

RENEWING OUR PLANNING SYSTEM UNLOCKING SOUTH AUSTRALIA'S POTENTIAL

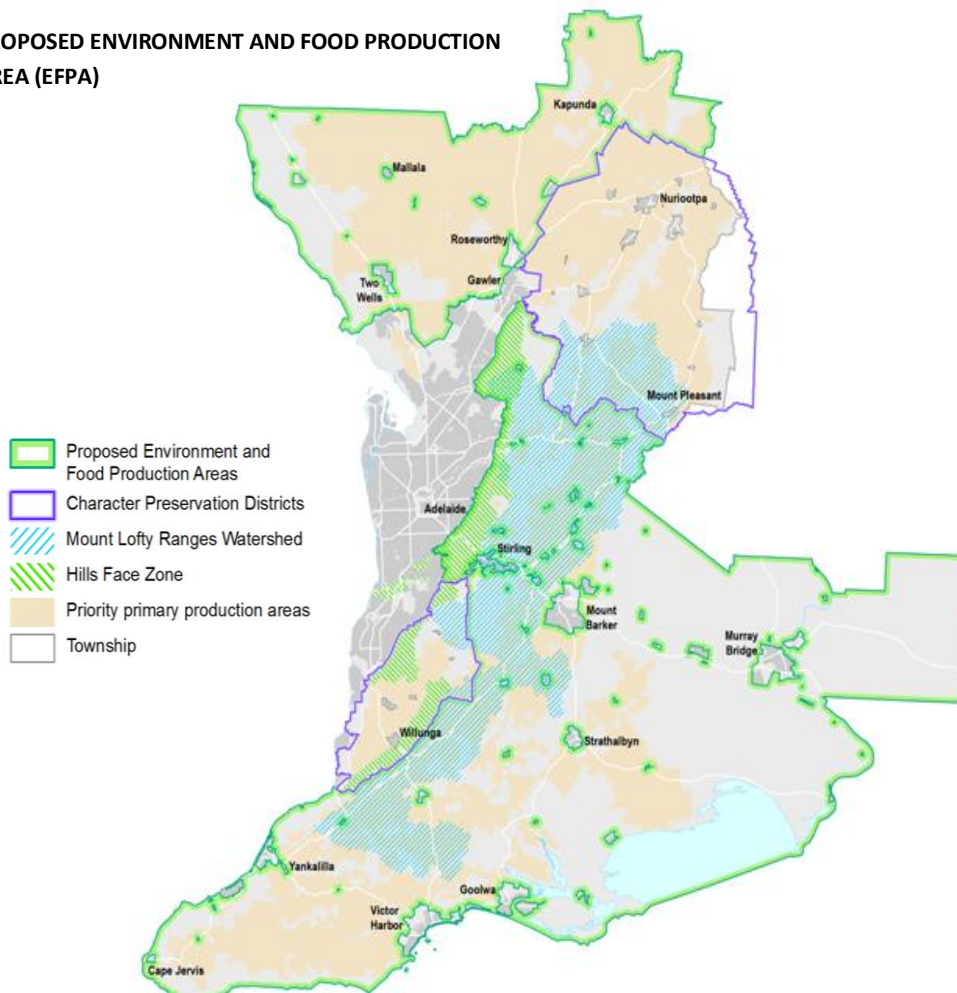
Proposed Environment and Food Production Area (EFPA)

The EFPA surrounds the built up area of Adelaide from the north along the Gawler River, following the foothills southwards, along the western boundary of the McLaren Vale Preservation District and back towards the coast south of Sellicks Beach. The EFPA is our existing rural lands that surround Greater Adelaide.

Why are we doing this?

- To protect our food bowl, valuable rural areas, landscape values and environmental resources, and to guide Adelaide's future urban form.
- To enable transparent decision making about the expansion of fringe development by ensuring that areas within the EFPA can only be developed for urban purposes if both Houses of Parliament agree.
- To encourage the building of new homes in our inner and middle ring suburbs because this generates more jobs, cost less to service, and provides more affordable living options than continuing to expand on the fringe.

PROPOSED ENVIRONMENT AND FOOD PRODUCTION AREA (EFPA)

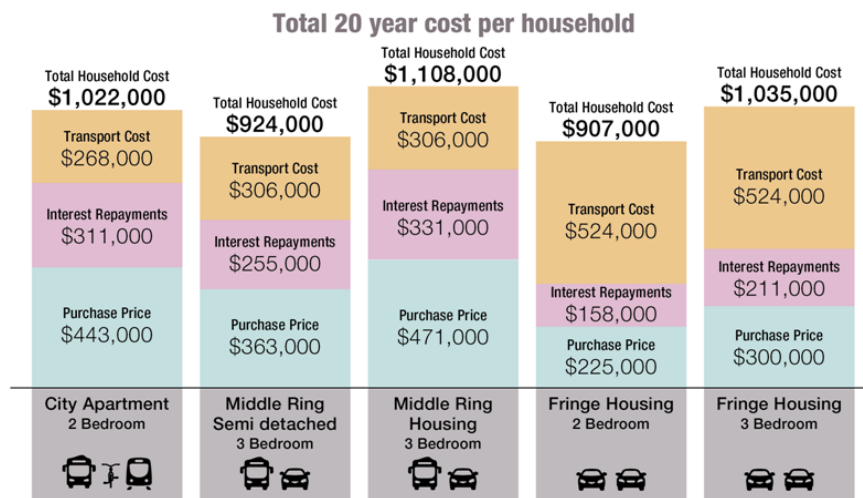


How will we avoid upward pressure on the price of housing and land?

- We will maintain abundant supplies of land outside of the EFPA:
 - there is at least 27 years of supply outside the proposed boundary, and this will increase as our housing supply continues its shift towards infill (rather than fringe expansion)
 - this will be monitored and reported on annually through the Housing and Employment Land Supply Program
 - the proposed new Planning Commission will be required to undertake five yearly reviews of the EFPA boundary that include particular reference to the supply of housing
- We will continue to work with Councils and Renewal SA to unlock infill and redevelopment opportunities in appropriate areas of our inner and middle suburbs, providing housing choice while boosting density which supports the delivery of the Integrated Transport and Land Use Plan.

Community Benefits

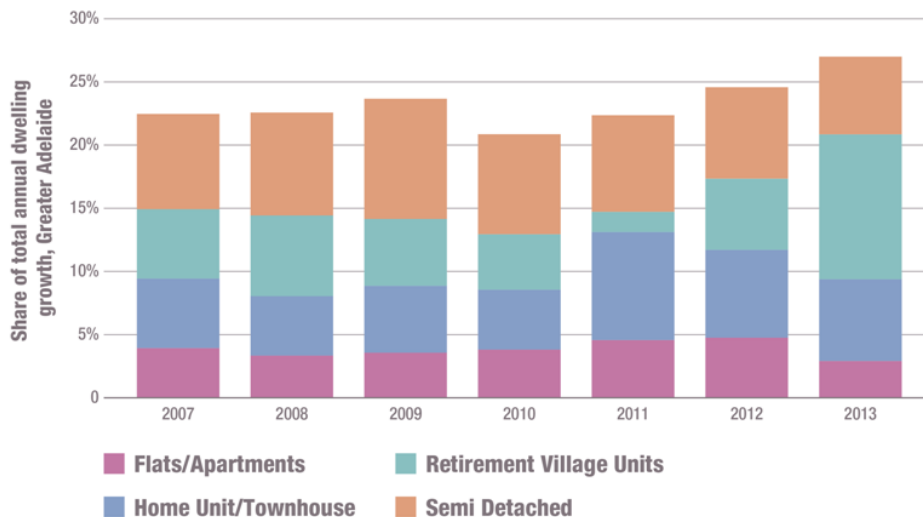
We need to provide for affordable living (not just affordable purchase)



Household expenditure and affordability
 Source: Urban Infill vs Greenfield Development:
 2/02/2016 A review of economic benefits and costs for Adelaide (InfraPlan, December 2013)

Community Benefits

Supply of medium density housing is increasing to meet the rising demand



3/02/2016 Source: DPTI, Dwelling counts, 2014

How will existing land uses within the EFPA be affected?

- There is no change to the existing use rights.
- The rights of existing land holders to use their land will not be changed.
- The EFPA will simply enforce the current zoning rules that have in many cases been in existence for a number of years, indeed in some cases over 20 years, all of which have undergone extensive local community consultation.
- The EFPA seeks to restrict the encroachment of residential land into valuable environment and primary production areas, consequently it provides for greater scrutiny of proposed future land division for residential purposes.
- The establishment of the EFPA does not preclude minor boundary adjustments.

How have we determined the proposed boundary?

- For metropolitan Adelaide, the EFPA boundary is based upon:
 - to the east: the existing boundaries for the Hills Face Zone, existing Character Preservation Areas (McLaren Vale and Barossa Valley) and the Mount Lofty Ranges Watershed
 - to the north: the Gawler River and the Virginia Triangle horticultural area.
- For townships, and the outer boundary the EFPA reflects existing urban areas (zoned or unzoned), existing council boundaries and known intentions for expansion (evidenced via some or all of rezoning currently in train), intentions set out in Council Strategic Directions Reports and/or the current 30 Year Plan for Greater Adelaide. These have then been adjusted to reflect the urban form and land supply considerations.

Do we have enough supply of land for future housing?

Housing supply from fringe and township areas outside EFPA

Region	Potential dwelling supply outside the proposed EFPA		
	Zoned land	Unzoned and future growth areas	Total (allotments)
Outer Metro	54,010	27,080	81,090
Township	16,990	15,100	32,090
Total	71,000	42,180	113,180

Estimated years of supply of fringe and township housing allotments

- **27¹ years supply** - based on the average consumption over the last 10 years (2005-2014)
- **35² Years supply**- based on the average consumption over the last 5 years (2009-2014)

¹10 years average consumption = 348 ha by 12 lots per hectare equals 4176 lot/pa

¹ 5 years average consumption = 265 ha by 12 lots per hectare equals 3180 lot/pa

WANT TO KNOW MORE?

Department of Planning, Transport and Infrastructure

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dpti.sa.gov.au/planning

