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# Environment and Food Production Areas

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**The Greater Adelaide Regional Plan (the Plan) proposes some of the areas identified for future growth within the Environment and Food Production Areas (EFPAs).**

A Bill is being drafted to amend the Planning, Development and Infrastructure Act 2016 (PDI Act) to align the EFPA boundaries with the 30-year residential land supply identified in the Plan. Amending the EFPA boundaries to align with the Plan would unlock future urban land that has the potential to accommodate an additional 60,000 new dwellings.

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## What are the EFPAs and how do they work?

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The EFPAs were introduced in 2017 to help protect our region's vital food and agricultural lands by reducing the ability to subdivide land for housing in these areas.

They work in a similar way to the Barossa and McLaren Vale Character Preservation Districts (CPD), which are separate and governed by their own Acts of Parliament. Together, the EFPAs and the two CPDs cover approximately 88% of all land in the Greater Adelaide region.

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## What land is identified for future growth and what does it mean if it is currently located within the EFPA?

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Land identified as future growth areas within the EFPAs by the Plan were identified during the investigations phase as suitable to support Greater Adelaide's projected housing needs to 2051.

These sites are located at Two Wells, Roseworthy, Murray Bridge, Goolwa, Middleton and Victor Harbor. Together, they account for 7,324 hectares, which can accommodate approximately 61,500 houses.

These sites cannot be developed in their current state. They must also undergo a comprehensive structure planning process, which will include consideration of how they will be developed over time, what infrastructure is needed, what services will be provided to new residents, and what type of zoning will allow this to occur.

Until this process is complete, lawful existing land uses may continue. Landowners will not be obligated to develop their land for housing, even once this process is completed.

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## Why must future growth areas be removed from the EFPA?

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The Plan requires the state to maintain a 15-year rolling supply of zoned land to support future housing needs. Of this, 5 years' supply should be 'development-ready' land (i.e. land that is connected to infrastructure and can be built on now).

When the PDI Act was drafted in 2015-16, government policy strongly supported urban consolidation, and The 30-Year Plan for Greater Adelaide 2017 Update (the previous regional plan) set a target for 85% of all new housing to be built within established urban areas. This is also known as infill development.

This is no longer consistent with government policy, where an infill target is no longer in place. Instead, the Plan identifies ample land for housing to support projected population growth across both infill and greenfield areas for the next 30 years.

The current legislative process to remove land from the EFPA is considered too restrictive to accommodate a 5-year rolling supply of development-ready land. To provide for greater alignment between the Plan and the PDI Act, a Bill has been drafted to amend the EFPA provisions so they better align with the Plan and Greater Adelaide's long-term residential land supply needs.

The EFPA Bill will increase the short- to medium-term impact of the Plan and could contribute significantly to the 5- to 15-year housing land supply available in Greater Adelaide. Without these changes, most of the proposed greenfield growth sites identified in the Plan could not be rezoned and developed within the next 15 to 20 years.

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## How were these areas identified and why are they suitable for future growth?

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The investigations that informed the identification of growth areas included a detailed land suitability assessment that considered environmental value and the agricultural value of land, as well as infrastructure considerations.

Over 100 constraints and datasets were considered and prioritised through engagement with the Department of Primary Industries and Regions (PIRSA) and the Department for Environment and Water to inform the identification and prioritisation of these growth areas. Spatial data and background documents that were used to form the evidence baseline for the land suitability assessment included potential areas of primary production significance, productive lands and high-value agricultural land.

In addition to background work undertaken to inform the assessments, meetings with councils were held to ground truth the growth areas identified. Council's local knowledge of the area were key inputs in refining the scale and location of growth areas.

The Plan ensures there is ample potential land supply in well-located greenfield and strategic infill locations to accommodate the long-term need. Much of this land will not be needed for 10+ years, with detailed land use and infrastructure planning to occur as more land is required.

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## What impacts will this change have?

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**Not all of the Greater Adelaide region can or should be used for new housing and employment. Approximately 88% of the Greater Adelaide region has been identified for primary production and environmental protection.**

The amount of productive agricultural land that will be removed from the EFPA is minimal in terms of the overall amount of agricultural land still protected through the EFPAs and the CPDs (and in rural zoning).

It is important to note that the EFPA Bill will not affect the operation of the Character Preservation (McLaren Vale) Act 2012 or the Character Preservation (Barossa Valley) Act 2012, which both seek to prevent the division of land for a residential purpose in our key wine regions.

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## How is the legislation proposed to be changed?

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The EFPA Bill will:

- Designate a revised General Registry Office plan setting out new EFPA boundaries based on the Plan – essentially removing the growth areas from the EFPA now.
- Remove the urban consolidation test applying to proposals to amend the EFPA boundary.
- Refer to a 30-year land supply instead of 15 years.
- Ensure changes to an EFPA boundary must be consistent with the Plan (based on a 30-year land supply).
- Make consequential changes to the PDI Act, including requirements relating to regional plans in section 64 and changes to ensure that deemed planning consent does not apply to land division within the EFPA (given concurrence from another entity is required).

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