

John Kelly
88 Darlington Road
Darlington. Sydney. NSW. 2008

June 11th, 2018.

Re : The University of Sydney, Darlington Road Terraces Mixed-Use Building Additions

SSD 16-7539

I am submitting an objection but before I do so I would like to provide a bit of history about the suburb of Darlington.

The heart of Darlington from the east side corner of Darlington and Codrington streets all the way to Cleveland street, west along City Road back to Codrington street and then south to Darlington road encompassed the major part of the suburb.

This small area had a primary school, town hall, post office and on the corner of Darlington and Cleveland streets was a little village of shops including a bank which I think was CBA. On the other corner of City Road and Codrington street were a number of shops including a milk bar and a Pub was on the corner. There was also a chemist on the corner of Codrington and Darlington with terraces throughout.

The only evidence that this part of the suburb ever existed here today is the old Darlington School building built in 1877 and the four First World War Memorial Plaques. To complete the ongoing deletion of the suburb the University has changed the name of Codrington Street from City Road to Darlington Road to Butlin Avenue and the sign in front of the school states "Old School Building" a further erasing of the Darlington.

This side of Darlington was under the control of the State Government and through some arrangement was taken over by the University. What the University did to the residents, who I might add many of them were elderly, had lived there most of their lives would have been a shameful part of their history. The only reason our side of Darlington wasn't included in this destruction was due to Torrens Title ownership. They had to buy them and its always been a bone of contention ever since. Although they did try similar tactics as before, No 85 Darlington was demolished. It was our corner shop at the time and half dozen at the top of the street were also demolished where Darlington House now sits.

I am not adverse too progress but it seems to me they are still trying to fit a square peg into a round hole. This is no exception! I have a number of concerns about this project, namely:-

1. Cladding material
2. Water Diversion of Black Wattle Creek
3. Safety
4. Lighting
5. Noise
6. Management
7. Shared Roadway
8. Wind
9. Heritage

10. Internal demolition of the Victorian Darlington Road Terraces
11. High concentration of buildings and people
12. Asbestos Removal
13. Dilapidation Report
14. Heavy Vehicle Through and on the Laneway
15. 24/7 access from Darlington Lane

Cladding Material

There has been an enormous amount of negative press regarding inappropriate cladding material installed in the UK and also here in NSW. What guarantees do we have that this material won't cause a fire or be hazardous to the community.

Water Diversion of Black Wattle Creek

Under normal weather conditions the waterway will have little impact but when it rains this creek's water table will rise and spread substantially. The Darlington terraces would have shallow foundations built on sandstone blocks and are not affected. I have two major concerns here. Modern foundation techniques are much more deep and substantial including retaining walls. The two concerns are this project, Darlington terraces and the 10 storey building on the old Sydney Regiment site on the corner of Darlington and City Roads. These two projects may not affect Black Wattle Creek under normal weather conditions but there will be an affect when it rains. Water is a devastating element, slowly eroding the foundations of its new water path. Time will tell.

Safety

How will the University provide a safe student environment? Extra car patrols by security is not the answer. How will students access the new buildings from Darlington Lane? Will there be open access or locked entry points? Currently all the backyards of the University's properties are in a very poor state of repair, wide open to the public, totally unsafe and dangerous to the students who currently reside there now.

lighting

Three storey structures in use 24/7 will no doubt have an impact on the neighbours and surrounding areas. Will there be an upgrade of the lighting in Darlington Road and Darlington Lane and if so to what extent?

Noise

This is a huge problem. Not so much through the day, although it still has an impact but at night it's a much more serious problem. Noise at night is amplified and travels. In Darlington Road the noise bounces off the Deaf and Dumb wall on the north side back towards the terraces on the other side of the street. The same principle will now apply in Darlington Lane with increases in students, talking, foot traffic all now concentrated in higher volumes due to closeness of the Business School on the south side of Darlington Lane. Keep in mind the project at the old Sydney University regiment which adds an extra 600 beds moving through the area 24/7.

Management

Will the University have a 24/7 duty manager on site for the Darlington Terraces? If the answer is no, what options for the private residents regarding contact details on any matter.

Shared Roadway

To change the laneway from its current two way to one way running west to east shows a very distinct lack of knowledge of the local area. The traffic is being directed into a much higher concentration of student foot and car traffic into Codrington Street. Why would anyone do this when the chance of an accident is heightened. The students flood out from their lectures with the majority not even looking where they are going, just following the person in front examining their phone. The University has owned the majority of the Victorian Darlington terraces for a very long time. Why would they now be concerned about the Darlington Lane traffic unless they have an ulterior motive. Keep in mind the University themselves have a parking facility, entry and exit at the top of the western end of the Darlington Lane, only 30 meters to Golden Grove Street. Why bring all the traffic down Darlington Lane increasing the possibility of an accident. Doesn't make much sense!

If the University want a walk way for the students I would imagine it needs to be on the southern side of the laneway where there is ample space. A possible suggestion is for the pathway to commence from the back of the IXL garage all the way down to Codrington Street. This is their property, their students and their responsibility. This will also require removal of a number of very large trees, all leaning dangerously across the laneway. An accident waiting to happen!

The removal of the two way is not necessary but a lower speed limit would seem to be a more sensible and appropriate option.

Wind

The University's Business School H69 on the south side of Darlington Lane has created a manmade wind tunnel pushing it into a narrow pathway. With the building of the new terraces in the laneway will further narrow the passage way thus increasing the wind ferocity.

Heritage

There isn't any. What do these new buildings have in common with Victorian Terraces on Darlington Road?

Internal demolition of the Victorian Darlington Terraces

Part of the Darlington Road Terraces Mixed-Use Building Additions is the start of a long term denigration and eventual demolish of the Victorian Darlington Road Terraces by the University.

They intend to combine two existing individual terraces into one for entry, exit and communal requirement. To create this extra space must be at the loss of current usable living areas. To restore these terraces to their original condition would be prohibitive.

High Concentration of Buildings and People

The current amenities available to the residents of Darlington and the immediate surrounding areas will obviously be greatly affected by the additional 900 odd students that will come to Darlington from two projects within 100 meters of each other. Pedestrian traffic is bad enough now, especially at the start and finishing of lectures in Codrington Street. The human tide is overwhelming. Another instance of the human tide is morning and afternoon when trying to access the train at Redfern

Station. You are literally swimming against the hundreds of students travelling the other way. And on top of that is the lack of available parking. From Monday to Friday on Darlington Road they are usually doubled parked waiting for another motorist to leave. At times it can be quite daunting.

Asbestos Removal

The project at the corner of Darlington Road and City Road may have been involved in illegal dumping of asbestos by the contractor at Hornsby. This was a news worthy item on the radio. If there is any asbestos removal when demolishing part of the Darlington Terraces what guarantees do the local residents and students have from airborne contamination and correct disposal.

Dilapidation Report

On behalf of myself and the other private owners of Darlington Road I propose that the University pay for the report if any of the owners require one. The owners will choose their own independent organisation to complete the report which is totally confidential and the property of owner. The University has no right to the report or any part thereof. A fee between the owners and the University to be agreed on prior to commencement of this project.

Heavy Truck Through and on the Laneway

When the Business School (H69) on the south side of Darlington Lane was being built heavy trucks caused untold damage to the whole laneway. The laneway was not built to accommodate such vehicles. Will the same situation apply this time?

24/7 Access from Darlington Lane

All private owners of Darlington require access to their backyards 24/7. Some of us also have vehicles and need use to the laneway whenever required. We should be and request the exception if at any time the laneway is closed.

I have not had enough time to scrutinise all the documentation involved in this Application No SSD7539. For instance, I believe in the documentation there is mention of radioactive clay. Surely this is not the case. How? Is it dangerous? This should be a major issue! What is the University proposing to do in this regard?

On another matter I believe the University is building within 1.5 meters of the private resident properties as they build these Darlington Terraces. Too close!

There are other matters as well e.g. Rubbish collection, alcohol free zone, cleanness of the laneway during and after completion of the project etc.

As stated previously I am not against progress but in this instance, I am at a loss to understand how this Application No SSD7539 is viable. The pay back period would be unacceptable in the private sector.

Yours sincerely,

John J Kelly

