

# **IMPROVEMENT PLAN NO. 63**

UWA QEII (SPECIALISED) ACTIVITY CENTRE



**WESTERN AUSTRALIAN PLANNING COMMISSION**

May 2024

## IMPROVEMENT PLAN NO. 63

# UWA QEII (SPECIALISED) ACTIVITY CENTRE

### Introduction

1. Under section 119 of the *Planning and Development Act 2005* (the Act), the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land in Western Australia.
2. The improvement plan provisions of the *Planning and Development Act 2005* state the WAPC, with the approval of the Governor, may:
  - plan, replan, design, redesign, consolidate, re-subdivide, clear, develop, reconstruct, or rehabilitate land held by the State under the Act or enter into agreement with an owner of land not held by it within the Improvement Plan Area;
  - provide for the land to be used for such purposes as may be appropriate or necessary;
  - make necessary changes to land acquired or held by it under the Act;
  - enter into agreement for the purchase, surrender, exchange, vesting, allocation, or other disposal of land, including the adjustment of boundaries;
  - manage the tenure of ownership of the land or any improvements to that land held by it under the Act or enter into agreement with other owners of land within the Improvement Plan Area for the same purposes;
  - recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
  - do any act, matter, or thing for the purpose of carrying out any agreement entered into with other landowners.
3. Improvement Plan No. 63 is prepared pursuant to section 119 of the *Planning and Development Act 2005* to advance planning for the UWA QEII (Specialised) Activity Centre, conferring on the WAPC the authority to undertake the necessary tasks to plan for and facilitate future development on behalf of the Western Australian State Government.

### Background

4. The WAPC's State Planning Framework identifies the University of Western Australia, the QEII Medical Centre, and immediate surrounds, as a specialised activity centre. These types of centres focus on regionally significant economic and institutional activities; such as logistics-based businesses for airports, or knowledge based for health and tertiary education precincts.
5. The State Planning Framework requires that comprehensive planning is undertaken for specialised activity centres, with a primary aim being to protect the underlying land use while fostering growth and further clustering.

6. The specialised centre that is the 'UWA QEII (Specialised) Activity Centre' (Centre) is a health and knowledge precinct founded on the co-location of the institutions, and the subsequent clustering of affiliated health, education and research based land uses. The agglomeration of these specialised uses has resulted in the development of one of the largest specialised health and education centres in the southern hemisphere.
7. In accordance with the State Planning Framework, the City of Perth (City) officially commenced preparation of a Precinct Structure Plan (PSP) for the Centre in November 2023. The PSP would set out the long-term strategic planning vision and statutory planning requirements for development of the Centre.
8. In parallel, the WAPC commissioned the preparation of an Economic Development Strategy (EDS) for the purposes of understanding the Centre's specialisation; potential; and ultimately to inform the work being undertaken by the City, through the PSP.
9. The findings of the draft EDS indicate there is significant economic opportunity, yet to be realised for the Centre in the areas of jobs, revenue, and housing. In recognition that implementation of the EDS will require a cross-agency, whole of Government approach, it is recommended that current planning investigations are centralised, and led by the State.
10. In 2024, the State government concluded that an improvement plan (and scheme) would be required to advance planning and development of the Centre. The Improvement Plan has been prepared following consultation with the Cities of Perth, Nedlands, and Subiaco.
11. The purpose of Improvement Plan No. 63 is to:
  - a) enable the WAPC to undertake all necessary steps to advance the planning and development of the UWA QEII (Specialised) Activity Centre as provided for under Part 8 of the Planning and Development Act 2005;
  - b) establish the strategic planning and development intent for the UWA QEII (Specialised) Activity Centre;
  - c) provide for a strategic planning framework endorsed by the WAPC, Minister for Planning and the Governor;
  - d) authorise the preparation of an Improvement Scheme for the UWA QEII (Specialised) Activity Centre;
  - e) provide the objectives of the Improvement Scheme; and
  - f) provide guidance to the preparation of statutory plans, statutory referral documentation and policy instruments.

### **Improvement Scheme**

12. Section 122A of the Planning and Development Act 2005 enables the WAPC to introduce an Improvement Scheme in areas where an improvement plan is in place. Where applied, the provisions of an Improvement Scheme will prevail over the applicable local planning scheme.
13. This Improvement Plan authorises the making of an Improvement Scheme, by resolution of the WAPC and approval of the Minister for Planning.

14. The Improvement Scheme made under this Improvement Plan will be informed by the (following) objectives to:
- a) consolidate multiple local planning frameworks into a single framework;
  - b) prepare a planning framework with a strategic focus that can prioritise matters of State significance, including safeguarding the operational requirements of specialist land uses for the purpose of a health and medical life sciences and knowledge precinct that fosters excellence, ideation, and innovation.
  - c) articulate a compelling, unifying vision for the planning area to guide investment and regulatory decision making by government;
  - d) support diversification of the Western Australian economy;
  - e) facilitate infrastructure delivery in a coordinated manner;
  - f) facilitate development of the precinct in a coordinated manner;
  - g) promote the delivery of a vibrant, contemporary, adaptable, highly sustainable, low-carbon, health and medical life sciences and knowledge precinct boasting:
    - i. a variety of specialist land uses including health, education, and research;
    - ii. a safe, integrated, and efficient movement network that prioritises pedestrians, riders, wheelers, and public transport;
    - iii. a parking provision that is managed and prioritised according to need and contributes to the management of congestion and efficient movement of people in and around the area;
    - iv. a wide range of housing choice through mixed tenure, typology, and affordability, for the purpose of accommodating long and short term residents and visitors to the precinct;
    - v. a distinct and recognisable precinct identity;
    - vi. high quality, and sustainably designed built form;
    - vii. welcoming, engaging, amenable and connected places and spaces that leverage the existing world class assets of Kings Park, Swan River and the historic architecture and gardens of UWA;
    - viii. high levels of public and private realm landscape quality, (including urban greening and water sensitive urban design);
    - ix. integration of land uses through blurring of campus boundaries;
    - x. retail, commercial, entertainment, community, and other compatible uses to support the convenience, amenity and employment needs of the local community and visitors; and
    - xi. activities that enable day-time and night-time economies, promoting convenience and safety through activation.

### **Improvement Plan Area**

15. Improvement Plan No. 63 incorporates the subject area depicted on the attached WAPC Plan Number 3.2840.

## **Affected Local Governments**

16. The cities of Perth, Nedlands and Subiaco will be affected by Improvement Plan No. 63.

**WESTERN AUSTRALIAN PLANNING COMMISSION  
IMPROVEMENT PLAN NO. 63**

**CERTIFICATE AND RECOMMENDATION**

Pursuant to Part 8 of the *Planning and Development Act 2005* it is hereby:

1. Certified that the for the purpose of advancing the planning, development, and use of the UWA QEII (Specialised) Activity Centre, as depicted on Western Australian Planning Commission Plan No. 3.2840, annexed here to, provision should be made for the land to be used for such purposes as may be appropriate or necessary for the development of a world-class life sciences and/or knowledge precinct; and
2. Recommended to the Minister for Planning and His Excellency the Governor that the identified land area be subject of Improvement Plan No. 63 - UWA QEII (Specialised) Activity Centre.

This certificate and recommendation is given in accordance with a resolution of the Western Australian Planning Commission passed on the 29 May 2024.

The Common Seal of the Western Australian Planning Commission was hereunto affixed in the presence of:



CHAIRMAN



SECRETARY



4 June 2024


DATE

IMPROVEMENT PLAN NO. 63  
UWA QEII (SPECIALISED) ACTIVITY CENTRE

CERTIFICATE

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the *Planning and Development Act 2005*. It has been endorsed by the Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian Planning Commission was hereunto affixed  
In the presence of:

  
\_\_\_\_\_  
CHAIRMAN

*Sam Bouch*  
\_\_\_\_\_  
SECRETARY

4 June 2024  
\_\_\_\_\_  
DATE




THIS RECOMMENDATION IS ACCEPTED:

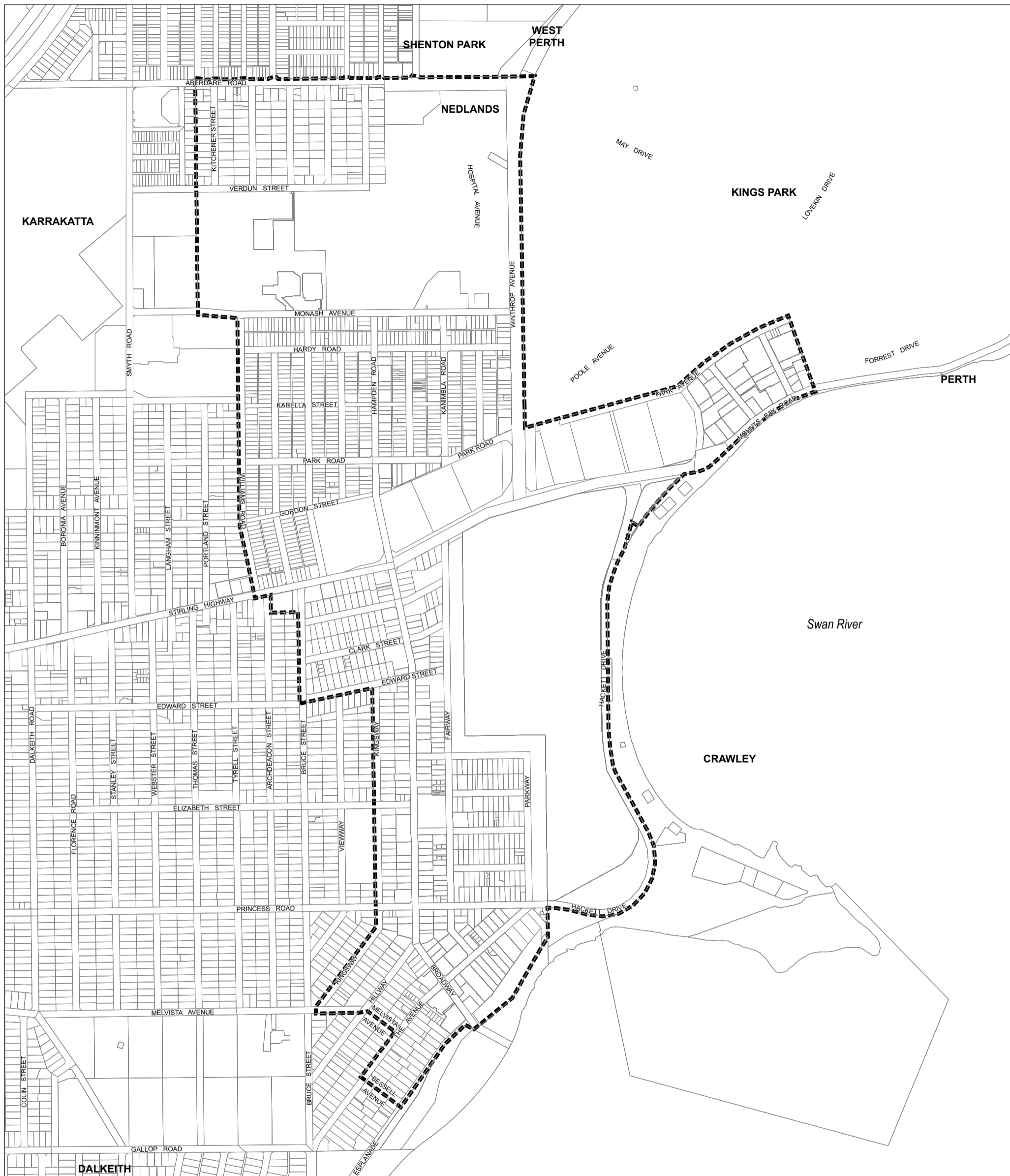
  
\_\_\_\_\_  
MINISTER FOR PLANNING

*18/6/24*  
\_\_\_\_\_  
DATE

THIS RECOMMENDATION IS ACCEPTED:


  
\_\_\_\_\_  
GOVERNOR

*25 June 2024*  
\_\_\_\_\_  
DATE



**Improvement Plan  
No. 63**

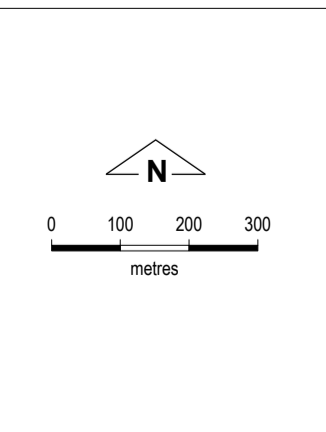
**IMPROVEMENT PLAN NO. 63 - UWA QEII (SPECIALISED) ACTIVITY CENTRE**



Created on date: Wednesday, 5 June 2024  
Document Name: IP\_63\_MRS\_4950v1

Produced by Data Analytics, Department of Planning, Perth WA  
Base information supplied by  
Western Australian Land Information Authority SLIP 1447-2023-1

Project Manager: I. Finlay  
Geospatial Officer: K. Rampellini  
Examined: T. Servaas  
Revised:  
Version No: 1  
Date: WAPC/340.10.7 29 May 2024



Plan Number:  
**3.2840**  
4950

File number: RLS/1145  
Plan reference: