MAGILL VILLAGE MASTER PLAN

JOINT COUNCILS BRIEFING

25 FEBRUARY 2019

CAMPBELLTOWN CITY COUNCIL

City of Burnside

MAGILL VILLAGE MASTER PLAN

INTRODUCTION

- **Welcome and introductions**
- **How we got here:**
  - Master Plan developed by both Councils and Uni SA in 2013-14
  - Master Plan adopted May-14
  - Project plan endorsed Jul-17
  - JPE Design Studios
  - Joint Councils briefing Mar-18
  - PLEC powerlines undergrounding started Jan-19 (11 months)
  - Discussions with Federal and State MPs underway
- **Benefits of Magill Road redevelopment:**
  - Immediate economic benefit
  - Revitalised streetscape improved pedestrian and shopper experience.
  - Vibrant street life, outdoor dining and pop-up stalls.
  - Safer, more attractive environment for pedestrians and cyclists.
  - Greater exposure for commercial businesses
  - Enhanced liveability
  - Integrated trees, other greenery and landscaping
  - Water sensitive Urban Design (WSUD)
  - Green corridors

MAGILL VILLAGE MASTER PLAN

INTRODUCTION

- **Estimated Costs:**
  - Construction costs $6.7m GST-excl. (Apr-14).
  - Updated cost estimates once detailed design has been undertaken.
  - PLEC costs $5.4m GST-excl. Councils are contributing approx. $850k GST-excl. ea.
- **DPTI:**
  - Draft concept design and traffic design report submitted to DPTI May-18.
  - Currently negotiating with DPTI on concept design.
  - DPTI management had informally expressed support for the Magill Road concept.
  - Recent negotiations focussed on impact on traffic movement.
  - Tonight's briefing will focus on the current design being discussed with DPTI.

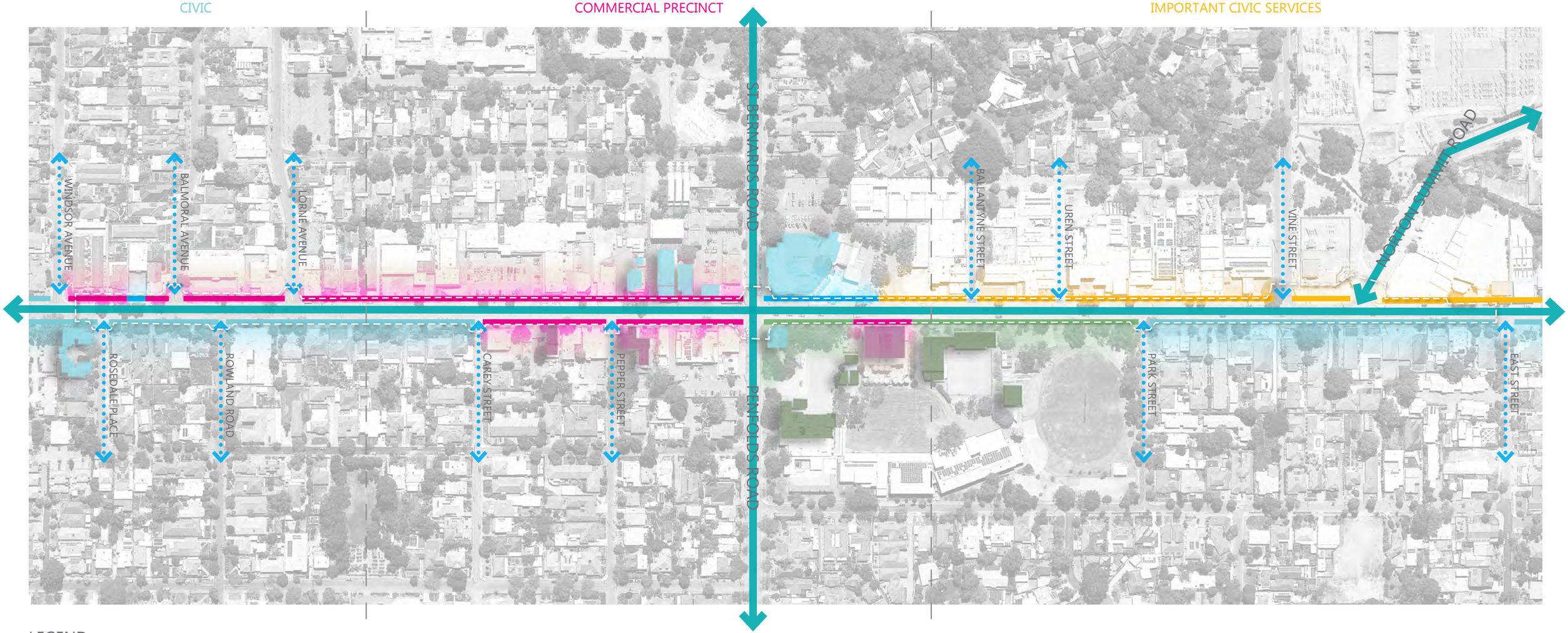
MAGILL VILLAGE CONCEPT DESIGN

SITE ANALYSIS
LAND USE + HERITAGE
VEHICLE CONNECTIONS

RESIDENTIAL
CIVIC

VILLAGE HEART
COMMERCIAL PRECINCT

LIGHT INDUSTRIAL
IMPORTANT CIVIC SERVICES



LEGEND

- MAJOR ROAD
- SECONDARY ROAD
- EXTENT OF WORKS
- RESIDENTIAL
- COMMERCIAL
- COMMUNITY/RECREATION
- LIGHT INDUSTRY
- EDUCATION
- LOCAL HERITAGE
- CULTURAL OR COMMUNITY SIGNIFICANCE
- EDUCATION

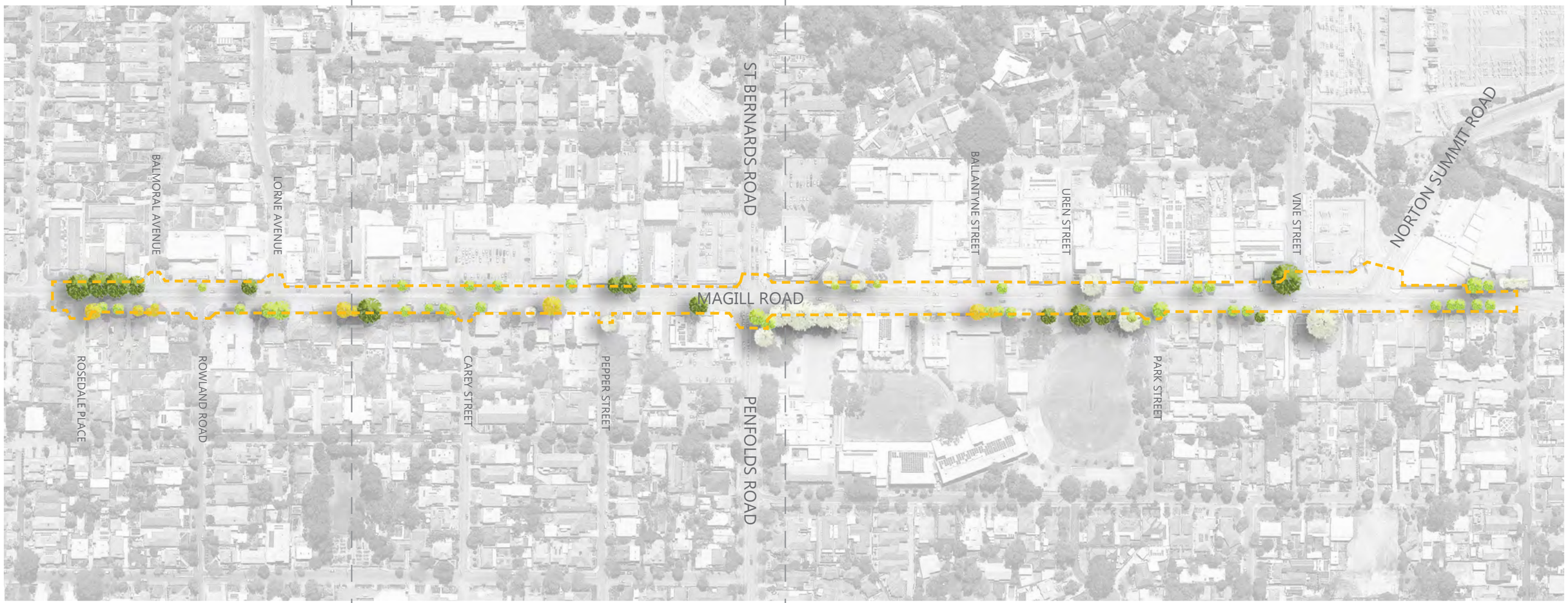
MAGILL VILLAGE CONCEPT DESIGN

SITE ANALYSIS
EXISTING TREES

RESIDENTIAL — CHINESE ELMS

VILLAGE HEART — TUCKEROOS

LIGHT INDUSTRIAL — GUMS



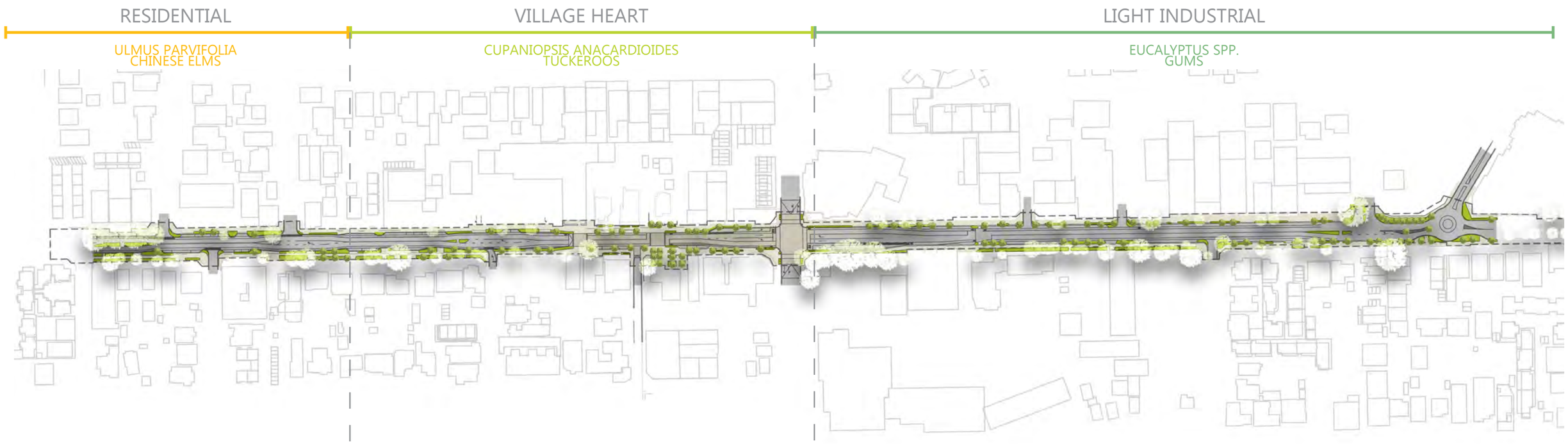
LEGEND

- GUM
- EXOTIC
- NATIVE
- OFF-SITE
- EXTENT OF WORKS

MAGILL VILLAGE CONCEPT DESIGN

TREE CHARACTER ZONES

New tree planting to build upon existing character zone species



MAGILL VILLAGE CONCEPT DESIGN

HISTORIC MATERIALITY + CHARACTER

RED CLAY SOIL DEPOSITS

AREA SUPPLIED THE ADELAIDE BRICK COMPANY

TIMBER FROM FOOTHILLS

TIMBER TRANSPORTATION ON MAGILL ROAD

STRONG POTTERY INDUSTRY HERITAGE

BENNETT'S POTTERY COMPANY EST. 1887

1. TREWENACK'S MAGILL POTTERY
SANDFORD STREET, 1854-1930

2. PIERCY POTTERY
NORTON SUMMIT ROAD, 1866-1895

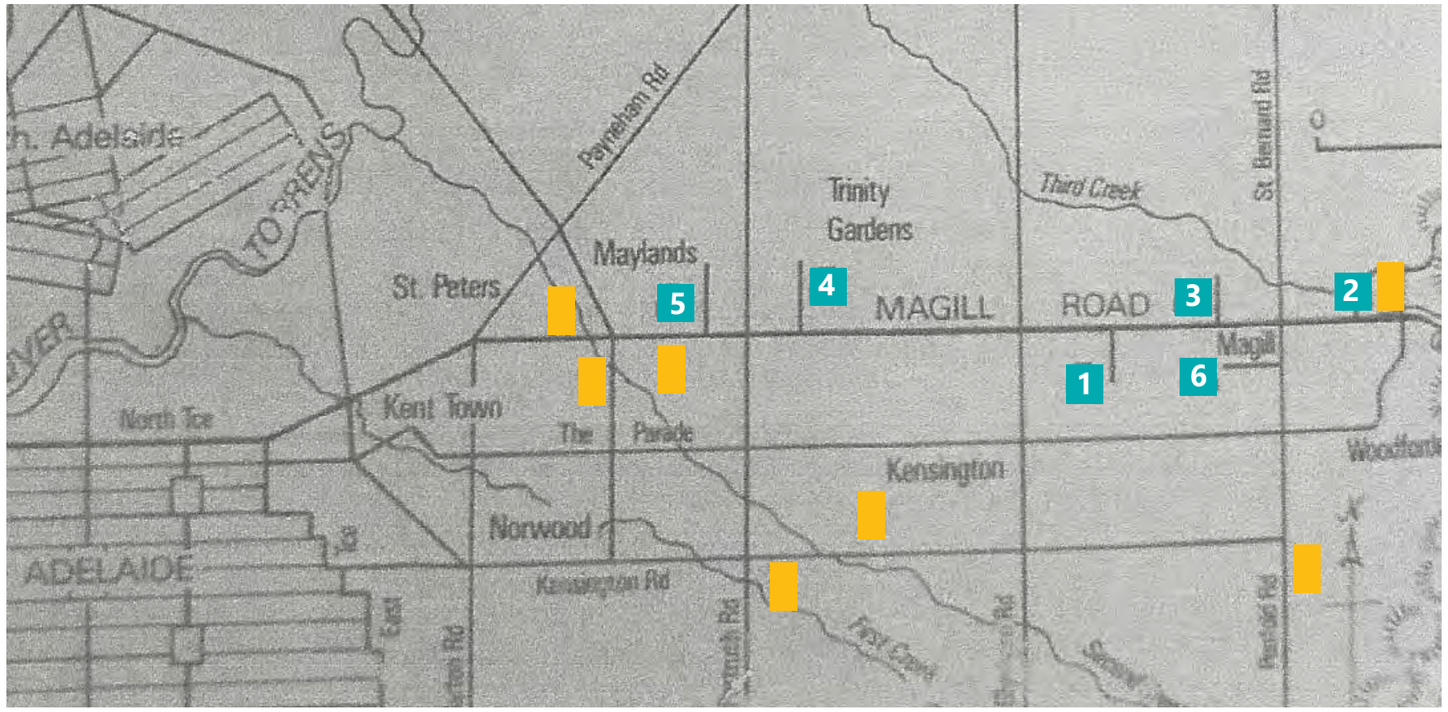
3. H. HENOLDS TERRACOTTA WORKS
LORNE AVENUE, 1887

4. PREMIER POTTERY
AVONMORE AVENUE, 1887-1976

5. LONDON POTTERY
PHILLIPS STREET, 1889-1911

6. BENNETT'S MAGILL POTTERY
CHAPEL STREET, 1890-PRESENT DAY

BRICK MAKING CENTRES



The Magill Village precinct has a long, rich history with the production of red brick and terracotta.

The red clay deposits found in the soil of the area, combined with the abundant access to timber from the surrounding foothills resulted in a flood of early kiln industries to the village region.

Clay from the Magill Village region supplied the Old Adelaide Brick Company which contributed to the construction of a huge number of heritage buildings still standing in Adelaide today.

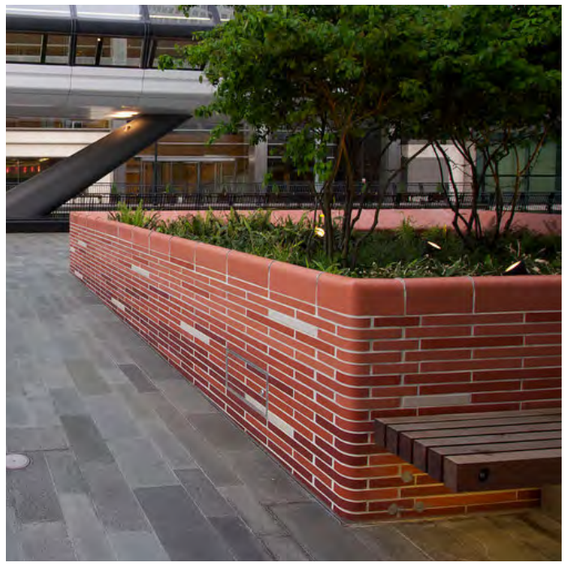
There is enormous potential to re-interpret this unique history of an iconic Magill material into something modern and vibrant, that speaks of the unique character of the region's past.

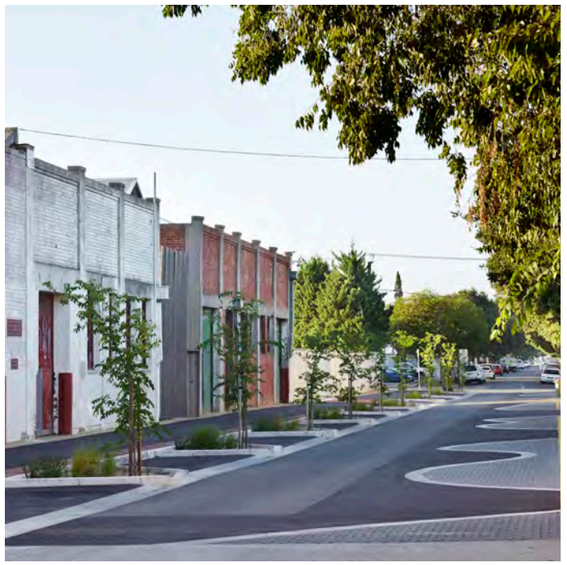
MAGILL VILLAGE CONCEPT DESIGN

PRECEDENT + MATERIAL STUDY

RED BRICK & TERRACOTTA IN CONTEMPORARY DESIGN

Use of local and historic materials in contemporary setting as a placemaking tool





MAGILL VILLAGE CONCEPT DESIGN

EXAMPLE STREESCAPES

These projects succesfully create a vibrant, comfortable and safe pedestrian experience through planting buffers, low street furniture and path heirarchy.

LONSDALE STREET, MELBOURNE

LONSDALE STREET, MELBOURNE

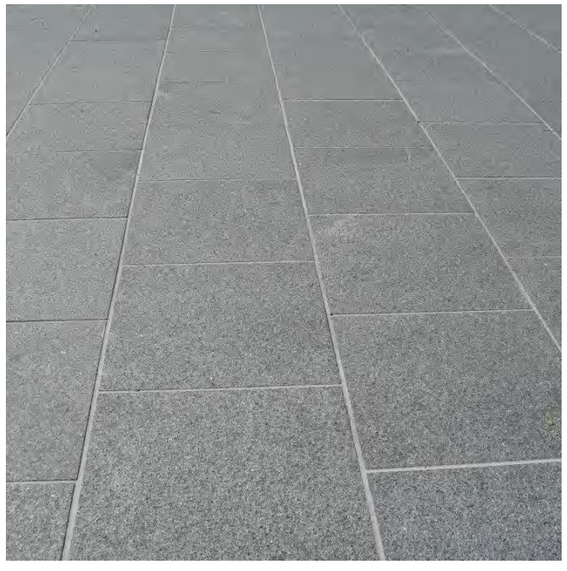
JELLICOE STREET, AUCKLAND

PROSPECT ROAD, ADELAIDE

MAGILL VILLAGE CONCEPT DESIGN

MATERIALS PALETTE
INDUSTRIAL + ARTISTIC + NATURAL

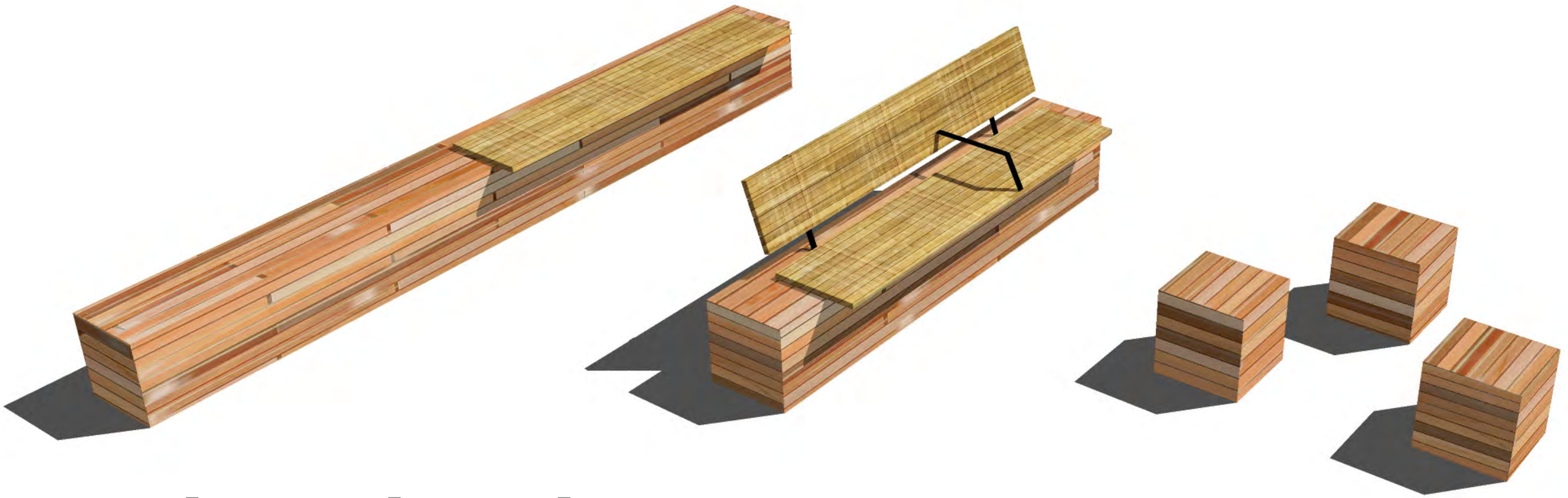
Showcasing local, natural materials & contrasting dark tones to emphasise the iconic terracotta colour. Bold, robust materials used in fine-grain contemporary way to represent industrial & agricultural past with ambition for a modern, urban future.

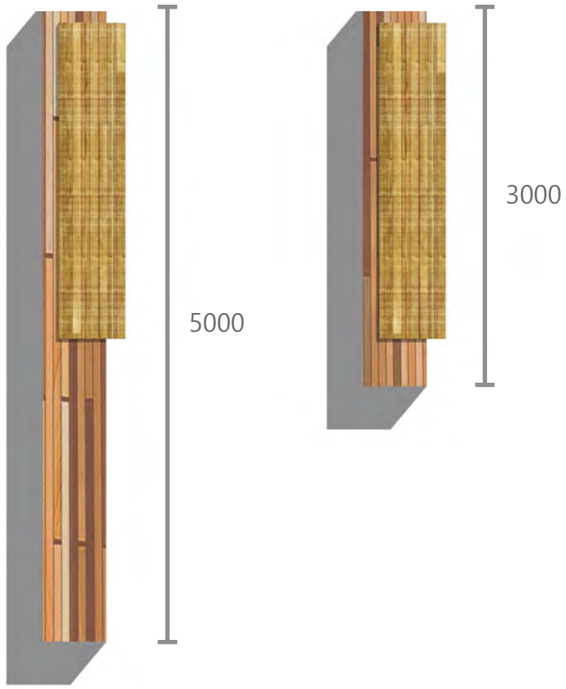


MAGILL VILLAGE CONCEPT DESIGN

BENCH SEATING DESIGN

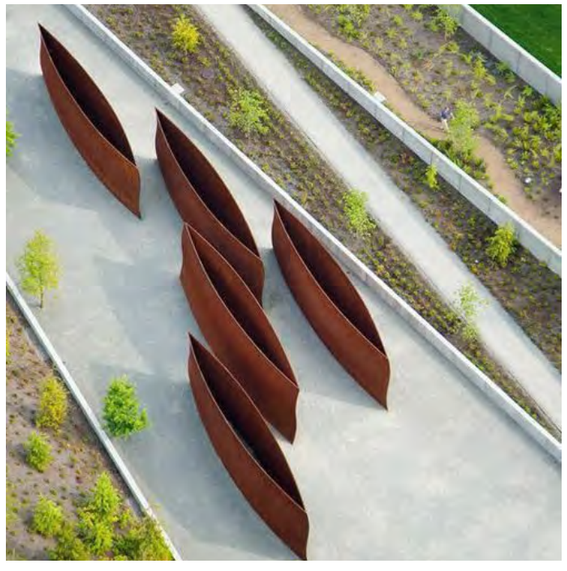
TERRACOTTA AND TIMBER IN SIMPLE + CONTEMPORARY FORM





MAGILL VILLAGE CONCEPT DESIGN

PUBLIC ART PIECES



MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 1

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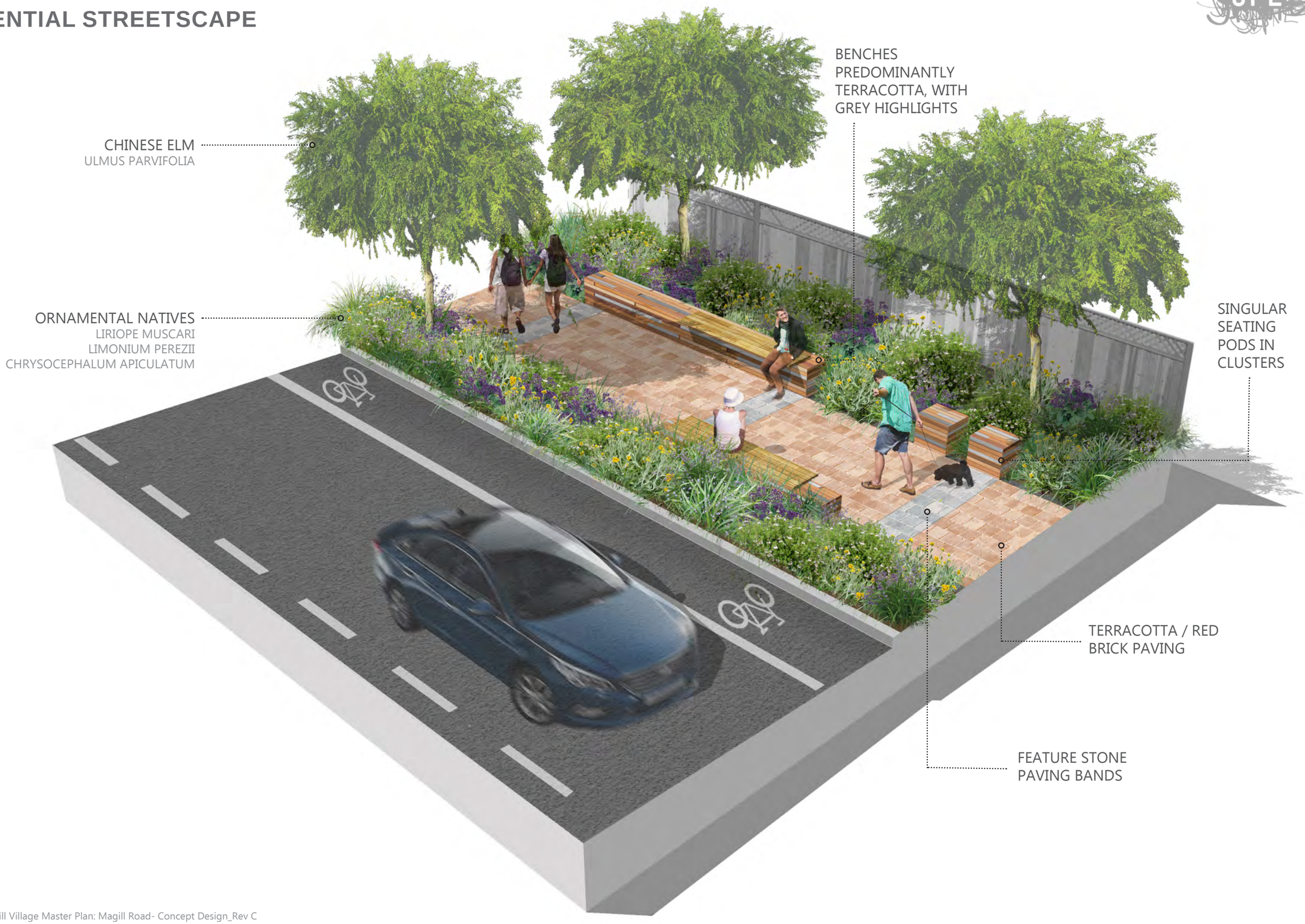
MAGILL VILLAGE CONCEPT DESIGN

RESIDENTIAL STREETSCAPE



MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 2

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0m 25m

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MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 3

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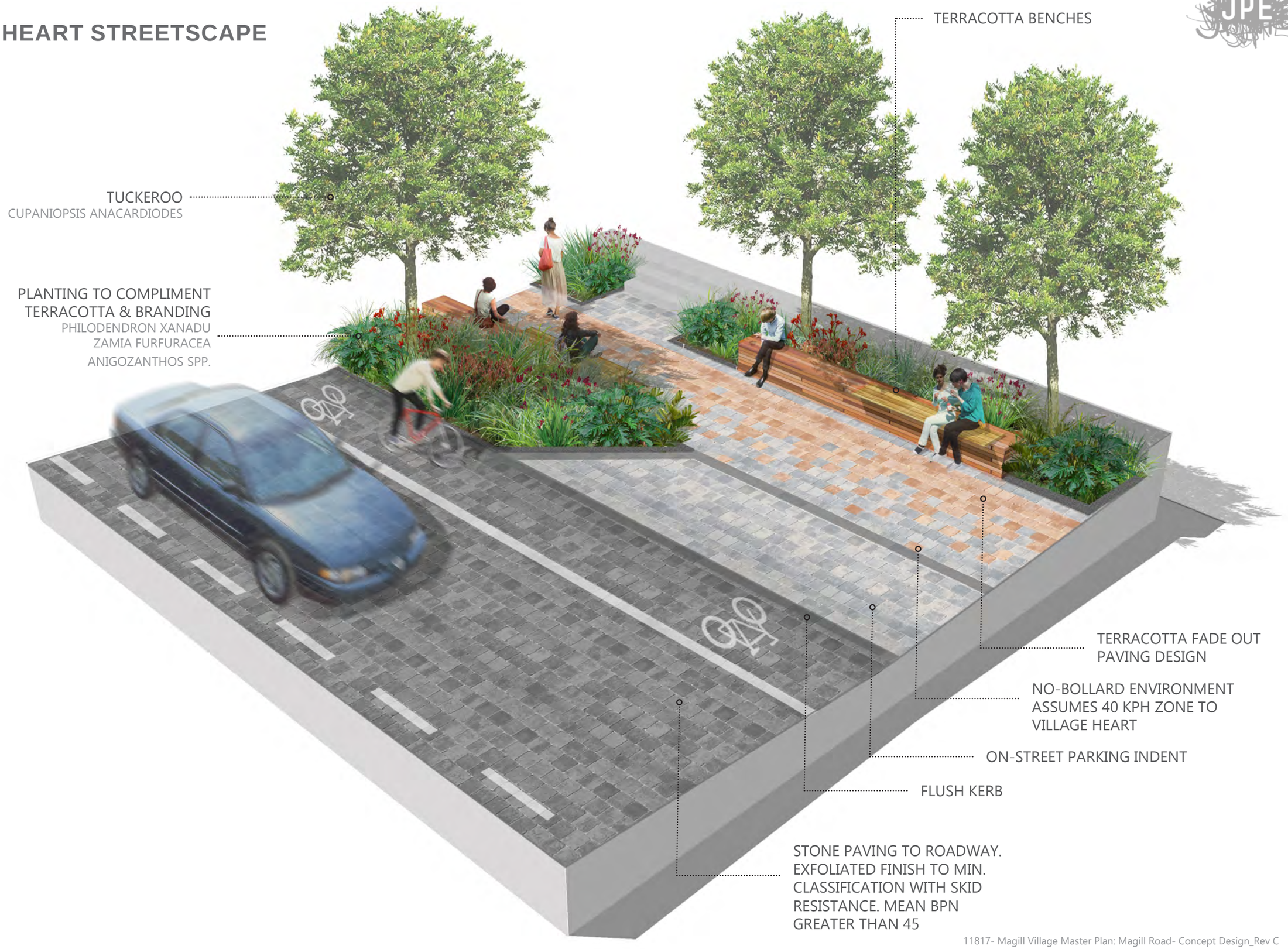
MAGILL VILLAGE CONCEPT DESIGN

VILLAGE HEART STREETSCAPE



MAGILL VILLAGE CONCEPT DESIGN

ST BERNARDS INTERSECTION VIEW

MAGILL VILLAGE CONCEPT DESIGN

PEPPER STREET CROSSING VIEW

MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 4

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MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 5

CREATIVE SELECTION CENTRE

UREN ST

WSUD PROTUBERANCES TO STREET ENTRANCES

AUTOSPORT TYREWORLD

GOURMET MEATS

MAGILL MOTOR BODIES

MAIO CRASH REPAIRS

RED BRICK PAVING TO MATCH EXISTING SOUTHERN SIDE

FRENCH POLISHERS

MAGILL RECYCLING

MOGAS PETROL STATION

RETAINED LARGE GUMS CREATE CHARACTER

MAGILL PRIMARY SCHOOL

PARK ST

EXISTING RED BRICK PAVING RETAINED WHERE POSSIBLE

CONTINUES PAGE 15

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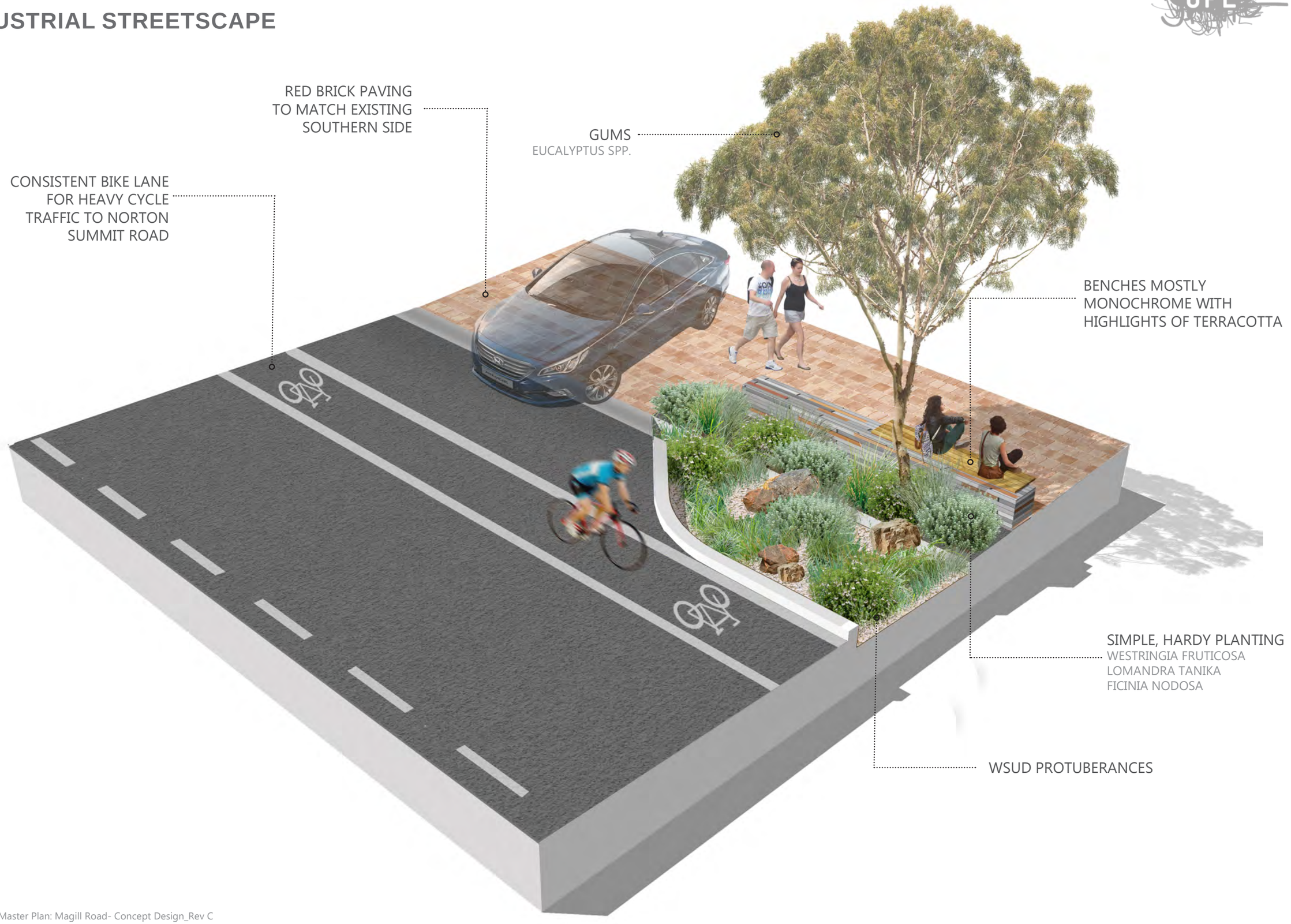
MAGILL VILLAGE CONCEPT DESIGN

LIGHT INDUSTRIAL STREETSCAPE



MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 6

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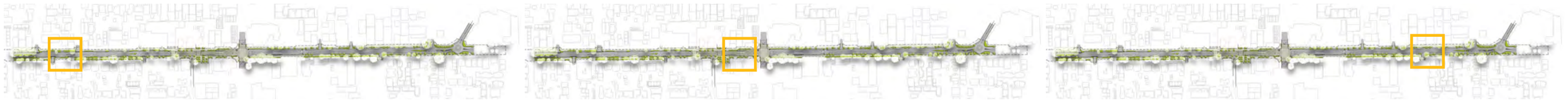
MAGILL VILLAGE CONCEPT DESIGN

AXONOMETRIC VIEWS



RESIDENTIAL

PAVING: Red brick with feature banding
PLANTING: Liriope, Limonium, Chrysocephalum
BENCHES: Terracotta with monochrome highlights
TREES: Chinese Elm

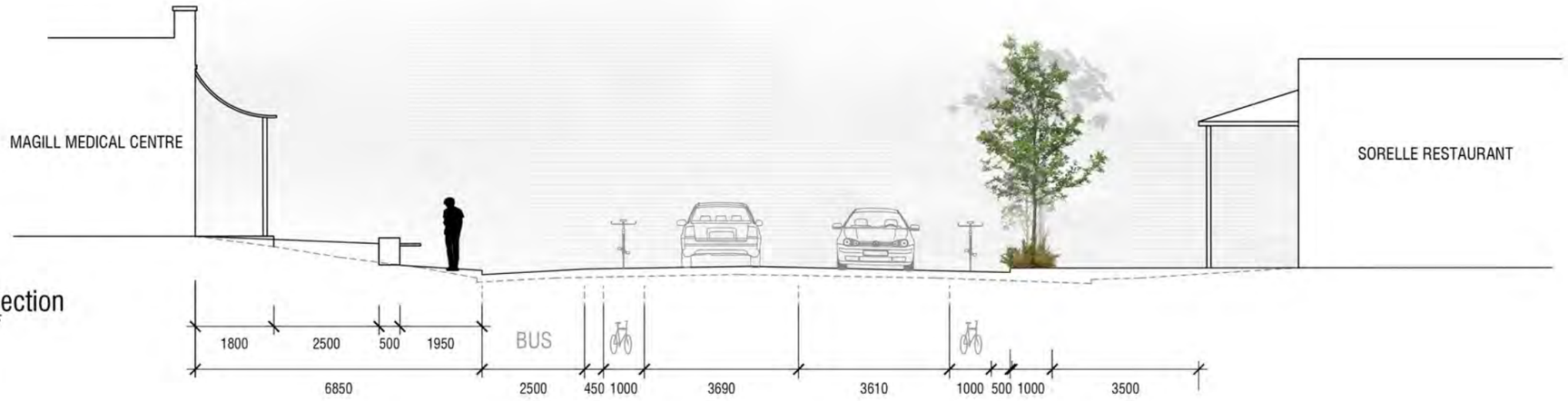
VILLAGE HEART

PAVING: Red brick fade into stone
PLANTING: Philidendron, Zamia, Anigozanthos
BENCHES: All terracotta
TREES: Tuckeroo

INDUSTRIAL

PAVING: All red brick
PLANTING: Westringia, Lomandra, Ficinia
BENCHES: Monochrome with terracotta highlights
TREES: Gums

MAGILL VILLAGE CONCEPT DESIGN



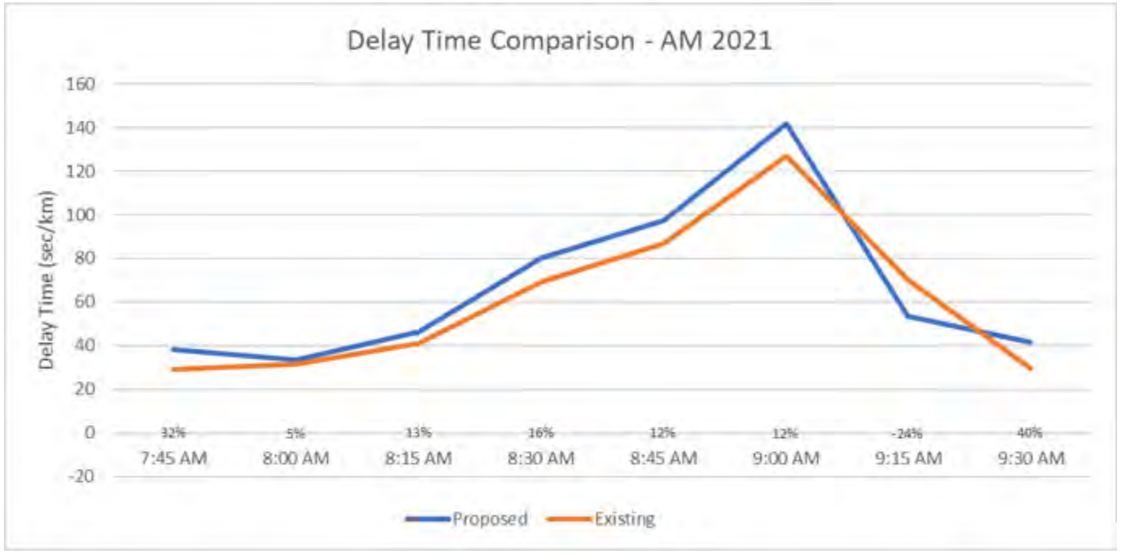
Medical Centre Frontage - Section
scale: 1:100 XL-GL-01-11817

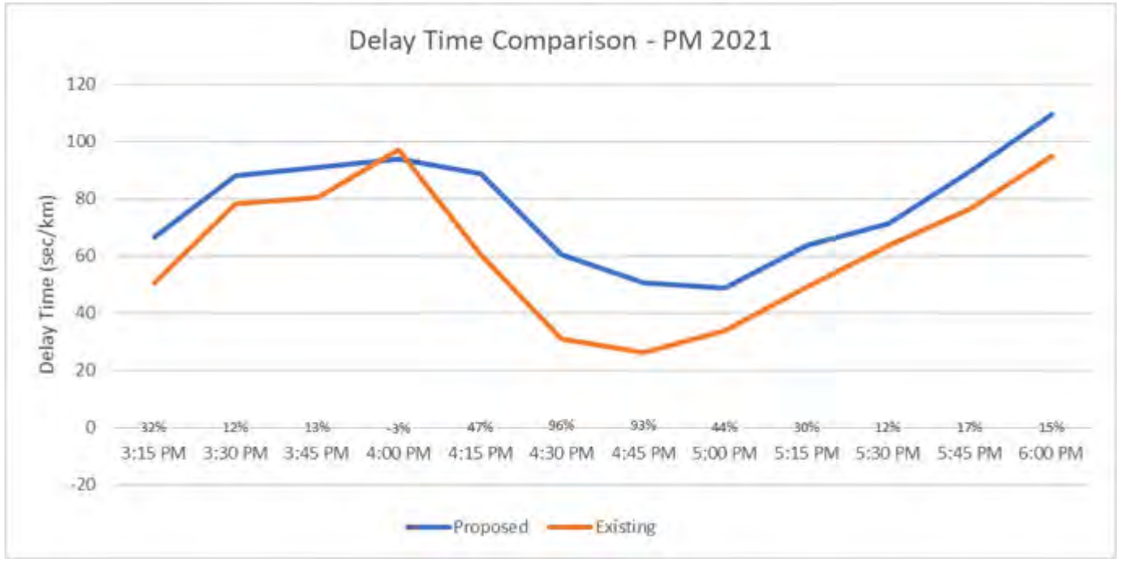
Pepper St Arts Centre Frontage - Section
scale: 1:100 XL-GL-01-11817

MAGILL VILLAGE CONCEPT DESIGN

TRAFFIC DELAY DATA - CURRENT OPTION @ ST BERNARDS / PENFOLD ROAD

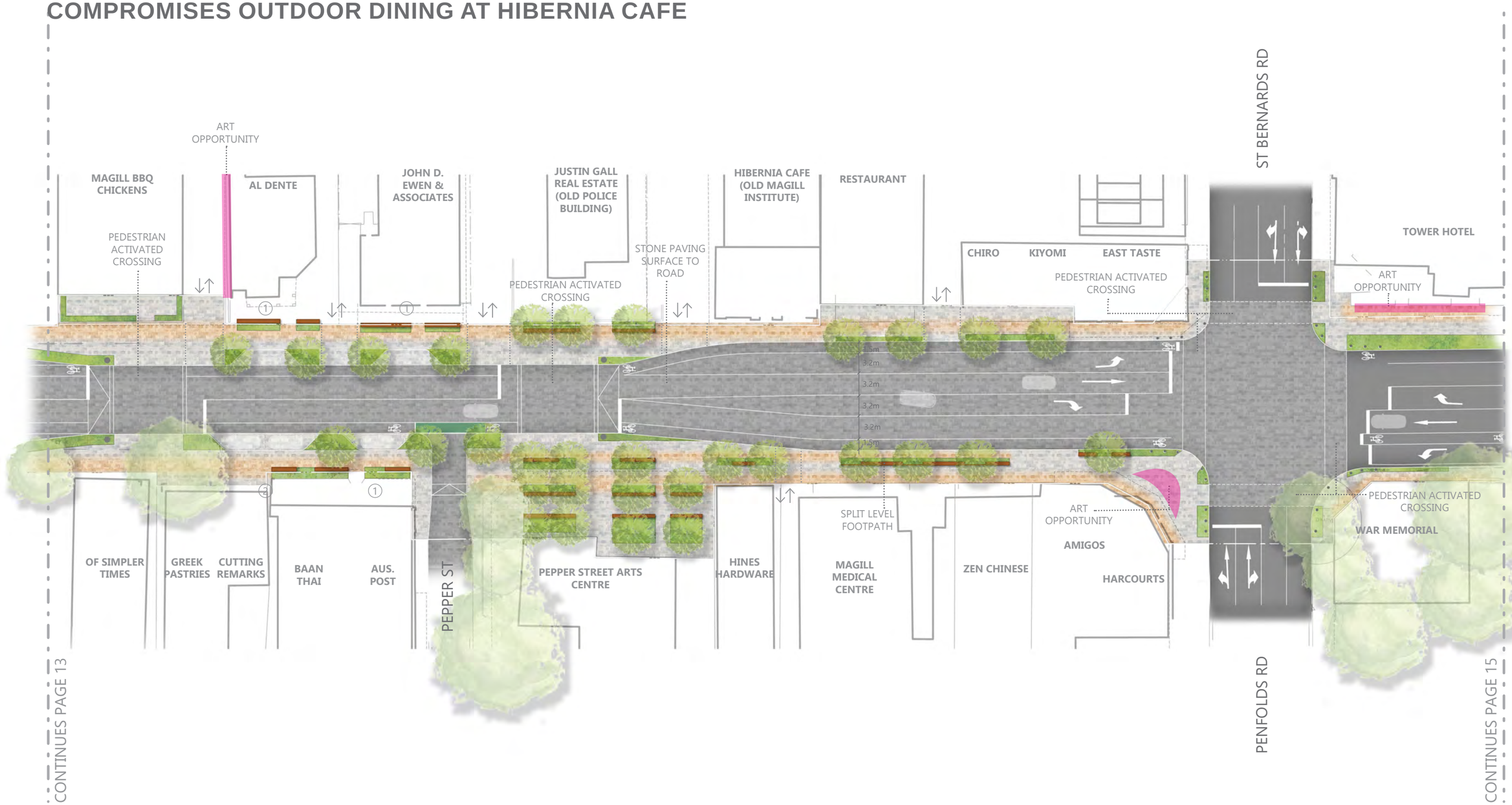
	NO ACTION	SELECTED OPTION	% INCREASE
2021: 730-9.30AM	63.09	70.01	11%
2021: 3-6PM	61.25	76.14	24%





MAGILL VILLAGE CONCEPT DESIGN

CONCEPT PLAN 3A- COMPLIES WITH DPTI STATED DELAY LIMIT, BUT COMPROMISES OUTDOOR DINING AT HIBERNIA CAFE



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MAGILL VILLAGE CONCEPT DESIGN

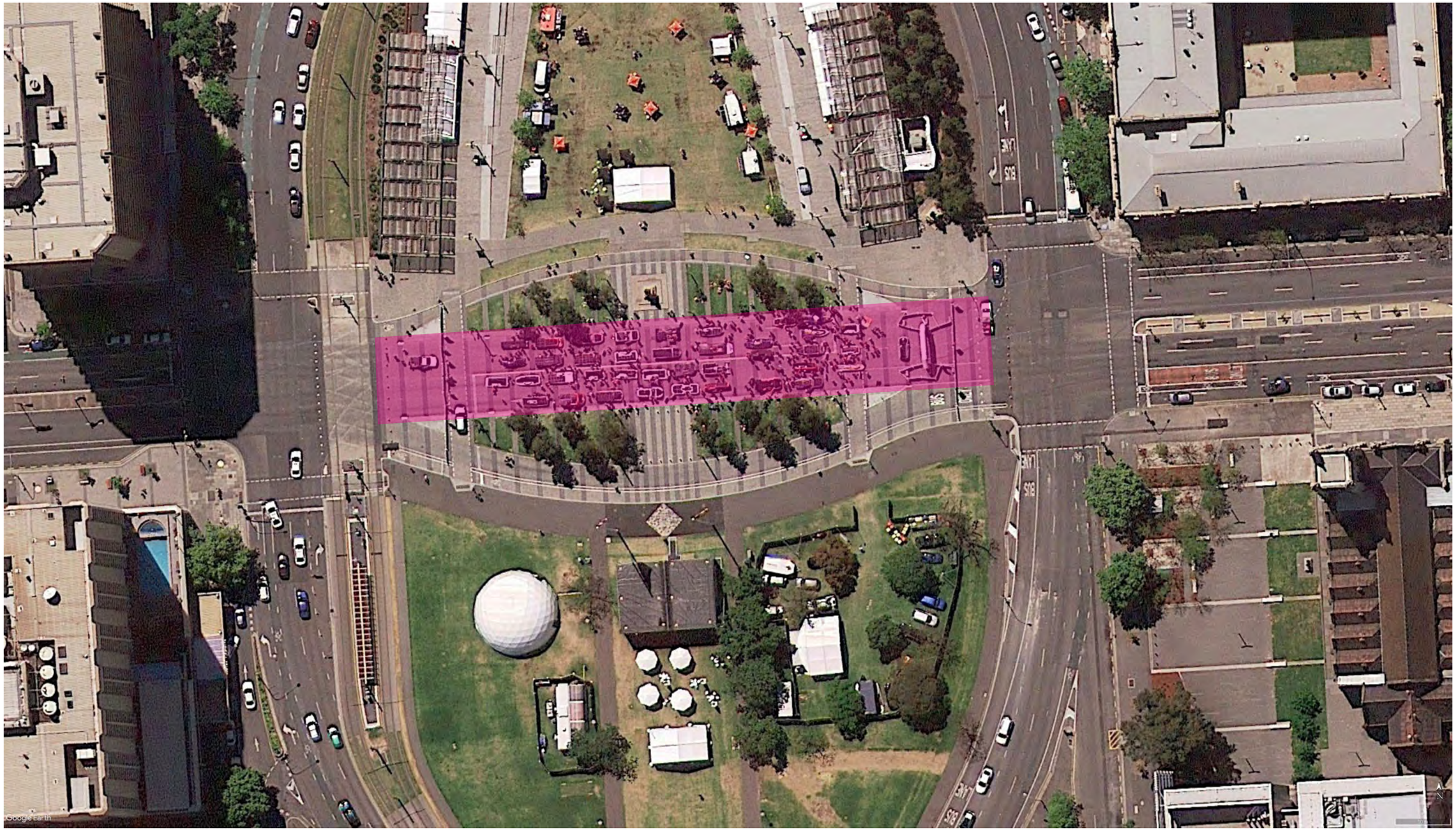
PROSPECT ROAD - 18,200 VEHICLES PER DAY

MAGILL VILLAGE CONCEPT DESIGN

PROSPECT ROAD - 18,200 VEHICLES PER DAY
MAGILL VILLAGE - EAST: 11,400 VEHICLES PER DAY, WEST: 16,300 VEHICLES PER DAY

MAGILL VILLAGE CONCEPT DESIGN

VICTORIA SQUARE - 16,800 VEHICLES PER DAY
MAGILL VILLAGE - EAST: 11,400 VEHICLES PER DAY, WEST: 16,300 VEHICLES PER DAY

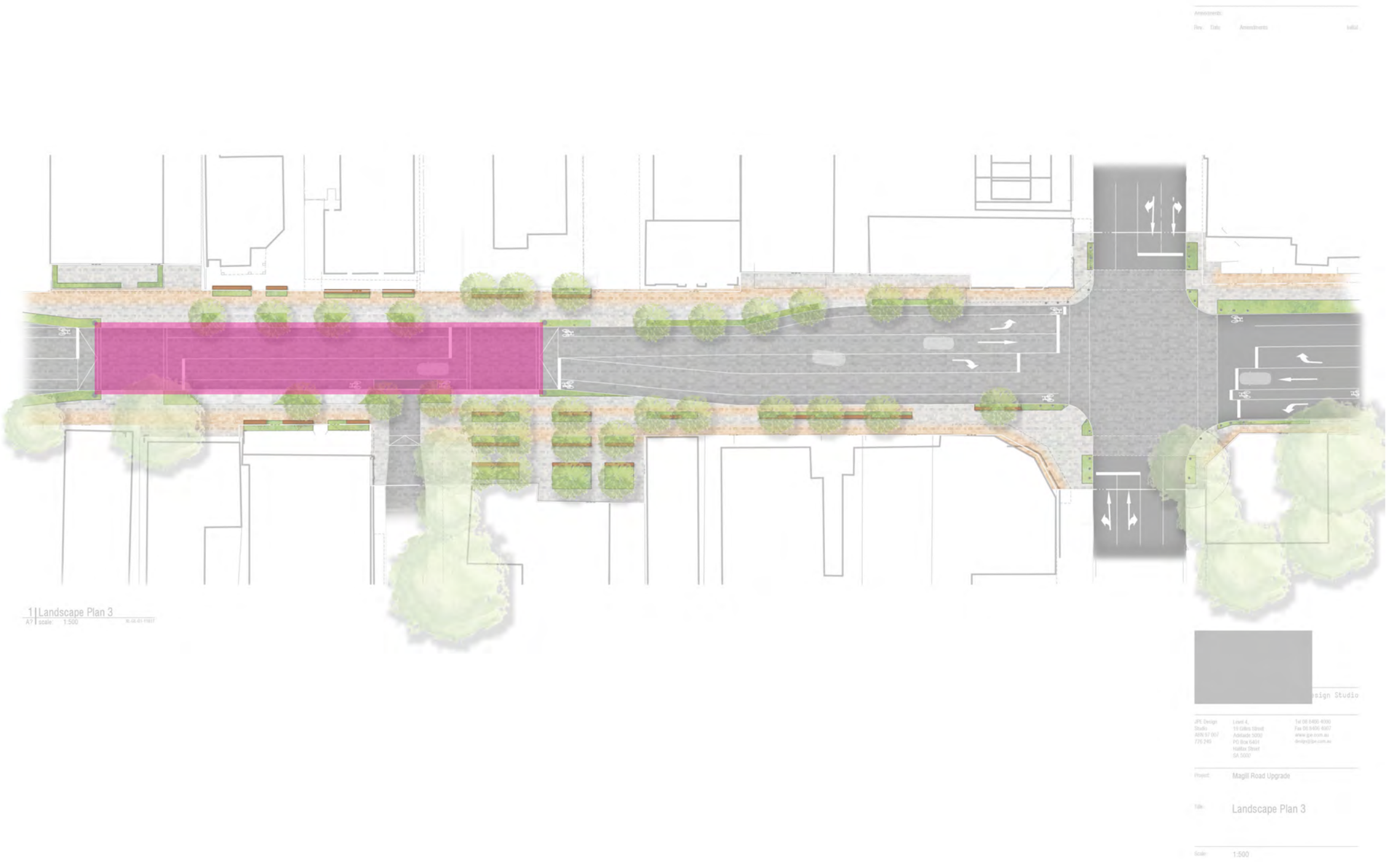


MAGILL VILLAGE CONCEPT DESIGN

VICTORIA SQUARE - 16,800 VEHICLES PER DAY
MAGILL VILLAGE - EAST: 11,400 VEHICLES PER DAY, WEST: 16,300 VEHICLES PER DAY

MAGILL VILLAGE CONCEPT DESIGN

MAGILL VILLAGE - EAST: 11,400 VEHICLES PER DAY, WEST: 16,300 VEHICLES PER DAY



MAGILL VILLAGE CONCEPT DESIGN

MAGILL VILLAGE MASTER PLAN

NEXT STEPS

- **Next steps**
  - Further discussions with DPTI.
  - If DPTI approve, proceed to detailed design.
  - If not, Council decision on where to from here.
  - Detailed design will provide a better indication of cost
  - The project can be broken down into stages:
  - Village ‘heart’ first
  - Then undertake later stages at a later time (Council budget pending).