

From: [REDACTED]
Sent: Tuesday, 12 November 2024 6:34 PM
To: DHUD:Office of Minister Champion
Cc: Emily Bourke
Subject: Consultation for Magill Campus

Follow Up Flag: Follow up
Flag Status: Flagged

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I write to request the consultation for the redevelopment of this site is extended until late February. I attended the consultation and have written of my concerns to the Minister, lastly in September. I have yet to receive a response from the Minister. I raised these concerns again with at the consultation process. I have since that time have further issues I wish to raise.

I feel as if this process is being rushed and I want to feel as if our very real concerns deserve the respectful consideration. This space is of major importance and greatly valued by our community. We do not want our quality of our community life and the environment and wildlife negatively impacted by this development. Be respectful, give the consultation process time.

Thank you

OFFICIAL

From: [REDACTED]
Sent: Sunday, 29 September 2024 6:36 PM
To: DHUD:Office of Minister Champion
Subject: Magill Campus Site

Follow Up Flag: Follow up
Flag Status: Flagged

Hon Nick Champion
Minister for Housing and Urban Development
Minister for Planning

Dear Minister

I was pleased to receive a recent letter regarding the Uni SA Magill campus from my local Member Hon Vincent Tarzia, in which he noted that at a meeting with you as the Minister for Planning, he received a verbal commitment that the Government will seek to preserve the Creek Bed, Childcare Centre and as many trees as possible.

In correspondence I received from you were aware there are 'many trees on the campus site, several of which are significant'. I find your verbal commitment and understanding that 'several' trees on the Magill campus site are significant, far from reassuring. A very rough count and measurement of trees on the Magill campus site (not including those the other side of St Bernard's Road) by my husband and myself, we found 153 significant trees and 22 registerable trees, NOT counting any trees along the creek line.

In my earlier correspondence, I expressed my concern about maintaining the treescape and canopy as habitat for koalas, wildlife and recreation for the local community. I spoke of the corridor of trees from the campus through the Gums along Third Creek as important habitat for koalas that must be preserved. We must protect our urban forest. Its importance of which is consistent with Green Adelaide's commitment to 'a cooler, greener, wilder and more climate-resilient metropolitan South Australia that celebrates our unique culture.'

I am not against urban infill to provide housing. However, I am committed to 'smart infill'. To quote the Conservation Council of SA, 'smart infill' maximises the retention of existing trees and retains the benefit offered by mature trees rather than shrubs or immature trees favoured by new developments.'

We have seen how the development on the old McNally site is completely devoid of native treescape.

I ask that you seek from all parties involved in the development an assurance that they properly map and assess all the trees on site and present in the planning process an explanation of how they will preserve and maintain all significant and registerable trees on the site.

Yours sincerely

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Tuesday, 22 October 2024 1:21 PM
To: DHUD:Office of Minister Champion
Subject: Magill UniSA campus re-development

Follow Up Flag: Follow up
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The Hon Nick Champion MP

Minister for Housing and Urban Development

GPO Box 11032
Adelaide SA 5001 or MinisterChampion@sa.gov.au

Dear Minister Champion,

I am writing to you regarding the proposed development of the University Campus at Magill.

As a resident of Magill, I am seeking your assurance that the development will strike an acceptable balance between the Government's need to boost housing in the State and the community's desire to retain as much valuable green space as possible.

The Magill Campus is of considerable historical, cultural and environmental significance and while Renewal SA has indicated that these attributes will be preserved in any future development we feel it necessary to re-emphasise to you their importance to our community.

Critically, the development needs to consider a range of issues including, but not limited to the following:

- The preservation of Third Creek and its immediate environs, as well as the many mature trees on the site, including those on the Northern boundary of the existing oval and to the East of St Bernard's Road and especially those that are designated as being significant. We need to ensure that the current 17% canopy range that exists in Campbelltown Council is maintained and reaches the 30% recommended target for major cities. Continued public access to the creek and its environs is also essential.
- The retention and expansion of the existing oval on the west side of the campus with some adjustments could accommodate two soccer fields (aligned north-south) and meet the needs of the existing sporting clubs. Additionally, the retention of green space on the East side between Edward Street and Woodforde Road directly next to Magill Kindy to accommodate pre-schoolers activities and to ensure that Prefix Avenue remains a dead-end street as requested by residents.
- The height of any development needs to be limited to the average height of the existing tree canopy with minimal visual intrusion or potential for existing residences to be overlooked.
- Associated matters such as traffic management, with particular emphasis on minimising additional parking on surrounding streets; access to schools; sewer and stormwater management, including the potential for damage from flooding of Third Creek during periods of heavy rainfall, need to be considered as part of the Master Plan and not as an issue to be addressed after construction has commenced. Continued pedestrian access, along with the potential for cycleway through the campus to Magill Road and the north of the site also needs to be considered.

OFFICIAL

- The significant range of wildlife that exists on the site needs to be protected throughout the construction process and beyond.

We feel that the existing campus 'building footprint' offers sufficient hard surface area to accommodate the Government's plans without the need to encroach on existing green space or adopt a 'high-rise' approach which would be totally out of character with the immediate surroundings and in stark contrast to the Village of Magill concept only recently completed and embraced by all of us.

The Magill Campus site offers the residents of Magill and Campbelltown a unique environment in a council area that is already subject to considerable infill, shortage of active open space areas and loss of green space. As such, I seek your assurance and commitment that the proposed development will be sensitive to the needs of the community and that any future development on the site will be sensitive to and preserve the beauty, history and cultural significance of the site for all to enjoy.

Yours Sincerely,



Magill

From: [REDACTED]
Sent: Monday, 11 November 2024 10:58 AM
To: DHUD:Office of Minister Champion; emilybourke@parliamentsa.gov.au
Cc: Renewal SA:Engagement
Subject: Uni SA Magill Campus

Follow Up Flag: Follow up
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Dear Minister Champion,

I am writing to formally request an extension for the consultation and planning process regarding the redevelopment of the Magill UniSA Campus, following your comments on ABC Radio with David Bevan on Friday, 8th November. During this conversation, you remarked, "***If the community desires an extension, we simply need to ask,***" and I am indeed reaching out to request an extension of the full master planning process.

At the Community Engagement forum on 22nd October, you expressed, "With proper strategic planning from the start, we can ensure we get the fundamentals right." This sentiment underscores the importance of keeping our community fully engaged throughout this process, ensuring that our voices shape the development of this site in a way that reflects our collective values and needs. And needless to say the community are not impressed to date.

This site is not merely a parcel of land to be rezoned for generic housing; it's an oasis, a unique space that deserves our respect and preservation. We've been told there's a ten-year horizon for development, yet everything feels hurried—what exactly is the agenda here? We won't be rushed or backed into a corner. Our community deserves a thoughtful, transparent process that honours the special character of this place

As a deeply invested local community, we believe this vital green space warrants a thorough and transparent consultation process. The current timeline feels insufficient to fully capture the community's input and address the range of issues affecting both the West and East sides of the campus. Furthermore, the online feedback portal has posed accessibility challenges for some residents, potentially limiting participation. Extending the consultation period to at least til **mid-February 2025** would allow our community to engage meaningfully, providing well-considered feedback that will ultimately strengthen the final master plan. And we expect in-person consultation not just on-line.

Additionally, we request that the deadline for releasing the finalised Master Plan be extended until **late 2025 or mid 2026**, in alignment with the expanded consultation period. This added time would allow for a thoughtful and inclusive approach, ensuring that the Master Plan genuinely reflects the needs of our community and preserves the natural beauty and open spaces of this unique site.

We look forward to hearing your favourable response and working collaboratively with the Community.

Regards

Magill

OFFICIAL

From: [REDACTED] **Sent:** Monday, 11 November 2024 11:51 AM
To: DHUD:Office of Minister Champion
Cc: Emily Bourke; Renewal SA:Engagement
Subject: Magill Campus- urgent request

Follow Up Flag: Follow up
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Dear Minister,

Following your remarks on ABC Radio with David Bevan on Friday, 8 November, suggesting that community members can request an extension to the Renewal SA Public Consultation period, I am writing to formally request that the consultation period be extended until mid-February 2025. Additionally, I urge that the release of the Master Plan be delayed until late 2025.

The current consultation process appears inadequate and, unfortunately, risks being perceived as a mere procedural formality rather than a meaningful opportunity for community input.

The scope of themes available for public feedback is limited and fails to address the full range of critical community concerns. For instance, there is no dedicated theme for traffic management to address the potential exacerbation of existing congestion around the development site, which is already under considerable strain. Similarly, environmental impact considerations are not adequately addressed, nor is there an invitation for innovative ideas regarding the repurposing of existing structures.

Furthermore, the online feedback platform itself poses challenges. The initial 300-character limit per theme—though recently expanded to 500 characters following feedback—remains restrictive, and navigation within the platform is not user-friendly. We believe the inclusion of a free-text field with an unlimited character count would facilitate more substantive contributions from community members.

I respectfully ask that you consider these requests to ensure a more inclusive and effective consultation process.

Thank you for your attention to this matter.

Magill resident

OFFICIAL

From: [REDACTED]
Sent: Monday, 11 November 2024 12:45 PM
To: DHUD:Office of Minister Champion
Subject: Fwd: Letter to Nick Champion:

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Mr Champion:

subject: Uni SA Magill Campus Consultation

Following your comments on ABC Radio with David Bevan on 8 November, I'm formally requesting an extension for the consultation and planning process for the Magill UniSA Campus redevelopment. You mentioned that if the community wants an extension, we simply need to ask—so I am reaching out to request a thorough, extended master planning process.

This site is more than a simple development opportunity; it is a valued green space that deserves thoughtful stewardship. Despite a projected ten-year timeline, the pace feels accelerated, raising concerns about the motives behind the rush. Our community needs a transparent, open planning process—one that isn't rushed or constrained by external pressures. We are after a progressive Government that thinks about Community not just to make \$\$

To ensure all voices are considered, I'm requesting an extension for the consultation period to mid-February 2025. This additional time would enable comprehensive community feedback, helping to create a plan that genuinely reflects our needs and preserves this unique space. Additionally, many residents have faced challenges with the online portal, so in-person consultations should also be part of this process.

We also ask that the deadline for the final Master Plan be pushed to late 2025 or mid-2026, allowing adequate time for thoughtful, inclusive planning that respects the site's natural beauty and significance to the community.

We look forward to a positive response and to working together on a plan that truly reflects the community's vision.

Sincerely,

[REDACTED]
Magill Matters Group

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Tuesday, 12 November 2024 9:08 AM
To: DHUD:Office of Minister Champion; Emily Bourke; Renewal SA:Engagement
Subject: Magill UniSA Redevelopment

Follow Up Flag: Follow up
Flag Status: Completed

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Hi,

I am concerned with the short consultation and planning time allocated to the UniSA site redevelopment at Magill. The consultation has been limited and has been rushed and the online component is difficult to navigate. At the community drop in sessions I attended it seemed the project officers were rather unfamiliar with the area and the local concerns. The community DOES want an extension. This is an important redevelopment and a unique opportunity to plan something thoughtful and innovative that could stand as a national role model for future urban development. It is not something to be rushed. I ask for an extension of the community consultation until Feb 2025 and that the Master Plan released is pushed back as well. This needs to be done right not quickly.

Yours sincerely,

[REDACTED]
[REDACTED] Magill
[REDACTED]

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Wednesday, 13 November 2024 12:48 PM
To: DHUD:Office of Minister Champion
Cc: Renewal SA:Engagement
Subject: Magill Uni campus – we need the consultation period extended!

Follow Up Flag: Follow up
Flag Status: Completed

Dear Minister Champion

I am one of hundreds of locals concerned about plans for the Magill Campus. We need more time than you have allowed for this first part of consultation so that we may meaningfully assist with the design and planning process. I understand you are the person empowered to make this change.

I have lived in the area almost 20 years and only found out as I was walking my dog through the campus and a local asked me if I would be attending the in-person sessions (I attended both).

The timeline you have set does not allow for adequate consultation. **Please extend the current period to the end of February.** This will give us all time over the summer break to talk to neighbours to get involved, gather useful information, to have conversations with Renewal SA staff (their address CCed) and learn more about what Oxigen and the consulting teams think about the opportunities and challenges.

I await your affirmative response.

[REDACTED]

CC

[REDACTED]

Vince Tarzia
Renewal SA engagement team

OFFICIAL

From: [REDACTED]
Sent: Wednesday, 13 November 2024 8:40 PM
To: DHUD:Office of Minister Champion
Subject: Request for extension of Magill UniSA Campus consultation period

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from claudia.pronol@gmail.com. [Learn why this is important](#)

Dear Mr Champion

I am writing to you regarding the consultation process for the proposed redevelopment of the Magill UniSA Campus. I would like to formally request an extension to the consultation period until mid February 2025 and an extension of the release of the final structure Master plan until late 2025, as I believe the current timeframe does not allow for adequate community input, especially given the significant concerns raised by local residents.

The consultation events were scheduled for only two days — one on a Saturday during peak times when parents are bringing their children to extracurricular activities, and the other on a Tuesday afternoon when parking around the university is restricted. These two days are insufficient for ensuring a wide range of voices are heard. To foster meaningful engagement and to address the serious concerns that the development raises, I believe additional time and opportunities for public input are essential.

My primary concerns with the development, particularly the proposal for additional housing, include the following:

1. **Traffic Congestion:** The traffic around the university, especially on St Bernard's Road, is already severely congested, particularly during peak hours. St Bernard's Road is notoriously poorly maintained, with numerous potholes and divots. Adding more housing to the area will only exacerbate this issue, making it even more challenging for residents and commuters.
2. **Overdevelopment:** Infill development is already occurring around the campus, with many older homes being demolished to make way for new properties. These new developments, often consisting of 2 to 4 homes per block, are contributing to an overall sense of overcrowding. Additionally, the nearby Hamilton Hill development, which includes the addition of 200 homes, is still under construction and will further strain local infrastructure.
3. **Strain on Community Facilities:** The proposal for additional housing raises questions about the capacity of local services and facilities. Magill School is already on a capacity management plan, and there are significant waiting lists for local swimming schools. Additionally, many community sports teams rely on private school facilities, which are already stretched. I am concerned about the ability of local amenities to accommodate an influx of new residents and families.
4. **Loss of Green Space:** The development will result in the further loss of valuable green space in our area. These spaces are critical for the well-being of the community, and the university campus itself has the potential to serve as a central community hub. This would allow for public spaces that could benefit local residents, as well as provide much-needed recreational facilities. With infill development occurring at the rate it is, we should prioritize the protection of all green and open spaces.

In light of these concerns, I propose that the university campus be reimagined as a community hub with the following features:

1. **Swimming Pool:** There is a dire need for more recreational swimming facilities. The ARC pool is constantly at capacity, and local families struggle to find available pools for their children. A new pool on the university campus would alleviate some of this pressure and provide a valuable resource for the entire community. It

could also serve as a great alternative to the ARC pool during the summer months. I personally avoid the ARC due to overcrowding.

2. **Theatre Space:** Many local dance schools rely on private school facilities for their performances, but these spaces are limited. A dedicated theatre space at the university would provide much-needed facilities for the arts and benefit many local performance schools.
3. **Gymnasium:** The only competitive gymnastics school in the eastern suburbs, Saints Gym, is facing the prospect of losing its home next year. After ten years of searching for a permanent venue, they would greatly benefit from having a dedicated gymnasium space on the university campus. This would allow them to expand their class offerings to young athletes in the area. Saints Gym already employs over 50 young people, many of whom have grown with the club. Without a permanent venue, young athletes may be forced to travel great distances to access training, which would be detrimental to their development and well-being.

Given the significant growth in the area, the lack of adequate recreational facilities, and the increased pressure on existing infrastructure, I urge you to consider these concerns seriously. This is a significant decision that will have lasting effects on the community, and once made, it cannot be easily reversed. An extension to the consultation period would allow for more comprehensive input from the community and provide an opportunity to explore alternatives that would better serve both the current and future needs of residents.

I appreciate your consideration of this request and look forward to hearing your response. Should you need further information or clarification on any of the points I've raised, please do not hesitate to contact me.

Thank you for your attention to this important matter.

Sincerely,

residents of Magill for the last 11 years.

From: [REDACTED]
Sent: Wednesday, 13 November 2024 8:59 AM
To: DHUD:Office of Minister Champion
Cc: Emily Bourke; Tarzia, Vincent
Subject: Magill Uni SA Campus

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Minister Champion,

I am writing to express my serious concerns about the proposed development of the Uni SA Magill Campus. After meeting with representatives from Renewal SA, Oxigen, and attending the recent community consultation, I am left with more questions than answers. Conflicting viewpoints and contradictions among staff on essential topics such as environmental protection, preservation, and the environmental study report have raised significant red flags for myself and many others in the community.

Additionally, the urgency surrounding the timeline for finalising the master plan is troubling. It feels as though there is an eagerness to check the “consultation” box and move forward quickly; however, we will NOT accept that approach. On one hand, we’re reassured that development won’t happen for another 10 years; on the other, there’s pressure to push through an approved master plan on a tight timeline. This inconsistency is unsettling and creates distrust within the community. We need a genuinely transparent process that allows for thorough community engagement and a clear commitment to preserving this important site.

Reports that draft planning has already commenced feel premature and inequitable, especially considering the significant opposition & concerns within our community for the proposed housing development on this cherished site. (West Side) I am also disappointed to learn that the Campbelltown Council has engaged extensively with the State Government and Renewal SA regarding plans for both the East and West sites, without adequate community involvement. It is essential that our voices are truly included in this process, and fostering meaningful dialogue should be a top priority.

The Magill Campus, with its established urban forest and vital green space, deserves preservation, particularly given South Australia’s climate and status as the driest state. At a time when our state should be leading in environmental stewardship, we are falling behind in protecting tree canopy and vegetation. Spaces like Magill Campus are essential for sustaining biodiversity and fostering a resilient environment for future generations. I don’t consider myself a NIMBY, but having spent time in Europe, I’ve observed how far behind we are in preserving heritage and green spaces compared to other Western countries, even other Aus States. It would be tragic to see mature trees & vegetation, which provide essential canopy and habitat, removed only to be replaced with saplings that have much lower survival rates.

Conversations with the local community make it clear that we envision a government that values long-term environmental and community interests over immediate financial gains. Developing a state-of-the-art facility for recreation, sports, and cultural engagement would be a progressive and forward-thinking use of this site. The government has an exceptional opportunity to create an

internationally recognised landmark that showcases leadership in sustainable, community-centered development—a vision that extends far beyond housing alone.

The proposed developments, like Norwood's "Green" village, may seem innovative, but there's a significant difference between building on a site that previously housed old warehouses and constructing on a pristine urban forest like the Magill Campus, where extensive green space will be lost. Additionally, I am puzzled by the Campbelltown City Council's plan for a \$75 million upgrade to their current premises. Why not relocate to the Magill Campus site instead? The campus already has state-of-the-art facilities, including a library and well-equipped spaces that the Council—and the broader community—could benefit from. Demolishing these established buildings to make way for housing seems like a waste of resources. Using the existing infrastructure would be both sustainable and forward-thinking. And I'm not even in politics!

The Hamilton Hill development has demonstrated the pitfalls of poor planning and remember this Infill is **Magill's Infill**, we have the lowest % of green space in the area.. Given the health benefits green spaces offer, especially amid the rising mental health challenges in our state, prioritising preservation should be a key consideration for this government and would probably save them a lot of money in health claims.

We sincerely appreciate your commitment to listening to the community

Thank you for your attention to this critical matter.

[REDACTED]
[REDACTED]
- Magill

OFFICIAL

From: [REDACTED]
Sent: Thursday, 14 November 2024 8:04 PM
To: DHUD:Office of Minister Champion; Emily Bourke; Renewal SA:Engagement
Subject: Renewal SA/Magill UniSA Consultation - Requesting an Extension

Follow Up Flag: Follow up
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Dear Minister Nick Champion, Emily Bourke, and
staff at Renewal SA,

We would like to request more time for the consultation process. The current timeline is rushed, and we want to ensure every voice in our community is heard. With an extension, we can continue to work together to develop a master plan that reflects our shared vision and values.

We would like a consultation extension until mid-February 2025 and a final Master Plan timeline in late 2025.

Kind regards,

[REDACTED]
[REDACTED]
Magill SA 5072

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Friday, 15 November 2024 11:32 AM
To: DHUD:Office of Minister Champion
Subject: Fwd: Letter to Nick Champion:

Follow Up Flag: Follow up
Flag Status: Flagged

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ministerchampion@sa.gov.au

Dear Mr Champion:

subject: Uni SA Magill Campus Consultation

Following your comments on ABC Radio with David Bevan on 8 November, I'm formally requesting an extension for the consultation and planning process for the Magill UniSA Campus redevelopment. You mentioned that if the community wants an extension, we simply need to ask—so I am reaching out to request a thorough, extended master planning process.

This site is more than a simple development opportunity; it is a valued green space that deserves thoughtful stewardship. Despite a projected ten-year timeline, the pace feels accelerated, raising concerns about the motives behind the rush. Our community needs a transparent, open planning process—one that isn't rushed or constrained by external pressures. We are after a progressive Government that thinks about Community not just to make \$\$

To ensure all voices are considered, I'm requesting an extension for the consultation period to mid-February 2025. This additional time would enable comprehensive community feedback, helping to create a plan that genuinely reflects our needs and preserves this unique space. Additionally, many residents have faced challenges with the online portal, so in-person consultations should also be part of this process.

We also ask that the deadline for the final Master Plan be pushed to late 2025 or mid-2026, allowing adequate time for thoughtful, inclusive planning that respects the site's natural beauty and significance to the community.

We look forward to a positive response and to working together on a plan that truly reflects the community's vision.

Sincerely

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Sunday, 17 November 2024 1:59 PM
To: DHUD:Office of Minister Champion
Subject: Uni SA site- Magill.

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Minister Champion,

I am writing to you regarding the proposed development of the university campus at Magill.

As a resident of Magill I am seeking your assurance that decisions made about the development preserve as much green space as possible for this community.

The Magill Campus is not only of considerable historical and environmental significance but is a valuable sanctuary for wildlife and also a vital green space for the community.

Critically, I also would like to ensure you deliver your latest promise to extend the community consultation period for this development-as mentioned on the radio recently with David Beven.

I think this would certainly demonstrate to the community that you are listening to our concerns.

It puzzles me that there seems to be such a short period of time and there are a lot more discussion required about this valuable parcel of land.

In particular I feel as Housing Minister you should be more focussed on the repair of public housing, which would alleviate the pressure on homeless services and also provide housing to families who currently are in dire situations such as living on the streets or sleeping rough.

I do not believe the housing proposed in the Magill Uni site will alleviate these issues at all. The argument that there will be "affordable housing" within the development does not fly at all as the families that would desperately need a home would not be able to afford a home in the estate at your current formula of average wages in SA.

W

The critical issues i also see for this site are:

preservation of third creek and its entire creek line- currently home to echidna's and wildlife

preservation of all trees on the western side of this proposed development

preservation of the entire oval on the western side of this development

an absolutely comprehensive examination of services available in this area to service the hundreds of people who may consider living in this housing- such as school availability, childcare availability, medical services, public transport

A comprehensive examination of traffic flow along St Bernards rd, into Magill road- which currently has huge issues during weekdays.

We only have to look at the completely disastrous Hamilton Hill development to understand the terrible impact to the environment, traffic flow and loss of trees. Adelaide as I am sure you are aware has one of the poorest rates of tree canopies in Australia.

Some of the more innovative ideas which should have been considered for this site may have been to repurpose the current buildings for International Student accommodation for all of Adelaide's universities. There is currently a huge shortage of student accommodation and you huge proposed development on North Terrace will go nowhere to address this within a timely manner.

There are many more issues the community are concerned about-as you may have understood from your recent evening meeting with Emily Bourke and Renewal SA.

I think, as a resident of Magill you should consider carefully all of the impacts this proposed development may cause and listen to and involve the community more in any decisions made to this site.

This is a critical matter to us and wish to remind you that as an elected government your duty is to represent voters responsibly and act in the best interests of communities.

Yours Sincerely,

[REDACTED]
Magill

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Monday, 18 November 2024 11:17 AM
To: DHUD:Office of Minister Champion
Cc: Renewal SA:Engagement; Emily Bourke
Subject: Request for Extension on Magill UniSA Campus Redevelopment Consultation and Planning Process

Follow Up Flag: Follow up
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Dear Minister Champion,

I am writing to formally request an extension for the consultation and planning process regarding the redevelopment of the Magill UniSA Campus following your comments on ABC Radio with David Bevan on Friday, November 8th. You mentioned, "*If the community desires an extension, we simply need to ask*," and we are indeed asking for an extension of the full master plan structure process.

At the Community Engagement forum on October 22nd, you stated, '*With proper strategic planning from the start, we can ensure we get the fundamentals right.*' This planning is why it's so important that our community, deeply committed to the success of this project, remains engaged and fully involved throughout the process—to make sure our voices continue to shape the future development of this site in a way that reflects our values and needs.

This vital green space deserves a thorough and transparent consultation as a very invested local community. The current timeline is too brief to adequately capture the community's input and address the issues affecting the campus's west and east sides. Furthermore, the online portal for feedback has proven challenging for some residents to navigate, limiting accessibility to the process. Extending the consultation period to mid-February 2025 would allow our community the time to engage and provide well-considered input properly, ultimately strengthening the final master plan.

Additionally, we request that the deadline for the finalised Master Plan structured plan release be extended until late 2025 to reflect this expanded community input. With more time, we can ensure that the Master Plan genuinely serves our community and honours this unique site's natural beauty and open spaces.

Thank you for considering this request and your commitment to fostering an inclusive and thorough planning process. I am grateful for all your assistance and guidance and look forward to your response on securing an extended timeline for this consultation.

Regards, [REDACTED]

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Monday, 11 November 2024 9:32 AM
To: Emily Bourke
Subject: Proposed Development- Magill Campus

Dear Ms Bourke,

I am writing to formally request an extension for the consultation and planning process regarding the redevelopment of the Magill UniSA Campus, following Nick Champion's comments on ABC Radio with David Bevan on Friday, 8th November.

At the Community Engagement forum on 22nd October, Mr Champion stated, "**With proper strategic planning from the start, we can ensure we get the fundamentals right.**" This is why it's so important that our community remains engaged and fully involved throughout the process—to make sure our voices continue to shape the future development of this site in a way that reflects our values and needs.

As a resident of Magill, I believe that this vital green space deserves a thorough and transparent consultation. The current timeline is too brief to adequately capture the community's input and address the wide range of issues affecting both the West and East sides of the Campus. Extending the consultation period **to mid-February 2025** would allow our community the time to properly engage and provide well-considered input, which will ultimately strengthen the final master plan.

Additionally, we request that the deadline for the finalised Master Plan structured plan release **be extended until late 2025** to reflect this expanded community input. With more time, we can ensure that the Master Plan genuinely serves our community and honours the natural beauty and open spaces of this unique site.

Thank you for considering this request.

Regards,

[REDACTED]

[REDACTED] Magill

[REDACTED]

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Friday, 8 November 2024 8:02 PM
To: Emily Bourke
Subject: Feedback on the future of UniSA site at Magill

To the Assistant Minister to the Premier and Minister of Autism Emily Bourke MLC

I am writing to you regarding the future of the UniSA campus at Magill. I attended the meeting on the 22nd of October and was alarmed at the lack of information about what SA Renewal are intending for the site. No clear answers were given except to promote Oxigen and other projects that have been undertaken.

I agree with the brave speakers on the night regarding the following points

- loss of tree canopy impacting on native wildlife
- loss of significant trees
- high density multiple story dwellings are not in keeping with the well established suburb of Magill
- loss of Uni oval
- foreign investment and ownership is an issue
- traffic congestion
- parking issues with residents and visitors
- narrow streets
- rubbish collection
- storm water infrastructure
- more infill means hotter suburbs

Progress is inevitable but not at the expense of losing the character of this leafy green suburb. Infill is all well and good when done with the purpose of keeping the integrity of the area ensuring no multistory dwellings and keeping green open spaces for future generations to enjoy. We do not want a Hamilton Hill situation!!

Thank you for the opportunity to respond and share my feedback on the future of the UniSA site.

Kind regards

OFFICIAL

OFFICIAL

From: [REDACTED]
Sent: Tuesday, 22 October 2024 10:58 PM
To: DHUD:Office of Minister Champion; DPC:Premier
Subject: UniSA Magill campus

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

Dear Minister Champion,

I hope you will read this and that my letter to you as a my elected representative, will not just sit in someone's Inbox.... I have worked in Public Health both at the coalface clinically and in management positions, so I am somewhat cynical about whether you will receive this, or not.

Firstly, thank you for coming along to the Community engagement at Uni SA Magill campus tonight. And listening to our concerns. I am a member of the Magill Matters Action group.

I am not sure that you aware of the recent 450+ dwellings, already imposed on us residents in Magill, by the Hamilton Hill Estate development. It comes under the Adelaide Hills Council, but borders Magill on the Eastern edge.

So all of the traffic flows through Magill.

It used to be the Juvenile Detention Centre and had a large area of bushland behind it. John Rau, the previous Labor Planning Minister sold it all off to a Chinese Consortium. This developer cleared a massive amount of trees and bush and demolished everything in sight.

I attended so called Community engagement meetings and little changed.

450 dwellings went up, and a little bit of green space was left at the very top.

Why not do something radical and actually preserve the beauty and important ecology of the Uni SA campus with it's sporting grounds and gym and Allied Health

Maybe even use some of the buildings for TAFE to train much needed tradespeople?

I hope you may think on these suggestions.

We not only have a housing crisis but we also have trades skill shortage, and a climate crisis. Especially living in such a dry state as ours.

Yours sincerely,

[REDACTED]
Magill
[REDACTED]

OFFICIAL

From: [REDACTED]
Sent: Tuesday, 12 November 2024 1:49 PM
To: DHUD:Office of Minister Champion
Cc: DPC:Premier; Hartley EO; morialta; mayor@campbelltown.sa.gov.au
Subject: Re: UniSA Magill Campus

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from

[Learn why this is important](#)

Dear Mr. Champion,

I am very concerned about the proposed development at the UniSA Magill Campus and have attended both the public meetings and the consultation sessions that have been held. I do understand the need to provide more housing stock in Adelaide but worry that current planning is being undertaken in haste and without considering the broader impact on our city and local communities. Building high density housing in an old suburb like Magill does not account for our lack of infrastructure, and an inability to develop capacity for increased traffic, and the overall loss of green space and tree canopy coverage.

At present, traffic on St. Bernards Rd and Magill Rd is very heavy from approx. 7.30am to 9am, and again from 4pm to 6pm. The new development at Hamilton Hill (on the old detention facility site) has added a number of vehicles to this area - and these vehicles struggle to exit Glen Stuart Rd. and Norton Summit Rd in the mornings. This is partly because there is a lot of traffic that already cuts through on Norton Summit Rd from the Adelaide Hills in the morning, to avoid Greenhill Rd and the Freeway, and partly because of how many new houses (and cars) that have been added to the area already.

Adding to this congestion, is the fact that the area between Glen Stuart Rd and Vine St is zoned industrial, and new industrial sites are being currently approved in this area. For example, there are two new developments in construction on Edward St, one new development on Vine St, a new development on Ballantyne St. and a further site being cleared on Vine St. There are already a large number of trucks that enter and exit this industrial area, and as these trucks cannot easily exit onto Magill Rd., they are using local suburban streets like Edward St and Woodfore Rd to exit west onto St Bernards Rd. Locals in the Magill area also report that more and more cars are now cutting through suburban streets between St. Bernards Rd and Glynburn Rd to avoid the congestion of the upper end of Magill Rd.. Developing the UniSA site with high density housing will not only add to the traffic in this area, but it will effectively sandwich the industrial zone between two high density housing developments. This is hardly family friendly planning!!

In terms of local infrastructure, the local school, Magill Primary, is already over-capacity. When trying to enrol my granddaughter in the local school to start reception this year, my daughter was told there was no guarantee of a placement, despite the fact that we live only two streets away from the school. The school has already built new classrooms to manage the student load, and the only way they can now increase capacity would be to lose one of their (small) ovals. If local children cannot attend their local school, their parents are forced to drive them to schools further away, which adds to the traffic problems in the area and can easily contribute to the social isolation of families. The local shops have very limited parking capacity, and it is already impossible to park there anytime after 4.30pm. The established local GP clinic, Magill Family Practice, is hard to get into for appointments, and locals avoid the pathology service there as it is too busy.

I understand these may seem like minor complaints, but actually one reason people live in suburbs further out from the city is because they enjoy a sense of local community and they want access to local services. Community satisfaction leads to better outcomes in terms of public health including mental health. The other important aspect of public health is green space, not only to mitigate the impact of climate change and increased temperatures in

OFFICIAL

urban areas, but also to facilitate exercise and positive mental health. The current planning laws in Adelaide allow developers to build across entire blocks of land, with no possibilities for the planting or replacing of trees and gardens. There is an abundance of information and knowledge available to you about the risk this poses to our climate - every inch of concrete and paving adds heat to the environment. Every tree lost from old gardens being razed is a tree lost!

I would ask that you very carefully consider the big picture when looking at what development will be approved for the UniSA site. The big picture means considering the impact of tree canopy and green space loss, as well as the impact on the local school, the local roads and businesses, and the overall well-being of all the people who call Magill home. We already have one large high density housing development in the area (Hamilton Hill) and do not need more developments of this scale.

The preservation of a large amount of green space available on the Eastern and Western side of this campus is actually an incredible opportunity for this government, and for our political leaders. Having the courage to plan for the impact of rising temperatures, to plan for the preservation of birdlife and wildlife - to acknowledge that people need access to open spaces, to public gardens, to trees - this is your opportunity. Spaces like this are not readily available, and once you build on them they are lost forever.

Please consider the legacy you are creating.

Respectfully yours,

(local Campbelltown resident)

From: [REDACTED]
Sent: Wednesday, 13 November 2024 9:46 AM
To: DPC:Premier
Subject: Opposition to development proposal of Magill Uni SA Campus

You don't often get email from [REDACTED] [learn why this is important](#)

Hallo Premier

I am writing to you this morning to raise my absolute opposition to the proposed destruction of the Magill Campus as outlined in the development proposal with the land now sitting with renewal SA.

I oppose the idea that any development of this land is necessary for housing.

What must and should happen is the land is retained completely as open space and the existing buildings are either demolished as carefully as possible to reduce impact on the environment or repurposed as part of the Adelaide University with no additional infringement on the open land around the buildings.

I have lived around the area for many years and know it well.

- Unless this Government understands that open land cannot always be destroyed and built on then in South Australia we will have further native species extinction taking place.
- In Australia we have the highest level of native species extinction in the world all due to land clearing.
- It is not enough to "retain" pockets of open space as outlined in the proposed development, the whole site must be retained.
- Native species do not respond well or thrive and some do not survive at all with this planning idea that pockets of habitat surrounded by houses and roads are enough. This idea is false and very outmoded.
- The removal of the existing vegetation, trees, shrubs and all plantings will contribute to rising temperatures, falling rainfall and a threat to our own human species at some point.

So Premier, I ask you to be brave and take a stand to save the environment at Magill Campus. Please reverse the decision your government has taken to have this area developed and instead of destruction be remembered for creating. Please retain all of it.

- The Magill Campus land can easily be retained. It can be declared a Conservation Park and included with and linked to the Morialta Conservation Park.
- Taking this type of action would put your government in the history books and save many species and help to change the direction of unnecessary destructive development of our open spaces.
- Further land could be purchased by your government over time, throughout the district creating a direct link to the existing Morialta Conservation Park and providing a superb green wildlife corridor environment for our native species to survive in, including helping the human species to survive.
- What a historic decision it would be for this government.
- This is truly something that any parent or grandparent would be happy to tell their children and grandchildren about but there is only shame in confessing responsibility for destruction of our environment.

In addition to the environmental destruction, the proposal

- Will cause more traffic congestion and people congestion in the area which is already suffering from too much congestion all due to the inappropriate dense housing which has been shoved into the area
- Cause existing residents to experience a very substantial loss of amenity because of the congestion and inappropriate drain on services, roads, public transport, schools etc in the area.
- Arrogantly fails to provide sufficient time for the community to voice their concerns, cynically rushing the consultation and placing it at the end of the year when the community is busy with end of year and Christmas activities.

OFFICIAL

- The online feedback option available on the Renewal SA site is also completely inadequate providing a space of only 500 words to complete a response per question and it seems to signal that this government is not really interested in receiving feedback.

I have been a Labor voter my whole life but because of the ongoing destruction of our environment over the years due to the bad Planning Laws and bad Labor Government decisions I cannot continue to support a Labor Government unless there are changes and most of my friends feel the same way and are all incredibly disappointed.

I hope you will read my email and that it travels further than one of your advisers or liaison officers and that you really think deeply about the destruction you and our government are proposing at the Magill Campus.

Sincerely

OFFICIAL

From: [REDACTED]
Sent: Wednesday, 13 November 2024 1:59 PM
To: DPC:Premier; DHUD:Office of Minister Champion; Emily Bourke; Renewal SA:Engagement; mail@campbelltown.sa.gov.au; james.stevens.mp@aph.gov.au; morialta; Hartley EO; leaderoftheopposition@parliament.sa.gov.au
Subject: Request to extend community consultation for the development of Magill Uni site

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from jrakic@hotmail.com. [Learn why this is important](#)

Dear Premier, Ministers, and local representatives,

I am emailing to request your consideration for the extension of the community consultation period for the development of the Magill University site.

There needs to be more advertising of the intent for this site and more active engagement with the community to alert them to the Renewal SA and the Government's plans and more efforts to invite the community to participate fully in the consultation. After all, the minister and Renewal SA state how important community consultation is. The current consultation period is far too short for proper community involvement.

From Renewal SA's website:

- We inform – providing the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions
- We consult – obtaining public feedback on analysis, alternatives and/or decisions.
- We involve – working directly with the public throughout the process to ensure that concerns and aspirations are consistently understood and considered.
- We collaborate – partnering with the public in each aspect of the decision including the development of alternative and the identification of the preferred solution.
- We empower – placing decision making in the hands of the public.

We would also request a full environmental impact study as well as a traffic study to ensure proper consideration has been given to the impact of developing this site. This report should be available for public review during the community consultation period.

I hope for your positive action,
regards

OFFICIAL

21/10/2024

The Hon Nick Champion MP
 Minister for Housing and Urban Development
 GPO Box 11032
 Adelaide SA 5001

RECEIVED
 3 OCT 2024

BY: _____



Dear Minister Champion,

I am writing to you regarding the proposed development of the University Campus at Magill.

As a resident of Magill, I am seeking your assurance that the development will strike an acceptable balance between the Government's need to boost housing in the State and the community's desire to retain as much valuable green space as possible.

The Magill Campus is of considerable historical, cultural and environmental significance and while Renewal SA has indicated that these attributes will be preserved in any future development we feel it necessary to re-emphasise to you their importance to our community.

Critically, the development needs to consider a range of issues including, but not limited to the following:

- The preservation of Third Creek and its immediate environs, as well as the many mature trees on the site, including those on the Northern boundary of the existing oval and to the East of St Bernard's Road and especially those that are designated as being significant. We need to ensure that the current 17% canopy range that exists in Campbelltown Council is maintained and reaches the 30% recommended target for major cities. Continued public access to the creek and its environs is also essential.
- The retention and expansion of the existing oval on the west side of the campus with some adjustments could accommodate two soccer fields (aligned north-south) and meet the needs of the existing sporting clubs. Additionally, the retention of green space on the East side between Edward Street and Woodforde Road directly next to Magill Kindy to accommodate pre-schoolers activities and to ensure that Prefix Avenue remains a dead-end street as requested by residents.
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- The significant range of wildlife that exists on the site needs to be protected throughout the construction process and beyond.

We feel that the existing campus 'building footprint' offers sufficient hard surface area to accommodate the Government's plans without the need to encroach on existing green space or adopt a 'high-rise' approach which would be totally out of character with the immediate surroundings and in stark contrast to the Village of Magill concept only recently completed and embraced by all of us.

The Magill Campus site offers the residents of Magill and Campbelltown a unique environment in a council area that is already subject to considerable infill, shortage of active open space areas and loss of green space. As such, I seek your assurance and commitment that the proposed development will be sensitive to the needs of the community and that any future development on the site will be sensitive to and preserve the beauty, history and cultural significance of the site for all to enjoy.

Yours Sincerely,

[REDACTED] Magill SA 5072

21/10/2024

OFFICIAL

OFFICIAL

21/10/2024

The Hon Nick Champion MP
 Minister for Housing and Urban Development
 GPO Box 11032
 Adelaide SA 5001

RECEIVED
 30 OCT 2024



BY:

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[REDACTED] Magill SA 5072

21/10/2024

21/10/2024

The Hon Nick Champion MP
 Minister for Housing and Urban Development
 GPO Box 11032
 Adelaide SA 5001

RECEIVED
 3 OCT 2024

BY: _____



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21/10/2024

OFFICIAL

OFFICIAL

21/10/2024

The Hon Nick Champion MP
 Minister for Housing and Urban Development
 GPO Box 11032
 Adelaide SA 5001

RECEIVE] 30 OCT 2024

BY:



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Yours Sincerely,

[REDACTED]
 Magill SA 5072
 21/10/2024

October 22nd 2024

The Hon Nick Champion MP
Minister for Housing and Urban Development
GPO Box 11032
Adelaide SA 5001 MinisterChampion@sa.gov.au



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Yours Sincerely

[Redacted]
[Redacted]

Magill, SA 5072

OFFICIAL

21st October 2024

The Hon Nick Champion MP
Minister for Housing and Urban Development
MinisterChampion@sa.gov.au



Dear Sir,

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I will be attending the meeting tomorrow evening whilst my son has basketball training in the gymnasium, this would be another great opportunity to provide a similar new facility including changing rooms, etc for this sport and others previously mentioned above.

Yours Sincerely,

Magill

OFFICIAL

OFFICIAL

21 October 2024

The Hon Nick Champion MP
Minister for Housing and Urban Development
MinisterChampion@sa.gov.au



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- The height of any development needs to be limited to the average height of the existing tree canopy with minimal visual intrusion or potential for existing residences to be overlooked.
- Associated matters such as traffic management, with particular emphasis on minimising additional parking on surrounding streets; access to schools; sewer and stormwater management, including the potential for damage from flooding of Third Creek during periods of heavy rainfall, need to be considered as part of the Master Plan and not as an issue to be addressed after construction has commenced. Continued pedestrian access, along with the potential for cycleway through the campus to Magill Road and the north of the site also needs to be considered.
- The significant range of wildlife that exists on the site needs to be protected throughout the construction process and beyond.

We feel that the existing campus 'building footprint' offers sufficient hard surface area to accommodate the Government's plans without the need to encroach on existing green space or adopt a 'high-rise' approach which would be totally out of character with the immediate surroundings and in stark contrast to the Village of Magill concept only recently completed and embraced by all of us.

The Magill Campus site offers the residents of Magill and Campbelltown a unique environment in a council area that is already subject to considerable infill, shortage of active open space areas and loss of green space. As such, I seek your assurance and commitment that the proposed development will be sensitive to the needs of the community and that any future development on the site will be sensitive to and preserve the beauty, history and cultural significance of the site for all to enjoy.

Yours Sincerely,

Magill