

The site now

Adelaide University's Magill campus (the project area) is located within an existing residential area that is serviced from St Bernards Road.

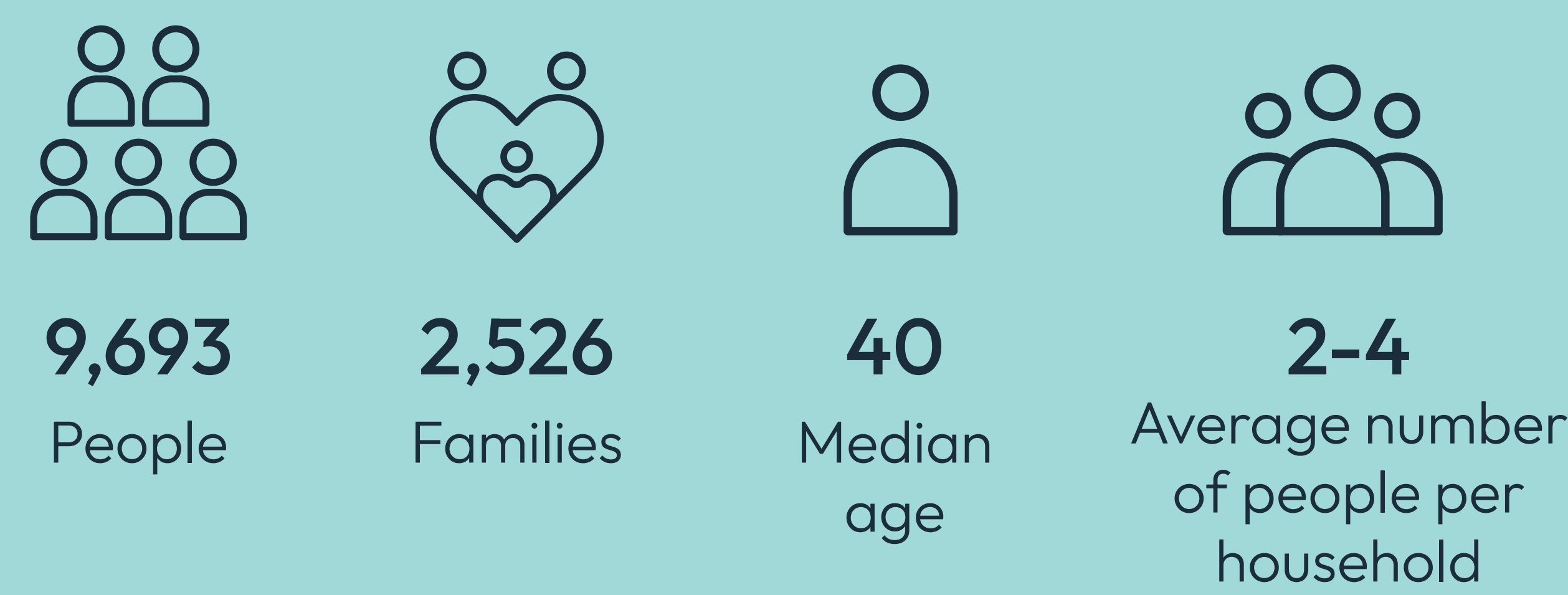
The project area is surrounded by mostly low-density residential housing with some more recent medium-density infill.

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

The redevelopment aims to proceed in two stages. Construction work on the smaller three-hectare parcel to the east is expected to begin no later than 2027.

Work on the 11-hectare western site is a longer-term project, which will require further planning, design and engagement. It is not expected to begin before 2033-34.

Magill suburb key statistics



Australian Bureau of Statistics 2021 Census

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DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS

What you said ...

Step 1 engagement feedback

Community feedback from the initial engagement focusing on the high-level vision, key attributes and opportunities for the site reflected:

- ▼ Strong support for sustainable development that protects community needs and green spaces, especially Third Creek.
- ▼ Consistent calls for inclusive planning that balances growth with long-term environmental and social wellbeing.
- ▼ Clear priority on preserving natural heritage while providing accessible places to gather, play and connect.
- ▼ Expectation that any new housing is sustainable, affordable and respectful of local character.
- ▼ Murray House is retained as a future community hub that supports education and social use while retaining its heritage value.
- ▼ Preference for reusing existing buildings to deliver flexible spaces, community services and recreation.
- ▼ Ongoing concern about traffic, with a focus on safety, liveability and sustainable transport.



Renewal SA has considered all of the feedback received through the initial engagement and has been mindful of community feedback, particularly in relation to the local environment, the future of Murray House and how significant attributes, such as Third Creek and the existing tree canopy, will play a pivotal role in shaping the site's future.

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**DELIVERING LASTING IMPACT
THROUGH PROPERTY AND PROJECTS**

The planning, engagement and development process

Community engagement - NOW

This second engagement step is seeking community members' feedback broadly on the draft Magill Campus Structure Plan and also on potential open space features for the eastern site.

Community feedback will help inform the approach to the eastern site and longer-term planning and engagement for the west.

The Magill campus offers an opportunity to plan for future development that aligns with community needs and aspirations.

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

A staged approach is being taken, with the initial engagement undertaken from November 2024 to February 2025 focusing on the high-level vision, key attributes and opportunities for the site.

Draft Magill Campus Structure Plan

Community feedback from the initial engagement helped to develop the draft Magill Campus Structure Plan outlining a long-term vision for a green, inclusive and sustainable neighbourhood that seeks to protect community assets, while responding to growing aged care demand across Adelaide.

The plan prioritises the protection of the Third Creek biodiversity corridor and tree canopy and ensures the retention and enhancement of key community assets, including sports and community facilities and the heritage-listed Murray House.

More than 60 per cent of the main site will be retained for open space, sport and community use.

Development and further planning

The redevelopment aims to proceed in two stages. The smaller three-hectare parcel east of St Bernards Road is expected to begin no later than 2027. It will be developed under its existing neighbourhood zoning.

Development of the main 11-hectare campus site to the west is not anticipated to commence before 2033-34, due to the ongoing lease with Adelaide University.

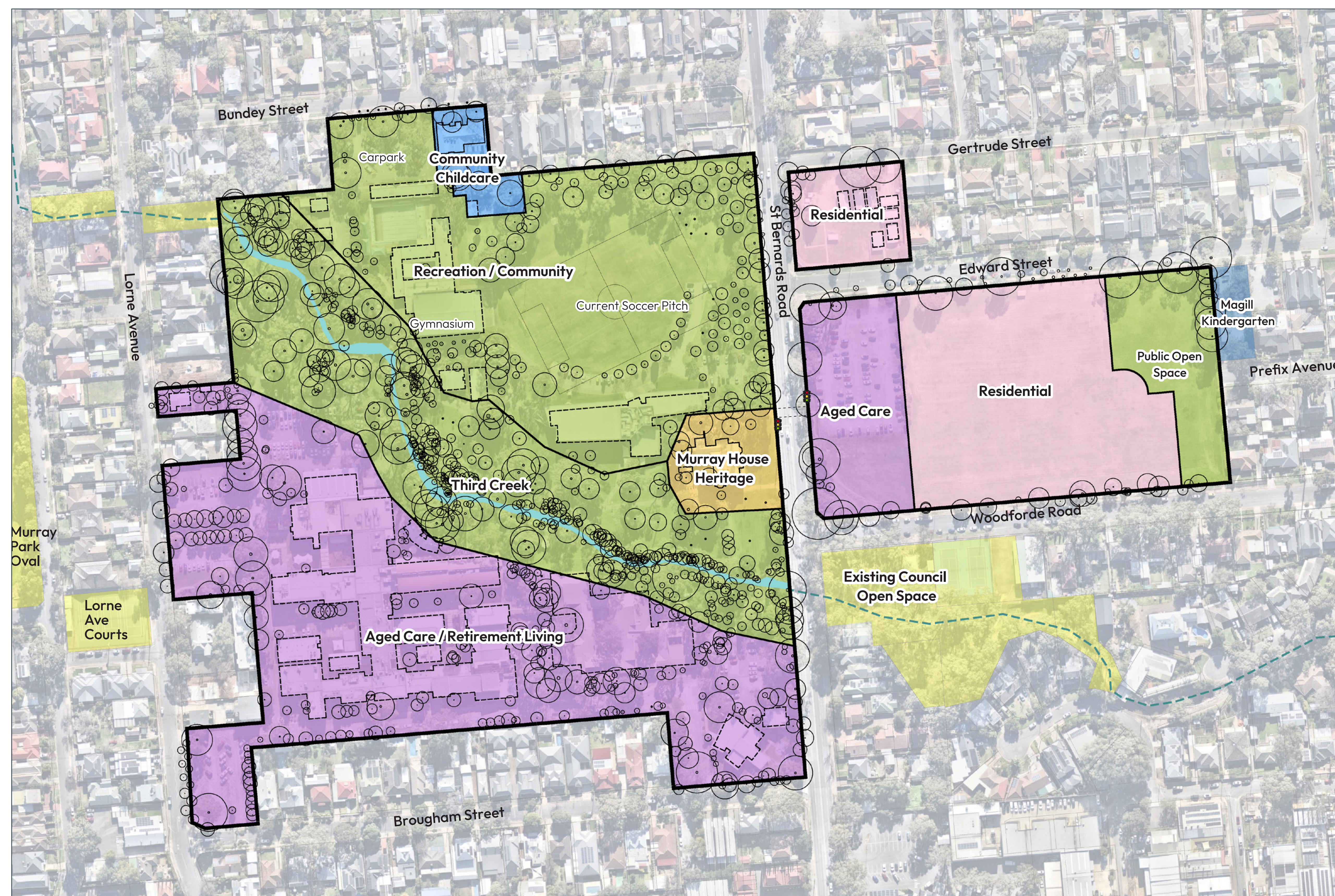
More detailed planning for the main site will include further community engagement.



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Magill Campus Draft Structure Plan

This plan outlines the long-term vision for a thoughtfully planned, green neighbourhood that protects community assets and responds to growing aged care demand in the area.



Key Features

Eastern parcel (3 hectares)

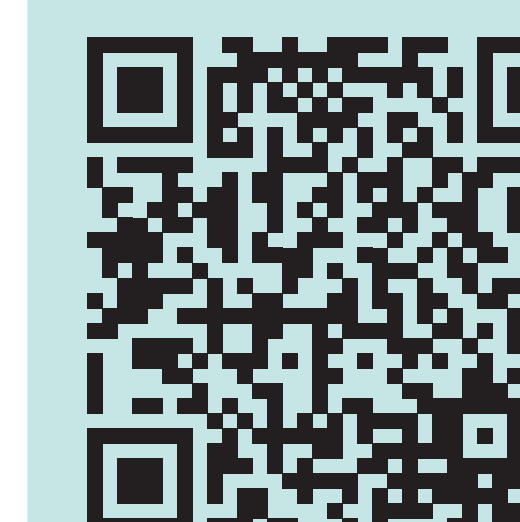
- ▼ Homes for market sale – maximum 100 residential dwellings
- ▼ Affordable sale homes, ideal for young families and professionals to be sold through HomeSeeker SA – minimum 20% of total housing

- ▼ Aged care / retirement living
- ▼ Open green space – minimum 17%
- ▼ 30% tree canopy target
- ▼ All development in keeping with existing neighbourhood zoning
- ▼ Construction set to begin no later than 2027, following detailed master planning

Western parcel (11 hectares)

- ▼ More than 60% of site to be retained for open space, sport and community use
- ▼ Protection of the Third Creek biodiversity corridor, significant trees and native vegetation that surround the creek
- ▼ Retention and enhancement of key sport and community facilities, including a gym upgrade
- ▼ Aged care and retirement living to be built largely on the footprint of existing University buildings
- ▼ Mix of building heights, limited to 5-storeys with the intention of not exceeding the tree canopy

- ▼ Walk-through public access to Third Creek will be maintained through any development on site
- ▼ Existing Community Facilities Zone to be retained, with a new Subzone to allow for aged care and retirement living
- ▼ Murray House retained as an important heritage asset
- ▼ Children's Centre retained on a long-term lease
- ▼ Consideration will be given to reuse of existing buildings
- ▼ Not anticipated to commence until 2033-34 due to ongoing lease with Adelaide University



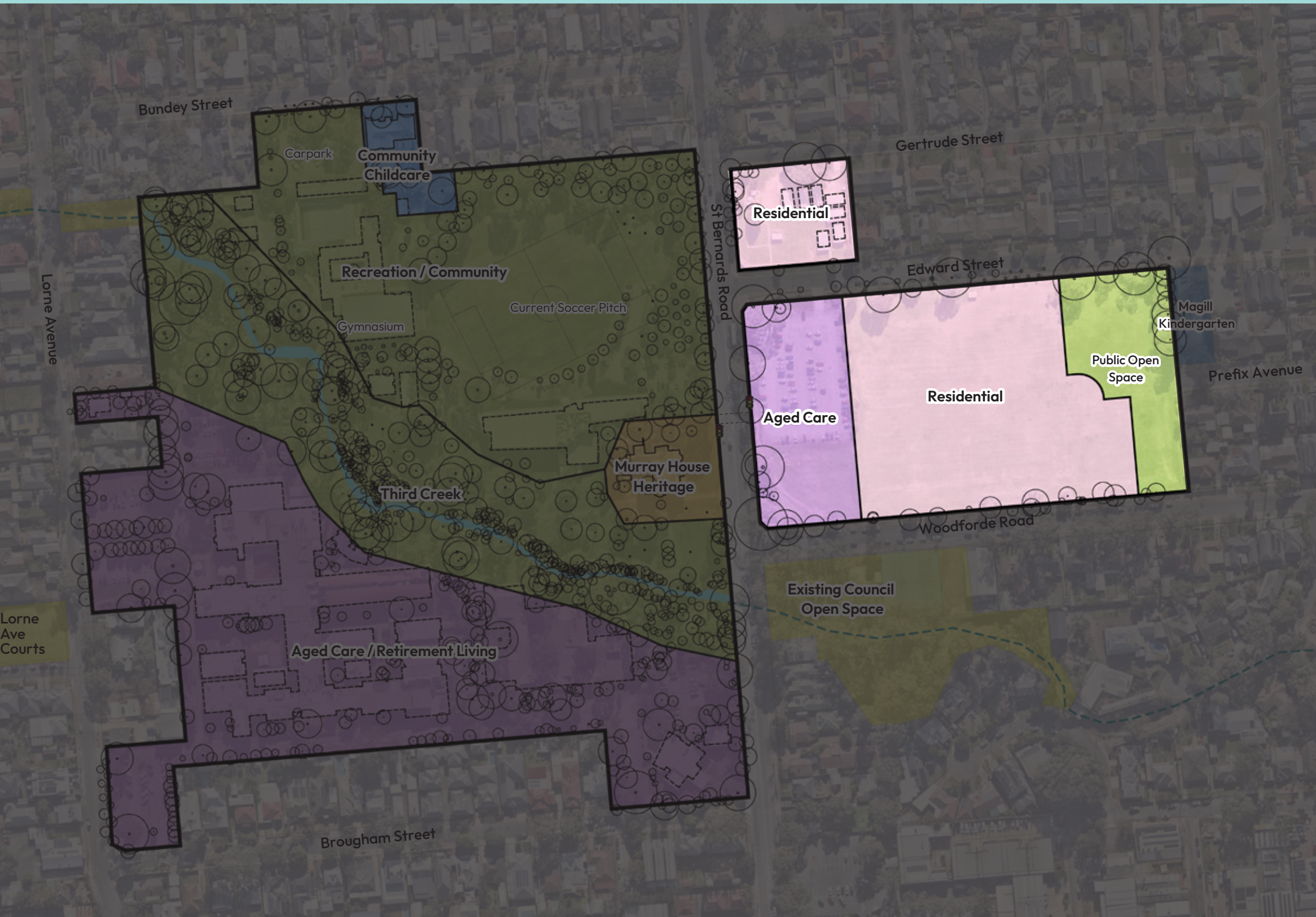
Respond to the online survey via YourSAY.
yoursay.sa.gov.au/magill-structure-plan

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Eastern parcel (3 hectares)

Development of the smaller three-hectare parcel east of St Bernards Road is expected to begin no later than 2027 and will be developed under its existing neighbourhood zoning.

The draft structure plan focuses on this parcel comprising residential and aged care / retirement living development to support ageing in place, in keeping with the existing neighbourhood zoning.



TIMELINE

2024-25

Concept engagement
(report released Feb 2026)

April-June 2026

YourSAy engagement and drop-in

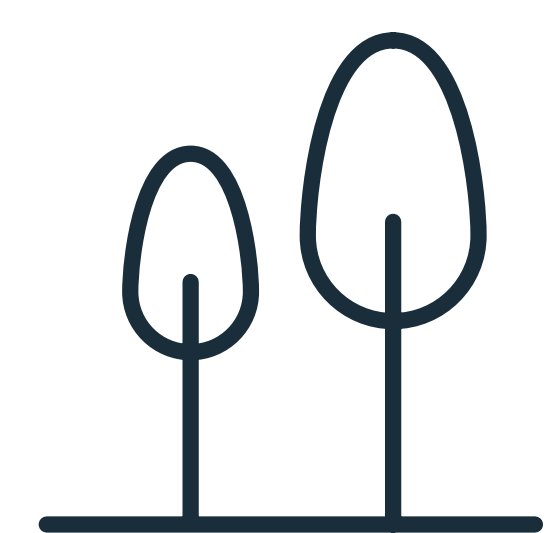
Mid 2026

Engagement Report released

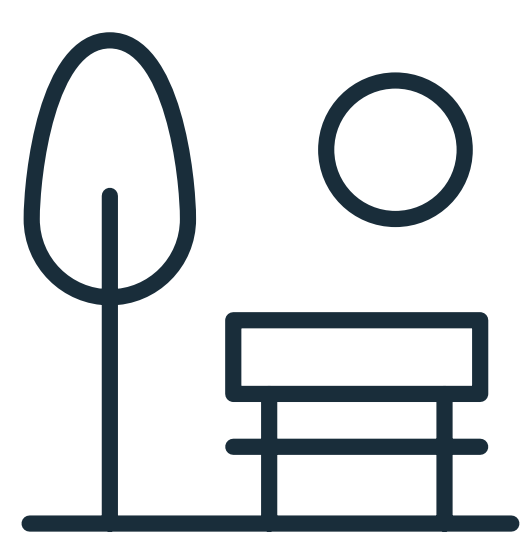
No later than 2027

Construction commences

WHAT THE PLAN SAYS



MINIMUM
30%
TREE
CANOPY



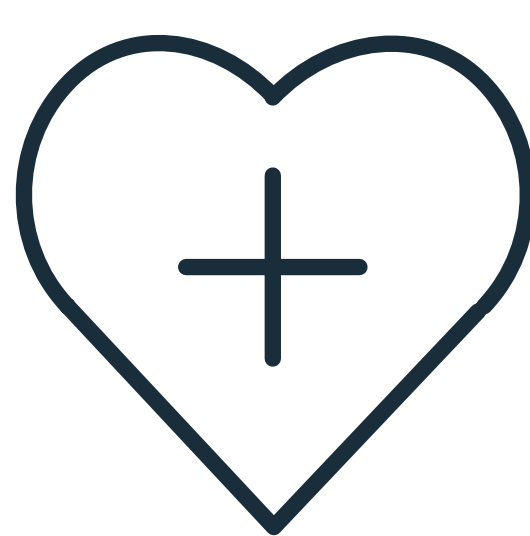
MINIMUM
17%
OPEN
SPACE



UP TO
100
HOMES
FOR SALE



20% AFFORDABLE
APARTMENTS
MARKET SALE
INDIVIDUAL
BLOCKS



AGED CARE
AND RETIREMENT
MULTI-LEVEL LIVING



IN KEEPING
WITH EXISTING
NEIGHBOURHOOD
ZONING

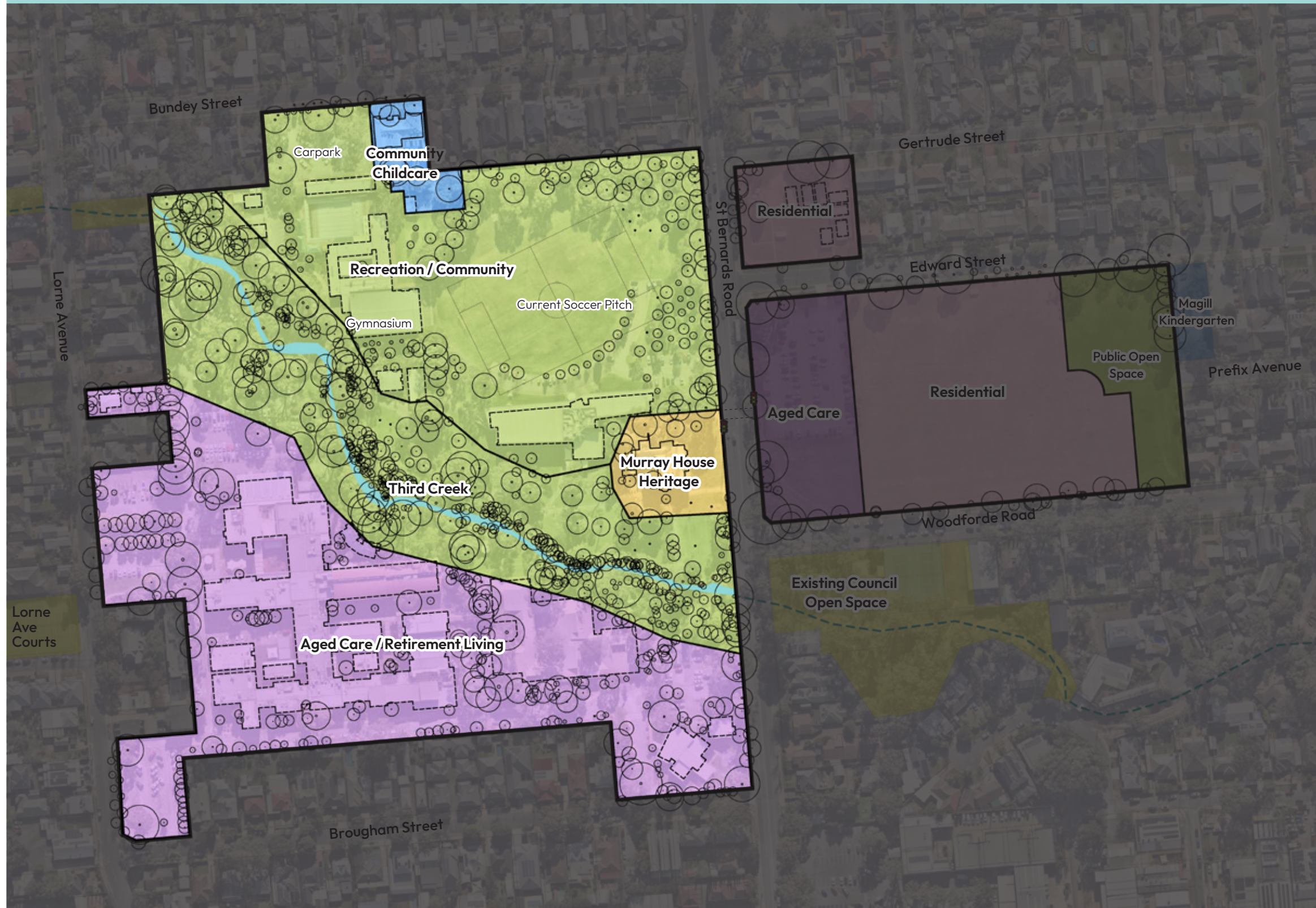


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Western parcel (11 hectares)

Community feedback NOW will help guide more detailed master planning for the Western parcel ahead of further community engagement.

This is a longer-term project. Development of the Western parcel is not anticipated to commence until 2033-34, due to ongoing lease with Adelaide University.



TIMELINE

2024-25

Concept engagement

(report released Feb 2026)

April-June 2026

YourSAy engagement and drop-in

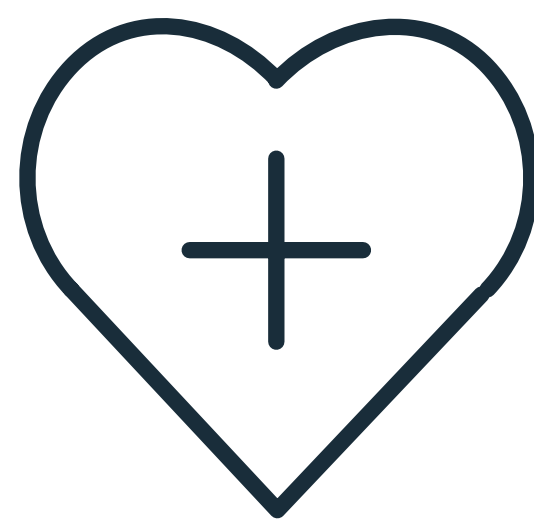
2033-34

Adelaide University vacates the site

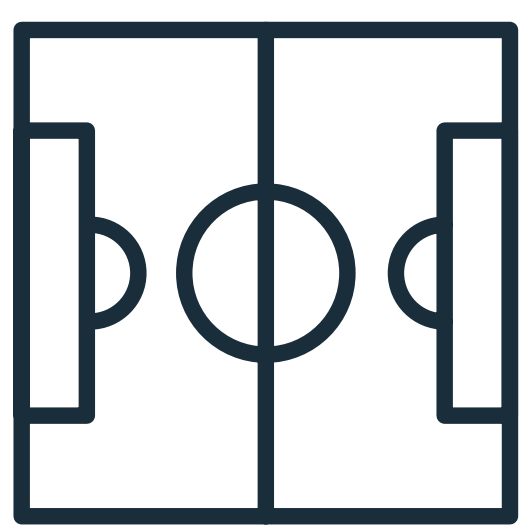
WHAT THE PLAN SAYS



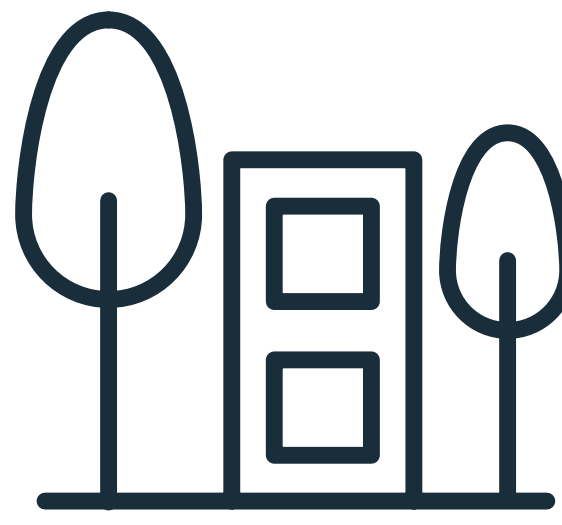
60%
OPEN SPACE,
SPORT AND
RECREATION



AGED CARE AND
RETIREMENT LIVING
LARGELY ON EXISTING
FOOTPRINT



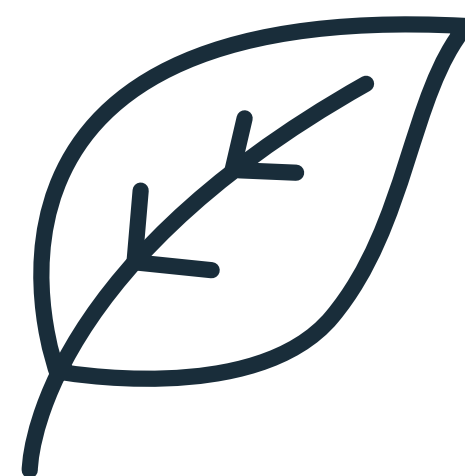
ENHANCE EXISTING
SPORT AND KEY
COMMUNITY FACILITIES



MIX OF BUILDING HEIGHTS, LIMITED
TO 5-STOUREYS WITH THE INTENTION
OF NOT EXCEEDING TREE CANOPY



RETAIN
MURRAY
HOUSE



PROTECT THIRD CREEK
BIODIVERSITY CORRIDOR



MAINTAIN WALK-THROUGH
ACCESS TO THIRD CREEK

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Next steps

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

Activity	Dates
Initial community engagement	Nov 2024 – Feb 2025
Engagement report published	Feb 2026
Draft structure plan released	Feb 2026
Community engagement on draft structure plan	NOW
Engagement Report release	Mid 2026
Construction commences on Eastern parcel	No later than 2027

Timing indicative and subject to change.



Subscribe to receive email updates on the Magill Campus project.

renewalsa.sa.gov.au/projects/magill

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