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29 January 2015

Director General, Mr Graham Searle  
Department of Housing  
99 Plain Street  
East Perth WA 6004  
Attention: Director Land & Housing Construction  
and David McLoughlin, Manager Town Planning and Urban Design

Dear Mr Searle

**Re: Proposed housing development of Lot 56 Cottonwood Crescent Dianella**

Thank you for meeting on 22 January with representatives of the Friends of Dianella Bushland (Graham Zemunik and Mary Gray), and noting also that Mary is the President of the Urban Bushland Council WA.

As discussed at the meeting, we strongly recommend that the Department of Housing modifies its proposal for Lot 56 Cottonwood Crescent as follows:

1. Retain all the existing Banksia woodland vegetation on Lot 56 and confine development to the land already cleared. This vegetation is regionally significant and should be retained and managed as a local reserve. Banksia woodland such as this is likely to be declared in 2015 a '*Threatened Ecological Community*' (TEC) under the federal EPBC Act. Please note also that under the Government's current Strategic Assessment for Perth – Peel Regions, Banksia woodland sites are to be treated as if already listed as a TEC.
2. Provide medium-high rise blocks only using the benefit of the natural land slope and outstanding views towards the hills, and also using advantages of passive solar design and energy efficiency. This could provide quality housing at affordable cost and also resident view, pleasure and access to the natural area of Banksia woodland.
3. Provide a new road and pedestrian entry from Dianella Drive, facilitating easy access to the planned public transport along Dianella Drive.
4. Use only local WA native plant species in landscaping to enhance the existing wildlife connectivity and habitat. For example the attractive small bird species such as honeyeaters would enhance the garden areas for residents as well as providing additional garden habitat for the wildlife.

We also suggested that the Department consider as a priority acquiring the adjacent Lot 55 (channel 10 site) so that the two Lots could be integrated and planned as one with compact high rise, and retaining the important connecting tree cover along Cottonwood Crescent on Lot 55. This would be consistent with state government policy for increased housing density (infill) and Bush Forever - which seeks to protect and enhance connectivity across the landscape. It would also be consistent with the City of Stirling's Green Plan and Local Biodiversity Strategy. Furthermore, this would allow these Banksia woodland remnants to be considered as part of the public open space requirement for the two lots combined, thus reducing the need to find public open space in the remainder of the lots.

Will the Department of Housing seriously consider our advice, and thus review and adjust plans for Lot 56 Cottonwood Crescent according to the above recommendations? We are available and willing to further discuss the options presented which we believe are clearly in the public interest.

We look forward to your response

Yours sincerely

President  
Urban Bushland Council WA Inc.

Cc      WALGA: Local Biodiversity Project  
         Director General DOP  
         WAPC  
         Simon Taylor DPC  
         Geoff Barrett DPAW  
         City of Stirling  
         Friends of Dianella Bushland