

## OPPORTUNITIES FOR THE SITE

# Residential

*Residential relates to the mix of new homes, such as detached houses, townhouses and apartments.*

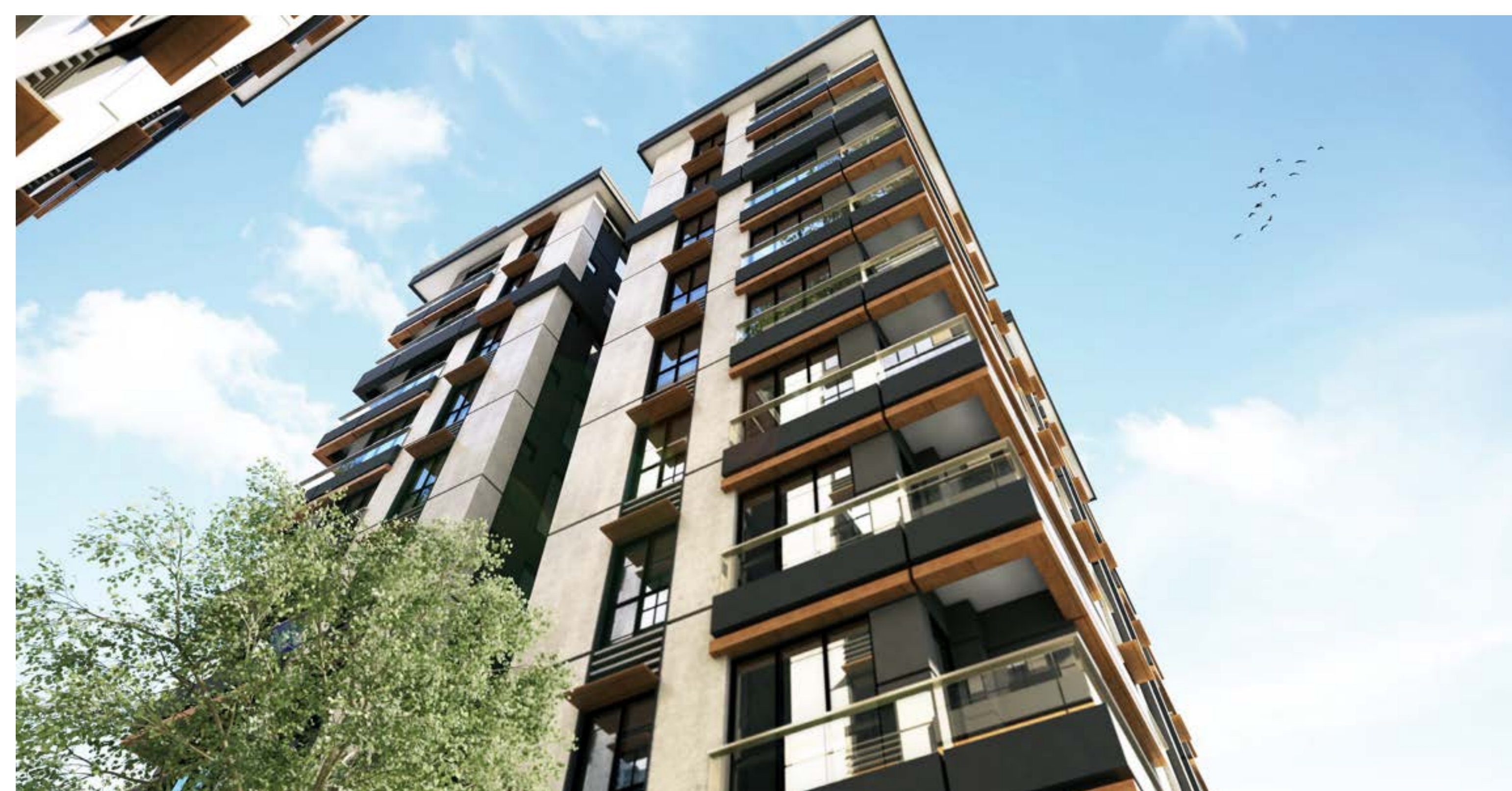
*Indicative images*

New housing will help to address the shortage of housing in the state by including a mix of townhouses and medium-density apartments.

Importantly, there is a commitment to provide a minimum of 20% affordable housing within the mix.

The maximum height of new buildings will be determined while respecting the existing tree canopy and surrounds.

Building heights will vary, to avoid overshadowing and overlooking existing residential housing.



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Comment here

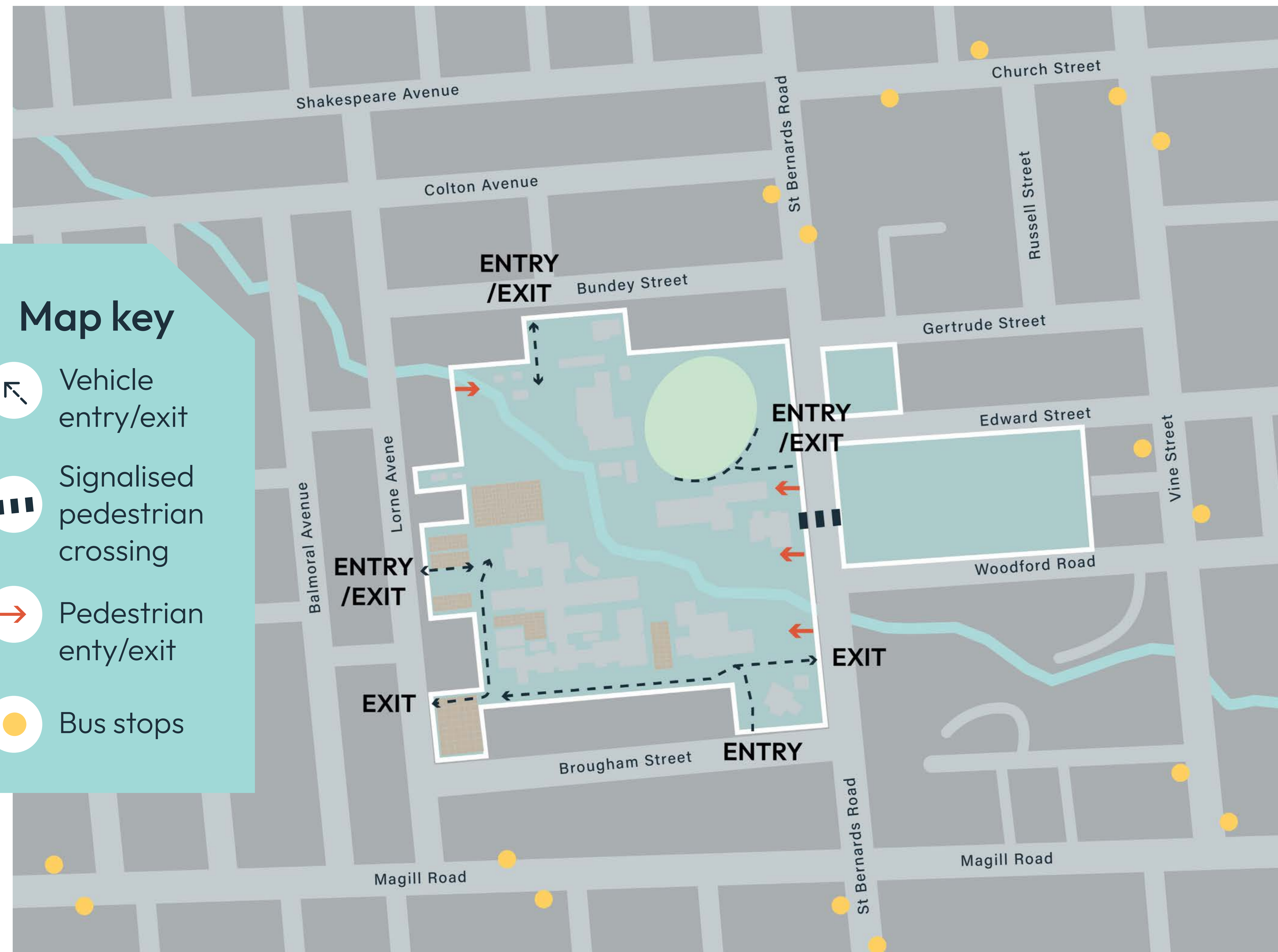
**Please let us know your thoughts for residential?**

**DELIVERING LASTING IMPACT THROUGH PROPERTY AND PROJECTS**

# Movement

*Movement relates to how vehicles, cyclists and pedestrians move through and within the area. It considers connections and shared pathways and proximity to public transport.*

A new road network is designed to optimize connections to existing traffic routes and to minimise any unwanted increase in traffic on adjacent local roads. The major vehicle entry to the site is intended to be maintained from St Bernards Road at a new signalised intersection.



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EXISTING TRAFFIC ROUTE & BUS STOP



Comment here

What ideas do you have for accessing and moving about the site?

## OPPORTUNITIES FOR THE SITE

# Murray House

Murray House and its garden setting are important landmarks within Magill. Both will be retained and protected within the structure plan.

New community-focused uses for Murray House are being explored; for example:

- ▼ co-working office space and cafe
- ▼ creative tenancy space and studio
- ▼ function and community hub.



Murray House

Indicative images



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Comment here

What do you think could be a new mix of uses for Murray House?

OPPORTUNITIES FOR THE SITE

# Open space and environment

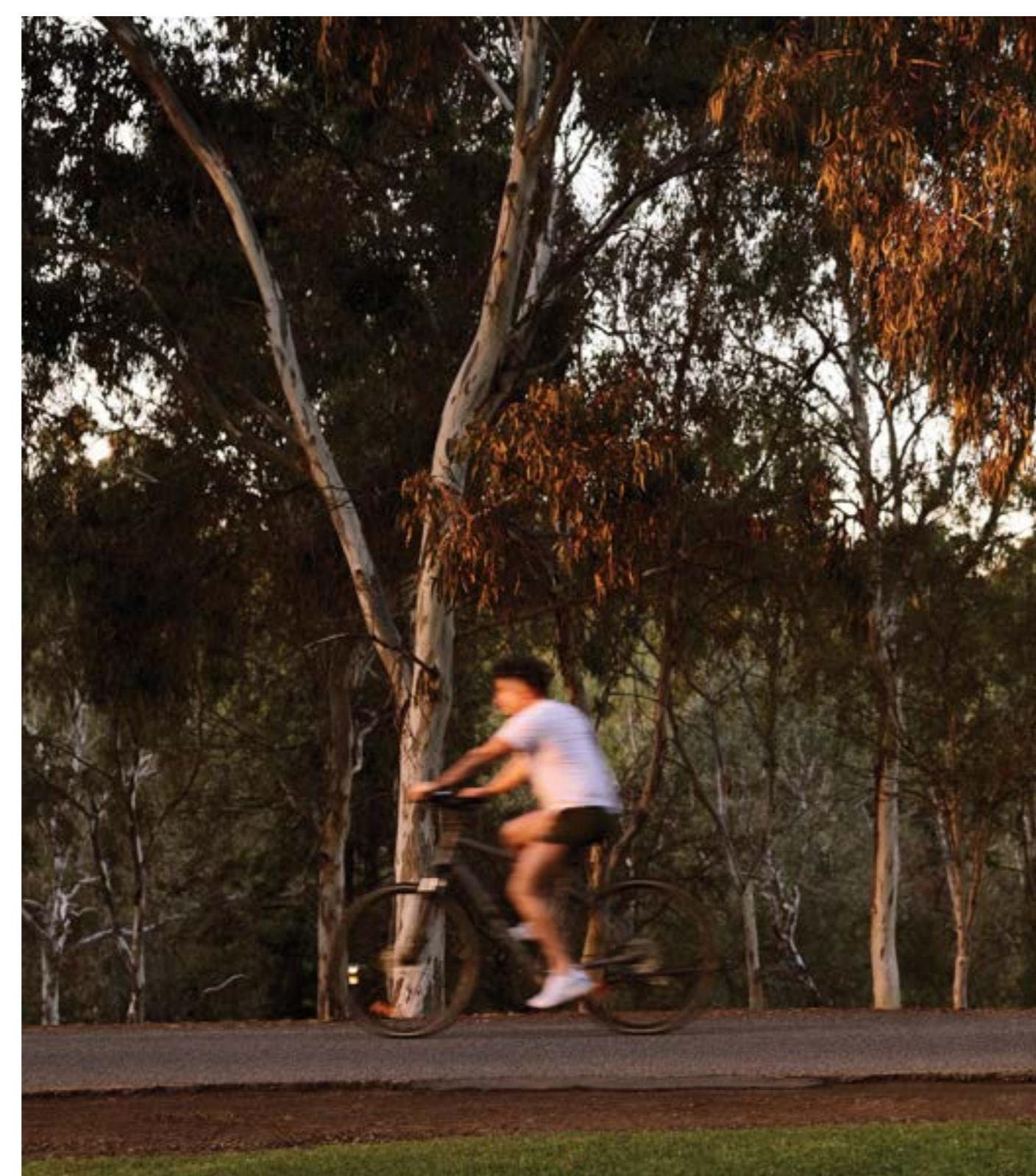
*Open space relates to the indicative locations of neighbourhood reserves and other spaces, and their intended use for nearby residents.*

The provision of open space accessible to the general community is a key element to be considered within the master planning process and reflected in the structure plan.

The intention is to complement this by:

- ▼ retaining much of the existing canopy of mature trees
- ▼ increasing the biodiversity of flora and fauna within the open space
- ▼ enhancing the recreational opportunities of the Third Creek corridor.

*Indicative images*



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Comment here

How do you currently use the open space?

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How do you see yourself using the open space in the future?

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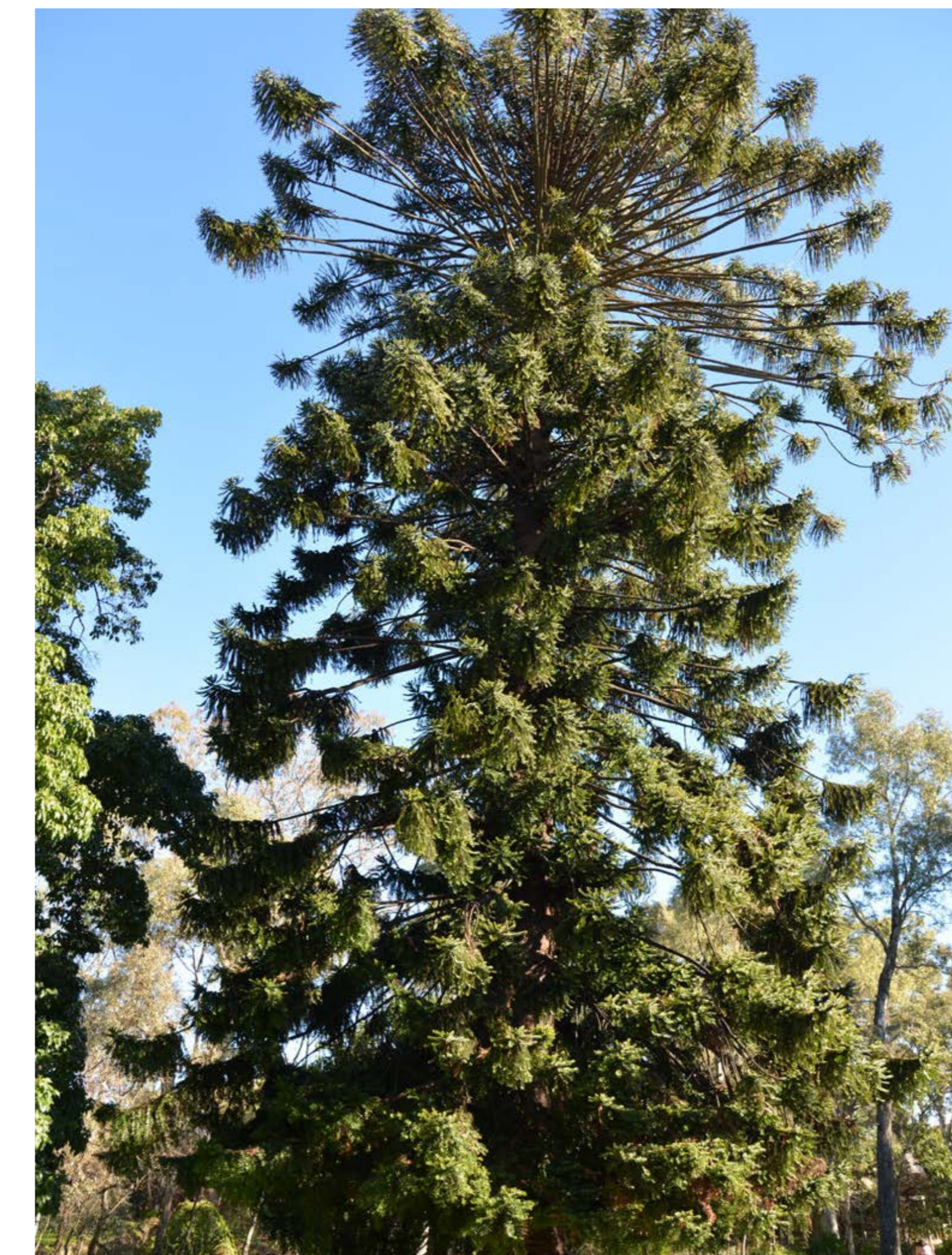
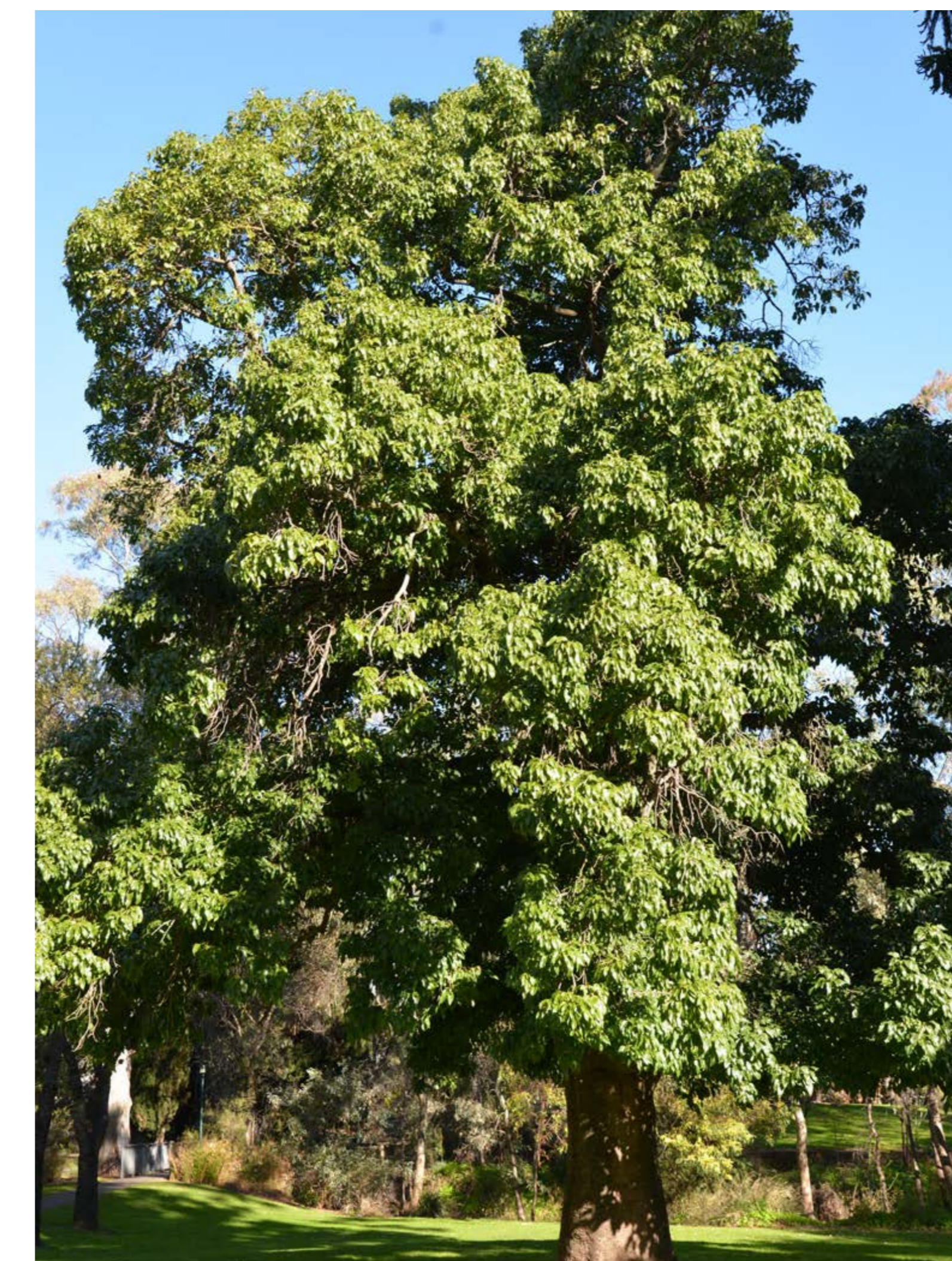
OPPORTUNITIES FOR THE SITE

# Existing tree canopy

The Magill Campus has many large, mature trees that make an important contribution towards metropolitan Adelaide's urban tree canopy and ecological biodiversity. Notable heritage trees, including a Bunya Pine, Kurrajong, and River Red Gums, are estimated to be over 150 years old, and will be carefully protected. Whilst every effort will be taken to retain as many trees on site as possible, some mature trees outside the Third Creek corridor and Murray House heritage zone will need to be removed to accommodate new housing.



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Comment here

Is there an area of the canopy that has specific ecological value, and why?

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What wildlife have you seen on the campus?

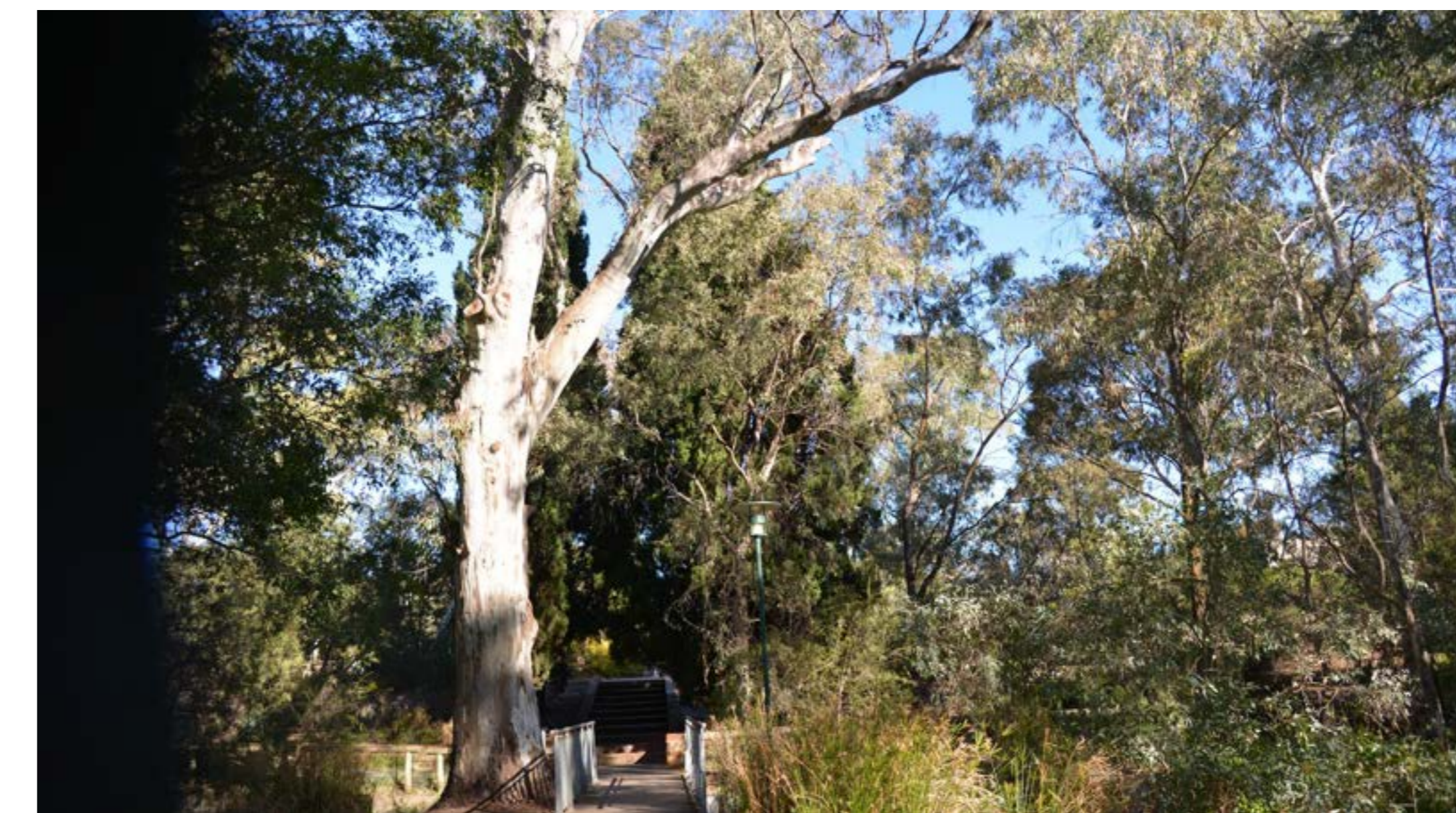
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## OPPORTUNITIES FOR THE SITE

# Third Creek

No new buildings will be permitted within the Third Creek corridor, which is subject to flooding. The creek corridor is an important part of the broader stormwater management system within the council area and is a key biodiversity corridor.

The creek corridor is also well-used by local residents who value this open space for recreational activities like walking and nature play.



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Comment  
here

How do you currently use the  
Third Creek biodiversity corridor?

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What are your ideas for improving  
the recreational opportunities  
and amenity of the Third Creek  
biodiversity corridor?

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# Ideas or comments

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

What did you think of today's drop-in session?

Thank you for participating in today's community drop-in session.

We encourage you to visit Social Pinpoint where you can share your feedback.

Please contact Renewal SA should you require further information on alternative ways to provide feedback.

Telephone 1800 993 439 (during business hours).