Villawood is a national award-winning property developer and highly recognised leader in its sector. It is consistently lauded for its creativity and innovation, its contribution to the industry and the community.
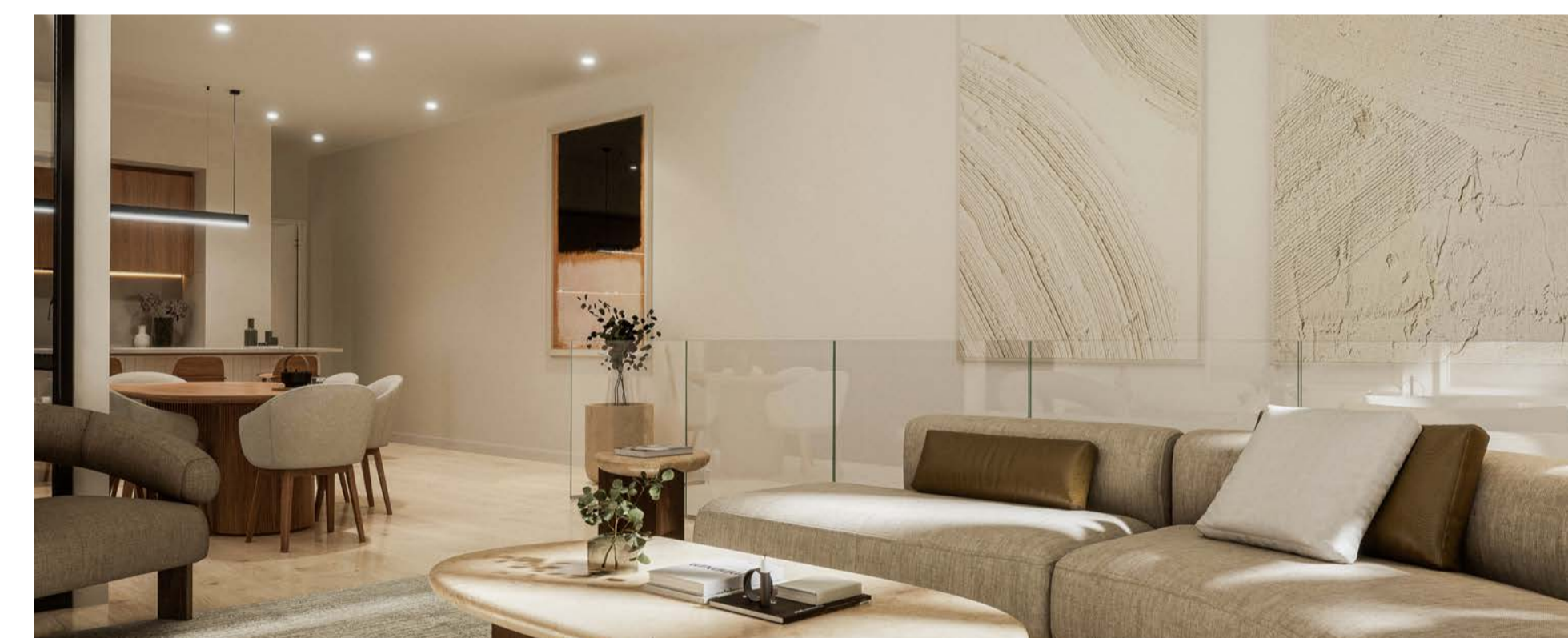
Villawood Properties has grown to become one of Australia's most-trusted residential land developers. This reputation is the culmination of 30 years experience and a proven track record in delivering innovative, community-focused developments.

Everything we do links back to our core values of **Creativity, Passion, Innovation, Sustainability** and above all, **Community**. Villawood Properties commitment has and always will be to create vibrant communities where the people who live there form strong and lasting relationships.

Villawood is well known for its community focus in all its endeavours and has received more than 20 industry awards across community engagement, master-planning, design, landscaping, environment and lifetime achievement.

Villawood is committed to investing into local community and community groups and had launched a multi-million dollar philanthropic foundation to assist community groups and causes across Australia. Villawood sets aside land in its releases for care workers such as nurses, police, paramedics, firefighters, teachers and personal carers. It also provides them a saving.

Villawood gives an equal block of bushland to national forest for every residential block it sells. In SA, this will see over 40ha of land retained as conservation land at Foul Bay, increasing the size of the adjacent Warrenben Conservation Park.

Hostplus is one of the largest industry super funds in Australia with 1.6 million members, more than 280,000 contributing employers and more than $95 billion in funds under management.

Hostplus continues to evolve and grow as the lifetime fund of choice for Australians and employers from a broad range of backgrounds and industries.

Locality

villawood properties

MORPHETTVILLE

HOSTPLUS

Adelaide City

ANZAC HIGHWAY

CAMDEN PARK

Immanuel College & Primary School

Mixed Use Precinct
Including mixed use apartment buildings incorporating a community plaza.

Plympton Sports & Recreation Club
including Plympton Oval and Plympton Oval Playground

Camden Oval
including Jack Smith Park, Soccer and Football clubs and playground

Residential Precinct
ranging in dwellings from terraces and apartment sites.

Glenelg Foreshore

Forbes Primary School
including Children's Centre

Tram Line
Glenelg to Adelaide City

PLYMPTON PARK

Morphettville Racecourse

Mike Turtur Bikeway
Glenelg to Adelaide City

Willoughby Avenue Reserve

SAJC Code Amendment

GLENGOWRIE

MORPHETT ROAD

Sturt River

MORPHETTVILLE

Tram Grade Separation Project
The Australian and South Australian governments have jointly (50:50) funded $400 million to removing the two level crossings where the Glenelg tram line crosses Marion Road and Cross Road.

Level Crossing Removal Project
The Australian and South Australian governments recently committed funding towards a planning study to investigate the removal of the level crossing where the Glenelg tram line crosses Morphett Road, Morphettville. These works form part of the Tram Grade Separation Projects.

Internal Roads
Local roads off of a main boulevard will include on-street parking and additional landscaping opportunities.

New T-intersection to Park Terrace
Intersection offset between Milton Avenue and Tennyson Avenue to encourage dispersal of traffic. Projected dispersal and volume of traffic will not change the nature and function of any existing road.

Tram Stops
The tram runs from Hindmarsh through the Adelaide City Centre to Glenelg. The Morphettville tram stop is located directly next to the development.

Bus Route
Local bus route along South Terrace, Ferry Avenue and Bray Street.

Anzac Highway, South Road and Marion Road are Bus Go Zone's.

ANZAC HIGHWAY
MORPHETT ROAD
CROSS ROAD
MARION ROAD
SOUTH TCE
TENNYSON AVE
PARK TERRACE
BRAY STREET

The Concept Master Plan provides the following outcomes:

Mixed Use Precinct:

- Initial establishment of three development lots ranging from 5337 square metres to 7901 square metres in area; and
- Design development to work up specific mixed use development outcomes which will respond to the project vision.

Residential Precinct:

- Approximately 190 residential allotments in a typical terrace lot configuration;
- Three apartment sites, which could be 4-6 storeys in height;
- Dwellings to form a mix of 2 and 3 storey product, including a mix of front and rear access;

- Local open space distributed throughout the site, representing approximately 12% of the developable area; and
- Local road network, including main entry boulevard, access roads and rear laneways.

Mixed Use Precinct

- Establishment of 3 mixed use buildings; and
- connection to Morphettville Racecourse and the Residential Precinct through a pedestrain link.

Residential Precinct

- Approx 190 terrace allotments;
- 3 apartment sites
- local open space distributed throughout site; and
- local road network including main entry boulevard.

The master plan includes a range of linear and formal pocket parks which complement the broader locality containing several neighbourhood level open space precincts.

Linear Reserve
with shared pedestrian path and formal landscaping.

Integrated Pocket Parks
Tree canopy and incorporated recreation equipment.

Street Trees & Landscape Buffers
Increased street trees and landscaping to race track.

The design vision revolves around sustainability, both socially and environmentally, open space, event space and placemaking.

Terrace Dwellings
190 terrace homes ranging in height from 2-3 storeys.

Low-rise Apartments
Trackside facing residential apartments.

Mixed Use Apartment Buildings
with more than 150 residences.

Timeline

Approvals
Throughout 2023

First Sales Release
March 2024

Stage 1 Civil Works
Spring 2024

Completion of First Homes
mid 2025

Stay up to date

To stay up to date with new information as it comes to hand, or to find out about how to buy and stay informed during the project approvals and investigations, please register at:

villawoodproperties.com.au/community/morphettville

Traffic Feedback

Do you have comments?

Use the dots to identify on the map the location of where traffic issues exist.

Use the post-it notes to describe traffic issues and recommend potential solutions.