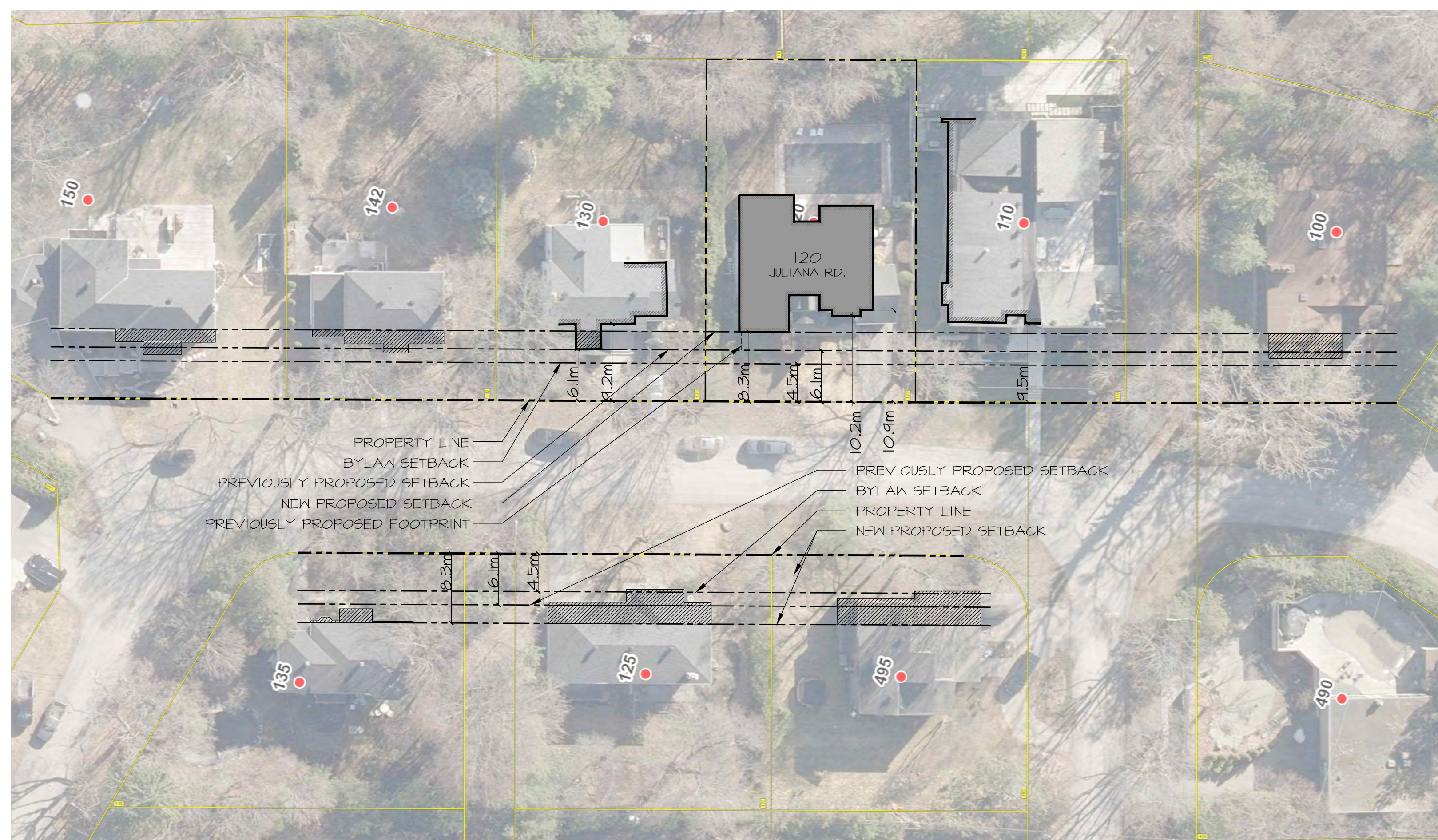




120 JULIANA ROAD.
ROCKCLIFFE PARK

CONCEPT RENDERING - INCREASED FRONT SETBACK



120 JULIANA ROAD.
ROCKCLIFFE PARK

AERIAL CONTEXT SETBACK ANALYSIS

August, 2024
scale: 1:400



120 JULIANA ROAD.
ROCKCLIFFE PARK

CONCEPT RENDERING - FRONT VIEW FROM JULIANA RD.



NEIGHBOURING
SETBACK

120 JULIANA SETBACK

±2m

CONCEPT RENDERING - FRONT YARD SETBACK



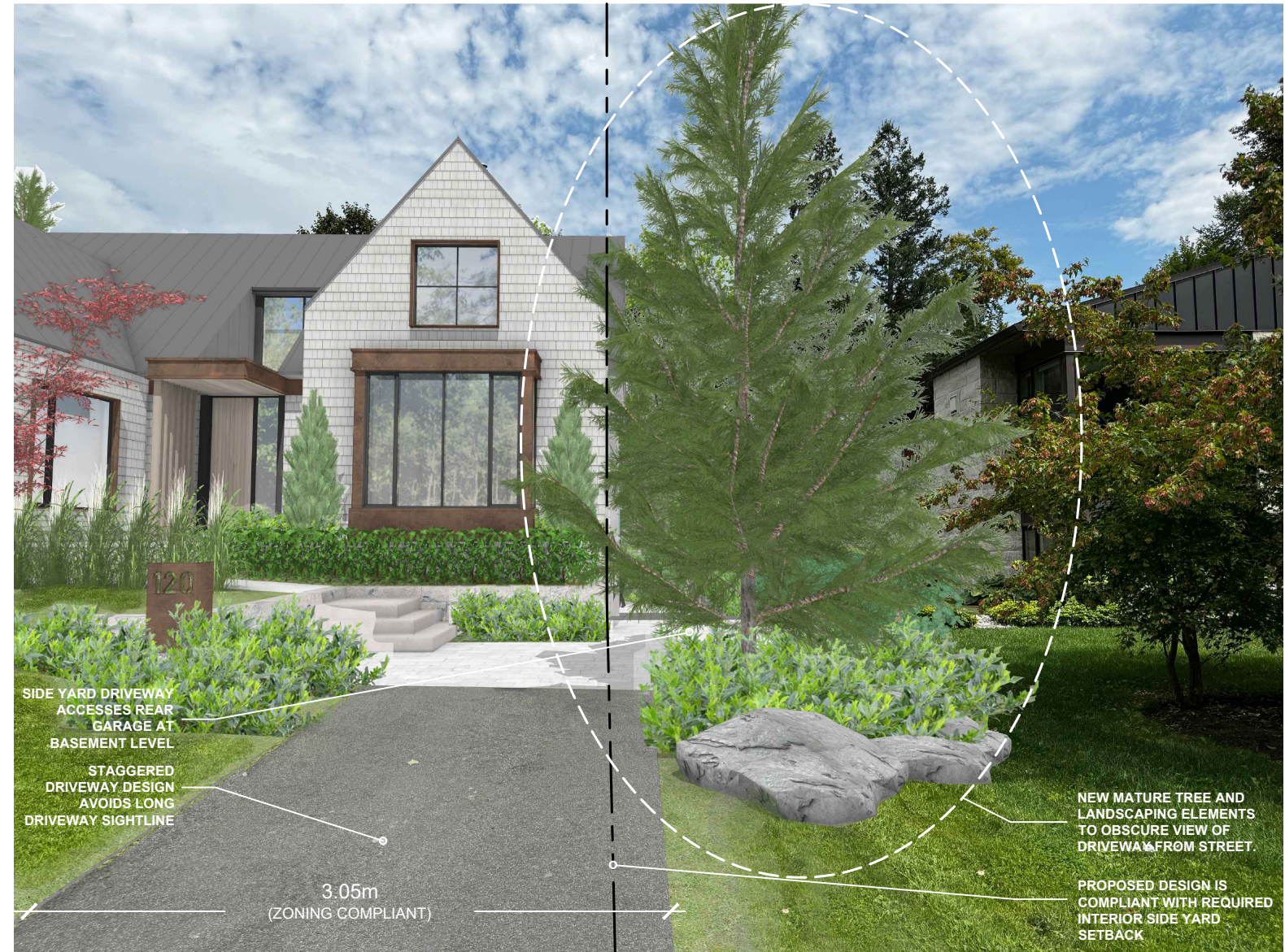
120 JULIANA ROAD.
ROCKCLIFFE PARK

August, 2024



EXISTING DRIVEWAY CONDITION

- EXISTING GARAGE SITS BETWEEN FRONT FACADE AND FRONT LOT LINE (NON SATISFACTORY FOR NEW CONSTRUCTION AS PER 7.4.2 GARAGES AND ACCESSORY BUILDINGS 2.)
- EXISTING GARAGE EXTENDS INTO REQUIRED SIDEYARD SETBACK
- EXISTING DRIVEWAY IS NON-COMPLIANT WITH MAXIMUM WIDTH OF VEHICULAR ACCESS AT A LOT LINE.



PROPOSED DRIVEWAY CONDITION

- MOVES GARAGE AWAY FROM FRONT OF HOUSE AND OUT OF SIGHT LINES FROM STREET.
- STAGGERED DRIVEWAY DESIGN AVOIDS LONG DRIVEWAY SIGHT LINE.
- PROPOSED LANDSCAPING OBSCURES DRIVEWAY IN SIDE YARD.
- PROPOSED DRIVEWAY IS COMPLIANT WITH MAXIMUM WIDTH OF VEHICULAR ACCESS AT A LOT LINE.



120 JULIANA ROAD.
ROCKCLIFFE PARK

CONCEPT RENDERING - APPROACH
120 JULIANA

August, 2024



120 JULIANA ROAD.
ROCKCLIFFE PARK

DRIVEWAY ANALYSIS - VIEW FROM STREET



SLOPED LANDSCAPE BUFFER TO
LOWER SCALE OF RETAINING WALL

± 1.0m



120 JULIANA ROAD.
ROCKCLIFFE PARK

DRIVEWAY ANALYSIS - CROSS SECTION

September, 2024



INTEGRATED PLANTER AT DRIVEWAY PERIMETER
TO REDUCE SCALE OF RETAINING WALL



120 JULIANA ROAD.
ROCKCLIFFE PARK

CONCEPT RENDERING - REAR VIEW AND DRIVEWAY BASE