

Newcastle Voice Landscaping - DCP



August 2011

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Executive Summary

Consultation was conducted on behalf of Strategic Planning Services, concurrently with the public exhibition process for the draft Newcastle Development Control Plan (DCP) 2011. This survey will further assist the review of the landscape controls within the DCP.

The new landscape controls were adopted by Council as part of the revised Residential Development Strategy. Council also adopted, at the time, a resolution to review the new landscaping provisions. This survey has been specifically targeted at community members living in urban housing, such as villas, townhouses and apartments, with the intention of assisting the direction of the landscape review. .

This report summarises the results of that consultation, conducted within the Newcastle Local Government Area (LGA) through the Newcastle Voice community reference panel.

A survey with nine questions was distributed to members of Newcastle Voice who live in a flat, unit, apartment, semi-detached, row or terrace home during August 2011 – the majority of these being in the inner wards where housing density is greatest. The aim of the consultation was to gather community opinion on whether the provision of landscaping within medium density housing developments is of adequate area and scale, as this section of the draft document has attracted specialised attention.

- Over 37% of respondents said that they are 'satisfied' or 'extremely satisfied' with the number of large and medium sized trees on their property. Another quarter of respondents (26.38%) indicated that they are 'extremely dissatisfied' and 'dissatisfied.'
- Most of the respondents are satisfied with the space allotted to landscaping, with 62.58% indicating that it meets their needs.

A wide spectrum of comments and valid responses were received from 163 people. Respondents commented on the proportions of building to landscape in medium density housing, the value of well-designed public open space, parking, stormwater and waste management, species selection and maintenance requirements.

This consultation report will inform the landscaping provisions in the draft DCP (section 7.02 on Landscaping, Open Space and Visual Amenity).

Introduction

Medium density housing is residential development that contains more than one dwelling on a single block of land eg dual-occupancies, villas, townhouses and apartment buildings. Landscaping is the part of a site used for growing plants, grasses and trees but does not include buildings or hard paved areas such as driveways.

Council supports the expansion of medium density housing to help accommodate future population growth in a more sustainable way by using land more efficiently, locating people close to existing transport and services. Smaller dwellings suit smaller households, which is in keeping with population forecasts in the Lower Hunter Regional Strategy.

Council is currently reviewing its landscaping controls to determine how much and what type of on-site landscaping should be required for any new medium density housing developments.

The draft Newcastle Development Control Plan (DCP) 2011, on public exhibition from 11 July to 22 August 2011, guides commercial developers and provides minimum standards for the design of buildings, providing measures to protect the natural and built environment, and ensuring development relates to site conditions.

The draft DCP 2011 is predominantly a conversion of the Newcastle DCP 2005 to a new format, to make compatible with draft Newcastle Local Environmental Plan 2011, improve usability and ensure the DCP is more easily legible on Council's website.

Report Purpose

The consultation seeks to test feedback received from key stakeholders regarding landscaping provisions in the draft DCP (section 7.02 on Landscaping, Open Space and Visual Amenity).

This community consultation sought to gain community opinion on whether the provision of landscaping within medium density housing developments is of adequate area and scale.

Community input will influence the final Newcastle Development Control Plan (DCP) 2011, prior to going to Council in November 2011.

Methodology

Data Collection

A survey using a questionnaire with nine questions was sent online to Newcastle Voice members who live in a flat, unit, apartment, semi-detached, row or terrace home. Where appropriate, questions were built with the options 'other, please specify,' 'unsure' or 'don't know.' There were four open-ended questions to record additional comments. To control order bias, the system automatically rotates the presentation of items within certain questions on a random basis. A copy of the survey is provided in Appendix I.

A survey invitation and link to the on-line survey was sent on 12 August 2011. Electronic reminders to those online members who had not yet completed the survey were sent on 19 August 2011 and 24 August 3 2011.

The survey closed at midnight on 26 August 2011.

Survey Area

Residents and ratepayers from the Newcastle Local Government Area (LGA) were consulted through the Newcastle Voice community reference panel. The breakdown of the demographics by suburb and planning district is provided in Appendix II and includes data for the sample group and the respondents group.

Sample Selection

A total of 468 Newcastle Voice members were surveyed. The number represents all online panel members who live in a flat, unit, apartment, semi-detached, row or terrace home and who have previously completed the Profile Study.

Representation

Sampling 468 panel members is not statistically representative of the population.

This is due to the fact that all online Newcastle Voice members who live in a flat, unit, apartment, semi-detached, row or terrace home were surveyed. With the exception of Inner City South and Inner City North, the other planning districts are under-represented. Responses are over-represented from Ward 1, while they are under-represented in Wards 2, 3 and 4. Furthermore, panel members in the 16-24 and 70+ age brackets are also under-represented.

According to the ABS 2006 census, 30.4% of households in Newcastle are lone person households and 6.1% are group households. A significant proportion (51.9%) of the Newcastle population lives within 4km of the coast or Hunter River. This includes the planning districts of Inner North, Inner South, Hamilton and Mayfield.

Participants

The breakdown of the demographics by gender, age and employment status is provided for the sample as well as for the survey respondents in Appendix II. In brief, results show that:

- 18.26% of respondents live in Newcastle (CBD), 13.91% in Cooks Hill, 9.57% in Newcastle East, 8.70% in Merewether, and 5.22% in Hamilton
- A relatively even proportion of respondents were 25-39 years old, 40-54 years old or 55-69 years old (30.06%, 25.77%, 33.13% respectively)
- 75.67% of respondents live in the Inner City South and North planning districts
- 63.58% of respondents are employed full or part-time with 21.60% retired
- 48.43% of respondents have lived in the Newcastle LGA for more than 10 years
- The gender split was 45% male and 55% female.

Data Handling and Analysis

The data handling and analysis was carried out by staff in the Customer Service, Communication and Consultation service unit. The approach used during the consultation is designed to increase inclusiveness and generate data for analysis into themes.

All raw data is included as Appendix III.

Trend analysis was conducted from the open-ended question responses. All responses are treated in confidence to ensure the anonymity of respondents, and edited only for grammar and spelling if inserted as comments into the body of the report. The complete record of all comments received is included as Appendix IV.

Response Rate

The survey had a 35% completion rate (163 out of 468) and a 39% participation rate (180 out of 468). That means that 39% of respondents started the survey, but 4% did not complete it (17 out of 468). Of those who chose not to complete the survey (4%), 71% dropped out before reaching the second question.

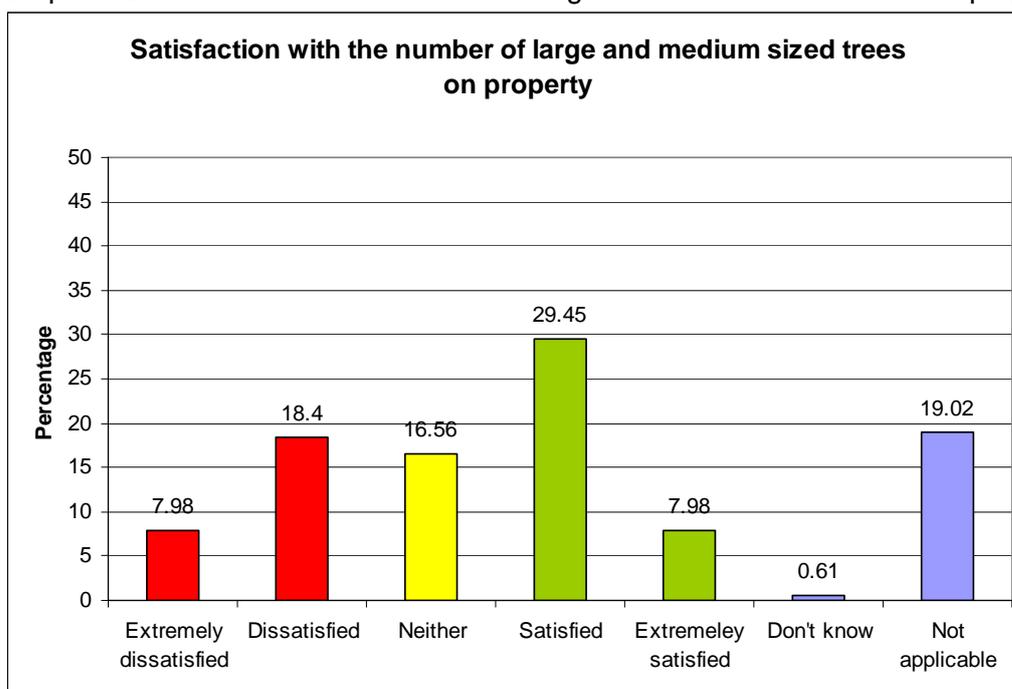
Findings

Trees in Landscaping

Respondents, all of whom are residents of medium-density housing, were asked how satisfied they are with the number of large and medium sized trees on their property. Over 37% of respondents said that they are 'satisfied' or 'extremely satisfied' with the number of large and medium sized trees on their property, with another 17% stating that they are 'neither satisfied nor dissatisfied', or 'don't know.' Over a quarter of respondents (26.38%) indicated that they are 'extremely dissatisfied' and 'dissatisfied.'

When comparing the results by age group, results are consistent at different ages, with the exception of 40-54 year-olds. Respondents in this age group indicated being equally satisfied and dissatisfied (34.14% and 34.14% respectively).

Graph 1: Satisfaction with the number of large and medium sized trees on property



In open-ended comments, respondents provide three main reasons why they are satisfied with the number of trees – adding further information to the green bars in the graph above:

1. The appeal of trees – for shade, privacy, ambience;
2. The scale of landscaping with trees; and
3. The appropriate species selection.

The following comments are taken directly from the 59 comments received and illustrate the satisfaction with trees or other landscaping in medium density housing:

- “The overall impression is of a lush almost tropical garden. I think they are a great example of fine design, execution and maintenance. I believe all residents would be very proud of the overall ambience that our gardens provide.”
- “We have some trees in front of our multi-storey building. I'm a big fan of trees along a street. It is not possible to have trees on the property itself as it is multi-storey and covers the entire block.”
- “Shade, privacy, and softening of the architecture. Birdlife in trees and gardens.”
- “We don't really have any trees, we have bushes. Our land isn't really large enough to accommodate trees. We have a few fruit trees in pots.”
- “Initially the council and landscapers dictated that there needed to be a much larger number of large trees on our site. These recommendations were for trees far too big, dangerous and not suitable for the location. Common sense has since prevailed and the dangerous trees have been removed.”
- “Comfortable landscaping given the high density area.”

The three reasons for dissatisfaction with trees around medium density housing, adding depth to the red bars in the graph above are:

1. Insufficient trees, or none at all;
2. Maintenance difficulties – of the trees themselves or of buildings close by; and
3. Species selection not suitable to their location.

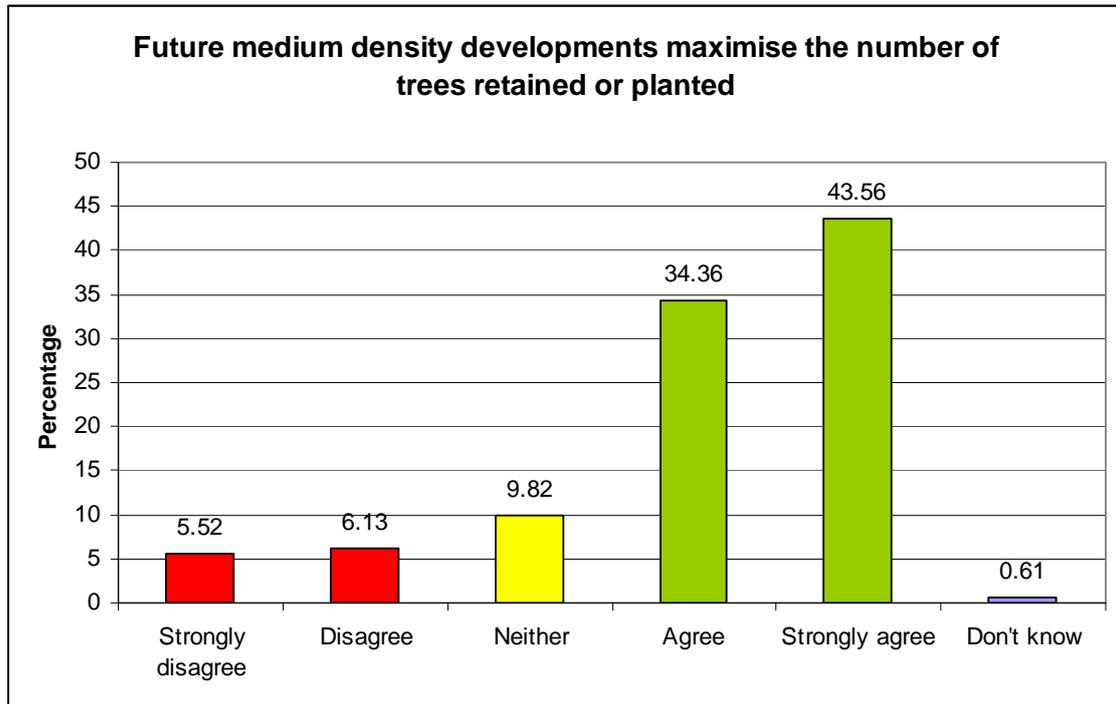
The following comments, taken from 43 respondents as received, illustrate these reasons:

- “There isn't one tree in our courtyard and it is completely paved.”
- “Screen from neighbours and attract local birds and other fauna ie, we want native plants only.”
- “There are 60 lots where we live and we have a reasonable amount of green space but not one shade tree.”
- “No more concrete slabs and driveways passing off as ‘communal space’ please.”
- “I am quite satisfied with the number of large and medium sized trees - but dissatisfied with the lack of replacement of dead and/or removed trees.”
- “We have she-oaks and a new planting of gums planted close to buildings: they will undoubtedly cause long term problems.”

Respondents were asked to what extent they agree or disagree that all future medium density developments should be designed to maximise the number of trees retained or planted on the site. The majority of respondents (77.92%) stated that they ‘agree’ or ‘strongly agree’ with the concept that future medium density developments should be designed to maximise the number of trees retained or planted on the site. A relatively small proportion of respondents (11.65%) disagree.

There are no marked differences between age groups.

Graph 2: Future medium density developments maximise the number of trees

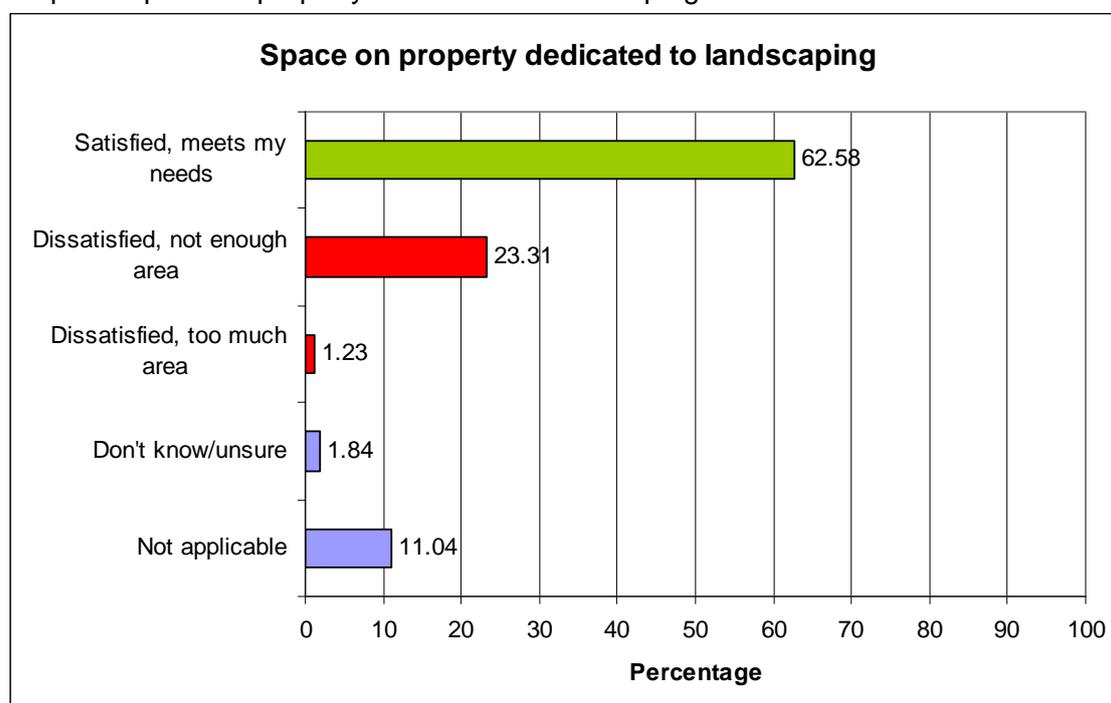


Space Dedicated to Landscaping

Respondents were asked to rate the amount of space on their property dedicated to landscaping. Landscaping is the part of a site used for growing plants, grasses and trees, excluding buildings and hard paved areas such as driveways.

Most of the respondents are satisfied with the space allotted to landscaping, with 62.58% indicating that it meets their needs. Of those who said they were dissatisfied (24.54%), 95% said that there was not enough area dedicated to landscaping. There are no marked differences between age groups.

Graph 3: Space on property dedicated to landscaping



In 86 open-ended comments received at this question, respondents describe their reasons for satisfaction with the amount of space allotted to landscaping. The majority describe the usability of the landscaping to enjoy the outdoors including shade, privacy and bird life, grow edible plants, or the lack of maintenance required from small outdoor spaces. Others are pleased at the appearance of the landscaping around their units or townhouses or the choice of species planted. This selection illustrates those received:

- “We are a professional couple with 1.5 children and little time to maintain landscaped areas.”
- “Our property has an open, clean feel. It has shaded areas, sunny areas and grassed areas for play.”

- “Since 2003, residents have contributed countless volunteer hours and effort maintaining and improving the Linwood Precinct Public Breezeway spaces. NCC's Greening Centre has provided fantastic support for every volunteer maintenance/improvement project proposed. Consistent support and response from the Greening Centre's facilitator, presents as the major factor in all of the Linwood breezeways' landscaping survival and current presentation standard. Value of the above contributions should never be underestimated in landscaping considerations.”
- “Paths, driveways and clothes drying areas are well defined with the remaining space dedicated to planting.”
- “We have plenty of garden beds to grow herbs, vegetables and flowers.”
- “Fully landscaped with minimum effort required to maintain, but sufficient to enjoy.”
- “As our property adjoins public open space I think our use of landscaping complements the surrounds. Parnell Park, opposite our complex is a fine example of how public space can be landscaped to suit the area.”

Of those dissatisfied with landscaping provisions, almost a quarter at 23.3% shown in the red bar in the graph above, 40 posted a comment with respect to: too many hard surfaces; too little consideration of how the percentage allocated to landscaping is divided into usable space; and too little space allocated to landscaping. The following comments illustrate this range of themes:

- “A large part of our block of land is dedicated to common area landscaping serving little purpose in terms of space used or usable by residents. This represents a significant cost burden to maintain with low return. NB: my residence is high density CBD not medium.”
- “Recent villa/townhouse developments in Hamilton take up virtually the whole of the land area, with just enough space for driveways and tiny ‘courtyards’ with folding clotheslines. I believe apartment blocks should have garden settings with plenty of space between neighbouring buildings and scope for landscaping. I believe extensive flooding in the 2007 "Pasha" storm was due to the extremely high proportion of covered surfaces that stopped rainwater being soaked up.”
- “Property on a slope, so high walls and fences create a claustrophobic feel.”
- “The area for landscaping is not enough, it is not well looked after by the body corporate and doesn't enhance the ambience of the property.”
- “I believe more of the land could have been set aside for landscaping: this would have made the development much more attractive, provided more privacy for residents and perhaps more space for activities.”
- “The medium density in Wickham has removed trees not replaced them and removed pocket parks - even park benches were not replaced. NCC have been notified a number of times about the pocket park bench.”

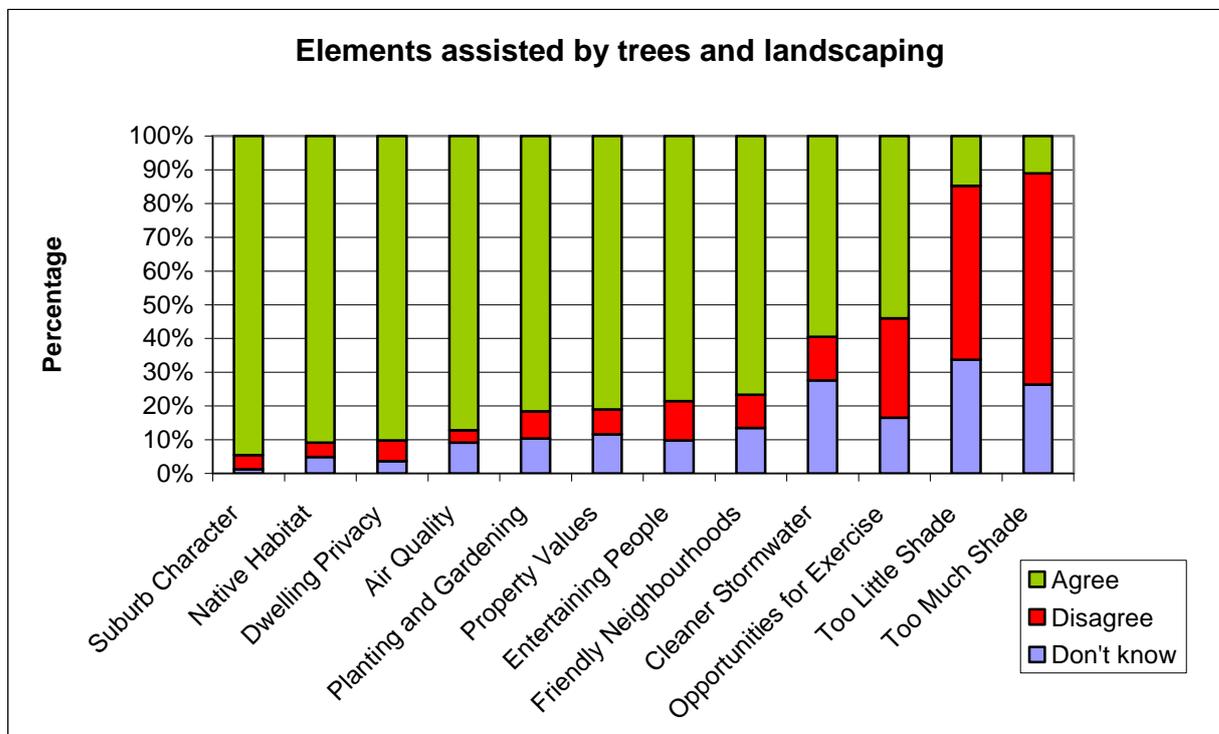
Impact of Landscaping

Respondents were asked if they agree or disagree that trees and landscaping in medium density properties assist with the following 12 elements:

Table 1: Elements assisted by trees and landscaping in medium density properties

Element number	Element
1	Creating friendly neighbourhoods
2	Enhancing suburb character and streetscape
3	Entertaining friends and family
4	Exercising opportunities (eg. mowing, tai chi)
5	Improving air quality
6	Providing too much shade
7	Providing too little shade
8	Improving stormwater quality
9	Increasing property values
10	Planting or gardening
11	Providing a habitat for native plants and animals
12	Providing privacy between dwellings

Graph 4: Elements assisted by trees and landscaping



On balance, respondents view trees and landscaping in medium density properties as contributing positively to the elements, as shown by the large proportion of green bars in the chart above.

The top five elements are as follows:

1. Enhancing suburb character and streetscape (94.48% agree)
2. Providing a habitat for native plants and animals (90.80% agree)
3. Providing privacy between dwellings (90.18% agree)
4. Improving air quality (87.12% agree)
5. Planting or gardening (81.60% agree)

The bottom three elements are as follows:

1. Providing too much shade (62.58% disagree)
2. Providing too little shade (51.53% disagree)
3. Exercising opportunities (eg. mowing, tai chi) (29.45% disagree)

There are no marked differences between the different age groups.

Important Aspects of Medium Density Housing

Respondents were asked to rank the importance of the following aspects in relation to medium density housing:

- Car parking
- Landscaping/green space within your private courtyard area (front or back of home)
- Landscaping/green space as a common area within the development/property
- Size of your home
- Views from your home

Table 2: Ranked importance of aspects

Ranking	Aspect
1	Car parking
2	Landscaping/green space within your private courtyard area (front or back of home)
3	Landscaping/green space as a common area within the development/property
4	Size of your home
5	Views from your home

A comment received illustrates the difficulties of ranking these aspects against one another:

- “All of those factors cannot be ranked separately. They need to be considered in combination. My answers are not really indicative of my true views because:
 - 1 - car parking is extremely important if you are increasing the density of houses in a given area, as there is limited road parking space, but
 - 2 - car parking can utilise "green pavers" etc that actually add to the landscaping aspects and reduce impervious surfaces on the property, or
 - 3 - the size of the home can incorporate an internal garage
 - 4 - views from the property are of course important, but beautifully landscaped gardens would substantially add to the views from a number of the existing medium and high density developments I've seen. So while carparking could be ranked as #1, looking at gardens and plants is far better as a view than car parking, hence
 - 5 - how can gardens be ranked higher or lower than views, when they should, if designed correctly, improve the view? Who wants to look at neighbours or carparks instead of beautiful trees with native birds?”

When comparing the different age groups, the rankings differ, as per the table below:

Table 3: Ranked importance of aspects by age group

	16-24	25-39	40-54	55-69	70+
RANKED 1	Landscaping as a common area within the property	Car parking	Car parking	Car parking	Car parking
RANKED 2	Landscaping within your private courtyard	Landscaping within your private courtyard	Landscaping as a common area within the property	Landscaping within your private courtyard	Landscaping within your private courtyard
RANKED 3	Views from your home	Views from your home	Landscaping within your private courtyard	Landscaping as a common area within the property	Landscaping as a common area within the property
RANKED 4	Size of your home	Size of your home	Views from your home	Size of your home	Size of your home
RANKED 5	Car parking	Landscaping as a common area within the property	Size of your home	Views from your home	Views from your home

Suggestions for Improvement to DCP Landscaping Provisions

And open-ended question about possible improvements to landscaping provisions yielded 91 further responses. All acknowledge the role landscaping plays in the attractiveness of urban spaces and the appeal of medium-density housing.

It should be noted at this point, that current medium density housing was constructed under the previous Development Control Plans, including DCP14, the Lower Hunter Urban Housing DCP and the Newcastle DCP 2005. It is not expected that this survey would capture developments under the new landscape controls (eg. percentages of landscaping which must be allowed) which only commenced in February 2010 and, under which, few developments would have been completed.

The comments range across the following themes: the proportions of building to landscape in medium density housing, the value of well-designed public open space, parking, stormwater and waste management, species selection and maintenance requirements. The following comments illustrate:

- “I believe it depends on the architectural design of the medium density housing. They may be designed around a courtyard. Lines of boring little houses need good landscaping/green space to enhance them.”
- “More thought into communal spaces that are user-friendly and invite hanging out in eg. town squares in European cities.”
- “The quality, design and placement of landscaping/green space is far more important and effective than its quantity. Just increasing the amount of site area allocated to landscaping is an inadequate approach.”
- “Consideration should be given to the practical enforcement of continuing landscaping requirements following initial development eg, stick and carrot treatment of owners/tenants - especially those who damage landscape plantings and layout.”
- “Landscaping requirements should not come at the expense of car parking spaces. In my experience, it is also better to have individual yards as opposed to a large common area.”
- “Council wants our homes to warm naturally by the winter sun, yet in Denison Street, Hamilton, they planted a Morton Bay Fig in front of houses which will block all winter sun and overhang the road.”
- “The amount of landscaping would depend on the size of the development. Too many past developers have built tightly packed housing with little regard to the need for landscaping.”
- “To me, if the building has nice views then there is no real need for landscaping except for in public areas. If it is a basic complex with limited public space then private landscaped spaces would be good.”
- “They should include parking and not be like the Wirraway site which is a complete over-development.”
{The Wirraway block, Watt Street, at right}





Final Comments Addressing the Proposed Development Control Plan

A final open-ended question gave survey respondents the opportunity to address possible amendments to other provisions of the Development Control Plan, and returned another 49 comments to the overall town planning impact of the new DCP. Respondents sought more attractive results from planning instruments, in keeping with an area's character - building sizes, the lack of parking provided for units, and even more suggestions on landscaping. Some mention having not read the entire document and being unable to suggest alterations; others seek wider consultation or earlier consultation findings to be taken up; and a few comment on the shortage of housing across the LGA. The following comments illustrate the range received:

- “Consider we need more well-planned medium density housing in order to bring the population back to the CBD.”
- “One property in Newcastle - 34 lots - actually has a by-law prohibiting storage units in lot owners' car spaces. We thought Newcastle wanted people out of their cars, it does not seem that way, it's always new car parks instead of gardens/parks or new bicycle lanes.”
- “I would like to know if Newcastle Council has annual tree giveaways to ratepayers who provide receipts for rates paid. I would like to be able to grow low-growing native shrubs such as grevillea or bottlebrush in our common areas at our unit block.”
- “The Corridor Plan does not reflect the community consultation and initial plan. The new heights and density have the capacity to create a ghetto.”
- “In section 7.02 DCP, p4, I believe the categories concerning what is considered 'significant' is too open to interpretation and could lead to prohibitive restrictions on landscaping design and implementation for private individual developers.
- “There needs to be more flexibility in relation to car parking requirements in the CBD to encourage development.”
- “There should be closer attention paid to sound attenuation in medium density housing - insulation, double glazing should be considered in some cases.”
- “Absolutely ensure that ANY existing large trees ARE NOT removed unless it is absolutely necessary. I cite an example at the corner of Mitchell and Llewellyn Streets, Merewether, where a number of large trees at the back of a townhouse development were removed as part of the development.”
- “We do not need the concept of retail development on the ground which normally disadvantages the residents. Owners corporations need to be consulted when NCC decides on change.”



Appendix I – Survey

Medium density on-site landscaping survey

Council is currently reviewing its landscaping controls to determine how much and what type of on-site landscaping should be required for new medium density housing development.

The draft Newcastle Development Control Plan (DCP) 2011, on public exhibition until 22 August 2011, provides guidelines and minimum standards that protect and enhance the public domain and contribute to the prosperity and character of Newcastle.

Your feedback on the draft plan's [section 7.02 on Landscaping, Open Space and Visual Amenity](#) will help us to understand whether the provision of landscaping within medium density housing developments is adequate. Your input is important to us. Please take 5-10 minutes to complete this brief survey.



If you have any questions or want further information about this survey, please contact **Newcastle Voice** on (02) 4974 2823.

Q1. How satisfied are you with the number of large and medium sized trees on your property?
Please select one response only.

Extremely dissatisfied	Dissatisfied	Neither	Satisfied	Extremely satisfied	Don't know	Not applicable
<input type="checkbox"/>						
(GOTO Q2)						

Q2. Please explain your reason(s) for your satisfaction or dissatisfaction with the number of large and medium sized trees on your property. **Please be as specific as possible.**

Q3. To what extent do you agree or disagree that future medium density developments should be designed to maximise the number of trees retained or planted on the site?

Strongly disagree	Disagree	Neither	Agree	Strongly agree	Don't know
<input type="checkbox"/>					

Landscaping is the part of a site used for growing plants, grasses and trees but does not include buildings or hard paved areas such as driveways.

Q4. How would you rate the amount of space on your property dedicated to landscaping?
Please select one response only.

<input type="checkbox"/>	Satisfied, meets my needs and expectations (GOTO Q5)
<input type="checkbox"/>	Dissatisfied, not enough area dedicated to landscaping (GOTO Q5)
<input type="checkbox"/>	Dissatisfied, too much area dedicated to landscaping (GOTO Q5)
<input type="checkbox"/>	Don't know/Unsure
<input type="checkbox"/>	Not applicable

Q5. Please explain your reason(s) for your satisfaction or dissatisfaction with the amount of space on your property dedicated to landscaping. **Please be as specific as possible.**

Q6. Do you agree or disagree that trees and landscaping in medium density properties assist with ... ?

	Disagree	Agree	Don't know
Creating friendly neighbourhoods	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Enhancing suburb character and streetscape	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Entertaining friends and family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Exercising opportunities (eg. mowing, tai chi)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving air quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing too much shade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing too little shade	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improving stormwater quality	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increasing property values	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planting or gardening	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing a habitat for native plants and animals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Providing privacy between dwellings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q7. Please rank the importance of the following aspects in relation to medium density housing.

Car parking	<input type="checkbox"/>
Landscaping/green space within your private courtyard area (front or back of home)	<input type="checkbox"/>
Landscaping/green space as a common area within the development/property	<input type="checkbox"/>
Size of your home	<input type="checkbox"/>
Views from your home	<input type="checkbox"/>

Q8. Are there any additional comments you would like to provide about landscaping/green space requirements for new medium density housing developments? **Please be as specific as possible.**

Q9. Do you have any further comments for consideration in relation to medium density housing in the draft Newcastle Development Control Plan (DCP) 2011? **Please be as specific as possible.**

Thank you for taking the time to complete this survey.



Appendix II – Demographics

General Characteristics of Sample

Gender

	OPTIONS	TOTAL	PERCENT
O1	Male	220	47.01 %
O2	Female	248	52.99 %

Age

	OPTIONS	TOTAL	PERCENT
O1	16-24	27	5.77 %
O2	25-39	170	36.32 %
O3	40-54	128	27.35 %
O4	55-69	115	24.57 %
O5	70+	28	5.98 %

Employment Status

	OPTIONS	TOTAL	PERCENT
O1	Employed full time	245	53.26 %
O2	Employed part time	76	16.52 %
O3	Looking for work	21	4.57 %
O4	Studying	65	14.13 %
O5	Domestic activities/caring	13	2.83 %
O6	Retired	65	14.13 %
O7	Other [specify]	39	8.48 %
O8	Prefer not to answer	7	1.52 %

Suburb

	OPTIONS	TOTAL	PERCENT
O1	Adamstown	8	2.24 %
O2	Adamstown Heights	1	0.28 %
O3	Bar Beach	11	3.08 %
O4	Beresfield	0	0.00 %
O5	Birmingham Gardens	0	0.00 %
O6	Blackhill/ Lenaghan	0	0.00 %
O7	Broadmeadow	3	0.84 %
O8	Callaghan	4	1.12 %
O9	Carrington	9	2.52 %
O10	Cooks Hill	43	12.04 %
O11	Elmore Vale	1	0.28 %
O12	Fletcher	0	0.00 %
O13	Georgetown	0	0.00 %
O14	Hamilton	13	3.64 %
O15	Hamilton East	2	0.56 %
O16	Hamilton North	0	0.00 %
O17	Hamilton South	1	0.28 %
O18	Hexham	0	0.00 %
O19	Islington	10	2.80 %
O20	Jesmond	6	1.68 %
O21	Kooragang	0	0.00 %
O22	Kotara	2	0.56 %
O23	Lambton	13	3.64 %
O24	Maryland	3	0.84 %
O25	Maryville	10	2.80 %
O26	Mayfield	8	2.24 %
O27	Mayfield East	0	0.00 %
O28	Mayfield West	1	0.28 %
O29	Merewether	30	8.40 %
O30	Merewether Heights	0	0.00 %
O31	Minmi	0	0.00 %

O32	New Lambton	6	1.68 %
O33	New Lambton Heights	0	0.00 %
O34	Newcastle (CBD)	73	20.45 %
O35	Newcastle East	24	6.72 %
O36	Newcastle West	7	1.96 %
O37	North Lambton	2	0.56 %
O38	Rankin Park	0	0.00 %
O39	Sandgate	0	0.00 %
O40	Shortland	3	0.84 %
O41	Stockton	4	1.12 %
O42	Tarro	0	0.00 %
O43	The Hill	22	6.16 %
O44	The Junction	8	2.24 %
O45	Tighes Hill	2	0.56 %
O46	Wallsend	6	1.68 %
O47	Warabrook	1	0.28 %
O48	Waratah	6	1.68 %
O49	Waratah West	2	0.56 %
O50	Wickham	8	2.24 %
O51	I don't live in the Newcastle area.	4	1.12 %

Ward

	Ward as % LGA	DCP survey Sample %
Ward 1 (Including the suburbs of: Carrington, Cooks Hill, Islington, Kooragang, Maryville, Mayfield, Mayfield East, Mayfield West, Newcastle (CBD), Newcastle East, Newcastle West, Stockton, The Hill, Tighes Hill, Warabrook, Wickham)	25	62.17 %
Ward 2 (Including the suburbs of: Adamstown, Adamstown Heights, Bar Beach, Broadmeadow, Hamilton, Hamilton East, Hamilton North, Hamilton South, Merewether, Merewether Heights, The Junction)	25	21.56 %
Ward 3 (Including the suburbs of: Georgetown, Jesmond, Kotara, Lambton, New Lambton, New Lambton Heights, North Lambton, Waratah, Waratah West)	25	10.36 %
Ward 4 (Including the suburbs of: Beresfield, Birmingham Gardens, Blackhill / Lenaghan, Callaghan, Elermore Vale, Fletcher, Hexham, Maryland, Minmi, Rankin Park, Sandgate, Shortland, Tarro, Wallsend)	25	4.76 %

Planning District

	PD as % LGA	DCP Survey sample %
Inner City South	15.8	61.05 %
Inner City North	8	12.04 %
Hamilton	18	8.4 %
Mayfield	10.1	2.8 %
Lambton	19.5	8.12 %
Jesmond	6.2	3.64 %
Wallsend	13.5	1.96 %
Blue Gum Hills	7.2	0.84 %
North West	3.4	0 %

Length of time lived in Newcastle LGA

	OPTIONS	TOTAL	PERCENT
O1	Less than a year	40	8.75 %
O2	1 - 3 years	68	14.88 %
O3	4 - 10 years	128	28.01 %
O4	11 - 25 years	96	21.01 %
O5	More than 25 years	125	27.35 %

General Characteristics of Respondents

Gender

	OPTIONS	TOTAL	PERCENT
O1	Male	73	44.79 %
O2	Female	90	55.21 %

Age

	OPTIONS	TOTAL	PERCENT
O1	16-24	3	1.84 %
O2	25-39	49	30.06 %
O3	40-54	42	25.77 %
O4	55-69	54	33.13 %
O5	70+	15	9.20 %

Employment Status

	OPTIONS	TOTAL	PERCENT
O1	Employed full time	80	49.38 %
O2	Employed part time	23	14.20 %
O3	Looking for work	6	3.70 %
O4	Studying	12	7.41 %
O5	Domestic activities/caring	4	2.47 %
O6	Retired	35	21.60 %
O7	Other [specify]	18	11.11 %
O8	Prefer not to answer	3	1.85 %

Suburb

	OPTIONS	TOTAL	PERCENT
O1	Adamstown	4	3.48 %
O2	Adamstown Heights	0	0.00 %
O3	Bar Beach	2	1.74 %
O4	Beresfield	0	0.00 %
O5	Birmingham Gardens	0	0.00 %
O6	Blackhill/ Lenaghan	0	0.00 %
O7	Broadmeadow	1	0.87 %
O8	Callaghan	0	0.00 %
O9	Carrington	1	0.87 %
O10	Cooks Hill	16	13.91 %
O11	Elmore Vale	0	0.00 %
O12	Fletcher	0	0.00 %
O13	Georgetown	0	0.00 %
O14	Hamilton	6	5.22 %
O15	Hamilton East	0	0.00 %
O16	Hamilton North	0	0.00 %
O17	Hamilton South	0	0.00 %
O18	Hexham	0	0.00 %
O19	Islington	5	4.35 %
O20	Jesmond	2	1.74 %
O21	Kooragang	0	0.00 %
O22	Kotara	1	0.87 %
O23	Lambton	3	2.61 %
O24	Maryland	0	0.00 %
O25	Maryville	3	2.61 %
O26	Mayfield	3	2.61 %
O27	Mayfield East	0	0.00 %
O28	Mayfield West	1	0.87 %
O29	Merewether	10	8.70 %
O30	Merewether Heights	0	0.00 %
O31	Minmi	0	0.00 %

O32	New Lambton	1	0.87 %
O33	New Lambton Heights	0	0.00 %
O34	Newcastle (CBD)	21	18.26 %
O35	Newcastle East	11	9.57 %
O36	Newcastle West	2	1.74 %
O37	North Lambton	0	0.00 %
O38	Rankin Park	0	0.00 %
O39	Sandgate	0	0.00 %
O40	Shortland	0	0.00 %
O41	Stockton	3	2.61 %
O42	Tarro	0	0.00 %
O43	The Hill	5	4.35 %
O44	The Junction	4	3.48 %
O45	Tighes Hill	0	0.00 %
O46	Wallsend	2	1.74 %
O47	Warabrook	0	0.00 %
O48	Waratah	3	2.61 %
O49	Waratah West	0	0.00 %
O50	Wickham	4	3.48 %
O51	I don't live in the Newcastle area.	1	0.87 %

Ward

	Ward as % LGA	Sample %
Ward 1 (Including the suburbs of: Carrington, Cooks Hill, Islington, Kooragang, Maryville, Mayfield, Mayfield East, Mayfield West, Newcastle (CBD), Newcastle East, Newcastle West, Stockton, The Hill, Tighes Hill, Warabrook, Wickham)	25	65.23
Ward 2 (Including the suburbs of: Adamstown, Adamstown Heights, Bar Beach, Broadmeadow, Hamilton, Hamilton East, Hamilton North, Hamilton South, Merewether, Merewether Heights, The Junction)	25	23.49
Ward 3 (Including the suburbs of: Georgetown, Jesmond, Kotara, Lambton, New Lambton, New Lambton Heights, North Lambton, Waratah, Waratah West)	25	8.7
Ward 4 (Including the suburbs of: Beresfield, Birmingham Gardens, Blackhill / Lenaghan, Callaghan, Elermore Vale, Fletcher, Hexham, Maryland, Minmi, Rankin Park, Sandgate, Shortland, Tarro, Wallsend)	25	1.74

Planning District

PD as % LGA

		sample %
Inner City South	15.8	61.75 %
Inner City North	8	13.92 %
Hamilton	18	10.44 %
Mayfield	10.1	3.48 %
Lambton	19.5	6.09 %
Jesmond	6.2	1.74 %
Wallsend	13.5	1.74 %
Blue Gum Hills	7.2	0 %
North West	3.4	0 %

Length of time lived in Newcastle LGA

	OPTIONS	TOTAL	PERCENT
O1	Less than a year	10	6.29 %
O2	1 - 3 years	28	17.61 %
O3	4 - 10 years	44	27.67 %
O4	11 - 25 years	31	19.50 %
O5	More than 25 years	46	28.93 %



Appendix III – Quantitative Results: topline report

Q1: How satisfied are you with the number of large and medium sized trees on your property?

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Extremely dissatisfied	13	7.98 %
O2	Dissatisfied	30	18.40 %
O3	Neither Satisfied nor Dissatisfied	27	16.56 %
O4	Satisfied	48	29.45 %
O5	Extremely satisfied	13	7.98 %
O6	Don't know	1	0.61 %
O7	Not applicable	31	19.02 %

Q3: To what extent do you agree or disagree that future medium density developments should be designed to maximise the number of trees retained or planted on the site?

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Strongly disagree	9	5.52 %
O2	Disagree	10	6.13 %
O3	Neither	16	9.82 %
O4	Agree	56	34.36 %
O5	Strongly agree	71	43.56 %
O6	Don't know	1	0.61 %

Q4: Landscaping is the part of a site used for growing plants, grasses and trees but does not include buildings or hard paved areas such as driveways. How would you rate the amount of space on your property dedicated to landscaping?

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Satisfied, meets my needs and expectations	102	62.58 %
O2	Dissatisfied, not enough area dedicated to landscaping	38	23.31 %
O3	Dissatisfied, too much area dedicated to landscaping	2	1.23 %
O4	Don't know/Unsure	3	1.84 %
O5	Not applicable	18	11.04 %

Q6_0: Creating friendly neighbourhoods

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	16	9.82 %
O2	Agree	125	76.69 %
O3	Don't know	22	13.50 %

Q6_1: Enhancing suburb character and streetscape

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	7	4.29 %
O2	Agree	154	94.48 %
O3	Don't know	2	1.23 %

Q6_2: Entertaining friends and family

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	19	11.66 %
O2	Agree	128	78.53 %
O3	Don't know	16	9.82 %

Q6_3: Exercising opportunities (eg. mowing, tai chi)

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	48	29.45 %
O2	Agree	88	53.99 %
O3	Don't know	27	16.56 %

Q6_4: Improving air quality

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	6	3.68 %
O2	Agree	142	87.12 %
O3	Don't know	15	9.20 %

Q6_5: Providing too much shade

QUESTION TOTAL: 163
NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	102	62.58 %
O2	Agree	18	11.04 %
O3	Don't know	43	26.38 %

Q6_6: Providing too little shade

QUESTION TOTAL: 163
NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	84	51.53 %
O2	Agree	24	14.72 %
O3	Don't know	55	33.74 %

Q6_7: Improving stormwater quality

QUESTION TOTAL: 163
NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	21	12.88 %
O2	Agree	97	59.51 %
O3	Don't know	45	27.61 %

Q6_8: Increasing property values

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	12	7.36 %
O2	Agree	132	80.98 %
O3	Don't know	19	11.66 %

Q6_9: Planting or gardening

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	13	7.98 %
O2	Agree	133	81.60 %
O3	Don't know	17	10.43 %

Q6_10: Providing a habitat for native plants and animals

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	7	4.29 %
O2	Agree	148	90.80 %
O3	Don't know	8	4.91 %

Q6_11: Providing privacy between dwellings

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	Disagree	10	6.13 %
O2	Agree	147	90.18 %
O3	Don't know	6	3.68 %

Q7_0: Car parking

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	rank 1	56	34.36 %
O2	rank 2	34	20.86 %
O3	rank 3	21	12.88 %
O4	rank 4	20	12.27 %
O5	rank 5	32	19.63 %

Q7_1: Landscaping/green space within your private courtyard area (front or back of home)

QUESTION TOTAL: 163

NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	rank 1	31	19.02 %
O2	rank 2	48	29.45 %
O3	rank 3	40	24.54 %
O4	rank 4	28	17.18 %
O5	rank 5	16	9.82 %

Q7_2: Landscaping/green space as a common area within the development/property

QUESTION TOTAL: 163
NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	rank 1	34	20.86 %
O2	rank 2	40	24.54 %
O3	rank 3	35	21.47 %
O4	rank 4	28	17.18 %
O5	rank 5	26	15.95 %

Q7_3: Size of your home

QUESTION TOTAL: 163
NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	rank 1	24	14.72 %
O2	rank 2	22	13.50 %
O3	rank 3	32	19.63 %
O4	rank 4	43	26.38 %
O5	rank 5	42	25.77 %

Q7_4: Views from your home

QUESTION TOTAL: 163
NO RESPONSE: 0

	OPTIONS	TOTAL	PERCENT
O1	rank 1	18	11.04 %
O2	rank 2	19	11.66 %
O3	rank 3	35	21.47 %
O4	rank 4	44	26.99 %
O5	rank 5	47	28.83 %



Appendix IV – Qualitative Results: open-ended comments

Q 2. Reasons for satisfaction or dissatisfaction with trees in landscaping

reason_dissatisfied

insufficient trees

Q2a

area is over developed with no trees

Have just rented and the landlord said "You may have noticed there are no trees in the backyard. That's because I have ripped them out and would appreciate it if you didnt plant any. They cause nothing but trouble"

insufficient trees

Hence there is no shade, no green to break up square building lines and a rigorous suburban landscape of hard surfaces with plenty of concrete to reflect back heat. Privacy is achieved with fences instead of vegetation. I am in a rented property and it seems as if the market dictates that trees aren't valuable. We have one large tree on our property but I would like more.

insufficient trees

I live in a unit and the pavement outside my building and also outside those across the road are council managed. There are no trees outside my building and one or two trees in the pavement outside the buildings across the road. More trees or shrubs would be terrific - they are aesthetically pleasing and create shade!

insufficient trees

Large trees are home for birds, help to mediate the sounds and smells of local restaurants and just generally help to keep the city at a good temperature during summer. There are not enough large trees where I live.

insufficient trees

insufficient trees

no gum trees.

insufficient trees

No space for trees.

insufficient trees

no trees.

insufficient trees

There are 0

insufficient trees

There are 60 lots were we live and we have resonable amount of green space but not one shade tree

insufficient trees

There are no large trees, there could be a few medium trees along the side of the property to screen from neighbours and attract local birds and other fauna (ie, we want native plants only)
There are no trees on property as such.

Some sort of pine tree on footpath along with grevilla.

insufficient trees

Pine tree a source for indian miners. Not happy.

insufficient trees

There are none

insufficient trees

There aren't any.

insufficient trees

There is a a lot of common space in my apartment complex that could accommodate plant life

insufficient trees

There is allot of hard sapce areas and no trees. The only trees are on adjacent properties.

insufficient trees

There is only one in the internal section and the rest on the footpath which were not part of the development. Bushes were planted but the gardens are minimal and not attractive.

insufficient trees

There isn't 1 tree in our courtyard and it is completely paved

insufficient trees	This is an old Building from the 1960's and most of the common area is a concrete slab in front of the respective garage doors. We are fortunately positioned next to a reserve which has trees - which is the saving grace - but there was no thought given to the planting of trees on the actual residential block. This mistake should not be repeated in contemporary times. Trees and deep soil landscaping should be provided for in all DAs from now on. No more concrete slabs and driveways passing off as "communal space" please
insufficient trees insufficient trees insufficient trees	Trees and Gardens are more beautiful than bitumen as the surface for roads and footpaths. We need to decrease our spatial allotment to cars and increase the space for community gardens however small. we don't have any Would prefer more trees and landscaping
insufficient trees	i currently live in a strata villa, the houses are to close to each other, there is no room for any kind of trees in between. there should be a minimum required distance between two dwellings to allow for more greenery (trees, shrubs) to be accomodated. it is disgraceful how it is allowed to squeeze so many houses on such small blocks.
maintenance	medium size tree on unit land next to mine close to fencing blocking early morning sunlight.
maintenance	I live in the inner city so the trees surrounding my building are on council land. The plane trees planted in the city drop leaves, etc all year round, clogging our gutters and downpipes. This leads to damage to the building. it is not appropriate for most medium to large trees to be planted as close to buildings as they are forced to be in medium density developments.
maintenance	Occupants are left in fear for their lives and homes because councils won't let them remove nuisance trees Our back yard is a courtyard and the previous occupants have planted a jacaranda tree that is now out of all proportion to the size of the yard. At some stage we will probably have to incur a significant cost to have the tree either pruned or removed.
maintenance	There are also no trees at the front of the house which faces west - would like to be able to plant appropriate trees/shrubs on either footpath or road if approved by council.
maintenance	While all acknowledge the benefit of trees for visual/aesthetic reasons, along with shade and wildlife, the selection of trees needs to be better considered. Trees that have intrusive root systems in pipework, or breaking up pathways or grow so tall they become a problem in storms or with age needs to be an issue. We have She Oaks and a new planting of gums planted close to buildings they will undoubtedly cause long term problems.
maintenance	Newcastle has grown over the last twenty years into a beautiful and vibrant green city with arching moreton bay figs on swan street, laman street, and many other streets. Its a sham/shame many of them have been removed on streets such as Tyrrell street. They are beautiful and iconic, and our rates are high enough that i expect they could be maintained properly.
maintenance	There are no large or medium sized trees on our property. I would love some but the entire back courtyard is cement and anything planted in the front yard is usually destroyed by kids or drunks from the local leagues club!
maintenance	I am quite satisfied with the number of large and medium sized trees - but dissatisfied with the lack of replacement of dead and/or removed trees. Unfortunately, the original plantings (not by NCC) are not of a variety (native or otherwise) suited to the environment in which they are trying to survive. Nine years ago, we were informed a replacement plant was programed for any struggling trees within a five year time frame - this has

still not occurred - hence my dissatisfaction.

- maintenance I live in a unit and the body corporate cut down 5 palm trees
- maintenance There are no large or medium sized trees. There is a small garden area with a couple of un-kept plants.
- species selection the streets of newcastle east have no "street appeal" due to the sparseness of trees and choice of spindly, unattractive natives. large, generous trees add a richness, winsomeness and warmth to a streetscape.
- species selection Council have planted ridiculously large trees along foreshore instead of small, floral, attractive shrubs
- species selection Council needs to prune these trees regularly. some are depositing leaves in houses gutters and the general public are not allowed to prune these trees at the front of there house. Everyone mows outside there fence area to maintain the upkeep and they really dont have to, hence WHY cannot we be allowed to prune annoying tree branches out the front of our house. Birds do there droppings onto cars parked out there and tree branches that fall are picked up (again by the general householder) I think we are capable of prunning trees in our area as the Council doesnt.
- species selection Landscaping by the developer was a low priority - there is only1 large palm tree at the front of the building and other planting was limited in species selection and location suitability.
- species selection large trees belong out the bush
- species selection need more useful trees,if not producing food ,at leased good for fauna.
- species selection We have large palm trees within our property and on an adjoining property which are a haven for bats and rats which eat the fruit from the palms! These sorts of trees should be banned from any medium density developments, because of their potential to spread disease, as well as the inconvenience caused by the nocturnal activities of their inhabitants.
- species selection We only have one large tree and I wish there were more that were naturally left there to grow
- species selection wrong tree selection, invasive roots, concrete has been repaired twice in 10 year period ie that is in The Lane, Maryville.
- species selection Pine trees are also a bad selection, as they block our view, many have been vandalised.
- species selection The trees are too large for the property and overhang the house. They are very large gum trees that should be in open areas. As well, someone has planted a fig tree that is growing quite rapidly in the nature strip which also, over hang my property and block out all winter sun. The trees in the council car park in James Street, Hamilton, have been allowed to grow up blocking the lighting of a night causing undesirables to lurk of a night.

reason_satisfied_trees Q2b

- appeal @ very large trees and many medium trees - provide privacy, shade a a real garden atmosphere in the block.
- appeal As an owners corporation we made the decision to plant only native bird attracting plants.
- appeal At our units we have two large trees at the back, one very large tree at the front one medium tree and a couple of smaller ones and some other greenery.
- appeal bring in the birds
- appeal I have 3 large palm tree in my front yard they offer great privacy and shade. The only problem is the mess they leave after a storm. My street also has huge palm.

appeal	I have several large bangalo palms that provide shade. They also provide texture and aesthetics to a small courtyard
appeal	I live in the Linwood development - there are plenty of trees planted and they are growing nicely.
appeal	I planted several small to medium trees on my property, and I have nearby large trees, not on my property to provide greenery and shade.
appeal	It's beautiful and the roofs are well tended for. LOTS OF ESTABLISHED TREES TO PROVIDE SHADE IN THE YARD AND OVER THE HOUSE TO KEEP COOL. and to put fairy lights in at Christmas :-)
appeal	Our building complex is in the shape of an E with planting inbetween and around the boundary. This provides privacy to neighbouring properties and a number of large shrubs (small at the moment) have been planted that will grow to fill the gaps.
appeal	provide shade and enhance the environment
appeal	Shade, privacy, and softening of the architecture. Birdlife present in trees and gardens. Shady places in summer
appeal	lots of birds
appeal	Suit the landscape, provide shade during summer
appeal	The landscaped gardens at our residence has a good selection of trees and shrubs. As we live in an apartment complex I feel that the landscaping is appropriate to our particular setting. The gardens are maintained exceptionally well and the overall impression is of a lush almost tropical garden feel. I think they are a great example of fine design, execution and maintenance. I believe all residents would be very proud of the overall ambience that our gardens provide.
appeal	The number of trees is enough to create a nice atmosphere but not they do not take up too much space.
appeal	The quantity, size and range of variety is quite satisfactory and provided sufficient visual and environmental display
appeal	The trees break the harsh lines of the buildings, encourage birds and give the development a sense of belonging to the nearby parklands. They also offer shade from the western sun in summer.
appeal	There are enough trees around to shade portions of the courtyards but not too many to stop the light.
appeal	There are several large trees on this property which provide privacy and shade and contribute to the ambience of the block. With four units on this block, the trees soften the landscape and create the impression of having a larger garden. They are very beautiful in summer and attract a multitude of native birds and in winter, shed their leaves and make lots of lovely piles of crunchy leaves to stomp through.
appeal	Too many would shade the open space but there are enough to provide summer shade.
appeal	Tree within my boundary were put there by me, the surrounding area to the 11 units has moderate size in keeping with being able to see cars etc, along the main road are large trees placed by council they are OK but dont really act as a sound barrier which I would prefer
appeal	We face Throsby Creek looking towards Carrington (Hill). Norfolk pines are reasonably situated along the walk. We have some reservations regarding the placement of fig trees near the Source restaurant. Otherwise fine.

We have a good height of greenery and they are not intrusive onto paved areas which are essential as we have a high proportion of elderly and disabled people in our units.

I would be uncertain as to the ecological values (eg birds) as there are quite a few palms etc rather than trees.

- appeal So... They look good. Valuable?? Not sure.
WE HAVE A LARGE FIG TREE AT THE FRONT OF OUR PROPERTY WHICH COVERS THE FRONT FACADE. (10M HIGH)
- appeal WE ALSO HAVE ONE LARGE NEIGHBOURING GUM TREE AT THE REAR WHICH WE ARE ALSO HAPPY WITH (15M HIGH)
We have a small backyard so we have medium sized trees and they provide shade and places for birds to nest and add to the appearance of our backyard.
- appeal We have trees, but not so many as to block out sun on our long, thin block as we live in an apartment, there is not another place for more trees. It would be preferable that passers-by do not try to demolish them as has happened in the past.
- appeal comfortable landscaping given the high density area
- scale fits in well with the property size, layout
- scale I have a relatively small yard and 3 trees is enough
- scale I live in a community development on a large parcel of land and the medium and large trees are situated away from the houses, and are in open garden areas and /or along roadways. The mix of large trees and smaller shrubs are a good combination---my only negative comment is that i would like to see more Native plants to attract the birds which seem to be increasing in number over recent years.
- scale I live in a villa unit complex which doesn't allow very large trees to be planted.
- scale I live in an apartment block, there are medium sized trees along the footpath, I also have plants on my balcony. I knew moving into an apartment block there would be limited trees around.
- scale I only have a small courtyard - so I utilise the community garden in the foreshore park to plant trees and native shrubs
- scale initially the council & landscapers dictated that there needed to be a much larger number of large trees on our site. These recommendations were for trees far too big, dangerous and not suitable for the location. Common sense has since prevailed and the dangerous trees have been removed. In addition, the recent work by Ausgrid in laying new cables has meant that large, sick trees have been removed and replaced by more suitable plants
- scale Only one large tree on the property
- scale Provision was adequate for shading and amenity.
- scale small backyard courtyard only - no space for large trees because of underground sewerage pipes
- scale The apartment block does not have room for large and medium trees. They are unnecessary. There is a park opposite
- scale The garden area and local footpaths are not suitable for increasing the number of trees.
- scale There are a few trees in the right areas to improve the overall appearance of the property
- scale There are NO trees on our property. As there are only two units, it would be difficult to find room for trees.

scale	There are none and no provision for any.
scale	There is really no more room for any more trees in our situation.
scale	There's a fair number of trees and they are not overhanging buildings
scale	They have been examined and developed over a period of time to suit the environment here.
scale	We don't really have any trees, we have bushes. Our land isn't really large enough to accommodate trees. We have a few fruit trees in pots. We have two trees on our footpath in front of our place and they are nice but could use some maintenance.
scale	We have several common areas and a mixture of various kinds of trees. In keeping with areas for cars and also walkways, I don't think we could have any more trees.
scale	We have some trees in front of our multi-storey building. I'm a big fan of trees along a street. It is not possible to have trees on the property itself as it is multi-storey and covers the entire block.
scale	Where I live it is not appropriate for large trees. There are some medium trees at the front of the apartment building which are appropriate for the location.
species selection	Big trees during storms are dangerous when they are close to the house!
species selection	don't want too many to grow too near to houses to have problems when the trees mature.
species selection	I live in a community development on a large parcel of land and the medium and large trees are situated away from the houses, and are in open garden areas and /or along roadways. The mix of large trees and smaller shrubs are a good combination---my only negative comment is that i would like to see more Native plants to attract the birds which seem to be increasaing in number over recent years.
species selection	initially the council & landscapers dictated that there needed to be a much larger number of large trees on our site. These recommendations were for trees far too big, dangerous and not suitable for the location. Common sense has since prevailed and the dangerous trees have been removed. In addition, the recent work by Ausgrid in laying new cables has meant that large, sick trees have been removed and replaced by more suitable plants
species selection	small backyard courtyard only - no space for large trees because of underground sewerage pipes
species selection	Unfortunately we've been compelled to remove most of the large and some of the medium trees due to root invasion, so I'm satisfied with the ones that remain until they start causing trouble too! A list of well-behaved trees would be useful.
species selection	We face Throsby Creek looking towards Carrington (Hill). Norfolk pines are reasonably situated along the walk. We have some reservations regarding the placement of fig trees near the Source restaurant.
species selection	Otherwise fine.

Q5. Reasons for satisfaction or dissatisfaction with the amount of space

reason_dissatisfied	Q5a
hard surfaces	All the back is hard surface paving, and a large part of the front is drive way (hard surface)
hard surfaces	A lot of hard space and minimal garden beds.
hard surfaces	AS previously explained, too much of the block is taken up by the driveway and a large concrete slab for cars to access their respective garages.

	If i include the council walkway as an interpretation of my property, i feel that the black hot mix is not in line with the character of the suburb. It is hot and ugly. I note that the areas of street trees put in in Dawson and Bruce, included a frame work of timber and 'soil'. When I had a street tree put in, council merely dug up the hard mix and left a lot of broken up black tar around. It has taken me many years to improve this area to maintain a nice garden and my tree
hard surfaces	it is all hardscape
hard surfaces	Its an older house and needs improvement in transition areas.
hard surfaces	Its mainly all concrete with a few small plants
hard surfaces	lack of greenery makes streets and lanes appear "barren"
	Minimal land dedicated to landscaping. Entire back area is concreted and the front area is too small to accommodate many (if any) med-lrg trees. Also little scope for any other landscaping other than trees.
hard surfaces	more to be planted soon
hard surfaces	No provision for landscaping on our property
hard surfaces	Not enough grass on the property.
hard surfaces	Pebbled areas that should be replaced by grass
hard surfaces	Not enough green areas, trees or shrubs
hard surfaces	Not enough room for trees in common areas.
	The driveway is paved, as is a large patio which makes it hot in summer & means I can't grow things there. Paving is better than concrete though.
hard surfaces	the entire front yard (small though itis) is entirely concreted and it is a mouldy ugly space being on the south side. There is a very small tree on the nature strip and the rest is concrete.As it is not my property the only chance I have is to decorate with pots of plants and havent got around to it. It is a more expensive option to planting in the ground and petty thieves are more likely to remove them.
hard surfaces	There is no greenery or living thing at all
hard surfaces	Too much path and concrete
hard surfaces	Too much space devoted to paving.
	We have green space on two sides, we live on a side that sees no green space. From our perspective we could live in a concrete prison, all we see are brothels, Spotlight and the Pinnacle, ugly.
hard surfaces	Minimal land dedicated to landscaping. Entire back area is concreted and the front area is too small to accommodate many (if any) med-lrg trees. Also little scope for any other landscaping other than trees.
percentage	The block I am on is not wide enough. Hence a reasonable size yard but would like it a bit larger.
percentage	The is no landscaping in our building - admittedly, it is in the centre of the city, but there could be some space dedicated to landscaping to improve the facade and surrounding area.
percentage	There are approx 50 residences in my development and whilst the mix of trees and shrubs are adequate for the space allocated i believe more of the land could have been set aside for landscaping. I believe this would have made the development much more attractive , provided more privacy for residents and perhaps more space for community activities.
percentage	There is a large area of carparking and buildings but the area for landscaping is not enough, it is not well looked after by the body corporate and does not really enhance the ambience of the property. It is also not used by residents and could be landscaped to provide seating or common areas that would be pleasant and useful.
percentage	once again, i feel it is important for food plants,research shows that future suburbs will probally need to grow local food ,if we plan for that now it will be more effcinant
species selection	more effcinant

The medium density in Wickham has removed trees not replaced them and removed pocket parks even park benches were not replaced . NCC have been notified a number of times about the pocket park bench but no recovery.

Also most project owners do not consider the planting important. Fences are considered more important but not the greening. Hence often poor choice and neglect of planting in the construction and final finishing of the development.

species selection Planting dies and weed infestation

species selection Would like more room for trees to help the environment and save on power usage.

usability A large part of our block of land is dedicated to common area landscaping serving little purpose in terms of space utilised or utilisable by residents. This represents a significant cost burden to maintain with low return. NB: my residence is high density CBD not medium.

usability as i said, the houses are too close to one another. there are patches of green in front of every villa in the strata, but those are just a sorry excuse for a "landscape"

usability Back yard much too small. Property on a slope, so high walls and fences create a claustrophobic feel.

usability Because I live in a strata complex, there is very little landscaping, more maintenance rather.

usability Each individual development should be weighted on its own merit. I dont think you can have a one size fits all as each block of land is different especially in the older suburbs where the blocks are smaller and there is normally parks in the neighbourhood.

usability I see some properties with only small open areas. These need to be big enough an safe for children to play.

usability Should be at rear of house as this is safer.

usability Minimal area and poor selection of plants.

usability Our apartment building occupies half of total land area and driveway down side takes up quarter of area leaving only quarter for landscaping. This comprises small area in front of building, narrow strip down other side and narrow section at rear (taken up with clothes lines).

usability Notice recent villa/townhouse developments in Hamilton take up virtually whole of land area, with just enough space for driveways and tiny "courtyards" (with folding clothesline).

usability Believe apartment blocks should have "garden" settings with plenty of space between neighbouring buildings and scope for landscaping.

usability Believe extensive flooding in "Pasha" storm in 2007 due to extremely high proportion of covered surfaces that stopped rainwater being soaked up (at least partially) by ground.

usability Having buildings so close together also greatly reduces privacy for residents. The medium density in Wickham has removed trees not replaced them and removed pocket parks even park benches were not replaced . NCC have been notified a number of times about the pocket park bench but no recovery

usability Also most project owners do not consider the planting important. Fences are considered more important but not the greening. Hence often poor choice and neglect of planting in the construction and final finishing of the development.

usability Planting dies and weed infestation

usability There are areas within my complex that could be better utilised for this purpose

usability There is a large area of carparking and buildings but the area for landscaping is not enough, it is not well looked after by the body corporate and does not really enhance the ambience of the property. It is also not used by residents and could be landscaped to provide seating or common areas that would be pleasant and useful.

usability We live in an inner city terrace, our street (Stevenson) could easily be made 1 way with angled parking to increase the availability of parking two fold. The street could be made increasingly beautiful by the provision of more flower box gardens. We need to be more innovative and decrease our provision of large inner city roads that permit travel at 60-80 k.p.h in preference for slower narrower roads with greater foliage.

reason_satisfied_space Q5b

appeal A good mix of lawn, and shrubs with feature frangipannis. Good balance of plants and trees, good interaction with hard areas, good selection of plants.

appeal Council helps with continuing care - THANK YOU

appeal I am an owner of an apartment in a converted warehouse, that being Winchcombe and Carson Wool Warehouse, now known as The Soque Warehouse Apartment. Being in a semi industrial area, our space for landscaping is limited. However we have pavement planting of trees in Milford St, and Roslyn Avenut which does enhance the building. It is planned that this Wickham/Islington area is approved for future low-rise residential planning.

appeal I have 2trees in a small courtyard. The trees provide shade and help keep my house cool. They are also very beautiful and help soften the environment.

I live in the Linwood Precinct which has been developed with lots of Community recreation areas and landscaped breezeways - which is just wonderful, presenting a fantastic opportunity for all to enjoy the Public Space areas provided.

I wish to pass further comment that these now NCC responsibility public space areas require ongoing maintenance.

Since 2003, residents have contributed countless volunteer hours and effort maintaining and improving the Linwood Precinct Public Breezeway spaces.

NCC's Greening Centre has provided fantastic support for every volunteer maintenance/improvement project proposed. Consistent support and response from the Greening Centre's facilitator, Russell Pardey, presents as THE major factor in all of the Linwood Breezeway's landscaping survival and current presentation standard.

Value of the above contributions should never be underestimated in landscaping considerations. The sense of community associated with communal gardening working bees is just amazing.

appeal iam quite happy the way things are

appeal If there had not been reasonable landscaping we would not have been attracted to purchase the property in the first place

appeal Is nicely landscaped, and is scenic, looks good, and is attractive. However, the problem is outside the fence where council has planted totally inappropriate trees

appeal Landscaping of the property is appropriate for the type of building our property has an open, clean feel. It has shaed areas, sunny areas and grassed areas for play.

	Soft ambience. Good space between our buildings and those surrounding. Landscaping allows for plenty of sunlight and ventilation. Planting is safe for the public, residents and surrounding buildings. The amount of planting allows for reduced soil erosion as well as generally being good for the environment.
appeal	
appeal	The gardens make the place a home and give you a real sense of belonging and pride
appeal	The only available and appropriate area for landscaping is utilised well.
appeal	the space available is great considering but no trees. all around us are so it looks ok
appeal	There is a balance between the necessary hard spaces needed for good access and these areas are surrounded by garden beds containing hedges and decorative vegetation.
appeal	there is a good mix of open space of lawns, and garden areas, set among the buildings
appeal	There is a nice grassed area, with plenty of room for potential new landscaping.
appeal	There's a good balance.
appeal	We have a couple of nice grassed areas and some pretty bushes along the front of the property and down the side of the driveway. I think it looks quite nice.
maintenance	Clean and tidy and very safe.
maintenance	Council (?) keeps grass trimmed. Trees are attractive and provide welcome shade. Little maintenance required from home owners. (townhouse).
maintenance	enough area for landscaping and well maintained.
maintenance	I live in Newcastle East in a heritage area. there is simply no space available here for trees - although we lobbied and got street trees planted outside all residences that wanted trees. Council could do more planting in street boxes though
maintenance	Large planter boxes, surrounding gardens, well maintained and water grass area
maintenance	Meets social needs of residents with predominantly easy to care for maintenance of plant type
maintenance	Only have small lawn area which requires minimal care.
maintenance	The building in which I live has 4 apartments on it, too much landscaping means extra work that has to be paid for and we choose to live in apartments to avoid all of the extra work.
maintenance	The landscaping on the property that is controlled by our strata landscaper is fine. It is the area outside of the property controlled by the council that needs work.
maintenance	There is some grassed area and some plants in a courtyard area. That is enough for a small yard area and does not require a lot of maintenance, given that I'm currently living in a rental property.
maintenance	We are a professional couple with 1.5 children and little time to maintain landscaped areas.

percentage	although not 'landscaped' to its full potential, there is plenty of room for future landscaping ... i dont think loads of paving and concrete is attractive and it is certainly not environmentally friendly. lots of concrete simply attracts heat and in urban areas where that heat is collective, the storms will come
percentage	Due to area available, we have small gardens. It would have been easy to cover the whole area with pavers or concrete.
percentage	good balance with percent of land used for landscaping, building, road I live in an inner city location and there is adequate space in and around the unit block for gardens. Unfortunately there is a lot of paved areas, but it is quite an old complex, for newer complexes it would be good to see more grassed areas.
percentage	
percentage	IT COVERS ABOUT 16M2 WHICH WE ARE VERY HAPPY WITH LIVING IN THE INNER CITY.
percentage	Live in an inner city terrace, so there is a tiny courtyard.
percentage	MY PROPOERT IS AN OLD ESTABLISHED TERRACE THAT HAS NO GARDENS OR LAWN.I RELY ON PUBLIC AREAS OF PARK/RESERVE FOR RELAXATION.
percentage	My set of units is adjacent to a park so has plenty of trees etc. If the park was not there I would be only moderatley satisfied with the amount of landscaping.
percentage	Shadining, amenity and provisions for wildlife are adequate - the amount of parks in Newcastle is very high and if we needed more could walk 200 metres to other parks.
percentage	the allocated land for the property is too small to adequately provide living space and landscaping at the same time.
percentage	The size of the block is not sufficient to allow any more than there is.
percentage	The walkway along Throsby Creek is great; and the planting in The Lane is coming along nicely. However, it of a pity that (a) there is insufficient car parking locally e.g for guests, which means that The Lane is often crowded with illegally parked cars and (b)now that they have three bins many people are leaving their bins out in The Lane. Both of these things destroy the visual amenity and unfortunately need more frequent 'policing'.
percentage	We have more than enough Landscaping!
percentage	We live in a terrace on a small block and the landscape is suited well to the size of the block
percentage	Whilst I'm in a small, three unit complex, Im at the corner end and around 25-30% of my land is available for landscaping/gardens. This covers both roadside boundaries, and, together with the footpath area, provides ample opportunity to grow several medium sized trees, small trees, large shrubs, etc. Any more would be excessive. Large trees aren't practicable in this area.
percentage	Is nicely landscaped, and is scenic, looks good, and is attractive.
species selection	However, the problem is outside the fence where council has planted totally inappropriate trees
percentage	
species selection	The property is a town house on limited area. Not suitable for single tree plantings. Council should be looking at creating habitats I assist in compensating for the lack of habitat (as apposed to single trees) by participating in maintaining and enhancing habitat of a nearby crown land with the Greening Centre.

species selection	<p>There is enough space dedicated to landscaping. The problem which we have encountered at our complex is that the wrong type of shrub/tree was planted necessitating the owners removing some shrubs and planting shrubs/small trees appropriate to the space.</p>
species selection	<p>We have a central grass/tree space, gardens outside and inside fence line and the added advantage of backing onto parkland...where large trees should be planted!</p>
usability	<p>A large area of space has been used for recreation purposes and gardens in our complex.</p>
usability	<p>Allows for adequate planting for screening purposes, whilst not impacting on provision of driveway and parking facilities.</p>
usability	<p>As a duplex with two seniors there is enough landscaping to make it interesting without it being a burden.</p>
usability	<p>As our property adjoins public open space I think our use of landscaping complements the surrounds. Parnell Park, opposite our complex is a fine example of how public space can be landscaped to suit the area. Tramway Reserve, however, at the end of Scott St and above the Newcastle Baths could benefit from the addition of more medium trees or shrubs which would complement the nearby apartment complexes.</p>
usability	<p>driveway and parking space is practical; everywhere else is landscaped Each unit has a garden / yard area contained within the individual property bounds. Additionally, there are garden beds running the length of the shared driveway and block. This provides ample vegetation for birds and possums but does not encroach on the driveway or footpath. The gardens are neat and tidy and give enough room for planting seasonal flowers and herbs. They are low maintenance and require little water.</p>
usability	<p>Fully landscaped with minimum effort required to maintain, but sufficient to enjoy.</p>
usability	<p>I choose to live in a unit complex. I don't require garden or lawn area at this time.</p>
usability	<p>I have a tiny backyard. It contains a car space, bins and clothes line. A small garden plot and a frangipani tree use the rest to maximum.</p>
usability	<p>i have my own courtyard but also have access to large land area on the throsby creek walkway</p>
usability	<p>I have my own private yard and can plant what I want.</p>
usability	<p>I have private landscaped areas at the front and rear of my property which offer substantial amounts of shade and privacy.</p>
usability	<p>I live in a terrace with a very small back courtyard. It is as green as I can possibly make it.</p>
usability	<p>I live in an apartment block but there has been provision for a swimming pool and good landscaping</p>

usability	I live in an apartment block which has a large well landscaped internal courtyard and pool. There is a good balance between hard and soft landscaping. The reason it is satisfactory is that it was designed by well qualified architects.
usability	I live in an older semi detached home. This means that the common wall allows all the yard to be usable space, rather than poky side fence gaps, barely wide enough to walk on. I also have rear lane access so any garaging can happen without the need for a driveway to take up my yard.
usability	I live in the city in an apartment block, there is limited space for the building let alone making space for some trees. Don't live in an apartment block if you want lots of trees around Inner city high rise. Only ground floor units have some garden space.
usability	Anyone who really wants trees and gardens probably needs a different property type.
usability	It is a small area but we are still able to grow vegetables and have somewhere to sit.
usability	It provides me with areas where I can grow herbs and a small vegetable garden without being tied to looking after it.
usability	My property has a very suitable pool and courtyard for the complex
usability	One side of property needs to be driveway with landscaping on edge only, the other side is totally landscaping, lawn, trees & garden beds.
usability	Open space is adequate and the periferal landscaping provides privacy.
usability	Paths, driveways and clothes drying areas are well defined with the remaining space dedicated to planting.
usability	Pleasant ambience. However, not really anywhere for people to sit outside under shade and nowhere really for kids to have a soft surface.
usability	Shade and some privacy screening is available while allowing plenty of light through.
usability	The area of landscaping in the common areas of the villa complex suits the block and is easily maintained by strata management.
usability	Each unit has a small courtyard - mine has grass and a smallish clump of palm trees. It allows me to grow shrubs, flowers and a few vegetables in the space that I have.
usability	the borders are full. there is quite a lot of grass. the rest is drive way so cannot be planted
usability	The landscaped areas were originally planted by the developer but over time were decimated by lack of attention. Now we have a community group which has restored the landscaping to the satisfaction of owners. It is a communal effort.
usability	The need for walkways and car traffic rules out having more trees
usability	The overall plan allowed for a large amount of common area and the landscaping of this.
usability	The site is quite compact but care seems to have been taken originally to set aside small areas dedicated to trees, shrubs and grass which enhance the liveability of the block of townhouses where I live.
usability	The yard area is small. An occupier needs somewhere outdoors for entertainment. My area is adequate there is no room for more trees.
usability	There is limited area for growing anything because of the shape of the property. Space has been maximised to account for the two villa style residences.

usability	We are on a sloping site with water runoff issues and high winds on occasion. 90% of available space has been planted with native trees and shrubs. Our lawn area is only where the building clothes lines are located. We have lots of native birds in and around our building of 6 units.
usability	We have plenty of garden beds to grow herbs vegetables and flowers.
usability	We have small gardens under the balconies, and a garden near the front of the yard.

Q8. Additional Comments about landscaping requirements

addit_landscaping

Q8

density	<p>Density of housing too much visual pollution in most areas of Newcastle</p> <p>I think there needs to be a balance between the needs of the residents and the environmental and aesthetic concerns. I would be wary of any policy that stipulates that one rule suits all. Each developmental proposal should be dealt with individually with consideration given to the specific requirements of each project. Appropriate and sensitive landscaping can add to the lifestyle not only of the specific residents but to the surrounding neighbourhood and the city in general.</p>
density	<p>Increasing the amount of green/landscaping space required in developments would benefit everyone including the residents, public and the environment.</p>
density	<p>It is critical than planning provisions are made for landscaping/green space requirements in new medium density housing developments. Public spaces comprised on concrete driveways and slabs of concrete are simply not acceptable anymore</p>
density	<p>medium density developments need to fit into the character of the existing residents</p>
density	<p>There are lots of modern buildings that utilise every inch of the land available. I think this wall to wall concrete is extremely ugly.</p> <p>this country is blessed with so much space, such a beautiful nature, it is a crime, a shame, an expression of utmost greed that houses are allowed to be built on such small blocks, with so little room in between them (most of the times one wouldn't be able to walk between two adjacent houses with his arms outspread)...</p>
density	<p>there should be a law, a principle, that only a certain percentage of the block can be built on. and the smallest distance between two dwellings should be statutory...</p> <p>1) "Rooftop" gardens are great. We have extensive above ground garden beds. However they leak. This has been at considerable cost and encourages people to want them removed. Of course this is only found out years later when the developer has "left the building." Please reference AS 4654.1 and AS4564.2 2009 (or replacement) in this rooftop section. Maybe better terminology for this section is "above ground" which includes rooftop and e.g. above carparks</p> <p>2) The DCP is in part promoting "medium and Large trees" in our urban landscapes. This is good. Many trees are irrevocably damaged due to poor maintenance practices - especially pruning. I would also reference to AS 4373 -2007 "Pruning of Amenity trees". Failure to comply with this standard sets up trees for later failure due to structural defects. Compliance with this standard in the first say 5 years should be a condition of DA approval. Then if a tree is damaged by a developer or owner it will require replacement. It would also</p>
maintenance	

serve to educate against past practices like lopping.

maintenance	<p>Any new plantings of trees and shrubs should be low maintenance but able to provide shade.</p> <p>Consideration should be given to the practical enforcement of continuing landscaping requirements following initial development; eg, stick and carrot treatment of owners/tenants - especially those who either actively or through neglect damage landscape plantings and lay-out.</p>
maintenance	<p>On the 'carrot' side, council should consider providing free suitable, native trees and shrubs for both in-property and footpath plantings - and monitor how these are used and maintained. Maybe a special rates 'discount' for those who demonstrate superior care and compliance with development requirements over time?</p>
maintenance	<p>Don't forget about planting on the public footpaths also</p>
maintenance	<p>Dont get to carried away with large trees it will come back to bite you!</p>
maintenance	<p>Extremely important that medium density housing have attractive well maintained gardens and open space. Regular maintenance and upkeep essential.</p>
maintenance	<p>I think that landscaping is extremely important in the overall presentation of the property and the locality.</p>
maintenance	<p>I would need to know the landscaping/green space areas would be well maintained.</p>
maintenance	<p>Landscaping makes properties more attractive and hospitable. Improve character of the neighbourhood and desirability of the property and enhanced. Aim for low maintenance and simple but effective greenery.</p>
maintenance	<p>Part of the problem with these requirements is who is responsible for maintaining them. The added costs to body corporate fees as a result might well upset some residents.</p>
maintenance	<p>Rather than grassed areas which necessitate mowing, and which requires owners (often retirees or those leasing, therefore not desirable) to either pay for, or do themselves, low maintenance gardens and thoughtfully landscaped areas are far preferable.</p>
maintenance	<p>The planting of trees is a negative within medium density developments as they are not maintained properly and create drainage and leakage problems from gutters and stormwater overflow from fallen leaves</p>
maintenance	<p>Provision must be made for:</p> <ol style="list-style-type: none"> 1. recycling on site of all stormwater for use on plantings/green spaces 2. general maintenance of planted areas <p>Car parking should be off the street and secure with 2 car parks per dwelling.</p>
parking	<p>The issue with providing landscaping/gardening is that the property owners are not obligated to maintain these spaces. When first planted all looks good/enviting/enjoyable areas to frequent but they eventually become neglected and run down.</p>
parking	<p>In Newcastle East much could be done to improve both parking and landscaping by narrowing the entrance to more streets and building gardens in the space that would provide and turning car spaces to park end to kerb rather than alongside</p>

They should include parking and not be like the Wirraway site which is a complete over development.

parking I believe this we justified under affordable housing of the previous ALP government.

parking Yes, as indicated previously - while we might like to have fewer cars it is not yet a fact; therefore there needs to be adequate provision for parking in medium density housing areas; especially where there is a cafe (such as The Source) or shops.

"...the measure of any great civilisation is in its cities and the measure of a city's greatness is to be found in the quality of its public spaces, its parks and squares."
John Ruskin

I have seen some wonderful examples of communal gardens in London and would like to see something similar established in Newcastle. When a development is of sufficient size a garden should be required. It would be a more useful space for the use of the owners/residents rather than some ad-hoc boundary landscaping/plantings.

quality of design This garden is a good example
<http://www.kgsgarden.org.uk/index.html>

Thanks for the opportunity to contribute
1) "Rooftop" gardens are great. We have extensive above ground garden beds. However they leak. This has been at considerable cost and encourages people to want them removed. Of course this is only found out years later when the developer has "left the building."

Please reference AS 4654.1 and AS4564.2 2009 (or replacement) in this rooftop section. Maybe better terminology for this section is "above ground" which includes rooftop and e.g. above carparks

quality of design 2) The DCP is in part promoting "medium and Large trees" in our urban landscapes. This is good. Many trees are irrevocably damaged due to poor maintenance practices - especially pruning. I would also reference to AS 4373 -2007 "Pruning of Amenity trees". Failure to comply with this standard sets up trees for later failure due to structural defects. Compliance with this standard in the first say 5 years should be a condition of DA approval. Then if a tree is damaged by a developer or owner it will require replacement. It would also serve to educate against past practices like lopping.

Common areas need to be contingent to every dwelling, not just a single area removed from some or most of the dwellings.

quality of design I think we should be reducing the amount of hard surfaces in developments, to improve storm water run-off and heat reflection. Generally promotes harmony amongst residents. Provides for community gardens including veggie gardens. Generally softer environment and not just bricks and mortar. Good for one's emotional needs.

quality of design green space should be visible and accessible to all not just the wealthy on the harbour side of properties

	<p>I assume medium density means townhouses and apartment buildings.</p> <p>Landscaping/ green space would be different for both. I would expect minimal green space in an apartment development and a relatively small area for a townhouse.</p> <p>What this city needs in inner suburbs is more density and perhaps common green areas.</p> <p>Larger sites suitable for a master plan are few and far between, but those sites have more opportunity for green space and or landscaping.</p>
quality of design	<p>I believe it depends on the architectural design of the medium density housing. They may be designed around a courtyard. Lines of boring little houses need good landscaping/green space to enhance them.</p>
quality of design	<p>Visionary architects and landscapers are the key to modern development, including heritage buildings.</p>
quality of design	<p>I think these requirements are paramount in making both the complex and surrounding areas attractive.</p>
quality of design	<p>In areas of minimal land space rooftop or vertical gardens should be considered as alternatives to traditional lawn or gardens.</p>
quality of design	<p>irrigation and lighting requirements in common areas needs to be well planned</p>
quality of design	<p>Landscape is an important part a housing development it help build a community e.g. community veggie patches.</p>
quality of design	<p>Landscaping requirements should not come at the expense of car parking spaces. In my experience, it is also better to have individual yards as opposed to a large common area.</p>
quality of design	<p>landscaping should not just be a token garden but should be an integral asset of the property, with provision for community activities or seating and garden pleasure</p>
quality of design	<p>many multi bed apartments have been built around the foreshore, obviously to attract families, but there has been no provision for kids to kick a footie or have a game of cricket. It seems that every square metre must be built on; bummer providing areas for families to play! More native trees and plants, suited to the particular environment.</p>
quality of design	<p>More thought into communal spaces that are user-friendly and invite 'hanging out in'. eg. town squares in European cities.</p>
quality of design	<p>N/A as we have no green areas on our development</p>
	<p>Not familiar with current requirements but assume % of site allocated to built structures is controlled.</p>
quality of design	<p>The use of the unbuilt area should include a prescribed amount of landscaped area and not be just fully paved driveways and service areas.</p>
	<p>Really do not like steel pre-made fences. They inhibit neighbourly interaction, dent easily and bring the property values down by looking cheap and denting easily. Fences that are too high are also anti-social. I believe community should come before privacy.</p>
quality of design	<p>housing footprints should occupy less than 50% of site if possible to promote outdoor living and friendly neighbourhoods. Otherwise, everyone lives indoors and never meets others.</p>
quality of design	<p>reduce the amount of hard surfaces eg concrete. More large native trees to be planted</p>

Require integrated watering system.

Community vegetable gardens would be a great asset to bring people together.

quality of design

Trees need to be non-invasive and preferably not to block views. Owners pay extra for a view and to have council block such a view is very annoying.

quality of design

Something like British allotments within the common property could enhance socialising. An insistence on diverse native shrubbery is better for air and biodiversity than a bunch of bottle brushes and huge dangerous gums.

quality of design

The amount of landscaping would depend on the size of the development. Too many past developers have built tightly packed housing with little regard to the need for landscaping.

The last question on that survey was completely inadequate - all of those factors cannot be ranked separately. They need to be considered in combination. My answers are not really indicative of my true views because:

1 - car parking is extremely important if you are increasing the density of houses in a given area, as there is limited road parking space, but
2 - car parking can utilise "green pavers" etc that actually add to the landscaping aspects and reduce impervious surfaces on the property, or

3 - the size of the home can incorporate an internal garage

4 - views from the property are of course important, but beautifully landscaped gardens would substantially add to the views from a number of the existing medium and high density developments I've seen. So while car parking could be ranked as #1, looking at gardens and plants is far better as a view than car parking, hence

5 - how can gardens be ranked higher or lower than views, when they should, if designed correctly, improve the view? Who wants to look at neighbours or carparks instead of beautiful trees with native birds?

Either way I rank "views" or "gardens" (internal or communal) or "car parking" doesn't enable me to demonstrate these opinions to you fairly.

quality of design

The medium density areas should have a common area where kids can play and kick a ball around etc.

quality of design

The more the better

quality of design

The quality, design and placement of landscaping/green space is far more important and effective than its quantity. Just increasing the amount of site area allocated to landscaping is an inadequate approach.

quality of design

It is far more effective to require that a landscape architect carry out the design and that the Council assessors correctly identify the critical needs of the specific site with regard to aspect, privacy needs, noise reduction, streetscape etc.

quality of design

The use of common property

There should be a certain percentage of the site that is green space, of this there should be a certain percentage for 'deep' planting (planting into natural soil) to allow trees etc to become established.

quality of design

Planting grasses and shrubs in raised planters is ok, but trees require more soil for root growth.

quality of design

There should be room to grow vegetables and for the resident to create their own yard. Incentive to plant native trees/shrubs.

quality of design

wonderful for the community as a whole and it develops pride of place

<p>quality of design quality of design</p>	<p>Applying a min. percentage of landscape area or tree canopy area should be considered and greater weight should be applied to stormwater capture and storage per development keep it simple think of the future</p>
<p>quality of design</p>	<p>The provision is generally adequate on all sites I am aware of - particularly considering the large amount of public parks we have in the LGA. The danger we have is that if the current policy changes considerably it is likely that it will become more difficult to encourage industry to develop medium density dwellings. Consumers are looking for value for money - if the costs of a dwelling is increased because the number of houses is reduced/unviable for the industry we may risk not seeing an increase of medium density dwelling in Newcastle.</p>
<p>quality of design</p>	<p>We need consistency between LGAs not greater differences THEIR IS AN OBVIOUS NEED TO MAXIMISE DEVELOPMENT POTENTIAL FOR THE DEVELOPING AGENT BUT DUE CONSIDERATION SHOULD BE GIVEN LONG TERM AMENITY. THEIR SHOULD BE A BALANCE REACHED,EACH APPLICATION SHOULD BE DEALT WITH ON IT'S MERITS AND IN ACCORDANCE WITH IT'S IMMEDIATE SURROUNDINGS AND EXPECTED POPULATION TYPES RATHER THAN BY A RIGID SET OF GUIDELINES.</p>
<p>quality of design</p>	<p>To me, if the building has nice views then there is no real need for landscaping except for in public areas. If it is a basic complex with limited public space then private landscaped spaces would be good. I have ranked the unit size and parking highly in a previous question. It really depends on the location and your personal needs. Size = big enough to live comfortably (not huge) and parking = easy to park nearby and access your home without added cost (not so easy in the city without allocated parking). Tree selection</p>
<p>quality of design</p>	<p>Around car parking spaces Break up expanses of concrete Warehouse conversions make it very difficult to comply with a set % area landscaped</p>
<p>quality of design</p>	<p>Common area gardens can cause problems when upkeep is left to individuals or where some individuals choose to do their own gardening and others use strata provided gardeners Noone wants to be the person living underneath the large tree that drops leaves etc in their gutter causing additional maintenance that they have to initiate</p>
<p>quality of design quality of design</p>	<p>Trees bushes etc at street frontage add appeal to the area Water features would be good even if small. Plantings should be such that they don't attract vermin - otherwise control issues become important. If car spaces are at ground level they should be well shielded by plants.</p>
<p>quality of design</p>	<p>We need to have designs that incorporate the trees. eg structurally Whilst it is important to provide landscaped/green space for medium density developments it is equally important to ensure the best possible design outcome for the overall development. No one section of a development is more important than another, but the functionality</p>

of a design needs to be paramount.

species selection

Do Council staff (landscaping horticulturists) advise on the plants to be grown at a complex: considering size, whether deciduous or not, native shrubs etc. As it is important to provide landscaping, it is also important to ensure that the correct trees, shrubs etc are planted in the given space.

Green space needs to be in the form of a habit structure to encourage birds and insects into the urban areas. I have witnessed the increase of birds and insects in the local greening centre rehab site as a result of removing environmental weeds and planting local natives.

Council spends a large amount on noxious weed control however I consider council with local regulations should establish an environmental weeds list, educate land holders and developers to not plant and to eradicate existing or incursions of environment weeds.

There are many environmental weeds on private property in Newcastle that are infesting areas that become a problem for council and rate payers as council endeavours to control weeds on land they manage.

species selection

I consider Council needs to establish a preferred list of species and anyone planting unlisted species or not eradicating incursions will be responsible for the cost of their removal. This also includes species unsuitable to be under power lines and which destructive to infrastructure.

I love green space and gardens, small trees and shrubs. I do not like large forest gum trees in gardens or streets.

species selection

Council wants our homes to warm naturally by the winter sun, yet in Denison Street, Hamilton, they plant a Morton Bay Fig in front of houses which will block all winter sun and overhang the road. No common sense there.

I think council should carefully consider the types of trees and plants used.

species selection

At present, city trees are more of a nuisance - their roots invade the sewage pipes, and their leaves, and continual year-round shedding of material clogs building gutters which cause damage to buildings. Plane trees are also highly allergenic.

Why has no one on council addressed these issues?

species selection

I would like to know if Newcastle Council have annual tree give aways to ratepayers who provide receipts for rates paid. I would like to be able to grow low growing native shrubs such as gravillea or bottlebrush in our Common Areas in our unit block.

species selection

If trees are considered then it is important to consider the suitability of the species selected and preferably matters such as height, root spread, deciduous etc.

species selection

Important that trees selected be suitable size and type for size of area being landscaped. They should not pose likely danger to building or people near them in high winds etc.

It is important to consider that trees that are likely to grow into or directly over guttering may not be appropriate and may cause neighbourhood disputes in future.

species selection

Apartment buildings really only have the front area available for landscaping - perhaps there should be a separate survey for these dwellings.

	It would be best to plant entirely new trees as those present probably aren't suited to the environment.
species selection	Maybe a list of recommended trees, scrubs etc.
species selection	It's really important to use the appropriate plants/trees for the area available, not just for the present but for 10-20 years' time. LARGE ESTABLISHED TREES ALONG THE STREET FRONT SHOULD BE COMPULSORY BY DEVELOPERS 1 PER EVERY 8M. ESTABLISHED TREES IN A COMMON AREA SHOULD BE MADE COMPULSORY IN LARGE DEVELOPMENTS. LIKE THE CURRENT PLANS FOR THE BIMET LODGE SITE(WHICH I LIKE)
species selection	limiting the number and type of trees that grow extremely tall, and therefore become a danger during high wind weather scenarios. My multi-dwelling complex has had trees damage property due to their height.
species selection	Medium density need native plantings
	See the Honeysuckle Stage 2 in Grey Street Wickham
species selection	Excellent Example. Creates community, social fabric and settled happy residents, bird life is wonderful and the respect for the apartment block is evident. Plant trees that people can maintain with shade and think about the leaves that shed an end up in the drains also the size will indicate the root size of the trees and what problems that will entail, to footpaths and fences and that the trees are not higher than the house.
species selection	Preference should be given to plants that are native to the area
species selection	Small size gardens are appropriate for medium density development. Trees may be appropriate depending on the development but are not essential
species selection	Suggest planting of native trees & shrubs that are drought resistant and require little maintenance to look attractive.
species selection	Suitable trees for the area, space should be planted to avoid future problems such as Young street carrington and example of the cost to us all to pay for the issue of the too large lamen street figs. Landscaping should take into account the potential height, spread and root spread before trees are planted. The councils own public tree planting is an expensive example of inappropriate tree planting causing damage to paths, roads etc. Trees should be native. The height of trees should be limited to 4 metres at maturity. Landscaping should consist of mainly bushy shrubs which afford maximum privacy and attract birds and native animals(not pests). Trees which grow too tall become a substantial nuisance to property owners and pose the risk of property damage during severe weather events.
species selection	The inclusion of native trees need to be mandated, as developers will do as little as possible.
species selection	these requirements need to be sensible! Big trees are not suitable for urban areas - they can be dangerous (branches & roots), take up too much space, and cause arguments. Not too mention potential fire hazards & overflowing gutters. There are lots of more sensible and suitable plants available for medium density housing sites.
species selection	if people want to live among trees - then medium density housing is not the right form of accommodation for them.
species selection	Trees are a wonderfull addition to the landscape however if their roots get into the plumbing they can be a problem
species selection	trees can provide privacy, as well as shade, air quality etc.

species selection Yes, bury the overhead wires. then trees can grow to their full potential. and get insurers to NOT hold council responsible when someone trips over roots etc. people have eyes and a brain so if they don't use that that's their responsibility no matter what. trees. never enough. plane trees or gums

species selection Yes, I would like to see food trees planted, and areas for residents to grow vegetables in all new developments. Edible plants are also attractive
Provision must be made for:

stormwater capture 1. recycling on site of all stormwater for use on plantings/green spaces
2. general maintenance of planted areas
as great as the green space around my units is, there's no way we need one green bin per unit when we only have 6 recycling bins between all 16 units

waste management

Q9. Additional Comments about proposed DCP

addit_dcp

Q9

building All high density housing should incorporate storage units for sporting equipment eg bicycles, surfboards. You are not allowed to bring these things up in the lift and yet there is no where to store them. One property in Newcastle 34 lots actually has a by-law prohibiting storage units in lot owners car spaces. We thought Newcastle wanted people out of their cars, it does not seem that way, always new car parks where gardens/parks could be nether new bicycle lanes. Are council trying to make Honeysuckle even more ugly? What about boat ramp for kayaks opposit NIB and a little park? can we think about families?
At least one proprty in each development should be wheelchair accessible. As the population of Newcastle ages and the ndis comes into force encouraging more people with physical disabilities to live independently - and study at uni - there will be a huge demand fir these types of Properties. Especially now that the flood planning levels raise the livable floor level of dwellings by 1metre in some suburbs (eg carrington) to comply with aust standards the ramp required is over 17m long (rise 1:14 plus landing at 9 m Plus landing/ turn spaces at top and bottom of ramp. Not easy to retrofit when space (ESP common area) is at premium

building Council specs for onside flood refuge area also encourages 2 story housing design or multilevel apartment blocks

building Bimet lodge should not be redeveloped as a large scale high density development. It is much better suited to medium density development

building Design them for a range of households especially older people with few/no stairs, wider doorways and hand rails in bathrooms and toilets.

building There should be closer attention paid to sound attenuation in medium density housing - insulation, double glazing should be considered in some cases. And there shoudl be provisions for composting and/or reuse of organic waste is another issue for residents in medium density. Encourage the incorporation and use of renewable energy and water saving devicies, water tanks etc in new developments - and encourage retro-fitting .

building	<p>Trees and parking need to feature but the ridiculous notion that everything previously built is heritage should be thrown out. Similarly we do not need the concept of retail development on the ground which normally disadvantage the residents.</p> <p>Owners Corp need to be consulted when NCC decides on change- s not like the garbage bin fiasco!</p>
building document document document document document document	<p>Why stop at medium. if planned properly go high rise. uses less space and if surrounding area is landscaped- it'll look great. have a look at [West] Berlin for starters.</p> <p>I do not know enough to comment.</p> <p>I havent seen the plan so I don't know.</p> <p>I haven't seen the plan yet.</p> <p>Looks like a great plan!</p> <p>Not familiar with the DCP, sorry.</p> <p>what are the boundaries of the plan?</p> <p>I was not able to read the Newcastle Dev. Control Plan 2011...print was too small. Maybe it was just my computer.</p>
document	<p>I can only reiterate, how important it is to have good visionary planning for all medium housing, and that it will increase the value and beauty of the future city of Newcastle. The announcement of the proposed fast train, will increase the demand for good housing. Let's plan for it now, the fast train will happen here in Newcastle.</p>
landscaping	<p>As a resident of Elermore Glen lifestyle village I commend our management for their foresight in garden layout and maintenance, and would recommend your group inspect our village as a prime example of what can be achieved.</p>
landscaping	<p>Essential that apartment blocks have plenty of space between them, they have plenty of room for landscaping in addition to driveways.</p>
landscaping	<p>If council certified we wouldn't have every post 1997 building having leaks and cancer. Commonly owned areas are generally perceived as not owned (or used) by anyone. These should somehow be redesigned to make them more actively usable, rather than just a useless ornament that the OC needs to maintain. More in the private courtyards and less in the public would be good. Too much is driveways and paving.</p>
landscaping landscaping	<p>Increasing the amount of green/landscaping space required in developments would benefit everyone including the residents, public and the environment.</p> <p>Keep the gardens low maintenace!</p> <p>Lawns/gardens, Either inside property lot space or common area.</p>
landscaping landscaping	<p>Combination of trees for shade, privacy,visual, birds and a mix of grass, garden beds for low growing and even common space veggie gardens</p>
landscaping	<p>More trees,shrubs and opportunities to plant a few annual flowers Plant more trees in areas that have a surplus of unused space.</p>

Please ensure your controls include:

- A limit on the percentage of impervious surfaces on the new development
- require the use of endemic native plant species
- in providing parking, consider green alternatives
- require use of water sensitive urban design stormwater elements than can be incorporated into the landscaping
- and absolutely ensure that ANY existing large trees ARE NOT removed unless it is absolutely necessary.

I cite an example at the corner of Mitchell and Llewellyn Sts Merewether where a number of large trees at the back of a townhouse development were removed as part of the development. The trees, not all of which were native, offered habitat for ringtail possums (nesting), magpies (nesting) tawny frogmouths and other migratory birds. The trees also provided excellent screening between the proposed development and existing 3 storey flat block. And the trees were located along the fence line, outside of the proposed townhouse footprint. In spite of this, the trees were allowed by NCC to be removed. The developer stated they would replant trees within the development, and place screens between the townhouse and flats. This has not occurred, and the landscape is considerably the worse for it.

landscaping

How can NCC expect that the existing fauna survive within our urban environment if we allow large trees to be removed with every development? The tree preservation order does not protect exotic trees. In reality, within an urban environment, any tree that provides habitat should be protected.

landscaping

That the planting or maintaining high growth trees such as gums be stopped considering the damage and litter they can create in high winds. There appears to be a bit of a preference for native plants in the DCP. While there are some native species that are most suitable for landscaping in suburban areas I would caution the use of species that are liable to continuous leaf or bark drop. Also I would not dismiss the use of carefully selected non-native species, especially those that have proven suitable for the Newcastle and coastal areas.

In section 7.02 DCP, p4, I believe the categories concerning what is considered "significant" is too open to interpretation and could lead to prohibitive restrictions on landscaping design and implementation for private individual developers.

landscaping

In section 7.02, p5 the requirement for landscaping to be implemented by members of the Landscape Contractors Association of NSW and/or similar qualified contractors can be too restrictive and expensive for some. These restrictions preclude individual developers the freedom to choose how and whom they select to do their landscaping. Each proposal could be assessed on its own merits regardless of the contractor. I understand that Council would like landscaping to be of a sufficiently high standard but the DCP as it stands, assumes that only those who are members of the Landscape Contractors Association of NSW have the necessary skills to implement professional design. Clearly this could be challenged.

landscaping

Trees and shrubs should be considered when planning drainage to avoid future blockages.

landscaping

Use of turf of permeable paving were appropriate. Capture stormwater onsite and utilising for irrigation. Maintenance of green areas to be undertaken by body corporate or strata.

landscaping

Vertical plantings should be available wherever possible - green walls can be good too if manageable and sustainable.

parking Adequate street parking needs to be available if onsite parking is limited. Car parking is a real problem esp. in the inner city area. This should be considered in development approvals and /or perhaps ;land can be set aside for parking purposes.

parking In all the units in which I have friends the major problem experienced is visitor parking being abused or insufficient. Another major concern is serviced apartments in buildings where they are illegal. The tenants in them also cause most of the buildings problems.

parking Medium density housing should have mandatory minimum real carpark spaces- parallel not behind each other plus adequate visitor parking.

parking Realistic number of car parks required for each dwelling. If there is likely to be overspill into the street if the street can handle the extra burdon.

parking There must be parking for the realistic number of vehicles at each dwelling.

parking Yes, but I think what is the use while we have the present council in power. The Current DCP and Residential Strategy was automatically accepted. the Labor Gov templates and the creeping in of more density leads to denuded inner city areas of good housing stock.

politics NCC should have "pushed back on these issues"
Wickham's DCP was lost in the "conversion process"

Little bungalows with little backyards
create the social fabric of a happy neighbourhood.The 2009 Urban Strategy embraced a balance.

4- 6 story
studio boxes with less living space and limited balcony without privacy does not add to the dynamics of inner city living.
This is a regional city. Tension builds with graffiti/ violence.
2 hour day light is not good in this new DCP??? why

home occupation for sex workers needs another look???

town planning The Corridor Plan does not reflect the communities consultation and initial plan The new heights and density has the capacity to create a getto. Consider we need more well planned medium density housing in order to bring the population back to the CBD. With a growth or shall I say a return to the population of some yeas ago, comes greater pride in our City as well as good shopping, etc. It would promote genuine and effective renewal of the CBD and one of which we could proudly welcome those entering our City by cruise ships. Of course, one of the main issues re bringing the people back living in Newcastle, is that it would effectively reduce the need for the number of cars in our City. Bring on the trams and other efficient forms of Public Transport to allow the residents and visitor to get around our wonderful City.

town planning I believe medium density development is important for Australia and should be encouraged as much as possible without unnecessary constraints. People living close together is a more environmentally friendly option than much current housing.

town planning I was not able to read the Newcastle Dev. Control Plan 2011...print was too small. Maybe it was just my computer.

town planning I can only reiterate how important it is to have good visionary planning for all medium housing, and that it will increase the value and beauty of the future city of Newcastle. The announcement of the proposed fast train, will increase the demand for good housing. Let's plan for it now, the fast train will happen here in Newcastle.

town planning	let's see the street appeal of newcastle east enhanced (compare with other "greener" parts of newcastle city) through further greening, more bushy, green trees, appropriate to the older style of housing. our heritage folk are interested in the buildings staying original, however do not take into account the complementary nature of the greenery.
town planning	Make sure that it is conducive with the existing nature of development in the area. Also make sure apartment/unit sizes are practical, one bedroom apartments are not practical for anything other than crisis housing or a hotel.
town planning	Medium density housing should respect existing heritage values.
town planning	Newcastle needs trees and green landscaping. It is so lacking in the city. Grassy spaces that encourage outdoor living and enjoyment should be an integral part of design
town planning	Please do not make all of the new developments look exactly the same
town planning	The plan needs flexibility because sites vary from one to the next. I would encourage plenty of density around main corridors and commercial centres.
town planning	There needs to be more flexibility in relation to car parking requirements in the CBD to encourage development.
town planning	Attached dwellings should be encouraged to make better use of land.
town planning	There are many opportunities for redevelopment of the inner city - especially the east end - as medium density housing so that we see a residential and retail sector develop in this part of the city.
town planning	there should be a lot more of it because renting is getting to expensive to afford. At the moment I am paying \$170 per week. we need to put a cap on Private rentals so that everyone has a roof over their heads. last year I had to move out of a 1brdroom unit so the new Owner could renavte the units, He has finished that now rents them for twice what i was paying for which was \$180 before I Left now Its \$290 for a brdroom unit tell me when is the local or NSW goverment going to realise that mid-low income earners are finding it hard to get afford housing. That certain people are taking advantage of these mid to low income earners.
town planning	Housing is important but also are the tenants that live there. They should be scanned to make sure they are reliable and care for there housing and mainting the grounds they live in. Not to be used as a dumping ground for cars, toys rubbish etc.
town planning	we have to have more housing or rental
town planning	