

Notes

All dimensions are in millimetres

Levels are in metres

Do not scale off drawing

Use figured dimensions only

Check dimensions on site

Abbreviations	Issue	Description
Information Only - (Uncontrolled)	I	
Controlled Issue	C	
Preliminary	P	
Project Architect	PA	
Project Director	PD	

Issue	Description	Drawn	Status	App	vd	Date
P1	FOR INFORMATION	GK	I	EW		16/04/2020
P2	FOR INFORMATION	DA	I	EW		10/06/2020
P3	FOR INFORMATION	DA	I	EW		21/08/2020
A	DA APPROVAL	DA	C	EW		14/09/2020

Issue	Description	Drawn	Status	App	vd	Date

Architect

D J
+
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Client

INNOVATION PROPERTY TRUST

Job

THE RIVERINA CLINIC
DEVELOPMENT APPLICATION

Description

SITE ANALYSIS - SHEET 01

0m 2m 4m 10m

Project Address

336 - 344 EDWARDS STREET
WAGGA WAGGA
NSW 2650

Scales

1:200 @ A1

Date

SEPTEMBER 2020

Job Number

19 257

Drawing Number

DA_TRC_A-005

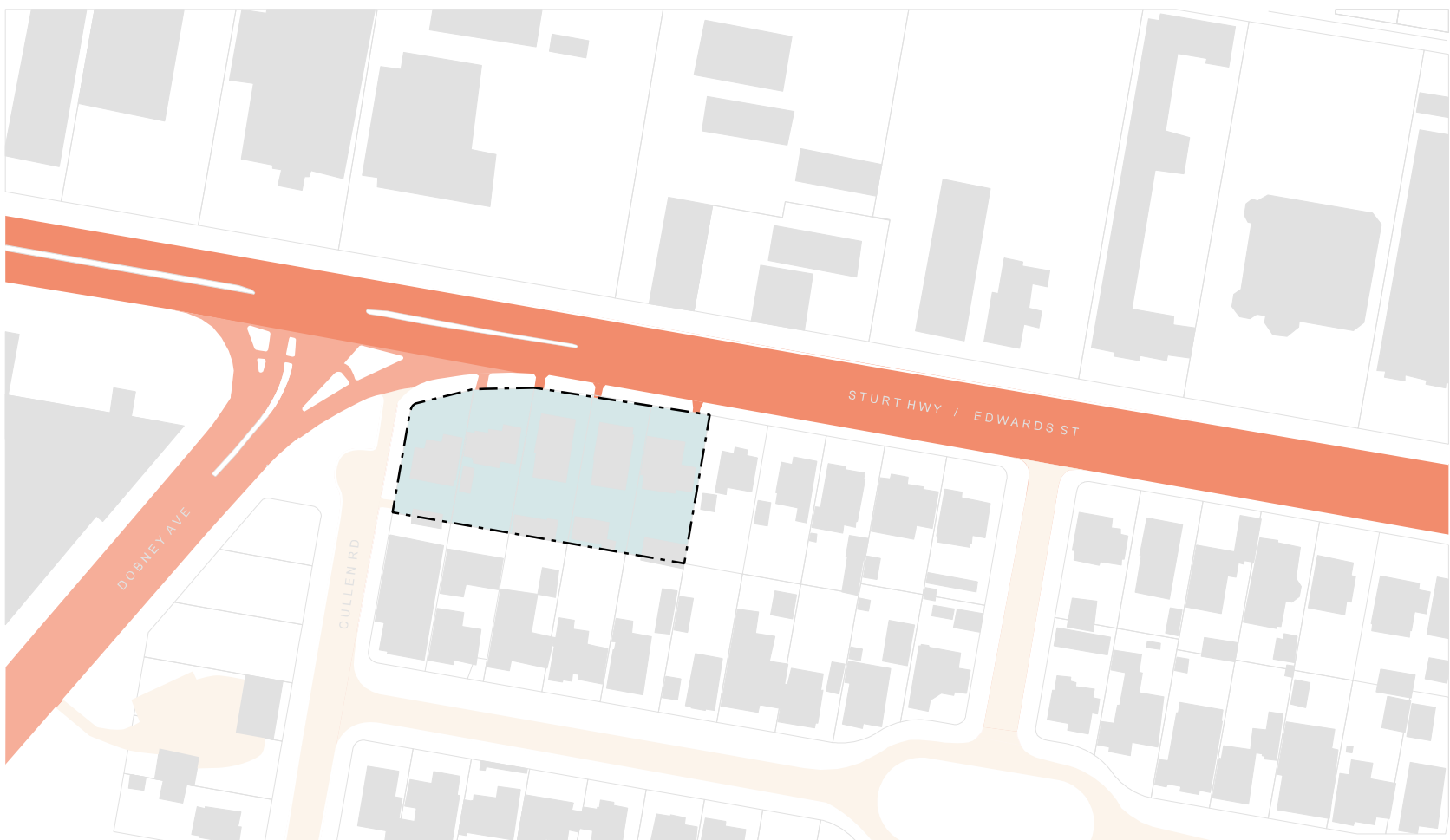
Revision

A



FIGURE GROUND MAP

+ Low density residential neighbours



TRAFFIC DENSITY

+ High traffic density along Sturt HWY corridor. Cars travel at an average speed of 60km/h

+ Medium-low traffic density along Cullen RD, however road width and one way signage prohibit access back onto Sturt HWY.



PEDESTRIAN MOVEMENT LANE WAYS/PATHS

+ Pedestrian movement analysis reveals active corridors and routes. Pedestrian traffic is concentrated along inner street footpaths and where public transport stops are present.



STREETSCAPE MORPHOLOGY

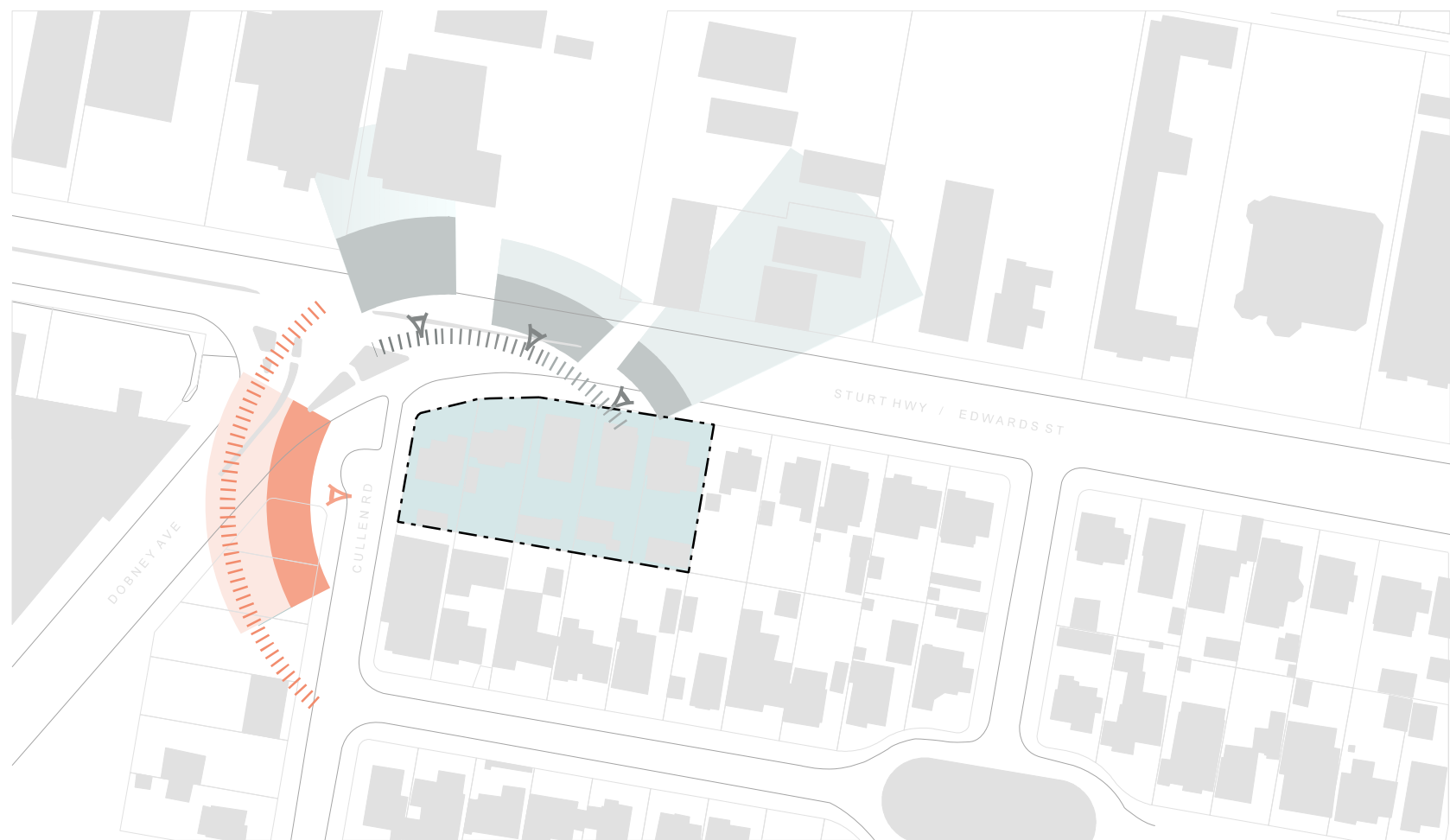
+ The contrast of building set back depths gives a step-shaped edge to the streetscape. This language is consistent along the extents of the Edwards Street, in both residential and commercial provisions



GREEN SPACE

+ Established tree stands and green reserves have prominence on the site and its surrounds.

+ A green space formed between Cullen RD and Dorney AVE performs as a divide between the industrial and residential zones, whilst providing vistas



SITE FRONTAGES AND VISTAS

Cullen RD Frontage (preferred):

STRENGTHS

- + Minimal traffic interference
- + Overlooking green space

WEAKNESSES

- + Currently unable to immediately exit back onto Sturt HWY (one way road)

Sturt HWY Frontage:

STRENGTHS

- + Bus zone within range of sight

WEAKNESSES

- + Lack of visual appeal, overlooking industrial & commercial estate
- + Sustained traffic activity and proximity to intersection
- + Poor views

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	Controlled Issue	C	P2 FOR INFORMATION	GK	I	EW		21/08/2020											
	Preliminary	P	A DA APPROVAL	GK	C	EW		14/09/2020											
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Alastair Swayn

Client: INNOVATION PROPERTY TRUST

Job: THE RIVERINA CLINIC DEVELOPMENT APPLICATION

Description: SITE ANALYSIS - SHEET 02

Project Address: 336 - 344 EDWARDS STREET WAGGA WAGGA NSW 2650

Scales: NTS @ A1

Date: SEPTEMBER 2020

Job Number: 19 257

Drawing Number: DA_TRC_A-006

Revision: A