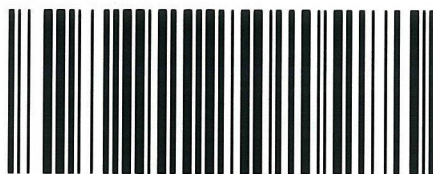


Mr. John Biviano
120 Darlington Road
Darlington NSW 2008



PCU074920

9-06-2018

Darlington Terraces Mixed Use Development Application No.: SSD 7539
Submission

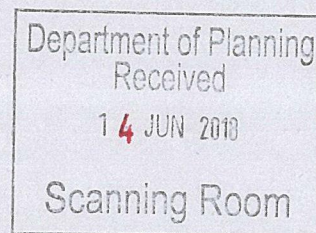
Attention Director-Social and Other Infrastructure Assessment

Declaration:

I, John Biviano, make this declaration that, to my knowledge, have not made any Reportable Political donations in the past two years.

I object to the development proposal as presented:

- the proposed buildings – location, use and safety
- the changes to Darlington Lane
- the usage and behaviour of students



To Whom It May Concern,

My family have lived, owned and maintained the home at 120 Darlington Road, situated amongst the proposed development, for approximately 64 years. I believe this home is the most original of all the terrace houses on Darlington Road.

I do not object to development, especially education. Being a former teacher and security officer I respect the importance of creating a safe and conducive learning space/environment.

Despite previous consultation, I believe that many of my concerns have not been adequately addressed - if at all.

The Reasons for my objections are as follows:

• the proposed buildings:

- (1) The **location** of Block A and B are much too close to my boundary (see attached diagram). Block A on the western side is within 4 metres from my Heritage walls and original WC. The acceptable distance would be between 4.5 and 6 metres. Unlike the university owned terraces, my house has had very little additions and has maintained and kept a greater number of original features. (ref, Diagram)
- (2) The **use** and position of Block A and the proposed recreational terrace would create problems – invasion of my privacy, cast too much shadow and reduce too much solar access to western side of my property.
- (3) The close proximity of these Blocks would have **safety** issues for all concerned. There have been past incidents such as: students falling from building (at Darlington House at the corner of Golden Grove), The throwing of empty alcohol bottles and cans, clothing, footwear, food scraps, used syringes and two road signs which I have found on my property in the past.
- (4) *Therefore I propose that a barrier and overhead screening be put in place for mutual benefit and that block A be set away at least 4.5 metres from my boundary although I would prefer it be 6 metres away. When entering the lane, this wider corridor would benefit students travelling in both directions when carrying goods and parcels. This would give the students a broader and safer access to the lane way with wider visibility*

I propose, with regard to Block B (very similar with Block A), that it be set back 4.5 meters or as preferred 6 meters. This will create a wider and safer corridor to protect the health and safety of students,

I have seen many near misses because students rush out from the houses into to lane usually because they are late for class, improve privacy, and create less shadow and better solar access to the eastern side of my property. An additional benefit to this is that there would be no need to remove the Native Banksia tree near my eastern boundary which when in blossom attracts a large number of native birds mainly rosellas, allowing the conservation of their habitat.

- the changes to Darlington Lane

(5) This laneway is regularly used by Heavy service vehicles to the Abercrombie complex. The Abercrombie development has already encroached onto the lane thus reducing the original width feather reduction as proposed will cause more problems and safety concerns.

(6) The intersection at Codrington Street on normal days is very congested during the mornings and afternoon due to students coming and going to classes.

I propose that control systems to be put in place to prevent traffic jams.

(7) There are no pickup and drop-off areas for myself and other residents, especially students.

I propose that the laneway be widened and allow the north side of lane to be a no parking zone, being used for a pick-up and drop off area that would benefit everyone.

- the use of accommodation and behaviour of students

(8) In the past there have been too many incidents involving students that reside in the terrace houses. I have assisted University Campus Security, Newtown & Redfern police and NSW ambulance services. I believe the main contributing factor is alcohol abuse, open parties that last for days, drug use, sexual assaults, violence and property damage.

It is sad to see open public display of disappointment by parents who come to collect their child before the end of studies.

I don't believe that there are sufficient control and preventive measures in place or proposed for this development to protect health and safety.

I would like to see the same measures as proposed for the new regiment development across the road.

I also propose that Darlington Road & Darlington Lane and all recreational areas in the new development be alcohol free zones.

I personally believe that this development would be best used for teaching and learning facilities which would promote better and orderly use of the developed land and provide a better social welfare for the community and students, hopefully achieving better outcomes.

PS enclosed attachment of property plans & photos.

Sincerely Yours

John Biviano

Footnote

Although there have been many issues in the past, there has recently been a noticeable decrease in the number of incidents.

I believe this is because fewer students are occupying the University owned Terrace houses. It appears that quite a number are not useable due to the lack of repair and maintenance over the years and that some are used by maintenance contractors, Construction Company and traffic controllers.

Despite the decrease in incidents, there are still concerning incidents occurring and ongoing.

For example, I have witnessed the following:

- Two young female students - one sitting on the gutter trying to help the other laying in the gutter, both were suffering from what appeared to be over consumption of alcohol. The police did come to their aid.
- Minor Property damage
- Littering along Darlington road of empty bottles of alcohol
- And one pulled out road sign. Which is quite an improvement...

Therefore the less numbers of student occupying the terrace the less incidents.

Considering that these sorts of incidents continue, it is concerning that increasing the number of students in an area with this culture will exacerbate the situation.

There has been unnecessary Demolishing of significant Official Historical buildings in this area that could have remained and been utilised but have instead been replaced with open space. Some buildings have been replaced with plaques that, I believe, are a poor substitute for history.

DARLINGTON ROAD

