

07/05/2025

CITY OF JOONDALUP
90 Boas Avenue
Joondalup WA 6027

RE: 19 LYSANDER DRIVE, HEATHRIDGE - JUSTIFICATION LETTER

To whom it may concern,

I am writing this letter as a addition to the development approval drawings for 19 Lysander Drive, Heathridge. Please consider the following variation to the R-Codes

C2.2 - SOLAR ACCESS AND NATURAL VENTILATION

Although the outdoor living area is located on the south-west side of the site, the design allows for:

Direct northern light to enter the meals area through the glazed entry door.

North-western light to reach the living room & outdoor living area

An attractive elevation/streetscape and a large, functional outdoor living area.

Reduced building bulk on the southern boundary and allows ample solar access to the neighboring property.

Due to the narrow lot size and the constraints imposed by vehicle turning circles, placing the outdoor living area on the northern aspect of the site would result in an unattractive elevation/streetscape, consisting mainly of a garage door, an entry door, and a screen wall. Additionally, to meet the required courtyard area, the courtyard would be significantly set back behind the front building line.

The proposed courtyard location offers better privacy by distancing it from the public access path and also helps reduce building bulk on neighboring properties. It allows for more effective use of the land and enhances outdoor amenity.

With the appropriate implementation of six-star energy rating standards, the proposed residence is expected to maintain a thermally efficient and comfortable living environment throughout the year.

C1.2 - TREES & LANDSCAPING

Although the overall parent lot falls just short of the minimum 20% landscaping requirement, we have significantly increased the landscaping within Lot 1. The previous pathway in front of the alfresco area has been removed, and the remaining pathways have been narrowed to reduce hard surface coverage.

The primary street setback area now provides more than the required 30% landscaping.

The common property is located on the northern side of the site, which was necessary to accommodate the existing residence. However, this orientation offers ample natural light, clear visibility, and compliant vehicle maneuvering space.

C1.2 - TREES & LANDSCAPING

We are retaining seven existing trees within Lot 1 and planting an additional tree within Lot 2, as per the requirements.

The existing trees will enhance the front courtyard by providing:

Additional privacy

Canopy cover

Sound absorption from the main street

Taking these improvements into account—along with several smaller landscaped areas throughout the property that are not included in the formal landscape calculation—this proposed development will enhance the streetscape without giving the impression of overdevelopment. The retention of existing trees and the inclusion of supplementary landscaped zones will contribute to an appealing, refreshed, yet softened visual impact on the street.

Thank you

Goran Kitanoski

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