



Castle Plaza Activity Centre Development Plan Amendment



Jensen Planning + Design was engaged to facilitate the expansion of the Castle Plaza shopping centre and to maximise opportunities for a transit-oriented development on the former Hills Industries site at Edwardstown. The land is located adjacent to the Adelaide – Noarlunga rail corridor and South Road and comprises approximately 16 hectares.

Jensen Planning + Design collaborated strongly with the City of Marion to prepared the DPA, which covers a District Centre Zone and Industry Zone. The DPA achieves one of Council's principal objectives of creating a location of employment focus for the local community through the rezoning to a Mixed Use Zone.

The DPA seeks to establish a compact, high density urban form which maximises access to a potential future rail station. A safe and attractive public realm is promoted through high quality street infrastructure, pedestrian and cyclist movement priorities. The DPA encourages vibrancy through activation of public road and plaza frontages, including the pedestrianisation of part of Raglan Avenue to function as an 'eat street' creating an after hours hub of activity.

A key challenge of the site is the proximity to industry and South Road, and also achieving DTEI's key objective of maintaining traffic flows for South Road, a key freight transport route for the southern suburbs. The DPA addresses these aims through redirecting east-west traffic through the site in a way that maintains flows, while also creating a strong pedestrian connection between the existing centre and the proposed growth areas.



Location: Edwardstown
South Australia

Client: Colonial First
State Global Asset
Management

Date: 2010

In association with:

- Hames Sharley
- SKM
- Pitney Bowes (in collaboration with City of Marion)

