

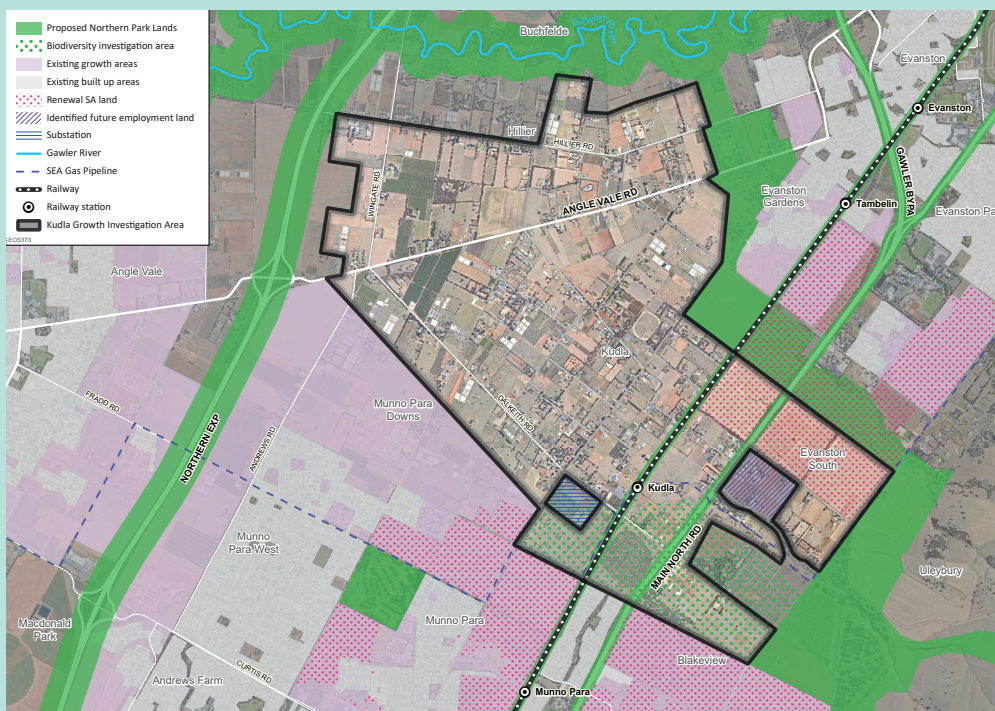


# Proposed Kudla growth area and Northern Park Lands

## What is the proposed Kudla growth area?

The Kudla growth area has been identified in the draft Greater Adelaide Regional Plan (the Plan) as an area for urban growth over the next 30 years. This growth area encompasses parts of the suburbs of Kudla, Hillier, Munno Para Downs, Evanston Gardens, Evanston South, and Blakeview.

The area has the potential to provide high-quality, affordable housing options for families looking to live near new employment opportunities in a rapidly growing part of Adelaide. The location is ideal for growth, being a logical extension of the existing northern suburbs, well-served by the Gawler rail line, and close to various community services.



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## What is proposed for the Northern Park Lands?

**A key element of the proposed Kudla growth area is the establishment of the Northern Park Lands—a new linear park that aims to create an uninterrupted green corridor from the Hills Face Zone to Karbeethan Reserve and the Gawler River.**

The Northern Park Lands will serve as a vital inter-urban break between the proposed future growth areas and established areas of the Town of Gawler, providing spaces for active recreation, greening initiatives, community respite, and local sports facilities. It will also feature walking and cycling trails, wetlands, shared use paths, and new habitats to support local biodiversity.

With convenient access to the Gawler rail line and Tamlin Railway Station, the Northern Park Lands will connect residents and families in Gawler and Playford to regional sporting and recreational facilities. This project has the potential to create a new heart of recreation for the northern suburbs of Adelaide.

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## Future Northern Park Lands concepts: artist impressions



Before



After



## How will the Kudla growth area be planned and delivered?

The land in the proposed Kudla growth area is currently zoned for primarily rural and open space purposes. Before rezoning to accommodate the new community, a detailed structure plan will be developed. This plan will guide future land use, including housing locations and density, road networks, and other required infrastructure.

The Government of South Australia will prepare this structure plan in partnership with the Town of Gawler and the City of Playford. The process will also involve identifying and costing essential trunk infrastructure requirements, such as roads, water, wastewater, and social infrastructure. Infrastructure agreements will determine the financial responsibilities for these upgrades, making sure that landowners who benefit from their land's increased value, contribute their fair share to new infrastructure and upgrades.



## What about existing vegetation and infrastructure in the identified Kudla growth area?

Structure planning for the Kudla growth area will prioritise protecting native vegetation, especially south of the creek line. This will help protect important nature and wildlife corridors as the area grows in the next decade.

Opportunities will be explored to revegetate and rehabilitate land within and surrounding the proposed Kudla growth area. Existing infrastructure, such as the Smithfield Cemetery, gas pipelines, and electricity substations, will also be factored into the planning process.



## What should I do if I own land in the proposed Kudla growth area?

If you own land in the proposed Kudla growth area, it's important to stay informed about the planning process and actively participate during the draft Greater Adelaide Regional Plan engagement period. Consider how the proposed changes may impact your land and potential development opportunities.

We recommend that any landowner seeking to understand their options or navigate this process consider seeking independent professional advice, especially if approached by third parties regarding the purchase or development of land within the growth area.



## How can I get involved?

The draft Greater Adelaide Regional Plan is open for community feedback from 23 September to 4 November 2024. This is your chance to share your thoughts on the proposed Kudla Growth Area and the Northern Park Lands. Your input will help shape the final Greater Adelaide Regional Plan and guide the delivery of these important projects.

## Need more help?



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