



Frequently Asked Questions

Kudla Growth Area and the Northern Park Lands

Planning for the creation of new, well-serviced neighbourhoods, jobs and high-quality open spaces that support long-term greening, biodiversity and community wellbeing.

Q – What is the Kudla Growth Area?

A – The Kudla Growth Area is an area in Adelaide's north which was been identified in the Greater Adelaide Regional Plan to accommodate future urban growth. A formal process of more detailed planning for this growth area, and for selected land located adjacent to it, is now underway.

As this planning is undertaken with landowners, councils and other key partners in coming months, planning for the area will ensure that future development is well connected to the establishment of the adjacent Northern Park Lands for public open space and recreation.

Q – What is the Northern Park Lands?

A – The Northern Park Lands will be a new network of public open spaces connecting the Hills Face to the Gawler River, via Karbeethan Reserve and along the Gawler and South Para Rivers.

Spanning up to 1,000 hectares, it will be one of South Australia's most significant public open space projects. The Northern Park Lands will create a continuous green corridor between the Kudla Growth Area and Gawler, supporting biodiversity, recreation and community wellbeing. It will provide places for people to relax, play and connect with nature while protecting and restoring river environments and native vegetation.

Over time, the Northern Park Lands will bring together sports and play areas, trails, open spaces and restored natural habitats to create a greener, healthier and more connected region for current and future generations. It may also include community and visitor facilities that help activate the area and support its long-term care and sustainability.

Q – What is the Kudla Growth Area and Northern Park Lands Joint Amendment?

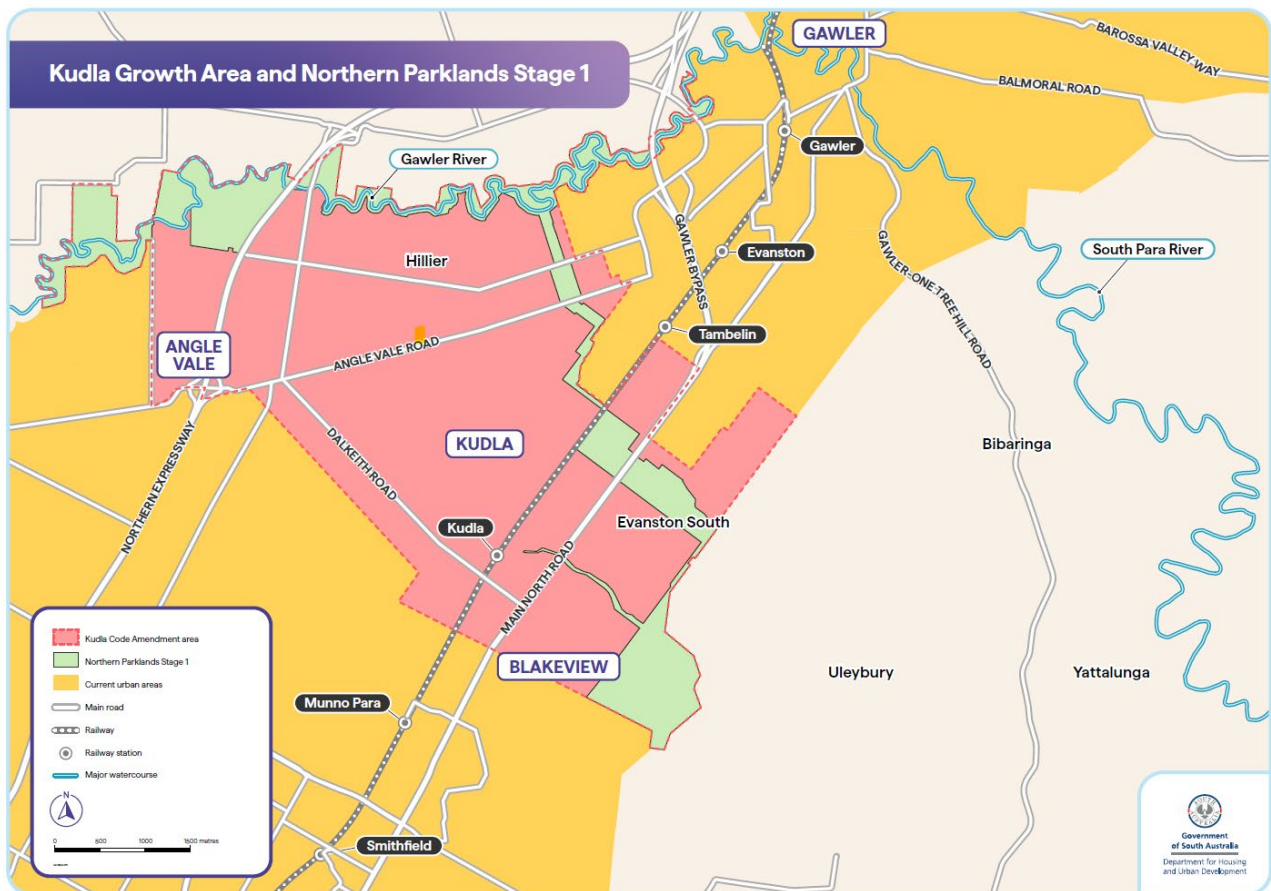
A – The Kudla Growth Area and Northern Park Lands Joint Amendment is a formal process to investigate and determine how land should be progressively rezoned within these areas over time. This detailed planning work will guide future development, infrastructure, and community facilities in the area.

Q – Who is responsible for the amendment?

A – The Department for Housing and Urban Development leads the process, which will be undertaken in partnership with councils, state agencies, landowners and the local community.

Q – What areas are affected?

A – The joint amendment affected area contains land in Kudla, Hillier, Munno Para Downs, Evanston Gardens, Evanston South, Blakeview, and Angle Vale.



Q – What is the Kudla Growth Area Structure Plan?

A – The Kudla Growth Area Structure Plan is a detailed planning project which will be undertaken as part of the joint amendment process. The structure plan will set out how the area could grow, including where key features such as houses, roads, parks, retail centres and community facilities might be located. The plan aims to create vibrant, liveable neighbourhoods and opportunities for local employment, while protecting green spaces and supporting local wildlife.

Key elements will determine:

- the location of a new mixed-use town centre
- land for jobs, health, education, and community services
- the protection of existing native bushland and creation of green corridors for wildlife
- infrastructure upgrades (roads, water, wastewater, stormwater)
- interface management, including fewer homes at the edges to blend in with neighbouring areas
- the location of drainage reserves and additional greening opportunities.

Q – When will the structure plan be ready?

A – Targeted for completion by March 2027, with formal community consultation planned for late 2026.

Q – What is the *Northern Parklands Act 2025*?

A – In October 2025, the Northern Parklands Act (the Act) was finalised, establishing a framework to protect and manage the Northern Park Lands for the benefit of current and future generations. The Act ensures land within the Northern Park Lands is preserved for environmental, recreational and community purposes, and provides clear governance to guide its long-term care.

The Act creates the Northern Park Lands Trust (the Trust), an independent body that will oversee the management and development of the Northern Park Lands. It is modelled on the West Beach Trust, which manages West Beach Parks. The Trust will include members with expertise in areas such as environmental management, recreation, cultural heritage and local government. It will be responsible for administering and developing the Northern Park Lands as a community sporting, cultural and recreational facility, and as a visitor destination. The Trust will also prepare an annual business plan and a long-term strategic plan for the Northern Park Lands.

The Act also outlines a staged process for defining the Northern Park Lands' boundaries.

Q – How will the Northern Park Lands be established?

A – The Northern Park Lands will be established in two stages, as outlined in the *Northern Parklands Act 2025*:

- **Stage 1:** When the Act commences in 2026, the Northern Park Lands will be formally established and will include state and local government-owned land south of Gawler and along the Gawler River (west of the Gawler Bypass).
- **Stage 2:** This stage involves the remaining land required to connect with Stage 1 and complete the open space network, including areas along the Gawler and South Para Rivers. The final alignment for Stage 2 is not yet determined. The Northern Park Lands Master Plan will present options for the alignment of Stage 2 for the community's consideration as part of the public consultation. Feedback will help inform a preferred outcome.

Together, these measures ensure the Northern Park Lands is established in a coordinated way, with lasting protections that balance environmental restoration, recreation and community access.

Q – What is the Northern Park Lands Master Plan?

A – The Northern Park Lands Master Plan will guide the future of the Northern Park Lands, reflecting community needs and aspirations for open space and recreation. Investigations to inform the master plan are currently underway, with community consultation scheduled to commence in June 2026.

Q – What is the proposed timeline?

A –

- **2025:** Kudla Growth Area and Northern Park Lands Joint Amendment initiated.
- **June 2026:** Community consultation on the Northern Park Lands Master Plan.
- **Late 2026:** Northern Park Lands Master Plan completed and community consultation on Kudla Growth Area Structure Plan.
- **March 2027:** Kudla Growth Area Structure Plan completed.
- **Mid 2027:** Community consultation on the Kudla Growth Area and Northern Park Lands Joint Amendment.
- **Late 2027:** Kudla Growth Area and Northern Park Lands Joint Amendment finalised.

Q – How will environmental impacts be managed?

A – Environmental assessments will be carried out, and measures will be taken to protect bushland and manage flood risk in both the Kudla Structure Plan and the Northern Park Lands Master Plan.

Q – What changes are proposed to planning policies?

A – The application of new zones and overlays will guide development protect land in its current use and ensure infrastructure is in place before the first parcels of land are developed. The most appropriate type and mix of zones and overlays for the area will be determined through the structure plan and joint amendment processes.

Q – How can I stay updated and have my say?

There will be public consultation for the Kudla Growth Area Structure Plan, the Northern Park Lands Master Plan, and joint amendment processes, which will be undertaken at various stages across the next 1-2 years. Everyone is encouraged to participate and help shape the future community and Northern Park Lands.

Information regarding future community engagement activities will be published on the PlanSA website, with letters being sent to stakeholders and local community members living in and around the affected area.

You can also stay updated by subscribing to the Planning Ahead Newsletter at plan.sa.gov.au/news.

Q – Who can I contact for more information?

A – For more information email PlanSA@sa.gov.au or call the PlanSA Service Desk on 1800 752 664.
