

STREETSCAPE - SOUTHERN SIDE OF NEW SOUTH HEAD ROAD

A study of the streetscape character of the southern side of New South Head Road shows variation in streetwall heights and setbacks, similar to the northern side. However, due to the sloping topography, developments fronting Edgecliff Road to the rear are visible and form part of a layered streetscape profile when viewed from New South Head Road.



Figure 23. View plan diagram.



1- The lots at Nos. 297 and 311 are located at similar levels as the street.



2- To the east of No. 311, the terrain ascends to the south and front setbacks are increased.



3- Traditional residential flat developments are visible to the south.



4- Contemporary residential flat developments to the southeast of the subject site. The recent developments reflect the staggered site orientation and fine grain subdivision pattern found in Double Bay.