

3.5 THE SITE AND ITS IMMEDIATE CONTEXT

The main characteristics of the subject site and its immediate surrounding context are summarised below:

- The subject site is located approximately 2km east of the Sydney CBD. It is located in the New South Head Road Corridor, within the Woollahra Local Government Area (LGA).
- The subject site is located on the northern side of the road and is known as No. 252-254 New South Head Road, Double Bay.
- The lot is described as SP11702 and the site area is nominated as 934.9 sqm (Survey).
- The site is zoned R3 Medium Density Residential under the Woollahra LEP 2014. The site is nominated as part of the Double Bay Residential Precinct under Woollahra DCP 2015.
- The subject site is located at the Edgecliff Town Centre area within approximately 200m of the Edgecliff Train Station and the Edgecliff Centre.
- Double Bay Village with an outdoor dining strip is located within 300m.
- The site is located to the east of the ridge line, where New South Head Road descends towards the lower lying basin and Double Bay Town Centre. Along this particular part of New South Head Road, the sites to the north of the road slope away from the street (north) whereas the lots fronting the southern side of New South Head Road are elevated above street level, ascending towards Edgecliff Road. Retaining walls and exposed rock faces are visible along the southern side of New South Head Road.
- The area includes a number of heritage items, buildings with contributory character and conservation areas but not adjacent to the subject site.
- Diverse vegetation and clusters of mature trees are important character elements of the area, forming 'green gateways' along major roads providing containment to the street and canopy coverage to both the street and pedestrian environment.
- Filtered canopy views to the north are available in selected locations with view corridors to the rear of the lots available between some buildings. District views are available along road corridors and from the public domain.
- The adjacent developments to the east and west of the subject site have windows facing the common side boundaries.
- The street wall scale to this part of New South Head Road varies from 2 to 8 storeys with many buildings providing a continuous form without secondary setbacks above the streetwall.



Figure 20. Diagram showing key characteristics and immediate context.

Key

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| Subject site | ● Existing vegetation | Active retail/commercial frontage |
| B Bus stop | — Filtered (canopy) views from the site | ▶ Vehicular access points |
| Pedestrian crossing | ← View corridors between buildings | Building frontage |
| Heritage item or Conservation Area | ▲ Windows facing the common boundary | Topography |