

# PWS BUILDING CONSULTANCY

BUILDING REGULATIONS AND FIRE SAFETY  
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## Heritage Impact Assessment



Address: 1 Kangaroo Street, Manly

Client: Rizon Builders

Northern Beaches Council  
P.O. Box 82,  
Manly, NSW, 1655.

11 February, 2020

Attention: General Manager

Dear Sir/Madam,

**Heritage Impact Statement  
Re: 1 Kangaroo Street, Manly  
Development Application**

This document is to support a Development Application for the Reinstatement/Reconstruction of Impact damaged front Sandstone Retaining Wall/Fence.

It is considered the following requirements for Development consent is required for any of the following—

(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,

(b) altering a heritage item that is a building by making structural changes to its exterior or by making changes to anything the wall,

(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,

(d) disturbing or excavating an Aboriginal place of heritage significance,

**Heritage Impact Assessment**

It is considered the heritage significance of the existing Retaining Wall building would not be detrimentally affected by the proposed reinstatement/reconstruction for the following reasons:

- Significant elements of the existing heritage building/retaining wall has been retained as part of the proposed like for like reconstruction/reinstatement;
- The proposed work will not expose archaeological artefacts of significance;
- The proposed demolition was the unexpected cause of impact damage of the heritage item;

- The proposed demolition and reconstruction is essential for the proper function of the existing establishment;
- The proposed demolition and reconstruction is essential for the long term viability of the heritages elements of the existing building;
- The proposed reconstruction will not visually dominate the heritage significance of the existing structure as it will be like for like;

It is considered that the proposed reconstruction will not detract from the heritage significance due to maintaining the buildings physical fabric and feature(s).

We would like thank Council for their assistance in the above matter. Should you require any further information please do not hesitate to contact the undersigned on telephone number 0414 767732.

Yours faithfully

A handwritten signature in black ink, appearing to read 'P. Smith', written in a cursive style.

Phil Smith