

ATTACHMENT B

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**CONSULTATION REPORT – CONCEPT
DESIGN AND PLANNING PROPOSAL**

COMMUNITY CONSULTATION REPORT**NEWCOMBE STREET, PADDINGTON****March - May 2015****Background**

This report summarises the consultation and feedback for the concept design and land reclassification for the road opening and closing and associated works to Newcombe Street, Paddington. It presents the key themes arising from submissions and includes a table of the submissions received.

Newcombe Street is adjacent to Paddington Uniting Church, the location of the weekend Paddington Markets, and also the Paddington Children's Centre.

The street is currently two-way with a private lane and no through access. The northern end of Newcombe Street, where it intersects with Oxford Street, was closed as a public road in the 1980s.

In May 2012, the City gave conditional approval for a development at 1 Newcombe Street. The development includes residential apartments, retail premises and associated underground car parking. In response to residents' concerns about increased traffic accessing the site from Gordon Street, the City endorsed a proposal to close the southern end of Newcombe Street and reopen the northern end at the intersection with Oxford Street.

Roads and Maritime Services (RMS) has given in principle support for the proposed traffic changes subject to community consultation.

The City has prepared a planning proposal to reclassify 1A Newcombe Street from community land to operational to facilitate the construction and dedication of the road.

The concept design and the planning proposal for the land reclassification was placed on public exhibition from 13 March to 10 April 2015. The concept design proposes to open the northern end of Newcombe Street to Oxford Street. Opening the road will allow access to the church hall, the current laneway and the new development at 1 Newcombe Street. The design proposed to renew the southern end of the street to become a high-quality public space with a paved area, new trees, planting and a grassed area.

A public hearing for the land reclassification was held on 12 May 2015 at Paddington Public School.

Consultation objectives

The consultation process focussed on ensuring stakeholders were informed of the proposed design, associated street changes and land use reclassification and the role the City has in the project as well providing opportunity to give feedback on the proposals.

Engagement activities

The City used a range of online consultation and print approaches to communicate and obtain community and stakeholder feedback, including:

- Letter distributed to 700 residents and businesses around the Paddington Plaza and Newcombe Street including details of the public hearing.
- Public notice advertisements for the exhibition and public hearing published in the Sydney Morning Herald, Wentworth Courier and Sydney Central Courier.
- A consultation stand at the Paddington Markets on 28th March 2015.
- 3000 subscribers to the City's online consultation hub sydneyyoursay.com.au were notified through an email newsletter.
- A unique webpage for the consultation was created on sydneyyoursay.com.au displaying the consultation material and linked to the City's corporate website.
- Concept designs and the planning proposal were available for viewing and comment in the One Stop Shop and Kings Cross Neighbourhood Service Centre.
- Drop-in/door-knocks with key stakeholders.
- Public Hearing facilitated through an independent engagement consultancy.

Participation

The Sydney Your Say webpage was visited by 332 individuals with 83 visitors viewing the explanatory documents. Feedback was also acquired at the Paddington Markets consultation.

In total 48 written submissions were received by the City demonstrating interest and awareness of the proposal.

A petition was also received containing 147 signatures expressing support for the changes to Newcombe St as it will be safer and create a plaza.

Outcomes

From the 48 submissions received 33 expressed varying levels of support and 12 were opposed. 3 submissions made a suggestion or raised a concern without supporting or objecting to the proposal. 9 of the submissions supporting the proposal made a suggestion on an aspect of the proposal.

The petition with the 147 signatures ranged from business and residents. This stated support for the opening of Newcombe Street at Oxford Street and the closing off Newcombe Street onto Gordon Street.

Key themes

Public Space

The proposal was viewed as beneficial for the area with a positive effect that would reinvigorate, enhance and enrich the public space (6 submissions) and be of high quality (1 submission). The design concept was regarded to be a good solution (2 submissions) that would benefit residents, business and stall holders.

There was some concern that the plaza would not be a haven (1 submission), look as nice, not be in keeping with the historical nature (1 submission) and would lack a village atmosphere (2 submissions) and the markets would be disadvantaged (2 submissions). A suggestion was made to extend the park space of the Gordon Street side by narrowing Newcombe Street and reduce the road (2 submissions) or make the whole area become a

plaza (1 submission). General sentiment was that the site needed reinvigorating and open space should be favoured.

Safety

The topic of safety was viewed as matter of importance. Pedestrian and children safety was a theme with a suggestion for a zebra crossing at the corner of Newcombe and Oxford Street (1 submission). There was also an opinion that having a road coming off Oxford Street was unsafe (1 submission). One submission requested speed humps on Newcombe Street for the benefit of children's safety.

Traffic/Road

The proposed traffic change was regarded as a good solution (10 submissions) and lead to a desirable change in access points (3 submissions). Submissions noted the changes to traffic were a good idea (4 submissions) and resulted in a traffic management solution that reduced traffic on Gordon Street (6 submissions). The overall sentiment was that changes to create vehicular access to the development from Oxford Street was preferable to the current arrangement.

There was some opinion that the change in access was wrong, not necessary (1 submission) and opposed (1 submission), should stay as is (2 submissions) and would impede traffic flow (4 submissions) and would interrupt pedestrian flow on Oxford Street (2 submissions). One submission suggested moving traffic lights west along Oxford Street. A question was raised about how traffic travelling east could access Newcombe Street from Oxford Street (1 submission). Concern was expressed that changes would affect pedestrian flow (1 submission), were not justifiable and excessive (2 submissions). It was suggested that Newcombe Street could be narrowed to one lane (1 submission) and a shared zone could be created by using pavers on the road (1 submission).

Trees

There were submissions expressing concern or disappointment around intended tree removal and a preference to retain the current trees (5 submissions). One suggestion stated that as much space as possible with lawn and trees should be considered in the plan to make the area more appealing. There was a request for different trees from that in the design concept and the root system get factored in as part of the selection of new trees (1 submission). Another suggestion proposed the new trees be super-advanced (1 submission).

Parking

The topic of parking was a theme though not always linked to the design concept or reclassification. They ranged from a request to remove parking in Newcombe Street on Saturday for pedestrians (1 submission) and widening the footpath (1 submission) to a call for longer duration parking (1 submission) and also more parking (1 submission). It was also proposed there could be provision for parking for market visitors on the weekend in the new development and another that market stall holders should park not park in Gordon Street (1 submission). There was concern about availability of parking (1 submission) for residents and families that use the pre-school during the construction phase (2 submissions). The loss

of parking on Oxford Street for retailers/loss for residents was a concern (2 submissions). It was suggested that the section of Newcombe Street which will be a road should be shortened to prioritise pedestrians (1 submission).

Other

There was a suggestion that bike racks should be retained and there be consideration for adequate or more seating (2 submissions). Another submission expressed concern over the timing and suggested that the road changes be made before the development commenced and the development be staged for the road closure and associated reopening. A comment noted the new modern seating would contrast with existing seating on the other side of Oxford St (1 submission).

Public Hearing

A public hearing was held on Tuesday 12 May 2015 from 6:30pm until approximately 8:00pm at the Paddington Public School (399-435 Oxford Street, Paddington). The hearing was publicly notified in local papers on 14 and 15 April 2015. The hearing was independently chaired by Straight Talk who also produced the report of the hearing.

32 community members attended the public hearing, of which five made formal verbal submissions and a number of others raised questions or made comment. All but one attendee supported the reclassification of the land. Some had reservations predominately related to the scheduling of construction works at 1A Newcombe Street and at 1 Newcombe Street. Another raised the possibility of using developer contributions from 1 Newcombe Street to fund the works.

Table of Submissions

No	Issues	Submission
1.	Support Trees Traffic Road	Thank you for the opportunity to submit. The staff at the stand on Saturday were very informative. The proposal will certainly assist in reducing the traffic on Gordon Street and ensuring all vehicles for the market and the proposed apartment and retail enter and exit Oxford St. The negative however is that whilst pedestrians (who are now privileged over cars) and who now have unfettered access along the footpath [the true public domain] - will need to stop as cars enter and exit. The markets will- I feel - be disadvantaged somewhat by the insertion of this new street and they will need to re- calibrate their entry and pedestrian "ant tracks"/ footfall. If the proposal is endorsed - trees should be super advanced 2000 litre to compensate for removal of existing. The materials selected and design is very good.
2.	Support	I support this wonderful initiative and look forward to its completion
3.	Support	Excellent idea. I live in Regent St and was dreading extra traffic, particularly on Gordon St with the schools and pre-school. Can't come to the meeting on May 12 but would want to support the proposal in any way I can.
4.	Support	I am very much in favour if the proposed changes as outlined above. I am sure the new plaza will have a beneficial effect on the neighbourhood.
5.	Support Traffic Road	Sydney City Council To whom it may concern As a resident of Regent Street, Paddington I would like to support the proposal to close Newcombe Street to traffic in Gordon Street and open the Oxford Street end of Newcombe Street for vehicular access. This proposal is essential to reduce the impact on local residents of the planned development on the corner of Gordon & Newcombe Streets. As there are two primary schools and a pre-school in Gordon Street, all of which have drop off & pick up areas along that street any further increase in traffic movements particularly those involved with the construction phase will pose increased safety risks for those children. Thanking you in anticipation of a positive outcome.

6.	Support Parking	I think the proposal is fantastic. Thank you for listening to residents and coming up with a solution that will benefit residents as well as visitors to Paddington, retailers and the market stall holders. I live in Gordon Street opposite the development site and was opposed to some aspects of the original plan, basically how it would add to traffic and congestion in Gordon Street. The reopening of Newcombe Street off Oxford Street solves these issues. I am also excited about the "village square" that will be created in front of the new development and see this as an opportunity to reinvigorate this part of Paddington. Perhaps the new parking station could also be used to provide some additional parking for visitors on weekends which could help retailers on Oxford Street. I look forward to hearing more about the development at the May consultation meeting.
7.	Support	I am very happy for the proposal to be supported as long as ALL traffic enters from Oxford Street and that the Gordon Street entrance is closed. There are three schools in Gordon Street, and as a parent, we need to ensure that the pacification of the streets that the Council has so diligently executed, remains.
8.	Support	Yes, I fully support the planned closure of Newcombe St at Gordon St and the proposed design of Newcombe plaza area.
9.	Support	I am a resident of Regent St, Paddington. Following the revised plans, I am happy with the positive outcomes of the new proposals. The opening of Newcombe St at Oxford St is a positive move and I support this.
10.	Support	As a resident of Oatley Rd, Paddington I would strongly oppose increase of traffic use within the neighbourhood if Newcombe Street development were to be accessed via Gordon Street. Opening access from Oxford Street ONLY would be acceptable.
11.	Support Other	Zebra crossing on the corner at Newcombe and Oxford St would be a good idea - the contrast from the Woollahra public seating on other side of Oxford St is contrasting with the modern street furniture suggested.
12.	Support	Support less traffic on Gordon St. Support the change!

13.	Support	Would like to see the site properly used - mix low rise residential with retail below. Agree in new access points. I'd favour a Fratelli/Harris Farms type fresh food/produce groceries outlet. It will revitalise the neighbourhood for LOCAL PEOPLE - which is sorely needed. No more frock shops / art galleries!!
14.	Support	I think the proposed changes to Newcombe St are a good idea - given the proposed adjacent redevelopment it will mean that traffic will enter on Oxford Street rather than through residential street. I am a resident.
15.	Support	I think this is an excellent example of collaboration between residents, Council and a developer that will result in a much better outcome for everyone. As a local resident, I am very pleased with the proposal to close Newcombe Street at Gordon Street and open it at Oxford Street as a way to better manage traffic issues but still support the development of the area. The concept looks very good and will provide an enriched open space for everyone who uses this precinct to enjoy. I am very supportive.
16.	Support	Newcombe St reversal. Looks Good!
17.	Support	Plans look excellent. Strongly support!
18.	Support	I am a resident of Regent Street, Paddington and in principal, happy with the proposed changes following your consultation with local residents to open Newcombe street at Oxford Street and close it at the Gordon Street end. The number of extra cars, garbage and delivery trucks was a real concern, but this appears to be addressed. The new changes are also in keeping and character with the surrounding area. We are happy, as long as vehicular access is only from Oxford Street. Thank you.
19.	Support	I strongly prefer access to Newcombe St to be from Oxford St to keep traffic out of the south end of Paddington residential streets.
20.	Support	I am a resident of Regent Street, Paddington and we are thrilled with the new concept. The issue of traffic has been addressed as we were originally concerned given the fact that there are 3 schools in Gordon street. Very positive to the

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		changes.
21.	Support	As a local resident I fully agree with the proposed alteration to the Newcombe Street closure.
22.	Support Traffic Road	Agree with the proposal. Agree with the reclassification of Newcombe St. Will suit the markets and traffic flow better. Concerned about parking availability for residents / retail area of new development. Retain existing bike racks. Provide lots of outdoor seating. Add pedestrian crossing at Newcombe St and Oxford Street intersection.
23.	Support	Re: Newcombe Street upgrades I fully support the re-design of Newcombe Street to facilitate an opening at the Oxford Street end, whilst closing off the road at the southern or Gordon Street end. As a resident of the area, I believe this will be the very best outcome for the community, and will create even better public spaces around the retail and market strip. The traffic management plan is much better - access off Oxford Street will surely be more efficient and less intrusive for all concerned. May I compliment the City of Sydney and contributing consultants on the excellent design of the street and public/retail/pedestrian areas, to include new planting and plazas for the benefit of all who inhabit or visit this 'village'. Sincere thanks,
24.	Support	Re: Newcombe Street, Paddington, upgrade. I have commented previously, but will add this via another portal. I fully support the draft concept design for the upgrade, and am pleased to see this wonderful progress. It was pleasing to have our submissions well received and given conditional approval by the Mayor and the City of Sydney councillors at the meeting back in 2012. The new design is an appealing, yet practical solution to the variety of needs in this local 'village' area. Sincere thanks and I look forward to this very important upgrade.
25.	Support Trees	Thank you for the opportunity to review the new proposal. Totally agree with the closure on the southern end of Newcombe St to preserve the small community (pre-schools, primary schools, places of worship etc) bound on the other side by Moore Park Rd. Any other outcome would not be welcomed. As a resident of Stewart St I would like to request that as much space as possible be lawn and trees rather than bitumen please. We would really like to preserve a village green feel in keeping with the area. The 'mock up's' look a bit too heavy on the bitumen. Could the trees that will be sacrificed on the Oxford St end be transplanted into the new plaza area. The market stalls will look a lot more

Newcombe Street, Paddington

		appealing when surrounded by trees and there a a couple of resident urban possums who would also be grateful.
26.	Support	We are in support of the proposed changes - closing the opening onto Gordon Street and re-opening Newcombe Street to Oxford. This plan is critical to addressing the significant traffic increase associated with the development, ongoing car traffic and pedestrian safety in school and other residential areas. Furthermore the realisation of this road entry change will assist with the protection of children and residential traffic during the construction process by allowing large trucks and vehicles to enter via Oxford Street rather than through the back streets. We are in support of the creation of a square that will also enhance Paddington's village atmosphere.
27.	Support	We agree with the proposed plan for Newcombe Street & feel it should be deemed necessary to close the Gordon Street end. On that same corner is a kindergarten and continuing along the street schools with a number of school children passing at all times as well mothers with prams and others driving children to & back from the schools so there is always continuous traffic It is you could say a very hazardous area already.
28.	Support	I strongly support the closure of Newcombe St at Gordon St and the redirection of traffic associated with the development being transferred to Oxford St. This will certainly address the residents' concerns.
29.	Support Traffic Road	The proposal looks good & should benefit the residents of the area since commercial traffic (trucks & public parking) for the new development will use Oxford St A couple of suggestions: 1. two less market stalls at the Gordon St end to allow more seating & to keep noise away from terraces across the road in Gordon St 2. use the same pavers on the new road as on the footpaths to create a 'shared' zone, & reduce the roadway to the minimum needed (it looks a little long in the southern direction).
30.	Support Parking	I think the alternative access to the proposed development is great. Totally acceptable now so long as that remains a pedestrian access for children, babies, pickup. I still have a problem with Market stallholders' vehicles - they need to park in Centennial Park not Gordon Street and surrounding areas thereby blocking out residents rare parking!!!
31.	Support	This looks reasonable however I'd like to suggest the reopened Newcombe Street be shortened as much as possible - as far as say the lane (or less with a curved 'notional' connection between Newcombe street and the lane) but no more

	Traffic Road	- otherwise cars are excessively privileged. Please ensure it's an easy thru-way for bicycles - and no parking on the reinstated Newcombe Street.
32.	Support	I am delighted with the new proposals inasmuch as the southern end, i.e. the end bordering Gordon Street would become 'a high-quality public space with a paved plaza, new trees and planting with space for stalls as part of the Paddington market'. I also approve of the opening up the Oxford Street, or northern end of Newcombe Street for traffic. When I put in my submission regarding 1 Newcombe Street, my concerns were mostly about safety in the area for the children attending the 2 schools and the kindergarten in Gordon Street. This new proposal will make a huge difference to the area of Gordon Street and the safety of our small children.
33.	Support Trees Parking	I have gone over the proposal and feel that it will have great benefits to our service providing an additional space for children to picnic, read stories or enjoy a grassy excursion. It will also reduce traffic directly outside our Newcombe St fence. Concerns: I am concerned about the additional strain to access parking for families during construction. At the moment the kiss and drop parking directly outside our service for Paddington Public School takes up a substantial area. Many of the school families park in the restricted area as well (15 minute parking) this means that families with multiple children aged under 5 years struggle to get in and out of the service in time or find close parking to drop/pick up their children. I note that it is planned that additional London Plane Trees are to be planted in the area. I would request that other trees are considered. We have so many staff and children who currently suffer from severe allergy and breathing difficulties which are impacted by the current London Plane trees on Newcombe St. I would request consideration to the root system of the trees, as we have roots uplifting our soffit and fence from the Plane & Fig trees on Gordon and Newcombe St. London Plane Trees - Pollen and hairs from the leaves and seed capsules can cause both physical and allergic reactions and can include headaches, migraines and fluctuating body temperatures and combined can result in a total lack of concentration. The reaction to the Plane tree has a dramatic effect on the daily life of some people, and can also lead to infections. Breathing in the pollen and hairs and getting them in the eyes causes extreme irritation and makes it impossible to go out on the street without having close protection on the eyes and over the nose and mouth.
34.	Parking	Remove parking in Newcombe St on Saturday for pedestrians / widen footpath. Increase timed parking 1 hour sufficient.

35.	Other	Is the street closure at Gordon St going to be before or after construction? There would be huge concerns on impact of traffic and heavy vehicles on local schools and residential streets over a likely 12 months plus build time.
36.	Other	May I know what will happen to the lane behind the building 391 Oxford Street as the new proposed street opening of Newcombe Street. Will it be an end lane or will it be connecting to the proposed street opening of Newcombe Street. It would be much appreciated if you could let me know.
37.	Object Traffic	I am an -- living in West Woollahra and as a pedestrian and driver regularly use Oxford Street and Newcombe Street. The proposal to provide vehicular access from Oxford Street is totally wrong. On market days activity spills across the whole northern end of Newcombe Street activating Oxford Street. The proposal will encourage drivers search for parking to enter Newcombe Street from Oxford Street and do a three point turn to exit. This activity is undesirable adjoining the markets. The justification for the change being the unsatisfactory additional traffic volume in Gordon Street from the 1 Newcombe Street development could not be supported by any traffic study. The extension of the markets to the southern end of Newcombe Street is likely to cause greater disturbance to Gordon Street than the additional traffic. Any redesign of Newcombe Street should be to the southern end making it a combine pedestrian vehicular space with no vehicular access from Oxford Street.
38.	Object Trees Safety	My opposition to this proposal is based on the following: 1. A road to come off Oxford St is unsafe [children notably], destroys the trees, and removes public park reclaimed from a public road. Stop it. 2. You do not explain "operational". Convenient for Council to avoid giving a definition. Suggests the worst, a private road. Stop that too. 3. The Block proposed has 20 flats, far too many for the area, and not in keeping with this historic area: cut it way back - 10-12 is more than enough. 4. Point 3 change would alleviate new traffic in Gordon St on weekdays for the schools and one pre-school [2 grandchildren of mine involved here]; the MARKET, you clearly have not noticed, is open only on Sat. That is not a school day, you may know. 5. The 2 existing accesses to one the parking lot and two the back of Oxford St shops should stay. You could still extend the park space of the Gordon St side by narrowing the Newcombe Rd part into the lane. You would have to have heavy speed humps for the children's safety. 6. None of the new proposed buildings should be higher than 2 storeys, except at the back of existing parking lot, western-northern end, to remove part of the eyesore that is the former Telstra Building. Sydney Council as ever proves it is in the hands of developers. 7. There may, I hope be court cases, but this is not an option for sole owners. Council and the Mayor can please desist by

		calling poor council development decisions, and their effects, a matter for lawyers. In my case, only Town Planners can help. It seems Council does not like putting that option to ratepayers.
39.	Object Traffic Road	I strongly disagree with this proposal. I was at the site today as an architecture student, intending to do a site analysis for an assignment. I have been thinking that the site needs reinvigoration and the open space needs to be increased as with the open space at Paddington reservoir, which has encouraged local visitors and tourists. Oxford street is struggling to bounce back after the GFC. Replacing the gorgeous open space with a road, and pushing it back, further from oxford street, will reduce accessibility by foot, with traffic interfering with the pedestrians. The road on the southern end of Newcombe St does not cause as much disturbance to pedestrians as it is not used very often and mainly as a loading zone. I personally would much prefer to see the whole space turned in to a plaza, retaining the trees and increasing the open space and grassed areas - the space is full of history and this would be ripped away with the proposed road change.
40.	Object Public space	No entry for Oxford St for cars. This would stop café dealing and village vibe.
41.	Object Traffic Road Trees	Shame about the removal of mature trees and the break they provide from Oxford St. How will traffic going east along Oxford access Newcombe St? The plaza won't seem such a haven from Oxford St, away from the traffic!
42.	Object Traffic	I feel road should stay as is - access for cars would only be then driving Gordon street into property only 20 odd cars. Visitor will still park on the streets. Should NOT affect locals. Leave as is.
43.	Object	Concerned about the tree loss - upgrade not needed - activate the plaza during the week - concerned about traffic

	Trees Traffic	impact onto Oxford St.
44.	Object	Keep the "status quo" - to ensure tranquility remains.
45.	Object Road	Move existing traffic lights west along Oxford St. It will be difficult to turn into the market area. I am against the change.
46.	Object Public space Traffic	I am __local resident at __Alexander St, Paddington. I have lived at this address for 43 years. Over this period, I have noted the changing dynamic of Oxford street and the gentrification of my local residential area. At the moment the Oxford street strip shopping centre is at a lowest with numerous empty shops and relies strongly on the quality of the pedestrian realm for its appeal. The proposal to open Newcombe St to Oxford St will seriously reduce the quality of the space utilized by the Paddington Markets which rely on maximum continuity along the Oxford St frontage. A small number (20?) of extra cars in Gordon/Ramsay St will have negligible impact upon a street that must have hundreds of vehicle movements/day. However the impact upon the spaces around the Uniting Church area will be serious. It would be most useful if the City in liaison with Woollahra Council did a detailed study on how to improve the Oxford St environment. The general pattern of road closures along Oxford St alignment has been in pace for decades and is fundamentally correct. The city should give priority to the "big picture" situation, rather than responding to the voice of a small number of NIMBY objections. I'm not familiar with the content on the ground floor of the new development at 1 Newcombe St, but a previous proposal had Harris Farm supermarket, a proposal desperately needed here in Oxford St. The two food shops IGA and Paddington Foods obviously collude on pricing and are the most expensive in Sydney (I regularly compare prices with Woolworths Double Bay, Coles Bondi Junction etc). The city should encourage a competitively priced supermarket in Oxford St Paddington precinct. I understand this to be Council Policy to have a supermarket within walking distance of all residential properties.
47.	Object	I am a resident in Elizabeth St and my family have had retail outlets on Oxford St for the last 30 years. I have no objection to the building of the apartments. I do object about the entering of Newcombe St via Oxford St and closing it at Gordon for the sake of a few more cars. This will take more parking spaces from an already suffering Oxford St. The

	<p>Traffic Trees</p>	<p>removal of trees. It will visually not look as nice especially when all the markets are set up there on Saturday. It will disjoint the flow of foot traffic again especially on market day. It will also disjoint the flow of traffic on Oxford St. I really think you could use this money in much more positive ways to help revitalize Paddington.</p>
<p>48.</p>	<p>Object Parking Traffic Trees</p>	<p>Thank you for the opportunity to comment on the proposal. We lived in south Paddington for over 20 years and now live just off Oxford Street in Paddington on the northern side. I am perplexed about the proposal. I have no objections to development on the site at 1A Newcombe Street as long as it is sympathetic to its location. I do have several concerns:</p> <ol style="list-style-type: none"> 1. The loss of 5 parking spaces in my view cannot be justified unless public parking will be provided in the proposed development. 2. The traffic flow coming onto and from Oxford Street will impede smooth traffic flow on busy thoroughfare. 3. I do not understand how 20 apartments could cause sufficient inconvenience to Gordon Street to justify the proposed redevelopment. 4. I object to the removal of so many trees. The whole project seems excessive. It would seem to me the effort and investment should be diverted towards revitalising Oxford Street Paddington.