

ATTACHMENT C

CONCEPT DESIGN EXHIBITION BOARDS

1 Your Say On Newcombe Street Paddington

Current site

Newcombe Street is adjacent to the Paddington Uniting Church, the location of the popular weekend Paddington markets. The street is currently a two way north-south road with access to a private lane. The northern portion of Newcombe Street, where it intersects with Oxford Street, was closed as a public road in the 1980s.

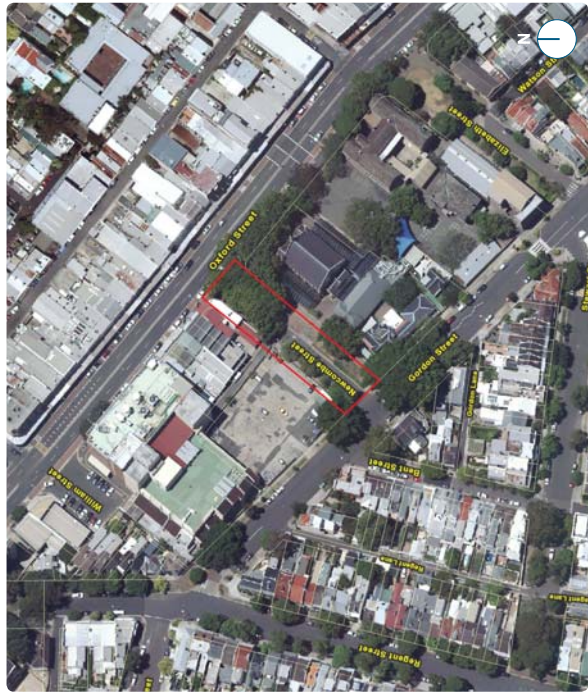
Background

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

Project Overview

The City of Sydney proposes to renew Newcombe Street Paddington. The southern end would become a high-quality public space with a paved plaza, new trees and planting, a grassed area and space for stalls as part of Paddington Market. The northern end will be open to traffic via Oxford Street.

The project aims to improve amenity and mitigate traffic impacts to the residential streets.



Aerial view of Newcombe Street and surrounding streets 2012.

Potential traffic impacts of the No. 1 Newcombe Street development will be mitigated as a result of closing the southern end of Newcombe Street and opening the northern end of Newcombe Street to traffic.

The following boards outline the proposed design concepts, timeline and steps involved.

Feedback

The proposal and a concept design are on exhibition until 10 April 2015. Council will receive feedback on this concept proposal until 10 April 2015. You can review the concept design and speak with Council staff on the community consultation day at Paddington Markets on Saturday March 28th. In addition, you can also view the proposals and the design and provide feedback online at sydneyoursay.com.au

The documents can also be viewed in person at:
One Stop Shop (CBD)
Level 2, Town Hall House, 456 Kent Street, Sydney
Monday to Friday: 8am to 6pm

Kings Cross Neighbourhood Service Centre
50-52 Darlinghurst Road, Kings Cross
Monday to Friday: 9am to 5pm
Saturday: 9am to noon

The City will consider all feedback received during the public exhibitions and the public hearing and report the outcomes to Council and the Central Sydney Planning Committee. If Council approves this planning proposal, it can amend the Sydney Local Environmental Plan 2012 on behalf of the Minister for Planning and Environment.

Contact

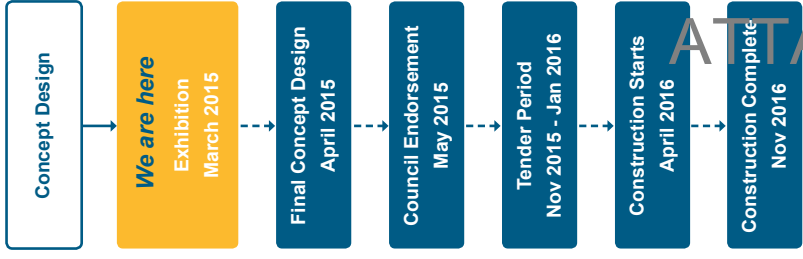
The City welcomes feedback on the design proposal and recommended improvements. For more information, please contact Jamie Ferguson, Community Engagement Coordinator, on 02 9265 9333 or email j.ferguson@cityofsydney.nsw.gov.au

Postal address:
City of Sydney, GPO Box 1591 Sydney 2001.

Feedback through our website on:
www.sydneyoursay.com.au/newcombe-street-paddington
General enquiries call 02 9265 9333

A public hearing will be held on Tuesday 12 May from 6.30pm to 8.30pm at Paddington Public School, 399-435 Oxford Street. The hearing will be an opportunity to find out more about the land reclassification process.

Next Steps



Newcombe Street Paddington - what's there now



Paddington market day view from the plaza looking south



Paddington Uniting Church



View looking south down Newcombe Street



View looking north up Newcombe Street



Paddington Uniting Church and canopy



View looking across the plaza at the City of Sydney

Concept Design

From street to plaza

The proposal would renew the southern end of the street to become a high-quality public space with a paved plaza, new trees, planting and a grassed area.

The relocation of the park area away from busy Oxford Street and closer to a residential area would improve the residential amenity of the area creating more of a village atmosphere.

Like the existing plaza, the new plaza would be a peaceful spot shaded by London Plane trees. On market days, the plaza would accommodate Paddington Market stalls.

Stall holders from Paddington Markets who use the existing plaza space at the northern end of Newcombe Street would relocate to the southern end. Based on the existing arrangement, 13 market stalls would be positioned around the new grassed area.

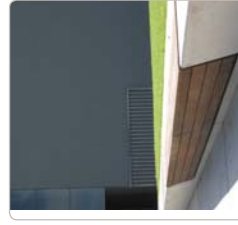
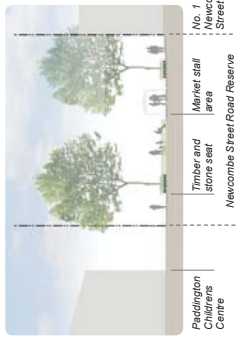
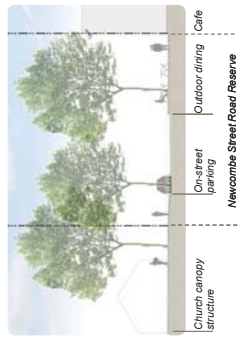
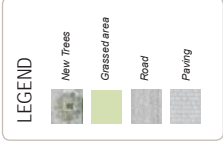
From Plaza to Street

The proposal would open the northern end of Newcombe Street to Oxford Street. This will benefit the local residents by reducing traffic in local streets by re-routing traffic accessing the new development at 1 Newcombe Street from Gordon Street and onto Oxford Street. The road opening would provide access to the church hall, the existing laneway, the new development at No. 1 Newcombe Street, the pet store and Crate Cafe.

The concept design allows for a generous paved verge adjacent to the existing cafe which would accommodate outdoor dining. The existing shaded street character would be maintained with new street tree planting.

Materials and Furniture
Materials and furniture have been selected from the City of Sydney Standard Village palette from the City Streets Code 2013. This would include: seats, lighting, rubbish bins, bollards, concrete unit pavers and bluestone kerbs.

Construction
Construction would be carefully staged and the City will work with market stall holders, surrounding businesses, the Paddington Childrens Centre, Paddington Primary School and the Paddington Uniting Church to minimise disturbance. The City will ensure that the community remains updated on our process.



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Access and Parking

Currently vehicles enter Newcombe Street from Gordon Street and either park or access the private lane to gain entry to the rear of the properties along Oxford Street. When Newcombe Street is opened to Oxford Street four parking spaces will be lost along Oxford Street. However the four parking spaces in Newcombe Street will be moved closer to Oxford Street and a new public car park will house general paid parking spaces and retail spaces in addition to the spaces reserved for the use of the residents of the new development. There will also be four additional spaces along Gordon Street. After the road opening the traffic from the lane and the new development will access Newcombe Street from Oxford Street and the Gordon Street entry will be closed. During construction, the southern end of Newcombe Street will remain open to provide access to the private lane.

Tree Management

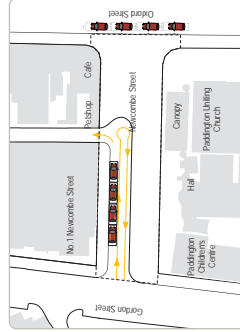
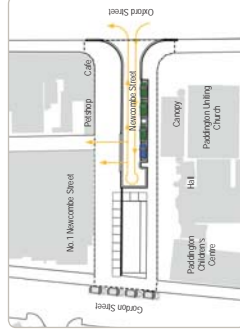
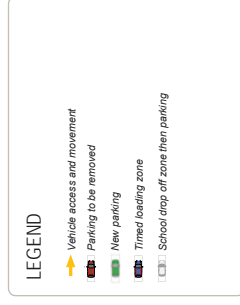
There are eighteen (18) mature trees on Newcombe Street, nine (9) of which will need to be removed to make space for the new access road to Oxford Street. The trees adjacent to the church buildings will be retained. Seven (7) new trees will be replanted as part of the new landscape proposals for the new plaza. The No. 1 Newcombe Street development will need to remove and replace 1 tree that is in the proposed driveway area. This will be included in their Section 96 Application.

Creating the new road

Re-classifying the land from 'community' to 'operational' will allow the operational portion, at the Oxford Street end, to be subsequently dedicated as a road.

Creating the new plaza

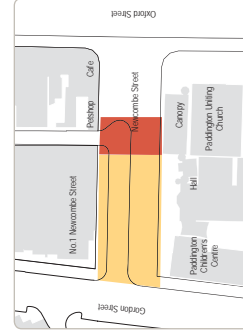
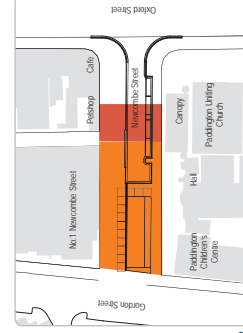
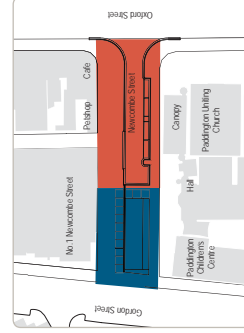
Closing the existing road, at the Gordon Street end, will provide the new plaza area.



Approvals

The proposal involves three approval processes:

- 1. Land Reclassification**
This involves reclassifying the public land at 1A Newcombe Street from 'community' to 'operational'. If approved, the City will apply to amend the Sydney Local Environmental Plan 2012 to reflect the reclassification.
- 2. Section 116 Roads Act**
Apply to temporarily close the road under Section 116 of the Roads Act 1993. This will enable construction to occur in a timely manner.
- 3. Section 34 Roads Act**
Apply to permanently close the road under Section 34 of the Roads Act 1993. This will permanently close the southern portion of Newcombe Street.





Artist impression - View from Oxford Street



Artist impression - View from Gordon Street