

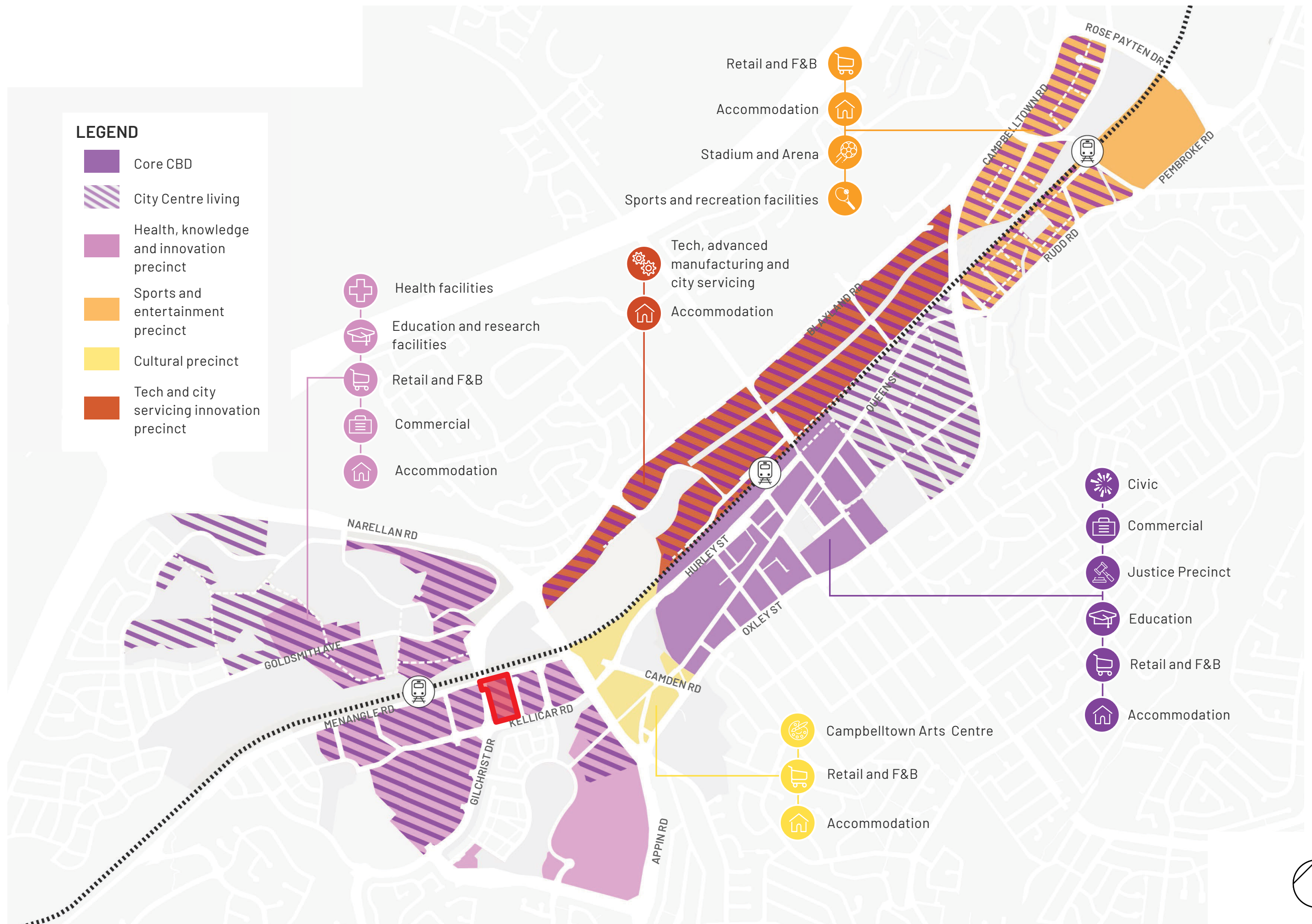
An aerial photograph of an urban area. In the upper center, there is a baseball field with a brown infield and green outfield. To the left of the field is a large, open, brownish area, possibly a construction site or a dry field. A multi-lane road runs horizontally across the middle of the image. To the right of the road, there are several large, modern buildings with flat roofs. In the lower right, there is a residential area with many small houses. The overall scene is a mix of urban development and open space.

URBAN DESIGN STUDY

1 KELLICAR ROAD
MACARTHUR

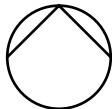
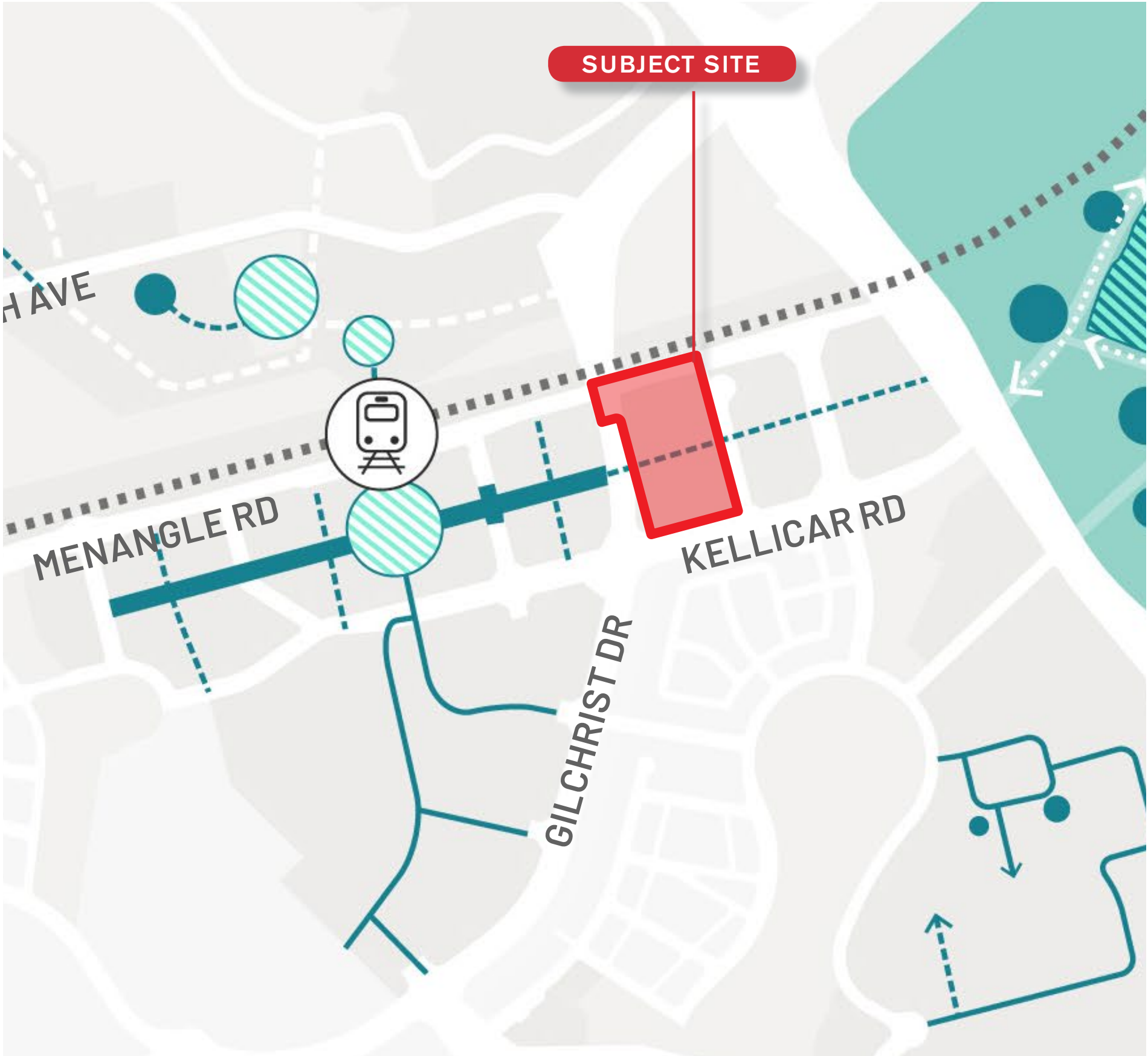
JULY 2023

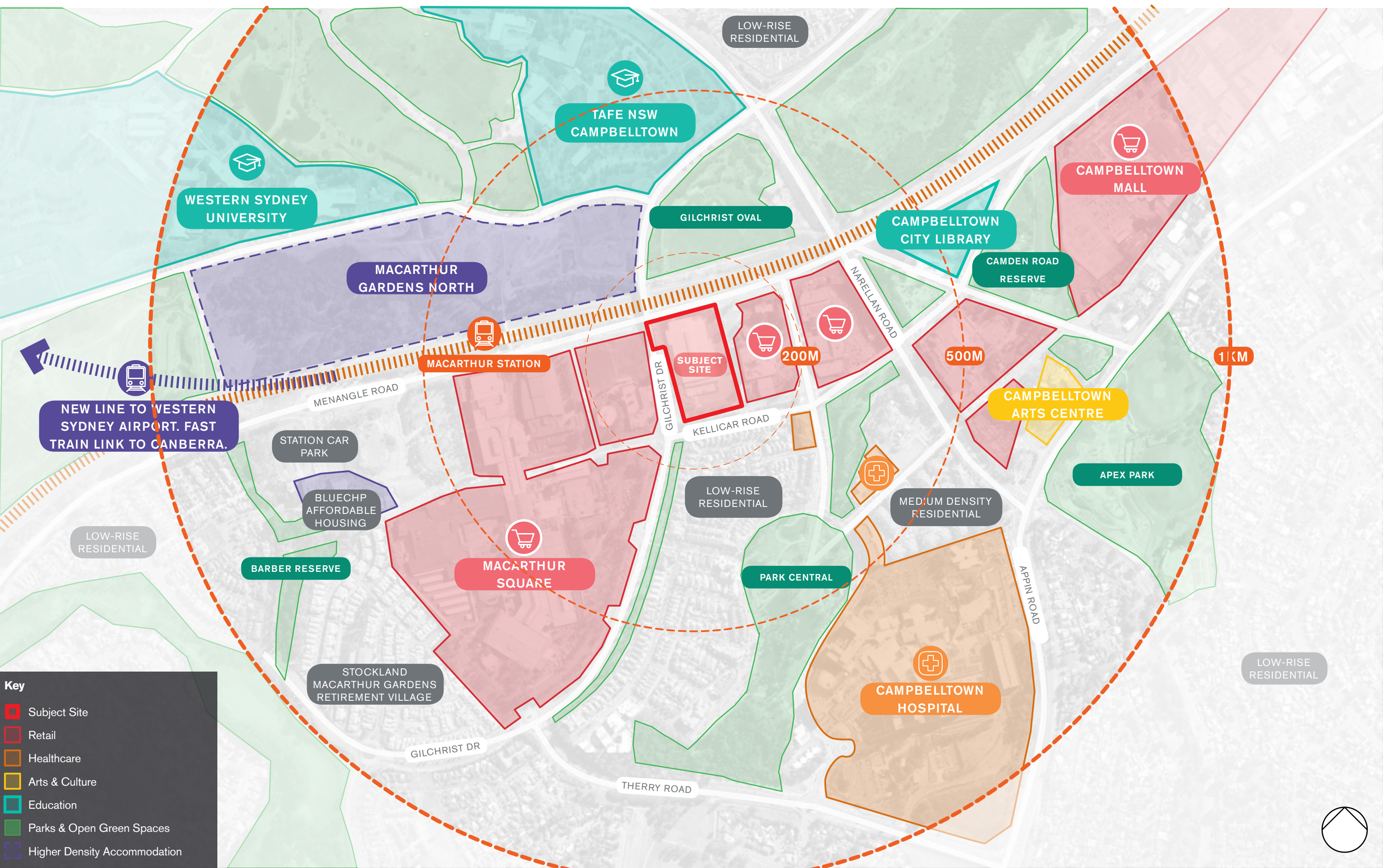
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LEGEND

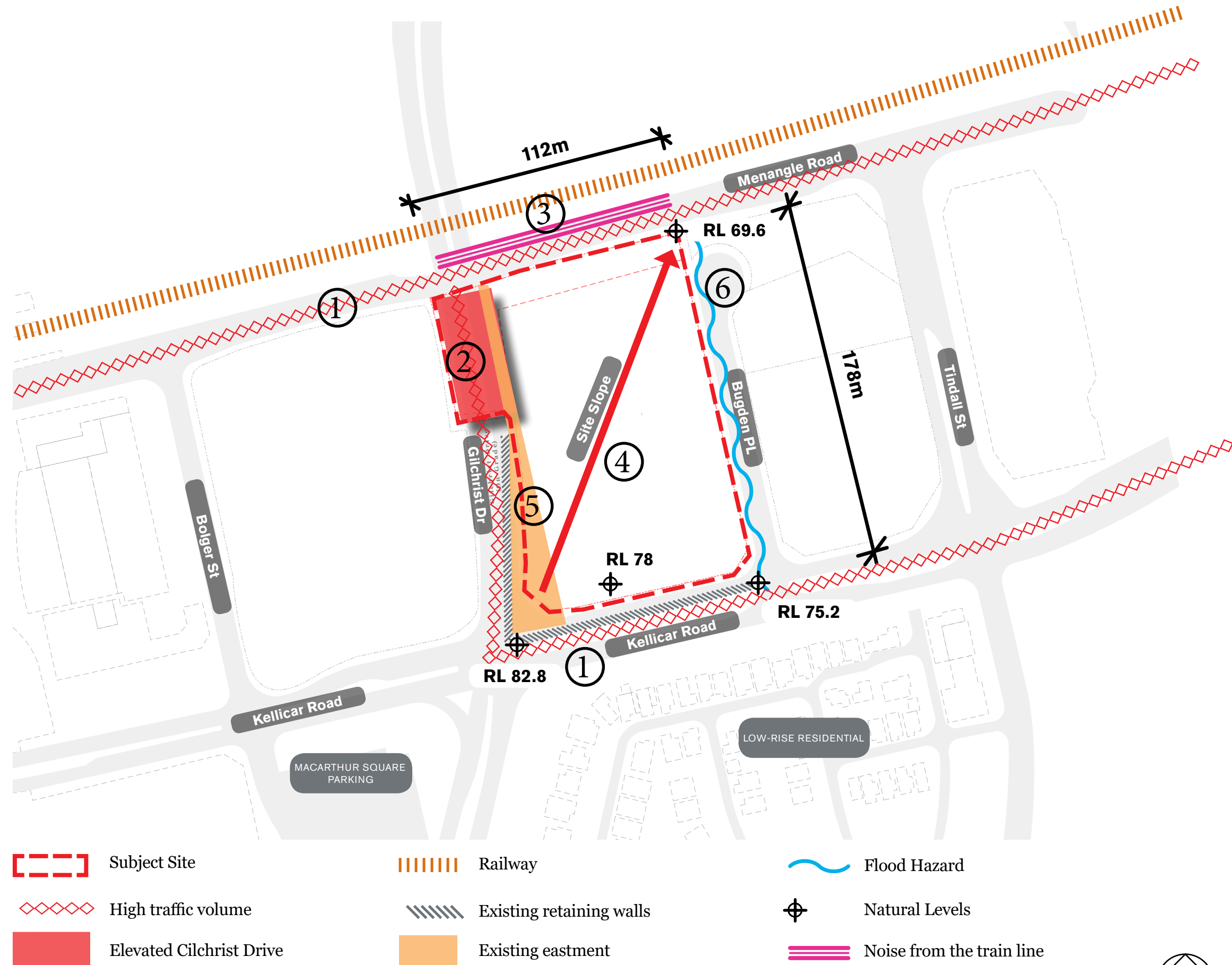
- Cultural precinct
- Civic open spaces (existing)
- Civic squares/plazas (potential)
- Small scale civic spaces (potential)
- High street
- Fine grain connections (existing)
- Fine grain connections (potential)
- Arcades





Constraints:

- 1 The three sides of the site surrounded by Gilchrist Drive, Kellicar Road and Menangle Road, which are major transport corridors. These corridors generate considerable noise, visual and air pollution.
- 2 Gilchrist Drive elevated approx. 12m above the ground to North west corner of the site. This situation is limited pedestrian link and movement.
- 3 Noise issue from the train line on the north of the site.
- 4 Significant cross-fall of 13 meters.
- 5 There are significant embankment and easement along Gilchrist Drive.
- 6 Flood hazard along Bugden Place





1 Steep level change between Gilchrist Drive and subject site
Busy 4 lane road, heavy traffic
Existing easement and services running along Gilchrist Drive boundary



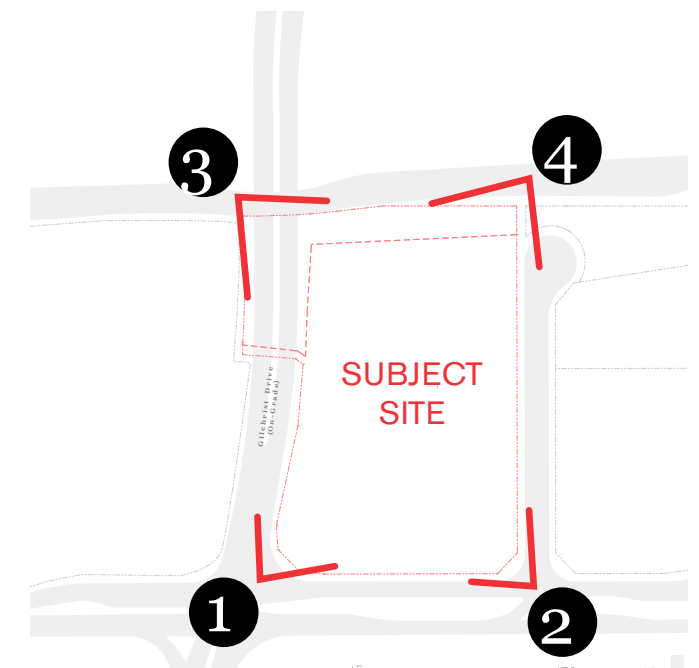
2 Intersection of the busy 4 lane Kellicar Road to the quiet 2 lane Bugden Place
Less traffic along Bugden Place due to cul de sec



3 Unsafe, fenced in area underneath Gilchrist Drive



4 Menangle Road has no direct link to Bugden Place
Runs adjacent to the train line





1. Carpark for Macarthur Tavern



2. Carpark for Macarthur Square - Interface off Bolger St



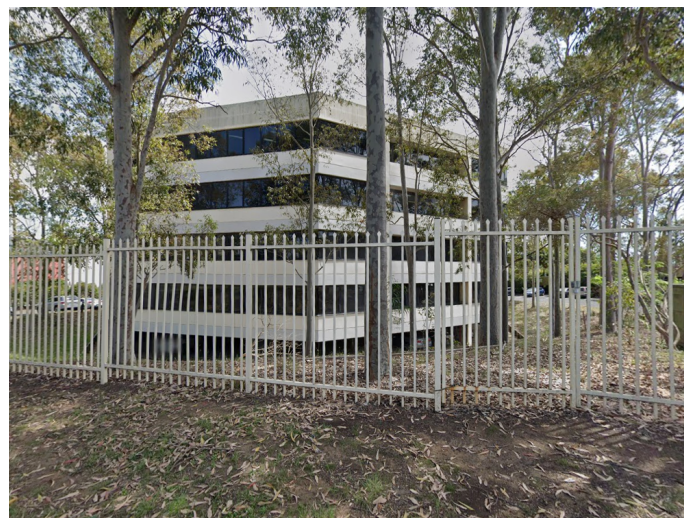
3. Carpark interface off Menangle Road. Macarthur Station ahead.



4. Macarthur Square entry



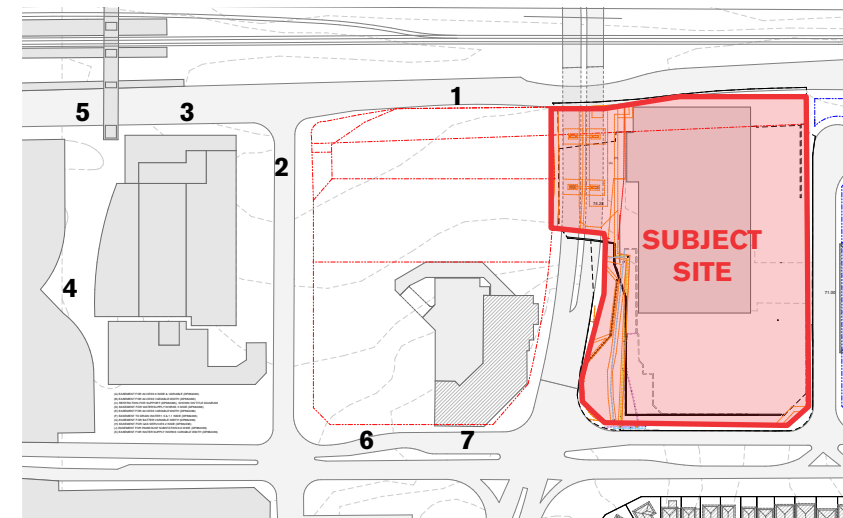
5. Stairs off Menangle Road to Macarthur Square and Station



6. South Western Sydney Primary Health Network



7. The Macarthur Tavern





1. Existing commercial and restaurant tenancies along Bugden Place



2. Kickin' Inn Restaurant corner of Kellicar Road and Bugden Place



3. Shopping Mall off Tindall St



4. Marketfair Campbelltown Shopping Mall off Kellicar Road



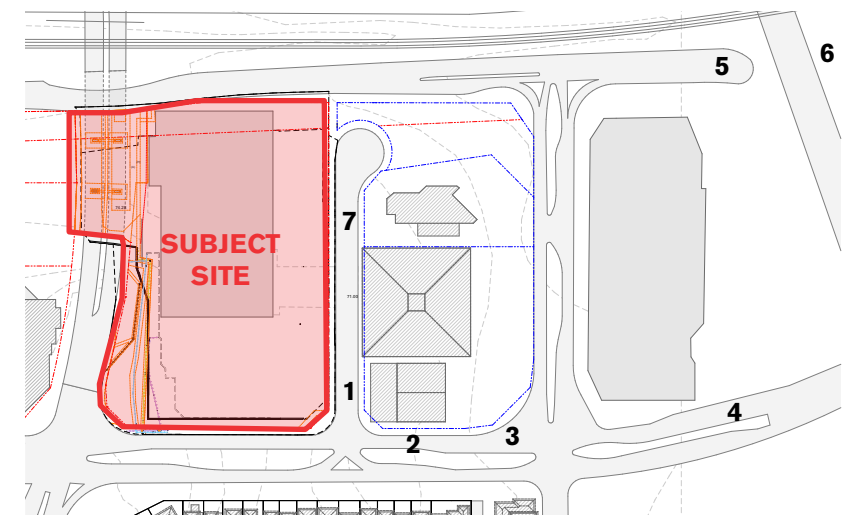
5. Narallen Road undercroft area

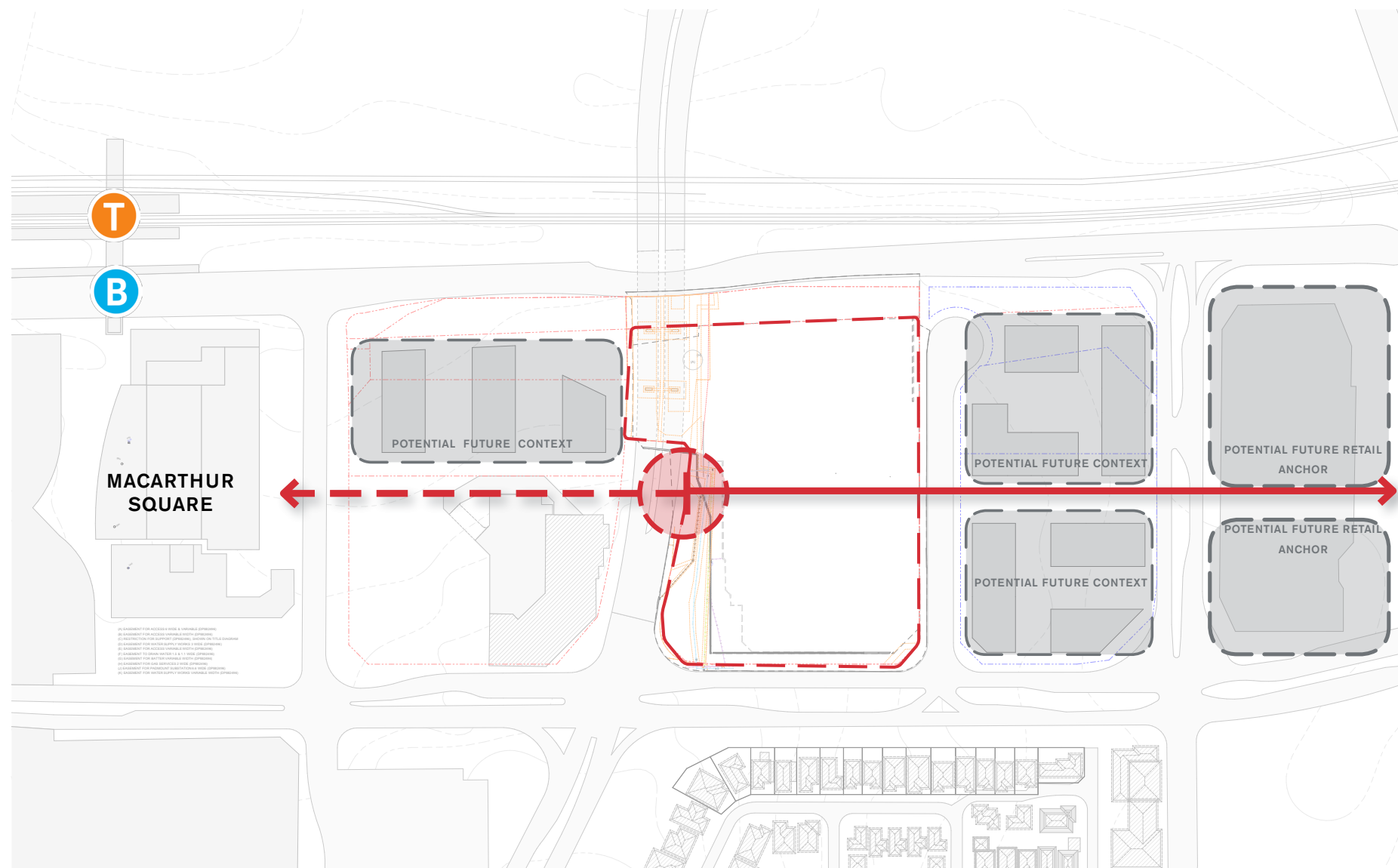


6. Proposed GenesisCare Development

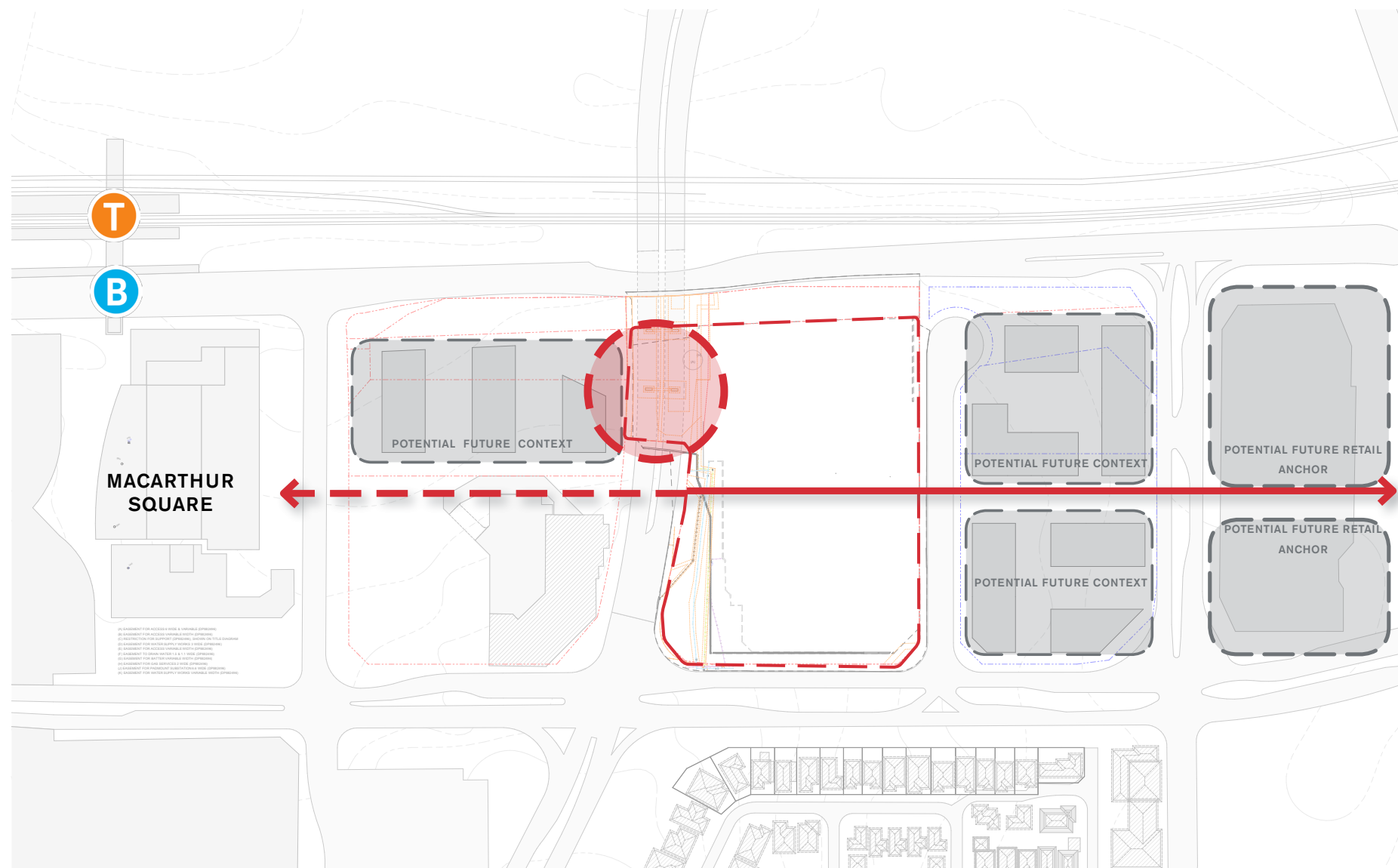


7. Commercial Tenancy off Bugden Place

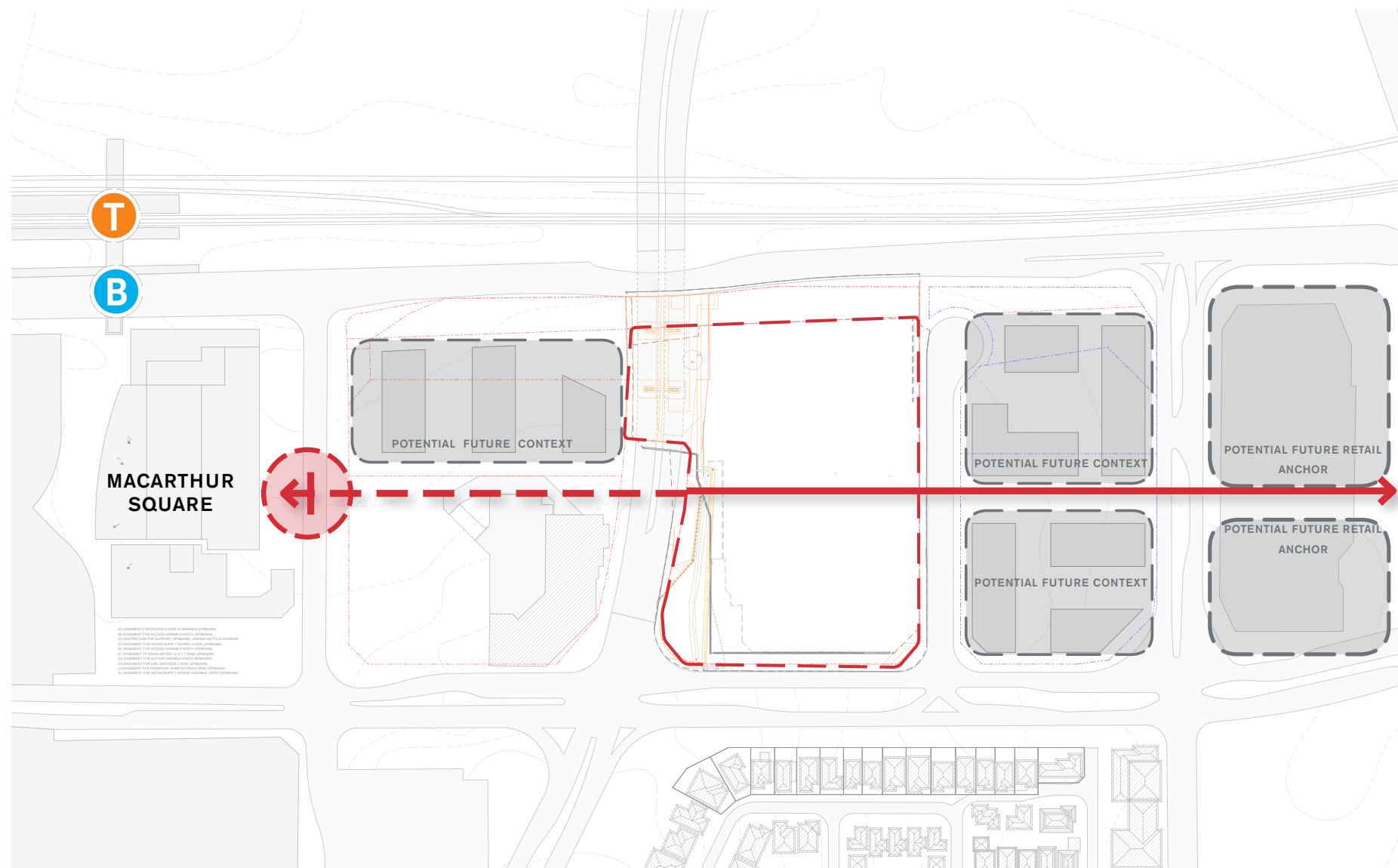




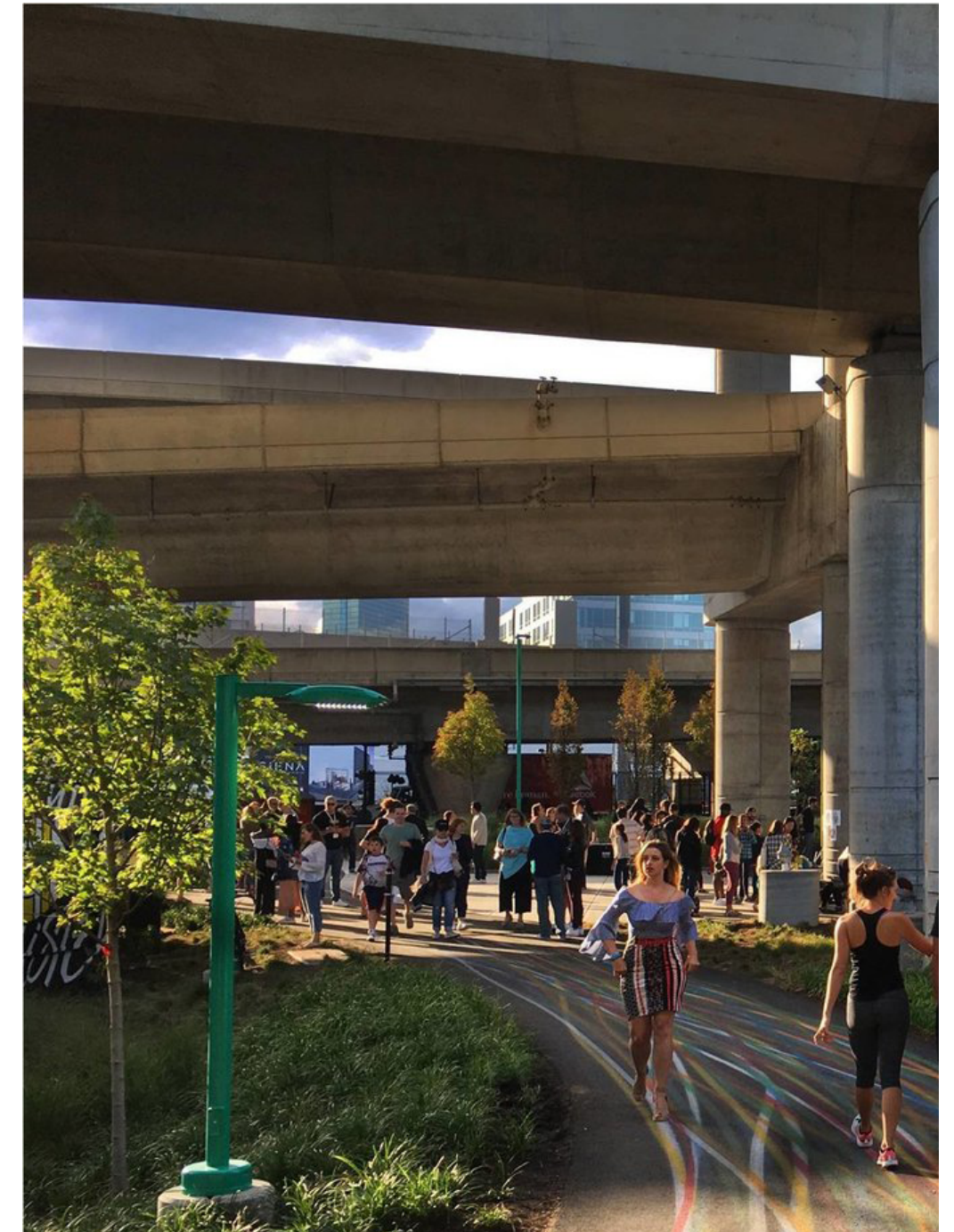
LEVEL DIFFERENCE ALONG EAST/WEST LINK
GILCHRIST DRIVE INTERFACE TO SUBJECT SITE



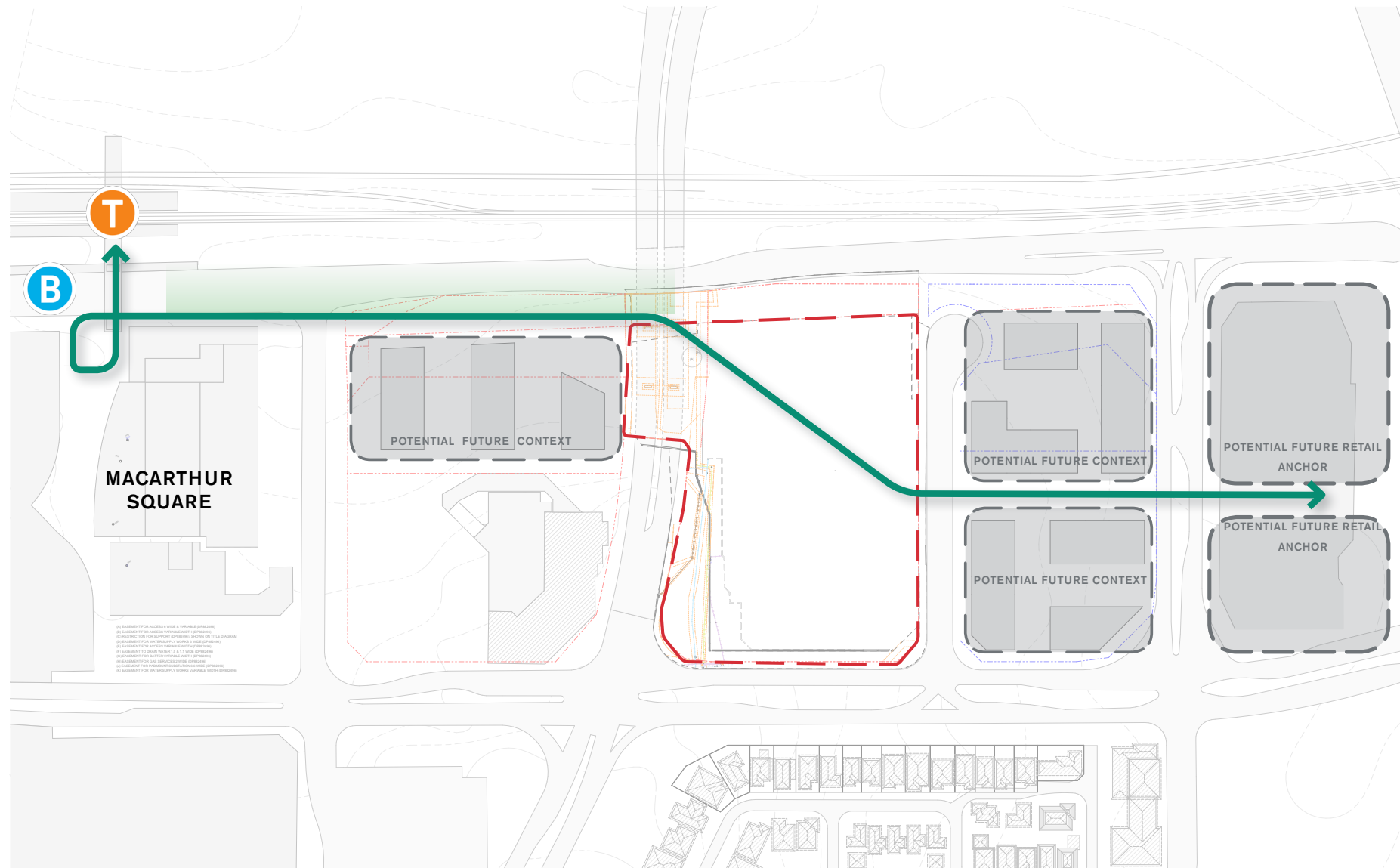
CURRENT UTILISATION OF THE UNDER SIDE OF GILCHRIST DRIVE



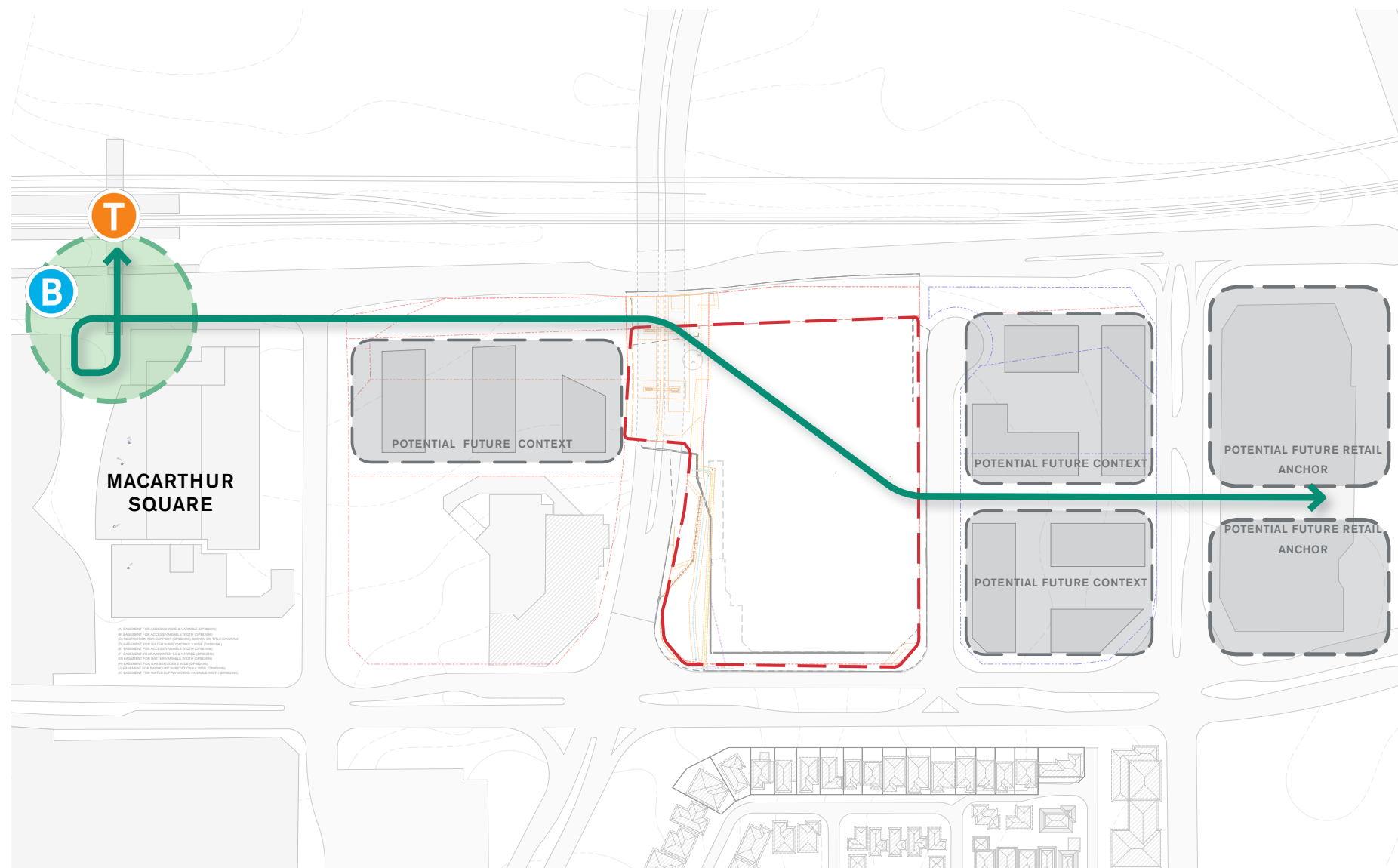
BOH AND CARPARK INTERFACE AT THE END OF
EAST/WEST LINK



NODAL POINTS PROVIDING GATHERING OPPORTUNITIES



TRAIN STATION IN LINE OF SIGHT

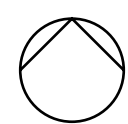
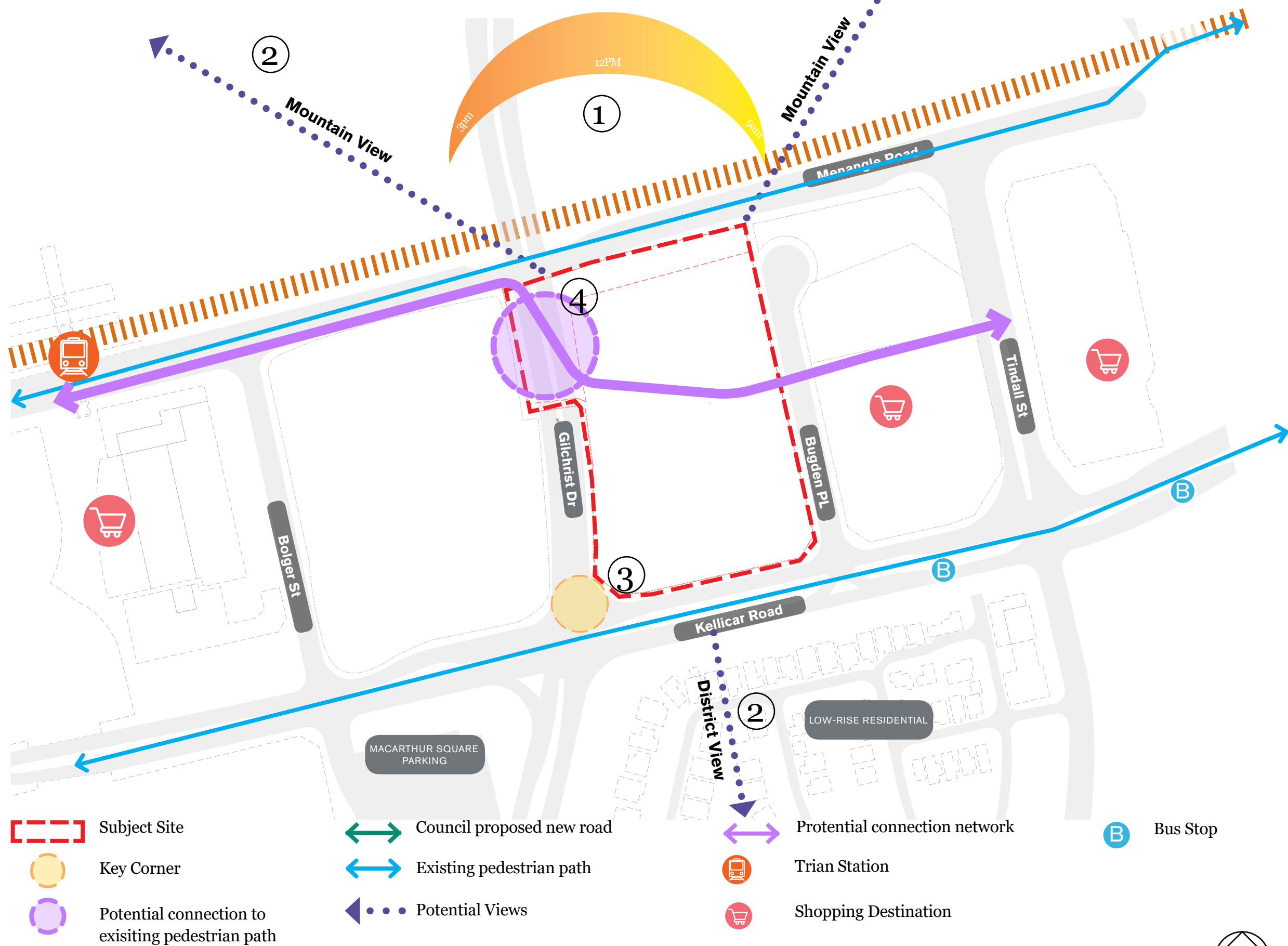


EXISTING PEDESTRIAN ENTRY TO MACARTHUR SQUARE OFF MENANGLE ROAD

CONTEXT ANALYSIS
MICRO CONTEXT - OPPORTUNITIES

Opportunities:

- 1 North-South orientation.
- 2 Mountain views towards the North. District views towards the South.
- 3 Key corner at the intersection of Gilchrist Dr and Kellicar Road.
- 4 Potential Through-site link between destinations.



MENANGLE ROAD

- Busy 2 lane road, heavy traffic
- Adjacent to train line
- Future road widening with dedicated bus lane
- On street parking available

GILCHRIST DRIVE

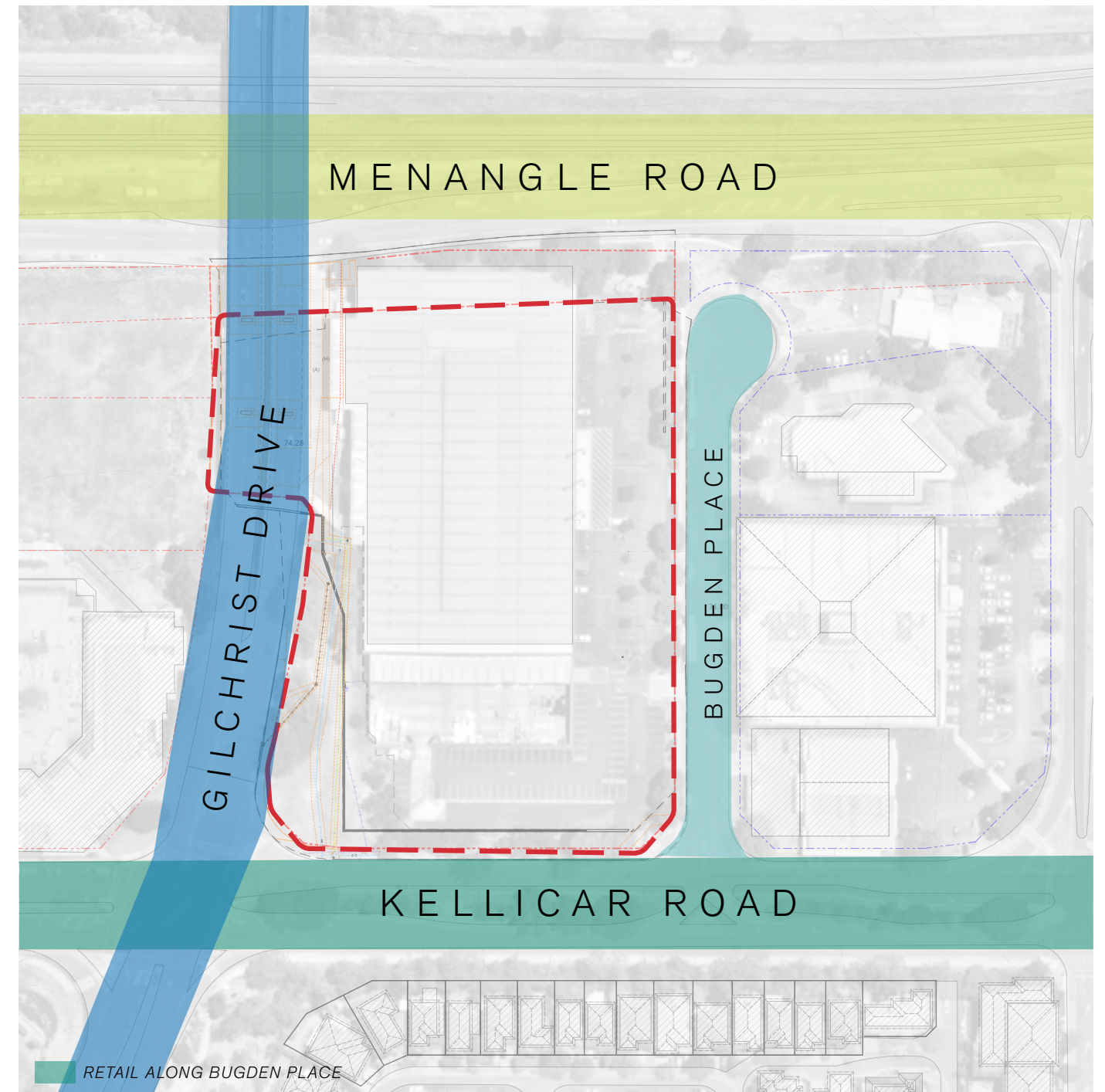
- Busy 4 lane road, heavy traffic
- Gateway road into Campbelltown
- No street parking

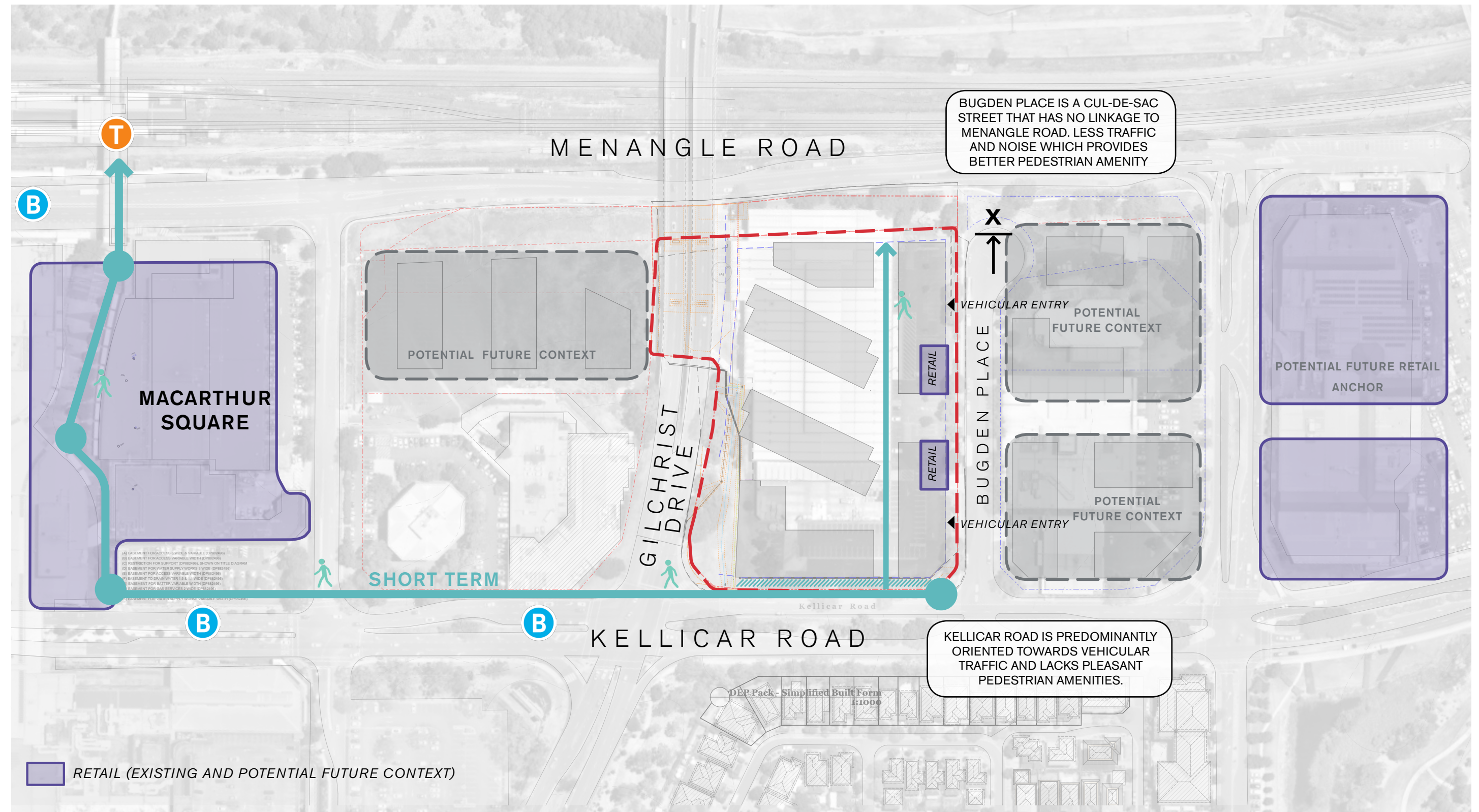
KELLICAR ROAD

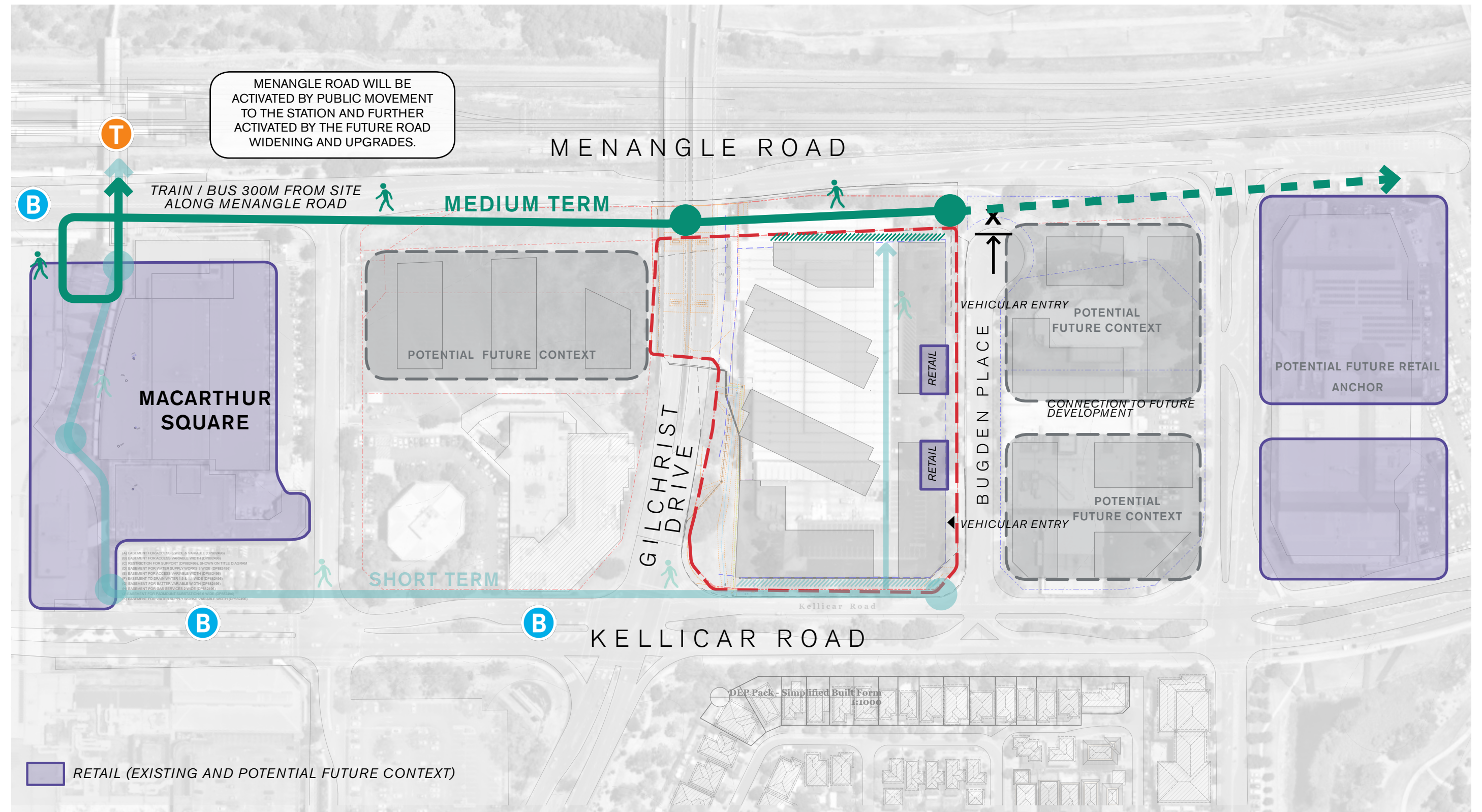
- Busy road, heavy traffic
- 4 lane road with median vegetation strip

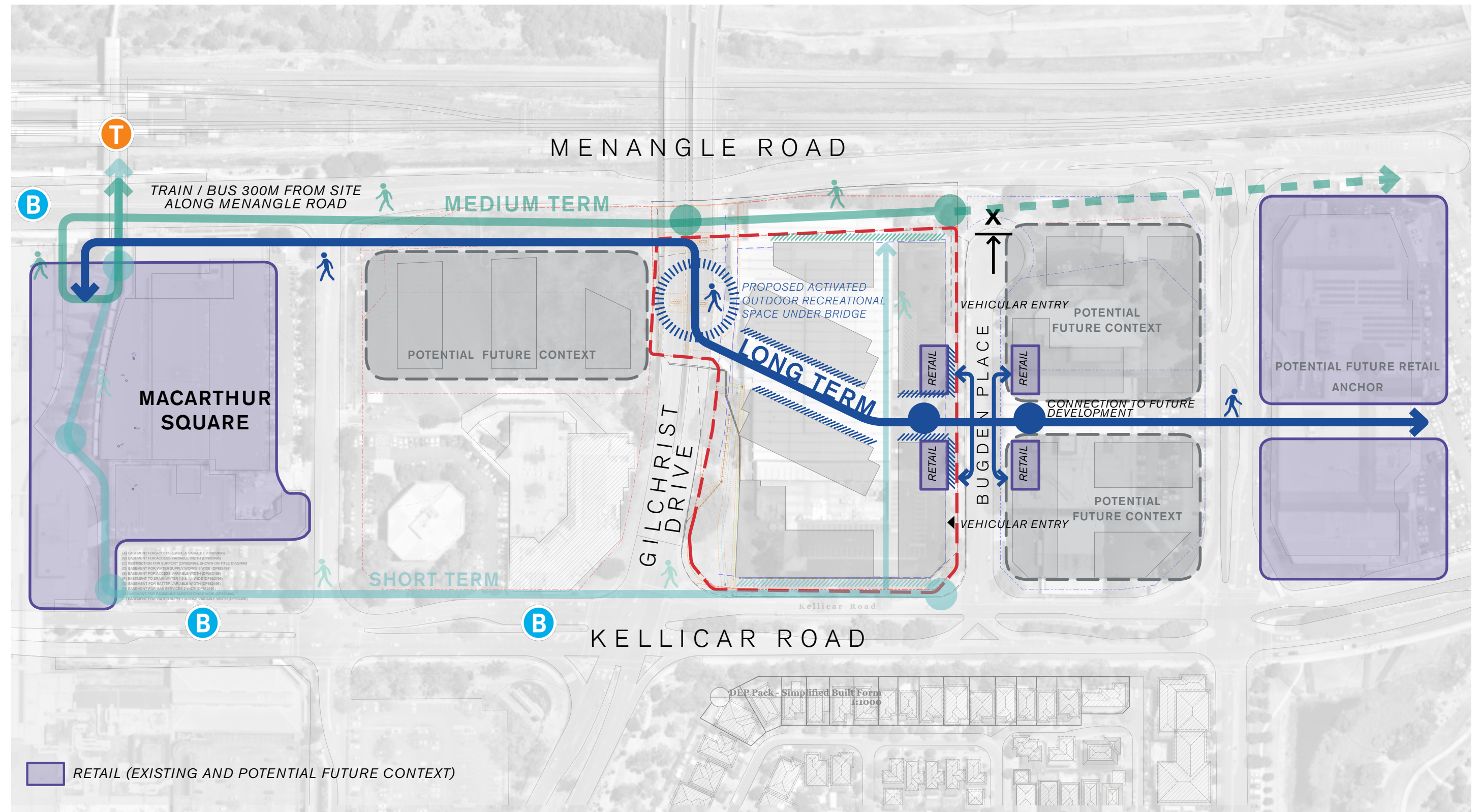
BUGDEN PLACE

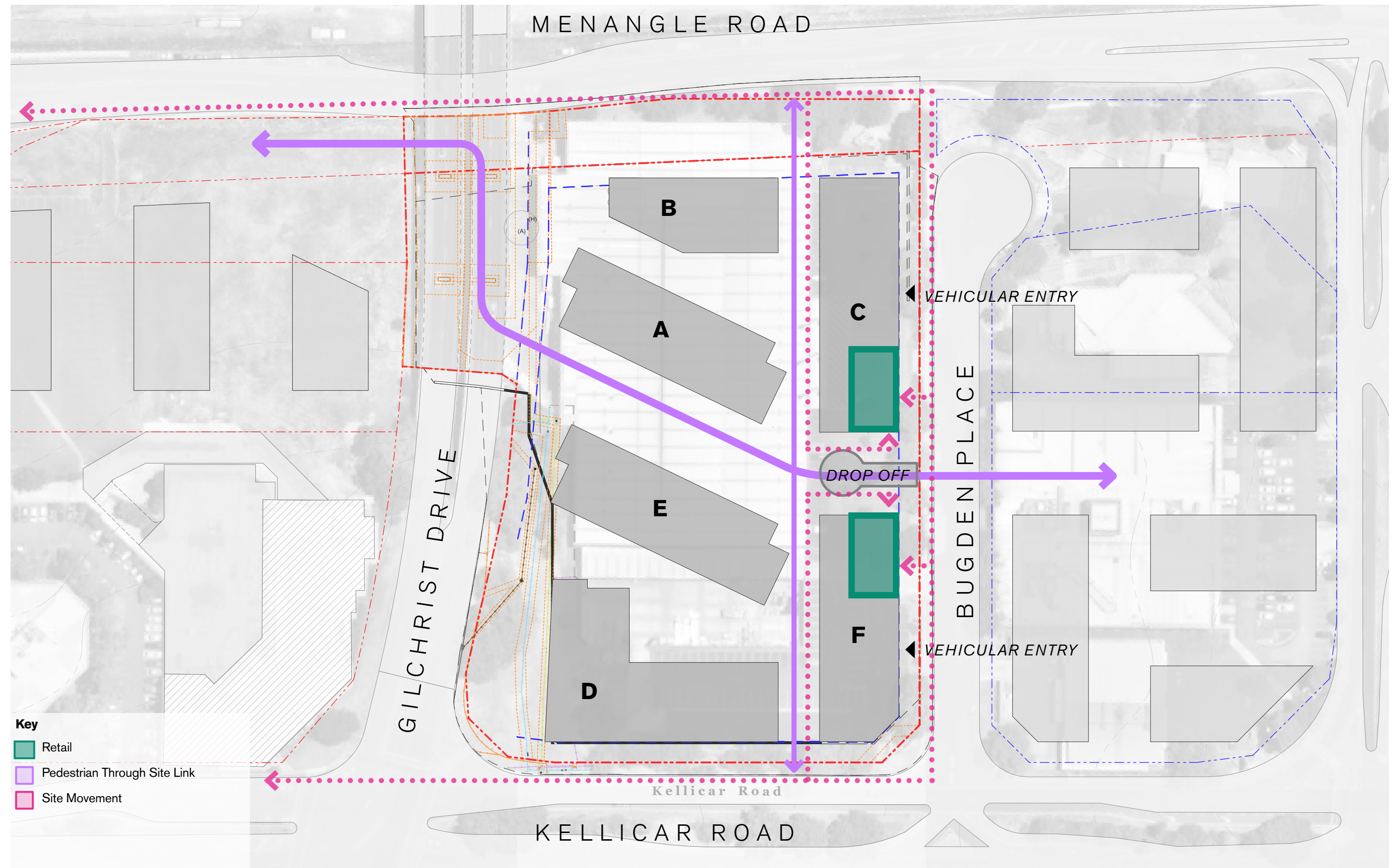
- Bugden Road is a cul de sac, vehicular traffic not as heavy as Menangle Road, Gilchrist Drive and Kellicar Road
- Better pedestrian amenity
- 2 lane road
- On street parking













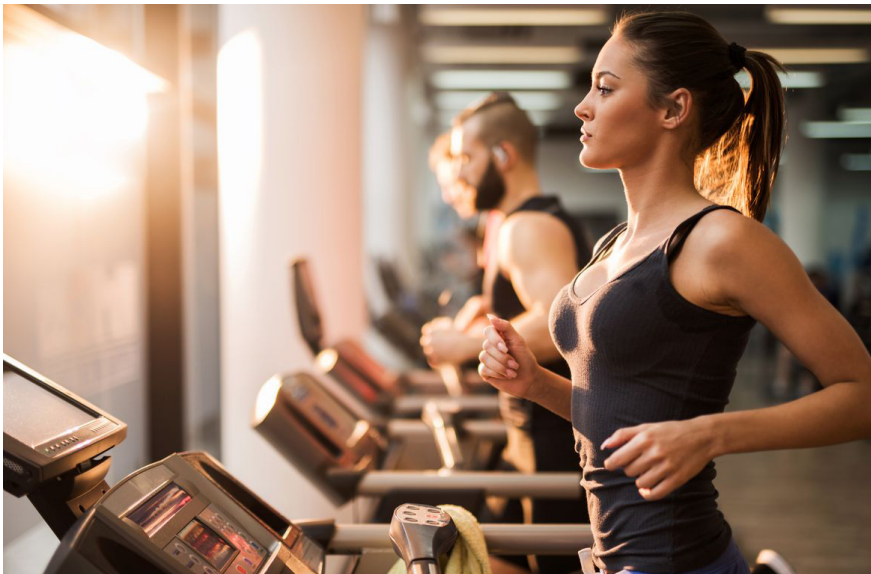
CAFE



HAIRDRESSER



LOCAL GROCER



GYM

Indicative Retail Composition Table 1

	GLA (SQ.M)	% OF TOTAL GLA	INDICATIVE NO. OF TENANTS
Food & Groceries	200	33%	1 (e.g. Foodworks, Supa IGA, or Asian Grocer)
Food Catering	100	17%	1-2 (e.g. café, takeaway food)
Retail Services	50	8%	1-2 (e.g. dry cleaner/laundromat, hairdresser, barber)
Total Retail	350	58%	
Non Retail	250	42%	2-3 (e.g. medical centre / suites, childcare centre)
Total Precinct	600	100%	~5-8

Source: Urbis



ACTIVE FRONTAGES - RESIDENTIAL LOBBIES OFF KELLICAR



RETAIL TO BUGDEN PLACE DRAWING PEDESTRIAN MOVEMENT ALONG KELLICAR ROAD



SECONDARY THROUGH SITE LINK CONNECTING KELLICAR TO MENANGLE ROAD



IMPROVED PASSIVE SURVEILLANCE ALONG KELLICAR ROAD WITH RESIDENTIAL UNIT INTERFACE AND IMPROVED LIGHTING. EXISTING INTERFACE IS VEGETATION TO SUNKEN CARPARK.

