

Welcome to today's Magill Campus community drop-in session.

Renewal SA



Government
of South Australia

We encourage you to:

- ▼ view the information panels and provide your thoughts for the site
- ▼ meet and talk with Renewal SA project team members and their consultants
- ▼ view and learn how you can provide feedback online any time from now until 1 December 2024 via the Magill Campus Social Pinpoint site.

Your feedback today will help develop the Magill Campus Structure Plan.

DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

The planning and engagement process

Community engagement - NOW

This first step is seeking community members' thoughts for the site – focusing on the high-level vision, key attributes and opportunities for the site. Renewal SA is also keen to gain an insight into local community members' connection to the site and the broader area, interests, concerns and ideas, including future uses for Murray House.

Renewal SA is undertaking master planning for the entire 14.62 hectares Magill Campus site to guide its future development and is committed to ensuring that key stakeholders and the local community are engaged within the planning process.

A staged approach is being taken, with initial engagement helping to develop a draft structure plan for further community engagement in early/mid 2025. A proposed Code Amendment process will include another engagement opportunity on the final structure plan.

This approach will ensure that the master planning process thoughtfully balances the need for housing supply, whilst considering neighbouring community assets and plans for public open space and other amenities for the site.

The master planning process

Master planning is the process to develop a planning framework that presents a vision for the future – typically forecasting over five-to-ten years. Master plans are designed to create an integrated development, delivered over multiple stages. The master plan provides the broadest possible overview.

The structure plan

The structure plan is a high-level plan which will identify future land uses, including open space and residential and potential uses for Murray House.

The structure plan will also identify the infrastructure needed to support future development, such as roads, shared pathways for cyclists and pedestrians, and stormwater management.

The structure plan is a key instrument for the coordination of future zoning, subdivision and development of the project site.

Code Amendment

For the Magill Campus site to transition from being a university campus to include housing, a Code Amendment would need to occur – changing its use from community purpose (university) to a code that will accommodate residential use.

Initiating a Code Amendment is envisaged only after the structure plan has been finalised.

Further community engagement will occur as a stipulated requirement of the Code Amendment process.



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Project vision and objectives



South Australia's Housing Roadmap

The state government this year released its Housing Roadmap, which aims to strengthen the A Better Housing Future Plan and deliver more homes faster.

One of Renewal SA's main objectives is to address the critical shortage of housing throughout our state.

We are:

- ▶ actively implementing the roadmap, with 20 residential and mixed-used projects within our portfolio, aiming to deliver more than 19,000 homes
- ▶ committed to delivering residential projects that support our state's social and economic growth, driving new levels of housing affordability, liveability and accessibility
- ▶ committed to delivering affordable housing and target at least 20% of the homes in Renewal SA's projects to be affordable.

We continue to unlock more residential developments with recent announcements including future residential development at the Magill Campus when it is no longer occupied by the university.

Background

Through a 'Heads of Agreement' between the state government and the Universities of Adelaide and South Australia, the 14.62-hectare portion of land containing the Magill Campus of the University of South Australia (UniSA) has been transferred to Renewal SA for future planning and development. Renewal SA is now beginning the master planning process for the Magill Campus site, which includes a part of Third Creek.

Vision and objectives

The intent of the master planning process and resulting structure plan is to establish a shared vision and objectives for the future development of the Magill Campus. The structure plan is likely to consider predominantly residential development with a mixture of housing types, including townhouses and medium density apartments.

Development of the site will be guided by the following high-level principles:

- ▶ Enhanced open space and tree canopy
- ▶ Improved amenity
- ▶ Increased housing supply within inner metro areas with links to public transport
- ▶ Diversity of housing typologies including affordable housing
- ▶ Integration with surrounding community
- ▶ Sustainable design principles
- ▶ Cultural and heritage preservation including continued use of Local Heritage (Murray House).

A Code Amendment process to change the land use will be required to enable residential development.

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The site now

The University of South Australia's Magill Campus (the project area) is located within an existing residential area that is serviced from St Bernards Road.

The project area is surrounded by mostly low-density residential housing with some more recent medium-density infill.

The Magill Campus is well known to many South Australians who have attended classes at the university campus or used the site for recreation.

It is intended that most of the existing buildings on the site, apart from

Murray House and its outbuildings, will be demolished to make way for new housing, addressing the severe shortfall of housing in our state.

The lease for the campus west of St Bernards Road expires in 2033, while the lease for the campus east of St Bernards Road expires in 2026.

Magill suburb key statistics



9,693
People



2,526
Families



40
Median age



2-4
Average number of people per household

Australian Bureau of Statistics 2021 Census



Site history

Kaurna country

Over 65,000 years.
Past, now and future.



Magill settlement

1836: European settlers arrived.
Magill became farmland and vineyards.

Magill Village

1840s: Magill became a village with services like blacksmiths, tearooms and hotels.



Campus

1880s: Adelaide Teachers College was established.
1991: The college became part of UniSA after the merger of several institutions.

Magill Village redevelopment

2022: Magill Village redevelopment occurred along Magill Road.



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Next steps

To be kept informed on progress for the Magill Campus project please visit renewalsa.sa.gov.au/projects/magill#stakeholders-and-community

Activity	Dates
Community engagement	NOW
Community engagement report published	Early 2025
Community engagement on draft structure plan	Early-mid-2025
Community engagement report published	Following community engagement on the draft structure plan
Release final structure plan	Mid-2025
Community Engagement on structure plan	TBA
Code Amendment process, including engagement	TBA

Please note: this program is indicative only and subject to change.



Subscribe to receive email updates on the Magill Campus project

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Social Pinpoint

Renewal SA uses Social Pinpoint, a widely used and successful online engagement tool, to collect community feedback for its projects.



Social Pinpoint has been used for public engagement successfully by many councils and government agencies (including Renewal SA) in Australia and globally.

Social Pinpoint features include interactive maps, ideas walls, surveys and informative pages.

How do I use Social Pinpoint?

Social Pinpoint allows you to access information and provide feedback quickly and conveniently – using a computer (desktop/laptop) or a mobile device.

Start by reading the information provided on the Welcome page and access more information from the sidebar menu, to learn more about the project and how you can provide your feedback.

The ‘map’ presents the project site where you can access more detailed information by selecting your area of interest from the legend or by clicking on the specific area of interest on the map. Project information, images, illustrations and mini-survey questions will appear for your feedback (ideas/comments, image upload, voting, rating and much more).

You can visit the Social Pinpoint project site as many times as you wish during the engagement period.

If you require further information or assistance, including alternative ways to provide feedback please contact the Renewal SA Engagement Team on 1800 993 439 or email us at RenewalSA.Engagement@sa.gov.au

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