

# MAGILL VILLAGE

## DESIGN REPORT



# MAGILL VILLAGE



JPE Design Studio Pty Ltd

Architecture

Interior Design

Landscape Architecture

Urban Design

Revision	Issue Date	Issued By
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# MAGILL VILLAGE



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# MAGILL VILLAGE

## INTRODUCTION



Following on from the Concept Design and subsequent design refinement in response to the needs of Council and DPTI, the consultant team has undertaken the design development phase of the project.

This document brings together input in the areas of:

- Urban design
- Landscape architecture
- Urban furniture design
- Civil engineering
- Service engineering
- Building surveying
- Traffic Planning

The extent of the Magill Road Masterplan has been categorised into three typologies - Residential, Village Heart and Light Industrial.

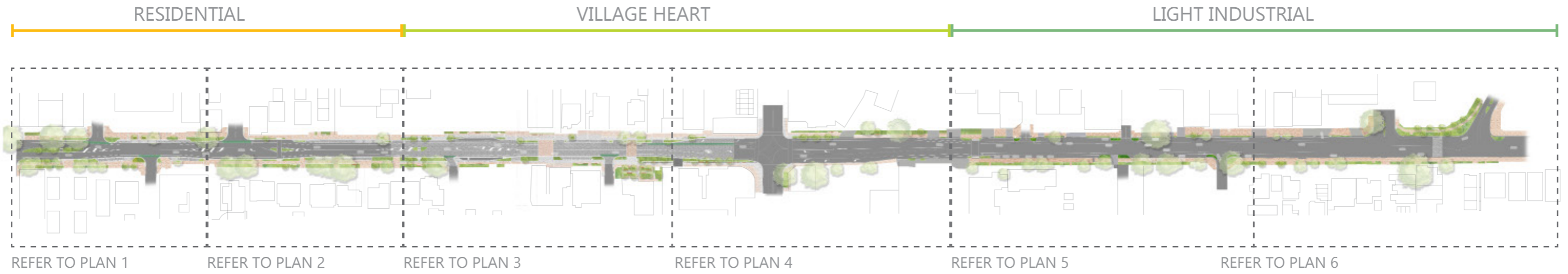
These typologies guide the distinct use of materials, the layout of each space and the planting style.

The history of the site has been interwoven into the design through bespoke furniture elements and wayfinding opportunities. These elements are outlined in this report.



# MAGILL VILLAGE

## KEY PLAN / CHARACTER ZONES



# MAGILL VILLAGE

## PLAN 1 - RESIDENTIAL STREETScape



# MAGILL VILLAGE

## PLAN 2 - RESIDENTIAL STREETScape





# MAGILL VILLAGE

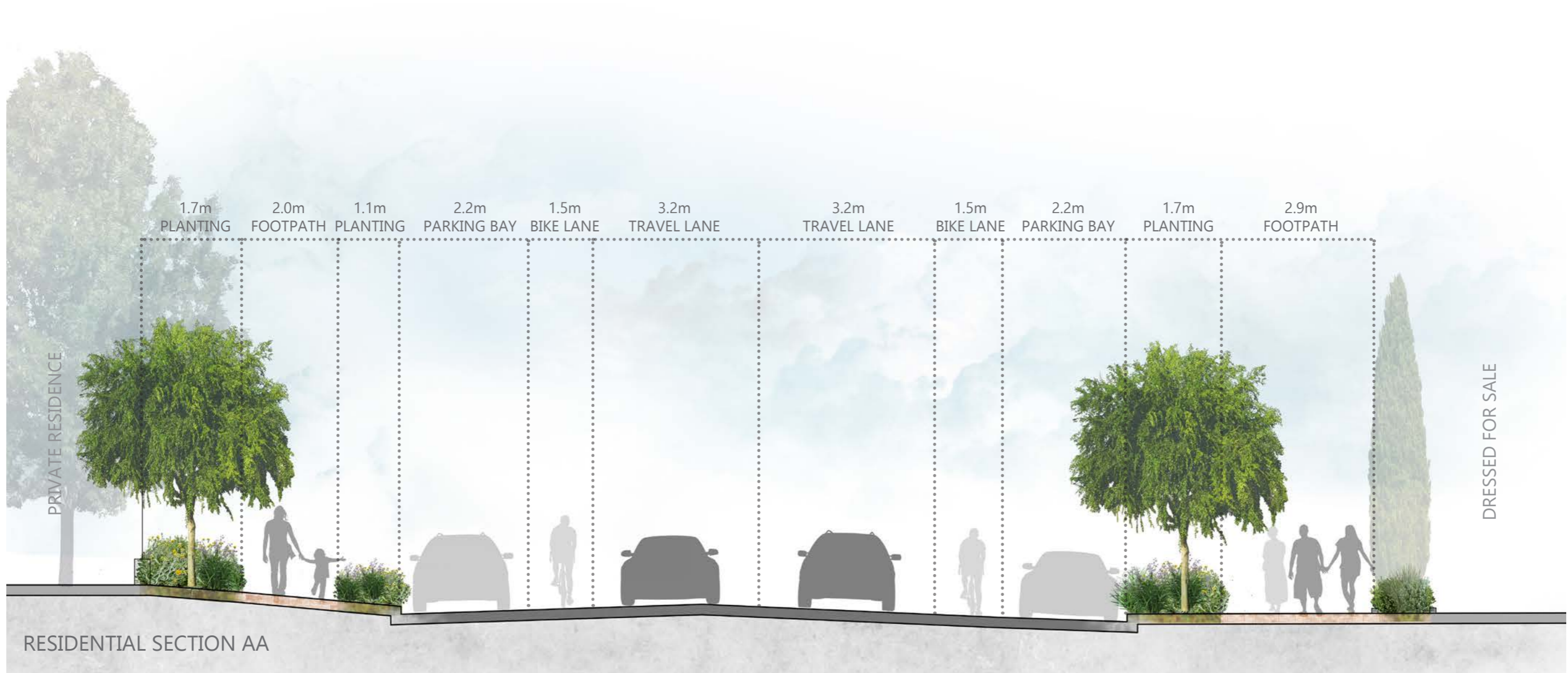
## RESIDENTIAL STREETScape





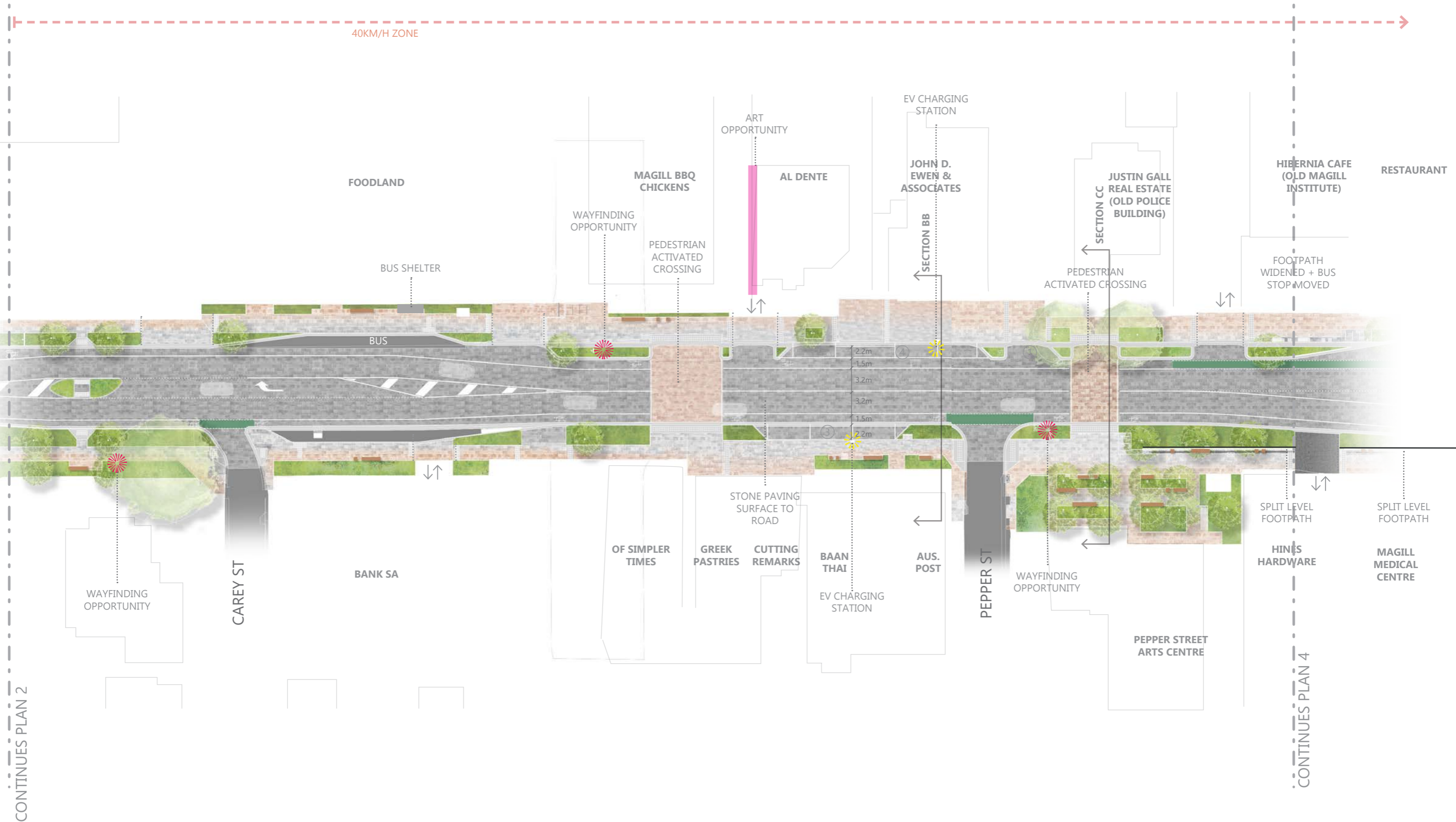
# MAGILL VILLAGE

## RESIDENTIAL SECTION



# MAGILL VILLAGE

## PLAN 3 - VILLAGE HEART STREETScape





# MAGILL VILLAGE

## PLAN 4 - VILLAGE HEART STREETScape





# MAGILL VILLAGE

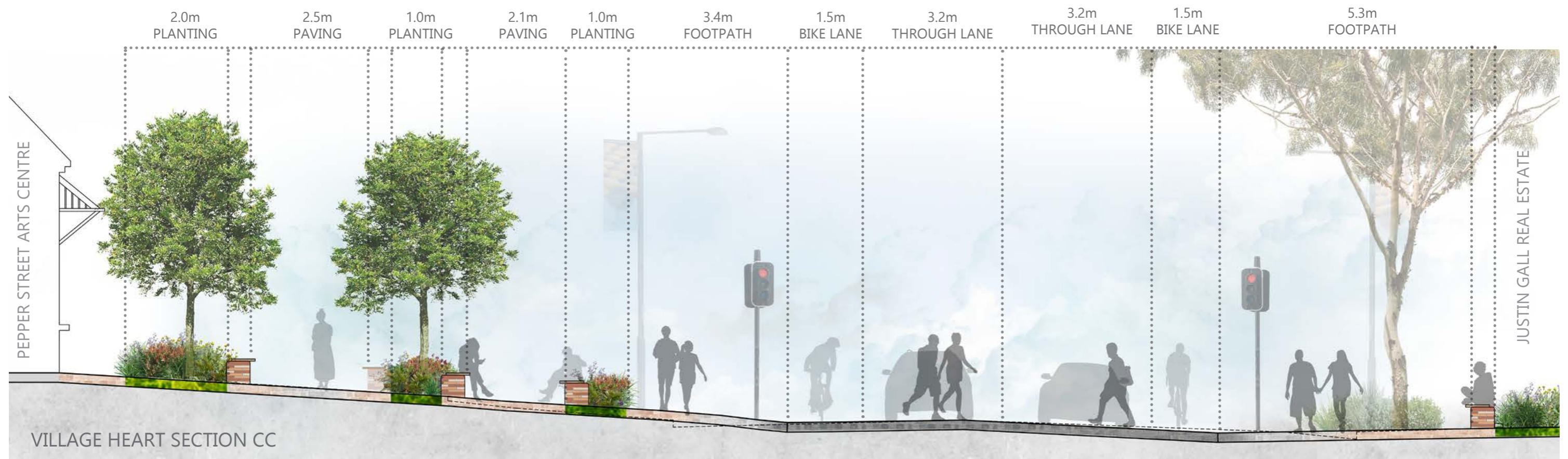
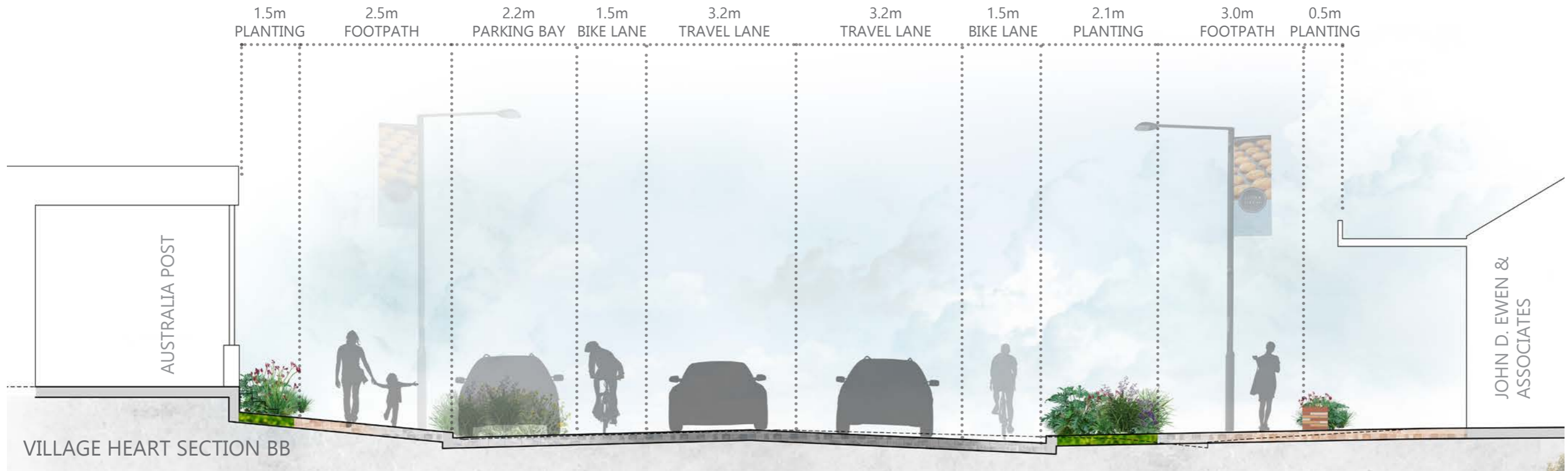
## VILLAGE HEART STREETScape





# MAGILL VILLAGE

## VILLAGE HEART SECTIONS





# MAGILL VILLAGE

## VILLAGE HEART SPLIT LEVELS

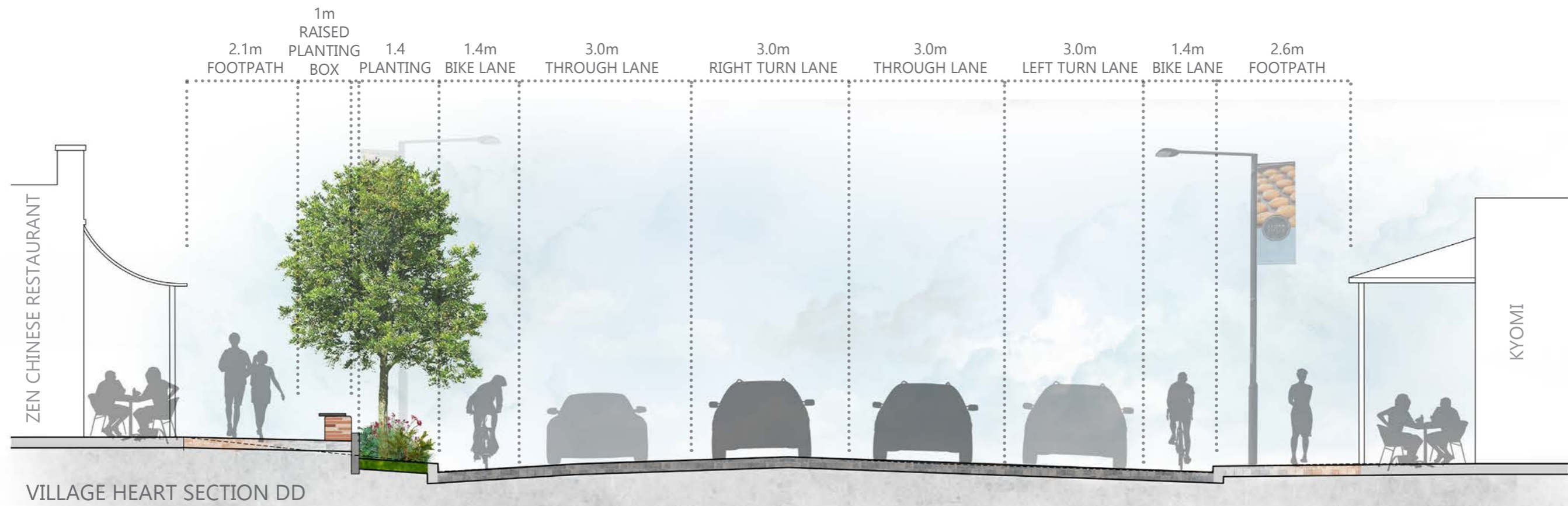




# MAGILL VILLAGE



## VILLAGE HEART SPLIT LEVELS - SECTION & ELEVATION



VILLAGE HEART STREETSCAPE ELEVATION



# MAGILL VILLAGE

## ST BERNARDS INTERSECTION VIEW





# MAGILL VILLAGE

## PEPPER STREET CROSSING VIEW





# MAGILL VILLAGE

## PLAN 5 - LIGHT INDUSTRIAL STREETScape



# MAGILL VILLAGE

## PLAN 6 - LIGHT INDUSTRIAL STREETScape



CONTINUES PLAN 5

CONTINUES PLAN 6





# MAGILL VILLAGE

## LIGHT INDUSTRIAL STREETScape





# MAGILL VILLAGE

## LIGHT INDUSTRIAL SECTION





# MAGILL VILLAGE

## MATERIALS



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.

The proposed bench seats are clad in custom baguette-style tiles. These tiles are to be produced in close consultation with Bennetts Pottery and will be made in a range of colours to create a varied pattern to the face of the bench seats.

All paving materials have been selected to reflect the proposed streetscape typologies along Magill Road.

The residential section of Magill Road has a simple updated palette. The majority of the paving will tie in with the existing red honed concrete unit pavers that run along the existing footpaths. The new layout will be improved though the inclusion of feature bands of stone paving. These bands will complement the transition between the existing and proposed landscape works.

The Village Heart will see the biggest transformation. Replacing the existing bitumen will be concrete unit paving to the roadway and parking. The existing footpath red and grey concrete unit pavers will be replaced with Calca Red/Desert Brown and Balmoral Green granite pavers.

The Industrial section is proposed to retain a simple palette of red honed concrete unit pavers to match the existing southern footpath. This hardwearing surface will carry the required foot and vehicle traffic with minimal requirements for maintenance.

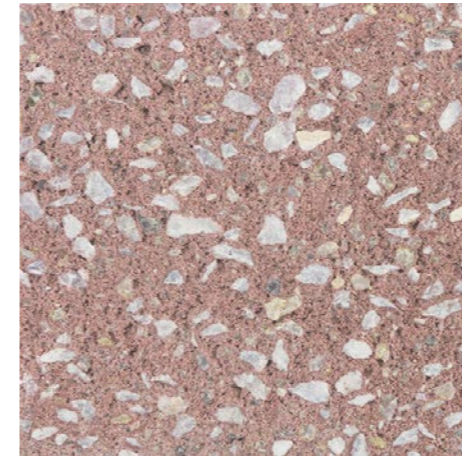
All paving has been selected to complement the proposed custom terracotta feature benches along the length of Magill Road.



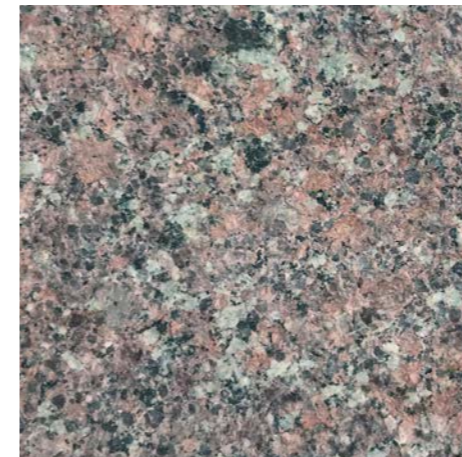
SEATING - Cladding: Bennetts Pottery Bespoke Baguette Tiles



FOOTPATH / PARKING - Calca Red. Exfoliated finish



FOOTPATH - Red weathered concrete pavers to match existing



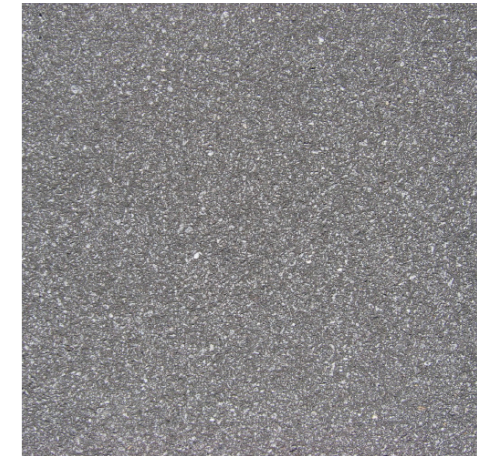
FOOTPATH / PARKING - Desert Brown. Exfoliated finish



FOOTPATH FEATURE BANDS - Balmoral Green



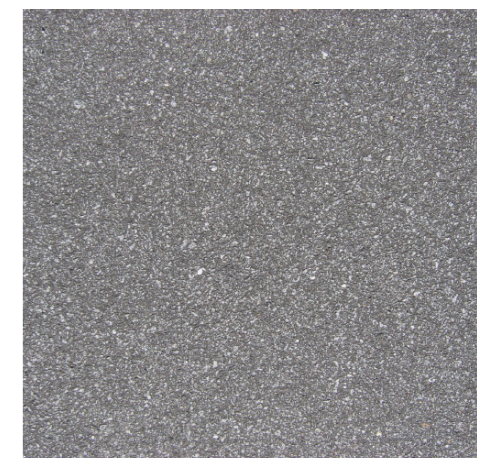
FOOTPATH / PARKING / ROADWAY - Balmoral Green



ROADWAY - Asphalt



PARKING / ROADWAY - Weathered Charcoal concrete



ROADWAY - Asphalt

RESIDENTIAL

VILLAGE HEART

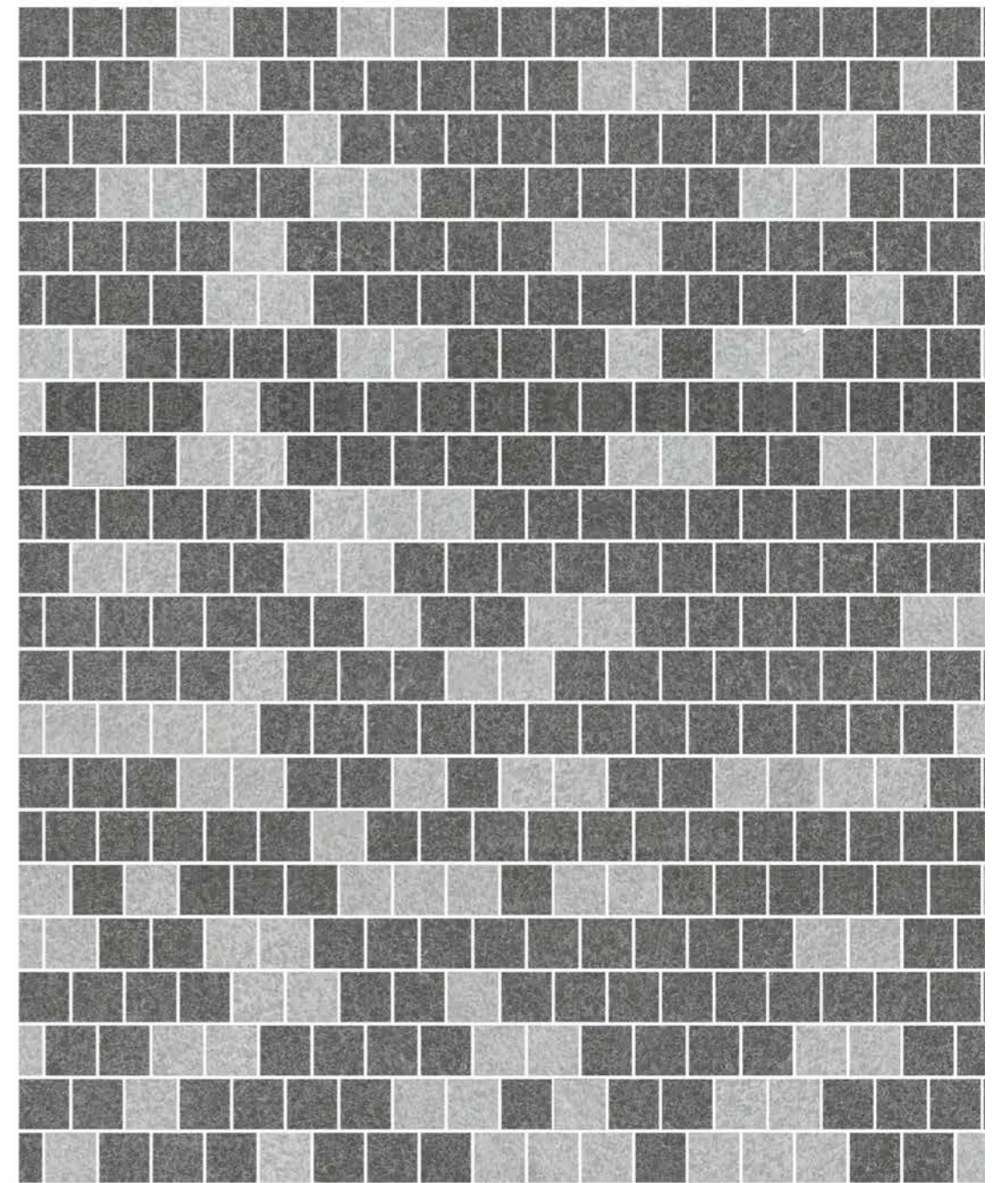
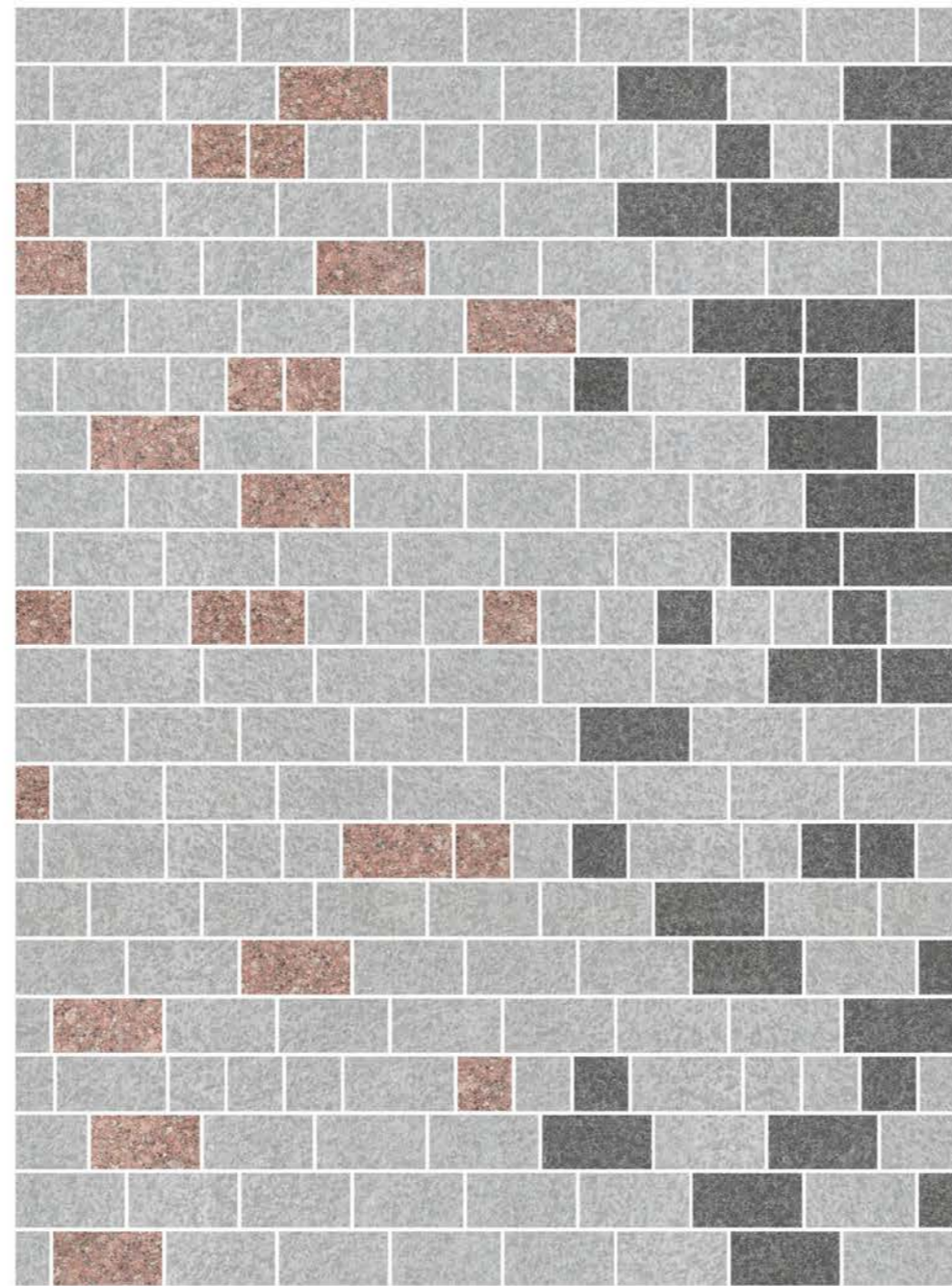
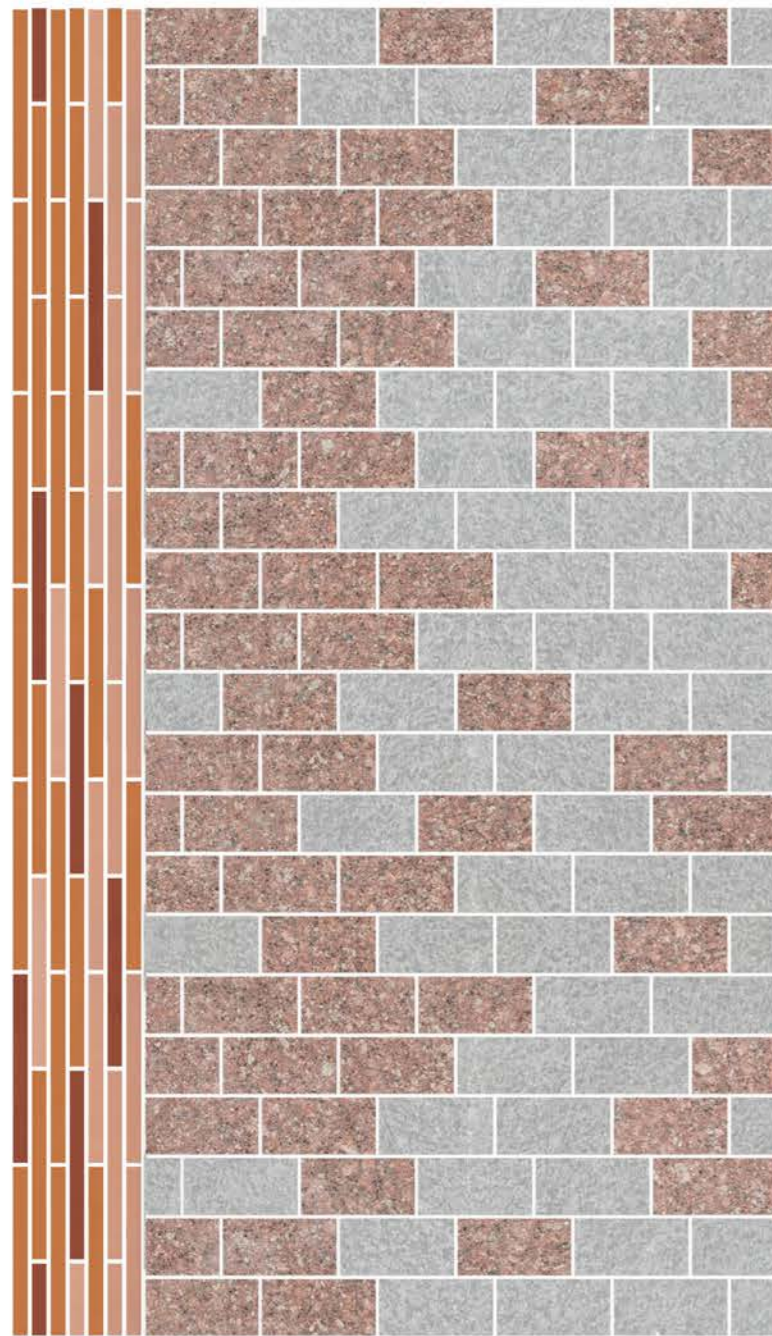
INDUSTRIAL



# MAGILL VILLAGE

## MATERIALS

### VILLAGE HEART STREETScape - PAVING PATTERN



FOOTPATH  
300x150mm  
Calca Red + Desert Brown + Balmoral Green  
granite paving. Exfoliated finish

KERB  
PARKING  
300x150mm + 150x150mm  
Red weathered + Silver weathered + Charcoal weathered  
concrete pavers

GUTTER  
ROADWAY  
150x150mm sett pavers  
or Interlocking concrete pavers



# MAGILL VILLAGE

## CUSTOM FURNITURE BENCH SEATING CONCEPT DESIGN TERRACOTTA AND TIMBER



The custom bench seating placed along Magill Road is a deliberate reference to the past and contemporary history of the site.

Terracotta and clay pottery has been a part of Magill's history, and is a key component of these custom bench seats. The projects utilises a baguette style tile as cladding. These tiles will be designed and refined in close consultation with Bennetts Pottery, with the final materials being manufactured in their Magill studio.

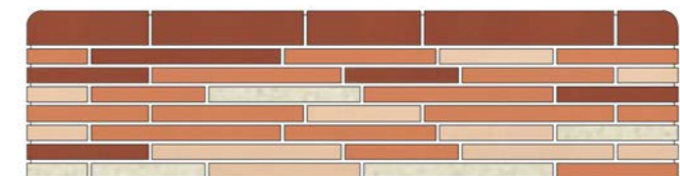
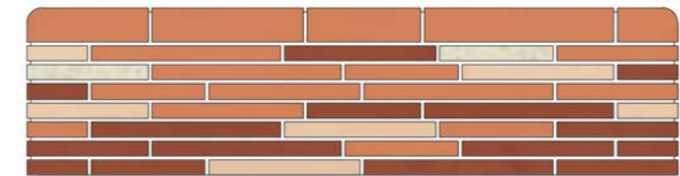
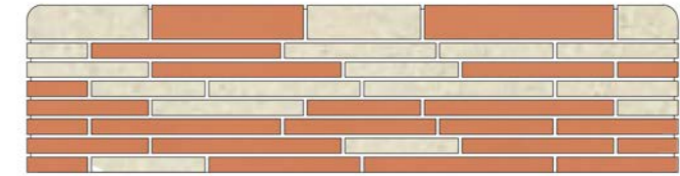
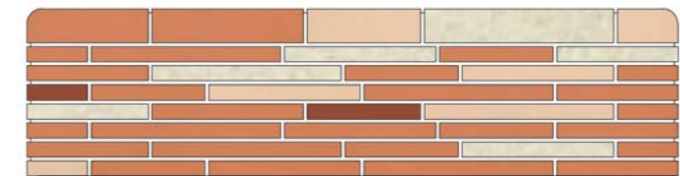
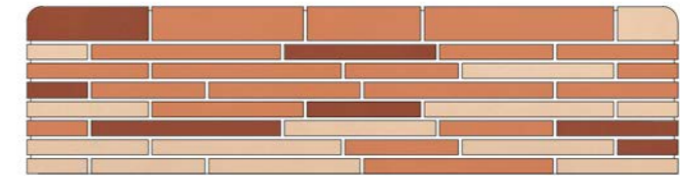
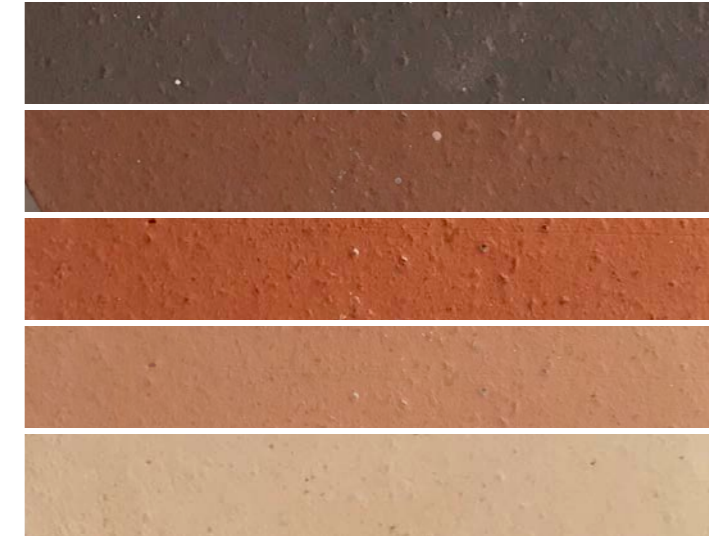
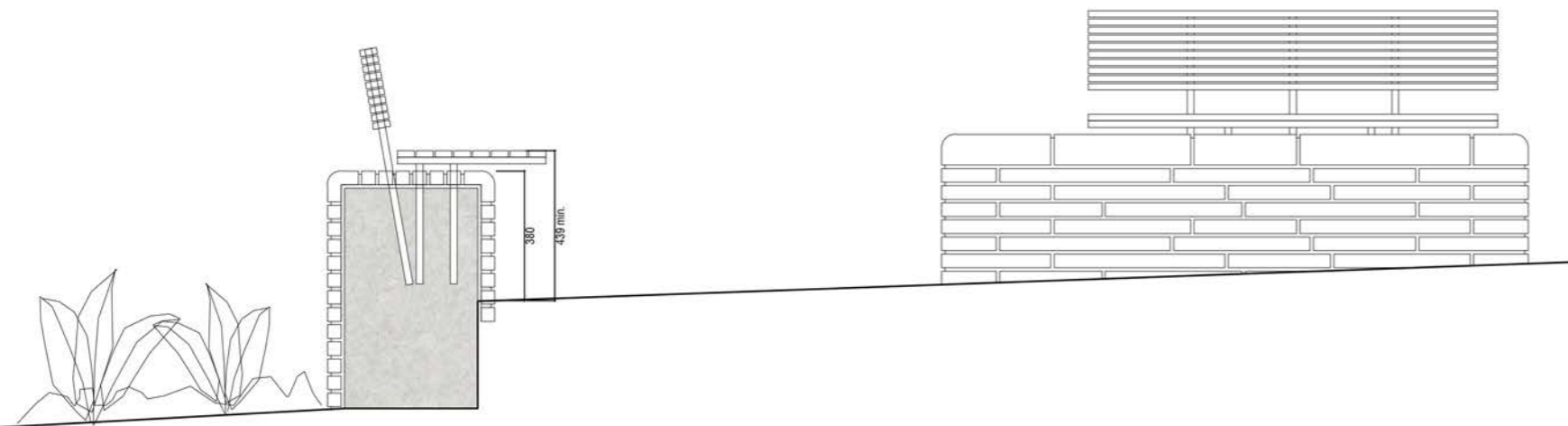
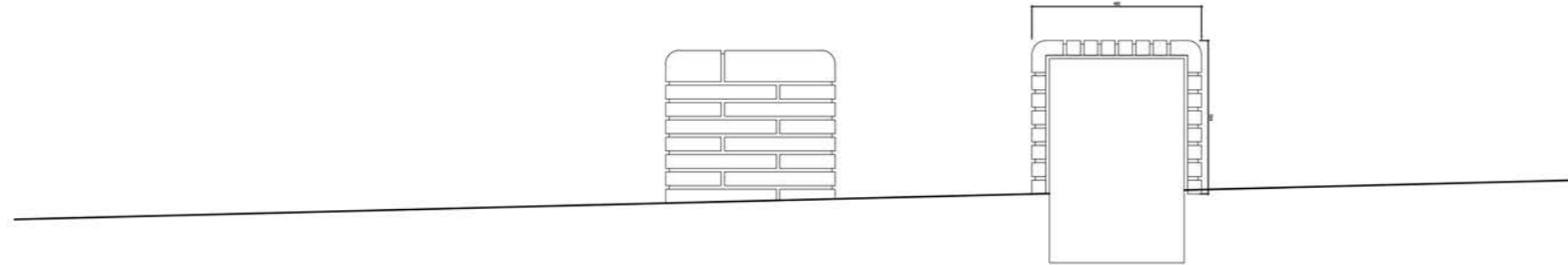
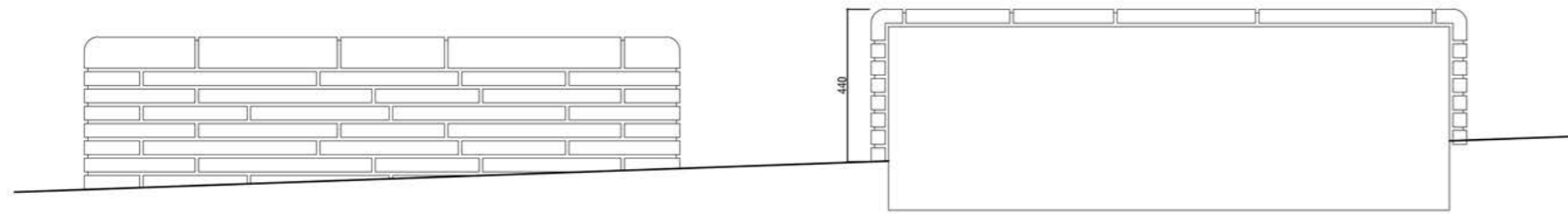
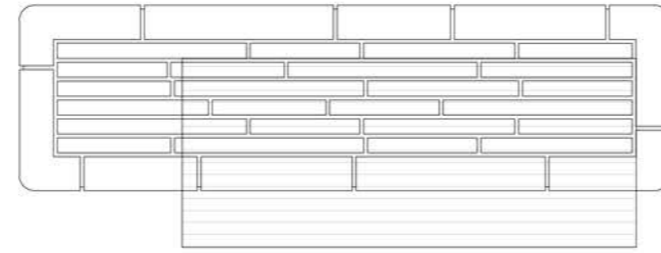
This reference to the site's history creates a tangible link between the newest iteration of Magill Road and its past incarnations. The engagement of Bennetts Pottery also supports local business.

These benches are located in all three streetscape typologies, unifying the overall Magill Road streetscape.



# MAGILL VILLAGE

## CUSTOM FURNITURE BENCH SEATING DESIGN





# MAGILL VILLAGE

## WAYFINDING PRECEDENTS

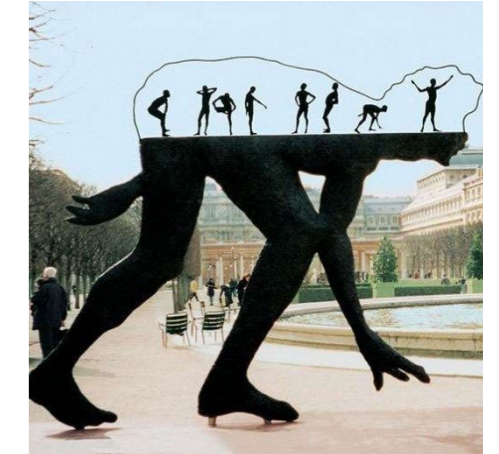


The wayfinding elements set throughout the landscape have been designed to highlight the rich history of Magill while still remaining restrained from intruding into the streetscape.

The forms themselves play with the notion of positive and negative space, utilising perforated and solid metal, as well as strategic voids, to create the overall human form. The varied thicknesses and arrangement of the solid forms can be used to create the feeling of fading into or fading away within the streetscape and landscape.

The placement of the figures will interact with the footpath, built form or the garden beds, depending on the situation. They are concentrated around the village heart and will provide subtle informative prompts about the area.

The figures chosen represent the history of Magill and are outlined on the following page.





# MAGILL VILLAGE

## WAYFINDING HISTORICAL INSPIRATION



The Magill Village Precinct has a long, rich history in many areas of industry, agriculture, education and the arts.

The proposed wayfinding elements within the Village Heart re-interpret Magill's history by identifying and highlighting enterprises and individuals that helped to shape the city and contributed to Australian history.

Throughout Magill's history there are two stand out businesses that are still operating today - Bennetts Pottery and Penfolds Winery.

Bennetts Pottery, established in 1887, is today run by John Bennett, the fifth generation since Charles William Bennett established the business. The Magill area was a key producer of terracotta and clay products, with many businesses established in the 1800s, but Bennetts remains as the only still in operation. Historical images show the day to day operations of the potters, and will be used to inform the wayfinding within Magill Village.

Magill Estate was purchased in 1844 by Dr Christopher Rawson Penfold and his wife Mary. The estate - originally 200 hectares in size - still produces grapes for Penfolds wines, with some of the Shiraz grapes grown here contributing to the flagship Penfolds Grange each vintage. The land also still holds Grange Cottage which was their home from 1845. Mary Penfold was co-founder of Penfolds Winery and co-owner of Magill Estate. Max Schubert is the creator of Penfolds flagship Grange Hermitage and was awarded Member of the Order of Australia for his contributions to the wine industry.

Another influential and highly regarded resident of Magill is Dorothea (Dorrit) Black. Born in Adelaide in 1891, throughout her life she studied art in London, Paris and Sydney, before returning to practice in Adelaide. Dorrit was based in her home studio on The Avenue (Romalo Avenue), Magill. She produced some of her most well-known work while living in Magill and drew inspiration from her life there and the foothills beyond. Throughout her career the South Australian community supported Dorrit, and in return Dorrit gave back by teaching art, encouraging and guiding younger artists to experiment with new techniques, and contributing to art committees.



Bennetts Pottery



Penfolds Winery



Dorrit Black and Pepper Street Arts Centre



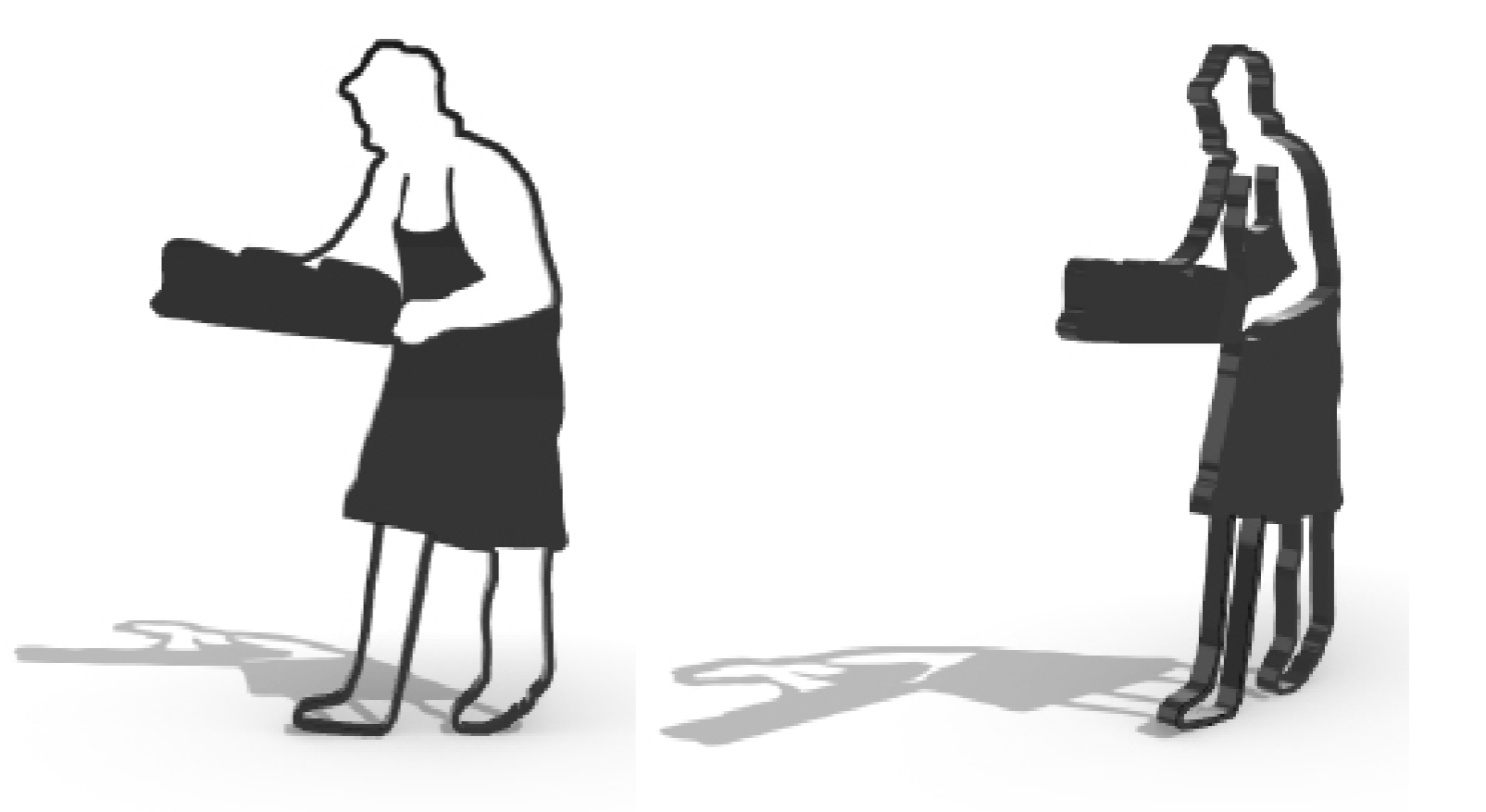
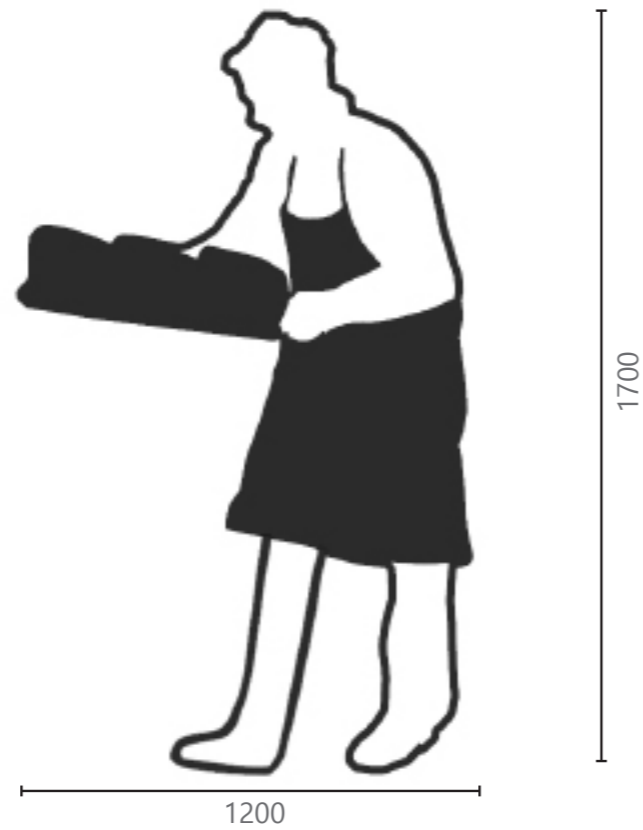
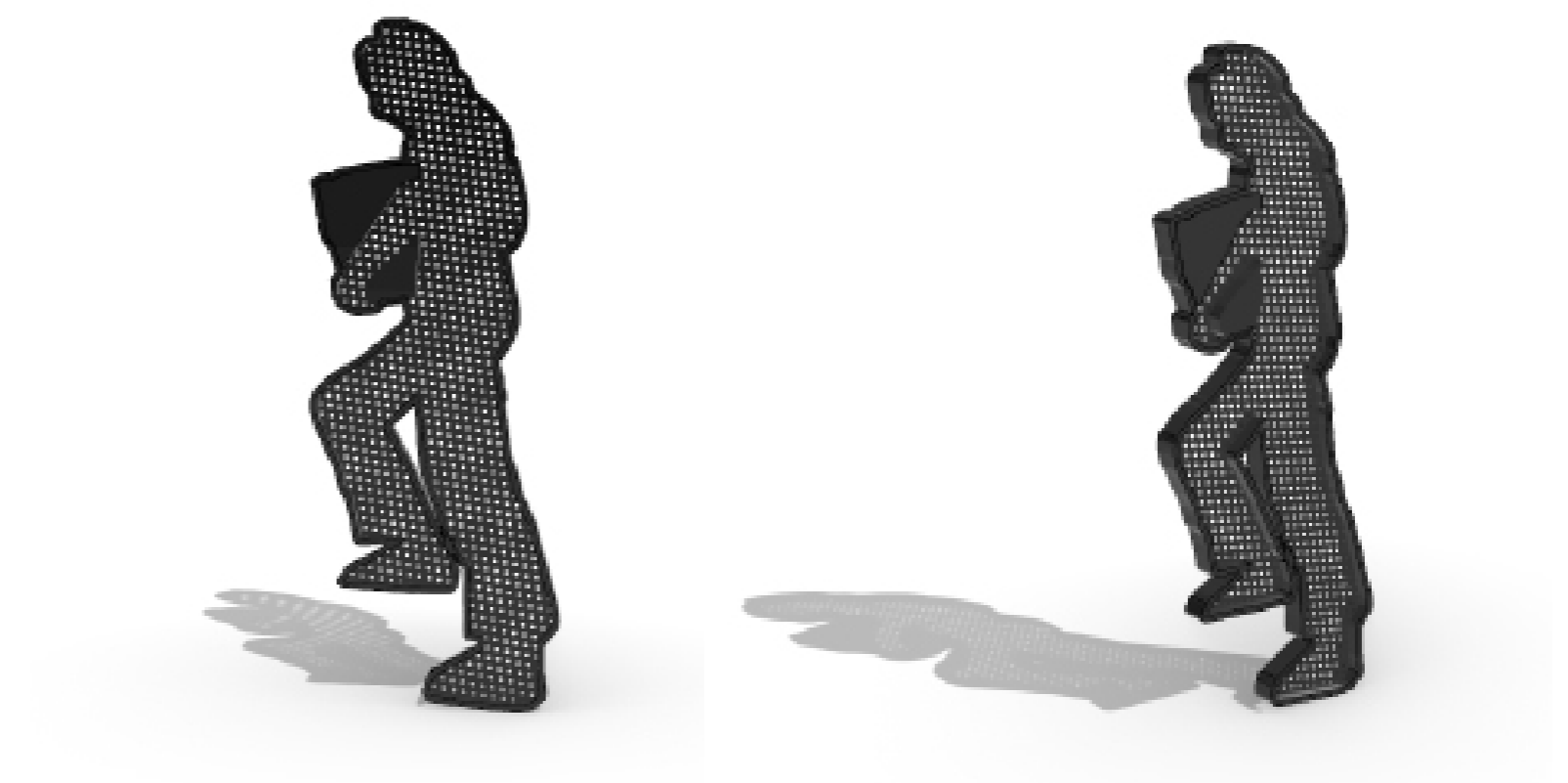
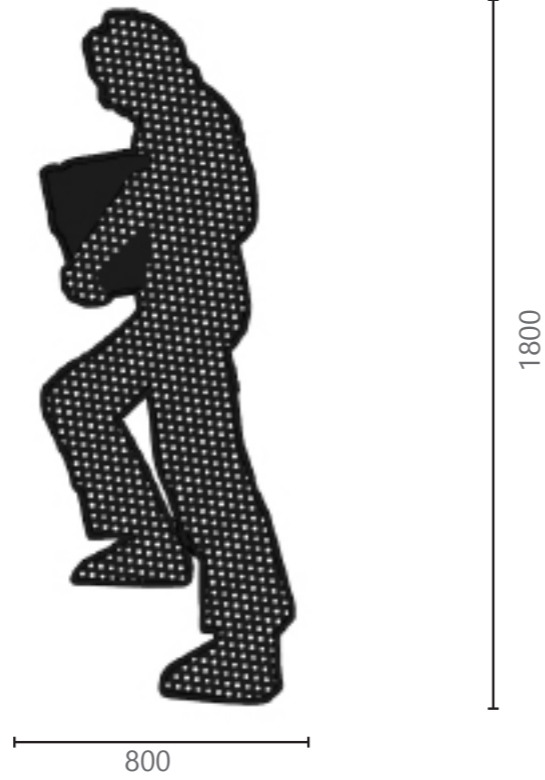
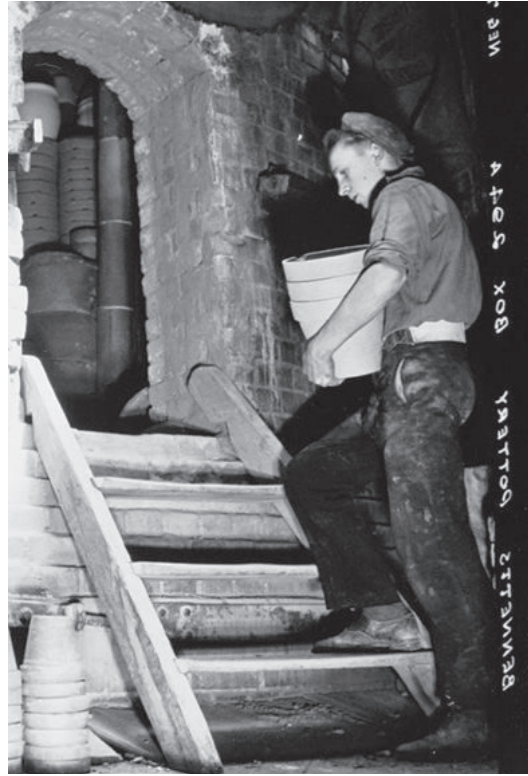


# MAGILL VILLAGE

## WAYFINDING



Bennett's Magill Pottery





# MAGILL VILLAGE

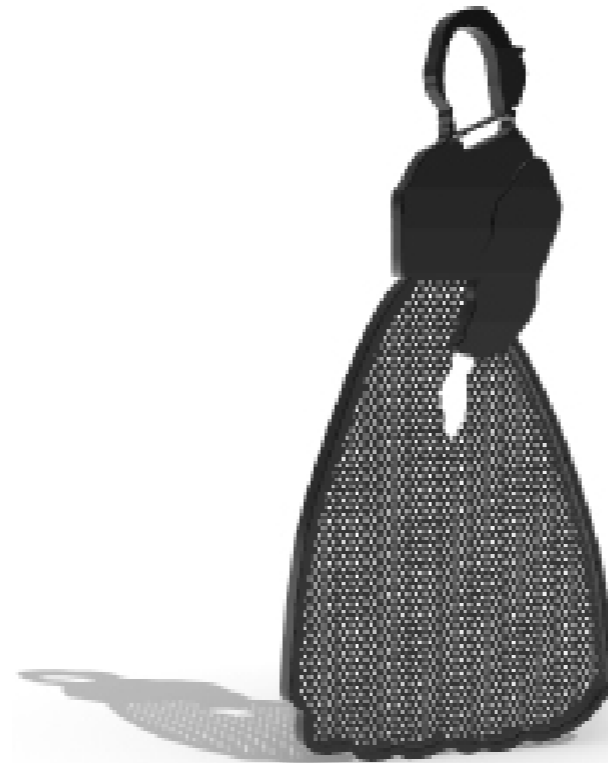
## WAYFINDING



Penfolds Magill Estate: Mary Penfold



1550



Max Schubert - Penfolds first Chief Winemaker and creator of Grange



1800



# MAGILL VILLAGE

## WAYFINDING

Dorrit Black 'The Mower'





# MAGILL VILLAGE

## WAYFINDING



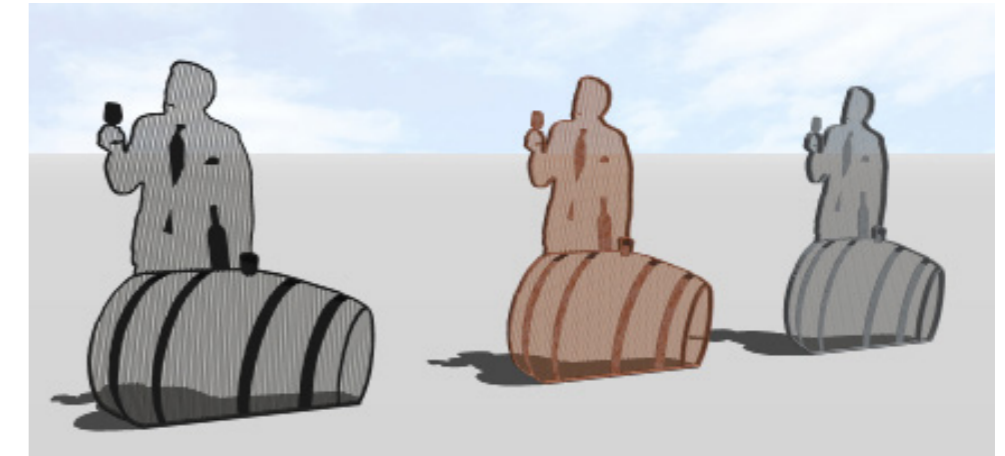
Options for the sculptural wayfinding elements include various perforated panel options, thicknesses of the structural metal outline and the finish of the surfaces.

The materials have been chosen for their robust nature and ability to be customised.

The finishes have been chosen for a variety of reasons. The powdercoated finish provides consistency with the furniture suite, while the corten will stand out while complementing and highlighting the terracotta tiles.



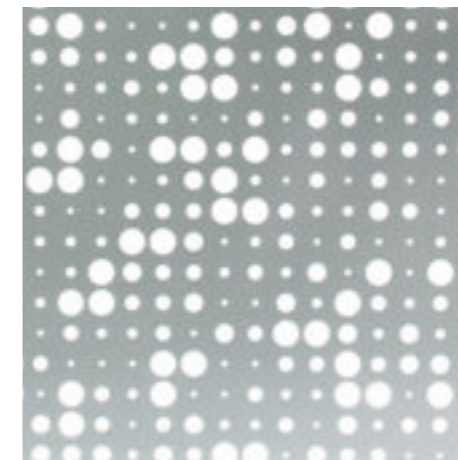
Transparency Options



Finish Options



Perforated metal sheet



Perforated metal sheet



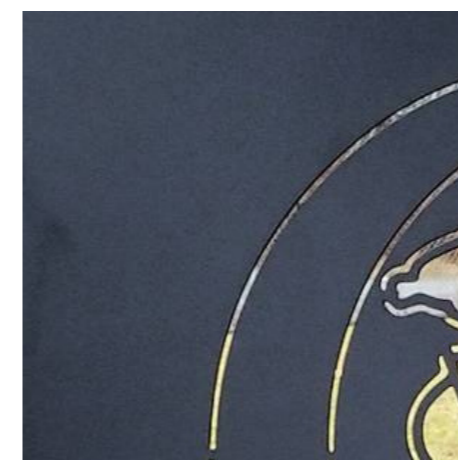
Flat bar



Metal sheet



Corten



Black powdercoat



Galvanised Steel



# MAGILL VILLAGE

## PLANTING PALETTE: RESIDENTIAL STREETScape



The residential planting palette has been chosen to create a softened and inviting landscape that complements the adjacent domestic gardens.

The street trees will provide ample shade while the understory presents a variety of forms, colours and flowers to create interest. The mix of textured groundcovers with soft mid-storey planting and thick grasses are further enhanced by the range of feature flower types and colours.

All planting has been chosen to need minimal upkeep and maintenance.



*Ulmus parvifolia* | Chinese Elm



*Chrysocephalum apiculatum* |  
Common Everlasting



*Eremophila 'Kalbarri Carpet'* |  
Tar Bush



*Limonium perezii* | Sea  
Lavender



*Liriope Muscari* | Lily Turf



*Diets grandiflora* | Fortnight  
Lily



*Dianella revoluta* | Blue Flax-Lily



*Myoporum parvifolium* |  
Creeping Boobiella



# MAGILL VILLAGE

## PLANTING PALETTE: VILLAGE HEART STREETScape



The village heart planting palette provides a dramatic contrast to the surrounding streetscape.

Large-leaved planting and long, strappy grasses are complemented by feature groundcovers. The resulting mix of plants provides visual interest through a variety of planting textures, shapes and colours. The Kangaroo Paws will provide feature flowers, bringing a colourful interlude into the gardens.

All planting has been chosen to need minimal upkeep and maintenance.



Zelkova serrata | Green Vase



Philodendron 'Xanadu'



Zamia furfuracea | Cardboard Palm



Grevillea 'Gin Gin Gem'



Anigozanthos spp. | Kangaroo Paw



Lomandra longifolia | Spiny-Head Mat-Rush



Festuca glauca | Blue Fescue



Acacia cognata 'Limelight'



# MAGILL VILLAGE

## PLANTING PALETTE: LIGHT INDUSTRIAL STREETSCAPE



The light industrial planting palette is centred around practical and low maintenance planting.

Planting alongside the pedestrian footpaths provides a buffer to the road and property boundaries. The small-leaved shrubs combine with delicate grasses to create a human-scale, softened boundary. The native tree species complements this palette.

The WSUD rain gardens require considered planting selection. Each species will be subjected to harsh dry and challenging wet conditions. The palette is compiled of species that will thrive in these difficult conditions and contribute to the remediation of the water that flows through the system.

All planting has been chosen to need minimal upkeep and maintenance.



Eucalyptus spp.



Westringia fruticosa | Native Rosemary



Leucophyta brownii | Cushion Bush



Myoporum parvifolium | Creeping Boobiolla



Juncus pallidus | Pale Rush



Lomandra 'Tanika'



Ficinia nodosa | Knobby Club-Rush



Dianella revoluta | Blue Flax-Lily



# MAGILL VILLAGE

## FURNITURE SUITE



The consistency of the furniture palette is key to creating a cohesive streetscape feel within the different typologies.

Each element is to have the same black powdercoated surface treatment to create a complementary suite.

Natural timbers bridge the gap between the proprietary furniture and the custom bespoke furniture. The timber complements both the black metal and the warm shades of terracotta and creates a visual link between all elements.



Street Lighting - Black Powdercoat Finish



Feature Lighting: We-ef LTM440



Bollards: CSA Urbania - Black Powdercoat Finish



Bins: CSA LR6225 Timber and Black Powdercoat Finish



Drinking Fountain: SFA Arqua - Black



Water Refill Station: SFA Arqua - Black



Bike Rack: Arketype Loaf



Bike Repair Station: SecuraBike BBR502: Black Finish



# MAGILL VILLAGE

## SUSTAINABILITY INITIATIVES



Throughout the Magill Road landscape there are a number of elements that contribute to the sustainable nature of the project and precinct as a whole.

- Increased street tree planting to provide shade and cooling effect
- WSUD rain gardens to flow water loss and treat stormwater
- Local material supply
- Bespoke local feature elements
- Electric vehicle charging stations
- Water drinking and refill stations
- Safe cycle lanes to encourage sustainable transport options
- Cycle repair and maintenance station
- Appropriate low water use and low maintenance planting

These elements ensure that the project is not undertaken at the expense of the surrounding environment.

Sustainability ultimately concerns a triple bottom line - sustainable for the environment, community and economy. The project as a whole is addressing the need for a sustainable environment, community and economy through a variety of interventions.

The reduction of the speed limit to 40km/h will reduce emissions from traffic in the area and create a more pleasant environment for the community. It also creates a safer environment for cyclists and pedestrians and will encourage more usage of lower-impact transport options.

The addition of dedicated designed places for stopping will bring activity to the currently pedestrian-focused footpath-as-thoroughfare. The pedestrian in this instance becomes the cafe patron, the customer or the window shopper. When residents and visitors are engaging with the streetscape this adds to the vitality of the street, both in the sense of community and economy.

The long-term planning of the project extents will provide the basis for renewed economic activity in the area, encouraging investment along Magill Road from private enterprises now and into the future.



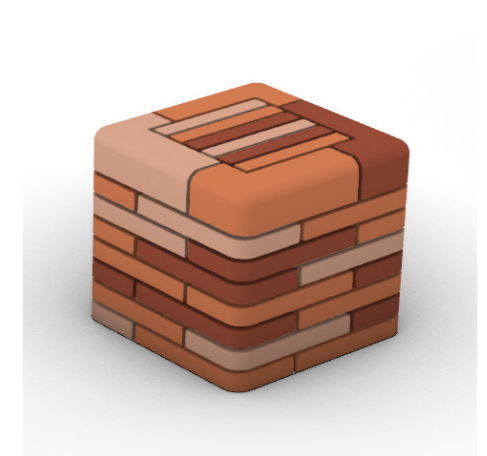
Street tree planting



WSUD rain gardens



Local material supply



Bespoke local feature elements



Electric vehicle charging stations



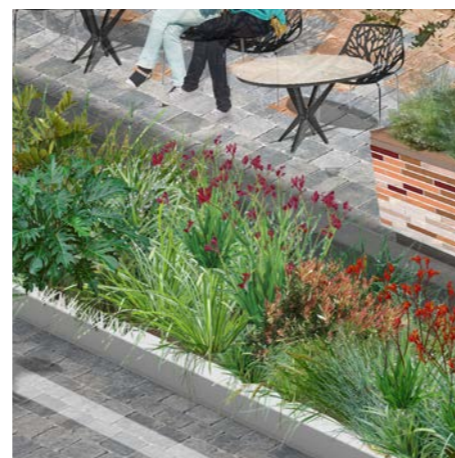
Water drinking and refill station



Safe cycle lanes



Cycle repair and maintenance station



Appropriate planting



# MAGILL VILLAGE



## PUBLIC ART PIECES MURALS

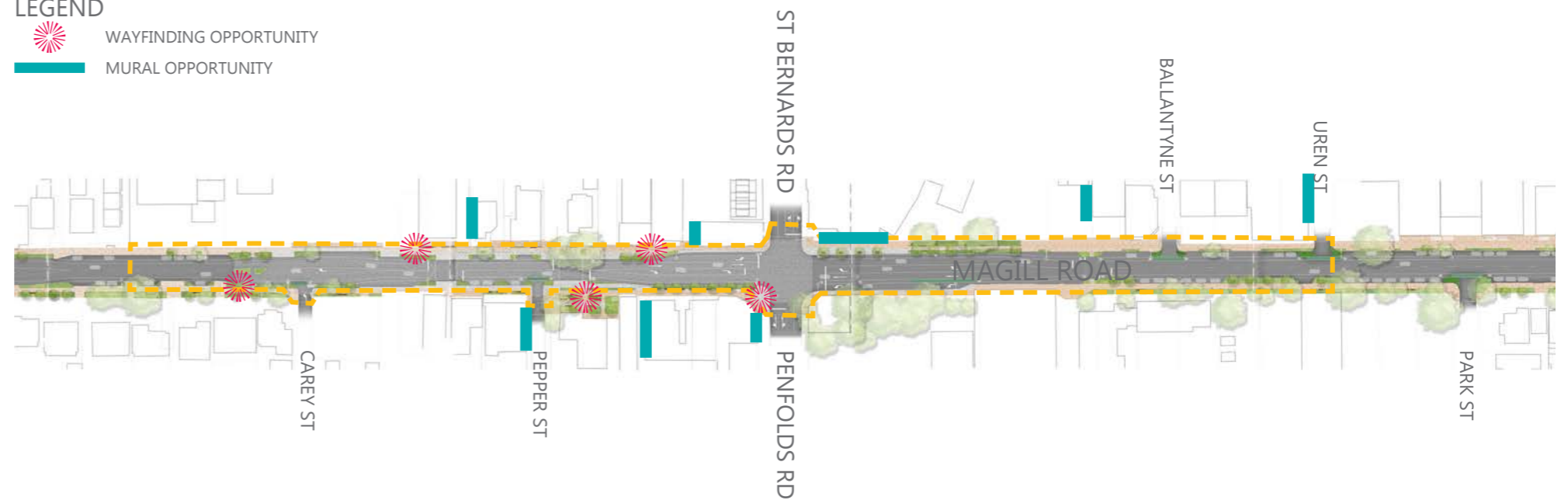


The selected potential mural walls are concentrated around the Village Heart. These murals will contribute to the vibrancy and unique look and feel of Magill Village. The murals give an opportunity to express different facets of Magill and can be used to represent the culture and history of Magill and surrounds, while contributing to the contemporary landscape.

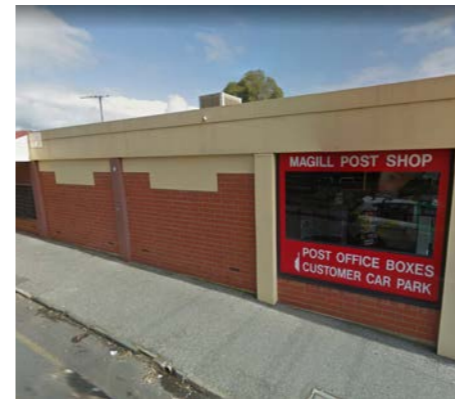
The varied scale of the identified walls will provide a variety of experiences, from epic to intimate. Varied artistic styles will lend themselves to the differing scales of wall.

### LEGEND

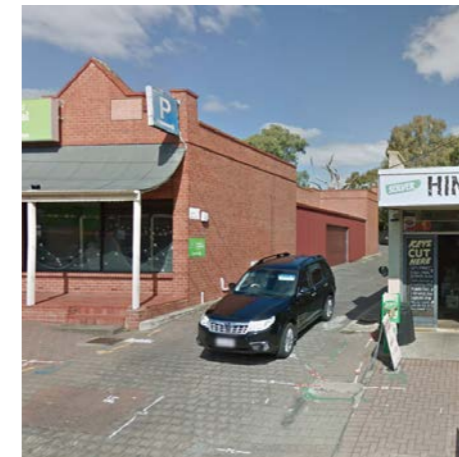
-  WAYFINDING OPPORTUNITY
-  MURAL OPPORTUNITY



599 Magill Road



Magill Post Shop - Pepper Road



Magill Medical Centre



615 Magill Road



Magill Road X Penfold Road



The Tower Hotel



635 Magill Road



Uren Street



# MAGILL VILLAGE



Mural precedent images.

