

JOHN OULTRAM HERITAGE & DESIGN

Level 2, 386 New South Head Road

DOUBLE BAY NSW 2028

(Access from Knox Lane)

PO Box 1441

DOUBLE BAY NSW 2028

Telephone: (02) 9327 2748

Email: johnheritagedesign@gmail.com

ABN 23 581 172 790

Date: 25th November 2025

To: Corio Development

Attention: Jim McBirnie

From: John Oultram

JOB FILE 2-32 Junction Street, Forest Lodge

Comment/Instructions

Jim

In response to Council comments

1.0 Stone Wall

1.1 Generally

Comment: Provision 6.3.12.6(4) of the SDCP 2012 and Policy 25 of the submitted Conservation Management Plan prepared by John Oultram Heritage & Design requires the existing stone retaining wall along the eastern site boundary to be substantially retained and conserved in situ.

Response: Commentary on the stone wall was provided in Section 5.3 of the CMP:

The date and intent of the stone retaining walls to the south of the site at Junction Street is not clear. The plans of 1889 and 1939 show houses and shops (now demolished) built to the street frontage and the wall (that is set back from the footpath) may be the footings to these buildings or was built to retain the ground when the buildings were demolished.

i.e. the origin of the walls is unclear and, based on the early plans the latter would seem the most likely option.

The Weir Philips assessment noted:

Aesthetic Significance:

The stone wall along part of the eastern boundary has minor significance under this criterion.

We ranked the wall of Moderate Significance (CMP p. 87) and noted

It is unclear what period the wall was constructed and for what purpose



CMP Figure 5.3 J.F. Truscott, Blackwattle Detail Series, The Glebe, Sheet 3 1, June 1889. Detail only with approximate line of wall highlighted. No wall is shown on the open area between the buildings where the current wall steps in

Source: Sydney Water Archives, PWDS1544-S361

Policy 25 of the CMP only requires *conservation of the walls* and does not require retention in situ. Conservation can take many forms including salvage and reuse.

Provision 6.3.12.4 of the DCP requires

The stone retaining wall along the eastern boundary of the site should be substantially retained and conserved in situ. Due to its condition, this may require rebuilding of the wall. Where possible, existing stone from the wall is to be reused.

Retention of the wall cannot be achieved in the current scheme and commentary on this was include in Section 8.3 of the HIS.

The walls will be carefully dismantled and the stone reused in selected locations in the new buildings and in the site works.

HIS p. 104

Considering the obscure origins of the wall (that Council would have been unaware of when they prepared the DCP), I think this is a reasonable approach.

1.2 Engineer's Report

The current wall has been the subject of structural investigation:

BG & E, 22-32 Junction Street, Forest Lodge, NSW 2037, Structural Letter – Existing stone Retaining Wall, dated 19th November 2025.

The report noted:

As per the provided photos, there are portions of the stone wall that appear to be in poor condition, with vertical cracking, loose stone and locations where stones have been removed.

Based on the review of the current structural design for the proposed development to accommodate the existing wall, we don't believe it is suitable structurally based on the below:

- The base of the existing stone retaining wall will be undermined as the proposed Lower Ground level of the development will be lower than the current carpark level.*
- As the existing wall is close to the boundary on Junction Street, it will be subjected to significant surcharge loads during construction from temporary cranes, concrete trucks, scaffolding on the building edge.*
- The proposed planter level in the development is higher than the existing wall, which will increase the loads on the wall from the additional soil height.*

Based on the condition of the wall and structural review, BG&E believe that the existing stone retaining wall is not suitable to be conserved in situ for the proposed development.

1.2 Public Art Strategy

A Public Art Strategy has been developed for the site:

Shannon Snowball with Aileen Sage Architects, Forest Lodge Seniors Living, 2-32 Junction Street, Forest Lodge, NSW, 2037, Public Art Strategy, dated November 2025 (PAS)

The report notes:

In accordance with the Heritage Impact Statement that "The stone retaining wall along the eastern boundary of the site... will be carefully dismantled and the stone reused in selected locations in the new buildings and in the site works" (p 104), the artwork development process will look to salvage and integrate heritage stone remaining (after its planned reuse in rebuilding the Junction Street wall) as part of the artwork.

Reuse of stone, timber and or bricks in the artwork will contribute to the layered stories and understanding of site significance the public art outcome can share, including opportunities to tell the stories of materials from a First Nations perspective, while also supporting sustainability.

PAS p. 23

i.e. the stone will be salvaged and reused in selected locations to allow its interpretation.

2.0 Other Matters

The other matters can simply be addressed by notes on the drawing and confirmation of the detail such as the exposure of columns and headstocks.

3.0 Schedule of Conservation Works

A schedule of conservation works can be prepared, and this requirement can be a condition of any development consent.

The buildings in reasonable order and the works will not be onerous.

A handwritten signature in black ink, appearing to read 'J. Oultram'.

JOHN OULTRAM