

3.6 STREETSCAPE CHARACTER

STREETSCAPE- NORTHERN SIDE OF NEW SOUTH HEAD ROAD

The streetscape character of the northern side of New South Head Road shows varied architectural style and street wall heights.

This particular section of New South Head Road includes a combination of older buildings with more 'fine-grain' character and larger-scale recent developments. Setbacks vary with nil setback predominately provided to the west of the subject site. Front setbacks increase as the road descends towards Double Bay and the lower lying basin.

There are sporadic groupings of trees along the northern side of the road. Clusters of mature vegetation and large trees provide strong definition. Due to the curvilinear alignment of the road, where some lots are irregular in shape and orientation. For many of these lots, mature trees and landscaped settings provide containment to the street.

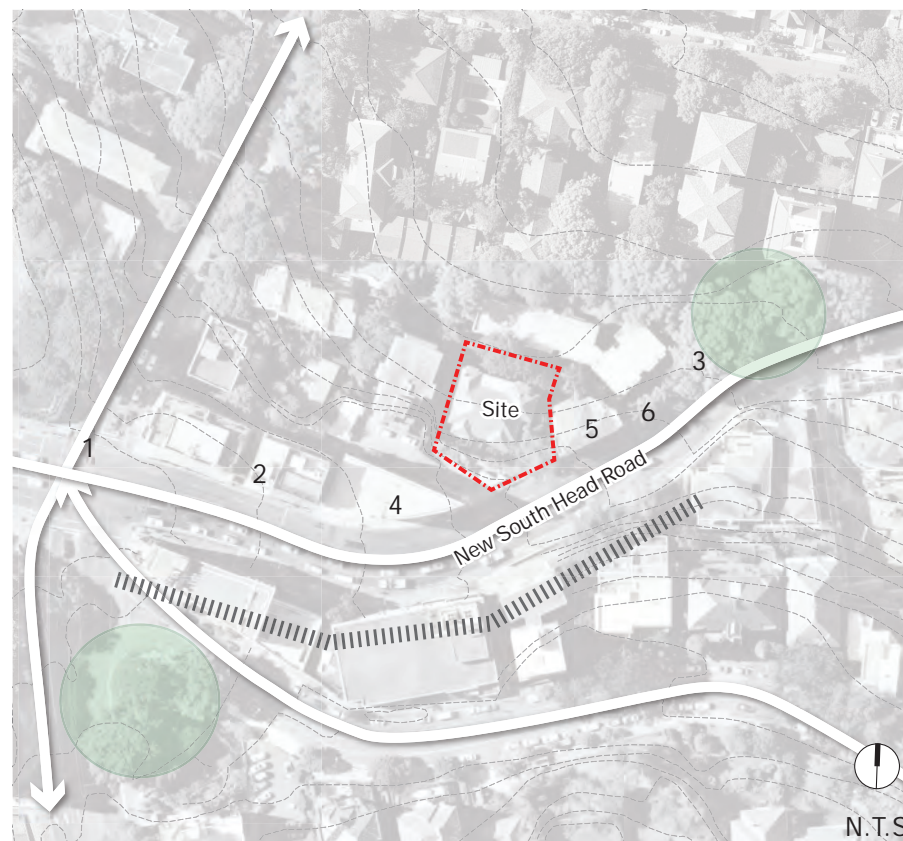


Figure 22. View plan diagram.



1- The Continuous built forms provide nil setback to the street, and provide strong definition to the street and pedestrian environment (Google Streetview).



2- The northern side of New South Head Road includes an eclectic mix of architectural styles and streetwall heights.



3- No. 260 to the east of the site is setback from the street alignment and is screened by a row of trees. The slope of the site is partially visible from the street.



4- The recent 6-storey development to the west of the site provides a contemporary continuous built form where the road changes alignment.



5- No. 256 to the east of the site presents 3 storeys and nil setback to the front boundary.



6- Substantial trees are located within the front setback of No. 264. The trees form an important part of the streetscape character.