



12 September 2026

CITY OF CANTERBURY BANKSTOWN,
86 AVOCA ROAD,
WAKELEY, NSW 2176

ATTENTION: **BUILDING COMPLIANCE TEAM**

Dear Sir/ Madam,

202607-7400: 361 HUME HIGHWAY, BANKSTOWN, NSW 2200
5/-DP9522

STRUCTURAL LETTER: VEHICLE IMPACTED SHOP FRONT AWNING
DEVELOPMENT APPLICATION

This letter confirms that this firm acts on behalf of the Insurers of 361 Hume Highway, Bankstown, NSW, 2200. The subject shop-front awning was inspected on 17 July 2026, following a vehicle impact on 16 July 2026.

We request that the City of Canterbury-Bankstown review this Structural Letter in support of the submitted Development Application, as any attempts to salvage the existing tie-rod awning are not structurally achievable on account of the following – Refer to Annexure A for supporting images:

- a) There is a risk of collapse from the extensive structural damage in the form of distortion to the structural steel tie rods and framing of the shop-front awning. In the interest of public safety, demolition and reconstruction of the shop-front awning is the only course of action that is structurally safe.
- b) Structural rectification of the existing tie-rod awning is not feasible due to the extensive corrosion to the existing structural tie-rod system and framing. Localised repairs are insufficient in providing the required strength and serviceability for tie-rod awnings.
- c) There remains a risk of similar incidents occurring in the future due to the existing insufficient kerb clearance. The existing awning structure cannot be structurally altered to comply with the current kerb offset requirements under the current Canterbury-Bankstown Development Control Plan (2023) due to the existing age and original construction methodology.

To confirm the heritage implications of the subject awning demolition works, we requested a Heritage Impact Assessment, prepared by *Andrew Starr and Associates Heritage Consultants*, dated September 2025. The assessment confirms that the proposed demolition and reconstruction of the shop-front awning *"does not result in the loss of any heritage fabric."*

In the interest of public safety and to mitigate future incidents, we consider that the demolition and reconstruction of the shop-front awning is necessary. The demolition and reconstruction of the shop-front awning has been designed to comply with structural adequacy requirements in the Building Codes as well as the Council LEP requirements for kerb clearances to mitigate similar incidents from occurring in the future.

This letter report shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations. Should there be further queries, please contact the writer.

Should there be further queries, please contact the writer (0411 027 789). If you require access to inspect the subject property, feel free to contact us for any further information.

Yours Faithfully,
Structability Pty Ltd



Danny Mitrevski

BEng (Hons) BCom MEngSc CPEng NPER RPEQ APEC Int Pe (Aus)
Director – Structability

Enclosures:
Annexure A – Photos

ANNEXURE A – SITE PHOTOGRAPHS





STRUCTURAL
DISTORTION OF THE
TIE-ROD AWNING BEAM

STRUCTURAL DISTORTION
AND SAGGING OF THE
TIE-ROD AWNING



EXISTING KERB OFFSET