

## ECU MOUNT LAWLEY REDEVELOPMENT

# BUILDING FOR THE FUTURE

Artist Impression

*The Draft Master Plan sets the groundwork for delivering a wide range of housing types to suit people at different life stages and abilities, across each of the three-character areas. There will be a mix of new builds and updating of some retained buildings for housing.*

## DESIGN, ARCHITECTURE AND BUILDING REUSE

The Master Plan considers the historical character of surrounding areas and the distinct modernist architectural identity of the campus into architectural design of the housing, while incorporating climate responsive design and innovative adaptable design practices.

- Sustainability:
  - Promote smart water use, resource efficiency, and the use of renewable energy
  - Resilient buildings with passive design and sustainable materials.

- Building reuse: several existing buildings have been identified for reuse as residential, arts, education or community purposes:
  - Western Australian Academy of Performing Arts (WAAPA)
  - The Library
  - The Administration building
  - Parts of the Student Village.

Reuse will be subject to further investigations, separate business cases and funding approvals during future stages of development.

## A DIVERSE AND INCLUSIVE NEIGHBOURHOOD

The plan supports the development of between 900 and 1,100 new homes over time, with a range of housing options including:



### Townhouses

Traditional housing styles which provide wider lots.

Corner lots have duplex potential.



### Terrace Homes

A mix of narrow attached homes with parking accessed via a rear laneway, and compact small lots with front street access.



### Grouped Housing

Grouped housing and walk-up apartments with shared entry and amenities.



### Apartments

Varying scales of built form with car parking located in basements or podiums depending on location.

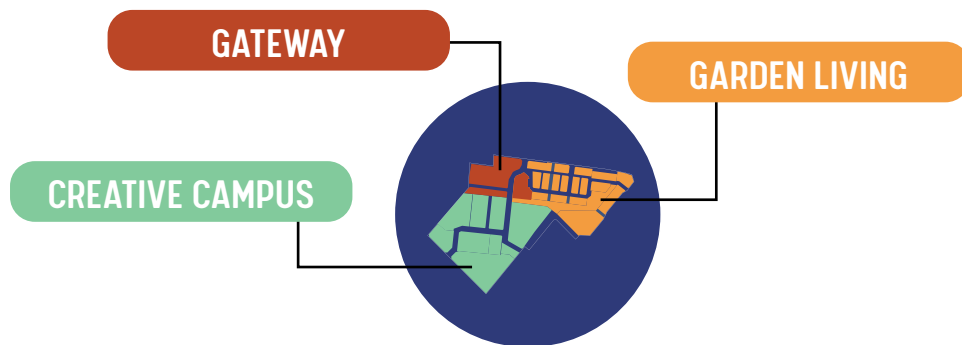


### Mixed Use Apartments

Apartment buildings with flexible ground floors to support local retail uses.

## THREE CONNECTED CHARACTER AREAS

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



### Creative Campus Precinct

Celebrates the history and lively spirit of the existing campus through adaptive re-use of WAAPA, The Library, and Administration buildings alongside a new public primary school and open spaces.



*The Campus Experience* has been reimagined on the site including:

- Retained buildings for adaptive reuse: WAAPA, Library and Administration.
- Shared streets that encourage pedestrian activity and a flexible space for events.
- Residential apartments with opportunities for local business on the ground floors.

The *Creative Hub Plaza* sets the tone for this area with an open space for events such as markets, festivals and performances, while being surrounded by retained buildings, mature trees and new landscaping.

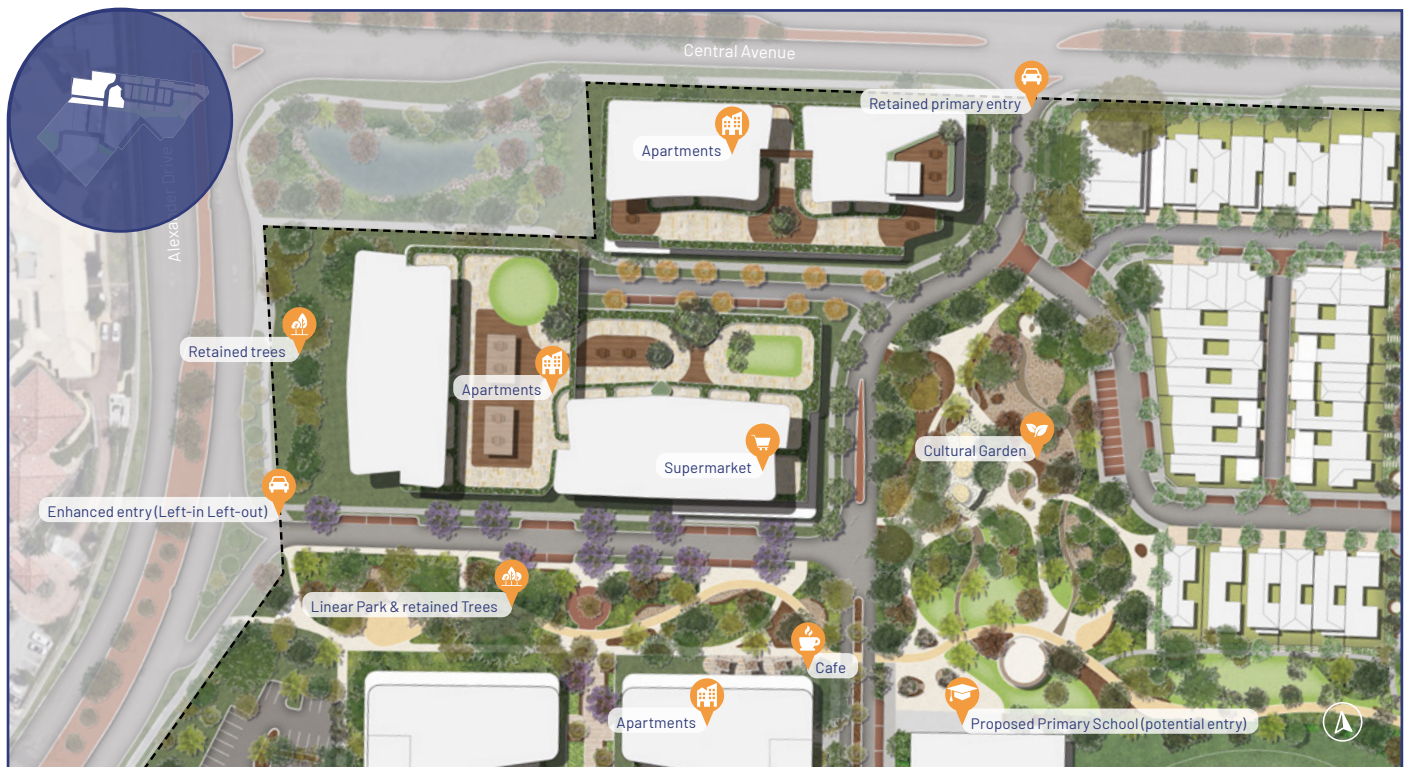
*The North-South Boulevard* creates a primary link through the site:

- **Landscaped streetscape:** allows for vehicle movement and safe pedestrian access.
- **Residential apartments:** Span from Alexander Ave to the Primary School, that include an allowance for adequate setbacks for privacy.
- **Primary School:** Within a multi-storey building, with a space for school drop off/pick up.



## Gateway Precinct

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



### Urban Living and Daily Convenience

- **Residential apartments:** This precinct will contain the higher density buildings within the redevelopment, the taller buildings will be located on the corner of Alexander Drive and Central Avenue, with the heights transitioning down to the east and south.
- **Daily Convenience:** Opportunities for local-scale retail and cafes at ground floor will provide convenience for local residents and visitors.

### Entrance and Linear Park

- Alexander Drive entry enhanced by retained trees, new plantings and new buildings.
- **Linear Park:** prioritises pedestrian comfort through landscaping, generous pathways and seating areas allowing for an enjoyable connection between buildings and open spaces.

### Cultural Garden

- A central green space that provides diverse range of amenities, includes a playground, picnic settings, shaded seating and lawns for play. This space offers connection to the Whadjuk Noongar people's seasonal use of Goorgolup through art, place naming and storytelling.





## Garden Living Precinct

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



### Village Lifestyle Characteristics

- Reflecting the village character of Mount Lawley through a landscaped street grid layout.
- **Housing Types:** Medium-density townhouses (2 to 3 stories).
- **Community and interaction:** Encouraged through designing homes with front gardens that connect with the street and parks close by.

### Student Village & Stancliffe Street Characteristics

- **Stancliffe St:** Opportunity for medium density apartments that takes advantage of green surroundings with minimal impact to neighbouring areas.
- **Student Village:** Proposed retention of the modern student housing towers.

### Parks and Landscape

- **Linear Park:** Creating a green pathway that links the East and West, with retained trees, lawns, new plantings and small gathering spaces.
- **Lake Park:** Located at the east end of the Linear Park, enhances the existing water body offering a place for nature play, learning, quiet reflection and connection to Noongar cultural heritage.

Building height and density will respond sensitively to surrounding residential areas, with taller buildings located away from existing homes to ensure a respectful visual transition between the precincts and surrounding suburbs.

## WANT TO KNOW MORE?

Scan the QR code to follow our works progress and to view our other fact sheets.

## CONTACT

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