

**CFT NO. 4 PTY. LIMITED**

A.B.N. 18 128 223 656

A.C.N. 128 223 656

A MEMBER OF

**COOMBES PROPERTY GROUP**

Postal Address:

PO Box 177

Bondi Junction NSW 1355

Australia

Telephone: (02) 9389 6111

Facsimile: (02) 9387 5359

December 12, 2013

Attention Director, Infrastructure Projects Branch  
Development Assessment Systems & Approvals  
Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001

**Facsimile: 9228 6366**

Dear Madam/Sir,

**Re: Next Stop: 21<sup>st</sup> Century George Street (George Street Concept Design Exhibition)**

Companies within our Group own the properties known as 413 - 421 George Street, 423 - 427 George Street (Corner of Market Street) and 505 - 523 George Street, (Events Cinema Complex) Sydney.

I make the following submissions and requests in relation to the pedestrianisation of and installation within George Street of light rail -

1. The heritage awning of 413 - 421 George Street was modified to accommodate in the centre of that awning a smart/light pole which we would appreciate being retained in that location to maintain its symmetry in the centre of the awning and to maintain its amenity.
2. There will obviously be significant disruption to the retailers fronting George Street during the works. It is pleasing that there will be minimum work if any needed within the area of the footpaths and that all of the works will be within the area of the current roadway between the kerbs on both sides of the street.

I appreciate that for public safety barriers will need to be installed on both edges of the current roadway the height and nature of which I am not aware. In order to maintain the optimum possible amenity for the shopping public and for the retailers, that it is important that the footpaths not be fully "enclosed" by high barriers but that the maximum visibility from one side of the street to the shopfronts on the other side is maintained.

3. Whilst we support the re-routing of buses away from George Street and the light rail and pedestrianisation generally we submit that slow moving private vehicles, taxis and hire cars should be retained throughout the length of George Street to provide convenience and the safety that passing vehicles provide at night.

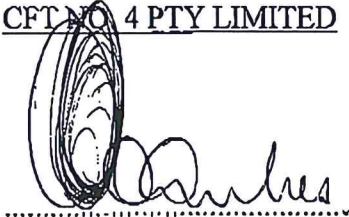
We understand that it is Council's desire to activate George Street during the day and night. I submit that the absence of vehicles especially at night deprives an area of the natural surveillance and convenience provided by vehicles as is the experience in Martin Place, Pitt Street Mall and Hyde Park where there is little pedestrian activity after dark and the perception of lack of safety. Another example of a totally pedestrianized area that has little or no activity at night and safety issues later at night is the Bondi Junction Mall notwithstanding that it is located in one of the most densely populated areas in the country.

I submit that the frequency of the light rail will inevitably become less frequent later at night and especially during the quieter nights early in the week when slow moving vehicles can provide the convenience and safety required for a vibrant city precinct.

We look forward to working with you during the turbulence of the construction period and to an improved George Street on completion of the works.

Yours faithfully,

CFT NO. 4 PTY LIMITED

A handwritten signature in black ink, appearing to read 'Peter C. Coombes', is written over a horizontal dotted line. To the left of the signature is a circular stamp or seal, partially obscured by the signature.

Peter C. Coombes