

*John and Christine McCarthy*  
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22 March 2022

**Re: SSD-10371-Mod-1 Trinity Grammar School Redevelopment**

Dear IPC,

We are residents and owners of 140-142 Victoria St Ashfield, a residential dwelling that currently borders properties owned by Trinity Grammar School (TGS), Summer Hill on three sides (east, north and south). We are the only non-TGS owned residential property on the block and will be most impacted by construction and any expansion of student and staff numbers on site.

We write to oppose the proposed modification to the approved State Significant Development (SSD-10371) to permit 155 additional students on site.

The multi-year period of construction for the larger TGS Redevelopment will already markedly erode the residential amenity of the surrounding streets. As TGS traffic consultants admit in their submission, the proposed expansion of student numbers will further worsen traffic around the site and especially on Victoria St. We note that their submission makes no mention of the impact on congestion and traffic from the additional coming and going of industrial vehicles and machinery, construction supplies and debris or contractors throughout the period of construction. It is obvious that construction will intensify activity around the campus and compound the burden we and other neighbours already shoulder in the form of growing congestion and substantial competition for street parking as a result of ongoing school expansion. Boosting student numbers in this context is not reasonable.

We are additionally concerned with the burden imposed on neighbours on evenings and weekends when TGS hosts inter-school events for sports and other occasions where it is possible that parents might attend using two vehicles instead of one. We note that TGS has historically failed to provide sufficient on-site parking for these large numbers of guests nor ensured that parents and students from other schools do not use street parking when they visit the campus. This has regularly resulted in the residential amenity of surrounding areas, especially around our dwelling on Victoria St (immediately adjacent to the Delmar Gallery Entrance), being jeopardised by visitors who occupy all available street parking and frequently double-park and park over residential driveways. On multiple occasions this behaviour has resulted in NSW Police issuing infringement notices. It is not clear how TGS plans to manage this issue during construction or once the redevelopment is complete.

For these reasons, we do not believe it is reasonable to expect immediate neighbours to shoulder the burden of increased student numbers, especially whilst construction on the site is in its most intense phases.

Sincerely,



John McCarthy QC & Christine McCarthy