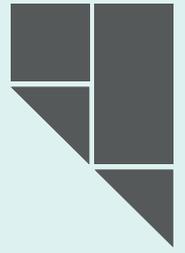


REQUEST TO VARY ENVIRONMENT AND FOOD PRODUCTION AREA BOUNDARIES

Guide and Submission Form

PlanSA



Government of South Australia
Attorney-General's Department

BACKGROUND

The Environment and Food Production Areas (EFPA) were introduced through the South Australian planning system on 1 April 2017 to protect vital food and agricultural lands surrounding metropolitan Adelaide from urban encroachment.

In addition, the EFPA were introduced to help:

- maintain natural rural landscapes
- conserve tourism and environmental resources
- provide certainty to food and wine producers
- encourage development in our existing urban footprint with existing supporting infrastructure
- set the direction for future growth in metropolitan Adelaide.

The EFPA (shown in green in Figure 1) cover rural lands predominantly within the Council areas of Adelaide Hills, Adelaide Plains, Alexandrina, Burnside, Light, Mitcham, Mount Barker, Murray Bridge, Playford, Tea Tree Gully, Victor Harbor and Yankalilla. There are also some smaller portions affecting the Campbelltown and Salisbury Council areas.

The EFPA do not overlap with the Character Preservation Districts (CPD) within the Barossa or McLaren Vale Character Preservation Acts 2012 (or 'CP Acts' - shown in purple in Figure 1).

The EFPA restrict proposals for land divisions seeking to create additional allotments for new housing. They do not affect development proposals on existing allotments for new buildings, or land division for other purposes (e.g. for rural, commercial or industrial purposes). Such proposals are subject to assessment by the local Council via standard processes.

REVIEW OF EFPA

Pursuant to section 7 of the Planning, Development and Infrastructure Act 2016 (the Act), the State Planning Commission (the Commission) is required to review the EFPA every five (5) years – including any variances to where these areas have been established.

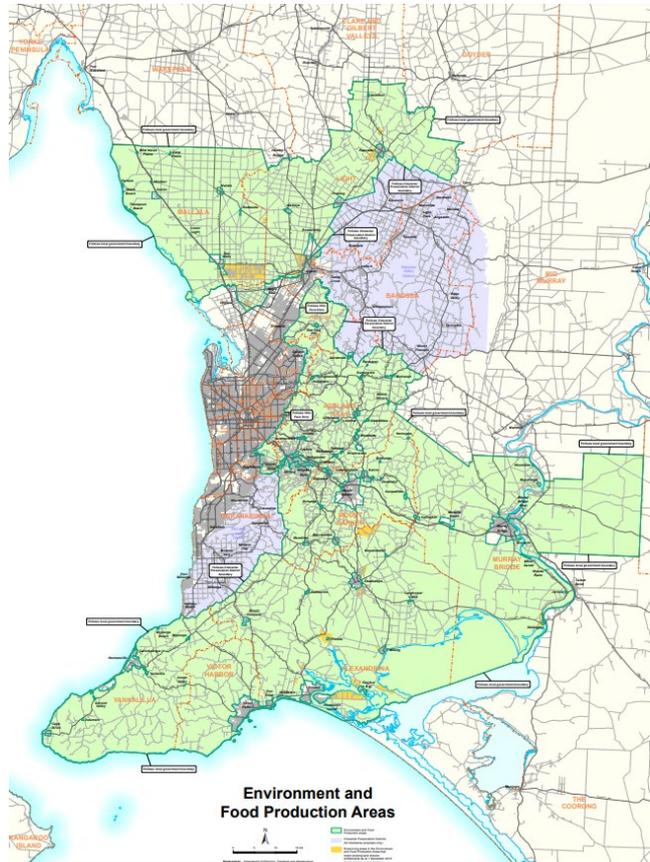


Figure 1: EFPA boundaries (green)



PROCESS FOR VARYING THE BOUNDARIES OF THE EFPA

The Act sets out that when considering any proposed variances to the EFPA, the Commission must be satisfied with the following tests:

- Test 1: area/s within Greater Adelaide outside the EFPA are unable to support the principle of urban renewal and consolidation of existing urban areas, and
- Test 2: adequate provision cannot be made within Greater Adelaide outside the EFPA to accommodate housing and employment growth over a minimum 15-year period; or
- Test 3: variation is trivial in nature and will address a recognised anomaly.

In April this year, the Commission commenced its first review of the EFPA boundaries. A report detailing the outcomes of the first stage of the review, the EFPA Review Report (Stage 1) along with a Statement of Position from the Commission, was released on 4 June 2021, and is available on the PlanSA portal (plan.sa.gov.au).

As a result of detailed analysis, the report and statement outlines that the Commission is satisfied there is a sufficient supply of land across Greater Adelaide to support housing and employment growth over the next 15 years.

It subsequently states that Tests 1 and 2 (outlined in Section 7 of the Act) are not met and accordingly, the remaining stage of the review (Stage 2) is therefore confined only to consideration of variations to the boundaries in accordance with Test 3 (being those which are trivial in nature and will address a recognised anomaly).

Written submissions outlining potential variations that could reasonably fit within Test 3 are now invited from property owners or other interested persons.

RELATIONSHIP WITH CPD

The Act establishes a clear legal relationship between the EFPA and the CPD, being that any removal of land within a CPD will trigger the application of the EFPA over that land instead.

It is important to note that the CPD are not currently within the EFPA. This means that any recommendations from the Commission's assessment of CPD will only become relevant to any future changes to the EFPA, in the event that the CP Acts are first amended by Parliament to vary or remove land from CPD.

The previous 2018 CP Acts Review recommended that the Commission investigate the merits of amendment of the CPD for eight identified locations, in the context of Greater Adelaide's growth. The scope of the Commission's review of the EFPA boundaries will therefore also include an assessment of those eight locations.

In line with the recommendations from the 2018 CP Acts Review, the Commission is not inviting further submissions regarding boundaries or other matters relating to CPD through this current EFPA boundary review process.

Further information regarding the previous [2018 CP Acts Review](#) can be viewed on the PlanSA portal.



HOW TO COMPLETE YOUR EFPA SUBMISSION

A template has been developed to help provide the Commission with the necessary information it will require to consider a proposed variation to the EFPA boundaries.

Some guiding text has been provided to assist you with the information required in each field.

It is important you provide as much detail as possible when completing your submission, including all the fields within the template that are relevant to your proposal, and any additional documentation or information you think may be relevant.

Providing a clear diagram or map identifying the subject land and its relationship to the boundary of the relevant EFPA will assist in clarifying your submission.

For those requiring assistance with their submission, EFPA information sessions will be held in selected locations during the submissions period. For details and to register your attendance visit the PlanSA events calendar.

For those interested in speaking directly to the Commission about your submission, a public hearing may also be scheduled shortly after the close of the submissions period. Please ensure you clearly identify your preference in the section provided in the template.

LODGING YOUR SUBMISSION

Your submission should be made using the EFPA online submission form which can be found on the PlanSA portal (plan.sa.gov.au/en/EFPA) or by completing the attached template and emailing it to: PlanSAsubmissions@sa.gov.au

**Submissions will close at 5pm on
30 July 2021**

NEXT STEPS

Once received, each submission will be published on the PlanSA Portal and considered by the Commission against the relevant criteria. The Commission will then make its determination on the proposed variance to the boundaries of the EFPA.

Pursuant to section 7(9)(b) of the Act, the Commission will prepare a report for the Minister for Planning outlining the outcomes of its review which will be made available on the PlanSA portal later this year.

Any subsequent variances to the EFPA will not come into effect until the date determined by a notice published in the South Australian Government Gazette and on the PlanSA Portal.



I. CONTACT DETAILS AND DESCRIPTION OF SUBJECT LAND

a) Your Name and Contact Details

Please provide contact details for the person requesting the variation. This information will be used if further information is required and for notification purposes following a decision.

Name:

Postal Address:

Phone Number:

Mobile Number:

Email:

b) Subject Land Details

Please provide details regarding the subject land for which the proposed variation to the EFPA boundaries relates to.

Street Address (or rural property address if relevant):

**If multiple street addresses are involved, please include each address*

Allotment ID:

** Include the Certificate of Title Reference, Valuation Number or other legal identifier of the subject land if known. If multiple allotments of land are involved, please state relevant details for each allotment.*

Owner/s:

** If the subject land has multiple owners, please include the full name of each owner*



2. DETAILS OF REQUESTED VARIATION TO EFPA BOUNDARY

a) Details of requested variation

Please outline the details regarding your requested variation to the EFPA boundary. You may also include how the requested variation meets the requirements of Test 3 (in that the variation is considered trivial in nature and will address a recognised anomaly). You may also attach relevant maps and/or diagrams in Step 3.

b) Additional supporting information

Please provide any supporting information below. For example, is your proposal supported by your local council, neighbour or other relevant background discussions? You may attach any relevant maps or diagrams to this submission in Step 3.



3a. MAP OR DIAGRAM TO SUPPORT SUBMISSION

To help explain and support your submission, you may attach a diagram or a map of the subject land, preferably showing where the boundary of the EFPA lies in relation to the subject land and where you are seeking the EFPA boundaries to be varied, moved, removed, etc.



3b. ADDITIONAL MAP OR DIAGRAM TO SUPPORT SUBMISSION



4. APPEARANCE AT PUBLIC HEARING

a) Do you wish to appear in person to discuss your submission with the State Planning Commission following the close of the submissions period?

Yes No

b) If you wish to nominate a person other than yourself to appear in person on your behalf at a public hearing, please provide their contact details:

Name:

Address:

Phone Number:

Mobile Number:

Email:



plan.sa.gov.au
PlanSA@sa.gov.au
PlanSA Service Desk on **1800 752 664**