AMENDMENT 1443 – ECU MOUNT LAWLEY REDEVELOPMENT – RLS/1176

I refer to your correspondence of 1 September 2025 requesting comments on the proposed Metropolitan Region Scheme (MRS) amendment to rezone approximately 19.8 hectares of land in Mount Lawley to facilitate the redevelopment of the Mount Lawley ECU site for urban infill purposes. DBCA has reviewed the proposal and provides the following advice pursuant to DBCA's responsibilities under the *Biodiversity Conservation Act 2016* (BC Act) and the *Conservation and Land Management Act 1984*.

DBCA provided advice to the Western Australian Planning Commission dated 19 March 2025 regarding the proposed MRS amendment request for preliminary comment. The advice provided below is consistent with DBCA's previous comments.

Threatened Black Cockatoos

DBCA is aware of two confirmed Forest Red-Tailed Black Cockatoo (*Calyptorhynchus banksii naso*) roost sites within close proximity of the development area. There are a further four recorded black cockatoo roost sites within 2 kms of the ECU campus. Given the proximity of the roosts, and the presence of mature trees within the subject site which may support these roosts, it is possible the proposed development may impact the roosting habitat of threatened Black Cockatoos listed under State and Commonwealth legislation. The potential significance of both native and non-native mature trees onsite to threatened black cockatoos birds highlights the importance of retaining vegetation wherever possible in the future urban design. This retention can also be supported by additional plantings of suitable black cockatoo foraging habitat in areas of future open space.

The cumulative impacts associated with the loss of threatened black cockatoo habitat is reducing the amount of habitat available and reducing the number of birds that can be supported in the region. In the respective black cockatoo recovery plans it is noted that reversal of threats (including loss of habitat) is required before significant increases in the cockatoo populations can occur. The Recovery Plan's identify the need to protect and manage as much habitat as possible to minimise the impacts of habitat loss. Therefore, all remaining resources are significantly important to black cockatoos. DBCA recommends that the precinct planning stage addresses the identification and retention of potential black cockatoo habitat trees and that it is not delayed to further planning stages. There should be priority given to retaining habitat within all areas, going beyond retaining habitat in public

Swan Region

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OFFICIAL

open spaces only with consideration given to retaining vegetation within proposed lots and streetscapes as well.

Thank you for the opportunity to comment on this proposed MRS amendment. Please contact Alex Hutchinson at Parks and Wildlife's Swan Coastal office on 9219 9525 or by email at alex.hutchinson@dbca.wa.gov.au if you have any queries regarding this advice.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Benson Todd', written in a cursive style.

Benson Todd
REGIONAL MANAGER

09 October 2025

**Respondent No:** 3**Login:** Anonymous**Email:** n/a**Responded At:** Oct 13, 2025 15:32:07 pm**Last Seen:** Oct 13, 2025 15:32:07 pm**IP Address:** n/a

Q1. What is your first name?	Michelle
Q2. What is your surname?	Kinnane
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	Michelle.Kinnane@flexi.edu.au
Q5. What is your address?	56 Lavarack Avenue Eagle Farm QLD
Q6. What is your contact number?	0428123715
Q7. Are you responding on behalf of an organisation?	Yes
Q8. What is the name of the organisation?	Edmund Rice Education Australia Flexible Schools Ltd- EREAFSL
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Support
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
	We are in support of the redevelopment and propose that Building 16 of the current ECU site is repurposed to provide the establishment of an EREAFS CARE school. We have attached a detailed submission and would value the opportunity to discuss this further.
Q11. Upload supporting documents	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/2dccc806bfa565e200c06c3f762ea134173a46aa/original/1760329781/599fab725d91d9e8d7022e713f13b403_EREAFSL%20Mount%20Lawley%20EOI%20131025.pdf?1760329781
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

Expression of Interest:

CARE (Curriculum and Reengagement Education) School Proposal – Mount Lawley, WA

Submitted by: Edmund Rice Education Australia Flexible Schools Ltd (EREAFS)

Who are we....

National Experience and Governance

EREA Flexible Schools Ltd (EREA Flexis) is a not-for-profit registered charity who has delivered education for disengaged young people for almost 40 years. From the first Flexible Learning Centre in Queensland in 1987 to the current network of 21 Flexible Schools and two Special Education Schools across Australia, we have become one of the most extensive providers of alternative education in the country. Collectively, these schools support more than 2,700 young people, one-third of whom identify as Aboriginal and/or Torres Strait Islander.

All schools are fully accredited and operate within the regulatory frameworks of their state or territory. In Western Australia we operate as CARE schools, and we are registered through Catholic Education Western Australia (CEWA). Our school meets curriculum, governance, child safety and reporting requirements. Our unified governance structure ensures quality assurance and compliance while allowing local adaptation to meet community need. Oversight is provided through a national board, with each site accountable for curriculum standards, student outcomes, and safe service delivery. We currently have a school in Geraldton and are reestablishing our school in Carnarvon. This proposal to re-purpose Building 16 on the existing grounds of ECU will provide us with an opportunity to open a school in Perth in 2026. This school will be able to cater to 120 vulnerable young people currently not able to access education that suits their needs. It will help us provide specialist support services to all three of our schools in Western Australia.

At EREAFS schools, we are committed to walking alongside young people who bring diverse experiences, strengths, and aspirations. Our flexible learning environments are designed to support students in overcoming barriers to education and achieving their full potential. We celebrate the resilience, creativity, and individuality of each learner, and work collaboratively to create inclusive, empowering pathways for success.

Young People we enrol in our CARE schools:

- **Learners seeking a fresh start in education:**
 - Those re-engaging after time away from school
 - Young people exploring alternative pathways to learning



- **Resilient individuals navigating complex life experiences:**
 - Young people demonstrating strength through family or housing transitions
 - Those building stability and independence
- **Young people engaged with support systems:**
 - Participants in youth justice or child protection programs
 - Young people working towards positive life changes with professional support
- **First Nations young people:**
 - Students proud of their Aboriginal and Torres Strait Islander heritage
 - Young people seeking culturally safe and empowering learning environments
- **Neurodivergent and diverse learners:**
 - Young people with unique learning styles and strengths
 - Those developing strategies to support their mental health and wellbeing
- **Motivated individuals seeking new opportunities:**
 - Young people ready to re-enter education, training, or employment
 - Those exploring their passions and future career pathways
- **Culturally and linguistically diverse young people:**
 - Learners from diverse backgrounds, including migrants and refugees
 - Young people enriching our communities with global perspectives

Multidisciplinary Teams and Professional Expertise

All our CARE schools, operate with multidisciplinary teams of teachers, youth workers, wellbeing staff, psychologists, and cultural workers. Staff expertise spans trauma-informed practice, mental health support, Aboriginal and Torres Strait Islander education, and cross-sector collaboration.

Professional learning is a key element of capability. All staff are trained in Collaborative Problem Solving (CPS), with internal CPS trainers ensuring fidelity. CPS is complemented by Reboot, a neuroscience-based trauma practice that supports emotional regulation, and programs such as Love Bites Respectful Relationships Program, and RAGE re-navigating anger and guilty emotions. Youth Workers provide specialist cultural and wellbeing support to students and families. Regular reflective practice, supervision, and cross-agency collaboration reinforce staff capability.

A CARE school in Perth at ECU will provide specialised and ongoing professional development in a rich centralised gathering space for our staff across Western Australia. It would also provide us with the opportunity to invite staff from other local schools to engage in professional development that will help keep young people engaged in their respective schools and communities. This will provide more opportunities for young people to develop the skills to participate in employment or further education post school. This is an important value add to the redevelopment of ECU given Mount Lawley currently has 5.5% of young people disengaged from education or employment.



Evidence-Informed Practice

Our practice model integrates evidence and lived experience. The implementation of CPS is a clear example.

- In New South Wales, CPS-based family interventions halved custody rates over two years (Trotter, 2021).
- In Maine (USA), recidivism fell from 75% to 15% following CPS-based reforms (Greene, 2018).
- Internationally, schools using CPS saw oppositional behaviours decrease by 73% and use of seclusion/restraint fall by 74% (Pollastri et al., 2013).



By addressing lagging skills in flexibility, frustration tolerance, and problem-solving, CPS improves prosocial engagement.

Understanding of At-Risk Youth

Young people disengaged from education face overlapping risks including poverty, trauma, racism, unstable housing, family breakdown, and mental health issues. Our schools help young people and their families reconnect to community and life hope filled lives.

Local Needs: Mount Lawley and the City of Stirling

Mount Lawley and surrounding suburbs are home to a diverse population of young people, including those experiencing educational disadvantage.

- SEIFA score for Mount Lawley was 1,041.2, placing it in the 67th percentile nationally—moderately advantaged, but with pockets of vulnerability.
- Mount Lawley Senior High School enrolled over 2,000 students, with a significant number requiring additional support due to behavioural, emotional, or learning challenges.
- Youth disengagement rates in the broader Stirling region reflect growing demand for alternative education pathways, particularly for students aged 12–17 who are not attending school regularly or are at risk of exclusion.

These factors highlight the importance of early intervention. Without access to supportive education, young people often seek belonging through high-risk or antisocial pathways. EREAFS has a proven track record of supporting these young people, with 96% of our students coming from local state primary and secondary schools.



Alignment with City of Stirling Youth Engagement Strategy

The City of Stirling's Youth Framework 2019–2023 outlines a commitment to strengths-based, youth-centred services, active citizenship and inclusion, and supporting young people aged 10–24 through education, wellbeing, and community connection. A CARE school directly supports these goals by providing a safe, inclusive learning environment, re-engaging young people in education and vocational pathways, and creating opportunities for leadership, advocacy, and civic participation.

Proposal to give new life and purpose to Building 16 at ECU Mount Lawley currently under consideration through Metropolitan Region Scheme Amendment 1443.

As ECU prepares to relocate to its new City Campus in 2026, EREAFS is exploring the opportunity to repurpose Building 16 to establish a CARE (Curriculum and Reengagement in Education) school within the redeveloped precinct. Our model supports young people who have disengaged from mainstream education, offering tailored pathways that promote wellbeing, learning, and community connection.

We will complement the current educational services identified in both the 1.85 ha given to extend Mount Lawley High School and the proposed primary school to be built in the 17.92 ha Urban Zone

We will value add to creating a vibrant, inclusive precinct that supports diverse educational needs. We are particularly interested in contributing to the community amenities and education infrastructure envisioned in the redevelopment.

Current Use of Building 16

Building 16 is currently used by ECU's School of Education and the Centre for Schooling and Learning Technologies (CSaLT). It includes modern teaching and learning spaces, conference facilities, and collaborative zones designed for education delivery. As ECU prepares to relocate to the Perth CBD in 2026, Building 16 will be vacated and available for community or educational reuse.

Infrastructure and Accessibility

Building 16 is a multi-level facility with walkways connecting to adjacent buildings. It is fully accessible, featuring ramps, lifts, and ACROD parking bays. The building is equipped with AV-enabled classrooms, breakout rooms, and end-of-trip facilities for staff and students. Its design supports small-group learning and trauma-informed education practices.

Adaptive Reuse Potential

The WA Government's Mount Lawley Redevelopment Master Plan supports adaptive reuse of key buildings to retain the site's educational legacy. Building 16 is ideally suited for transformation into a CARE school, preserving its educational infrastructure while integrating cultural, wellbeing, and vocational learning spaces. This aligns with EREAFS' model of inclusive, trauma-informed education.



Strategic Location

Building 16 is located within walking distance of Mount Lawley Senior High School and other feeder schools. It is near public transport routes, recreational facilities, and community services. Its proximity to Perth CBD enhances accessibility for staff, families, and partner agencies, making it an ideal location for a CARE school serving the City of Stirling and surrounding areas.

Request

EREAFS respectfully requests a peppercorn lease over Building 16 to establish a CARE school that will deliver measurable outcomes in youth reengagement, wellbeing, and community connection. This proposal aligns with the City of Stirling’s Youth Engagement Strategy, the WA Government’s education priorities, and the planning objectives of Metropolitan Region Scheme Amendment 1443.

A peppercorn lease would enable EREAFS to invest in refurbishment, staffing, and program delivery without the prohibitive costs of commercial leasing or new construction. This approach ensures rapid activation of the site post-ECU relocation and long-term sustainability and community benefit.

Engagement Approach and Service Model

Knowing Young People Well

Flexis’ approach is grounded in relational pedagogy. Staff invest time in building trust, listening to young people, and co-designing learning. This philosophy is underpinned by our Four Principles: Respect, Safe and Legal, Participation, and Honesty. The principles are visible daily in decision-making, classroom routines, and conflict resolution, creating a safe and prosocial environment for learning.

Three “Defining Characteristics” are essential components of the Practice Framework of Flexible Schools. They are: Standing on Common Ground, An Inclusive Community, and Resilient and Hopeful Young People.

Each Characteristic has “Enablers” that makes it possible for the Defining Characteristic to be a consistent practice of Flexible Schools. They are outlined below.

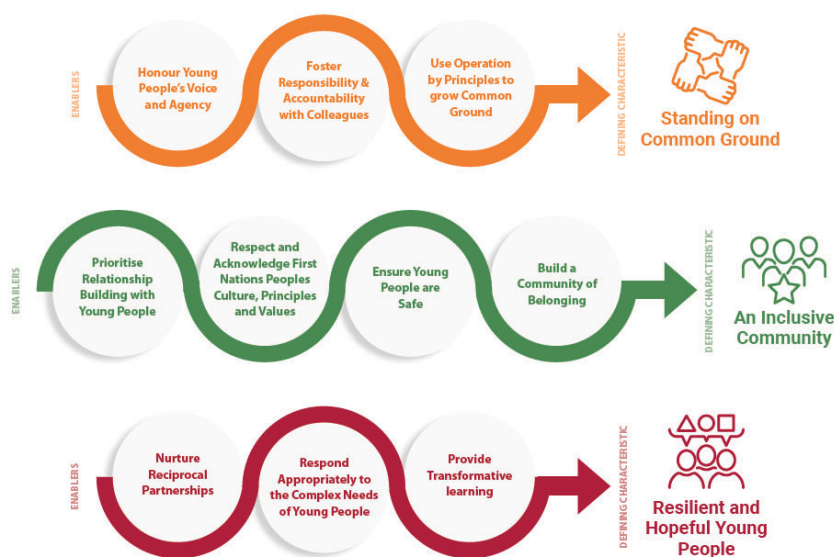


Figure above: showing an overview of EREA Flexible Schools Practice Framework

Cultural Responsiveness

We work closely with Traditional Owners, Elders, and First Nations mentors to ensure cultural safety. Programs include on-Country learning, yarning circles, and engagement with Aboriginal and Torres Strait Islander community organisations. Partnerships with researchers such as Dr Marnee Shay (University of Queensland) strengthen our approach to ensuring we deliver excellence in Indigenous Education. Outcomes and Impact EREA CARE Schools measure success not only in academic terms but also in re-engagement, wellbeing, and long-term community impact. The outcomes below demonstrate how our model delivers education that impacts the whole community.

Value for Money

Should EREAFS be awarded a long-term peppercorn lease over Building 16 to create a CARE school we would conduct renovations within the existing footprint. In addition, we would ensure the building is maintained to the highest standard.

Being awarded a long-term peppercorn lease would allow us to open a CARE school from 2026 to help meet the unmet educational needs of young people in the City of Stirling and surrounding areas.

Research demonstrates that investment in a CARE school generates significant long-term returns for government and community. A comprehensive Australian study estimated that each young person who remains disengaged from education costs taxpayers an additional \$334,600 across their lifetime in welfare, health, and justice system expenses, while society loses an estimated \$616,200 per person in foregone productivity (Lamb & Huo, 2018). By contrast, providing access to high-quality, alternative engagement programs reduces these downstream costs and creates net social benefits through increased employment, reduced reliance on welfare, improved health outcomes, and decreased criminal justice involvement.

Applying these figures, creating a CARE school which could support 120–140 students in Building 16 at the old ECU site represents a potential saving of \$40–50 million in avoided lifetime government costs, alongside the immeasurable community benefits of safer neighbourhoods, stronger families, and positive futures for young people. This evidence confirms that the proposed investment delivers strong and lasting value for money.

Vocational Pathways via Flexi RTO

Central to our model is Flexi RTO (RTO Code 46087), a Registered Training Organisation owned by EREA Flexible Schools Ltd, which delivers nationally recognised VET and foundation skills qualifications tailored for disengaged young people.



Flexi RTO offers certificates such as Certificate I in Functional Literacy, Certificate II in Functional Literacy, and Certificate I in Independent Living Skills, as well as skill sets like “Develop and Apply Thinking and Problem-Solving Skills” and “Work Readiness” units.

Flexi RTO enables young people to re-engage in accredited, flexible education while still enrolled at the Flexible School, blending academic, wellbeing, and vocational learning. This avoids the need for referring to external providers, reducing delays, aligning curriculum with student interests and local labour market demand, and retaining young people within our safe, supportive ecosystem. Because we control the VET pathway, we can schedule courses in sync with timetables, deliver embedded support (e.g. literacy, numeracy, mentoring), and track student progress seamlessly.

The CARE School at Mount Lawley will become a Community Hub which will offer these RTO services to parents/carers and community outside of school operating hours. This will enable both young people and the community to complete micro-credentials, Certificates I/II, or pathways into trades, thereby enhancing both educational outcomes and employability. Young people in our school will connect with local businesses without community forging strong partnerships within the local council area. All of this strengthens the value for money proposition of the investment.

Our goal is to provide holistic support to the young people enrolled in our school, their families and the community. By providing us with the opportunity to bring new life into Building 16 we will work with the community to share these resources after hours and during school holidays.

Local Benefits of including an EREAFS CARE school in the redevelopment of ECU Mount Lawley campus

1. Strengthening Families

A distinctive feature of the CARE school is its whole-of-family approach. Allied health services, including speech therapy, occupational therapy, psychology, and nursing, can be delivered on-site.

2. Economic and Workforce Development

Locally, it will employ an estimated 30–40 staff. The school’s RTO will deliver industry-recognised micro-credentials and Certificate I–II qualifications in areas such as hospitality, literacy and numeracy, trade skills and creative industries, enabling young people to transition into sustainable local employment.

3. Cultural Connection

Purpose-built cultural spaces, such as a yarning circle will foster identity, healing, and intergenerational connection for Aboriginal and Torres Strait Islander young people, who are overrepresented among those disengaged from education. These spaces will also serve as hubs for community gatherings, strengthening relationships between the school, Elders, and families. The site’s delivery will be guided by EREA’s Reconciliation Action Plan, ensuring cultural knowledge and practices are embedded in daily school life.



4. Civic Participation

The curriculum will extend beyond academic content to include community leadership, advocacy, and student agency. Young people will learn to form and voice opinions, advocate for themselves and their communities, and understand their role as active citizens. By equipping them with leadership and communication skills, the school will break cycles of disempowerment and foster the next generation of community leaders who contribute positively rather than disengage.

Summary

EREA Flexible Schools, brings nearly 40 years of national expertise in engaging young people who have been excluded from education. Our approach is trauma-informed, evidence-based, and relational, embedding Collaborative Problem Solving, restorative practice, and cultural safety in daily practice.

There is an urgent need for young people living in the City of Stirling to be able to access an education that meets their needs. The creation of a CARE school in Mount Lawley will meet this unmet need.

This investment represents strong value for money, giving new life to Building 16 as a purpose-built facility that will deliver accredited training, allied health, cultural programs, and community partnerships. The proposal is fully supported by Catholic Education Western Australia (CEWA) who is keen to see the growth of CARE schools in metropolitan Perth.

Our proven record stands out:

- Attendance growth – from 0% to 70–80%.
- Zero suspensions – through CPS and restorative practices.
- Literacy and numeracy gains – supported by personalised pathways.
- Strong transitions – to training, work, or further study, supported by our Registered Training Organisation.
- Family and cultural engagement – through yarning circles, Elders, BBQs, and case planning.

The addition of a EREAFS CARE school in the redevelopment of ECU will help provide a broader range of educational choices which will contribute to a stronger community, and long-term regional development for Mount Lawley and the City of Stirling.

We would value the opportunity to meet in person to discuss this proposal further. My contact details are: Michelle Kinnane: National Manager-New Initiatives. Michelle.Kinnane@flexi.edu.au Ph: 0428 123 715. www.flexi.edu.au



**Respondent No:** 4**Login:** Anonymous**Email:** n/a**Responded At:** Oct 13, 2025 17:00:22 pm**Last Seen:** Oct 13, 2025 17:00:22 pm**IP Address:** n/a

Q1. What is your first name?	Steve
Q2. What is your surname?	Walker
Q3. Submissions may be published as part of the consultation process. Do you wish to have your name removed from your submission?	No
Q4. What is your email address?	stevewalkerperth@outlook.com
Q5. What is your address?	PO Box 211 Parkwood WA 6147
Q6. What is your contact number?	0431758420
Q7. Are you responding on behalf of an organisation?	No
Q8. What is the name of the organisation?	not answered
Q9. Do you support/oppose the proposed amendment to the Metropolitan Region Scheme?	Oppose
Q10. Please type your submission (reasons for support/opposition) in the box below. Any supporting documents may be uploaded below.	
	Need to modify the amendment. See 3 page Word file.
Q11. Upload supporting documents	https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/b48855a7cddb5e0af2206980322bf123c3d8584f/original/1760335220/aec382f561953012554ee1255787317f_2025OctDPLH WAPCMRSAmendmentMtLawlyECUsiteSteve.doc?1760335220
Q12. Upload supporting documents	not answered
Q13. Upload supporting documents	not answered

Steve Walker

stevewalkerperth@outlook.com

To: Western Australian Planning Commission.

140 William Street.

Locked Bag 2506

PERTH WA 6001

RE: Metropolitan Region Scheme Amendment 1443 (Standard) - ECU Mount Lawley Redevelopment.

Hello Western Australian Planning Commission, and interested people of WA.

Seems rather a large area is being grabbed by 'Public Purpose High School reservation' for an expansion of the nearby Mt Lawley SHS.

This is not what *DevelopmentWA* proposed in their draft Masterplan. Their June 2025 draft Masterplan implied lesser facilities sharing/building use by the High School. Your Proposed MRS Amendment goes beyond what the June 2025 Masterplan consultation indicated.

Note: Mt Lawley SHS has been rebuilt by Year 2005, and recently had further upgrades to now have a capacity of 2200 students.

I want limits to the over-proliferation of the Mt Lawley Senior High School footprint.

How far is it going to go? There seems to be no stopping it growing larger and larger.

An endless appetite for more land, with no limit in sight.

From your Amendment Report:

the planned expansion of the adjacent Mount Lawley Senior High School.

Not enough detail has been given on this. Page 2 of your report states it to take in the former WAAPA area. Therefore, assuming the entire WAAPA site to be taken into Mt Lawley SHS ownership, control. How generous by the *WA State Government* to giving those prized, expensive assets in their entirety to the already large, already upgraded, already rebuilt, secondary school.

I'd say it's a little too generous.

Would have been helpful if some clearer maps were shown where the proposed new reservation is across the redevelopment site. I'd say deliberate vague so the public cannot know exactly where the new "HS reservation" zone reaches.

My thoughts on your proposal.

Agree with ORR truncation.

Agree generally with entire site being rezoned to Urban.

Do not want to see the real Mt Lawley SHS site grow any larger. It has already undergone several expensive upgrades. Do not want it encroaching into the redevelopment site.

Why does that Mt Lawley SHS site need to grow that much larger! Why?

Reminder: A high school is limited to secondary students in Years 7–12. A finite period of time, a mere six years at most. Open only 40 weeks of the year, shut by 3pm on weekdays, and shut on weekends.

If you further expand the existing site, a fence will go up, a barrier fence, and the public will be shut out. A real adverse outcome to public, community, and the redevelopment area.

Reminder: Secondary School sites pay no rates, deliver no taxes. They are an expensive annual cost to the *WA State Government Budget* in maintenance, and (occasional) capital upgrades. Do not pretend there is a massive return-on-investment.

With many commercial childcare providers eyeing sites (to lease) in the redevelopment area, clearly that proposed large 'H.S zone' will shut them out from that corner area.

That does not, on the balance, make economic sense.

The *WA State Government*, and *Federal Government* have already spent hundreds of millions of dollars already on this 'land deal as a part of Perth City Deal'. The people of WA expect a fair outcome, and reasonable returns on expenditure.

Prefer the majority of capacity increases at Mt Lawley SHS occur on its existing site. Prefer 3 and 4 storey classroom buildings to be built on its site. ie. A vertical expansion, not a horizontal one. Not the excessive land asset grab across the road (Learoyd Street) as depicted on your proposed MRS Amending Plan.

Negative effects if your proposed zoning ('HS' reservation) plan goes ahead:

More and more (including overseas-based potential new migrants) families will target their kid/s to attend 'Mt Lawley SHS'. Because they associate it as having "world class" tertiary performance facilities. Those hyped world-class tertiary facilities are now the drawcard for larger and larger volumes of prospective students at a mere secondary school.

Enrollments at other high schools/Secondary schools in the wider regional area (excluding new Bob Hawke College and Perth Modern) to the north and north-east will decrease. There will be more pressures for 'the continual expanding Mt Lawley Senior High School' site to build more buildings for more student capacity. Is enrollment numbers to be 4000 upward? In essence an over-concentration of secondary students at one site. That is not ideal.

I believe in the viability of an East Perth High School, yet is that going to be delayed by the increasing popularity of the larger and larger Mt Lawley Senior High School site? Not good planning if.

In Conclusion.

Recommend you modify your amendment to reduce the size/amount of land that is to be reserved for High School purposes.

Again I reiterate your lack of clear detail here to the people of Western Australia by your plain amendment map is unacceptable. Photo detail of where the reservation lines are being drawn should have been provided.

Keep myself and the people of Western Australia informed.

Regards.

Steve Walker.



25 November 2025

Department of Planning, Lands and Heritage
140 William Street
Perth WA 6000

Attention: Mr Anthony Muscara – anthony.muscara@dplh.wa.gov.au

Dear Anthony,

Metropolitan Region Scheme Amendment 1443 (ECU Mount Lawley) – DevelopmentWA Submission

Urbis, on behalf of DevelopmentWA, is writing with respect to the proposed amendment to the Metropolitan Region Scheme (**MRS**) which was lodged with the Department of Planning, Lands and Heritage (**DPLH**) in January 2025, relating to the ECU Mount Lawley Redevelopment project. As DPLH is aware, the MRS amendment completed public advertising and agency referral in October 2025 and DPLH is now in the process of preparing a report for WAPC consideration.

As discussed at our meeting of 17 November 2025, we write to formally seek a change in the reservation of the WA Academy of Performing Arts (**WAAPA**) site from the current proposed 'Public Purpose – High School' Reserve to 'Public Purpose – Special Uses' to maximise flexibility for future use of this facility. An explanation of the context and rationale to this change is provided below.

Lodged MRS Amendment

The proposed amendment, lodged in January 2025, proposed the reclassification of the subject site from 'Public Purpose – University' to primarily an Urban zone to facilitate the site for urban infill and redevelopment. The amendment also proposed the reclassification of the WAAPA site to 'Public Purpose – High School' consistent with the State Government announcement in 2020 that this site was to be allocated to Mount Lawley Senior High School (**MLSHS**) to accommodate future enrolment growth, as part of the sites redevelopment.

While the proposed reservation aligned with the Government's 2020 announcement, the lodged MRS amendment also identified broader opportunities for the WAAPA facilities 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.

The WAAPA facilities have therefore been identified as having broader potential beyond education to support creative industries, with a Business Case to be undertaken with DCITS to explore future uses focused on delivering integrated cultural and community benefits.

Draft Master Plan and Stakeholder Engagement

Since lodgement of the MRS amendment, significant work has been undertaken to develop a Master Plan to guide the future development of the ECU Mount Lawley site. The Draft Master Plan was advertised during July to August 2025, with the final version scheduled for release in January 2026.

The Draft Master Plan highlights opportunities for the WAAPA facilities and sets out an aspiration for a Creative and Learning Hub within the southern portion of the site, known as the Creative Campus character area. This vision aims to create a vibrant hub that celebrates the rich history and dynamic spirit of the existing university campus. The retained buildings, including WAAPA, along with the Administration and Library buildings, are identified as having potential for arts, cultural, youth, and education purposes.

The Draft Master Plan also notes that adaptive reuse of these facilities will require further investigation, including the preparation of separate business cases and securing funding approvals as part of future delivery planning.

In parallel, DevelopmentWA has undertaken extensive engagement with key stakeholders, including the Department of Education and DCITS, both of which are members of the project's Government Steering Committee and Project Steering Group. This engagement has focused on their interest in the future use of the WAAPA site and ongoing investigations.

It has been confirmed that the specific use of the WAAPA facilities is yet to be determined and will require further investigation by both agencies, along with the preparation of a Government business case and securing funding. These specific uses will be refined through this process to ensure alignment with broader Government objectives.

Proposed Public Purpose – Special Uses Reservation

Based on a detailed review of the Metropolitan Region Scheme Text, including the specific reservations and associated objectives, it is considered there is no other suitable reservation that can accommodate the range of uses anticipated within this site, which focused on a creative arts and education offering. We note DPLH agrees in this regard that a Special Uses reservation is the most appropriate reservation.

This approach ensures the WAAPA site can meet the State's objectives for a mix of cultural, creative, and education needs while maintaining flexibility for future planning. The specific uses of the WAAPA facilities will be refined and defined through the future business case, which, through its approval process, will ensure alignment with Government priorities.

Given the context above, we respectfully seek a modification to the WAAPA site to a 'Public Purposes – Special Uses' Reservation for the WAAPA site (consistent with the mapping provided by DPLH – refer **Attachment A**). Based on close engagement with the DPLH, it is understood this can be facilitated as part of the finalisation of the MRS process without need for re-advertising or re-referral.

We thank you for your engagement on the matter to date. If you have any queries in relation to this request, please don't hesitate to contact me on the below details.

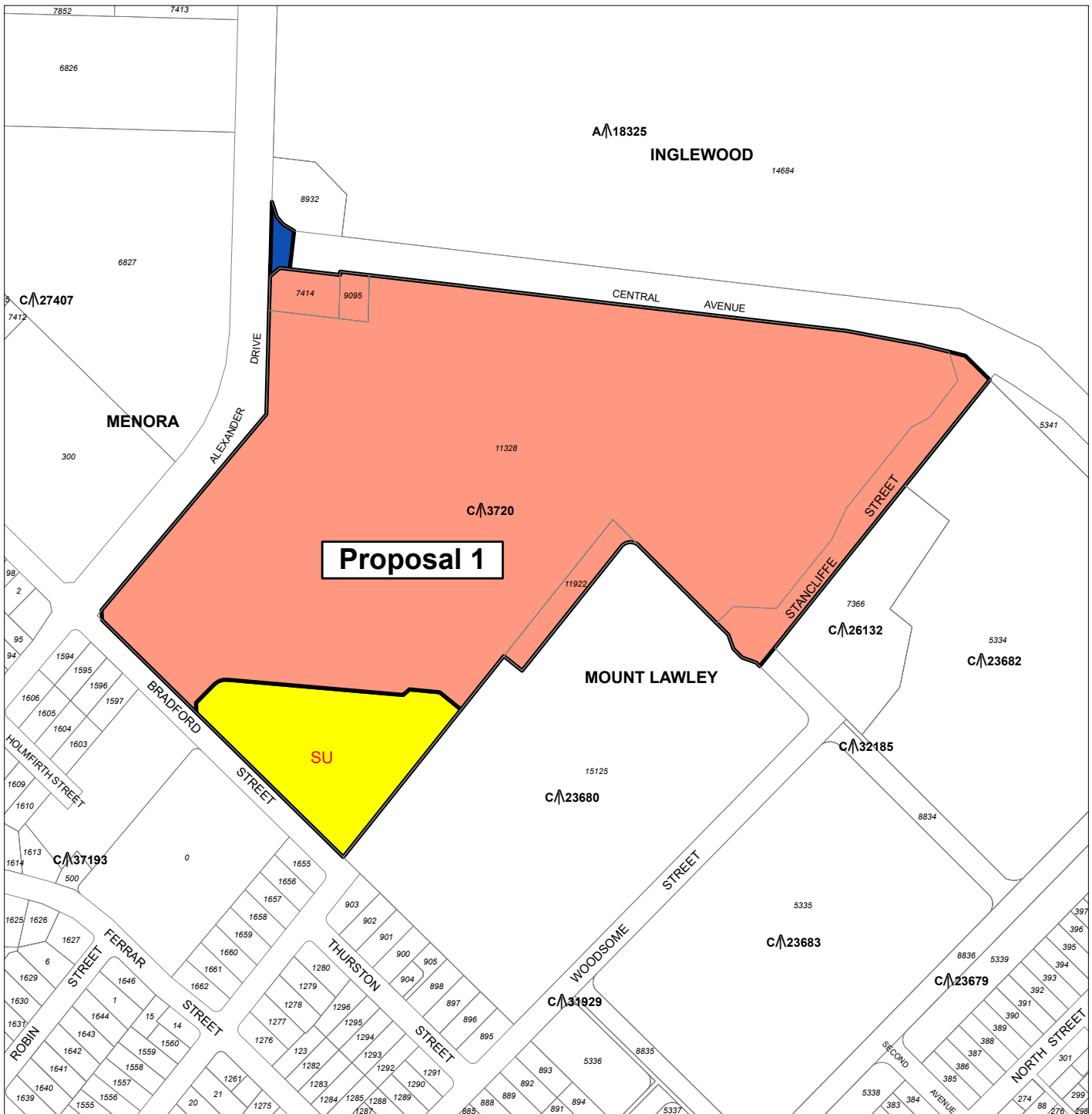
Kind regards,

A handwritten signature in black ink, appearing to read "Megan Gammon". The signature is fluid and cursive, with a long horizontal stroke at the end.

Megan Gammon
Director
mgammon@urbis.com.au
0401 342 750



Attachment A – Revised MRS Amendment Plan



ECU - Mount Lawley Redevelopment Proposed Standard MRS amendment as modified

25 February 2026

Proposal 1

Proposed Amendment:



Public Purposes reservation - Tertiary Education **TE** to Public Purposes reservation - Special Uses **SU**



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: 3



WAPC Western
Australian
Planning
Commission

Date: 20/11/2025
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

