

# Magill – Key Messages & Frequently Answered Questions

## Purpose

The purpose of this document is to outline clear and concise public facing key messages about the redevelopment of the entire UniSA Magill campus and provides responses to anticipated frequently asked questions.

Broad, early communication of key messages provides an opportunity to respond proactively and positively to the land transfer from UniSA to Renewal SA, building early relationships with stakeholders and mitigating risk.

## Background

In July 2023, UniSA and The University of Adelaide announced plans to merge. As part of that arrangement, the state government purchased UniSA's entire Magill campus and Crown land occupation rights over part of its Mawson Lakes campus. Both land parcels are surplus to the university's requirements.

### Magill -

- In July 2023, UniSA and The University of Adelaide announced plans to merge and the land was acquired as part of the broader funding package in December 2023.
- The Magill campus does not form part of UniSA's long term asset requirements, and can therefore be used for alternative purposes, such as residential housing. The peppercorn lease will provide UniSA time to transition from the site.
- There are two portions of land subject to this purchase:
  - West of St Bernards Road (approximately 11.26 hectares):
    - This is the current university campus site and will continue to operate as such over the medium term (up to 10 years).
    - With a leaseback agreement in place for up to 10 years from December 2023, Renewal SA will commence master planning to inform rezoning over the coming 2-5 years. A considerable amount of site due diligence will need to occur before any site planning takes place.
    - The site is currently within the Community Facilities Zone and will therefore require rezoning prior to any possible residential redevelopment of the site.
    - The rezoning process includes a statutory requirement for community engagement.
    - Any master planning process will involve the local council, relevant authorities, the community and stakeholders, including thorough consultation on potential use of the land.
    - Likely future use of the site is residential, including affordable housing with some mixed-use, subject to the outcome of the rezoning process, consultation and market demand analysis.
    - Murray House, located on the site is a Local Heritage place. Murray House will be retained and any future use will be incorporated into the master plan and development plan of the site. The master plan process will also take into consideration the creek line and significant trees on the site.
    - The campus has a range of facilities including a swimming pool, indoor court and soccer playing fields etc. These assets will remain under the operational control of UniSA for the

- duration of its lease (up to 10 years). Their use beyond that time is yet to be determined. To note, the university pool has been closed since summer 2021/22 due to significant capital and maintenance requirements and underutilisation.
- The Magill Campus Community Children’s Centre, located at 14-16 Bunday Street, Magill, has a lease agreement with UniSA, which the university will continue to manage for the duration of its lease term (up to 10 years). No determination has been made about the future use of that portion of the site beyond the lease term.
  - UniSA’s intention to divest Magill Campus and move courses to other metropolitan campuses in the medium term has been known for some time (and previously communicated publicly) and is not linked to the merger decision. The process was, however, put on hold pending discussions about the new university.
  - East of St Bernards Road (approximately 3.36 hectares):
    - Comprises two parcels north and south of Edward Street.
    - The parcels are being leased back to UniSA UniSA for up to 3 years from December 2023.
    - The smaller land parcel houses UniSA storage sheds. The larger parcel is currently a car park and unmarked playing fields. The latter is often used by the community as public space. i.e. for dog walking.
    - The Campbelltown Council has previously indicated a desire to purchase this land for public use / open space.
    - This land is currently zoned for medium-density residential (General Neighbourhood Zone), consistent with surrounding housing, and is immediately developable.
    - Renewal SA will commence a master planning process for this site, anticipated within 6-12 months. Master planning will take place over the entire Magill site (14.62 hectares) which will determine the mixture of housing typology, public open space and housing density.
    - The Magill Kindergarten is adjacent the eastern UniSA site (26 Edward Street, Magill), on land owned by the Department for Education – accordingly the kindergarten does not form part of this transaction.

## Summary

The eastern portion of the Magill site is development-ready and could be delivered to market as medium density residential housing quickly either through sale to a private developer or via direct delivery by Renewal SA. The main campus site is subject to a long-term leaseback of up to 10 years meaning development timeframes are only indicative at this stage.

It is anticipated that the east and west sites will be master planned as a whole, despite potentially different delivery timeframes for each site. This is deemed necessary to provide greater clarity for the community and ensure overall better outcomes across the two areas.

Preliminary master planning will commence in mid-2024 and include analysis of trees, open space provisions and university assets such as the campus swimming pool (currently not in use due to significant capital and maintenance requirements and underutilisation), as well as early engagement with key stakeholders and the community.

A Code Amendment is required to rezone the main campus portion of the site. This will occur upon completion of master planning and is expected to commence in the first quarter of 2025. Formal stakeholder engagement will occur through the Code Amendment process, in addition to consultation conducted via the master planning process.

Renewal SA will be seeking private sector leadership and participation at the appropriate time to deliver on future development at these sites.

## Key stakeholders

Any proposed master planning or market-sounding process for the site totalling 14.62 hectares will involve the local council, relevant authorities, the community and stakeholders including thorough consultation on potential use of the land.

The following list broadly identifies the key stakeholders for the UniSA Magill campus:

- The Premier / Cabinet / Treasury
- State Member for Hartley - Vincent Tarzia
- State Member for Morialta - John Gardner
- Federal Member for Sturt - James Stevens
- Minister for Housing and Urban Development - Nick Champion MP
- RSA Board/ Executive
- City of Campbelltown - Executive, staff, Mayor and elected members
- UniSA administration
- UniSA Campus Student Union, sporting clubs, interest groups/societies
- Heritage SA
- Department for Education
- Other government agencies if applicable: SA Housing Authority (SAHA) Environment Protection Authority (EPA), Department for Environment and Water (DEW), Department for Infrastructure and Transport (DIT), SA Water, SA Power Networks (SAPN)
- Local First Nation's community and elected representatives – i.e. Kaurna Yerta Aboriginal Corporation (KYAC), UniSA Deadly Alumni.
- Adjacent development/s (*if applicable*)
- Local community
- Community Housing Providers
- Users of the Magill Sports & Swim Centre (Building E/F), UniSA Magill Gym (Building E), Psychology Clinic (Building N) and UniSA Magill Allied Health Community Clinics – Exercise Physiology, Physiotherapy & Podiatry (Building E)
- Local businesses – onsite or adjacent to the project area: Samsung SMARTSchool (Building S), Magill Campus Community Children's Centre (Building K), Magill Kindergarten (Edward St), Bebee Upholstery (Lorne Ave), Lorne Ave Tennis Courts
- Murray House users (Building MH)
- Local schools / Children's University member schools
- Morialta Residents Association, Norwood Residents Association

## Key Messages

- 1 **Government Purchase and Leaseback:** The Government's acquisition of UniSA's Magill campus is a strategic move to address community needs, most specifically the state's housing crisis. The leaseback arrangement with UniSA ensures a smooth transition for students to other campuses.
- 2 **Future Development and Density:** With UniSA's long-term asset requirements not including Magill Campus, the land offers exciting opportunities for alternative use, including residential and mixed-use development to address local needs. Any higher density development within the project area will be concentrated towards the centre of the site, which is lower lying, and will therefore be sympathetic to, and integrate smoothly with, the surrounding community.
- 3 **Planning Process:** Renewal SA will embark on a thorough planning process over the next 1-2 years to complete master planning and inform rezoning. This process will prioritise community engagement and stakeholder consultation to ensure the best outcomes.

- 4 **Residential Redevelopment:** The rezoning process, guided by community input, aims to transform the campus into a vibrant residential area, likely to incorporate a mix of market, affordable and a variety of housing typologies plus mixed-use spaces.
- 5 **Preservation of Heritage and Environment:** Renewal SA is committed to maintaining Magill's unique character. This includes the preservation of Local Heritage site Murray House. The site's natural features, including the creek line and abundance of significant trees are intended to be a focal point of any future development, and will be prioritised within the project's master plan for the benefit of the entire community and future generations.
- 6 **Community Facilities and Open Space:** Retention of community facilities such as the campus swimming pool (currently not in use due to significant capital and maintenance requirements and underutilisation) and child care centre will be thoughtfully considered as part of the broader master planning process. Close attention will also be given to the provision of open space and maintaining community access to any new recreational areas.
- 7 **Development Opportunities:** The eastern portion of the Magill site is primed for development as medium-density residential housing, with a focus on affordability housing and a variety of housing typologies.
- 8 **Master Planning over both sites:** Despite differing development timelines, a holistic master planning approach for both east and west sites ensures cohesive outcomes and fosters community clarity and involvement.
- 9 **Stakeholder Engagement and Timeline:** Preliminary master planning, slated to begin from the last quarter of 2024 will incorporate stakeholder feedback and guide future steps. The Code Amendment process will further facilitate community input and expedite rezoning efforts.
- 10 **Transport:** Due consideration will be given during the master planning process as to how any future development will interact and integrate with the surrounding community. This includes the safe flow of pedestrian and vehicular traffic and the installation of adequate infrastructure to support future land use.
- 11 **Timelines:** Master planning – between August 2024 and March 2025, Code Amendment between March 2025 and June 2026.
- 12 **Private Sector Partnership:** Renewal SA welcomes private sector involvement to drive future development at these sites, ensuring sustainable growth and maximizing community benefits.

## Frequently Asked Questions

### Will the UniSA Magill campus close?

Yes. UniSA's 2018 Strategic Plan foreshadowed its intention to divest the Magill site and consolidate its footprint with fewer campuses. A peppercorn lease agreed with Renewal SA will give the university time to transition courses to other metropolitan campuses and vacate the site. UniSA's intention to divest the Magill Campus has been previously communicated publicly and is not linked to the merger decision.

### How much land will be transferred at Magill?

There are two portions of land subject to this transfer:

- Approximately 11.26 hectares west of St Bernards Road (Main Magill campus)
- Approximately 3.36 hectares east of St Bernards Road (comprising of two parcels north and south of Edward Street)

Total – 14.62 hectares

**When will Renewal SA take possession of the land?**

Renewal SA settled on the Magill campus in December 2023. It will take possession of the land at the end of the agreed leaseback periods.

**Why did the state government purchase the land?**

As part of the merger deal between The University of Adelaide and UniSA, this land was identified as having alternative strategic value, prompting the state government to purchase it for future development. State ownership of the land allows for a coordinated approach to planning, development and the provision of adequate infrastructure to ensure maximum public benefit.

**What is the land currently zoned?**

The majority of the main campus site falls within a Community Facilities Zone and will therefore require rezoning prior to any possible residential redevelopment of the site. The rezoning process includes a statutory requirement for community engagement.

Master planning will consider the necessary provisions for utilities and services as well as the broader impact and interaction with the surrounding suburb.

The eastern land portions are zoned for medium-density residential development (General Neighbourhood Zone), consistent with surrounding housing, and is immediately developable.

**What is the price of leasing it back to UniSA per year?**

There is a short-term leaseback of the land east of St Bernards Road (approx. 3.36ha) for three years at a peppercorn rent.

A leaseback of the main campus site west of St Bernards Road (approx. 11.26ha) to the university for a period of up to 10 years is also at a peppercorn rent.

**What is the long-term vision for the main Magill site?**

The final design of the new Magill development will be determined through the master planning and Code Amendment process however it will be guided by number of high-level development principles including:

- 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)

The future mix of land uses will be determined after a process of stakeholder and community engagement and master planning, noting the campus is subject to short to medium term leaseback arrangements.

The master-planning process will involve the local council, relevant authorities, the community and stakeholders, and will include thorough consultation on potential use of the land.

Murray House, located on the site is a Local Heritage place. Murray House will be preserved and any future use will be incorporated into the master plan for the site. The master-planning process will also take into consideration the Third Creek linear trail and significant trees on the site.

**What is the long-term vision for the land east of St Bernards Road?**

The land east of St Bernards Road already sits within a General Neighbourhood Zone, providing for low-rise, low-to-medium density housing up to two storeys and a 12.5% open space provision. This density is consistent with surrounding housing.

The future use of this land will be determined during master planning, which will include community input.

**Which site will be developed first?**

Given the different leaseback timeframes on the eastern and western sites, it is anticipated that the eastern site will be developed before the main campus. However, Renewal SA intends to master plan the two sites together to ensure both development parcels provide a positive and cohesive addition to the neighbourhood.

**When will master planning for the site commence?**

Preliminary engagement has already begun with the City of Campbelltown council and its elected members.

Formal master planning is expected to commence in late 2024 and run until March 2025, followed by lodgment of a Code Amendment for the western portion of the site, commencing March 2025 and finishing by June 2026. Both processes will include extensive community consultation.

**Is there a height limit on any development?**

The main campus site is currently has a number of buildings between 1 and 4 storeys in height. Any new built form is anticipated to be similar to the height of the existing university buildings, which sit lower than the established tree canopy onsite.

The land to the east of St Bernards Road is currently zoned with a maximum height of two storeys.

**How many houses will be built on the site? Will it be high density?**

The Magill site has many unique features, including a remarkable tree canopy and linear trail, and several existing community assets. Strong consideration will be given to each of these assets before the total amount of developable space is determined.

Density will be established during the master planning process and be subject to the outcome of the rezoning, consultation, and market demand analysis. However, it is anticipated there will be mix of density and housing typologies across to campus site to best utilise its natural elements and topography and to also provide housing diversity.

For example, any higher density dwellings may be concentrated towards the middle of the site, which has a lower lying profile and a high, dense tree canopy, therefore maintaining the existing imprint and interface with the surrounding community.

Any master planning process will involve the local council, relevant authorities, the community and stakeholders, and include thorough consultation on potential use of the land and open space.

**New development will likely bring increased traffic? Will there be new entry points off St Bernards Road?**

A traffic assessment will be undertaken during the master planning phase. This is likely to occur following pre-consultation with the key stakeholders including the Department of Infrastructure and Transport and the local community. Traffic management in and out of the site will be determined from there.

**Will the new development prompt the removal of any existing trees?**

The Magill campus is blessed with dozens of large 20-plus metre trees and an extensive canopy that help to screen the campus from the surrounding area. It is the intention that these nature features, including the Third Creek linear trail are celebrated and utilised in the same way within any new development.

An arborist survey will be conducted in the first instance to assess the health of all trees across the site. Retention of the existing tree canopy will be prioritised as part of the master planning process, with Renewal SA exploring all reasonable development options and design solutions to minimise potential tree impact and allow for the planting of additional vegetation (including trees) within the project.

**Will any land be retained as open space? If so, how much?**

There is a statutory requirement for a minimum 12.5% greenspace. The type and final percentage will be determined during the master planning process and in conjunction with the community.

**What will happen to the playing fields and greenspace within the main campus site?**

UniSA has indicated that it intends to continue operating on the current university campus, located on the west of St Bernards Road for up to ten years.

The campus site, and its facilities, including the soccer playing field will remain under the operational control of the university during this period.

The open space outcomes within the future residential development will be determined during the master planning process, which will include extensive community consultation.

Any new development will require the inclusion of at least 12.5% green open space.

**Will the local soccer teams which use the Magill campus playing fields be kept informed of future development on the site?**

Yes. All local sporting clubs with an interest in the land will be regularly updated about any future changes and development plans for the site. Individual clubs will have an opportunity to comment on future development plans as part of the master planning process.

**What will happen to the greenspace to the east of St Bernards Road?**

The university has indicated that the land east of St Bernards Road, currently housing its storage sheds, a car park and an unmarked playing field is surplus to its needs. Planning for this portion of land is anticipated to commence in September 2024 through the master plan process.

Consultation will occur with the local community and relevant stakeholders on potential future use of this land, and we will work with the local council and relevant authorities through the master planning process.

**Will the childcare centre on Bunday Street close?**

The Magill Campus Community Children's Centre, located at 14-16 Bunday Street, Magill, has a lease agreement with UniSA, which the university will continue to manage until the lease's conclusion in January 2028. Future childcare requirements will be considered as part of the master planning and engagement process.

**Will the new development retain the university swimming pool?**

The campus swimming pool has not been open since the summer of 2021/22 due to significant capital and maintenance requirements and underutilisation. Its operational control will remain with the university for the duration of its peppercorn lease. Its use beyond that time is yet to be determined.

**Will the heritage-listed Murray House be demolished as part of the development?**

No. Murray House is a wonderful Local Heritage-listed building and will be preserved in accordance with the state's heritage laws. Its future use will be incorporated into the site's master plan including options for the site to be reused in its current built form.

**What will community and stakeholder engagement entail?**

A three-step engagement process, starting in the last quarter of 2024, is anticipated during the master planning process to ensure comprehensive involvement.

Initial engagement will encompass face-to-face discussions with key stakeholders, alongside drop-in sessions, and online platforms to gather community insights for drafting concept plans.

Subsequent consultations will focus on exploring potential land uses and presenting draft master plan options.

The final stage will involve further consultation to refine the preferred master plan option.

Concurrently, Kaurna engagement will be integrated throughout the process. This will include a Yarning Circle and opportunities to contribute to the naming of reserves and new roads, as well as providing input on reserve design features, artwork, and plantings. Additionally, targeted engagement initiatives will be conducted with local primary and secondary school students, as well as Children's University member schools.

**How can I have my say?**

Further information about how you can have your say on the future use of the main campus site on the west of St Bernards Road and the land east of St Bernards Road, will be provided once the master planning process commences. Renewal SA will be in touch with the local community in the last quarter of 2024. Drop-in clinics and online engagement will be a core focus.

**Why is Renewal SA developing the land?**

Renewal SA has a proven track record improving the lives of South Australians by delivering greater livability, sustainability and housing affordability across our state.

Renewal SA will act as lead developer over the site, in partnership with the private sector. This acquisition offers us a tremendous opportunity to plan for future development that aligns with community needs and aspirations. We are committed to engaging with the local community to understand their perspectives and incorporate their insights into our planning process and have already begun this engagement process with the elected members of the City of Campbelltown.

**I am a private developer. How do I get involved in any future commercial development at the Magill site?**

Renewal SA will be seeking private sector leadership and participation at the appropriate time to deliver future development on this site.