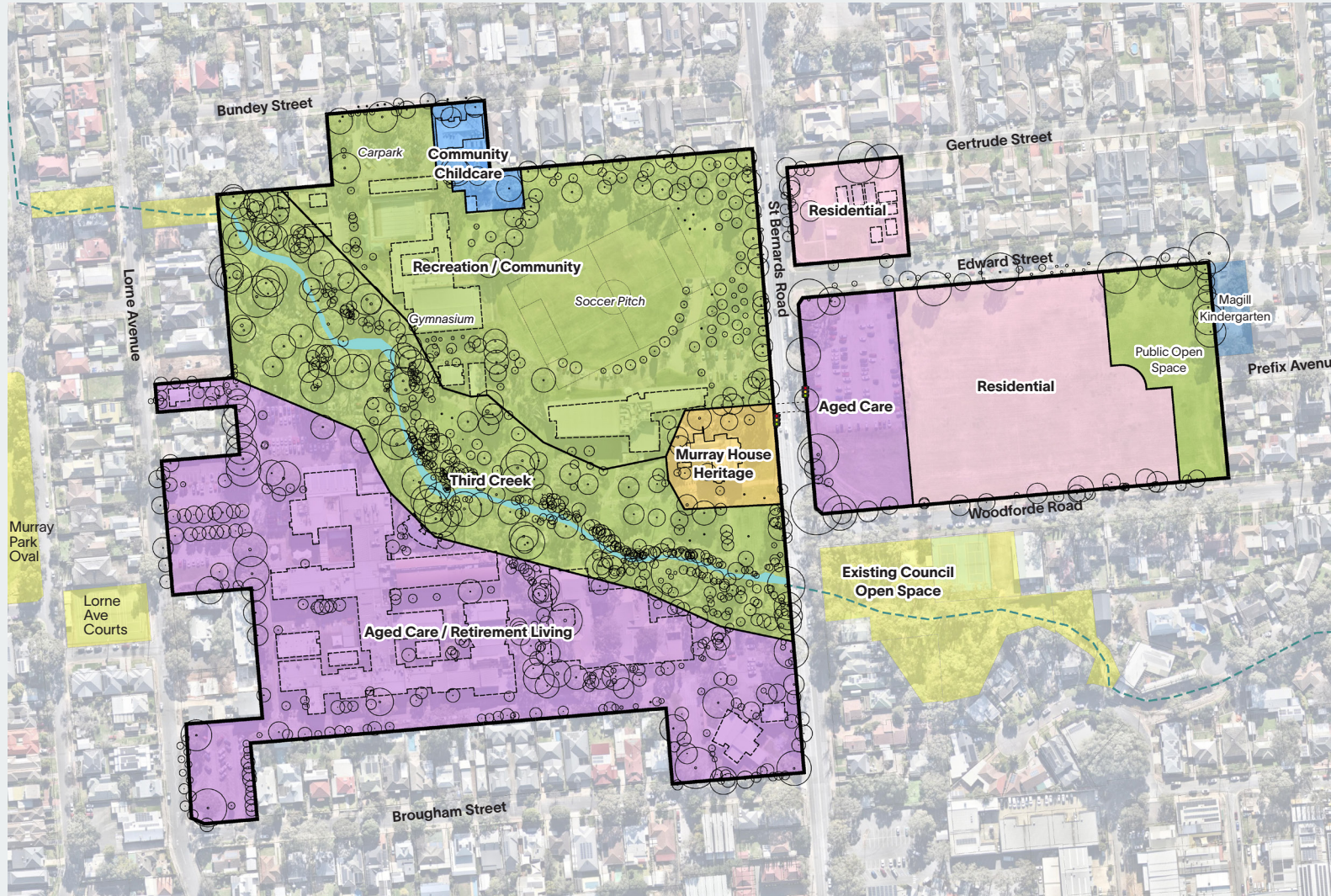


Magill Campus Draft Structure Plan

This plan outlines the long-term vision for a thoughtfully planned, green neighbourhood that protects community assets and responds to growing aged care demand in the area.



Key Features

Eastern parcel (3 hectares)

- ▮ Homes for market sale - maximum 100 residential dwellings
- ▮ Affordable sale homes, ideal for young families and professionals to be sold through HomeSeeker SA - minimum 20% of total housing
- ▮ Aged care / retirement living
- ▮ Open green space - minimum 17%
- ▮ 30% tree canopy target
- ▮ All development in keeping with existing neighbourhood zoning
- ▮ Construction set to begin in 2027, following further community consultation and detailed master planning

Western parcel (11 hectares)

- ▮ More than 60% of site to be retained for open space, sport and community use
- ▮ Protection of the Third Creek biodiversity corridor, significant trees and native vegetation that surround the creek
- ▮ Retention and enhancement of key sport and community facilities, including a gym upgrade
- ▮ Aged care and retirement living to be built largely on the footprint of existing University buildings
- ▮ Mix of building heights, limited to 5-storeys with the intention of not exceeding the tree canopy
- ▮ Walk-through public access to Third Creek will be maintained through any development on site
- ▮ Existing Community Facilities Zone to be retained, with a new Subzone to allow for aged care and retirement living
- ▮ Murray House retained as an important heritage asset
- ▮ Children's Centre retained on a long-term lease
- ▮ Not anticipated to commence until 2033-34 due to ongoing lease with Adelaide University

Next round of community consultation to commence April 2026.

Updates here: renewalsa.sa.gov.au/projects/magill