



Engagement report

for the Magill Campus Draft Structure Plan

AUGUST 2026

Contents

Contents	2
1 Executive summary	3
2 The Magill campus project	4
3 Draft structure plan overview	5
4 The engagement approach	6
5 Stakeholders and community	6
6 Engagement statistics	7
7 Summary of community feedback and key themes	8
8 Feedback responses	11
Eastern parcel	11
8.1 What is your level of support for each of the key design features?	11
8.2 Is there anything you wish to say regarding any of these features?	11
8.3 Open space – what would you like to see in the open space area (on the eastern parcel)?	16
Western parcel (current Magill campus)	18
8.4 What is your level of support for each of the key features?	18
8.5 What else would you like to see reflected in the draft structure plan?	19
8.6 Is there anything you wish to comment on that hasn't been addressed?	26
8.7 Do you have any feedback about the engagement opportunities?	34
8.8 Feedback boards	36
8.9 Indication of attendee locations	38
9 Summary of feedback from written submissions	39
10 Gallery of photos from the 9 May community drop-in	41
11 APPENDIX 1 – Register of written submissions	43
12 APPENDIX 2 – Written submissions	44

1 Executive summary

This report summarises community engagement undertaken by Renewal SA between 27 April and 22 June 2026 on the Magill Campus Draft Structure Plan. Engagement attracted strong community interest through online consultation, a community drop-in session, written submissions and direct stakeholder engagement. In total, the Magill project yourSAy webpage received 826 visits, 499 unique visitors, 212 online contributions, 125 attendees at the community drop-in session and 20 written submissions.

Overall, feedback was constructive and generally supportive of the draft structure plan. Participants recognised the effort made to incorporate feedback from the first phase of consultation across 2024 and 2025, and there was broad support for the proposed long-term vision of balancing new housing with environmental protection, community facilities and open space. The strongest support related to the western parcel, particularly retention of more than 60% of the site as open space, protection of Third Creek, retention of significant trees, adaptive reuse of existing buildings, preservation of Murray House and continued provision of community and sporting facilities.

For the eastern parcel, respondents generally accepted residential development but consistently sought more open space, increased tree canopy, high-quality urban design, greater housing diversity and strong sustainability outcomes. There was considerable support for affordable housing, provided it is well designed and genuinely affordable, while many respondents advocated increasing the proportion of green space and enhancing biodiversity connections to Nightingale Reserve and the Third Creek corridor.

The most significant concerns across the whole precinct related to traffic and infrastructure. Participants advocated for comprehensive traffic modelling, improved road and public transport infrastructure, adequate parking and careful consideration of any changes to Woodforde Road and Prefix Avenue. There was also interest in ongoing community involvement as the project moves into detailed master planning.

Written submissions reinforced these themes, with strong emphasis on protecting biodiversity, retaining mature trees, reusing existing buildings, expanding community, cultural and recreation facilities, providing aged care and housing choice, and ensuring future development reflects the character and liveability of the area. While opinions differed on specific matters such as the swimming pool and road network changes, there was a high degree of alignment around creating a sustainable, community-focused development that protects the site's unique environmental and heritage values.

Overall, there was broad support for the draft structure plan and the engagement outcomes provide a strong evidence base to refine the next stages of planning by strengthening environmental outcomes, resolving traffic issues, maintaining transparency and continuing to work collaboratively with the community.

2 The Magill campus project

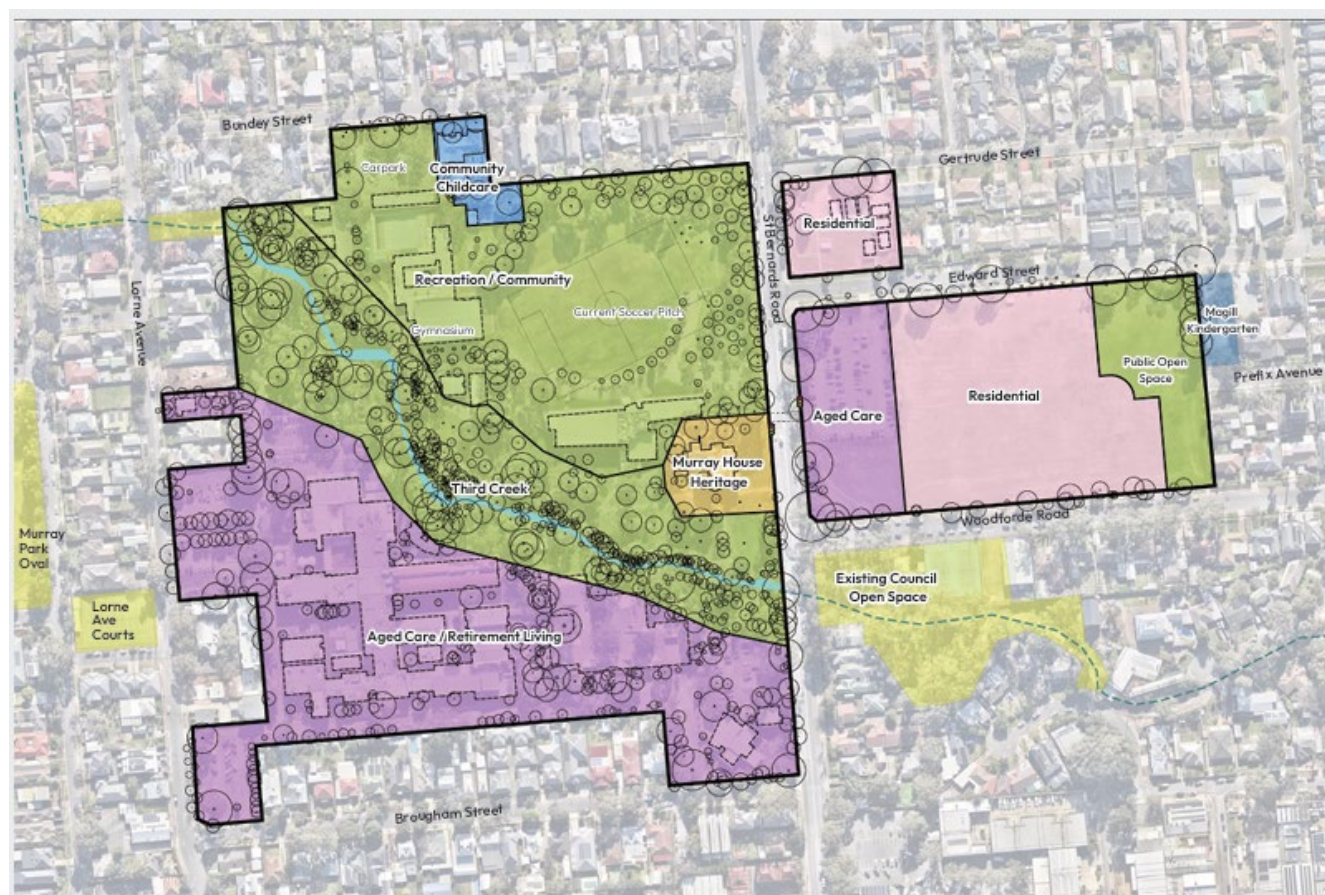
The Magill campus offers an opportunity to plan for future development that aligns with community needs and aspirations.

Development of the 14.62-hectare site, straddling St Bernards Road, will be guided by high-level development principles that include:

- enhanced open space and tree canopy
- improved community amenity
- integration of aged care and retirement facilities
- diversity of housing typologies including affordable housing
- sustainable design principles
- cultural and heritage preservation including continued use of local heritage-listed Murray House.

The redevelopment aims to proceed in two stages. The smaller three-hectare parcel east of St Bernards Road is expected to begin no later than 2027.

Development of the main 11-hectare campus site to the west is not anticipated to commence before 2033-34 due to the ongoing lease with Adelaide University.



3 Draft structure plan overview

The Magill Campus Draft Structure Plan outlines a long-term vision for a green, inclusive and sustainable neighbourhood that seeks to protect community assets, while responding to growing aged care demand across Adelaide.

It prioritises the protection of the Third Creek biodiversity corridor and tree canopy and ensures the retention and enhancement of key community assets, including sports and community facilities and the heritage-listed Murray House.

More than 60% of the main Magill campus site to the west will be retained for open space, sport and community use.

Key features of the three-hectare eastern parcel include:

- Homes for market sale - maximum 100 residential dwellings
- Affordable sale homes, ideal for young families and professionals, 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 no later than 2027, following further detailed master planning.

Key features of the 11-hectare western parcel include:

- 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 five 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.

4 The engagement approach

Renewal SA has continued to engage with stakeholders and the local community in a structured and transparent way. The initial engagement was undertaken from November 2024 to February 2025, which focused on the high-level vision, key attributes and opportunities for the site.

Renewal SA considered all input received through this engagement and was mindful of community views, particularly in relation to the local environment and the future of Murray House. This feedback also highlighted the importance of significant attributes such as Third Creek and the existing tree canopy in shaping the site's future.

Following this process, Renewal SA developed the [Magill Campus Draft Structure Plan](#).

The intent for this engagement was to:

- Seek support and feedback on the draft structure plan elements
- Gain insight into the community's perception that the draft structure plan reflects the feedback from the first round of engagement
- Understand the community's broader interests, concerns and ideas, identify risks and build relationships.

Key components of this engagement:

- The engagement was open from 27 April to 22 June 2026
- The project's online consultation was hosted on the Magill Campus Draft Structure Plan page on yoursay.gov.au.
- There was a community drop-in session on-site on 9 May from 11am to 3.30pm
- A presentation was made to the City of Campbelltown Council on 20 April 2026
- A presentation was made at the Sunrise Rotary Magill Club on 2 June 2026.

5 Stakeholders and community

The following list identifies the key stakeholders for this engagement:

- Local residents
- Local resident/interest group – Magill Matters
- Database of registered interested parties (364 for the initial email advising the engagement was open; 391 for the engagement closing reminder).
- The Hon Nick Champion MP, Minister for Housing and Urban Development
- Claire Clutterham MP, Federal Member for Sturt
- Jenn Roberts MP, State Member for Hartley
- Matthew Marozzi MP, State Member for Morialta
- Urban Renewal Authority Board of Management
- City of Campbelltown Mayor, elected members, executive and staff

6 Engagement statistics

ENGAGEMENT PERIOD



Opened

27 April 2026

Closed

22 June 2026

ONLINE ENGAGEMENT

yourSAy.sa.gov.au



Number of visits
to the page

Number of
unique visitors

826

499

Number of individual
contributions
(survey response, comment on map)

212

Number of unique
contributors

119

Information pack
/map downloads

336

DROP-IN SESSION



Attendees
(approx.)

Number registered
in advance

125

61

Feedback: Individual comments or
'dots' indicating level of support/
not for design elements

383

EMAIL SUBMISSIONS



(Register of written
submission, Appendix 1)

17

HARDCOPY SURVEY
RESPONSES



(By request only)

3

7 Summary of community feedback and key themes

Overall assessment

- Generally positive, highly engaged feedback
- A small cohort who would prefer the site remain largely untouched
- Very strong support for the western parcel strategy
- General openness to the open space location on the eastern parcel being flexible, including some support for council's proposal to link with civic open space to the south (although some localised negative feedback on this plan emerged late in the consultation)
- Strong interest in ongoing engagement and visibility of how feedback will influence next steps.
- Strong sentiment about the quality of engagement

Main challenges and concerns

- Traffic and car parking pressures
- Mixed response to housing/affordable apartments on the eastern parcel
- Clarity sought on next steps, timelines and whether there will be further consultation once the eastern master plan is finalised
- Loss of trees and impact on existing canopy
- Support for the swimming pool to be reintroduced
- Community confidence that key commitments regarding open space, tree retention and building heights will be maintained through future planning stages
- Some concerns that any closure of Woodforde Road to link open space would increase pressure on surrounding streets, namely Prefix Avenue.

Themes

- The main themes emerging from feedback on the eastern parcel centre on **balancing housing development with green space, infrastructure and liveability**.
- **More and better-quality green space** was a dominant theme, with strong calls to significantly increase open space, tree canopy, and native planting. Respondents emphasised biodiversity, urban cooling and creating connected green corridors linking to Nightingale Reserve and surrounding natural systems.
- **Housing mix, density and affordability** was another key area of feedback, with support for affordable housing but frequent suggestions to increase its proportion (often to 40–50%) and diversify typologies to include houses as well as apartments. Many also called for fewer dwellings overall or more thoughtful density (e.g. some higher rise balanced with open space).
- **Design quality and accessibility** featured prominently, including expectations for well-designed homes (not repetitive “boxes”), high construction quality, soundproofing and universal accessibility standards (e.g. step-free access, LHA Gold level).
- **Traffic, transport and infrastructure impacts** were a major concern, particularly congestion on St Bernards Road and Magill Road, safe access points, parking pressures, and the need for upgrades to roads and services. There was also interest in reducing car dependence through public transport, cycling infrastructure and carsharing.
- **Environmental sustainability and biodiversity** were consistently emphasised, including protecting existing trees, increasing canopy cover, restoring ecological systems and reducing urban heat impacts.

- **Community amenities and liveability** emerged as another theme, with support for shared spaces such as community gardens, playgrounds and recreational areas, as well as ensuring adequate services (schools, health, and utilities) to support population growth.
- **Movement and connectivity** were also important, with calls for safe pedestrian and cycling links within the site and connections between the eastern and western parcels.
- Overall, feedback reflects a strong desire for a **greener, well-connected, and carefully balanced development that prioritises liveability, sustainability and infrastructure alongside housing delivery.**

Further detail from the feedback on key themes:

Affordable housing

Comments about affordable housing in the eastern area show strong support, with several suggestions to raise the allocation to as high as 50%. Respondents emphasised that affordable housing should include a mix of typologies, not just apartments but also standalone or family-sized homes (e.g. 2–3 bedrooms). There is a clear expectation that these homes be genuinely affordable in cost and designed for long-term liveability, including high accessibility. Building quality was also highlighted, with requests for durable, sustainable materials and strong soundproofing within and between dwellings.

Affordable apartments

Feedback on affordable apartments in the eastern area focused on the need for high-quality and inclusive design. Respondents emphasised the use of durable and non-toxic building materials (such as steel framing instead of pine) to reduce potential health impacts, along with strong soundproofing both between apartments and within individual units to ensure quiet, restful living spaces – particularly for bedrooms. Accessibility was a key priority, with calls for step-free access, lifts where needed, and layouts suitable for people with mobility challenges or chronic health conditions, ensuring apartments are usable by a wide range of residents. Overall, comments highlighted that affordable apartments should not compromise on construction quality, liveability, or accessibility, and should provide comfortable, long-term housing solutions.

Third Creek and natural biodiversity

Feedback emphasised the importance of restoring and protecting the Third Creek corridor as a key ecological and recreational asset, with repeated calls to stabilise erosion, improve creek health and involve specialist organisations in its long-term management. Respondents strongly supported enhancing biodiversity through increased native vegetation, including tree canopy, understorey plantings, and habitat features to support birds, insects and other wildlife; a preference for “urban woodland” character. There was also a clear desire to strengthen environmental connections, including linking green corridors between Third Creek, Nightingale Reserve and surrounding areas. In parallel, participants highlighted the need for improved shared paths and cycling infrastructure, including continuous bike tracks similar to city trails, better walk/cycle connections across the site, and safe, accessible routes linking key destinations, reinforcing active transport as part of an integrated green network.

Open space on the eastern parcel

Feedback on open space in the eastern parcel strongly emphasised increasing both the quantity and quality of green space, with many respondents calling for significantly more than the proposed amount (often suggesting 25–50%) and fewer dwellings to achieve this. There was a clear preference for a landscape dominated by native vegetation, including substantial tree canopy (30–50+), understorey

planting, and “urban woodland” character to support biodiversity and reduce heat. Participants supported a mix of usable and naturalistic spaces, including lawns, gardens and shaded picnic areas, alongside community-focused features such as playgrounds, nature play, community gardens/orchards and seating. Connectivity was a key theme, with strong support for linking open space to Nightingale Reserve, the creek corridor, and surrounding streets via green corridors, pathways and safe crossings. Some feedback suggested consolidating open space into a larger, continuous area to better support wildlife and recreation, while others supported spreading smaller spaces throughout the site. Additional ideas included dog parks, bike and BMX tracks and flexible recreation areas, with an overall emphasis on creating accessible, well-connected, biodiverse and community-oriented open space.

Pool

Feedback on the pool strongly emphasised retaining and revitalising this facility as a valued community asset. Many respondents called for the pool to be reinstated, upgraded or retained in some form, with suggestions including an enclosed, year-round facility, incorporation of a splash or water play zone, and integration with broader recreation and fitness amenities such as a gym. The pool was seen as particularly important for community wellbeing, including use by families, older residents, and aged care or rehabilitation purposes, as well as for general recreation and sport. While a small number of respondents suggested the pool may not be necessary, support for keeping or re-establishing a high-quality aquatic facility emerged as a key recurring theme throughout the engagement.

Traffic

Existing traffic conditions were top of mind for many people who attended the drop-in session or responded online. While some acknowledged that the current situation is not within scope for the engagement, they wanted to ensure that future planning was cognisant of the issue.

Feedback on traffic highlighted strong concerns about existing congestion and the potential for further strain from new development. Respondents noted that St Bernards Road and the St Bernards Road /Magill Road intersection are already heavily congested and could worsen with increased population, emphasising the need for improved traffic management and road infrastructure upgrades. Key issues included safe and efficient access points, impacts on street parking and ensuring roads are wide enough for emergency vehicles. There were also concerns about traffic safety, especially for pedestrians and school access, as well as the cumulative impact of nearby industrial traffic, buses and idling trucks on Woodforde Road. Suggestions focused on reducing car dependence through better public transport, cycling infrastructure and carsharing options.

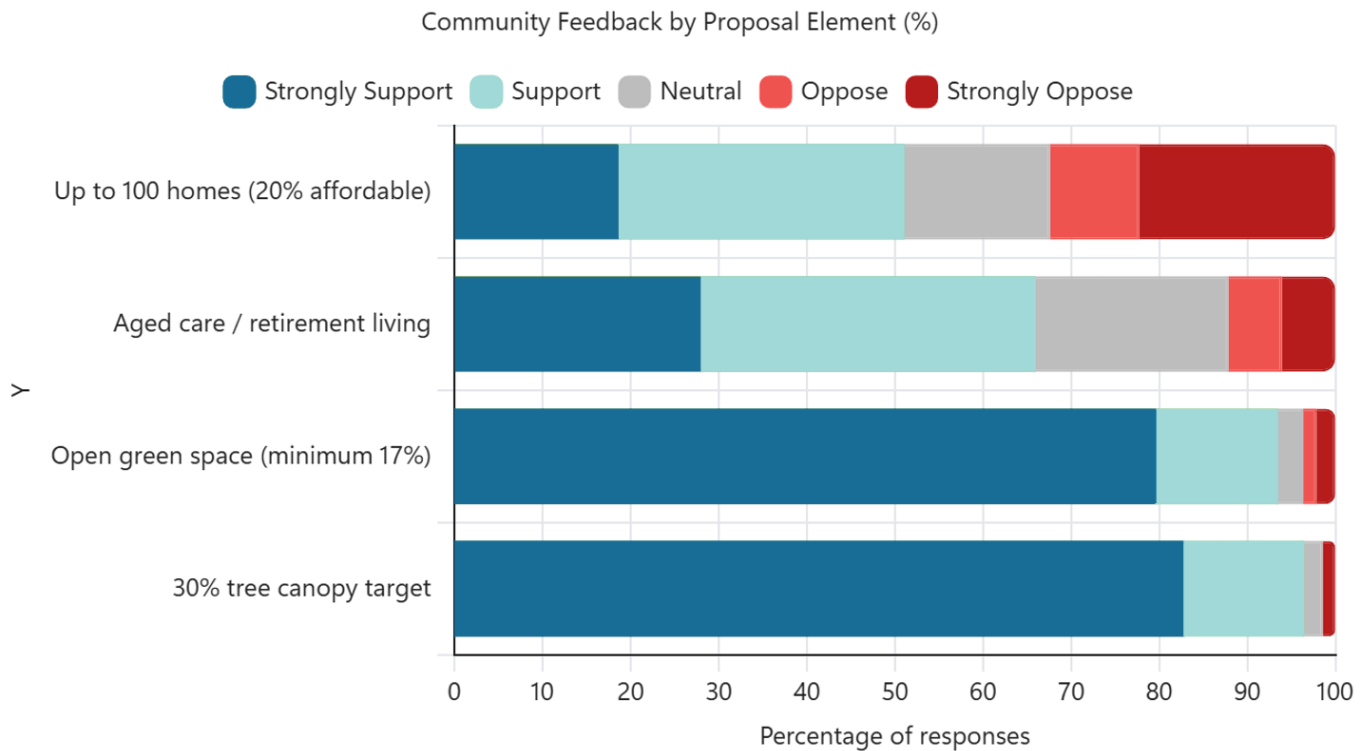
Sporting field/s

Consideration to increase the sporting fields (an additional pitch) adjacent to the current pitch was included as an item for consideration. Along with individuals who expressed their support, the Royal Adelaide Football Club (soccer) made a written submission expressing interest in moving their training and games to the site if future capacity was expanded. The Saints Gym Club expressed strong interest during the drop-in session in moving to the site with its current lease due to expire.

8 Feedback responses

Eastern parcel

8.1 What is your level of support for each of the key design features?



8.2 Is there anything you wish to say regarding any of these features?

Overall sentiment

The overall feedback suggests residents are not necessarily opposed to development, but there is a strong preference for:

- more open green space
- greater tree retention and increased canopy targets
- lower development intensity or relocation of density into more compact forms
- better traffic, parking and infrastructure planning
- protection of biodiversity and wildlife corridors
- well-designed, sustainable and accessible housing.

Verbatim responses¹:

- *Keep in mind that this is a precious haven for residents of Magill. Many precious flora and fauna live in this area.*
- *Clarifying that this is for the *Eastern* parcel. 17% is low for green space. Also need confirmation that mature trees on perimeter are not removed or damaged. Suggest improvement of corridor for wildlife for the creek line the other side of Woodforde Rd.*
- *Increase green space. Reduce homes. Remove affordable apartments altogether - in an expensive real estate area they won't remain affordable for long; someone will just profit on them.*
- *The green space allowed is NOT ENOUGH. Considering the urban infill in this and surroundings areas there is a DESPERATE NEED for green space if we are to have a healthy, strong and sustainable population*
- *ground level apartments. Lifts break down and require expensive servicing regularly. Foreseeable danger in case of fire for incapacitated people.*
- *I would like to see less homes.*
- *The significant trees might be significant but cause major issues from a traffic management and safety perspective. Turning onto St Bernards Road is a major issue with the vision blocked by the bus at the bus stop opposite Murray House. The trees are not [end]*
- *Regarding housing, allowances for adequate street width for on street parking need to be made. More parking is needed to accommodate the number of home and apartments.*
- *I support the highest possible proportion of open green space*
- *I personally do not have an issue with apartment style living if there is a balance of open space that is retained and valued. The community values the playgrounds, open space, trees and wildlife in the area and its so important to retain this aspect.*
- *Green space and biodiversity must be preserved and protected*
- *Keep everything as is and open up for community use.*
- *As trees only flank it, I support the Eastern site being developed into a high rise residential to save the Western parcel (main campus) from being cleared of its tree canopy and green space.*
- *we need more tree canopy and more biodiversity in Adelaide*
- *Yes, see my response below*
- *I would prefer 100% open space and tree canopy.*
- *The plans show a great combination of new homes and aged care/retirement living along with green space*
- *Please, no rows of terrace housing as seen in Hamilton Hill. This is an opportunity for creativity in architecture and design, not just more of the same "little boxes on the hillside". Surely this can be achieved with the restraints.*
- *In basic terms ok - but....*
- *This is too many houses. There is no space for the houses to have gardens or lawns or trees and we know that blocks without green space significantly increase the temperature and heat retention.*
- *Don't block Woodford Road*
- *If like to see even more open space and trees and greatly encourage a mix of housing to enable richness of community*
- *A larger area of open space should be retained - 20% minimum ideally. I support development new homes but not apartments as it's not in keeping with the character of the area and don't suit most people's needs. I would recommend row dwellings/town houses.*
- *Tree canopy target should be higher.*
- *I support passive recreation in the green space on the eastern side of St Bernards Rd*
- *maintenance of established trees of paramount importance*
- *30% is not enough canopy, all trees should be retained and more should be planted.*
- *with the housing proposal on the east side, have concerns about parking and the ability of existing infrastructure to deal with additional houses/cars/people*
- *As a first home buyer with a larger family I was hoping for a larger plots of land over 900 m2*
- *All or most of this section should be retained as open space, preferably as sports grounds (soccer) and connected to Nightingale Reserve by closing Woodforde Road.*

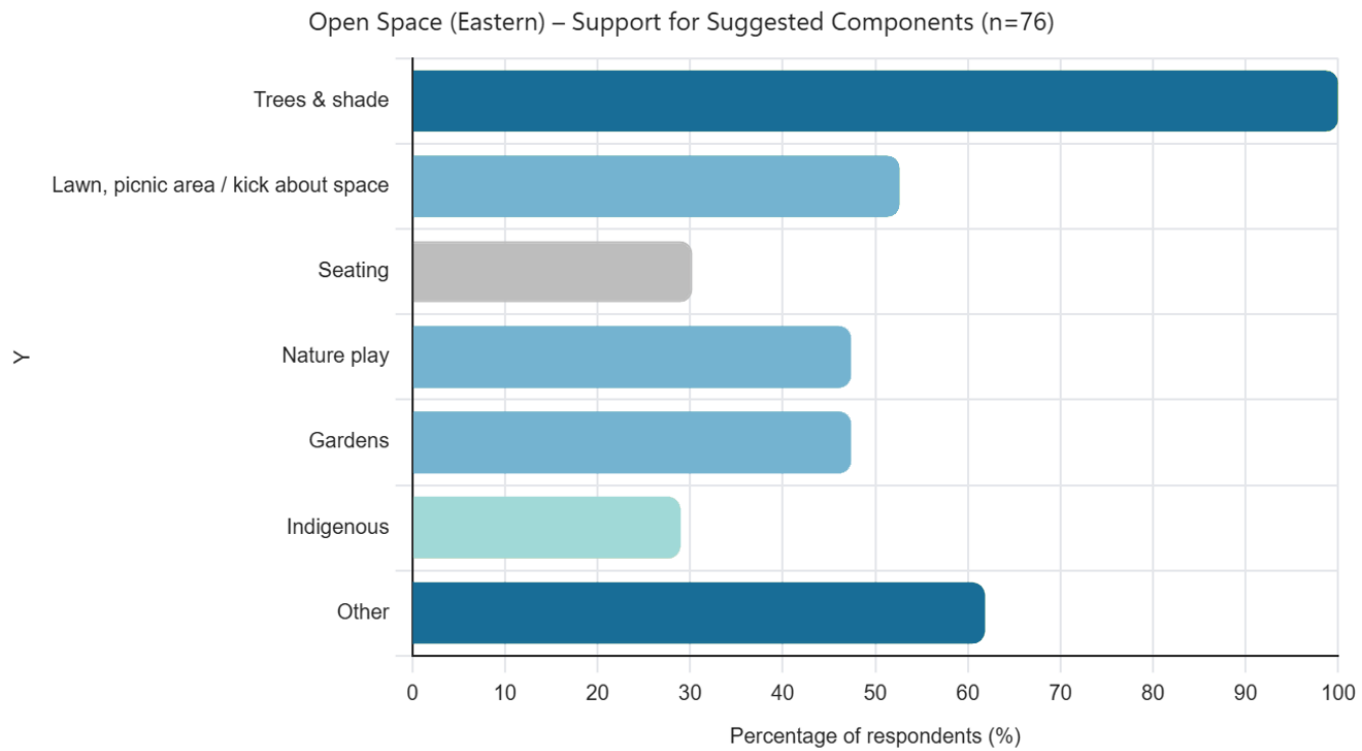
¹ Note that verbatim responses generally appear as they were submitted, without correction. Any identifying text (e.g. names, property numbers) have been redacted.

- 50% sensibly proportioned sustainable affordable apartments, of NATHERS rating 8 or more, with minimum 30% open green space
- Would like a little more green space.
- Have concern that adequate off street parking is provided for all dwellings
- While the focus by the current govt is on housing for younger people, this whole development should be dedicated to aged care.
- I firmly believe a decision has been made in high rise housing regardless of what the locals like to see
- Prefer high density multi story apartments with suitable underground carparking. There are too many houses with not enough parking, which significantly impacts the usage of the streets.
- 20% affordable apartments what is the proposed height limit not stated
- I do not support the capping of 100 homes. We should not limit our ambition to fix the housing crisis in the middle suburbs of Adelaide in locations totally accessible by public transport.
- Agree to residential housing on the Eastern parcel only; and retirement and aged on Western per draft structural plan.
- Keep open spaces, stop destroying our green space to put in modern day slums
- I would oppose building heights above 2 storeys.
- Less houses and buildings in that area. Every morning, there is traffic jam on St Bernards rd. Or make road bigger.
- Reducing the canopy is not an option for this beautiful tree lined area. I strongly oppose destruction of natural spaces for housing. Open family picnic areas and places that the community can rest and relaxing. I strongly approve.
- Open green space and tree canopy targets are important and would suggest that these should be increased if at all possible. How much tree canopy is encouraged for the residential areas? Maybe a tree planting scheme should be available
- As much retained green space and tree canopy as possible
- The amount of green space in Magill is minimal and as much as possible should be retained
- The 20% affordable target could be higher, but perhaps some could be smaller houses rather than apartments.
- No home. Please keep the existing open space. Use the existing building for age care and medical
- The open green space area is important for existing residents and for the Magill Kindergarten.
- Would prefer tasteful medium density (e.g not detached/townhouses) of general residential rather than specifically aged care
- I would like to see the open space on the eastern side of St Bernard's Road increased in size with less housing. Affordable housing needs to look decent - absolutely do not replicate affordable housing on Gorge Rd/Ave Rd which looks like concentration camp
- Knowing the size of the land, it is hard to imagine 100 homes being built there. 50 seems more reasonable. 100 homes x 2-4 people per house, would be a significant extra burden on existing services, public transport, local schooling, etc.
- parking, parking, parking. ensure we dont have tiny streets full of cars. houses need 3 parks each.
- Would prefer less housing, to alleviate traffic congestion (eg increased on street parking and traffic flow). Would prefer more green space
- Another aged care/retirement village is past thinking in planning. Most people I know see an aged care facility as the last choice of a place to live. Can't there be a better form of community housing provided.
- The changes to retain the soccer grounds and recreation areas on the western side of the campus (west of St Bernards Rd) are great. Good to see green space on eastern parcel; is there opportunity for more?
- Please protect our tree canopy at all costs. With Malinauskas cutting everything down, we need to keep our urban spaces green.
- The Urban target tree canopy target for urban climate change mitigation and prevention of heat islands is 40% mature trees. No trees should be removed from the site as seedlings will take years to replace established canopy.
- No Aged care facility unless it is a collection of small cottages preferably with normal housing. NO retirement village . Instead normal 2 bedroom units for older people to downsize or for first home buyers. Listen to what older people want.
- Need better St Bernards Road upgrades
- It's all very disappointing
- Affordable housing for first home buyers.
- support more green space & a higher canopy target
- I doubt the site will cater for 100 homes max.
- prefer retail space over more aged care here
- Need healthcare facilities
- Building height should be increased. No open space
- Traffic management and strain on existing amenity
- Off Road car parking
- Encourage/incentivise using public transport or cycling for new residents

- *Keep St Bernards Road Red Gum Trees*
- *Planning Regulations – from what date?*
- *Traffic management – access to St Bernards St, access to Magill Rd ---- changes are needed*
- *Consider a buffer zone on the edge of Magill industrial area (eastern parcel)*
- *How to fit 20+ affordable homes on Gertrude St block and maintain some open green space & accessible LGA Gold Standard homes?*
- *Green space in the middle of area with bbq, shade, playground, community garden. So aged care people and residents can enjoy the amenities together*
- *Consider spreading out the green space*
- *Support affordable housing, could be a higher proportion though*
- *What about area maintained as sporting fields instead of residential*
- *Concerns traffic entering St Bernards Road = already very busy*
- *Re open space - Spread the 17? To not all in one area as currently depicted*
- *Increase green space percentage*
- *Bike track like city*
- *Why not 40-50% affordable?*
- *How can I advocate further for my family's accessibility needs for the Affordable Homes on Gertrude block?*
- *Green space to connect with Nightingale Reserve (including walkways)*
- *50% tree canopy? Native habitat? Birds, lizards, koalas*
- *More green, open space – 50% not 17%*
- *Accessibility as standard in design of the Affordable House – LHA gold standard – sustainable and long term*
- *Open green space – consider using to separate aged care and residential development*
- *Natural watercourse features that link Teringie Reserve to Nightingale Reserve and Third Creek corridor*
- *Cyle paths, walk/cycle access through purple aged care block*
- *Open green space – needs to be minimum 25% and connect with Nightingale Reserve*
- *Adequate off-street parking*
- *No single garages*
- *Streets wide enough for emergency vehicle access*
- *How about more than 30% tree canopy*
- *Redevelopment shall not worsen street parking on Edward Street*
- *Design houses with a vision – not boxes on boxes. Look at Aldinga, Mt Barker for the sustainable housing and ideas*
- *Leave it how it is*
- *Need more than 17% green space, more than 30% tree canopy, less housing allotments*
- *Road infrastructure to be massively improved*
- *Consider impact of population increase on infrastructure and services (road congestion, transport, schools, etc)*
- *Why not more affordable homes 50% - for young people*
- *Infrastructure consideration – power, water, storm, sewerage, traffic*
- *Traffic and pedestrian safety for Eastern parcel, accessing services in western parcel*
- *Green space should be planted rather than sports fields, etc 'urban woodland' nature play, picnic facilities*
- *Coop-community housing?*
- *Variation on external appearance of houses so not all boxes*
- *Make the houses price [cost] less*
- *Need more than 17% green space*
- *More schools*
- *Ecological restoration for eastern parcel*
- *Egress for fast traffic to Magill School*
- *Extend Prefix Av to give better access to homes*
- *Public space to be increased to the size of a soccer oval on eastern side*
- *Adequate parking for housing and aged care visitors and staff. Designs along Edwar and Woodford Roads to slow cars*
- *More trees and native shrubs – for wildlife*
- *Less houses, more high rise*
- *Consider urban heat island effect and ambient heath – more canopy – light, colour, roof materials*
- *Why can affordable housing be houses not just apartments*
- *More than 30% tree canopy – save trees along Woodford and Edwards Streets*
- *Less housing*
- *More health [services]*
- *Apartments on East should not have access/driveway on Gertrude Street*
- *A green corridor connecting 17% green space to the park (Nightingale) on corner of St Bernards Road would be great*
- *>30% tree canopy – make housing green (less urban heating effect) – increase traffic concern*

- *Less dwellings more green space for biodiversity/birds*
- *High rise = some yield of residential living*
- *Public transport and traffic planning as St Bernards/Magill Road intersection already awful*
- *Retirement Village to be on Prefix Av side*
- *I think retirement living should be on the eastern parcel rather than aged care as they may have cars and more direct road entry. Aged care should entirely be on Western parcel to conserve trees and minimise need for road*
- *Is it possible to set up a car pool in the residential, eg: cars you can book to reduce the need for cars and one large underground carpark to reduce driveways, ie: like apartments in Canberra.*

8.3 Open space – what would you like to see in the open space area (on the eastern parcel)?



Overall sentiment

Respondents favoured the creation of a **connected, biodiverse green space network** that balances conservation, passive recreation, active transport and community recreation opportunities.

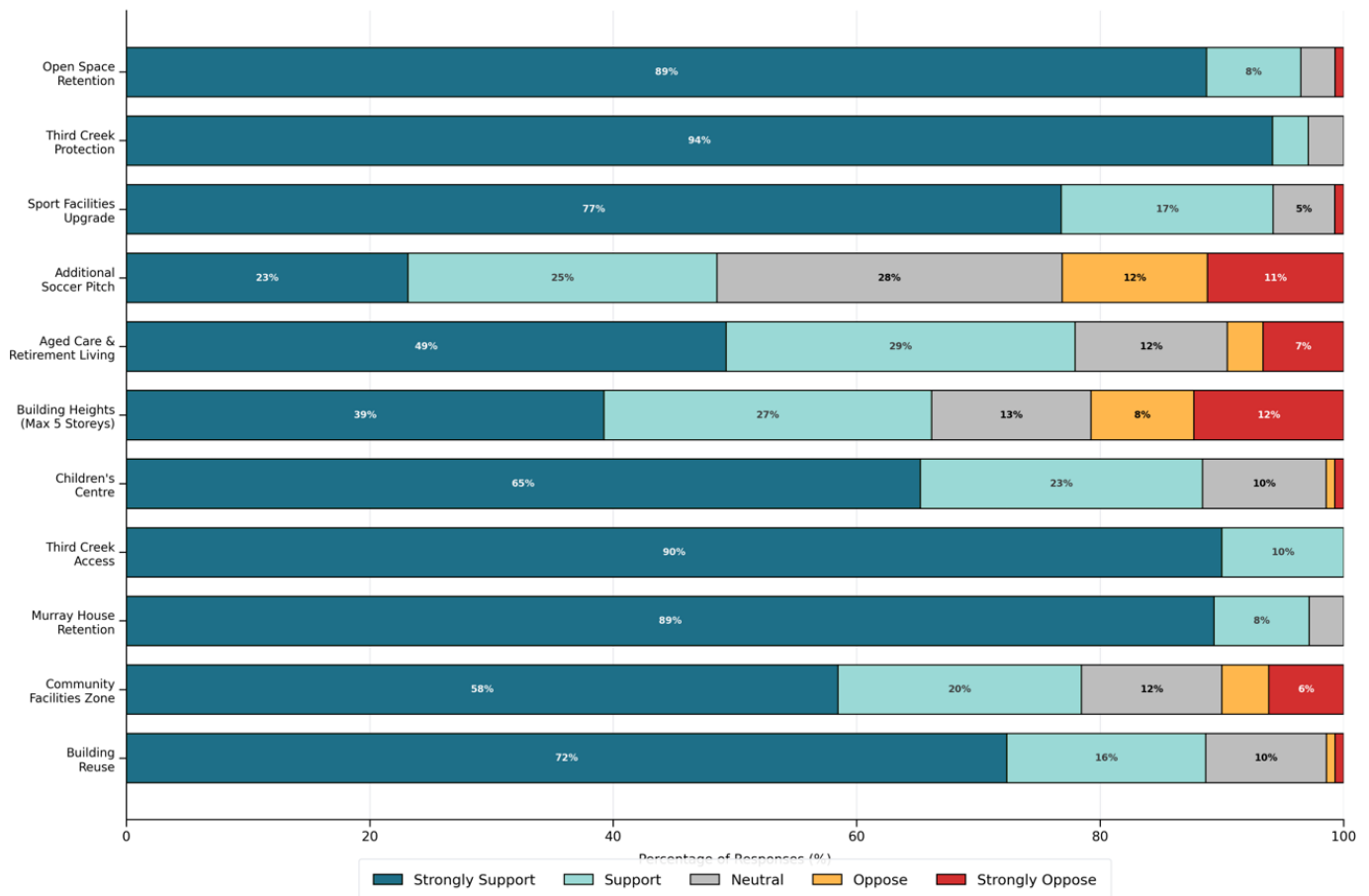
Verbatim responses:

- *Dedicated dog park would be fab*
- *Open space is different to sport/community use, more biodiversity enhancement*
- *The green space should be kept as a whole parcel of land – to encourage birds, wildlife and good spaces to place*
- *Skate and BMX park*
- *Slide*
- *Community garden build into the development similar to Lochiel Park*
- *Native habitat – urban woodland*
- *Need a BMX track and pump track for the kids (and adult kids)*
- *Need more understorey, bushes, grasses to protect mature trees and riparian zone. Third Creek is in appalling condition with bank erosion – no life!*
- *Green spaces and the creek are nature play – you don't need other structures for this*
- *Maintain that this area should remain sports fields*
- *Community garden*
- *Road crossing between new open space and Nightingale Reserve (upgrade)*
- *Bushes for habitat*
- *More playgrounds, nature play, pond*
- *Connect to Nightingale Reserve*
- *Revisit Lochiel Park development for greening and other community elements and sustainability ideas*
- *Green space adjacent to Magill Kindy*
- *Planted areas, corridor through site from Kindy to Nightingale Reserve*
- *Basketball half-court*
- *A bike path would be awesome*
- *Connect to Nightingale Reserve*
- *Bike tracks like City Dirt*
- *Basketball*
- *Garden walks*
- *Playground with flying foxes, slides, swings*
- *Definite green space near to Kindy*
- *A dog park would be good for our two dogs*
- *A playground and a basketball court would be good*
- *Greenspace pathways linking Edward St to Nightingale Reserve*
- *Playground near Kindy*
- *Community garden and orchard*

Western parcel (current Magill campus)

8.4 What is your level of support for each of the key features?

Indication of Support for Key Features



Ref	Full Descriptor
1	More than 60% of site to be retained for open space, sport and community use
2	Protection of the Third Creek biodiversity corridor, significant trees and native vegetation that surround the creek
3	Retention and enhancement of key sport and community facilities, including a gym upgrade
4	An additional soccer pitch on site, subject to further investigation of any tree loss and community consultation
5	Aged care and retirement living to be built largely on the footprint of existing University buildings
6	Mix of building heights, limited to 5-storeys with the intention of not exceeding the tree canopy
7	Children's centre retained on a long-term lease
8	Walk-through public access to Third Creek will be maintained through any development on site
9	Murray House to be retained as an important heritage asset
10	Existing Community Facilities Zone to be retained, with a new Subzone to allow for aged care and retirement living
11	Consideration given to reuse of existing buildings

8.5 What else would you like to see reflected in the draft structure plan?

Overall sentiment

Overall, respondents want the redevelopment to deliver a **well-designed, sustainable and community-focused neighbourhood** that:

- protects trees, biodiversity and green space
- provides strong community facilities and services
- manages traffic and infrastructure impacts effectively
- offers diverse and accessible housing options
- preserves and enhances the area's liveability, character and environmental values.

Verbatim responses:

- *Each dwelling must have a small garden & room for at least one tree.
New builds should not be depressing black & dark grey, but instead copy Europe & paint them apricot, pale yellow, mauve, sage green, ducked blue (cheerful colours)*
- *1. connect Nightingale Reserve with the eastern parcel and/or continue the creek precinct under St Bernards road. I also feel that there needs to be a little more open space on the eastern parcel, possibly facing or connected to Murray House.
2. a cluster of this many homes needs a hub with cafe and/or community centre.
3. the open space on the western precinct urgently needs planning to ensure a good standard of maintenance over the transition period as well as beneficial long-term outcomes for the whole campus redevelopment.
4. whilst outside the precinct - it is critical that all sections and levels of govt work together to manage how this development integrates with the surrounding areas, particularly:
- a strong clear connection to Magill Village
- traffic flow along St Bernards Road
- traffic flow onto Magill Road, especially if Langman Road is closed off. Suggest installing a round-about at the junction of Magill Rd, Norton Summit Rd and Old Norton Summit Rd (to also assist with additional traffic from Hamilton Hill)
5. Parking is likely to be an issue when construction commences on the eastern parcel and the Uni is still operating. What is planned?*
- *There is an opportunity to increase the proportion of *SOCIAL HOUSING* as distinct from 'affordable housing'. Please consider increasing this and offering options for older people and people with disabilities.*
- *Eastern parcel should be kept as a green area as far as possible and what can't be retained must be cut into lots consistent with the dimensions of existing lots.*
- *There needs to be a comprehensive analysis of:
1. traffic infrastructure
2. traffic control
3. traffic effect on feeder roads in this area and surrounding areas
4. traffic effects on existing residents
5. review proposed closure of Woodford Rd. which will be disastrous.
6. iron clad commitment on height of aged care facility ie 5 storey.*
- *Include details of public transport and community facilities*
- *I would like to see less homes as more consideration needs to be given in relation to parking, traffic management.
In relation to the Campbelltown council proposal the closing off of Woodforde Road will only make traffic management worse. There are already problems during peak hours.*
- *The significant trees might be significant but cause major issues from a traffic management and safety perspective. Turning onto St Bernards Road is a major issue with the vision blocked by the bus at the bus stop opposite Murray House and the large gum trees. The trees are not maintained and branches fall all the time and cause issues to the structure of the footpath, curb and road which cause safety issues for pedestrians especially children walking to school. he branches also impact the power lines and cause fire danger in a bushfire zone. The traffic management and parking plan needs to be released so that residents understand the impact of the new residential housing which is causing lots of concern in the community. The amount of housing needs to be relevant to the parking facilities available and onroad parking needs to be enforced by the council.*

- *It would be good to see what the proposed layout for housing and apartment buildings will be for the proposed area. Also, I didn't see any mention of road or infrastructure upgrades to accommodate the increase in dwellings, people and traffic.*
- *Need to consider extra traffic and parking constraints.*
- *I support the draft structure plan and appreciate the effort that has gone into balancing housing with the retention of green space.
I would encourage careful consideration of the design of the eastern precinct to ensure it becomes an attractive and sustainable neighbourhood. There may be opportunities to provide more open space and landscaping through innovative housing design, including the possibility of a small number of well-designed three-storey buildings.
I do not support the closure of Woodforde Road. Closing the road would increase traffic on surrounding residential streets and place additional pressure on roads that are already constrained. Prefix Avenue should remain a dead-end, as opening it would create unnecessary traffic and impact safety and neighbourhood amenity.
I would like to see plenty of tree planting, good walking connections and quality public spaces incorporated into the eastern side.*
- *Overall, I support the draft structure plan and appreciate the balance that has been achieved between housing and retaining green space. However, I would like to see further consideration given to the design and liveability of the eastern precinct.
Good urban design should be prioritised to create a sustainable and attractive neighbourhood. Consideration should be given to environmentally sustainable homes with roofs and orientation designed to maximise solar access and energy efficiency, wider streets that safely accommodate vehicles and parking, significant tree planting, water-sensitive urban design, and small pocket park or a community garden to encourage social connection. It may also be worth exploring whether one or two carefully designed buildings of up to three storeys could allow for more generous open space, improved landscaping and a more efficient use of land, rather than spreading development across the entire site. Quality design and liveability should be prioritised alongside housing delivery.
I also have significant concerns regarding the potential closure of Woodforde Road and do not support the Council's proposal. Closing Woodforde Road would transfer traffic onto already constrained residential streets and significantly worsen congestion throughout the surrounding area. Vine Street is already constrained by stormwater and electrical infrastructure and cannot be widened further. Prefix Avenue is narrow and has always functioned as a*

*quiet cul-de-sac. Edward Street serves a kindergarten and surrounding residential area.
Please retain Woodforde Road as an open connection and keep Prefix Avenue as a dead-end. Opening Prefix Avenue would create a rat-run through residential streets, negatively affecting safety and amenity. Detailed traffic studies need to be undertaken before any changes are even considered. More importantly Council needs to walk around surrounding streets and see the impact that closing this road would have. When questioned if they have even been to Prefix - they couldn't answer this. When question who the consulted on this - they confirmed it was only Woodforde Road and the dead-end street off Woodforde road residents. This is not sufficient community consultation on such an important issue. The eastern precinct should become an attractive, sustainable and well-designed neighbourhood that future residents and the broader community can be proud of. I know many members of the community would be willing to continue working collaboratively with Renewal SA to help create an exemplary development.*

- *Please keep our childcare centre*
- *No on street parking, garages big enough for 2 cars. There are no house plans shown*
- *The Campbelltown Council have added a last minute submission, without consulting local residents. Part of this plan included the cutting off of Woodforde Ave and continuation of Prefix Ave through to Edward st. I strongly oppose this plan. As a long time local resident I believe this would create more traffic issues and I don't see the benefits.*
- *Introducing culinary/hospitality spaces for community engagement.
- Incorporating a community garden for fresh produce maintained by community residents.
- Preserving green spaces and biodiversity in the park.*
- *I do not support filling this area with ugly white double story hebel house ghettos. This land and the many birds and animals that live there need to be protected. I do not support building anything here. You simply need to repurpose what already exists, for community use and benefit.*
- *For sustainable development for which it is important to minimise the footprint of driveways and garages, I propose a multi-storey apartment complex with a large underground carpark with a single entrance on the Eastern parcel, as is done in the 7-storey Glebe apartments in Canberra
[<https://www.glebeparkresidences.com/copy-of-contacts-1>]. The apartment complex could have a range of 1, 2, 3 and 4 bedroom apartments arranged in a quadrangle. A car sharing pool in the underground carpark could counteract the increase in*

traffic congestion on St Bernards Rd that would result from a more concentrated population in the area [<https://www.abc.net.au/news/2023-09-13/car-sharing-residents-developments-reduce-city-congestion/102846572>]. In terms of the proposed mix of aged care/ retirement living, I think it would be practical to have retirement living on the Eastern Parcel and all aged care remain on the Western Parcel in the existing building footprint. The reason why is that retirement living abodes would still likely have cars and I want to minimize the impost of streets, carparks, and garages on the Western Parcel, preferring they be absorbed into the apartment complex on the Eastern parcel. It would be important to retain trees on the verges around the apartment complex, and trees along St Bernards road. In terms of the height of the complex, 5-storey is acceptable to me. The building should have a high energy rating and sustainable visually pleasing design. It is important that the existing council open space around the creek is not encroached upon and I would like to see the health of this creek improved through native plantings, weed management, and landscaping. I support the public open space being located alongside Magill kindergarten, and would prefer it be a nature landscaping rather than artificial playground enclosures.

- The entire development is ill conceived
- My comments are not anything that Renewal SA has missed as such, but I am deeply concerned about the City of Campbelltown's proposal/submission. I object to the City of Campbelltown's submission to open Prefix Avenue to through traffic. Particularly as they are also seeking the closure of Woodforde Road. I've lived on Prefix Avenue for 20 years, with many of my neighbours living here for longer than that, including a number in the order of 50 years. In fact 8 of the 14 properties in the street are 20+ year residents. We are a very close-knit community, this is overwhelmingly because of the dead end road. This allows our children to safely play together on the street, we have regular street parties, always stand out on the road to talk to each other. Generations of children have learnt to ride bikes, skate boards, play ball games in the safety of no through traffic. The vast majority of residents chose to purchase property here because of this very aspect, and as mentioned, very few leave. If Prefix Ave is opened to through traffic this will ruin our community. I have spoken to every resident on our street, no one was consulted by the council. The council clearly have no understanding of the area. No one in our street is supportive of opening up the road. This is particularly relevant if the council's desire to close Woodforde Road goes ahead. Woodforde Road

is the main council road that takes the bulk of the local traffic. Closing this will cause a traffic nightmare in the surrounding streets. One of the main alternatives, if opened to through traffic, would be Prefix Avenue.

Our road is comparatively narrow and just would not be able to safely take the load of all the new residents, as well as potentially some of the existing Woodforde Road traffic.

Roads from the new housing development need to enter and exit from Woodforde Road and Edward Street.

I fully agree with Renewal SA's proposal for the eastern end of the Eastern parcel to be one large block of open space. This is a much better plan than the council's idea of breaking the open space up into smaller sections.

Having this large open space will of course mean Prefix Avenue remains a no through road, allows the community including the kindy a large and safe space to play, and is better for all the local residents.

- Green spaces between groups of homes. A Community Garden Space.
- Keeping as much open GREEN space as possible
- More open space in the eastern parcel
- If buildings are to be built, I would prefer single story buildings. Retain Playhouse Lane along the perimeter of Eastern space. Retain lighted, accessible pathways to public transport pick up and drop off points, community recreation areas such as gym and childcare centre. Retain crossing point on St Bernard's Rd. Retain all recreational greenspace. All new roads should be Double lane with parking on both sides. More detail about residential aged care development. Minimum size for residential dwellings of 300m². Adequate car parking. Communication plan to local council and local residents who could be impacted by the development.
- 1. Did the plan consider even in the background of its overall intentions, the impact on traffic congestion at the Tower Hotel corner during peak hours and even school hours? Specifically, in relation to the closure of Woodforde Road.
2. Did the plan consider the extreme increase in traffic flow on Edwards Street and its impact on the Kindergarten and the safety and efficiency of the parental pickups therefrom?
- Saving the trees that line Woodforde Road to ensure a nature corridor exists. The trees on Edward St need to also stay but because of the age care housing they will not link up to the western parcel of land Less Houses.

More green space.

Put more houses in a high rise on the small block on the corner of Edward St and St Bernards.

- *Given the diminishing amount of both commercial and light industrial land in the eastern suburbs, and the close proximity to the Magill Light Industry precinct to the east, could part of the land (possibly the entirety of the smaller allotment) be considered for non-residential uses?*
- *More detail about the type of housing planned for the Eastern Section. Fitting 100 residences in such a small space seems an impossibility unless they're going to be "dog boxes" like the ugly ones being built on Gorge Road at the moment. To blend in with the existing neighborhood, keeping in line with the character of the adjacent Rostrevor residential streets, 40 to 50 at the most detached single-story or two-story homes should be the limit.*
- *It must be open space to everyone around Magill there no this kind of place for use for public nearby*
- *Less construction, more open public space and retained existing trees*
- *Keep as much open space as possible – improve canopy cover 50%*
- *Please consider a decent, uplifting, sustainable design for the buildings (no shoe boxes). Keep space for street parking (i.e. no direct access from garages to Edward Street and Woodforde Road, rather use internal driveways within the allotment. Perhaps this redevelopment could be an occasion to reconsider the boundaries of Magill Industrial Area, which starts on the eastern side of the adjacent Vine Street. Several businesses located there are related to construction and earth moving, with heaps of dust blown around in dry days and mud everywhere on rainy days, and the occasional trucks and excavators manoeuvring in the middle of the night - this has the potential to create tensions with more people moving to live in the area. It would be worthwhile considering a buffer zone between residential area and industrial area.*
It is also important to remark that adding 100 homes and aged care facilities on the eastern parcel is going to considerably increase the traffic on St Bernards Road (which is already beyond capacity at peak hours) and the limited public transport currently available in the area.
Additionally, full consideration must be given to the disruption that will be inevitably caused by groundwork needed to install water pipes, sewage. Finally, it is essential to keep in mind that local schools may need to increase their student intake to meet the needs of an increased population, and more zero-km services (shops/convenience stores, cafes) will be needed.

- *It is hard to know what to see there as there is no real plan as of yet, but retention of trees should be the number 1 priority.*
- *How do you plan to address the issues mentioned above? There appears to be nothing focussing on this in the draft structure plan.*
- *As stated above I would like to see larger families reflected in the draft structure, for first time home seekers looking for larger plots of land with a garden near the proximity of local schools, rather than an urban village or apartment style building, covering the canopy or green space, plots of land over 900m2 with architecture that fits in with the campus style and the aesthetic of the campus, whilst I know there is a growing population of elderly people in the area I feel that the plan doesn't represent first time home seekers with larger families maybe the elderly zone could be scaled down to accommodate this*
- *Adequate parking for residents within their property. Adequate traffic management onto st Bernard's road, Edward Street and Woodford road.*
- *I would like to see the draft structure plan specify a 2-storey building height restriction (ie. that no building be taller than 2-storeys).*
- *I have no objection to housing on the small parcel bounded by Woodforde, Edward & St Bernards, including 3-4 storey apartments. The Aged Care facility along St Bernards Road frontage to a depth of 50-60 metres is sensible, with appropriate off-street parking on that site. At least two thirds of the remainder of that parcel of land should be retained for open space and utilised as 2-3 soccer pitches and associated changerooms etc. This space should be linked to Nightingale Reserve by closing Woodforde Road near the western end. If there must be housing included on this parcel, then the quarter of the 2.8 hectare area, bounding existing houses fronting Woodforde Rd, Prefix Ave and Edward St would be the most appropriate portion, leaving the large open green space between Aged Care and Housing.*
- *I would like to see a greater emphasis on accessibility in the eastern portion of the site. I think the buffer of open space between the western existing residences is smart design. Rather than individual homes, many of which I anticipate would be double storey, I would encourage single level dwellings - these can be apartments too - with flexible floor plans, wide hall ways and doors so that people can age in place. Regarding affordable housing, my one comment would be that although it sounds great, it is only affordable once. We'll never be able to build enough of it to have any kind of impact on the market. Good quality social and public housing - like in the Dunstan era when it was not housing of last*

resort and professionals actually chose to rent public housing! - that would be great!

- The whole development should provide housing and accommodation for older people, with independent living, low level and high level supported care. This will allow older residences the ability to sell their larger homes and free up hospital beds taking up by those people waiting aged care beds. Also, buildings in the eastern area should not be higher than 2 storeys in keeping with recent new developments along St Bernards Road and surrounding nearby housing. And any residences are to have sufficient off street parking for any cars.
- The additional road traffic will cause major gridlock at the Magill Road St Bernards Road intersection which is well beyond capacity now. The single lane trickle of traffic along Magill Road at this point was a major flaw in the design of the Magill Village concept. The suburb of Magill is now struggling with the infrastructure designed in the 1960's for a population half of the current level. The addition of possibly up to 4,000 people at this site is just not viable.
- There are some schools in that area so how about building library for primary and highschool students and citizens to use.
- A Nature Playground, wildlife refuge areas alignment with Nature using the canopy acid is and adapting relaxing family areas including family picnic areas and or playgrounds for children living in the already dense residential housing areas.
- See comments above - Open green space and tree canopy targets are important and would suggest that these should be increased if at all possible. How much tree canopy is encouraged for the residential areas? Maybe a tree planting scheme should be available for residents such was successfully offered to new residents in Elizabeth back in the 1960s
- Modify St Bernards Road on either side of the road to include a slip lane for the bus stops, to reduce the impact of the bus stopping in the left hand lanes.
- Seems like there's an opportunity to link the proposed green space and the existing nightingale reserve. Eg does this end of Woodford road need to be a road? Use of a block this size with no constraints should be of higher density (general infill in the area is providing duplexes etc). 5 stories in a nice setting should be the goal. Area provides good amenities for densification
- More green space and maybe the green space should be on the main road and housing and retirement in a little bit as that is a very busy road. Make sure there are facilities in the space like playground, bbq, toilets so they can be used by families with limited

backyards. Make sure biodiversity planting and low ground cover too for lizards and small fauna.

- We strongly encourage The Magill campus is Koala habitat and an important ecological resource for South Australia's biodiversity. The entire site should be returned to green space with development only where there are existing carparks and buildings. No land clearing should occur. No sporting facilities are required. This should be a quiet zone and low light area for wildlife to exist and thrive. Trees should be planted to diversify the species at the site and improve the habitat. This site can be an area of significant urban cooling in the face of climate change.
- I am happy for the height of the proposed aged care to be 5 storey but the retirement living options should be limited to 3 storey. Buildings of 3 storey will enhance the liveability of the site from an environmental as aesthetic perspective. It will also reflect the height of existing surrounding dwellings. Really happy to see that building on Western side will consider development on the existing footprints of existing buildings, The opportunity for adaptive reuse of some of the existing buildings should also be considered.
- a consideration of intergenerational spaces and intergenerational programs within the overall plan. Given that the community will involve multiple age groups (such as preschool and aged care) each occupying defined facilities on an overall site, it is such an amazing opportunity to embrace the many and varied benefits of intergenerational engagement. This would also reinforce the stated emphasis on inclusion and a feeling of a 'neighbourhood'. While intergenerational interaction may happen incidentally in the open spaces, we strongly encourage a more intentional consideration of how this can be actively encouraged, intentionally 'housed' in spaces that promote that relationship-building, and potentially facilitated in a structure fashion such as through intergenerational events or programs. We encourage you to learn more about the benefits and characteristics of meaningful intergenerational engagement through the Australian Institute of Intergenerational Practice: <https://aiip.net.au/>
- A focus on including wherever possible planting of local indigenous plants, and some sculptures along the green spaces. Maybe a community hall/gathering place ie in Murray House or the Uni student lounge area ... possibly adding more options for food vendors, room hire etc.
- The childcare centre, currently celebrating its 50th year, is a key part of the western parcel with a

thriving community of families, educators and staff. It creates a sense of continuity and belonging that cannot be replicated elsewhere, supporting generations of families and strengthening the surrounding suburbs identity as a community-centred place.

- *I think the draft structure plan has ticked all the boxes.*
- *Roads are already at breaking point at the main intersection of Magill, St Bernards and Penfolds. Must find a way to include Burnside council and open Penfolds up to 2 lanes. This is the best way to ease congestion.*
- *As an older person myself neither I nor any of my older friends want to live in a large aged care facility with 100 strangers. The only acceptable facility would be a collection of cottages. Convert existing buildings into 2 bedroom units for purchase on the open market. 2 bed dwellings are practically non-existent in Campbelltown so if an older person wants to downsize there is nowhere. Create a community where young and old live together. No one I know wants to live in a retirement village. They're financially a disaster and socially problematic, many have strict rules about what you can or can't do, they lack privacy and can be gossipy and unhappy places to live. This is such a great opportunity to do something different, create a real community to look to the future.*
- *Limit to 3 stories and ensure adequate parking. Also need internal roads and pathways. Limit tree and garden reduction to absolute minimum. Arborists should be engaged throughout. What plans are to be considered for infrastructure? water and sewerage in the area is aged and failing.*
- *I propose some kind of structure purpose built and set aside for community reference groups for the development phase and beyond, for community work and gatherings.*
- *Any development along Third Creek should aim to restore the riparian zone which UniSA has allowed to be denuded in an attempt to reduce maintenance costs. Poisoning has resulted in an area mainly denuded of vegetation and subject to scour damage. Critically, every effort should be made to slow down the rate of flow along the creek - ideally through the creation of retention ponds and reed beds. An opportunity also exists for a review to be carried out of existing roads including those serving the development and the surrounding areas.*
- *Include a new swimming pool in the community and sports facility upgrade. The area is lacking in public pools and will provide cooling spaces during heat waves. Would also like to see Murray House as a*

library & coworking space. As for the Eastern side, if turning the site into a soccer/hockey pitch is most preferable. However, the section closest to St Bernards Rd should be retail space- not more aged care as things like cafes, restaurants, hairdressers, bakeries and other small businesses is valuable to the area and is in need of refresh along St Bernard's Rd- e.g. like Prospect Rd.

- *possible urgent care clinic? ensure space to ride bikes and scooters, walking path from eastern side playground area along third creek without having to cross road, either through creek or over bridge.*
- *Retain tree canopy and keep vegetation continuous along Third Creek*
- *Increased building heights 8-10 storeys. Greater mix of land uses not just aged care and retirement living. Increasing building heights will enable retention of trees and more economic ability to provide additional housing in this key strategic location. Strongly support upgrading the gym- suggest need for more basketball courts and pool facilities should be indoors - suggest that these could have buildings above them or decked parking to maximise their usage. support cafe and allied health facilities in conjunction with these land uses.*
- *Reinstate/upgrade/reopen the swimming pool*
- *The creek needs restoration work to stabilise the banks – this should not be left to the Council – should engage expert organisations*
- *The Samsung Smart School should be converted to a technology centre with community access – computer learning and access for older residents, etc*
- *Plant more trees*
- *Be aware of food mitigation of creek*
- *Improve the health of Third Creek – stabilise erosion*
- *Pool + water splash zone*
- *More nature*
- *Cycling infrastructure maintained/ improved*
- *Extend easement along Third Creek*
- *Pool!*
- *Bike track like City Dirt*
- *Basketball*
- *Garden walks*
- *Increase green space %*
- *Allied Health Clinics, Medical Centre support aged care, Psychology Clinics*

- *Keep the bike track*
- *I want a pool*
- *Not necessarily an extra soccer pitch – how about AFL or athletics?*
- *Please retain the pool – enclose it, open all year*
- *Community pool*
- *All existing buildings to be repurposed*
- *Third Creek and trees should be managed by relevant groups, eg Greening Adelaide to enable creek restoration and preservation of older trees*
- *Bring back the pool! (Or a new one)*
- *The preserved green space on the Western side needs to be managed appropriately, ie: creek restoration, understory plantings, tree maintenance. This should involve Green Adelaide (or similar organisation) and not left to Council*
- *Keep the pool*
- *Don't reinstate the pool – already sufficient*
- *Open swimming pool*
- *5 Storeys depends on heights of tree canopy, 3-4 is enough near existing residents*
- *No need to move soccer field, trees will be chopped*
- *Native habitat plantings – birds, insects, plants, lizards, koalas*
- *Playground with flying fox and slide*
- *Not all aged care – want community to be a mix of all*
- *There should be 2 soccer fields = would this provision be better located on the eastern side?*
- *Reuse materials from existing structures onsite*
- *Keep any trees removed onsite – sitting logs, etc*
- *Plant more understory shrubs (natives) and encourage biodiversity*
- *Access to greenspace from Lorne Av*
- *Strongly oppose extra soccer pitch if any trees would be felled*
- *Playground shelter area, shade, etc*
- *Increased residential will further increase demand for sporting facilities (for all ages)*
- *Facility space for NFP sport clubs like athletics*
- *Keep as much 'natural' space as possible – not sporting only*
- *Keep the pool or incorporate elsewhere*
- *Keep existing footprint and reuse as many buildings as possible*
- *Retain all tree canopy, urban habitat*
- *Retain pool for aged care and educational*
- *Retain existing buildings as much as possible (eg theatre/playhouse)*
- *Swimming pool upgrade – perfect for the aged car and retirement community and the residents in the area. Make it under cover.*
- *Native plant understory – wildlife, insect habitat*
- *Preserve nature and plant more*
- *Retain pool*
- *Definitely offer a gym/weight room/cardio facility*
- *Library/community centre in the Amy Wheaton building*
- *Infrastructure consideration – power, water, drainage, sewerage, traffic*
- *Retain gym facilities*
- *Adelaide Uni Soccer Club needs clubrooms. Please incorporate into the upgraded gym facilities. Might need to pitches for soccer/hockey.*
- *I sill Magill Pool. Bring it back. Great to upgrade the gym. My son trains for basketball in the Magill gym.*
- *Redevelopment shall not have any negative impact on liveability in the area*

8.6 Is there anything you wish to comment on that hasn't been addressed?

- *Remove on street parking on Magill Road due to increased traffic from Hamilton Hill, urban infill & the new Magill campus developments.
Schools are full.????
Adelaide summers are increasingly hot and dry, please do not remove trees, instead plants heaps more*
- *I've repeated the comments above (from the eastern parcel) since some are overlapping and/or interchangeable between precincts*
 1. *connect Nightingale Reserve with the eastern parcel and/or continue the creek precinct under St Bernards road. I also feel that there needs to be a little more open space on the eastern parcel, possibly facing or connected to Murray House.*
 2. *a cluster of this many homes needs a hub with cafe and/or community centre.*
 3. *the open space on the western precinct urgently needs planning to ensure a good standard of maintenance over the transition period as well as beneficial long-term outcomes for the whole campus redevelopment.*
 4. *whilst outside the precinct - it is critical that all sections and levels of govt work together to manage how this development integrates with the surrounding areas, particularly:*
 - *a strong clear connection to Magill Village*
 - *traffic flow along St Bernards Road*
 - *traffic flow onto Magill Road, especially if Langman Road is closed off. Suggest installing a round-about at the junction of Magill Rd, Norton Summit Rd and Old Norton Summit Rd (to also assist with additional traffic from Hamilton Hill)*
 5. *Parking is likely to be an issue when construction commences on the eastern parcel and the Uni is still operating. What is planned?*
- *The final point notes 'consideration'. This is too vague. I can have consideration for someone's feelings and still call them any name I like! Re-use of existing buildings—and material—should be a hallmark of this development. Where is the vision for sustainable re-use? We need to explore how this can be a precinct that demonstrates world-class regenerative mixed use for a site open to the community. We all know this land was gifted to us for community use—not for universities or governments to develop commercially, so every effort must be made to do something worthwhile.
I have serious concerns about traffic, especially when public transport options are so unreliable. Better servicing of the neighbourhood must be part of master planning. Needs to be walkable and bike friendly / wheel friendly.*
- *I would like to see the word "intention" removed and replaced with "definitely" from question referencing the 5 storey height for the aged care facility. The height should NOT BE higher than 5 storey under ANY CIRCUMSTANCES. ALL EXISTING buildings to be repurposed. ALL ASPECTS of biodiversity must be respected. ALL NEW BUILDINGS must be aesthetically designed to blend in with surrounding environment. ALL OPTIONS must be explored to minimise traffic within the campus site to ensure existing wildlife is preserved. NO TREE REMOVAL regardless of size and height.*
- *The significant trees might be significant but cause major issues from a traffic management and safety perspective. Turning onto St Bernards Road is a major issue with the vision blocked by the bus at the bus stop opposite Murray House and the large gum trees. The trees are not maintained and branches fall all the time and cause issues to the structure of the footpath, curb and road which cause safety issues for pedestrians especially children walking to school. The branches also impact the power lines and cause fire danger in a bushfire zone. The traffic management and parking plan needs to be released so that residents understand the impact of the new residential housing which is causing lots of concern in the community. The amount of housing needs to be relevant to the parking facilities available and onroad parking needs to be enforced by the council.*
- *I strongly support the retention and upgrade of the swimming pool for community use.*
- *I am pleased with the proposed direction for the western side and strongly support the retention of the oval, Community Facilities zoning and the protection of Third Creek. Where possible, existing buildings should be adaptively reused to provide facilities that benefit the wider community. The Auditorium and lecture theatre, building A with cafeteria and library in particular have the potential to become an important community assets.
I would like to see Allied Health and the existing gym retained and enhanced for sporting clubs and community use, and I believe retaining the Bunday St car park will be important to support future recreation facilities. Reopening the swimming pool or incorporating an aquatic facility should also be explored. Building heights should remain appropriate and not exceed five storeys in suitable locations. Care should be taken not to overdevelop the western side and increase traffic on Lorne Avenue and surrounding streets.
Overall, I think Renewal SA has developed a thoughtful plan and I hope the final outcome remains true to the vision presented to the community.*

- Overall, I am delighted with the vision for the western side and sincerely appreciate the retention of Community Facilities zoning, significant green space and the oval. I love the direction Renewal SA is taking and hope the final outcome reflects the draft plan. Please continue to prioritise the protection and enhancement of Third Creek, restoration of native vegetation and opportunities for walking trails and passive recreation.

I strongly support the adaptive reuse of Murray House and other existing buildings (auditorium, library, building H) where possible. These buildings represent valuable community assets and should be thoughtfully repurposed rather than demolished. Community spaces, cafés, arts and cultural facilities, educational uses and meeting spaces would all add to the vitality of the precinct.

Please retain and enhance the gym and sporting facilities which are already used by local clubs, and retain the Bunday Street car park which will be essential to support future recreation uses. I would also love to see the swimming pool reopened or incorporated into future planning, as it would be a tremendous asset for families, schools and older residents.

Please ensure building heights remain appropriate to the surrounding area and should not exceed five storeys in suitable locations. Care should be taken not to overdevelop the western side, as additional traffic would place increasing pressure on Lorne Avenue and surrounding suburban streets.

I would encourage continued investment in community areas, environment, walking and cycling connections, sustainability initiatives, nature play, native vegetation and spaces that encourage intergenerational connection. This is a once-in-a-lifetime opportunity to create something really special, and we appreciate Renewal SA's willingness to work collaboratively with the community to achieve the best possible outcome.
- I would love to see some buildings being repurposed towards community engagement and social gatherings. Including a restaurant/cafe that uses locally grown produce and other nearby vendors/suppliers of Magill would be interesting.
- I strongly oppose any type of housing or other commercial development on this space. This needs to be retained as a community space. The existing buildings and facilities can be used/repurposed for the benefit of the community. We do not need any more hebel housing ghettos.
- As mentioned above, I think this site should be solely aged care, to reduce the impost of cars, with retirement living located on the Eastern Parcel. My son plays soccer with Adelaide University AU Football Club. While I initially wanted the Western Parcel to incorporate a second soccer pitch and standalone AU

FC clubrooms, I have since changed my mind. The reason why is that when sizing up the land available in the draft plan, I could see no way to include a second pitch without a significant loss of trees. Hence, I think its better to stay with the existing building footprint of the gym and retain the sole pitch. There are other facilities not too far away which have in the past been hired by UniSA. These are Murray Park, which has night lighting, and Norwood International High School, which unfortunately has no night lighting, so it is only useful during daylight saving. While a second pitch is a nice to have, it is more important to retain our trees and wildlife. To save taxpayer money, it would be important to upgrade the gym to include a social area, including a bar + food service + cafe, table seating, and an open standing area where Adelaide University club presentations can occur (e.g. give out medals to the boys and socialise after games). I think it would be best to integrate the clubrooms within the existing footprint of the gym, and it could be a shared space with the general public users of the gym. I believe it would be worthwhile restoring the pool facility for community use (I used to take my children when they were little), upgrading the weights rooms, and incorporating yoga/pilates/cardio studio spaces. My son trains weekly on the basketball court at UniSA Magill gym, and hence it is important to me that the basketball court be retained. We need to retain local facilities for our youth. When clubs are too far away from home, parents can no longer easily ferry children to-and-from sports, and are forced to drop after-school sports unwillingly due to work constraints.

There is a lovely rammed earth wall building flanking the soccer pitch, which also has an auditorium inside. I wonder whether this could be repurposed as the Campbelltown Council Chambers, rather than the Council rebuild on their site on Montague Rd at great cost. The building the Council is currently in is too small and the building is aged and dated; community members who attend council meetings are forced to watch proceedings in a side room. A government land swap could see the Montague Rd site turned into multi-storey residential living instead, and if Campbelltown council were relocated, it would bring life and bustle to that gorgeous rammed earth building and the auditorium would be spacious enough for their meetings. It could also be booked by the community to put on theatre performances. The Campbelltown Function Centre located behind the current council chambers on Montague Rd should stay untouched and owned by council, remaining as a bookable venue for weddings and community events. It is important to retain Murray House for the community. I have never seen inside it, and I would like to, in order to inform ideas about how to repurpose this space. For UniSA purposes, it was used for allied health services (mental health counselling

by psychologists, podiatrists, OT/physio) for the community and there is capacity to continue those services, which might be particularly important with an ageing population. Otherwise it could become a venue for community events, modelling itself on Pepper St Art Gallery (art classes, crochet, crafting), WEA like courses, SA Art Gallery NEO youth fun nights, Aboriginal cultural awareness sessions, first aid teaching, art exhibitions - there are so many possibilities. Two other buildings I see value in retaining are the library which is a great quiet space to study in, and the outdoor kitchen, with the nearby outdoor seating, and inside seating/lounge area next to the cafe by the creek. I think it is very important to retain the community childcare service on site and its environs of nature playground surrounded by the Western Parcel wild- and bird-life.

Access by the public to the third creek in terms of walking the full length along the banks is vital, whether that be designated a linear park to assure it doesn't get restricted use down the track? My children have played at the waters edge on many an occasion I want other families to have that experience too.

I strongly support aged care being housed in the existing buildings south of Third Creek. I think it would be of benefit for aged care residents to be in a community with distinct boundaries and away from the hustle and bustle of main transport routes, and also be able to observe children playing sport on the adjacent grounds. The only other use that I would consider on par with aged care for suitability for the site would be supportive care for out-of-home care for children who are in the child protection system, where they might be in residential care, and this could be a fit-for-purpose site for such a demographic group. In summary, the main edict I have is to save the trees, work within the constraints of the site's existing footprint to minimise build cost and retain sporting facilities for our local community, and particularly our children.

- The excellent facilities and buildings should be reused and repurposed
- the linear park concept, this will protect the site for the future.
Would love to have the pool back in use but think it will be too expensive to maintain.
Use Amy Wheaton building as a second library for Campbelltown.
- Services to integrate the new influx of residents
- There will need to be consideration of traffic management impacts with the significant increase in new residents

- No multi-storey development. Reuse current buildings where possible. Do not increase the building height or density.
Keep the accessibility to community spaces, surrounding resources and public transport.
Ensure a boundary road around the Uni be retained to ensure safe evacuation in the case of emergency.
Birds flock to the same space even trees are removed.
Please keep existing trees in place.
Evaluate the number of people using current green spaces and how they utilise it.
Maintain a clear line of sight from my property to the trees and birds
Encourage local community groups to meet and utilise the space. The Magill PS students, Guides and Scouts could contribute/use the green spaces.
Indigenous species garden - native plants of SA written and referenced sp found around here - why waste that?
- No all good
- More of the trees need to remain to protect the wildlife. Less houses. Definitely no higher than 5 stories. It's an old area the infrastructure can't support this many people. The water pipes are continually leaking under the roads and the roads are too narrow.
- Overall the draft plan for the western parcel (11ha) is a positive balance of meeting current community needs/desires with providing an opportunity to contribute to the housing supply and welcome new residents. It is important that Renewal SA stay true to their intentions of retaining 60% open space, five-storey height limits and protection of existing mature trees as these are important features to the community and contribute to the local environment, and failing to keep this commitment would damage reputation and negatively impact on the community. I am hopeful of a positive redevelopment of the site.
- Max building height 3 storey, farthest distance from creek. Adequate parking facilities and traffic planning management for surrounding areas. This has the potential to be a showcase for a liveable, healthy, uplifting, sustainable community to build and enjoy living in.
- Five story buildings are not in keeping with the area. With so much space would question the need and how many of this height are planned.
Would like to see walking paths for the community retained or new paths created
- Use existing building turn into something public accessible.
- Retaining all trees.

- The draft plan for the western parcel shows a great balance for open space/recreation, housing/retirement living and green space with retention of Murray Park House. One of the most exciting aspects is not only access to the beautiful grounds, but the chance for regular public visitation and community access to heritage Murray House.

The ideas suggested in the documentation for Murray House are excellent. Any of the following (or a combination of) would be great adaptive reuse of the heritage mansion:-

- municipal events (e.g. artisan markets), community meetings, learning sessions (language, I.T., after school tuition, or other), sports club/historical society meetings, expo events (jobs, etc)
- an opportunity as an arts/cultural hub (events to showcase art)
- receptions/functions/parties venue
- day/night events (foodie/wine events - making use of the existing kitchen in the building and where formal reception rooms could have tables, chairs, seating arrangement for dining, including on the grounds surrounding the mansion)
- coffee shop (similar to above, use of existing kitchen and where formal reception rooms could be set up for tables, chairs, sofas, where coffee/food can be brought in within a heritage character setting)
- photography/videography workshops (e.g. interior, exterior photography of architecture and nature)
- open for heritage tours

Restoration of Murray House - Page 46 of the Magill campus community engagement report makes an important point of the emphasis on preserving the internal architecture and heritage of Murray House. This is an important point and a concern due to its Local Heritage Place level of listing, where internal architecture is not officially protected, unless mentioned in the extent of listing. Due to this, unfortunately, there are some remarkable buildings in South Australia that see their interior architecture diminished or removed, even though they are listed as Local Heritage Places. As such, it's unsurprising that there is a desire for strong emphasis on the conservation and protection of Murray House's interiors, which for buildings such as this, are a key driver that attracts people to explore and regularly return to spend time in them.

It will be ideal to see any unsympathetic partitions/modifications reversed and ensure that key heritage detail, such as ornate joinery, doors, fireplaces, archways, tiled halls, staircases, ceilings, windows, etc are all preserved and not lost through reconfiguration or modernisation. However, sympathetic change could still happen, particularly where any greater changes are concentrated in rear sections, such as facilitating a lift for accessibility to the upper floor, modernising the kitchen or adding extra bathroom facilities.

It would be ideal to see Murray House progressively restored to its former glory along the lines of an Urrbrae House/Carclew or even Ayers House/Martindale Hall type level internally. The reasons are it augments its heritage character and will further broaden its opportunities for multifunctional community purposes, including business opportunities facilitating public visitation. Retaining its character, floor plan with individual rooms also means:-

- Will allow individual room bookings, allowing multiple groups to use the mansion at any one time, while still having their own private spaces/rooms. Individual rooms could be uniquely identified by a name (perhaps something to do with the history of the site)
- Allow entire mansion booking for special events
- With its open space setting, exterior and interior heritage restored, there could be interest by film/production studios looking for authentic heritage character settings to film in. Many mansions in Australia, including those in South Australia such as Para Para at Gawler, Yallum Park at Penola and Martindale Hall have been used for filming purposes due to their very high heritage integrity and character both externally and internally.
- online website allowing individual room or whole of venue bookings, booking status of individual rooms (or whole venue), list of any key scheduled events to happen at the mansion/surrounding grounds, as well as a list of types of use bookings (part, /function, wedding, filming, etc)

There could be an opportunity to collaborate with the local council on management of the property so it closely ties in with regular community needs.

There have been some suggestions for an on-site museum, given the history of the site. It's possible that a room in Murray House could be setup as an on-site museum, complete with history, photographs and a timeline of the history of the property right from when the site was first purchased, the mansion constructed, ownership by the university then eventual purchase by the RenewalSA/ SA Government, right through to the day it is officially declared open.

In the most ideal the scenario, the house will be open on a regular basis, throughout the week and someone strolling through the grounds will walk into a heritage character building that is a thriving, active, social community hub.

The way the SA Government and Renewal SA has engaged with the community for feedback on the site, and suggestions for its use has been excellent.

Particularly where some exceptional heritage mansions or other heritage buildings are concerned where urban renewal/redevelopment is planned to take place, hopefully these are sites that could be acquired by Renewal SA so that there can be further opportunities for more housing, green space,

recreational spaces as well as the opportunity for people to access and enjoy grand heritage buildings on a regular basis, creating a larger network of green space and active, accessible heritage landmarks around Adelaide, its suburbs or in regional locations that support increased housing.

- I strongly believe that sustainable architecture has nothing to do with demolition and rebuilding. Consider houses built by Romans and Persians 2,000 years ago, and many cities across Europe built 800-1,000 years ago and still in use. THAT is sustainable architecture. Not buildings made of timber frames and plasterboard. Repurposing the existing buildings is the best way to make them sustainable. Since we are looking into a major project, please think big and bold about it: it must become a model of harmonic and sustainable redevelopment, where people want to go and improve their mind and local fauna and flora thrive. Keep library, play house, and other structures that could be used for community events. And when planning, keep in mind the local context, including impact on available services & infrastructure, transport, etc.. Remember the quest for ideal cities in Renaissance, adapted to our environment. If you succeed in this, you have the unique opportunity of implementing something that can become a positive case study to be remembered for generations.
- Third Creek has been heavily concreted in parts leading to a loss of biodiversity and environmental services. The development should reconstruct these areas to reflect the original structure and function of the creek.
- What can be done to solve traffic congestion in the future?
- First time home seeker larger family plots over 900m2 with garden
- The broad direction for the site seems positive. Given the 8-10 year time frame before anything is likely to occur on this portion of the site I am sure many things will change, as may priorities. over that period. This is after all 2 elections and 2 terms of government away.
- Please enable as many aged care beds as possible to help reduce ramping in hospitals. Also support additional FOOTBALL FIELD or CRICKET OVAL rather than an additional soccer field, with accompanying playground.
- Consider the opportunity to utilise the existing buildings as a community education facility - either a state secondary school or adult education centre.
- other than aged care and retirement living, other land/buildings for open market should be made available
- Whilst I commend the intention to keep as much as possible too the footprint of the original buildings, I would prefer adaptive to see re-use, from a carbon perspective. As per my comments re the eastern site, I would encourage housing options that enable ageing in place, and accessibility, with an emphasis on single-storey dwellings, situated in well designed apartment blocks. Done well, these build community, reduce development footprints while enabling increased (medium) density) enable ageing in place, allow people to remain in their homes when life-changing events occur (try coping with narrow flights of stair with a condition such as Parkinson's). I also reiterate my comment regarding affordable housing- it is only affordable once!
- leave the soccer ground open so as if need to be, MEDSTAR could land their helicopter on field with no trees , no power lines in way, as to get medical assistance in peak hour the traffic is at a stand still both ways on Kensington Rd and is some distance for Ambulance to travel to this part of town the way the traffic is . It is a pity to demolish these lovely buildings, still very modern, maintenance free, spacious and a waste of money when it would be easy to remodel the inside for age care facility with priceless views looking out over the gardens, third creek and the lovely old gum trees. I would like these decision makers to come down and have a look at campus with a positive attitude, open mind and think, visualize a age care facility rather than sit in their office, dreaming up these other ideas, spending other peoples money unnecessarily for what! Retain the open space for future generations . Murray House, many years old, should be preserved as a Heritage Building and preserved for generations to come including the gardens and all of the significant trees around both buildings. The swimming pool could be retained as a community pool as none others around in area ,or put in a play ground for the child care centre nearby ,could encourage women with little ones to come to the campus and further their education .
- As above the additional traffic created by both eastern and western site developments will be untenable in addition to the areas relentless infill approvals. The suburbs of Magill, Rostrevor, Hamilton Hill and surrounds are not serviced by trams, trains, expressways or OBahns, all traffic flows through St Bernards, Glen Stuart or Magill Roads which are beyond capacity now.
- It would be good if it has a gym like ARC in Campbelltown. At ARC is over flow right now so we need another facility like ARC.

- *We need more homes. We should be considering how this site can support the community as a whole. Not just retirees. We need housing for all ages and families. Current buildings are not fit for purpose and should not be reused.*
- *No; just to emphasize that the above is a very good compromise, to achieve a multi-policy outcome; most particularly providing for aged care and residential for our local demographic (whilst therefore unlocking existing housing stock) in a manner of adaptive re-use, whilst retaining ALL existing open and green space.
Deep thought should be given to the sophisticated use of Murray House (as the jewel in the crown) explicitly related to a civic purpose; tying in history with the recent Magill Village, Murray and Penfolds families - BUT should therefore also have an appropriate hospitality offering (similar to the restaurant at the art gallery of Adelaide). Thank you*
- *Stop destroying our beautiful suburbs, government increasing housing footprint without updating any infrastructure. Eg 48 houses being approved on Gorge Rd. Just the increased traffic is going to make Gorge Rd, Avenue Rd and Silkes Rd a nightmare to navigate and where are the green areas in the atrocious development.*
- *The children's centre has been a part of the local community for 50 years. My children attend the centre and it is fantastic that it will be retained on a long term lease. Fantastic educators and a fantastic community centre that is not privately owned.*
- *I live on Brougham Street and so would oppose building heights above 2 storeys for buildings along, or close to, the Brougham Street boundary of the western parcel (Magill campus), ie. the Southern boundary.*
- *The children's centre is vital for the community and a well known longstanding part of the Magill community.
It is not for profit and should be protected against profit making centres in the area.
Thank you*
- *We have to start thinking about the future and do not need aged care support buildings but to destroy the natural environment of the Magill campus and turn it into a brick and concrete zone is definitely not suited to the nature and environment of the area*
- *All of the above MUST be included*
- *I believe it would be in the communities interest that the swimming pool is restored as swimming is such a big part of the Australian culture and swimming is great exercise for people of all ages and all abilities.*
- *Retain/improve safe and adequate drop off area for the children's centre (noting existing 15 min parks are insufficient during peak drop off and pick up times) - It would be good to understand the additional traffic flow that may go through the Bunday Street entrance. This is not very wide and have seen a number of near misses occur here as vehicles turn in and out.*
- *Five storey buildings are not in character with adjacent neighbourhood buildings. Three storeys should be the limit. Traffic is already an issue on St Bernard's Road and the additional pressure will exacerbate the problem. Building and excavation should not occur anywhere near the creek to prevent tree roots from being damaged. The City of Campbelltown has been hardest hit by urban infill. Hundreds of properties have been bulldozed and replaced with smaller blocks and townhouses. I suggest that if five storey retirement buildings are required, build them somewhere else and allow local residents to enjoy the little green space that remains in the area.*
- *A maximum height of 5 storeys would be better capped at something less, but especially no higher than the existing larger trees in this part of the site. All of these larger trees in the proposed aged care/retirement area should be retained (not just the ones in the creek corridor). Part of the appeal of the current built environment of the university is the way the buildings are spaced and with trees in between. The existing buildings should definitely be repurposed as many appear in very reasonable condition and contain a large amount of embedded energy and materials. The existing footprint should also be retained, and preferably have a lower maximum height along the southern boundary adjoining the back of houses fronting Brougham St. Higher buildings would be better placed adjacent Third Creek in the northern part of this purple area.*
- *Plenty of parking*
- *The so called Magill Village concept which is just a narrowed Magill Rd and reduced parking is a farce - Magill Rd and up to St Bernards Rd has been an abject failure: traffic is banked up for a KM at peak times. How will extra traffic be managed given the failure we have already?*
- *How can contribute to the planning as a leader in universal design for learning. I understand this is different from universal design in architecture and urban design, but I may be able to contribute something. My wife is also a leader in community peer support and governance.*
- *Please retain as many native trees and open space as possible.*

- *Would rather have general residential than earmarked for aged care etc. (or at least more of a mix).
I support density on this site (e.g. southern side with current uni buildings), let's not waste this opportunity with low rise townhouses etc. ideally all taller apartment buildings (5 stories) with public realm gardens common space etc. around.
This area of Magill is pretty walkable with a lot of amenities nearby with good (could be better) public transport. This project has the potential to build upon these strengths and increase the density to improve the local area through increased density and vibrancy. Want to preserve access from brougham st through to the creek, and all walking tracks along each side of creek (with green space buffers (looks like the plan already considers this). No large fences along the creek line etc etc.
Creek wetland (providing year round water would be great). Murray house could use a little bit of work (old swimming pool garden bed is a little tired).
Car/traffic noise is quite prominent in lawns to SE of Murray house, could look to do traffic calming along St Bernard's in this area (e.g. 40km to match similar section of Magill Rd)
Strong proponent for a swimming pool, outdoor would be nice given setting (eg scaled down version of George Bolton).
Consolidating carparks across the site would be good, there is a lot of sealed impervious concrete, opportunities for increased tree planting etc.
Try to integrate with recent Magill village upgrade (eg similar hardscaping materials, etc), wayfinding.
Potentially "chip in" to broader area in improvements to build support amongst some nay saying locals. E.g. support for additional tree plantings, traffic calming in some areas (Lorne st can be bad), murals (big blank wall on 599 magill rd is calling out for something ambitious similar to some of the large scale ones at Bowden and similar), 3rd creek trail connecting to the Gums.
Original Magill village Masterplan was quite ambitious (and has been scaled back) something like the pepper mews connecting to Magill road proper linking to the site would be great.
Consider how this integrates with 3rd creek trail*
- *Protect the creek and flooding. More housing and development means more stormwater run off. Make sure calculations are based on future flood events and the changing climate. Keep as many trees as possible. Include ground cover biodiversity for fauna on the ground. Keep access for community open*
- *Please just see nature as a mental and physical health asset and not just development space. I love that you are prioritising housing and community infrastructure.*
- *I don't know what time-frame is intended by "long term lease", but please plan to retain the childcare centre indefinitely. I have had children attending the centre for the past 6.5 years and it is a wonderful space for kids, and the centre is run by lovely staff. I would be upset to ever see it go - even once our children are no longer there. Plus, with the additional housing planned, the increase in families coming to the area, and the general shortage of childcare places, the impact to families on one day stopping the service would be negative. Please keep it!*
- *I strongly support granting a long-term lease for the Magill Campus and Community Children's Centre. This facility is critical to the Magill and surrounding community area: it provides reliable, high-quality early childhood care that enables students, faculty, staff, and local families, particularly parents and caregivers, to pursue work and study with confidence. A long-term lease will ensure program stability, allow sustained investment in child-centred programming and facility improvements, and foster stronger ties between the centre and the neighbourhood. Securing the centre's future also promotes equity and retention by making the area more family-friendly and attractive to diverse residents and workers. For the wellbeing of children, families, and the broader Magill community, a long-term lease is practical and essential.*
- *The development of both parcels of land will need careful consideration of the current infrastructure. Narrow streets (planned over 100 years ago), already busy arterial roads (St Bernards and Magill) currently impact negatively on traffic flow and residents safety. Consideration needs to be given to underground car parking for the aged care centre proposed for the Eastern parcel of land.*
- *Reinstating the swimming pool. With increased housing development in the area already (one house being knocked down and multiple town houses being built on the same land) adding more housing will create increased traffic on already busy roads (st Bernard's and Magill) I am hoping that traffic flow is being carefully considered.*
- *Redeveloping a site of open space and mature trees into a lucrative housing and aged care project is a short-sighted decision that prioritises profit over long-term environmental and community wellbeing. This site should be protected and restored as a nature reserve for lasting public benefit.*
- *Too many trees are being removed. Way too many. These minimums you mention simply are not good enough. Work with existing infrastructure. For the tree life and animal habitats that do get removed, be utterly transparent.*

- *As I live on St Bernard's Rd, opposite the Uni. my main concern is traffic management. The intersection of Penfold, Magill and St Bernard's Rd is already very busy and congested. The Magill Village area, which I think is great, has way too many pedestrian lights, which contribute to the traffic snarls. Pedestrian islands would work so much better. Traffic lights at Lorne Ave/Magill Rd May work, after the removal of the existing pedestrian crossing. That's my limit, cheers*
- *Road infrastructure*
- *Impact on St Bernard's road during building. Busy school area already hard to navigate.*
- *I currently work full time at the Magill Campus in IT. Still, I feel home/apartment ownership is out of reach and will be bought mostly by wealthy investors.*
- *Zoning of the western side to be retained as 'Community Facility'. Every effort should be made to retain and enhance the existing green space on the western side of the campus. Similarly, the existing sporting facilities should be retained and where possible enhanced. New buildings should be confined to the footprint of existing buildings with a mixture of heights capped to 5 storeys/the height of the existing tree canopy. Underground car parking for the aged care facility should be considered.*
- *Kids playground would be cool too*

8.7 Do you have any feedback about the engagement opportunities?

Feedback on the online engagement (e.g. project information, downloadable documents, interactive map and/or survey) or drop-in session.

Overall sentiment:

Feedback on the engagement process was **generally very positive**, with many participants acknowledging the effort made by Renewal SA to engage genuinely with the community. While some concerns remain about how feedback will ultimately influence future decisions, most respondents felt informed, listened to and respected, and expressed a strong desire for this collaborative approach to continue throughout the redevelopment process.

Verbatim responses:

- *These appear to have been well handled and highly valued*
- *There were not enough drop in sessions. Your incorporation of feedback is appreciated, though people are very worried that the Malinauskas government will renew on promises. What is happening with the Adelaide Parklands is appalling and distressing!*
- *I appreciate the engagement opportunity.*
- *Drop-in session was very good*
- *The engagement face-to-face has been brilliant- please keep it up as the project progresses and we have more information on the traffic management plan.*
- *It's been positive - thank you*
- *Thanks so much to the team for all your work to ensure we have genuine consultation.*
- *Thank you so much to Renewal SA and everyone involved for the genuine and respectful engagement throughout this process. Throughout this process, we have felt that community feedback has been treated with respect and kindness. Thanks so much to everyone.*
- *I liked the drop in sessions and how the display boards summarised the main proposed designs. I am very pleased with how residents opinions were taken seriously, with the current consultation plans aligning well with the community earlier feedback.*
- *To take community feedback seriously, to survey every household in the LGA, and to respect, expand and enhance local heritage and biodiversity.*
- *thank you for providing so many opportunities as part of the consultation and to submit feedback*
- *First time I've been involved. Hate that these consultations are often a PR exercise rather than the rationale for true decision making.*
- *The online engagement process/website is excellent and documents provided very detailed.*
- *Only that the exchange of opinions and views should be allowed to continue before the final plan is decided upon. Immediate residents and indeed those who surround Edwards Street, Prefix Avenue. Woodforde Road should all be considered.*
- *We should have been able to give feedback on the eastern side plan. The plan council endorsed is nothing like what we were consulting on at the drop in sessions and there was no opportunity for consultation. It shouldn't be rushed into.*
- *Community engagement communication and opportunities to contribute have been excellent*
- *It has been thorough.*
- *Congratulations on producing work to this point that has clearly valued community input. This is the most accessible feedback opportunity I've seen in a while!*
- *I have felt they have been dominated by elderly and highly engaged residents who are generally against housing. I fear working age professionals have not had their voices heard to the same extent.*
- *I do not believe anything public will have to say will make any difference, the cutting of 580 trees at North Adelaide is perfect example*
- *No, engagement opportunities and project information have both been sufficient. The Magill Matters group has done a terrific job of advocating for the community on the direction of this proposed redevelopment.*
- *I think it has been progressing well as the communities feedback feels like it is being considered.*
- *It is hard to provide meaningful feedback when all it is are some broad areas on a map. Perhaps a couple of concepts could have been drawn up to allow for better feedback. In particular the Eastern parcel given this may be the last time for public comment*
- *The engagement process has been informative and community focussed*

- *I would suggest all consultation processes are posted as open on the premier's social media, and parliament's website so they are easier to find and engage with.*
- *The Community Engagement has been good.*
- *It would have been helpful to have a key for the interactive map.*
- *Lots of repetition in each of the documents, not sure why that has occurred. If we do not manage local infrastructure this project will lead to all manner of issues.*
- *No, but I am looking forward to meeting the team on May 9.*
- *Very happy with the engagement process and the opportunities it has provided.*
- *More online is good*
- *Fantastic, so much information*
- *Thanks, well run consultation*
- *Lovely chats, good amount of Mentos (mints)*
- *Thankyou for making this available to the community*
- *Good presentation and update, thankyou*
- *Good! Especially free coffee and face paint!*
- *Good, liked the chess!*
- *Good displays, like the green dot and post-it-note system*

Eastern parcel



Eastern parcel – open space



Western parcel (11 hectares)

[illegible]

Ideas or
comments

DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

8.9 Indication of attendee locations

Attendees were provided with the opportunity to tell us where they live. Dots on the perimeter of the map indicate people who live outside the map area.



9 Summary of feedback from written submissions

(See Appendices 1 and 2 for a register of the individuals and organisations who provided written feedback, and their submissions)

Overview

The submissions show broad support for Renewal SA's overall direction, particularly the balance between new housing on the eastern precinct and retaining substantial community and environmental assets on the western precinct. Several submissions endorsed an alternative community-led vision for the site, while others provided detailed comments on traffic, biodiversity and community facilities.

Key themes of support

- Strong support for retaining the western parcel as open space with community facilities, recreation and environmental outcomes.
- General acceptance of additional housing on the eastern parcel, provided development is well designed, environmentally sustainable and respectful of surrounding neighbourhoods.
- Broad support for adaptive reuse of existing campus buildings rather than demolition.
- Support for retaining Murray House, the oval, significant trees and the Third Creek corridor.

Frequently raised priorities

- Environment: protect and enhance Third Creek, establish wetlands or water retention areas, retain mature trees, increase native planting, improve biodiversity and reduce urban heat.
- Community facilities: reuse buildings for arts, culture, education, health, sporting clubs, community groups, cafés, libraries, co-working spaces and event venues.
- Sport and recreation: retain the oval, gym and allied health facilities. Several submissions advocated reopening or redeveloping the swimming pool, although one submission recommended removing it.
- Older residents: strong support for aged care, retirement living and services enabling residents to age in place.
- Housing: deliver a mix of affordable housing, family housing, aged care and higher-density housing in appropriate locations with high-quality urban design.

Traffic and access

- One of the strongest recurring concerns was traffic management.
- Numerous submissions opposed closing Woodforde Road or opening Prefix Avenue to through traffic, citing impacts on safety, congestion, children, the nearby kindergarten and local amenity.
- Many requested detailed traffic modelling before any road network changes and emphasised that solutions should not simply transfer traffic to neighbouring streets.

Notable proposals

- Create a major arts, cultural and environmental precinct centred on existing buildings.
- Investigate adaptive reuse of the auditorium and other buildings for performances, conferences and community activities.
- Consider council or other public/community uses within retained buildings.
- Develop walking trails, community gardens, nature play, environmental education and sustainability initiatives.

Campbelltown City Council submission

- Council supported redevelopment that balances housing delivery with open space, tree retention and neighbourhood character.
- Supported a diversity of housing, including affordable housing and aged care.
- Requested further investigation of traffic, infrastructure capacity, tree retention, cultural heritage and environmental outcomes before detailed planning proceeds.

Overall conclusion

- Most written submissions supported the overall direction of the structure plan and welcomed Renewal SA's engagement process.
- Across submissions there was a strong desire to create a development that balances housing with environmental protection, community facilities and long-term liveability.
- The most consistent issues requiring ongoing attention are protection of Third Creek and mature trees, adaptive reuse of buildings, provision of community facilities, and careful resolution of traffic impacts, particularly around Woodforde Road and Prefix Avenue.

10 Gallery of photos from the 9 May community drop-in

The following images provide a visual summary of the community drop-in session held on 9 May 2026. They are included to illustrate the engagement approach, community participation and interaction with project information during the session.





11 APPENDIX 1 – Register of written submissions

Individual names redacted if permission to publish was not formally provided, unless the submission was made in an official capacity on behalf of an organisation.

Name	Organisation (if applicable)	Key issue/s
Dr Janett Kajic Jackson		Detailed and extensive submission; variety of topics including building reuse
Ian Johnson		Support of Dr Janett Jackson's proposal
Gerry Butler	The Gums Landcare Group Inc	Detailed submission; prioritising environmental considerations
Charlotte Remier	Magill Matters	Detailed and extensive submission; variety of topics including building reuse, community partnerships
Named withheld for privacy		Support of Dr Janett Jackson's proposal
Named withheld for privacy		Support of Dr Janett Jackson's proposal
Named withheld for privacy		Support of The Gums Landcare Group and Dr Janett Jackson's proposal
Named withheld for privacy		Support of Dr Janett Jackson's proposal
Named withheld for privacy		Prefix Avenue impacts
Named withheld for privacy		Support of Dr Janett Jackson's proposal
Name withheld for privacy		Issues pertaining to future western parcel development
Named withheld for privacy		Building reuse, Third Creek
Named withheld for privacy		Detailed and extensive submission; variety of topics prioritising environment and facility reuse
Named withheld for privacy		Support of Dr Janett Jackson's proposal
Named withheld for privacy		Support of Dr Janett Jackson's proposal
Paul Di Iulio (CEO)	City of Campbelltown	Detailed submission
Diane Van Eck	Community Alliance SA Inc (CASA)	Detailed submission; integration of natural elements with development
James Peters	Green Adelaide	Detailed submission; prioritising environmental elements
Year 3 students	Magill School	Letters from students expressing their support or disagreement
Thanasi Andreas	Royal Adelaide Football Club	Seeking to be involved in consultation for second playing field and use thereof

12 APPENDIX 2 – Written submissions

See separate PDF document of ~60 pages.

[Written Submissions Engagement report Magill Campus Draft Structure Plan 2026](#)

See separate page below for Community Engagement Dashboard.

Magill Campus

Draft Structure Plan

Community Engagement Dashboard

April - June 2026

KEY ENGAGEMENT STATISTICS



COMMUNITY PULSE

-  **Broad support for Draft Structure Plan**
Community supportive of the overall vision for a balanced, sustainable precinct.
-  **Very strong support for Western Parcel**
High approval for protecting open space, heritage and existing facilities.
-  **Mixed views on Eastern housing**
Generally accepted, but calls for more open space, sustainable design and housing diversity.
-  **Traffic and parking raised as recurring concerns**
Greatest concern across all precincts - need for modelling and infrastructure.

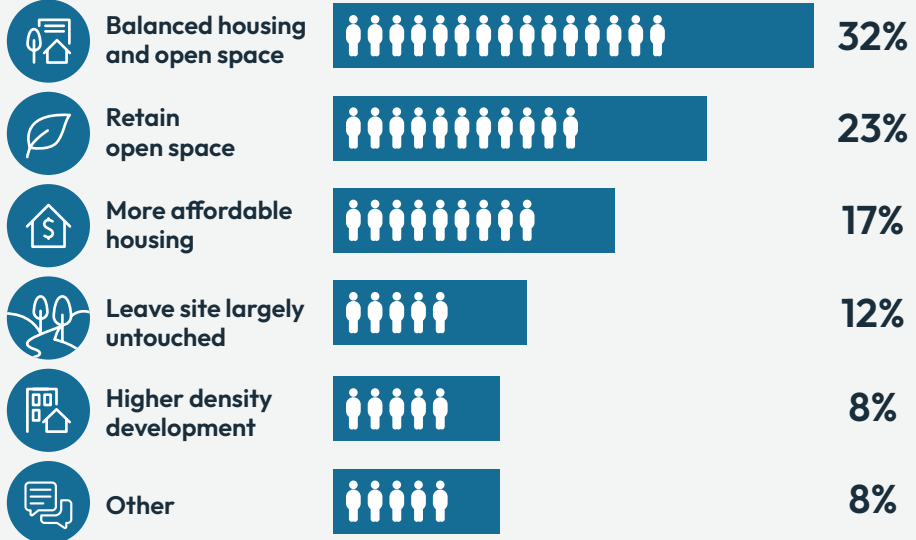
COMMUNITY PRIORITIES

- 1 Protect trees and biodiversity**
- 2 High quality housing**
- 3 Walkability and cycling**
- 4 Traffic solutions**
- 5 More green space**
- 6 Heritage protection**
- 7 Community recreation**

WHAT PEOPLE AGREED ON

-  **Protect Third Creek**
Strong support for restoring and enhancing Third Creek and its ecological corridor.
-  **Retain Murray House**
Broad agreement to retain and adaptively reuse this heritage-listed building.
-  **Keep mature trees**
Protect significant trees and increase tree canopy across the campus.
-  **Maintain sporting and community facilities**
Continued access to valued facilities is essential.
-  **Create a sustainable neighbourhood**
Desire for low-carbon, resource-efficient development with good urban design
-  **Maintain community involvement**
Ongoing involvement as plans are refined and implemented.

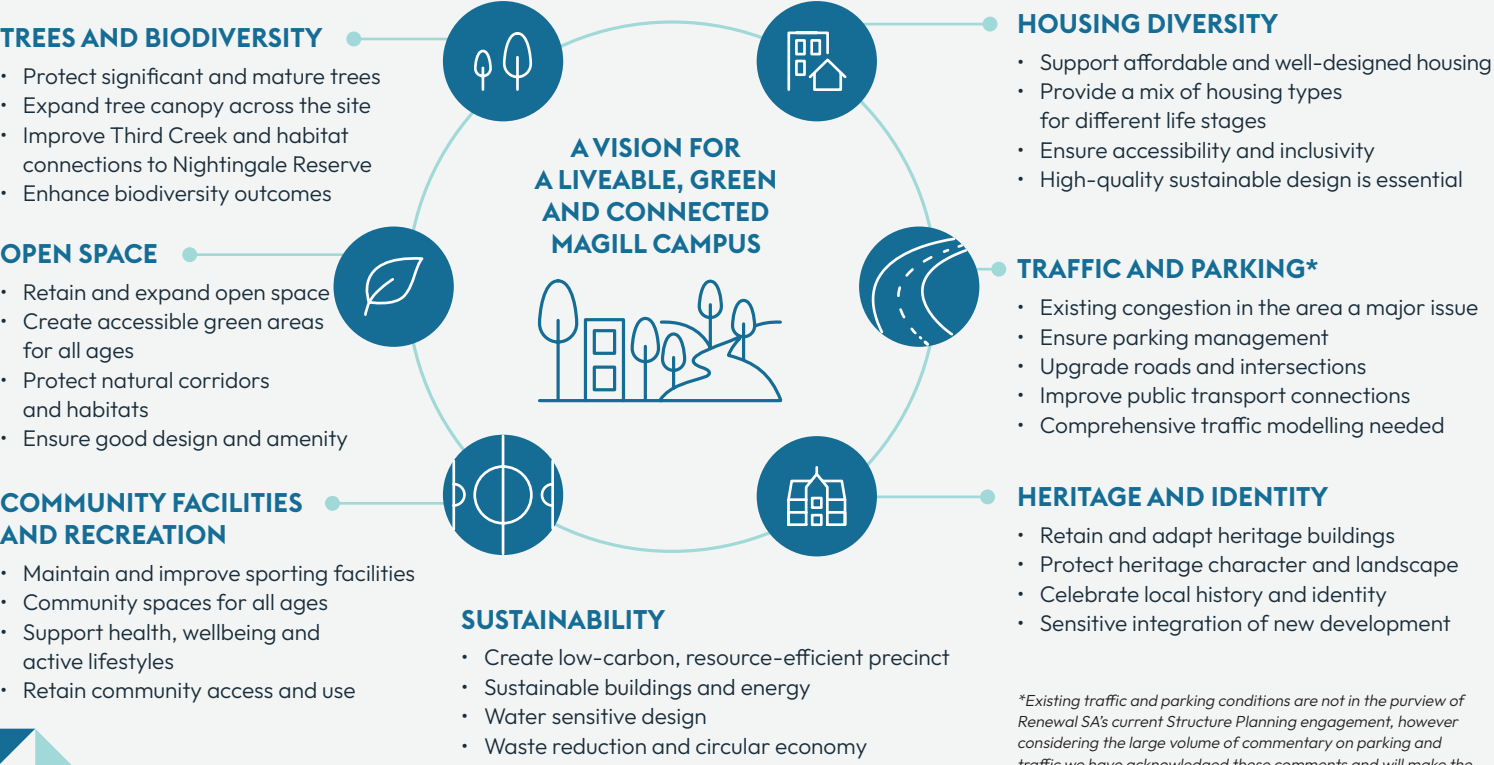
BROAD SPECTRUM OF VIEWS



Indicative distribution of community views.

WHAT WE HEARD

Key themes raised by the community



*Existing traffic and parking conditions are not in the purview of Renewal SA's current Structure Planning engagement, however considering the large volume of commentary on parking and traffic we have acknowledged these comments and will make the feedback available to the relevant authorities.

COMMUNITY PRIORITIES - LEVEL OF SUPPORT

(% who support or strongly support)



KEY TAKEAWAY

Community feedback broadly supports a balanced redevelopment that protects environmental and heritage values while providing new housing, community facilities and green space. Traffic, infrastructure and open space concerns must be addressed to deliver a successful outcome for the Magill community.



Renewal SA