

MAGILL – KEY MESSAGES AND FREQUENTLY ASKED QUESTIONS

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Frequently Asked Questions

What did the state government pay for the land?

The Heads of Agreement between The University of Adelaide, UniSA and the state government outlined that the government would purchase UniSA's Magill campus, which at is surplus to university requirements for \$64.5 million (subject to valuation).

<https://www.premier.sa.gov.au/media-releases/news-items/historic-agreement-to-create-university-for-the-future>

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 for housing. 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 under the Planning and Design Code 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 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 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 structure plan and any future 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. 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 side will be development 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?

Leading South Australian integrated design firm Oxigen has been appointed by Renewal SA in August 2024 to undertake master planning for the site.

Oxigen specialises in urban design, landscape architecture, urban planning and ecology, and will lead a multi-disciplinary team to look at key issues on the site, ranging from landscape design, traffic and transport, service planning, community and environmental needs.

Oxigen’s work is featured on key projects including Lot Fourteen, Railway Plaza in Victor Harbor, The Kaurna Circle and Karrawirra Parinangku at the University of Adelaide, Tonsley Innovation District, Glenelg’s Jetty Rd Master Plan, and Ikara at Wilpena Pound.

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

The process of engagement for the master planning process will run until mid-2025, following by lodgement of a Code Amendment that will support the agreed vision for the project area. It is anticipated the code amendment will commence at some point following the completion of the master planning process. It is anticipated the code amendment process will take between 12 and 18 months to complete.

Both processes will include extensive community consultation.

Is there a height limit on any development?

The main campus site currently has a number of buildings between 1 and 4 storeys in height. Any new built form is anticipated to be determined while respecting the existing tree canopy and surrounds. The building height for the project area will be explored through the master planning process.

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.

A 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 broader canopy that help to screen the campus from the surrounding area. It is the intention that these natural features, including the Third Creek linear trail are celebrated and utilised 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 much of the existing mature 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.

Oxigen specialises in creating developments that enhance the local environment. Significant environmental and cultural elements, such as Third Creek and the extensive tree canopy, will also play a pivotal role in shaping the future of the site. Some mature trees outside the Third Creek corridor and Murray House heritage zone will need to be removed to accommodate new housing. This will be determined through the master planning process.

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

There is a requirement for 12.5% greenspace within the development. 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 operate 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 who 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 commenced in August 2024 through the master planning 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 structure plan including options for the site to be reused in its current built form.

Whilst Renewal SA has commissioned Grieve Gillet Architects to explore adaptive reuse investigations for the site, the community will also be asked through the master planning process what types of uses it would like to see operating from Murray House once the university leaves.

What will community and stakeholder engagement entail?

A three-step engagement process, starting in November 2024, is proposed for the master planning process to ensure comprehensive community involvement in planning for the site.

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

Subsequent consultations will focus on exploring potential land uses and presenting a draft structure plan.

The final stage will involve further consultation to refine the structure plan.

Concurrently, Kurna 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. Broader engagement with the community will commence in November 2024 and will continue through to mid-2025. Further community engagement is proposed for the code amendment.

Why is Renewal SA developing the land?

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

It is currently intended that 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 align with community needs and aspirations, and also provides much needed housing supply and diversity of housing types to support the Adelaide housing market.

We are committed to engaging with the local community to understand their perspectives and incorporate their insights into our planning process. Renewal SA has already begun this engagement process with the elected members of the City of Campbelltown council.

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.

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 for \$64.5 million and Crown land occupation rights over part of its Mawson Lakes campus for \$50 million. Both land parcels are surplus to the university's requirements.

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- The Government purchased the entire Magill Campus from UniSA for \$64.5million, with a lease of the land back to the UniSA (and its successor institution Adelaide University once legislated) for a peppercorn rent. Ownership of the land was transferred to Renewal SA 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 hectare):
 - This is the current university campus site and will continue to operate as such over the medium term (up to 10 years) from December 2023.
 - With a leaseback agreement in place for up to 10 years, Renewal SA will commence master planning which will result in a structure plan to help inform rezoning over the coming 1-2 years. A considerable amount of site due diligence will need to occur before any site planning takes place.
 - The site is currently zoned 'Community Facilities Zone' under the Planning and Design Code 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 planning process will involve engagement with 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 minor 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 preserved, and any future use will be incorporated into the structure plan, and development plan of the site. The master planning process will also take into consideration the creek line and significant trees on the site.
 - Renewal SA with the community, will explore adaptive reuse options for Murray House.
 - 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 21/22 due to significant capital and maintenance requirements and underutilisation.

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- 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 on a short-term basis, 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 utilised 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 has commenced a master planning process to inform a structure plan for this site, which is anticipated to take between 6-12 months. This 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 to the eastern UniSA site (26 Edward Street, Magill), on land owned by the Department for Education – accordingly the kindergarten falls outside the project area.

For noting:

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 the delivery timeframes for each site potentially being different. This is deemed necessary to provide greater clarity for the community, to develop an overall vision for the project, and ensure overall better outcomes across the two areas.

Preliminary master planning started in August 2024 and included 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.

Structure planning will inform details such as access points, urban corridor, open spaces, land use, service planning and indicative height of residential development.

The structure plan will inform a subsequent code amendment which will address matters such as the availability of infrastructure, access points, open space and the proposed use of predominantly residential buildings and building heights.

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 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
- City of Burnside – Executive, staff, Mayor and elected members
- UniSA administration - Phil Clatworthy, Facilities Management Director
- 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