

Attachment D

Submissions

From: [REDACTED] on behalf of [REDACTED]
<[REDACTED]>
Sent on: Sunday, February 1, 2026 8:48:23 PM
To: Callum Byrnes-Krickl <CBymesKrickl@cityofsydney.nsw.gov.au>
Subject: Ref No: D/2025/1311

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Dear Callum,

Ref No: D/2025/1311

Site Address: 21 Buckland Street Alexandria 2015

Proposed Development: Alterations and additions to residential development

Thank you very much for allowing me an extra week to provide my feedback on this development application due to me only receiving the Letter of Notice on 20 January 2026. During our phone conversation on 20 January, you said I could have the time extended until 3 February to provide you with my feedback.

[REDACTED] Buckland Street, Alexandria.

My comments on the application are as follows.

Dilapidation Reports:

Prior to commencement of work, it is imperative that the applicant undertakes a dilapidation report of the property at [REDACTED] Buckland Street by a qualified Structural Engineer and provides it to the owner of [REDACTED] Buckland Street. The report should only be undertaken in the presence of the owner of [REDACTED] Buckland Street.

Another dilapidation report of [REDACTED] Buckland Street by a qualified Structural Engineer will need to be undertaken at the completion of all work and provided to the owner of [REDACTED] Buckland Street. Again, the report should only be undertaken in the presence of the owner of [REDACTED] Buckland Street.

The cost of the two dilapidation reports will be borne by the owner of 21 Buckland Street.

Damage to neighbouring property:

Any damage that occurs to the property at [REDACTED] Buckland Street during the construction of the development at 21 Buckland Street will need to be rectified immediately by the owner of 21 Buckland Street and at their cost.

Noise and Working Hours of Construction:

Due to the common wall between [REDACTED] and 21 Buckland Street being only single brick, the noise from the construction will be very intrusive on the neighbouring property. All noise is amplified in this small built-up area and resonates through the neighbouring properties that are just simple, small workmen's cottages built in the late 1800's.

Therefore, there should not be any construction on the development site at 21 Buckland Street at all on weekends. Work should be restricted to 7.30am to 5.30pm Monday to Friday. This is required so as not to affect the amenity and quality of life of the neighbouring residents in a negative way.

Boundary Surveys:

Prior to the commencement of any work, it will be imperative that a survey of the boundary between [REDACTED] and 21 Buckland Street is carried out by a qualified surveyor. A copy of this survey should be provided to the owner of [REDACTED] Buckland Street.

At the completion of the construction, it will also be necessary for the owners to have an Identification Survey carried out by a qualified surveyor. The footprint of the property at [REDACTED] Buckland Street is small and it is essential that no land is lost as a result of the new development at 21 Buckland Street.

The cost of the two surveys will be borne by the owner of 21 Buckland Street.

North Direction on Plans:

While the North direction indicated on the plans for the new development at 21 Buckland Street may be correct, the responsibility should lie with the Council to make sure that it is indeed correct. If the north direction is not drafted correctly then the associated shadow drawings are then false and misleading. Decisions based on any incorrect diagrams would possibly impact the amenity of neighbours and the quality of their lives due to overshadowing not being correctly identified.

Yours faithfully,

[REDACTED]
[REDACTED]