

Frequently Asked Questions



Planning, Development and Infrastructure Act 2016

Environment and Food Production Areas

The Environment and Food Production Areas (EFPA) were introduced in 2017 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 EFPAs only affect new proposals for land division for residential purposes and do not affect development proposals for new buildings, structures or land division for other purposes.

Q – Why were the EFPAs introduced?

A – 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.

Q – How do the EFPAs affect me?

A – The EFPAs do not affect you unless you're proposing a new land division for residential purposes.

Q – Can I divide my land for residential purposes within an EFPA?

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

Q – Can I divide my land for residential purposes within the Rural Living areas in the EFPA?

A – No, the 2 year transitional period to lodge and gain approval for new land divisions in certain Rural Living areas has now expired. At the time the EFPAs were introduced in 2017, landowners

within certain rural living areas (as defined by General Registry Office Map G17/2015) were advised that while subdivision for residential purposes is prevented within EFPAs, a transitional period would allow for the assessment of land division applications proposing the creation of one or more allotments.

This transitional period ended on 31 March 2019. Since 1 April 2019 land division applications to create one or more additional allotments within the EFPAs are no longer permitted.

It is important to note that EFPAs do not affect the development of new buildings or structures, only subdivision. Applications for new buildings and structures can be lodged via PlanSA.

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

A – Yes, applications for land division to create additional allotments that are **not** for residential purposes can be lodged with the relevant planning authority (usually your local Council) for assessment under the Planning and Design Code.

Q – Can I realign my allotment boundary?

A – Yes, boundary realignments can be lodged for consideration where they comply with policies under the Planning and Design Code and do **not** create additional allotments for residential purposes.

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

A – Yes, provided the planning rules under the Planning and Design Code allows 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 the Planning and Design Code.

Q – Is tourist accommodation affected?

A – Tourist accommodation that is not seeking to create a separate residential allotment will be considered by your local Council under the planning rules in the Planning and Design Code.

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

A – Refer to the Planning and Design Code to understand the planning rules that apply to your property.

Q – Will the EFPAs be reviewed?

A – Yes, the State Planning Commission is required to conduct a review of the EFPA every five years. This review must focus on the suitability and adequate supply of land to support urban renewal and consolidation within Greater Adelaide.

