

Planning, Development and Infrastructure Act 2016

Environment and Food Production Areas

The Environment and Food Production Areas (EFPAs) have been introduced to help protect our vital food and agricultural lands and contain urban sprawl by reducing the ability to subdivide land for housing in these areas.

The EFPA only affects landowners with an intention to divide land for housing and where they could currently do so under the zoning rules.

Why were EFPAs introduced?

The EFPAs were introduced to:

- protect our valuable food producing and rural areas as well as conserving our prized natural landscapes, and tourism and environmental resources
- support our sustainable growth and encourage the building of new homes in our existing urban footprint where supporting infrastructure already exists
- provide more certainty to food and wine producers as well as developers on the direction of future development in metropolitan Adelaide.

The EFPAs work in a very similar way to the Character Preservation Areas in the Barossa Valley and McLaren Vale, which have been successfully in place since 2012.

How do the EFPAs affect me?

The EFPAs do not affect you unless the zoning rules as at 1 December 2015 allowed you to divide land for residential purposes and you intended to do so.

The EFPAs include two types of areas:

- the general EFPA areas (largely primary production land)
- Rural Living Areas (areas where the zoning allows land to be divided into rural living allotments).

The rules applying to these areas are different as outlined below.

Rural Living Areas within the EFPAs

Can I divide my land for residential purposes?

Yes, if you lodge an application for land division before 1 April 2019 which complies with the zoning rules in place as at 1 December 2015 your application can be assessed on its merits.

How does this change after 1 April 2019?

After 1 April 2019, land division creating additional allotments for residential purposes will not be permitted.

You therefore have two (2) years to lodge a land division application should you wish to do so.

Within EFPAs but not a Rural Living Area

Can I divide my land for housing?

No, the EFPA does not allow for the division of land for residential purposes.

All EFPAs

Can I divide my land to create additional allotments for purposes other than housing?

Yes, applications for land division to create additional allotments that are **not** for residential purposes can be lodged with the relevant planning authority for assessment against the current planning rules.

However, for an approval to be granted, any planning consent will need to receive the endorsement of both your local Council and the State Planning Commission.

There are no appeal rights should a land division application be refused by either the Commission or your local Council.

Can I realign my allotment boundary?

Yes, boundary realignments can be lodged for consideration where they comply with policies in the relevant Development Plan and do **not** create additional allotments for residential development.

Can I put residential development on allotments that have already been created?

Yes, provided the current zoning rules allow it. The EFPA does not alter existing rights around the establishment of buildings or structures, it only restricts the further division of land for residential purposes.

New buildings, such as dwellings and sheds, will be considered by your local council under current planning rules.

Is tourist accommodation affected?

Tourist accommodation that is not seeking to create a separate residential allotment will continue to be considered by your local Council under current planning rules.

Where can I go for advice on my land division application?

If you need assistance on how to lodge a land division application, you can refer to Building and Development on www.saplanningportal.sa.gov.au or contact your local Council.

Will the EFPAs be reviewed?

Yes, the State Planning Commission must conduct a review of the EFPAs once every five (5) years. This review must focus on the suitability and adequate supply of land to support urban renewal and consolidation within Greater Adelaide.

There is currently at least 27 years of supply of land for residential development in Greater Adelaide and this will increase as our housing supply continues its shift towards development in inner and middle suburbs.

Planning consent for land division within the Environment and Food Production Areas (EFPAs)



