

Towards best practice: EPRA leads the way in planning reform



OVERVIEW

In January 2010, EPRA's Redevelopment Scheme 2 was adopted to replace the original planning scheme which had guided EPRA's redevelopment projects for 18 years. Scheme 2 provides a basis for development and land use control across the Authority's six inner city projects – Perth City Link, Perth Cultural Centre, Riverside, New Northbridge, East Perth Power Station and Claisebrook Village.

KEY AREAS OF INTEREST

Scheme 2 is about guiding the growth of Perth and is part of a coordinated program that is creating a world-class city where people want to live, work and recreate. Key innovations of Scheme 2 include:

- Development assessment and decision making is based on six core principles of sustainable urban renewal - planning for people, quality design, sustainable transport, critical mass, diversity and environmental integrity.
- Elevates the management and development control of the public realm as equally important as managing development on private land.
- Removing *Residential Density Codes* to facilitate mixed-use, housing diversity and innovative development.
- Setting maximum limits to parking provision and supporting sustainable transport, walking and cycling.
- Improved planning for inner city land uses such as entertainment, dining, cultural and creative industries.
- Reduced need for planning approval for minor, low impact activities to reduce approval timeframes and support small business.
- Presented in a user friendly format with easy to use language and layout, removal of jargon, use of images and references to assist readers, and inclusion of a user guide.



INNOVATION / KEY LEARNINGS

EPRA's Scheme 2 is the first of its kind in Australia where rigid planning rules and development standards have been replaced by strategic direction and a focus on quality developments, allowing for greater innovation and flexibility in the redevelopment of inner-city Perth.

KEY STATISTICS / OUTCOMES

Planning reform has been a topical issue in industry circles in Western Australia in recent years. Scheme 2 has generated strong interest from State and local government authorities as a leading model for a new approach to statutory planning, and is recognised by PLA as a best practice redevelopment tool that sets the benchmark for urban development in the Australia and Asia Pacific region.

CONTACT DETAILS

For more information about Scheme 2, visit www.epra.wa.gov.au.