

ECU MOUNT LAWLEY REDEVELOPMENT

VISION AND MASTER PLAN

Artist Impression

The ECU Mount Lawley Redevelopment project was developed in close consultation with our community reference group, to create:

A new urban community in the heart of Mount Lawley blending the area's unique character with high-quality contemporary housing, vibrant community and educational spaces, and a thriving, inclusive village atmosphere. Designed to reflect the site's legacy of creativity, innovation, and intelligence, creating a sustainable welcoming place to live, visit, and connect.

ROLE OF THE DRAFT MASTER PLAN

The Draft Master Plan is a non-statutory document that sets a long-term vision to guide the transformation of the ECU Mount Lawley campus. It provides the foundation for the redevelopment by outlining how the site can evolve into a connected, inclusive and sustainable neighbourhood, with a strong focus on trees and green spaces, diverse housing, community places and local identity.

The plan is shaped by:

- Community input from surveys, focus groups and a dedicated Community Reference Group (CRG)
- Technical studies including land use, transport, environment and built form
- Local identity, heritage and place-based values

The Draft Master Plan proposes:

- Between 900 to 1,100 new homes, supporting a diverse mix of residents
- A site for a new primary school, nestled amongst open space
- Around 15 per cent of the site as public open space
- Opportunities for small-scale retail and cafés, supporting local amenity and activation
- Retention and adaptive reuse of key campus buildings
- Reflecting the site's cultural, creative and educational heritage the incorporation of natural, built and creative elements



STRATEGIES

The Draft Master Plan is guided by six strategies, each supported by clear objectives and actions:



Honouring our legacy:

Honours the site's cultural, creative, and educational heritage, including the Noongar people's enduring connection to Country, by using natural, built, and creative elements to reflect and share its rich history.



Creating inviting green spaces:

Retaining Mount Lawley's leafy character by enhancing tree canopy, protecting natural features and delivering a variety of spaces including parks, play areas and spaces for rest and reflection.



Shaping a connected community:

Creating a well-planned urban village that connects with surrounding neighbourhoods, improves green links, supports community interaction, and adapts to current and future needs.



Spaces for living learning and gathering:

Create a vibrant inclusive neighbourhood where daily life is enriched by access to spaces for learning, gathering, creativity and connection.



Prioritising safe movement:

Creating a community with safe, inclusive movement, shaded paths and cycle-friendly routes linking homes, schools, parks and public transport, while allowing vehicle access where needed and improving transit connections to the surrounding area.



Building for the future:

Delivers a well-designed neighbourhood with innovative, adaptable and sustainable buildings that offer a variety of housing types to support a diverse community, while drawing on the site's context and surrounding suburbs character.

THREE CONNECTED AREAS

The Master Plan is structured around three distinct character areas each with unique features that collectively shape the precinct's identity:



CREATIVE CAMPUS

Honouring the rich history and dynamic spirit of the existing university campus through the adaptive re-use of the WAAPA, Library, and Administration buildings alongside a new public primary school and open spaces.



GATEWAY

A mixed-use area comprising of retail, housing and green space. It will be the gateway to the redevelopment, with vibrant spaces for community connection, access to daily conveniences, movement and play.



GARDEN LIVING

A residential area of medium-density townhouses nestled among a network of green spaces and parks that offer a garden Lifestyle, reflecting the character of Mount Lawley and surrounds.



NEXT STEPS

The Draft Master Plan provides the overarching vision for the redevelopment and informs the next stage of planning for the site.

Following public consultation, the Master Plan will guide preparation of a Precinct Structure Plan, which sets out the detailed planning framework to support future development. This includes subdivision design, infrastructure coordination, land use arrangements and built form outcomes.

WANT TO KNOW MORE?

The draft Master Plan for the ECU Mount Lawley Redevelopment project is open for public feedback until Sunday 3 August 2025, using the QR code here.

Comments received will be considered by the DevelopmentWA prior to finalisation of the Master Plan.



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