AMENDED

STATEMENT of HERITAGE IMPACT

REVISION B

UPGRADE OPTIONS ANALYSIS

The Boot Factory 1892

27-33 SPRING STREET, BONDI JUNCTION NSW

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STATEMENT OF HERITAGE IMPACT

REVISION B

Prepared for Waverley Council

MARCH 2020

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1.0 INTRODUCTION

1.1 PREAMBLE

This Heritage Impact Statement has been prepared for Waverley Council as part of an upgrade options analysis of the building and site of the former Boot Factory at 27-33 Spring Street, Bondi Junction. to upgrade it into an Innovation Hub. This report has been prepared at the request of Waverley Council and accompanies plans prepared by Archer Office. The current concept has been developed in collaboration with MATT DEVINE & CO who have maintained an ongoing design review role to ensure that the proposed concept is appropriate for the adaptive reuse of the Boot Factory and the provision of flexible community facilities.

Bondi Junction is located in the Waverley Municipal Council area. The principal planning control for the site is the *Waverley Local Environmental Plan 2012* (WLEP 2012). The Boot Factory is listed as a heritage item (No. I236) in Schedule 5 Part 1 of the WLEP 2012.

This revision (B) has been produced in response to correspondence from Waverley Council regarding the Development Application for the adaptive reuse of the Boot Factory. (Changes in this revision are identified in BLUE).

1.2 SITE LOCATION

The Boot Factory is located at 27-33 Spring Street, Bondi Junction, on the southern side of the road. It is identified as Lot 6, Section A, DP 145. (See Figure 1.)

Immediately adjacent to the Boot Factory is the Mill Hill Community Centre (Lot 7, DP 499650) which is also identified as 31-33 Spring Street. Both sites are owned by Waverley Council.

FIGURE 1: Site Location, Sixmaps, NSW Lands Department.

1.3 METHODOLOGY

This report has been prepared with reference to the NSW Heritage Division publications *Assessing Heritage Significance* (2001 update) and *Statements of Heritage Impact* (2002 update) and with reference to the council planning documents listed under Section 1.4 below.

Site visits were carried out on several dates in mid-late 2018. Unless otherwise stated, the photographs in this report were taken by Matthew Devine.

1.4 DOCUMENTARY EVIDENCE

1.4.1 General References

- John Sands' Ltd, *John Sands' Sydney and Suburban Directories,* NSW, John Sands Ltd, 1858/9-1932/3
- Devine, Matt and Reed Burns, Jenna, Report on 14-26 Ebley Street, Bondi Junction, for Archer Office, 2018
- Dowd, B.T. and Foster, William, *The Centenary of the Municipality of Waverley 1859-1959: The History of the Waverley Municipal District,* Waverley Council, Waverley NSW, 1959, http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0008/19547/Part_1_Reduced.pdf
- Futurepast, *Former Sidaway Boot Factory Heritage Assessment and Statement of Heritage Impact*, September 2013
- Meyer, Ines and Brady, Colin, *Waverley Heritage Policy*, September 2007
- OCP Architects, *Bondi Junction Civic Heart Precinct: The Boot Factory*, May 2016
- John Oultram Heritage + Design, *Boot Factory, 27-29 Spring Street, Bondi Junction - Heritage Assessment*, July 2018
- John Oultram Heritage + Design, *Former Sidaway's Boot Factory Conservation Management Strategy*, 2018 (Hereafter referred to as CMS)
- Urbis, *History and Adaptive Reuse Report: Boot Factory*, November 2015
- Welsh+Major Architects, et.al., *History and Adaptive Reuse Report for The Boot Factory, 27-33 Spring St, Bondi Junction*, for Waverley Council, November 2015
- Partridge, *Structural Engineering Report – Boot Factory*, January 2019.

1.4.2 Historic Plans, Maps and Photographs

- *Aerial Photograph over Bondi Junction*, 1943. Online reference: maps, six.nsw.gov.au
- *Metropolitan Detail Series,* Waverley, Sheet 2, 1889 http://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=FL4378090
- Waverley Local Studies Collection historic images http://photosau.com.au/waverley/scripts/home.asp

1.4.3 Heritage Inventory Sheets

- *The Old Boot Factory*
  https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2620276
- *Boot Factory*
  https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2620420

1.4.4 Planning Documents

- *Waverley Local Environmental Plan 2012*
- *Waverley Development Control Plan 2012 (Amendment No. 6)*

1.5 LIMITATIONS

No historical archaeology was carried out on the site. This report does not include an assessment of the aboriginal heritage or archaeological potential of the site.

1.6 AUTHORSHIP

This report was prepared by Matt Devine, B.Sc.(Arch), B.Arch, M.Herit.Cons. and Jenna Reed Burns, B.Ed., Dip.Hort.(Landscape), Grad.Cert.Herit.Cons.

2.0 THE HISTORICAL DEVELOPMENT OF THE SITE

2.1 ORIGINAL OCCUPATION

While this assessment does not include an Aboriginal history, it is acknowledged that the Gadigal, a Dharug speaking people, were the original occupants of the present-day Waverley Municipal Council area.

2.2 EARLY SETTLERS & THE ESTABLISHMENT OF BONDI JUNCTION

The Colony of NSW was formally established on 26 January 1788 at Sydney Cove, and exploration of Sydney Harbour and its surrounds began soon after. In November 1788, Governor Phillip established a second settlement, Rose Hill (later called Parramatta). While a rough track, which later became Parramatta Road, linked Sydney and Parramatta, the Parramatta River was the major artery between the two settlements.

All land in the Colony was declared to be Crown land. From 16 January 1793, successive colonial governors granted land outside the official boundaries of the Township of Sydney in order to open up the land and augment the Colony's food supplies.

There was no distinct geographic feature to impede exploration to the east of the Sydney Cove settlement, and a track linking the city to the South Head lighthouse was cut in 1803 that allowed the colonists to view and assess its possibilities.[1] A roadway — built by soldiers of the 73rd Regiment — constructed in 1811, soon followed. Three significant land grants were made in the Waverley area before the road's completion. The first grant of 30 acres was made in 1809 to John Hurd, an ex-convict. Hurd was an employee of William Roberts, a farmer, who was also granted 200 acres in December 1809 apparently in recognition of his supervision of the construction of South Head Road (later renamed Oxford Street and Old South Head Road). Roberts' grant included Bondi Beach, which four decades later was resumed by the government as public land.

Hurd's land grant, which was adjacent to Roberts' grant, and which incorporated Bondi's Headland known as Ben Buckler, was not confirmed, however, by Governor Macquarie when he succeeded Governor Bligh in January 1810 and the confusion of ownership and Hurd's death in 1813 resulted in the land remaining undeveloped for some years.

The third early land grant in the area was made to Barnett Levey, who acquired 60 acres on South Head Road, including the area now covered by Bondi Junction. This land was originally granted to Thomas Jones, who sold it for £60 in 1825 to a publican named William Foreman.[2] Foreman then sold the estate to Levey for

[1] Unless otherwise credited, information in this section comes from the Waverley Heritage Policy, September 2007, accessed at http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0012/3342/HeritagePolicy.pdf

[2] Dowd, B.T. and Foster, William, *The History of the Municipality of Waverley*, Waverley Council, Waverley NSW, 1959, pp. 12-14.

£130 the following year. Despite this sale date, the parcel of land was not officially granted to Levey until October 1831.

Levey was a businessman and a developer, as well as a theatre director, and in 1827 he built a grand house for himself on the land which he named 'Waverley House' after Sir Walter Scott's 'Waverley Novels'. Levey subdivided adjoining land into 63 allotments, fronting a curved road known as Waverley Crescent. Only two years later Levey was forced to sell his estate for £750 after his initial plans to establish the first permanent theatre in Australia failed.[3]

In 1831, new regulations for the disposal of Crown Land were introduced, establishing a system of acquisition through purchasing rather than through grants. However, some promissory grants of small areas within the Waverley local government area were still honoured by the colonial authorities, including the Church of England, which received a grant of 11 acres in the vicinity of Ruthven Street.

Waverley House was the first of many fine mansions built in the area, which was named after the estate.[4] In 1854 the Waverley Tea Gardens at the corner of Oxford Street and Bronte Road were laid out with gardens and summer houses, and it became a much-visited place for afternoon tea. The Tea Gardens lent their name to the area until the steam trams to Bondi were routed there to connect with trams to Charing Cross, and so the name Bondi Junction came into usage. By then several early industries were established in the area: Henry Hough's windmill for grinding corn and other grains on Mill Hill Road; William Allen's soap and candle works off Cowper Street (now Bronte Road); the Waverley Brewery in Adelaide Street; John Farrelly's dairy in Cowper Street; and the Boot Factory belonging to William Sidaway and Thomas Bardon in Spring Street.

Sidaway's boot factory was not the first footwear factory in the area: James Vickery established the Glen Rock Boot Factory many decades before in 1866. Vickery's factory site was described as being 'on the brow of a hill between Charing Cross Inn and the deep glen'[5] that ran down to the sea. It was one of several premises throughout the Sydney metropolitan area that was owned by Vickery.

By the time Sidaway established his bootmaking factory in 1892, the industry was a growing one, which reached its heyday in the early 1930s. Increased mechanisation over the years saw the industry transition from one that relied on handwork to one that employed semi-skilled machinery operators.[6]

[3] G.F.J. Bergman, 'Levey, Barnett (1798–1837)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/levey-barnett-2352/text3075, published first in hardcopy 1967, accessed online 28 December 2018.
[4] 'Bondi Junction', accessed at: http://www.waverley.nsw.gov.au/__data/assets/pdf_file/0004/8671/Bondi_Junction_-Heritage_on_the_Move.pdf

[5] *Empire* newspaper, 2 January 1866, p.5, cited in Futurepast HIS, 2015 and Urbis History and Adaptive Reuse report: Boot Factory, November 2015.

[6] Urbis, *Boot Factory History and Adaptive Reuse Report*, 2015, p. 13

2.3 HISTORY OF THE SUBJECT SITE TO 1980[7]

The Boot Factory on Spring Street was constructed by William Sidaway in 1892. An early map of the area (the Plan of Canonbury, Waverley, produced between 1857 and 1869) shows that the site was part of land owned by either T.W.Smart or J.B.Jones. (See Figure 2.) Jones' and Smart's parcels were adjacent to each other and situated between what was then called South Head Road (Oxford Street) and Ebley Street. Spring Street was not yet constructed, so it is difficult to know on whose land the site was situated, or whether it straddled the two original titles.

FIGURE 2: Plan of Canonbury, Waverley, 1857-69. Source: State Library of NSW, Map F762. Cited in Urbis, *Boot Factory History and Adaptive Reuse report*, 2015, p.11. The approximate site of the Boot Factory is indicated by the blue arrow. (N.B. The map has been rotated so that north is at the top, for ease of reference.)

By 1887, the site (which was part of Deposited Plan 145) had been subdivided into two narrow residential lots (Lots 3 & 4, measuring 23 ½ perches each) as part of the Erith Estate, which was offered for sale by Richardson & Wrench. (See Figure 3.) It is not known if Lots 3 and 4 were sold at that time, however the site was still vacant in 1889, as shown in the Metropolitan Details Series map produced by the Surveyor General's Office in Sydney. (See Figure 4.)

The factory opened in 1892, however construction probably commenced a year or two before that and appears to have continued into late 1892 as there was a fall by a bricklayer working on the site reported in August of that year.[8]

[7] Information in this and the following section is drawn from the reports by Urbis and Futurepast.

[8] 'Fatal Fall from a Roof', *Evening News*, 31 August 1892, p.8.

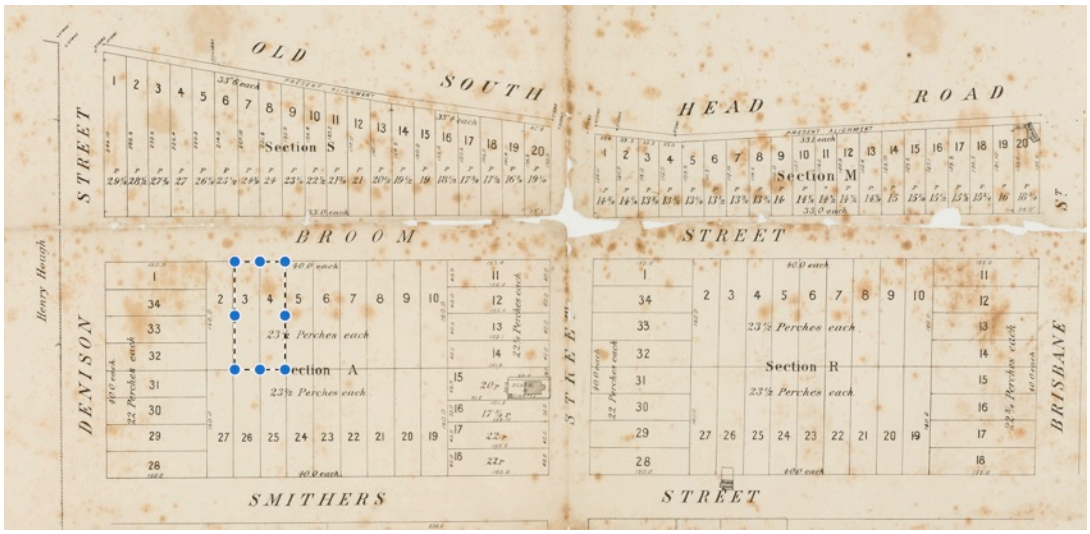


FIGURE 3: A section of a plan of the Erith Estate, with the site indicated by the dotted outline. This plan shows some street names that may be in accurate (being Smithers & Broom Streets), as these are not shown in plans from the same period nor in the Sands Directory. Source: State Library of NSW, https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?embedded=true&toolbar=false&dps_pid=FL9136460

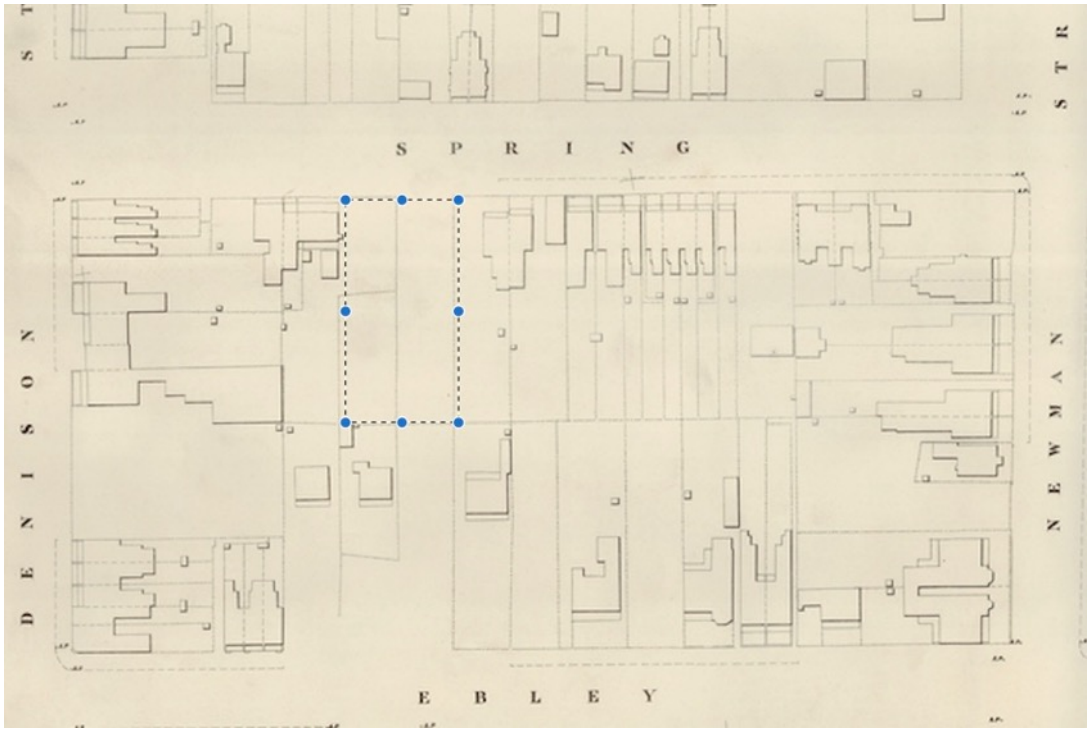


FIGURE 4: Detail from the 1889 map from the Metropolitan Detail Maps series, Sheet 2. The site is outlined by the dotted lines and is vacant. The majority of development within the area comprises freestanding and semi-detached houses, and attached terraces. Source: State Library of NSW

William Sidaway's boot factory was known as Sidaway and Sons, and one of his sons (John Thomas) opened his own boot factory in nearby Ocean Street, Woollahra around the turn of the 20th century. According to his obituary, Sidaway Jr owned this factory for about 30 years, before carrying out 'extensive business with England and the East' and subsequently re-entering the Sydney trade as a wholesale supplier.[9]

Sidaway Snr made an unsuccessful run for local government[10] and he was a member of the Boot Manufacturer's Union. This membership didn't stop his factory (which employed approximately 60 people) being caught up in industrial action that disrupted the industry, with the first strike as early as 1894 due to the employment of non-union labour[11], and another two years later over a wage dispute.[12]

Thomas Bardon joined the company as site manager some time after the 1896 strike and brief closure of the factory. Bardon then employed his son, Thomas Charles Bardon, and his son-in-law, Herbert Caddy, and later leased the factory himself.[13] In a letter from Bardon's grandsons to the Waverley Historical Society, dated 16 April 1984, it is noted that Bardon eventually purchased the factory around 1920 and then passed it onto his son, Thomas Charles, in 1933. During Bardon Jr's ownership, Herbert Caddy took on the role of factory manager before leaving to start his own footwear manufacturing business.

Bardon Jr died in 1944 and left the factory to his wife and children. The trustees of his estate were directed by the terms of the will to continue the business of shoe manufacturing. Accordingly, the factory continued to be operated by the family until 1969.

The changing needs of the business necessitated alterations and additions being made to the original factory building, including the addition of a metal fire escape, and the conversion of windows into doors in various locations. Photographs, including aerials, dating from the 1940s onwards also show various shed structures occupying what is now the forecourt. There also appears to be a shopfront along the street frontage which the Urbis report notes remained up until the conservation work which commenced in the 1980s.

After the factory closed in 1969, the building was left vacant until the early 1980s. A property developer called Dainford Ltd purchased the building in 1979, the same year that the site received a protective order under Section 130 of the Heritage Act 1977.

[9] *SMH*, Sat 16 May 1936, p.14.

[10] *SMH*, 25 January 1896, p.7.

[11] *Goulburn Evening Penny Post*, 10 May 1894, p.2

[12] *SMH*, 1 May 1896, p.6 and the *Evening News*, 28 and 30 April 1896, p.8 and p.2 respectively.

[13] Letter to the Waverley Historical Society re Shoe Factory, Spring Street, from Bardon's grandsons J.T.Caddy and T.A.Bardon, dated 16 April 1984, cited in Urbis's report, *op. cit.*, p.18.

2.4 HISTORY OF THE SUBJECT SITE 1980 TO PRESENT

The placing of a protective order on the site under the Heritage Act 1977 resulted in a loss of development potential for the site, which had previously been zoned with a 4:1 floor to space ratio (FSR). As a consequence, Dainford Ltd opted to sell the site to Waverley Council in 1982 for $750,000. By this stage, the building had been left vacant for many years and was in a poor state of repair, with broken windows and damaged timberwork.

After receiving a grant of $150,000 from the Bicentenary Commission for conservation work, heritage architects Clive Lucas and Partners was commissioned by the council to draw up a scope of works. By 1985 these works had been completed, and included removal of the forecourt outbuildings and external fire-stair, conservation of the interior and exterior fabric of the building and the introduction of a new fire stair and toilets. The site was launched publicly and a number of community groups moved into the building.

The building was listed as a local heritage item in the Waverley Local Environmental Plan in 1996 following the 1990 Waverley Heritage Study by Perumal Murphy Pty Ltd. It has also been classified by the National Trust of Australia (NSW). In 1992 the adjacent community centre designed by Jackson Teece Chesterman Willis was built.

By the mid 1990s, major work on the building was again required to address concerns regarding structural stability and in 2010 the building was again vacated due to concerns about its structural condition. The Boot Factory has remained vacant ever since. In mid-late 2013 significant remedial structural bracing works were undertaken within the building, and this was soon was followed by a recommendation to Council to demolish the building.

From late 2007 until 2016, Waverley Council commissioned numerous studies and reports to investigate the condition of the building fabric and in particular its structural stability

2.4.1 Historic Photographs

Several historic photographs of the exterior of the building have been uncovered to date, including aerial photographs. Photographs of the building's interior both when it was a working factory and when it was vacant are held by Waverley Local Studies Collection.

FIGURE 5: Aerial view of the site taken in 1943. Source: NSW Lands Department.

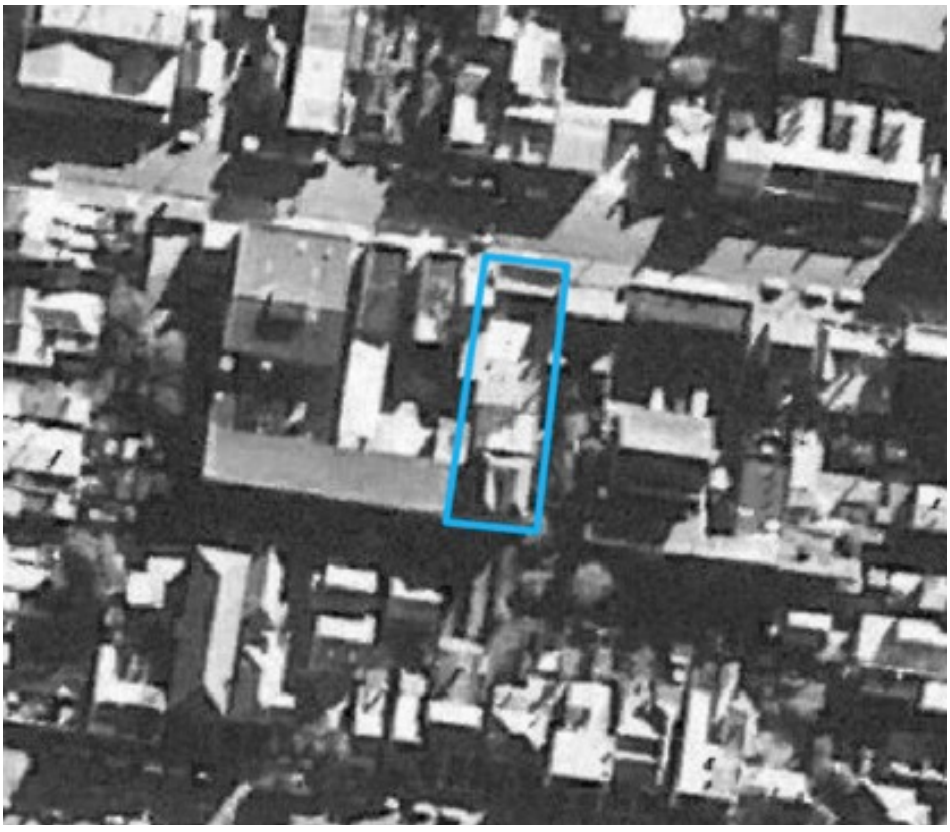


FIGURE 6: Aerial view of the site taken in 1950. Source: Urbis Report, op. cit. p.26

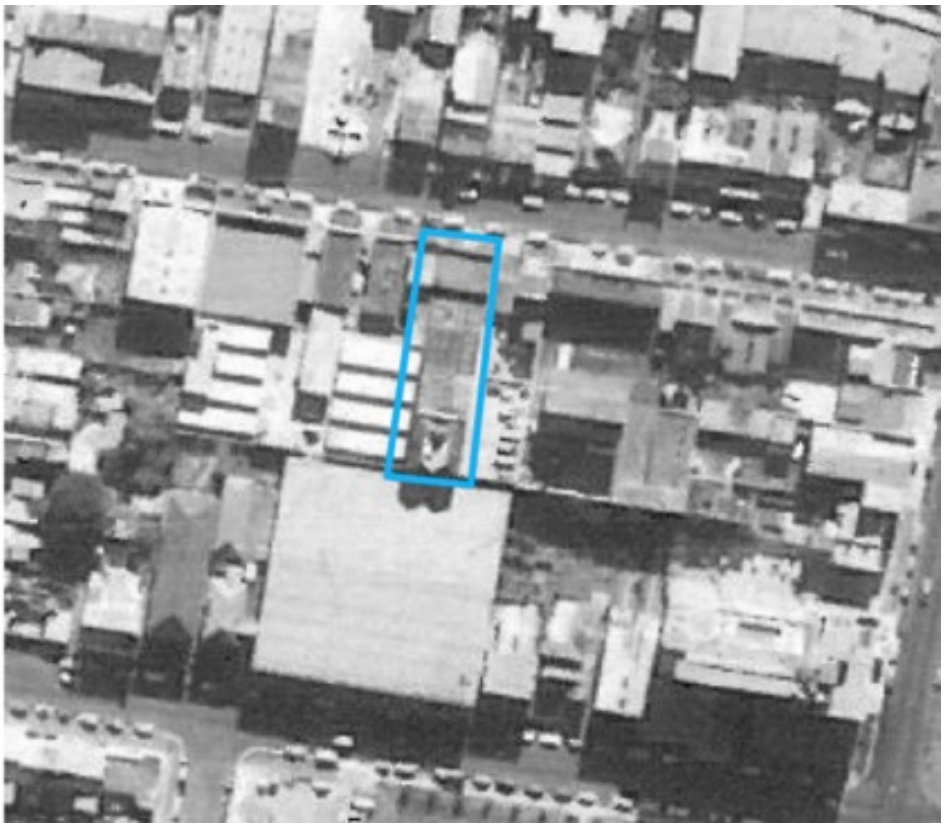


FIGURE 7: Aerial view of the site taken in 1961. Source: Urbis Report, op. cit. p.27

FIGURE 8: View of the interior of the factory, ground floor finishing area. c.1911. Source: Waverley Local Studies Collection (File No 002534)

FIGURE 9: View of interior of the boot factory, women in stitching room, second floor, c.1911. Source: Waverley Local Studies Collection (Pic No. 877, File No 000749)

FIGURE 10: Group photo of factory staff in their 'Sunday Best', c.1911. Source: Waverley Local Studies Collection, Pic No 875, File No. 000752

FIGURE 11: Group photo of factory staff, c.1911. Source: Waverley Local Studies Collection, File No. 002528

FIGURE 12: Interior of factory staff, c.1911. Source: Waverley Local Studies Collection, File No. 002533

FIGURE 13: Interior of factory, finishing area c.1911. Source: Waverley Local Studies Collection, File No. 002527

FIGURE 14: Interior view of the factory's 'Clicking room', c.1934. Source: Waverley Local Studies Collection, File No 002535

FIGURE 15: The building was in a dilapidated state in 1984 prior to restoration work being commenced. Source: Waverley Studies Collection.

FIGURE 16: Interior view of the first floor of the factory in 1982, prior to renovation works. This photograph shows the original timber stair, now removed. Source: Waverley Local Studies Collection.

FIGURE 17: Interior view of the ground floor or the factory in 1982, prior to renovation works. Source: Waverley Local Studies Collection.

FIGURE 18: Official opening of the Mill Hill Centre, Spring Street, Bondi Junction. 22 June 1994. Source: Waverley Local Studies Collection, File No 003273

3.0 SITE ASSESSMENT

3.1 THE SURROUNDING AREA

The site is situated within Bondi Junction's business and shopping centre and addresses Spring Street, which runs east-west, terminating at a T-intersection with Denison Street to the east, and Bronte Road to the west (see Figure 19).[14]

FIGURE 19: Source: Sixmaps, NSW Lands Department.

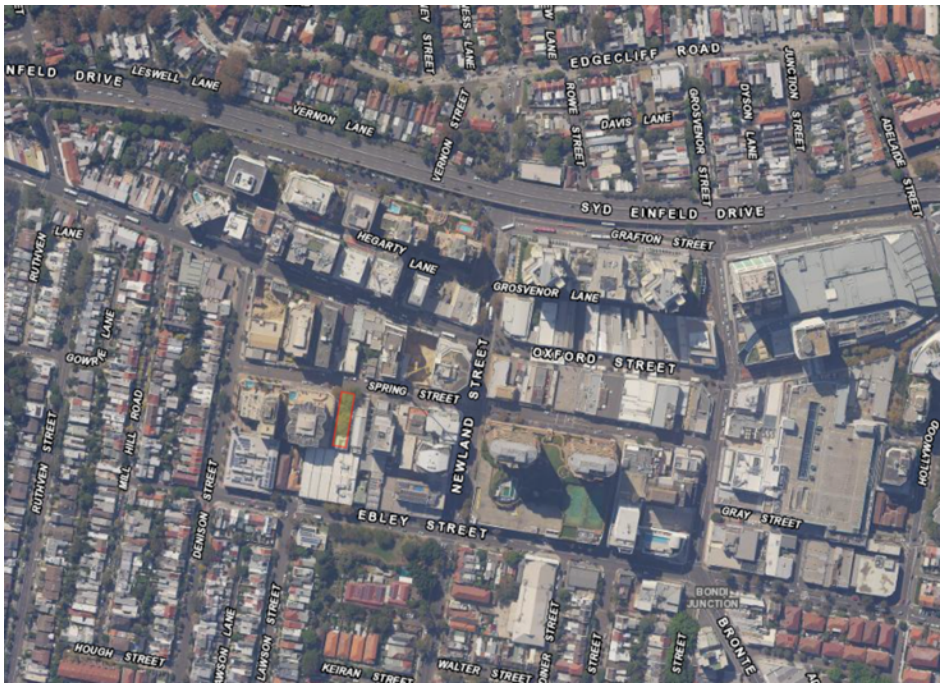


FIGURE 20: Recent aerial view of the site and the surrounding area.
Source: Sixmaps, NSW Lands Department

[14] Much of the information in this section comes from Futurepast's 2013 Heritage Assessment and Statement of Heritage Impact.

To the north, the commercial area (which includes the Commercial Core to the NE of the site) is bordered by Syd Enfield Drive, which separates it from the residential area of Edgecliff. To the west and south-west, Denison Street marks the edge of the commercial area, its eastern side lined with residential housing on small allotments. To the south and east of the commercial centre is a mix of residential and smaller-scale commercial and retail development. There is also a public park located on Ebley Street which provides a much-utilised area of open parkland in this otherwise densely developed area.

The commercial core is dominated by eight to 10-storey commercial buildings and office towers, however the area does retain some generally older, smaller-scale commercial buildings. Many of the larger tower blocks sit on two to three-storey podiums which helps to retain a more human scale.

3.2 IMMEDIATE CONTEXT AND SITE

For the following, refer to Figures 21-23.

FIGURE 21: Current aerial view of the site. Sixmaps, NSW Lands Department.

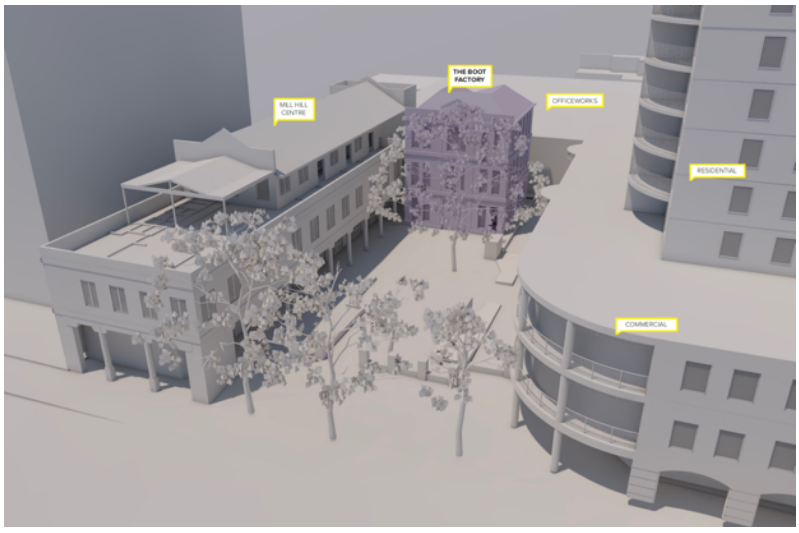


FIGURE 22: Site context, Archer Office.

FIGURE 23: Detailed current aerial view of the site. Sixmaps, NSW Lands Department.

The rectangular site, located at 27-29 Spring Street Bondi Junction, lies on the southern side of the street and lies within the Waverley Municipal Council; the site is zoned B4 — Mixed Use (WLEP Land Zoning Map Sheet 1).

As noted earlier, the Boot Factory building addresses Spring Street, though it is set well back from the street behind an open forecourt which, as mentioned above, once housed a variety of small sheds. The forecourt is paved in brick, divided into large squares by bands of concrete. There are several mature London plane trees (*Platanus* x *hybrida*) planted within the brick forecourt and they provide dense shade in summer. There is also some bench seating, a small electricity substation, and planter boxes containing shrubs, and a reproduction fence along the street boundary.

To the west of the factory building is a c1990 multistorey residential tower block called the Spring Street Apartments. This tower block is built to the boundary of its site; however, it sits on a three-storey podium and then steps back to the west to provide a sense of separation between it and the Boot Factory. To the east of the factory is a three-storey community centre that was constructed in 1992. This building is placed quite

close to the Boot Factory and features a colonnade along its western side which takes advantage of the open courtyard space in front of the Boot Factory.

To the south (rear) of the site is a two-storey commercial building that is currently leased by Officeworks. Waverley Council own this site, which fronts Ebley Street (Nos 14-26) and prior to Officeworks moving in, the building housed Waverley library from 1967 to 1999. Before that, the building — constructed in 1962 and designed by Rudder Littlemore & Rudder — operated as a ten-pin bowling alley.

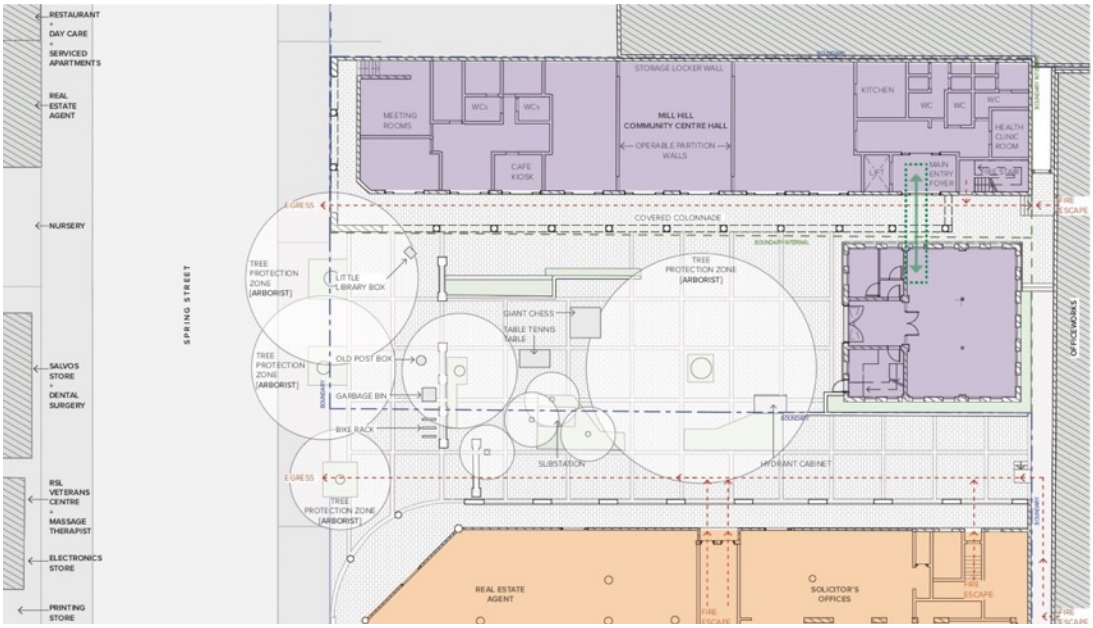


FIGURE 24: Site plan, Archer Office.

FIGURE 25: View to building from centre of Norman Lee Place

FIGURE 26: Relationship between Boot Factory and Mill Hill Centre

FIGURE 27: Relationship between Boot Factory and adjacent property to the west

FIGURE 28: View from Boot Factory towards Spring Street

Following historic subdivision of the site and subsequent surrounding development, the Boot Factory is very close to the rear and side property boundaries.

3.3 THE BUILDING

3.3.1 Exterior

Standing on the rear of the site, the former Boot Factory is a freestanding three-storey building of face brick laid in English bond, with rendered, pilastered columns and string courses. The building is rectilinear in form, almost forming a cube, comprising three-storeys of three-bays, with each floor separated by a string course. The front façade features pilasters between the three bays and is terminated with a rendered parapet. Most bays are two windows wide, with the exception of the front façade, which has one double-width window in the central bay. The side elevations are similar though they have no rendered pilasters.

The parapet has a central panel displaying a shield that contains the word 'Forward' and the date of the year of construction — 1892. Flanking this are panels which read respectively 'Boot' and 'Factory'. Below the shield is a recessed panel on which originally the name of the factory owners (Sidaway's) was painted.

The narrow double-hung timber windows are multi-paned, with six panes of glass to the upper sash and four to the lower. All windows, which have metal arch bars, have been boarded up in recent years while the future of the building was decided. Centred on the front façade at the ground level are double timber doors. An exposed steel lintel I-beam supported on sandstone corbels is located above the ground floor main entry doors. This beam bears the manufacturer's name — Dorman Long & Co — the firm responsible for the construction of the Sydney Harbour Bridge. As steel was not being manufactured in Australia in 1892 when the Boot Factory was constructed, this beam would have been imported from England.

A fire stair was installed in the north-west corner of the building as part of the repair works in 1984-5 and a window on the ground floor in that corner has been converted into a fire egress door. During these 1980s repair works the ground floor façade was partially reconstructed, with the window openings rebuilt using slightly different textured bricks.

There are metal gutters and downpipes located at the sides of the building, and sprinkler heads above each window on the side and rear elevations. Lighting consists of several modern light fixtures installed on the façade of the building. Metal tie rods were installed in 2013 to brace the building and the ends of these are visible in the render banding on the first and second floors. Much older tie rods also exist, their location indicated by the cast-iron plates located at three levels on the western façade. These tie rods are linked to the internal horizontal timber support beams and may date from shortly after the construction of the building.

The roof is hipped, with a central valley towards the rear of the building. It is finished in corrugated metal and from a distance, can be partly seen behind the parapet.

FIGURE 29: Front façade, c2013. Source: FUTUREPAST Heritage Consulting report

FIGURE 30: Front facade

FIGURE 31: Front and western facade

FIGURE 32: Ground floor, front façade, showing central door

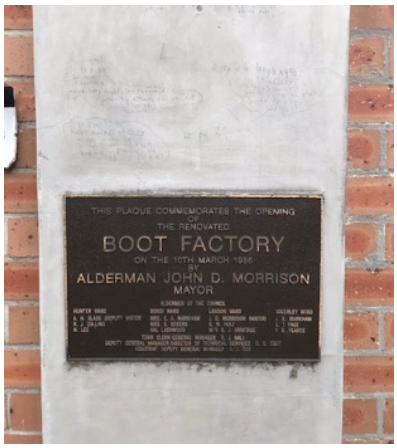
FIGURE 33: Ground floor, front façade, showing 1985 door to fire stair

FIGURE 34: Front façade, looking up from ground

FIGURE 35: Front façade, looking up from ground

FIGURE 36: Western façade

FIGURE 37: Front façade and parapet looking from terrace of Mill Hill Centre



FIGURES 38, 39 & 40: Various signage, interpretation and plaque, all on front façade

3.3.2 Interior

The Boot Factory has three floors, linked by a c1985 concrete fire stair in the north-western corner of the building. The fire stair has tubular steel hand-rails and modern fire doors at each level.

On the ground floor, the fire stair is mirrored with bathrooms in the north-eastern corner, similarly installed during the 1980s refurbishment works. A timber-framed glass partition has also been installed between the bathrooms and fire stair, effectively creating a small lobby area. This level has a concrete floor, installed during the 1980s, most-likely replacing the original (or early) bitumen floor.

Each floor is divided up into a 3 x 3 grid, defined by existing structural elements, namely either timber columns or the corner of the fire stair. The first and second levels have timber floors, with the timber structure exposed to the level below.

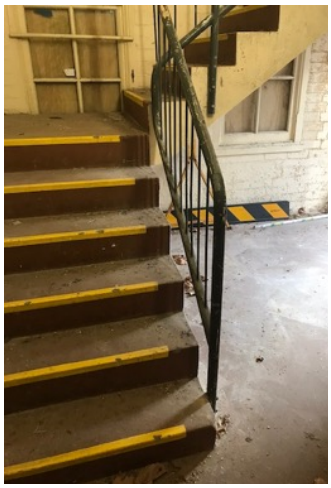
Each floor has had large amounts of temporary steel bracing (dating from 2013), plus additional temporary supports, making current inspection difficult. At the same time, major openings were cut between floors and in the roof, to facilitate installation, most of which are still evident.

The roof space is accessible from the second floor, and an inspection by ladder indicates a framed construction with most fabric dating from the 1980s refurbishment.

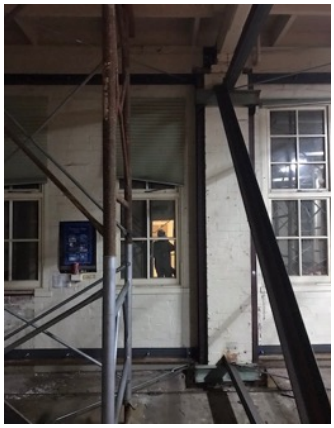
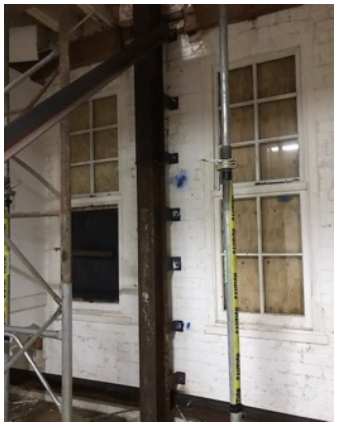
FIGURE 41: Ground floor

FIGURES 42, 43 & 44: Interior, ground floor


FIGURES 45 & 46: Typical windows



FIGURES 47, 48 & 49: Fire stair

FIGURES 50, 51 & 52: First and second floors

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 EXISTING HERITAGE LISTINGS AND CITATIONS

4.1.1 The Site

The building known as the Boot Factory:

- is not listed as a heritage item on the State Heritage Register under the auspices of the NSW Heritage Act 1977.
- is listed as a heritage item (I236) in Schedule 5 Part 1 of the Waverley Local Environmental Plan 2012.

In 2018, Waverley Council commissioned John Oultram Heritage + Design to carry out a further heritage assessment of the Boot Factory to determine if it met the criteria for listing on the State Heritage Register. This report reconfirmed what had been previously noted in the Urbis report (November 2015)[15], namely that the Boot Factory:

- Meets five of the Heritage Manual criteria for identification as a place of local significance
- Is worthy of inclusion as a heritage item in Schedule 5 Part 1 of the Waverley Local Environmental Plan

However

- It does not meet the threshold for listing on the State Heritage Register.[16]

4.1.2 Heritage Items in the Vicinity of the Site

As shown in Figure 53, there are no other heritage items as listed by Schedule 5 Part 1 of the *Waverley LEP 2012* in the immediate vicinity of the site.

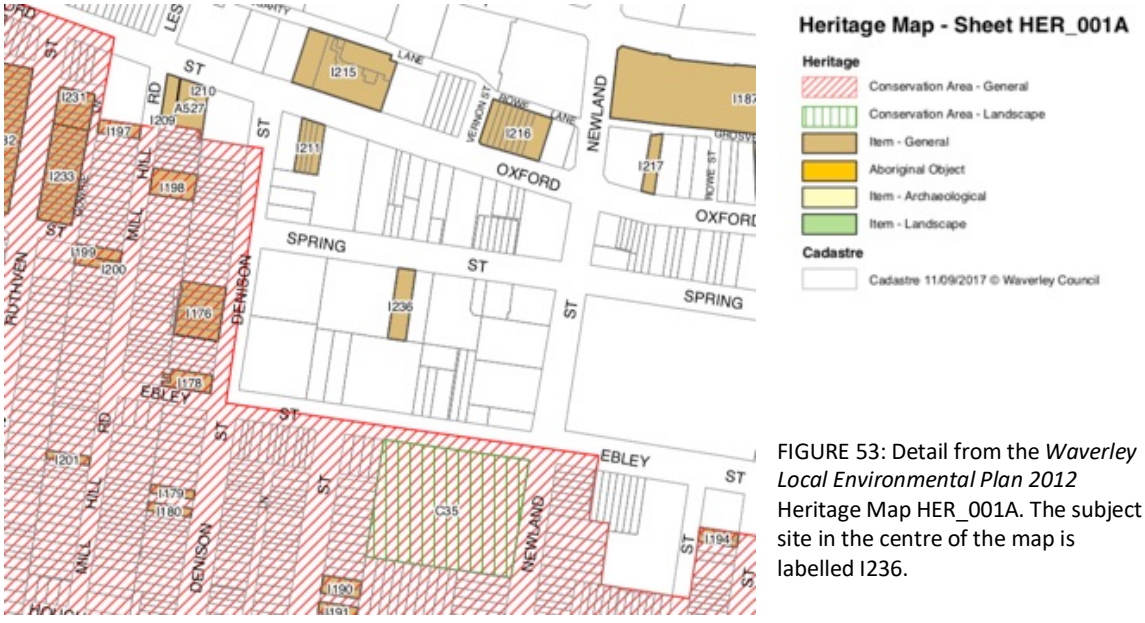


FIGURE 53: Detail from the *Waverley Local Environmental Plan 2012* Heritage Map HER_001A. The subject site in the centre of the map is labelled I236.

[15] Urbis, *Boot Factory History and Adaptive Reuse Report*, 2015

[16] John Oultram Heritage + Design, *Boot Factory, 27-29 Spring Street, Bondi Junction - Heritage Assessment*, July 2018, p18.

4.2 IDENTIFICATION OF VIEW CORRIDORS

The principal views to the Boot Factory are from Spring Street, and Norman Lee Place, directly in front of the building. On all other sides, there is more recent development obscuring views to the Boot Factory.

FIGURE 54: View to Boot Factory from Norman Lee Place.

4.3 HERITAGE SIGNIFICANCE OF THE SITE

4.3.1 Statement of Significance

The Heritage Division of the Office of Environment & Heritage has produced guidelines regarding the assessment of heritage significance, with a recognised methodology for the assessment of cultural significance. These criteria were used to assess the significance of the Boot Factory by Urbis in their *History and Adaptive Reuse Report: Boot Factory*, dated November 2015.[17] This was reviewed by John Oultram in 2018, who concurred with the previous assessment.[18]

The Statement of Significance from this previous assessment is as follows:

> *The building is considered to have historic, associative, rarity, aesthetic and social significance in the context of the local area.*
>
> *The building is a rare surviving example of a 19th century boot factory. It is generally representative of the industrial use of architecture and of the continuous*

[17] Urbis, *History and Adaptive Reuse Report: Boot Factory*, November 2015

[18] John Oultram Heritage + Design, *Boot Factory, 27-29 Spring Street, Bondi Junction - Heritage Assessment*, July 2018

practice of bootmaking in the 19th and the 20th centuries. It also indicates changes in the process of bootmaking.

The group of boot factories of which the subject site is a part indicates the large amount of local boot making which was taking place at the end of the 19th century, albeit the subject site was one of the smallest of these factories. The decommissioning of many of the factories indicates the decline of the industry in the 1940s due to the importation of foreign goods. However; the subject factory remained opened until the 60s [sic].

Notwithstanding the above, there is no physical evidence of the previous processes on the site except the essential form of the building which indicates the industrial use. Therefore, it is not considered that there is any information comprised within the item which will provide any further historic information about the practice of bootmaking.

The building is aesthetically significant for its late Victorian Free Classical elements and includes face brick with rendered, pilastered columns and string courses, double hung [sic] *timber, multiplane windows and a simple decorative parapet. These features are aesthetically significant and contribute to the presentation of the*
building. The essential form of the building generally indicates its industrial use. The large windows and open spaces indicate its use as a factory.

All four facades of the building were intended to be visible with the primary elevation only marginally more ornate than the remaining. Although the setting of the building has been significantly degraded by the impact of later surrounding development, all external facades are visible, characteristic of the style and relatively intact. Internally the original columns, herringbone strutting and the original flooring is of high significance

There have been some minor modifications to the building including the replacement of some of the brickwork and windows during the 1980s conservation works. Notwithstanding, the additions are considered to be either neutral and therefore do not detract from the aesthetic significance of the building.

The northern forecourt indicates the original setting of the item and makes a substantial contribution to its aesthetic significance.[19]

We concur with this assessment.

4.3.2 Condition and integrity

For over 10 years there has been many studies and reports associated with the structural condition of the Boot Factory. Some of these recommended demolition and others introduced structural steel bracing to reinforce the building.

As part of this current project, Partridge Structural Pty Ltd, consulting structural engineers were engaged to investigate and advise on adaptive reuse options for

[19] Ditto, p.14

the Boot Factory. Their commission also included a review of the previous assessments, plus recommendations for necessary structural works.[20]

As noted in the Partridge report, the 2007-2013 reports describe the building as unsafe for various reasons, and many 'condemn the building as unsafe and recommend demolition.'[21] Partridge questioned the outcomes of these reports as they do not provide 'any definitive values of the structural damage… [such as] brickwork crack widths, photographic record of the extent of cracking, tabulated values of the building movement, geotechnical foundation investigation or definitive values of the front wall bow.'[22] These early reports resulted in the installation of temporary steel bracing in 2013, with major impacts on building fabric during installation. Partridge conclude that the condition of the building 'has severely deteriorated as a result of storm water penetration since the temporary steel bracing installation.'[23]

As summarised by Partridge, more recent structural reports generally recommend upgrade of the existing structural members and do not recommend demolition.[24]

More detailed analysis of the building fabric by Partridge concluded that:

- the ground floor slab seems stable, but further investigation is required;
- all external walls are in sound structural condition;
- the steel lintels appeared to be in reasonable structural condition;
- the timber structural members were found to be severely damaged by moisture and stormwater leaks evident throughout the building. the timber floor members do not appear to be structurally adequate and need to be either upgraded or replaced and;
- the roof was damaged during the installation of the temporary steel bracing in 2013, is currently leaking, and this has compromised the roof structure.[25]

In summary, the exterior walls of the building are in good condition, including the windows and doors, many of which were upgraded during the 1980s refurbishment. The internal timber structure has been severely compromised due to water ingress, mostly as a result of the 2013 installation of steel bracing. Generally, the integrity of the Boot Factory is fair, considering the changes resulting from the 1980s refurbishment and the 2013 structural bracing.

4.3.3 Essential characteristics of the Boot Factory

While there is no doubt that the Boot Factory has historic, associative and social heritage significance at a local level, as well as being both rare and representative, it is the building's aesthetic significance that is most evident on site, expressed directly through its distinctive form and layout. These characteristics are important, and need to be expressed, emphasized and definitely retained. These characteristics are integral to an understanding of much of the heritage significance of the Boot Factory.

[20] Partridge, *Structural Engineering Report – Boot Factory*, January 2019

[21] Ditto, p.2.

[22] Ditto.

[23] Ditto.

[24] Ditto.

[25] Ditto.

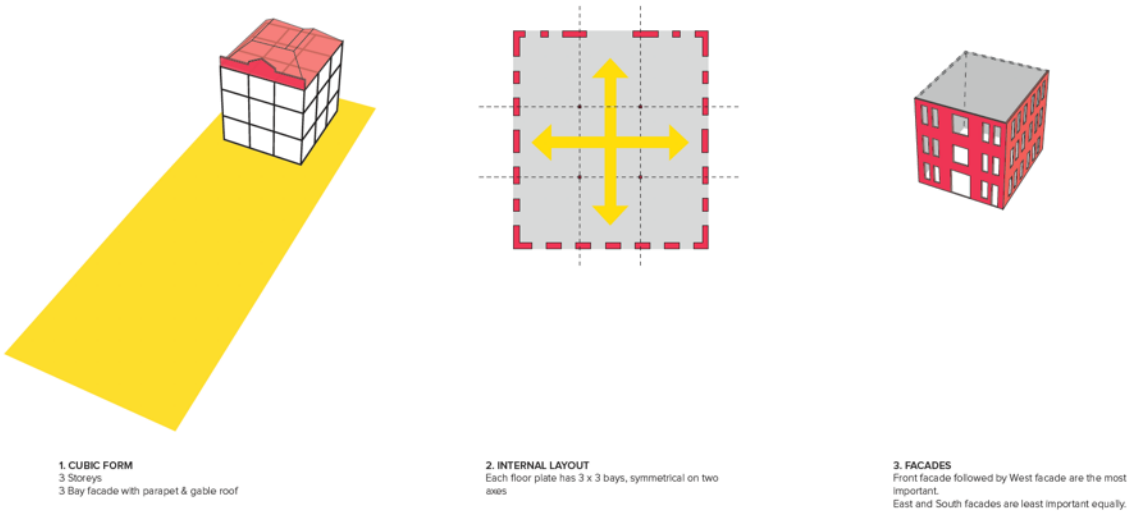


FIGURE 55: Important characteristics of the Boot Factory, linked to its heritage significance.

The Boot Factory is rectilinear in form, almost cubic, comprising three-storeys of three-bays, with each floor separated by a string course. The front façade features pilasters between the three bays and is terminated with a rendered parapet. Most bays are two windows wide, with the exception of the front façade, which has one double-width window in the central bay.

Each floor is a perfect square in plan, symmetrical on two axes, with a three by three grid on each floor, defined by a structural system of timber columns and brick pilasters. The fire stair and bathrooms added in 1984 were designed to respect this powerful grid.

The existing relationship of the Boot Factory to Spring Street is integral to its heritage significance and needs to celebrated; this forecourt indicates the original setting of the item and makes a substantial contribution to its aesthetic significance. Further to this, the front façade is by far the most important, with its rendered string courses, pilasters and parapet.

Due to the setback of the adjacent development, the western façade is also highly visible and needs to be respected. Due to the proximity of development on adjacent sites, the importance of both the eastern and southern facades is diminished, as these facades cannot be experienced properly, and possibly allow for scope to change (such as new openings or other interventions).

5.0 PROPOSED UPGRADE

Waverley Council commissioned Archer Office as lead consultant of a team to investigate options for the proposed upgrading of the existing late 19th century building for use as a 'Community and Innovation Hub', a place for the community and for the future, a place to generate and share ideas.

The team of architects, engineers, heritage specialists, BCA and fire safety consultants have closely inspected the building and interrogated Council's program. At the same time, the team has analysed previous reports, studies and concepts for the site. Some of the conclusions of this current study include that:

- the Boot Factory has a high degree of heritage significance at a local level;
- important elements and characteristics of the existing building are integral to its heritage significance;
- the exterior of the building is structurally sound, though the internal structure has been compromised by water ingress (partly caused by the introduction of temporary steel bracing in 2013 and inadequate roof drainage);
- any proposals to introduce new vertical circulation in the existing building, especially for equitable access effectively diminish the usability of the floor plate;
- the overall site needs to be considered to link it closer with the existing public domain of Bondi Junction;
- flexible spaces within the existing building will increase it ability for long-term use;
- minimise mechanical services within the existing building by using natural ventilation where possible;
- use of the existing services and circulation within the adjacent Mill Hill Centre could facilitate increased flexibility of the former factory building and;
- a simple cost-effective option is essential to ensure project vision is realised.

5.1 PREVIOUS PROPOSALS

5.1.1 Proposed Demolition, c2007-2013

Various reports commissioned by Waverley Council from c2007 - c2013 questioned the structural integrity of the building, and some specifically describe the building as unsafe and recommended demolition. (The veracity of these reports has been called into question by subsequent analyses of the building.)

In late 2013, Waverley Council commissioned FUTUREPAST Heritage Consulting to carry out a heritage assessment of the building and assess the potential heritage impact of proposed demolition. It concluded that:

> "The demolition of the building will represent a loss to the local heritage of Bondi Junction that can only be partially offset by the available mitigation measures. The best potential for conservation and future use of the building would be through its incorporation into a modification or redevelopment of the adjacent Mill Hill Community Centre site to the east, however the likelihood of that occurring is unknown."[26]

[26] OCP Architects, *Bondi Junction Civic Heart Precinct: The Boot Factory*, May 2016, p.12.

It did offer various mitigation measures should the site be demolished including:

- retaining decorative elements of the façade for reincorporation into the site;
- investigating the potential reuse of other building elements in any new development;
- implementing interpretive measures;
- commemorating the previous use of the site through naming it "Sidaway Place", "Boot Factory Place" or similar and;
- incorporating or acknowledging the design and character of the building in any new infill building

These mitigation measures are very limited and purely interpretive in nature, and a subsequent review of this document by OCP Architects (as part of the City Heart Project) noted that "retention of the building is the much-preferred option rather than the need to interpret the building by the various means outlined above".[27]

5.1.2 Waverley Council Civic Heart Project, 2015/6

The Bondi Civic Heart Precinct project was developed by Waverley Council in 2015-6 to assess options for consolidating its various properties spread across a number of locations throughout Bondi Junction. This consolidation presented an "opportunity to create a new appealing civic heart in Bondi Junction, a civic space centred on Norman Lee Place, the location of the Boot Factory."[28]

As OCP Architects noted in their report, the principle aims of the adaptive reuse of the Boot Factory were to integrate the former factory and its forecourt meaningfully into the new Civic Heart urban design and to:

- maintain heritage significance by retention of fabric and character;
- develop an innovative approach to the adaptive reuse design and;
- ensure a practical redevelopment solution.[29]

A major component of the Civic Heart Project was a study by Welsh+Major Architects (and others) proposing 5 options for the adaptive reuse of the Boot Factory, following several specific adaptive reuse guidelines:

- Roof: The pitched roof form should be retained but the roof cladding may be renewed. If additional floors were to be considered they should be set back from the perimeter to enable clear interpretation of the original building;
- Top floor ceiling: The intrusive ceiling should be removed and replaced with a timber lined ceiling;
- Ceilings generally: The timber floor structure should remain exposed including the herringbone strutting. New suspended ceilings should be avoided;
- Interior spaces: An open plan with no internal partitions and exposed timber structure should be encouraged in any future fitout;
- Opportunities for links: The best opportunity for link penetrations to other buildings are provided in the south elevation. Link penetrations to the east and west should be confined to the middle or the rear. No link penetrations to the front façade;

[27] OCP Architects, op.cit., p.12.

[28] Ditto, p.3.

[29] Ditto.

- Significant views: Views to the front façade from Spring Street are exceptional and should be retained. Side views should be maintained but may be closer;
- Forecourt: New sympathetic structures may be introduced to the forecourt as long as the significant views above are maintained;
- Setting, curtilage and form: All four facades are intended to be visible. Presently views to all but the west and north facades are severely restricted. Increasing views to all facades should be encouraged in new development. Any new buildings in the front courtyard should be carefully considered so as not to diminish the views of from the façade.[30]

The five options developed in this study were as follows:

- Wrapped building;
- Linked building;
- Walled courtyard;
- Additional floors above and;
- New 'Gateway' building[31]

These five options are shown in Appendix 1.

All of these options included the introduction of a central circulation core, 'to provide lateral stability to the building… enabling the most efficient use of structure… allows for the removal of non-original stair core in NW corner, and for all perimeter windows to be read from the interior, as per the original building configuration, and has no interference with building exterior.'[32]

At this stage, Council commissioned further structural studies of the former factory that concluded that the previous studies were inadequate and that the existing building could be repaired to as structural sound condition. This conclusion has been reiterated by the recent Partridge structural analysis.[33]

In retrospect, most of the Welsh+Major options were unrealistic and generally provided little effective gain. Some were directly related to the Council use of associated sites and all provided limited usable space within the Boot Factory due to the introduction of the central circulation core.

5.2 CURRENT UPGRADE OPTIONS

The proposed upgrade option shown on the documents prepared by Archer Office is as follows:

- The Boot Factory - Upgrade Options Analysis, for Waverley Council: Phase 2: Concept Design Development - Drawing Set, 14 February 2019;
- The Boot Factory - Upgrade Options Analysis, for Waverley Council: Stage 4: Upgrade Options Analysis Report - Design Report, 15th February 2019.

Integral to this concept is the integration of both Council buildings on this site: by linking the Boot Factory and the Mill Hill Centre, the need for the introduction of

[30] Welsh+Major Architects, et.al., *History and Adaptive Reuse Report for The Boot Factory, 27-33 Spring St, Bondi Junction*, for Waverley Council, November 2015.

[31] Ditto.

[32] Welsh+Major Architects, et.al., *History and Adaptive Reuse Report for The Boot Factory, 27-33 Spring St, Bondi Junction*, for Waverley Council, November 2015.

[33] Partridge, *Structural Engineering Report – Boot Factory*, January 2019, p.8.

vertical circulation and sanitary facilities etc is no longer required within the Boot Factory, maximising available floor space.

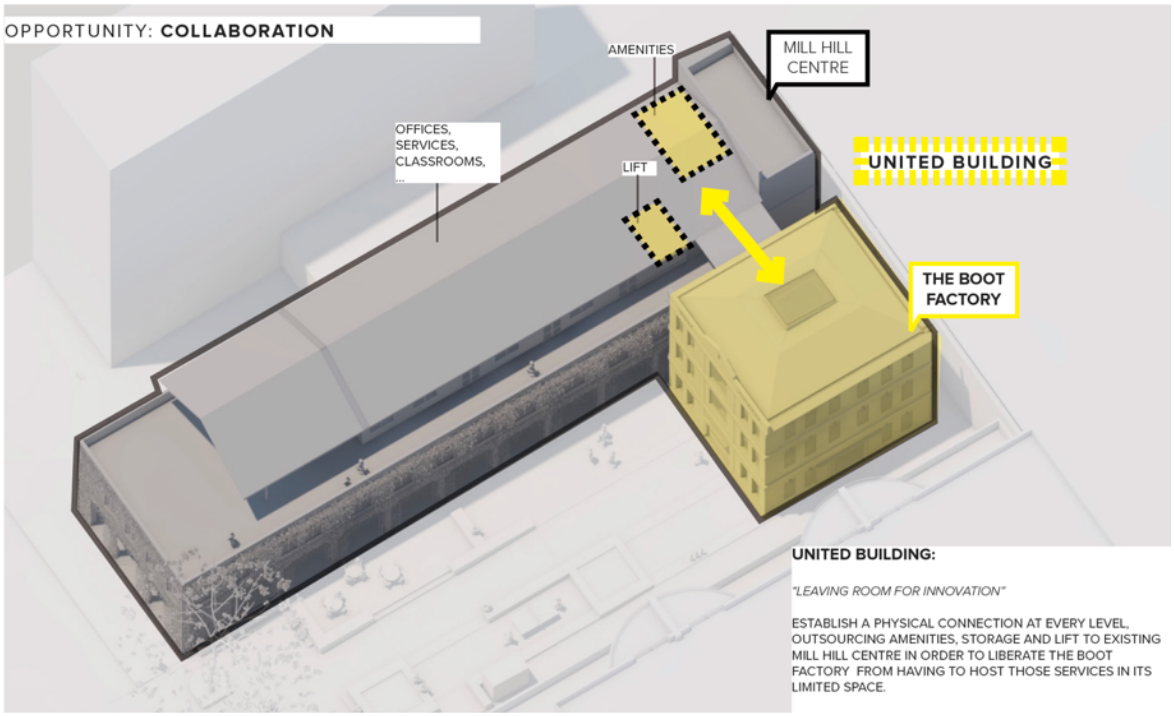


FIGURE 56: By establishing a physical connection at every level of the Boot Factory to the Mill Hill Centre effectively liberates the Boot Factory from having to host services (required amenities, storage and lift) in its limited space. Source: Archer Office.

Another major principle of the proposed concept is to make the spaces in the Boot Factory as diverse as possible, so that they have the flexibility to adapt over time. The spaces are intended to be able to support a diverse range of activities including events, exhibitions, talks, meetings, workshops, training, drawing classes, yoga, etc. Each level is designed to have different characteristics to facilitate this diversity of uses:

- The ground floor is designed to be connected to the external public spaces surrounding the building with three additional doors in the centre of each façade with on-grade access. This provides an opportunity to create a single indoor/outdoor venue across the whole site.
- Level 1 has been designed such that the space can be divided to create a range of smaller flexible, intimate and collaborative rooms, using movable partitions and operable walls that reinforce the existing 3 x 3 grid.
- Level 2 is intended to be a generous column-free space with exposed roof structure and a large skylight. This space is tentatively called the Cloud Room.

Included in this concept are the following proposed works:

- Refurbishing the existing forecourt landscaping, including removal of some trees, introduction of new paving, seating and low planter beds.
- Extending the new paving across Spring Street, to link the subject site to the existing public domain of Bondi Junction.
- Upgrade facilities in the Mill Hill Centre.
- Introduce a bridge to the Mill Hill Centre to use upgraded facilities and vertical circulation for the Boot Factory.

- Introduce new openings in the centre of each façade at ground level to encourage activation of the public areas, plus at each bridge to the Mill Hill Centre.
- Install brass wire mesh over all windows on all elevations except the front facade to allow windows to be operable and new copper drencher sprinklers on all facades.
- Demolish existing internal structure and introduce new structure with major elements in a similar location to the existing (for first and second floors).
- Demolish existing roof structure and construct new roof with similar external form, plus a new central skylight.
- Construction of a new plant-covered screen along the western façade of the Mill Hill Centre.

Various options are being considered for the new internal structure as follows:

- Option 1A: Restore existing timber structure;
- Option 1B: New timber structure;
- Option 2A: Concrete over existing timber;
- Option 2B: Composite timber and concrete;
- Option 3: New concrete structure.

6.0 ASSESSMENT OF HERITAGE IMPACT

As the current concept is not a Development Application as such, the following assessment of heritage impact is not being specifically assessed against the clauses of the LEP or DCP as is often the case in a Statement of Heritage Impact, but assessed against the heritage significance of the property and its various components.

6.1 IMPACT OF THE PROPOSED NEW WORKS

6.1.1 Impact upon the setting

As previously noted, the proposed works involve revisions to the landscaping of the forecourt to the building, as well as the introduction of a green screen to the Mill Hill Centre. The urban design for this zone reinforces the 3 bays of the front façade and introduces this as an element in the layout of the landscaping, emphasised through a distinct paving pattern, low garden beds, seating and minor level changes. Several small to medium trees are proposed to be removed as is the modern reproduction gate/fence along the property boundary.

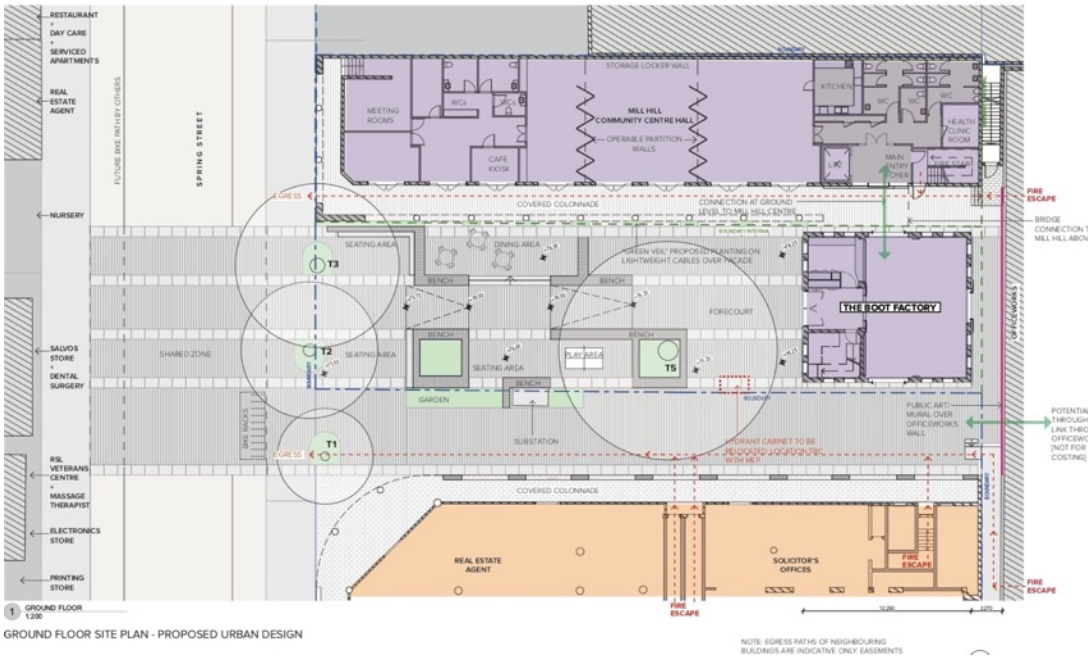


FIGURE 57: Proposed urban design, NTS. Archer Office

These works will dramatically increase the amenity of Norman Lee Place and encourage increased use and thus public appreciation of the Boot Factory. The removal of several trees will result in increased views to the Boot Factory. The loss of the trees will be ameliorated by the introduction of the green screen to the Mill Hill Centre, which will create a pleasant backdrop to Norman Lee Place.

Overall, the proposed works to Norman Lee Place will have a positive impact upon the heritage significance of the Boot Factory.

The proposed works also include a continuation of the paving within Norman Lee Place across Spring Street. This will effectively integrate the site within the public domain and

subsequently increase awareness of the Boot Factory. This will have no impact upon the heritage significance of the Boot Factory.

6.1.2 Impact upon the external form

The main changes proposed to the exterior of the building are the introduction of three new doors on the ground floor, new doors on the first and second floors with a bridge to the Mill Hill Centre, and the addition of brass wire screens on all windows on all facades except the northern elevation. (The changes to the roof are addressed below.)

In an attempt to minimise the introduction of mechanical services within the building, it was considered that the building should be naturally ventilated with operable windows. This resulted in a number of fire-safety issues which have been resolved with the use of new copper window drencher sprinklers over every opening (similar to existing), plus the introduction of brass wire screens within all window openings (except for the northern elevation). All retained windows will be restored and made operable, with any potential lead paint removed. The principal elevation (facing north) will remain essentially unchanged. All fixings into the existing building (associated with the brass screens and drencher system) will occur in mortar joints.

During the 1980s work on the Boot Factory, there were major repair works to the windows in all facades of the building. These works have resulted in changed significance of the fabric of each window, as identified in the Urbis 2015 report, reproduced at Appendix 2. In this report, the windows have been noted as being of High or Moderate Significance depending on the degree of change/repairs during the 1980s. With the proposed adaptive reuse, the existing windows will remain essentially remain unchanged (except where the new doors are introduced). In recent years, the windows have been boarded up, making it difficult to determine their current condition and operability. The retained existing timber-framed windows will be made good, repaired and repainted.

The openings to the east to provide access to the Mill Hill Centre do involve the loss of several windows, but this facilitates the use of the adjacent building for kitchen & bathroom facilities as well as vertical circulation. Another component of the proposed concept is the introduction of three new doors at Ground Level, within the central bays of the east, west and south facades. This is intended to facilitate the integration of this space with the public square and adjacent external areas.

The introduction of these doors at ground level is consistent with the design of the original Boot Factory building as being considered 'in-the-round', as it was always conceived. Connections between the ground floor and public domain provides benefits to both interior and exterior spaces, increasing activation of the building. Opening onto these intimate outdoor spaces encourages interaction with the new public art on the southern wall of the site, and expands public access to the full extent of the site, thereby activating external spaces that are currently underutilised. Furthermore, these new doors have been designed as pivot doors to minimise impact upon building fabric and to allow flexibility to open inwards or outwards. They are to be mechanically assisted to close automatically in a fire event.

While the creation of new openings is the exterior of the building does involve the loss of original fabric, it facilitates the increased flexibility of the Boot Factory and thus its potential for long-term use by the community. These new openings may have minimal

impact upon the heritage significance of the building, but the likely outcome of increased use and value of the building compensates for any potential impact on heritage significance. As these new openings are located in the side and rear elevations of the existing buildings, they will have some but very minimal impact upon the heritage significance of the Boot Factory.

Concerns have been raised over the replacement of the main timber doors on the northern side of the Boot Factory. It is understood that the front entrance doors date from the main refurbishment works during the 1980s (as identified in the ranking diagrams in the Urbis report 2015 at Appendix 2). These doors have deteriorated since the 1980s (mainly from lack of maintenance). The condition of the existing doors will be reviewed during detailed documentation. If it is not possible to retain the existing front doors then a new set of doors with a similar industrial aesthetic will be constructed. The proposed new doors will generally be fixed open when the building is in use to ensure compliance with current building codes.

The existing external finishes will generally remain unchanged: there are no external areas/components proposed to be painted that are not currently painted or have not been painted historically.

These works will have little to no impact upon the existing heritage significance of the building as the existing character of the building will not be significantly changed and all are reversible.

6.1.3 Impact upon the interior

The proposed internal works are relatively minor, with the introduction of minimal walls etc. (Discussion of the changes to the internal structure is dealt with in Section 6.1.4). The internal works are designed to provide a range of flexible spaces within the former factory, with the ground floor being directly connected with the external public areas, the first floor providing a series of flexible intimate smaller spaces and the second floor providing one generous space. (Refer to Figures 58-61.)

Other than the top floor, the existing character of the spaces will essentially remain unchanged with evidence of the existing 3 x 3 structural grid. Changes to the character of the upper floor are directly linked to a new roof structure, but it does mean the loss of the structural grid. Generally, the impact of the proposed upgrade may have some minor impact to the interior of the building, but only on the second floor and the increased flexibility of spaces within the building is adequate justification for this minor impact.

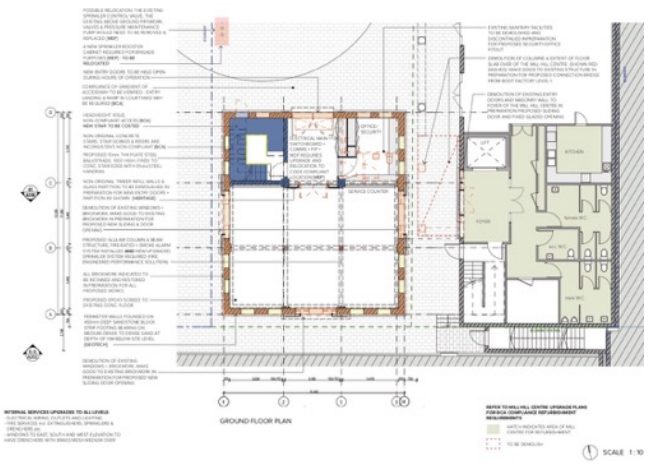


FIGURE 58: Proposed Ground Floor Plan, NTS. Archer Office

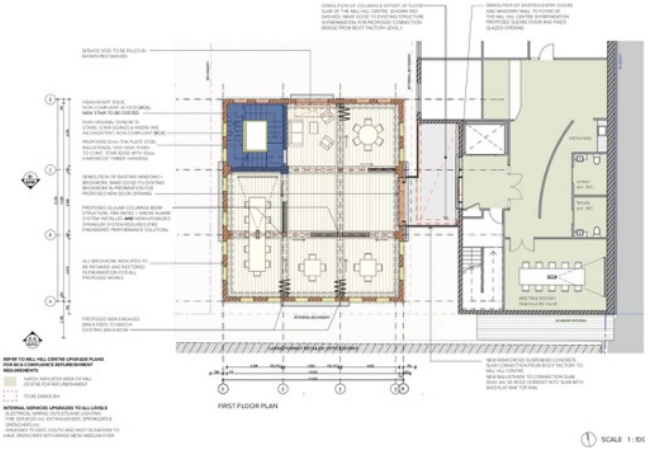


FIGURE 59: Proposed First Floor Plan, NTS. Archer Office

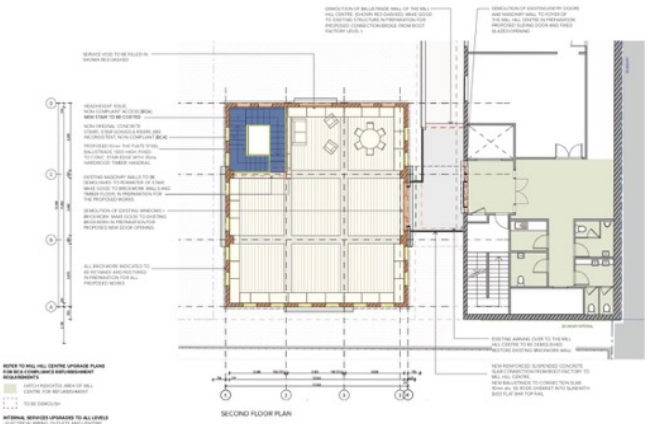


FIGURE 60: Proposed Second Floor Plan, NTS. Archer Office

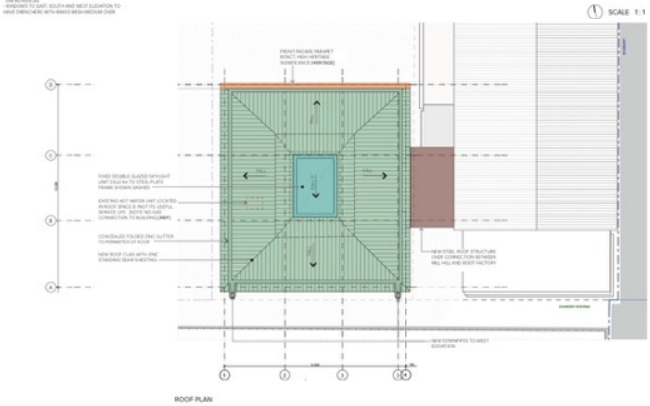


FIGURE 61: Proposed Roof Plan, NTS. Archer Office

Historically, the internal character of the Boot Factory was three levels of large open spaces for use as factory floors. The proposed adaptive reuse removes all of the internal partitions inserted in the 1980s, with the exception of the masonry walls around the fire stair on the ground and first floors. The proposed works include very few fixed partitions on the first floor, with various operable walls to create a range of spaces for flexible uses. These partitions are all reversible. The historic open character of the Boot Factory will be retained following the proposed adaptive reuse.

Recently, concerns have been raised regarding the proposed replacement of the secondary doors between the entrance lobby and the main ground floor space. Close inspection of these doors indicate that they clearly dates from the 1980s refurbishment of the Boot Factory and their loss will have no impact upon the heritage significance of the site. The proposed new doors will allow for compliance with current building codes.

The proposed adaptive reuse recommends the use of a natural ventilation system within the historic building, ensuring acceptable internal conditions. To facilitate this, the existing windows will all be made good and subsequently operable. The natural ventilation of the Boot Factory is to be supplemented by ceiling fans in some areas and split system air conditioning for peak hot/cold days. Generally, ducted air has been avoided to minimise any potential impact on the significant brick fabric of the building. Any required additional supply air to facilitate suitable conditions is considered to be equivalent to opening a window and is therefore not considered necessary, particularly given potential heritage impact upon the Boot Factory.

Regarding internal finishes, the existing paint finishes all date from the 1980s refurbishment or later. These finishes will be investigated further during construction, as well as confirming if any early finishes are extant and recorded. It is important that the internal wall finishes are breathable to deal with any potential moisture ingress, while still ensuring that the it remains evident that the walls are constructed from brickwork. The new timber structure is intended to be left as exposed timber finish rather than painted.

These works will have little to no impact upon the existing heritage significance of the building as the existing character of the building will not be significantly changed.

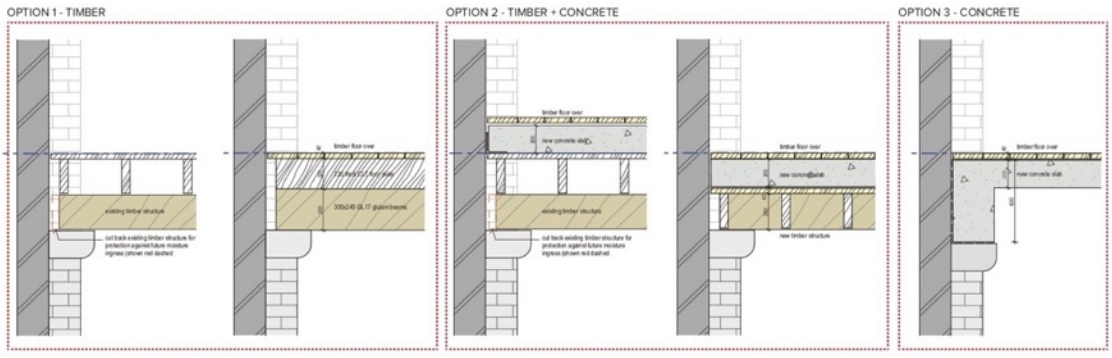
6.1.4 Proposed new internal structure

A major component of the proposed upgrade involves changes to the internal structure of the building. As previously noted, long periods of water ingress have diminished the existing capacity of the timber floor structure, to the extent that any new use within the Boot Factory requires major reconstruction/replacement of the existing structure or a completely new structural system. Any works should also take into consideration the expected longevity of the structural system, likely completed strength, acoustic separation and fire-safety issues. (The roof structure is discussed separately in Section 6.1.5 below.)

Several options have been investigated, including repairs to the existing structure involving a member-by-member analysis of the existing structure to allow piecemeal replacement with new elements and reinforcing as required (Option 1A). Other options have included the construction of a new finely crafted timber floor using contemporary techniques such to improve acoustic separation and fire performance and strength

(Option 1B), composite timber/concrete systems (Options 2A and 2B) and a wholly concrete system (Option 3). (Refer to Figure 62 below.)

It was generally considered that composite systems were too massive and would impact upon the existing floor levels and relationships to existing window sills. The idea of a concrete structural system bears no relationship to the existing timber structural system integral to the character of the factory, with exposed timber floors and unlined exposed floor structures when viewed from below.



OPTION 1A **RESTORE EXISTING TIMBER STRUCTURE**	OPTION 1B **NEW TIMBER STRUCTURE**	OPTION 2A **CONCRETE OVER EXISTING TIMBER**	OPTION 2B **COMPOSITE TIMBER AND CONCRETE**	OPTION 3 **NEW CONCRETE STRUCTURE**
Member-by-member analysis of existing structure to allow piecemeal restoration with new elements and reinforcing as required.	Construct new finely crafted timber floor using optimised techniques such as CLT to improve acoustic separation and fire performance and strength.	New concrete slab, poured over the existing timber structure, which would be restored as a cosmetic, non-structural element to be supported from the concrete.	Construct timber floor structure with adjusted setout to allow a concrete slab to be poured over to finish at original floor level. Timber to contribute to structural performance.	New concrete slab with expressed beams to correspond with structural grid. Potential for timber detailed acoustic linings and integrated services such as floor boxes to liberate heritage brickwork from services.
Completed strength: (best case) 2kPa - 3kPa This could support uses such as a reading room, hotel room, office space or classroom but not strong enough for exhibitions, gatherings, events or physical activities.	Completed strength: Can be designed to high strength as required to allow for anticipated uses and future flexibility.	Completed strength: Can be designed to high strength as required to allow for anticipated uses and future flexibility. Note increased floor level will require threshold transitions and a new stair.	Completed strength: Can be designed to high strength as required to allow for anticipated uses and future flexibility.	Completed strength: Can be designed to high strength as required to allow for anticipated uses and future flexibility.
Negligible acoustic separation. Highly susceptible to fire. Sprinklers.	CLT provides improved acoustic separation. CLT provides improved fire performance. Sprinklers likely still required.	Good acoustic separation. Sprinklers not required by this construction but are likely required by other conditions.	Good acoustic separation. Sprinklers not required by this construction but are likely required by other conditions.	Good acoustic separation. Sprinklers not required by this construction but are likely required by other conditions.

FIGURE 62: Proposed structural floor options, NTS. Archer Office

The relative merits of Options 1A and 1B have been debated through development of this project. While retention of original fabric is often considered optimal in heritage projects, other issues such as completed strength, acoustic separation and fire-safety were also considered.

In this instance, given the existing condition of the building, attempts to retain and upgrade the existing interior timber fabric is likely to prove to be an explorative, expensive and highly labour-intensive process, resulting in substantial amounts of fabric replacement, while requiring major amounts of additional steel reinforcement. Furthermore, as identified by the Partridge report, the current system of supplementary steel framing is assisting to support the structure at the moment, and is likely to indicative of the extent of intervention required if the original structural system was retained.

The end result would be compromised in terms of longevity, ongoing maintenance requirements, acoustics, fire rating and its limited strength would severely impact the potential uses that the building could host.

In many heritage projects, it would be an automatic decision to repair or reconstruct the existing structural system to match existing. However, at the Boot Factory it was considered that as long as the principles behind the existing structural system were

replicated within a new contemporary timber structural system, that this was acceptable. These principles relate to the placement of columns in the same locations as existing (to respect the 3 x 3 grid), major floor beams from columns to pilasters with brackets, exposed underside of the timber flooring, etc. The preferred approach is Option 1B, with the use of laminated, solid timber sections. It is proposed that the historic timbers will be reused for non-structural components in the fitments and furnishings of the building.

While there is loss of substantial original fabric proposed with the upgrade of the internal timber structure, and this will have some heritage impact, it is considered that the new system provides numerous benefits that outweigh the heritage losses. It is recommended that the existing timber structure be recorded prior to any change occurring.

6.1.5 Proposed new roof structure and form

As previously noted, the existing roof structure has been compromised by long-term water ingress and requires complete reconstruction. The existing form and character of the roof has been identified as important to the aesthetic significance of the building, especially when viewed from the north.

Instead of the hipped roof with an internal valley facing south (which has proven to be a major cause of water ingress), the proposed roof form includes a pitched section to each elevation, with a central fixed double-glazed skylight (3.6x2.4m) with an internal automated electric screen. The external material is proposed to be zinc sheeting with standing seam joints over plywood.

Initially, two options for a new roof structure was proposed as part of the upgrade concept. The two options for the roof structure were as follows:

- Option 1: Concrete ring beam on exterior wall supporting exposed curved cross laminated roof beams with steel ring beam at skylight
- Option 2: Concrete ring beam on exterior wall supporting straight cross laminated roof beams with steel ring beam at skylight and lined with redressed historic timbers to form a cropped pyramidal ceiling

These options are shown in Figure 63 below.

Since the existing roof structure is in such poor condition, it is essential that it be completely rebuilt. Previous studies have noted that 'the pitched roof form should be retained but the roof cladding may be renewed'.[34] The proposals retain the existing pitched roof form to all sides where the roof is evident from the public domain, but removes the problematic internal valley.

[34] OCP Architects, *op.cit.*, p.12.

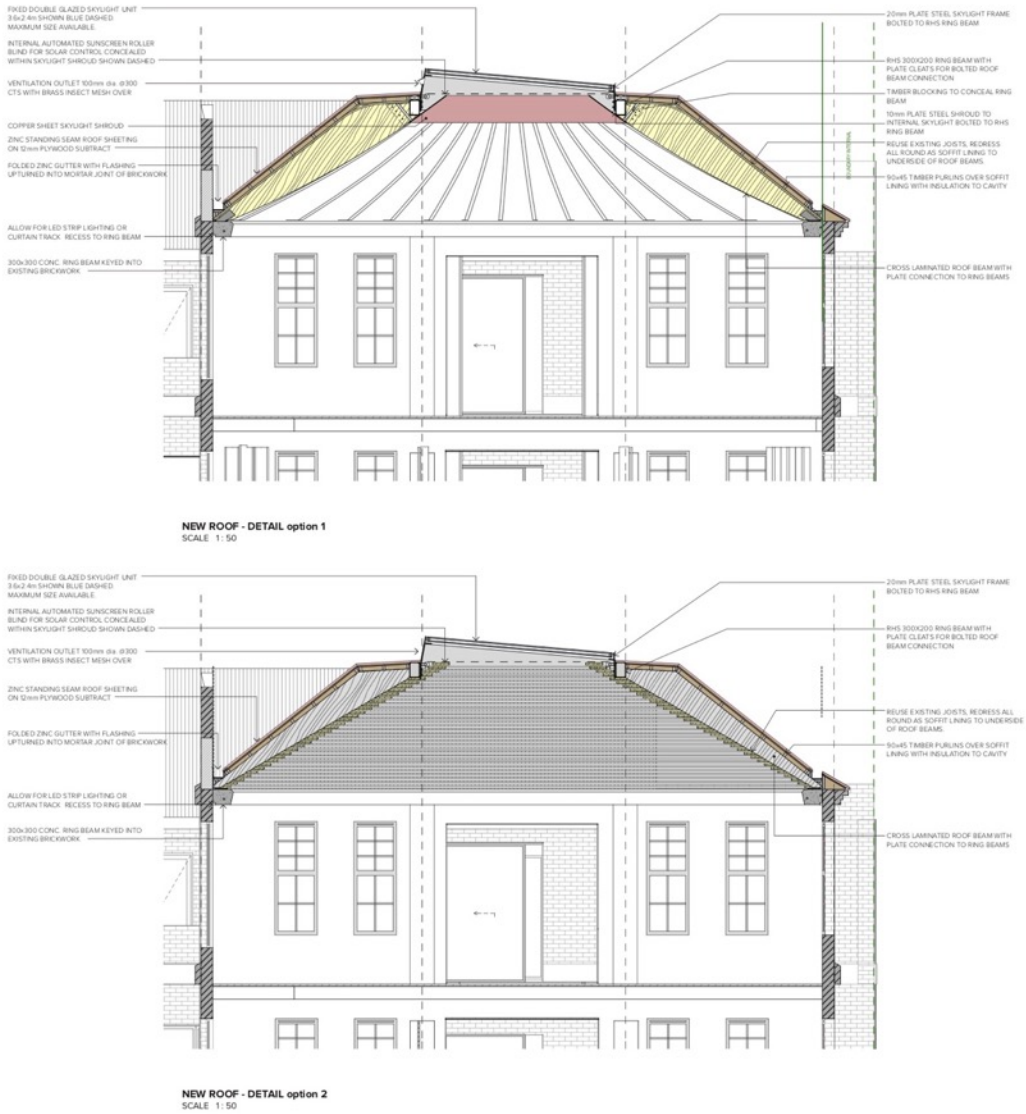


FIGURE 63: New roof options – Option 2 has since been deleted.

Similarly, the introduction of the skylight is not inappropriate as it will be barely visible from the public domain due to the parapet.

Further development of the concept has resulted in the deletion of Option 2 as it does not respect the existing character of structural elements in the Boot Factory where the exposed structure is generally evident from below (as in the existing floor structures).

While in some projects it would be an automatic decision to reconstruct the existing roof structure to match existing, in this project it was considered that as long as the external form from the public domain remained effectively the same, the new roof structure could be an innovative feature, linked to a large open space on the second floor. The introduction of a skylight increases the potential use of this space as well. The new structural system proposed is entirely supported on the exterior walls and therefore no internal columns are required. While this does impact upon the historic character of this floor (as a 3 x 3 grid), this grid will be interpreted in the new floor finish. The loss of the 3 x 3 grid on this floor does, however, provide an opportunity for a large and flexible open space that more that compensates for the loss of this original character.

Generally, the new roof structure will have very little impact upon the heritage significance of the Boot Factory. It is recommended that the existing roof structure be recorded prior to any change occurring.

FIGURE 64: Roof option 1 – internal perspective. Archer Office.

6.1.6 Impact assessed against the essential characteristics of the Boot Factory

As outlined in Section 4.3.3, it is the building's aesthetic significance that is most evident on site, expressed directly through its distinctive form and layout. These characteristics are important, and need to be expressed, emphasized and definitely retained. These characteristics are integral to an understanding of much of the heritage significance of the Boot Factory.

The proposed works will have no impact upon the existing external form other than minor changes to the roof form. The existing character of the almost cubic form remains unchanged, with only minor changes to the building facades.

The concept for upgrading the Boot Factory respects the existing 3 x 3 grid, defined by the structural system of timber columns and brick pilasters. Even the loss of the structural grid on Level 2 does not effectively diminish this perfect plan, as the grid will be reinforced in the floor finish and the new square skylight.

The existing relationship of the Boot Factory to Spring Street is integral to its heritage significance and this is reinforced in the proposed concept. The prominent nature of the northern façade remains.

Generally, the proposed upgrade of the Boot Factory respects the identified essential characteristics of the Boot Factory that are integral to its heritage significance.

6.1.7 Signage

There is very limited evidence of any historic signage at the Boot Factory, other than the text 'BOOT FACTORY' in cement render on the parapet. More recent signage includes a plaque commemorating the reopening of the building in 1986, signage about the building installed in 2001 (for the Centenary of Federation) and some directional signage relating to former tenants of the building (of an unknown date).

FIGURE 65: Historic signage on the parapet.

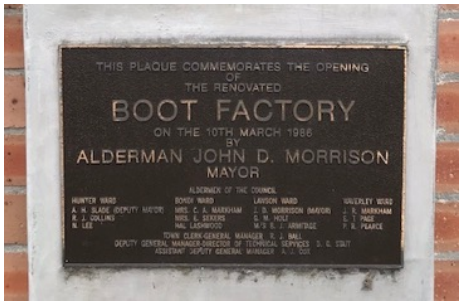


FIGURE 66: 1986 plaque

FIGURE 67: 2001 information panel

FIGURE 68: Directional signage – unknown date.

There is no known original signage to be reinstated, nor is there any documentary evidence of historic signage.

As such, any future signage will be contemporary in nature and character, but still respecting the heritage significance of the property.

6.1.8 Impact assessed against the policies in the Conservation Management Strategy (CMS)

As part of the assessment of the heritage impact of the preferred option, it is appropriate that the option is considered against the relevant policies contained within the CMS. These policies are addressed below:

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
1	GENERAL STATEMENT OF CONSERVATION APPROACH		
	The building should be retained and conserved	The Boot Factory is proposed to be retained and conserved.	*The proposed works are in accord with this clause.* Positive heritage impact.
	There shall be no vertical additions to the building apart from:		
	- Raised section to central valley to provide additional volume, top lighting or to allow removal of the central valley gutter to improve waterproofing	The current condition of the roof structure is significantly diminished and as such needs complete replacement. The proposed works include reconfiguration of the existing roof form and structure to address water ingress issues and to provide a central skylight to the upper level.	Works will retain the principal roof form of the building, while at the same time addressing ongoing water ingress issues, and provide top lighting. *The proposed works are in accord with this clause.* Positive heritage impact.
	There shall be no alterations to the façades of the building other than to reinstate original features apart from:		
	- Additional or altered openings to the ground floor to allow entrance/exit points provided the majority of existing windows are retained	The proposed development includes three new openings at ground floor, on the centre of the east, south and west facades. Further openings will be provided on the first and second floors of the eastern elevation, linked to a bridge to the Mill Hill Centre. (The existing lift and bathrooms in the Mill Hill Centre are proposed to be utilised instead of introducing them into the historic building.)	The proposed development includes the introduction of three new doors on the ground floor to facilitate the increased flexibility of the Boot Factory, linking this ground floor space to the surrounding area and thus increasing its potential for long-term use by the community. These new openings may have minimal impact upon the heritage significance of the building, but the likely outcome of increased use and value of the building compensates for any potential impact on heritage significance. The majority of the existing windows are retained. *The proposed works are in accord with this clause.* Minimal heritage impact. The proposed development includes openings on the eastern side of the building to provide on-grade access to the three levels of the Mill Hill Centre, to provide vertical transportation and bathroom facilities. While this does involve the loss of some original building fabric, this is an appropriate compromise compared to the potential impact of introducing a lift and additional bathrooms within the Boot Factory itself. The majority of the existing windows are retained. *The proposed works are NOT in accord with this clause, though the overall benefit outweighs the potential heritage impact.* Minimal heritage impact.

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
	The principal room layout and planning configuration as well as significant internal original features should be retained and conserved	The preferred option generally retains the principal room layout and planning configuration as well as all significant internal original features. The proposed works do include the removal of the existing timber structure and replacement with a contemporary timber structure with a similar configuration and layout. Other proposed works include a new roof structure requiring no internal supports.	Generally, the principal room layout and planning configuration as well as significant internal original features are proposed to be retained and conserved. The condition of the existing timber structure precludes retention without substantial replacement and reinforcement, so the proposed development does include a new contemporary timber structure with a similar configuration and layout, with similar works within the roof. *The proposed works are MOSTLY in accord with this clause; any anomalies relate to changed fabric with a similar character.* Minimal heritage impact.
	There shall be no external additions to the primary form apart from	The existing lift and bathrooms in the Mill Hill Centre are proposed to be utilised instead of introducing them into the Boot Factory. The Mill Hill Centre will be linked to the Boot Factory by bridges and new doorways in the eastern wall of the historic building.	Rather than introducing a lift within the building or adjacent to it, the proposed development plans to use the existing lift within the Mill Hill Centre, ensuring that there are no external additions to the primary form of the building. *The proposed works are in accord with this clause.* Positive heritage impact.
	- Provision of a lift and lift hall to the side or rear elevations	No external additions are proposed to the building.	N/A
2	**OWNERS REQUIREMENTS**		
	The property is owned by Waverley Council that wish to retain ownership and convert the building to a community use.	The proposed development includes adaptation of the building for use as an innovation hub by Waverley Council.	The property ownership will be retained by Waverley Council, and it is proposed to be adapted to an Innovation Hub. The preferred upgrade option allows flexibility for this and other community uses. *The proposed works are in accord with this clause.* Positive heritage impact.
3	**ITEMS/FABRIC THAT MUST BE CONSERVED**		
Exterior	All fabric of Exceptional and High Significance including	The proposed development involves minor openings within the external façade (doors linked to new bridges to the Mill Hill Centre, plus two extra doors in the centre of the south and western facades at ground level). Other works include the removal of the existing internal structure (floors, columns and roof) due to existing condition, degree of replacement required and expected future uses) and installation of a new contemporary timber structure.	All fabric of exceptional significance will be conserved. Some fabric of high significance will be conserved, particularly the majority of the external walls of the building. The internal timber structure (floors, columns and roof) is significantly compromised. This is primarily due to the existing condition of the structure (generally linked to water ingress), degree of replacement required (if existing structure is retained), likely longevity of the existing fabric and expected future uses. It is proposed that this stricture is replaced in contemporary timber construction, with a similar configuration (columns, beams etc). *The proposed works are PARTLY in accord with this clause. As previously noted, anomalies are justifiable due to future flexibility and longevity of the proposed structure.* Minimal heritage impact.

CLAUSES	ITEM	PROPOSED WORKS	IMPACT & COMMENT
	Roof form and structure	The existing roof structure is in very poor condition and requires substantial replacement or repair, primarily due to long-term water ingress. The proposed works include replacement of the roof structure with a new structure that is contemporary in nature, but allows for natural light into the building, while retaining a similar roof form.	The proposed works will retain a very similar roof form, with the exception of a large central skylight. The changes to the form will not be evident from the forecourt of the building. The roof structure will be changed as it is significantly compromised. This is primarily due to the existing condition of the structure (generally linked to water ingress), degree of replacement required (if existing structure is retained) and likely longevity of the existing fabric. This provide an opportunity to introduce a new roof construction to create an impressive central skylight to enliven the upper level of the building. This roof structure is replaced in contemporary timber construction. *The proposed works are PARTLY in accord with this clause. As previously noted, anomalies are justifiable due to increased amenity within the building.* Minimal heritage impact.
Walls	Original masonry and parapet, door openings, repaired windows apart from	The proposed development involves some new openings within the external façade (doors linked to new bridges to the Mill Hill Centre, plus two extra doors in the centre of the south and western facades at ground level). Some of these openings do involve removal of windows that have been identified as being of high significance.	All fabric of exceptional significance will be conserved. Some fabric of high significance will be conserved, particularly the majority of the external walls of the building with the exception of a few additional openings (to bridges for access to the Mill Hill Centre and to provide access to the forecourt on three sides). *The proposed works are MOSTLY in accord with this clause. The doors to the east facilitate use of existing facilities and vertical transportation within the Mill Hill Centre. The other doors (ground floor - west and south elevations) will encourage more integration of the ground floor of the building with external public areas. The loss of this fabric is a minor compromise compared to the increased benefit to the building in terms of usability, flexibility and activation.* Minimal heritage impact.
	- Provision of a new opening to the side or rear to allow for connection to a new lift		
Interior	All fabric of Exceptional and High Significance including		
	Original internal columns, herringbone strutting, original flooring apart from	The proposed development includes the replacement of the original timber structure as it is significantly compromised. This is primarily due to the existing condition of the structure (generally linked to water ingress), degree of replacement required (if existing structure is retained), likely longevity of the existing fabric and expected future uses.	Reports associated with this project have confirmed that the original timber structure is in such a condition that it cannot be retained to suit an appropriate, adaptive reuse. As such, it is proposed that this structure is replaced in contemporary timber construction, with a similar configuration (columns, beams etc). No internal lift is proposed – rather openings in the eastern façade provide access to the lifts within the Mill Hill Centre. No openings are proposed between floors. All timbers are proposed to be replaced. *The proposed works are NOT in accord with this clause. Refer to more information below.* Minimal heritage impact.
	- Provision of an opening for an internal lift		
	- Provision of openings to allow a visual connection of the floors		
	- Replacement of unsound timbers if they cannot be retained or structurally upgraded by the addition of		

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
	new structure alongside (e.g. steel beams and columns)		
	Unless		
	- It can be demonstrated that the original timber structure is found to be in such a condition that it cannot be retained to suit an appropriate, adaptive reuse	The proposed development includes the replacement of the original timber structure as it cannot be retained. The internal timber structure (floors and columns) is significantly compromised, primarily due to the existing condition of the structure (generally linked to water ingress), degree of replacement required (if existing structure is retained), likely longevity of the existing fabric and expected future uses.	Reports associated with this project have confirmed that the original timber structure is in such a condition that it cannot be retained to suit an appropriate, adaptive reuse. As such, it is proposed that this structure is replaced in contemporary timber construction. It is proposed that the new structure will retain a similar configuration to the existing, including timber columns, beams, joists and floor etc. *The proposed works are in accord with this clause.* Minimal heritage impact.
	If replacement is required then the new structure should as follows		
	Columns – timber or steel		
	Beams – timber or steel		
	Joists - timber		
Note	**Alternative solutions to the above may be considered if they enhance the heritage significance of the item**		It is considered that the proposed works are appropriate even though they may have some minimal heritage impact. The long-term use and activation of the building will increase its understanding and appreciation and thus in turn potentially enhance the heritage significance of the place.
4	**ITEMS FABRIC THAT CAN BE ALTERED**		
Exterior	All fabric of Moderate, Little and Low significance including	The proposed development involves some internal changes (removing neutral fabric), loss of some windows (including some that are identified as being of moderate significance), changes to the forecourt (layout, paving), replacing the roof sheeting and possibly the introduction of a damp-proof course.	There are proposed changes to some fabric of moderate, little, low and neutral significance. *The proposed works are in accord with this clause.* No heritage impact.
	External paving and surrounds to allow the installation of agricultural/storm water drains to address water ingress		
	Roof Replacement sheeting		
	Walls Replacement masonry, external doors, replaced windows		
	External elements including northern boundary fence and forecourt paving and features		
	Alteration to allow for installation of a damp-proof course if not present either inserted into the existing brick joints or by injection method		

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
Windows	Removal and alteration of a window to form an opening for an external lift	The proposed development involves the loss of some windows to provide access to the Mill Hill Centre (for a lift and facilities), plus to provide doors in the centre of the western and southern facades at ground level. Some of these windows are identified as being of high or moderate significance.	The proposed works will facilitate the long-term use and flexibility of the building. *The proposed works are MOSTLY in accord with this clause, though some fabric of high significance will also be lost. However, the increased usability and activation is adequate compensation for this loss.* Minimal heritage impact.
Interior	Partition walls and stair, top floor ceiling, steel bracing	The proposed development retains the existing stair (with minor modifications), removes the top floor ceiling (associated with a new roof structure) and all steel bracing. All lightweight partition walls are removed, as well as some masonry walls at ground level.	*The proposed works are in accord with this clause.* No heritage impact.
Floors	Part removal of the floor and joists to allow for a internal lift	The proposed development includes the replacement of the original timber structure including floor as its condition means that it cannot be retained.	Various reports associated with this project confirm that the original timber structure (including floors) is in such a condition that it cannot be retained to suit an appropriate, adaptive reuse. As such, it is proposed that this structure is replaced in contemporary timber construction, with a similar configuration (columns, beams etc). *The proposed works are NOT in accord with this clause as the whole floor is proposed to be removed not just part; detailed investigations have confirmed that the condition of the existing timber structure means that it cannot be retained.* Minor heritage impact, but no other options will allow for the long-term flexibility required for this building and its future use/s.
	Part removal of the floor and joists to allow for a visual connection between floors		
Timber Structure	Additional bracing/structure where elements are identified as defective or that do not meet the required loading requirements with the preference for additional structure fixed to or alongside the existing rather than replacement or	The proposed development includes the replacement of the original timber structure as its condition is so poor that it cannot be retained. This also includes any additional bracing or structural steel that has been introduced to ensure structural stability of the building. It is proposed that the new internal structure will comprise contemporary timber construction, with a similar configuration (columns, beams etc).	Various reports associated with this project confirm that the original timber structure is in such a condition that it cannot be retained. This and the additional bracing within the building will be replaced with a contemporary timber structure to facilitate the long-term flexible use of the building. *The proposed works are NOT in accord with this clause as the whole structure is proposed to be removed.* Minor heritage impact, but no other options will allow for the long-term flexibility required for this building and its future use/s.
	Replacement with new material to match as closely as possible the existing sections and material with larger sections if structurally required		
Stone corbels	Repair or replace as required with new stone or (if bearing inadequate) replacement of the	The proposed works include some minor repair of the existing stone corbels, and introduction of additional engaged piers with	*The proposed works are in accord with this clause.* No heritage impact.

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
	corbels with steel, shoe type brackets fixed to the existing walls	corbels to ensure stability of the new timber structure.	
	ITEMS/FABRIC THAT MUST BE CONSERVED BASED ON THE RANKING OF SIGNFICANCE		
Exceptional	Preserve and conserve all significant fabric introduced prior to 1969	The only fabric of exceptional significance is the front façade except any original windows (high significance) and the reconstructed windows and masonry (moderate significance). There are no works proposed that impacts upon this fabric,	*The proposed works in accord with this clause.* No heritage impact.
	Fabric constructed post 1969 may be altered or removed unless it is identified as significant fabric		
	Non-significant fabric may be removed to restore/reconstruct earlier configurations		
	Replacement of significant finishes (other than paints, varnishes etc.) not appropriate		
	New partitions not appropriate apart from low level partitions		
High	Preserve and conserve all significant fabric introduced prior to 1969	The proposed development will retain all high significant fabric introduced prior to 1969, other than the internal structure as previously discussed. There will be some additional minor loss of fabric of high significance associated with the introduction of new openings in the façade for doors to the bridges to the Mill Hill Centre and two additional doors in the southern and eastern facades at ground level. The form of the roof will be mostly retained, mostly with new roofing material	*The proposed works are GENERALLY in accord with this clause.* Minor heritage impact (where loss of internal structure is necessary and new openings).
	Fabric constructed post 1969 may be altered or removed unless it is identified as significant fabric		
	Non-significant fabric may be removed to restore/reconstruct earlier configurations		
	Replacement of significant finishes (other than paints, varnishes etc.) not appropriate	The proposed development retains all highly significant finishes to ensure that any patina of age is retained. (Note that the internal structure is proposed to be replaced, so finishes on this cannot be retained.)	*The proposed works are GENERALLY in accord with this clause.* Minimal heritage impact (where loss of internal structure is necessary).
	New partitions not appropriate apart from low level partitions	The proposal includes the introduction of new lightweight partitions on the first floor (within a space identified as being of high	The preferred upgrade option includes reversible partitions. *The proposed works are in accord with this clause.* No heritage impact.

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
		significance), some fixed, others movable, to offer a series of small flexible rooms.	
	Significant fabric where it remains only a remnant of a previous configuration or detail can be removed		N/A
Moderate	Preserve and conserve all significant fabric introduced prior to 1969	The only fabric of moderate significance includes reconstructed masonry on the front façade and reconstructed windows – work that dates from the 1980s refurbishment. Some of these windows are being removed to introduce new openings to the linking bridges to the Mill Hill Centre.	*The proposed works are GENERALLY in accord with this clause.* Minimal heritage impact.
	Fabric constructed post 1969 may be altered or removed		
	Non-significant fabric may be removed to restore/reconstruct earlier configurations		
	New reversible partitions appropriate		
	New reversible fitments appropriate		
	Minor sympathetic alterations appropriate		
	Minor permanent structural alterations appropriate		
	Covering of significant finishes by reversible construction appropriate		
Little	Preserve and conserve all significant fabric introduced prior 1969		There is no fabric of little significance other than the fire door on the front facade. This was introduced during the 1980s. The location of the fire door will be retained, but the actual door itself may be replaced; this will be determined during detailed design development. *The proposed works are in accord with this clause.* No heritage impact.
	Fabric constructed post 1969 may be altered or removed		
	Non-significant fabric may be removed to restore/reconstruct earlier configurations		
	New reversible partitions appropriate		
	New reversible fitments appropriate		

CLAUSES		PROPOSED WORKS	IMPACT & COMMENT
	ITEM		
	Sympathetic alterations appropriate		
	Remodelling/alterations and additions appropriate provided some significant fabric or evidence of original room configuration is maintained		
	Permanent structural alterations appropriate		
	Covering of significant finishes appropriate		
Intrusive	Allow the removal of intrusive fabric		No intrusive fabric has been identified per se, however some fabric identified as being of neutral significance is being removed. *The proposed works are in accord with this clause.* No heritage impact.
6	**WHAT TO DO WITH ARCHAEOLOGICAL MATERIAL**		
	If excavation occurs within the front forecourt and any relics or evidence of previous configurations found, stop work and allow assessment by a suitably qualified archaeologist	The proposed development involves minor changes to the existing forecourt including removal of some trees, paving replacement and revision of some levels. Very little excavation is likely to be required.	While it is unlikely that the proposed works are likely to expose relics or evidence of previous configurations of structures on the site, should this occur, all work would stop to allow assessment by a suitably qualified archaeologist. Should removal or disturbance of any archaeological remains be required to facilitate the development, appropriate procedures Section 140 of the Heritage Act will be followed, including an archaeological assessment and submission of an excavation permit application to the Heritage Council.
	If removal or disturbance of archaeological remains required prepare archaeological assessment and submit an excavation permit application to the Heritage Council under Section 140 of the Heritage Act		
7	**GAPS IN EXISTING KNOWLEDGE OF THE SITE**		
	Architect/Designer (if any)	Not included in this scope of works.	Though not part of the scope of this project, if the opportunity arises, further research can be implemented by Council or their agents. Any new information would be included in interpretation on the site.
	Detail and use of demolished outbuildings		
9	**IF THE ITEM IS TO BE OPEN TO THE PUBLIC WHAT ARE THE RISKS TO PUBLIC SAFETY AND HOW CAN THEY BE MITIGATED**		
Access	Safe access and Egress – Provision of complying fire stair	The proposed option recommends use of the Mill Hill Centre for vertical transportation, with access to the building via new openings in the eastern façade and bridges.	The use of the Mill Hill Centre for vertical transportation, with access to the Boot Factory via openings and bridges at each level facilitates provision and compliance regarding safe access, egress and disabled access. Refer to
	Disabled access		

CLAUSES	ITEM	PROPOSED WORKS	IMPACT & COMMENT
			other reports associated with this project, which show how these risks are mitigated with little to no heritage impact.
Fire	Installation of smoke detectors and alarms, sprinklers, emergency lighting	The proposed options include installation of required services relating to fire safety.	Refer to other reports associated with this project, which show how these risks are mitigated with little to no heritage impact.
10	**WHAT ARE THE ITEM'S CONSERVATION NEEDS AND INTERPRETATION REQUIREMENTS**		
	Structural stabilization and repair of unsound material	The proposed development includes removal of the existing unsound structure and introduction of a new internal structural system.	The proposed development includes structural stabilization.
	Appropriate Use	The proposed development includes adaptation of the building for use as an innovation hub by Waverley Council.	The preferred upgrade option allows flexibility for use as an Innovation Hub and other community uses.
	Interpretation	Not included in this scope of works.	Though not part of the scope of this current project, an interpretation strategy will be prepared as part of any further design development.
	Implementation of the conservation strategy to conserve significant fabric and spaces and guide change		The proposed works are based on detailed investigations of the existing fabric of the building. These reports indicate that the condition of the internal timber structure is poor, retention, replacement and stiffening will not ensure long-term longevity or reasonable floor loads. The conservation strategy does note that if it can be demonstrated that the original timber structure is found to be in such a condition that it cannot be retained to suit an appropriate, adaptive reuse, then it may be replaced with a new internal timber structure.
	Preparation of an interpretation strategy that is likely to recommend introduced material such as plaques and signage	Not included in this scope of works.	Though not part of the scope of this current project, an interpretation strategy will be prepared as part of any further design development.
	Conservation of the patina of age		Where possible, existing patina will be retained and conserved.
	Public use	The proposed development includes adaptation of the building for use as an innovation hub by Waverley Council.	The proposal includes use an Innovation Hub. The preferred upgrade option allows flexibility for this and other community uses, all of which are public uses.
OTHER	**PLANS ATTACHED**		
	Significance Rankings (Appendix A)	N/A	N/A

The proposed works are based on detailed investigations of the existing fabric of the building. These reports indicate that the condition of the internal timber structure is poor, retention, replacement and stiffening will not ensure long-term longevity or reasonable floor loads.

While most of the conservation strategy focuses on retention of fabric, it does have one major caveat, noting that if it can be demonstrated that the original timber structure is found to be in such a condition that it cannot be retained to suit an appropriate, adaptive reuse, then it may be replaced with a new internal timber structure.

6.2 SUMMARY OF HERITAGE IMPACT

The current concept prepared by Archer Office has been developed in collaboration with MATT DEVINE & CO who have maintained an ongoing design review role to ensure that the proposed concept is appropriate for the adaptive reuse of the Boot Factory. Careful consideration was given to the condition and character of the building and its fabric (and in particular the internal timber structure) and the prime objective of providing flexible community facilities.

The concept does involve some changes to original fabric, including a new internal structural system and additional openings in the rear and side facades, and these will have some minor heritage impact. In a site that had been identified as being of State significance, some of these changes may not be considered acceptable, but the former Boot Factory has been confirmed as being of local heritage significance only.[35] Moreover, the benefits that will be provided as a result of these proposed changes justifies this minor heritage impact.

[35] John Oultram Heritage + Design, *Boot Factory, 27-29 Spring Street, Bondi Junction - Heritage Assessment*, July 2018

7.0 CONCLUSION

Even though the proposed concept will have minimal impact upon the heritage significance of the property, it is considered that this is acceptable, considering the high-quality and flexible future facilities that will be provided.

Furthermore, there are a number of recommendations to ameliorate any potential heritage impact and to foster an increased understanding of the heritage significance of the site.

7.1 RECOMMENDATIONS

Even though the proposed concept will have minimal impact upon the heritage significance of the property, there are a number of recommendations to ameliorate any potential heritage impact and to foster an increased understanding of the heritage significance of the site.

7.1.1 Interpretation

Though it has not been explicitly included within the concept documentation for the upgrade of the Boot Factory, there is substantial scope for the introduction of heritage interpretation across the site. Potential themes are mostly linked to the history of the site, in particular its industrial use, as well as its purchase/ refurbishment/moth-balling/adaptive reuse since Council ownership.

Interpretive media could include traditional information panels or interpretive artworks to more innovative digital media formats. This interpretation will potentially be located throughout the building and across the public domain, to connect the history of the site with the community.

RECOMMENDATION 1:
Associated with the preparation of a development application for the upgrade of the Boot Factory, commission an Interpretation Strategy for the site.
(NB: This document is currently being prepared.)

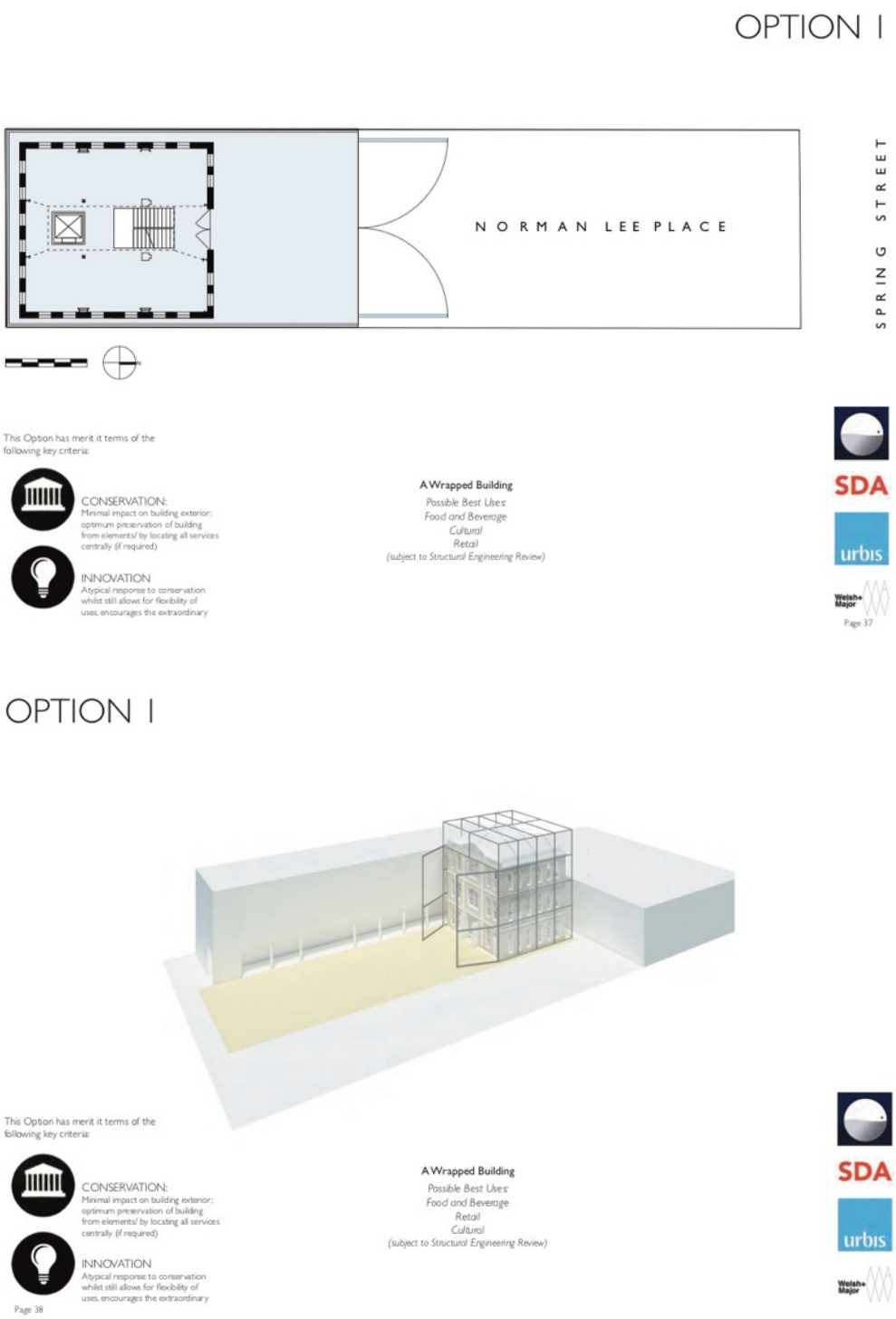
7.1.2 Archival Recording

Prior to change occurring, it is good heritage practice to record the current condition of a heritage property. Such an archival recording would include measured drawings of the building, plus a photographic record of the place. This archival recording should be lodged with Council's local history collection, in association with the plethora of reports that have been commissioned for the site.

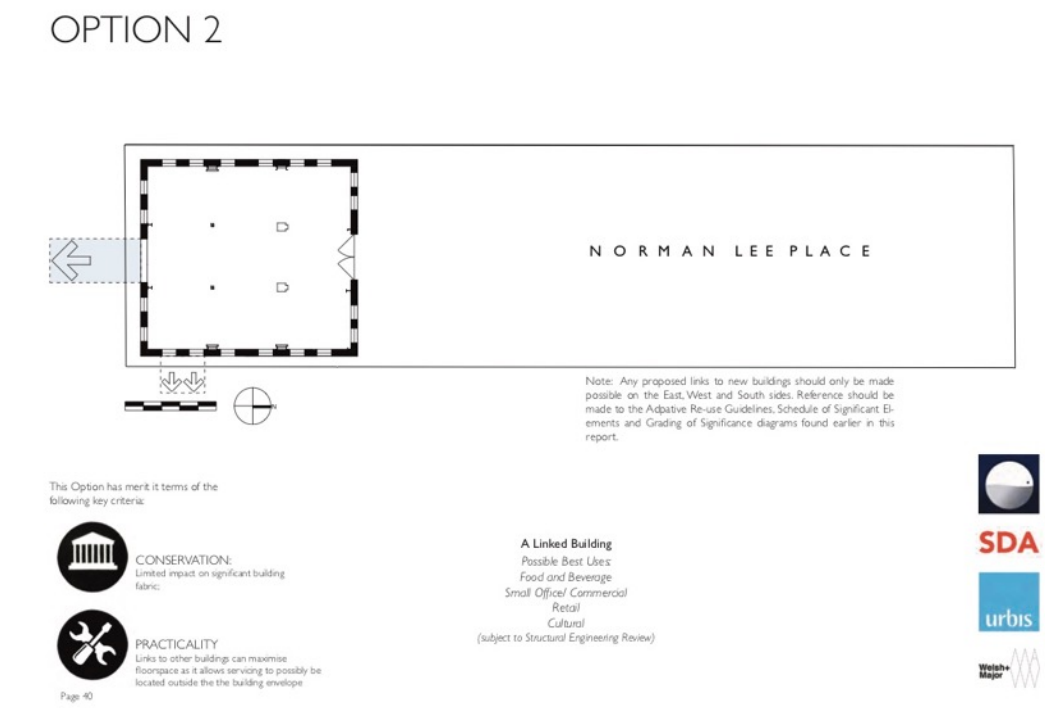
RECOMMENDATION 2:
Prior to any building works, an archival recording of the Boot Factory should be commissioned and lodged in Council's local history collection.

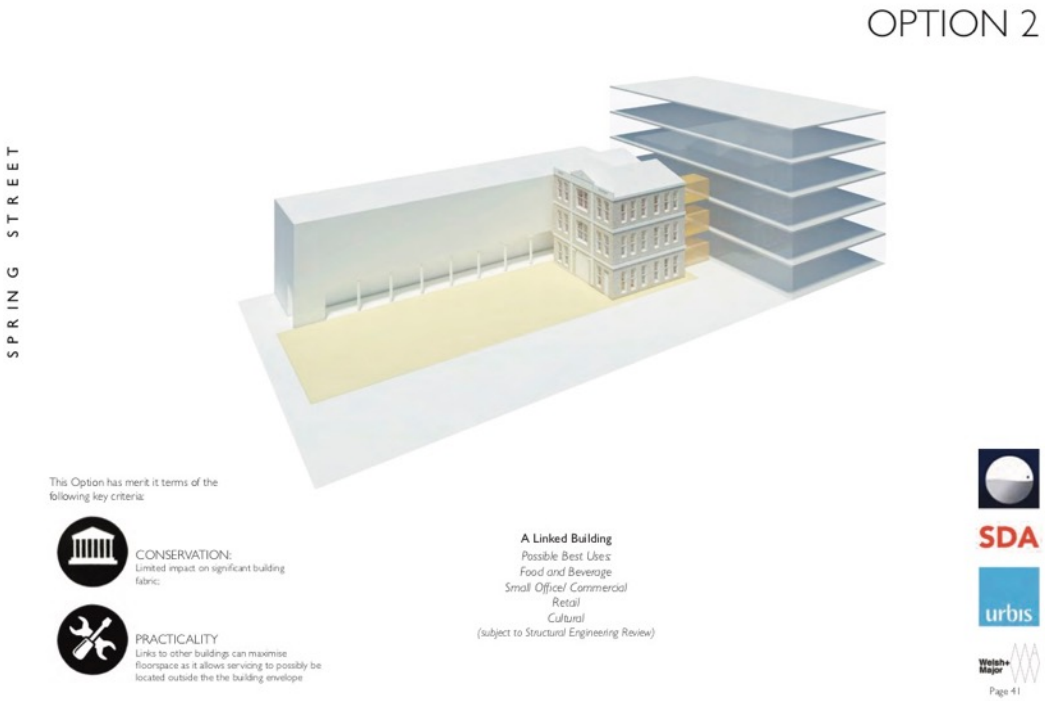
APPENDIX 1

Five options for adaptive reuse for the Boot Factory
Source: Welsh+Major et.al., History and Adaptive Reuse Report for The Boot Factory, 27-33 Spring St, Bondi Junction for Waverley Council, November 2015

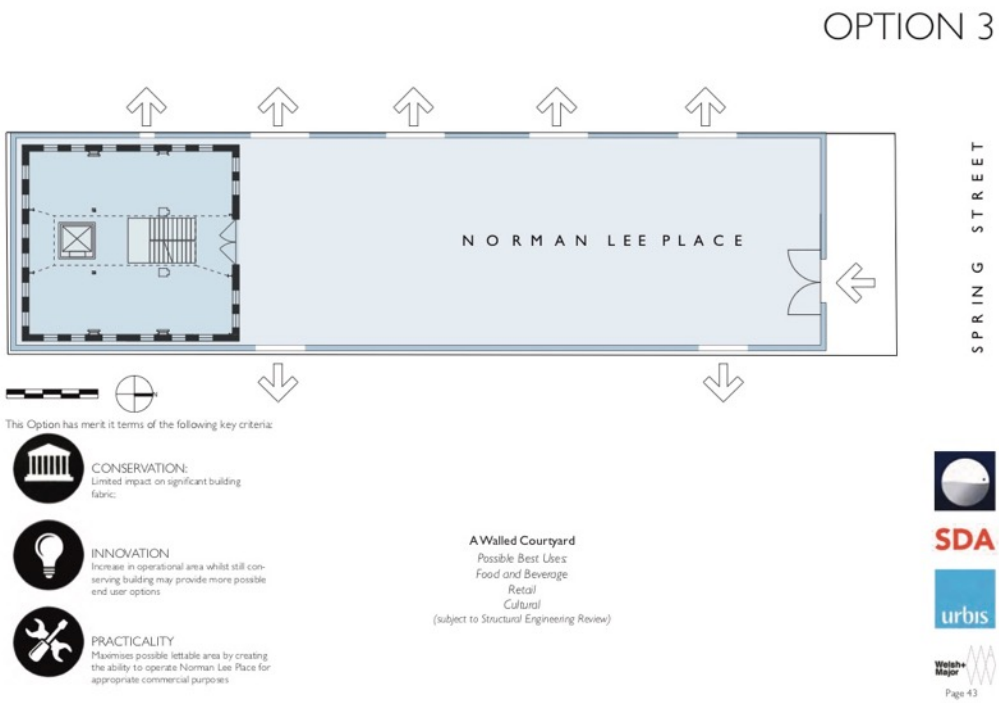


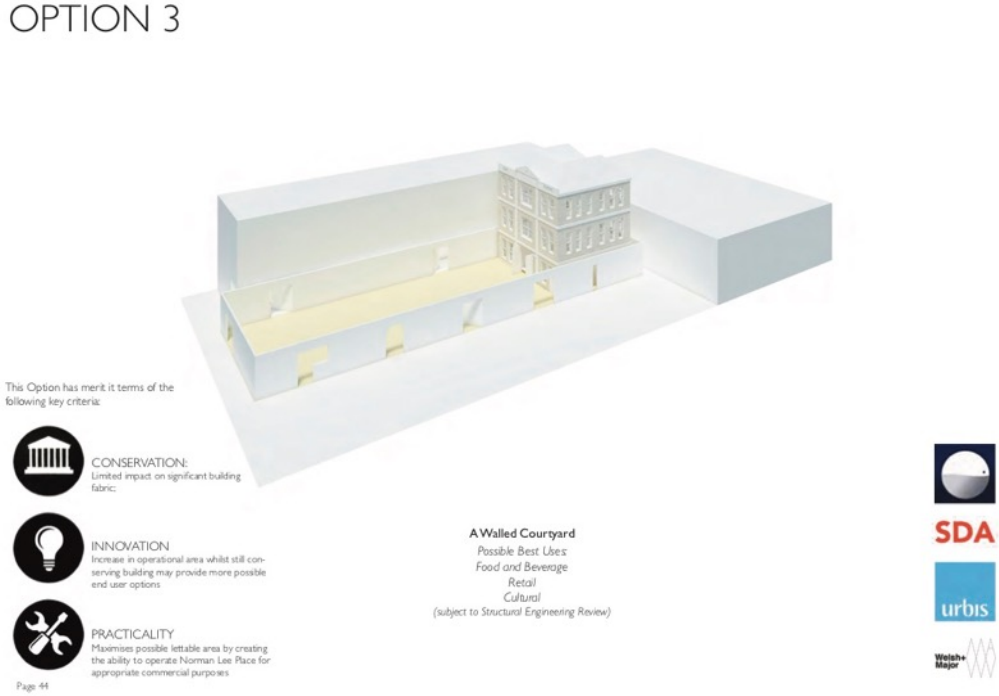
OPTION 1: A Wrapped Building



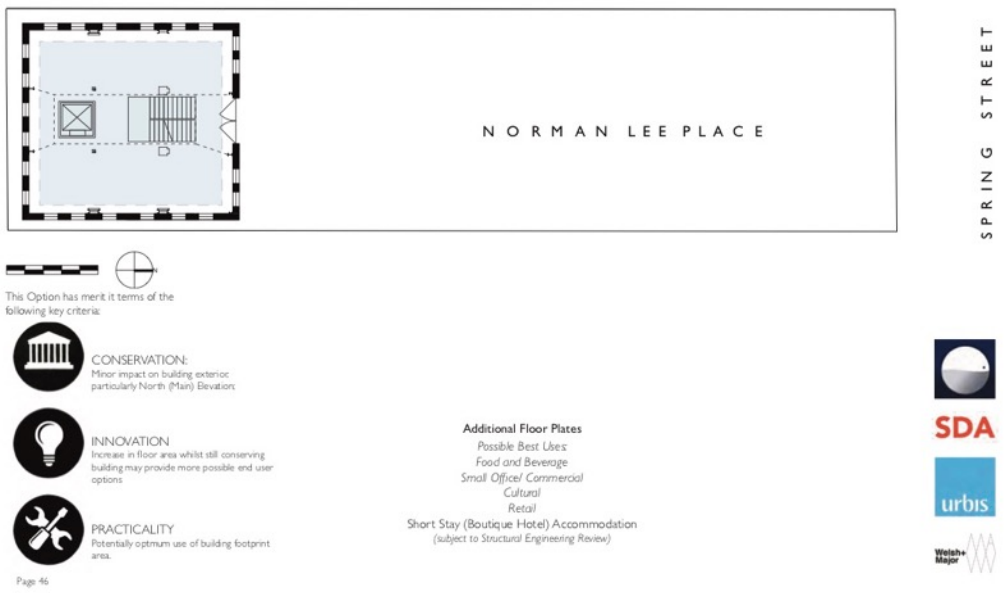


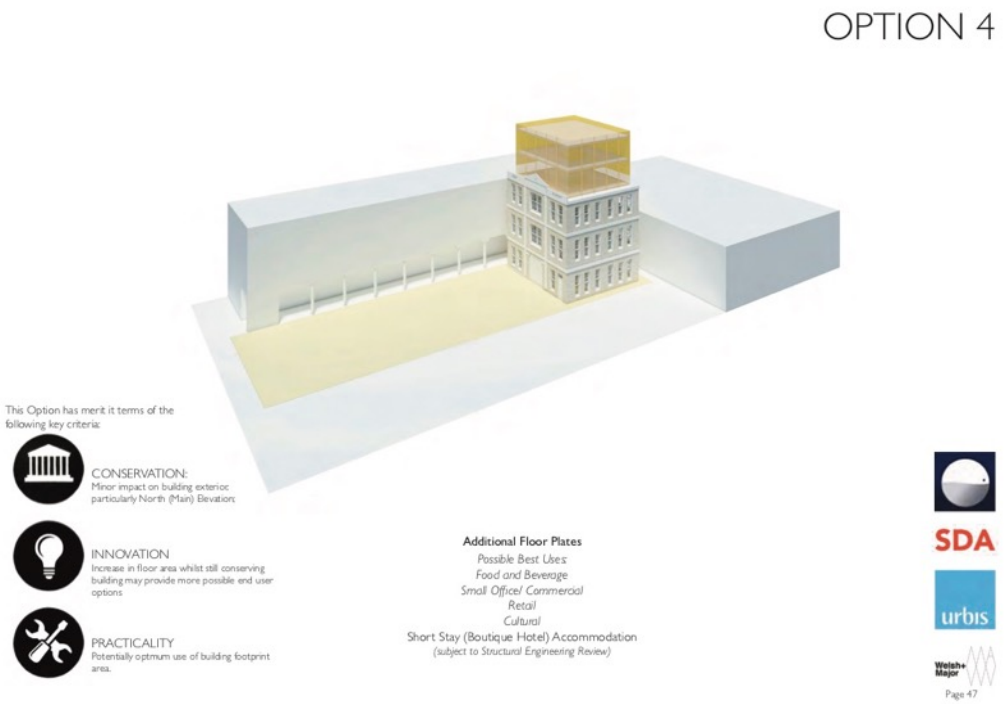
OPTION 2: A Linked Building



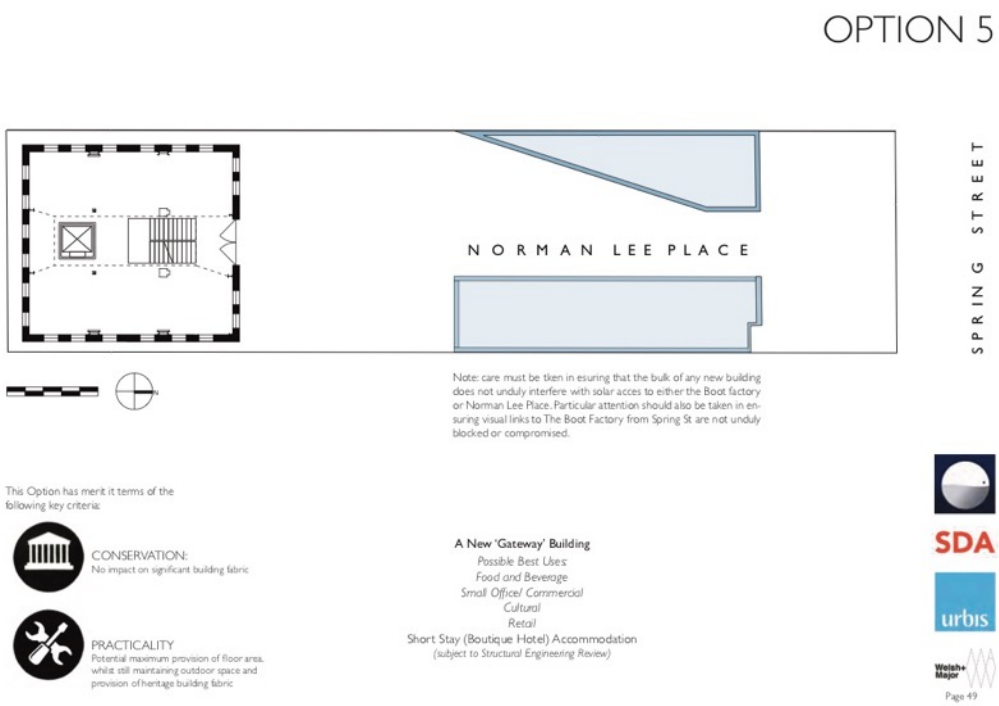


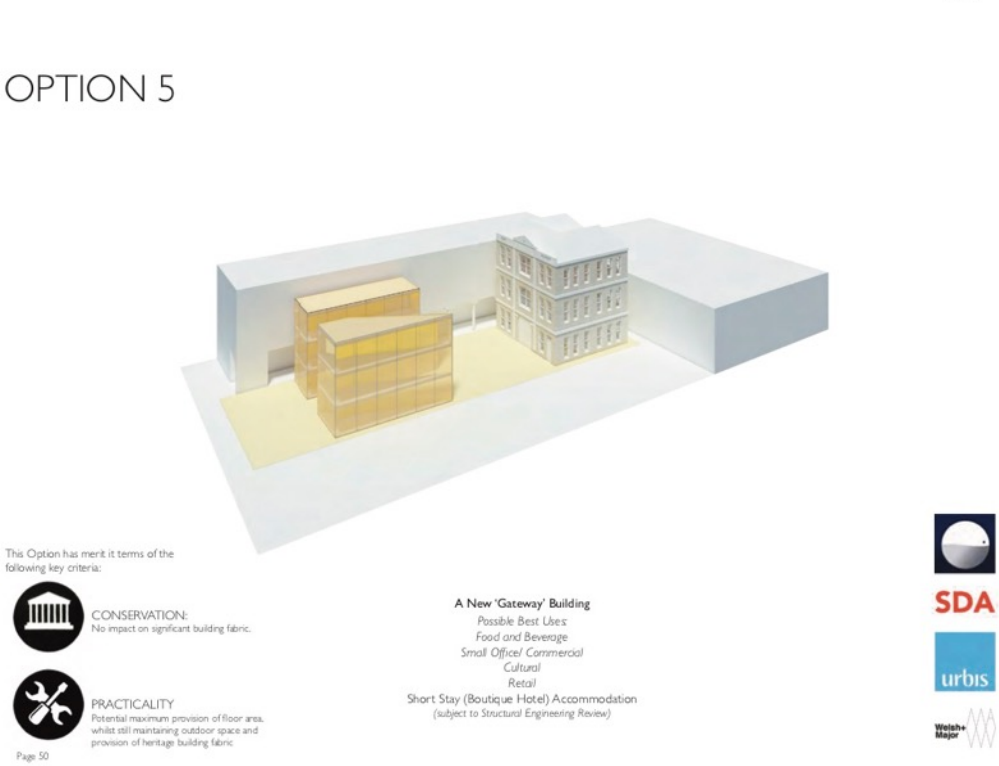
OPTION 3: A Walled Courtyard





OPTION 4: Additional Floor Plates



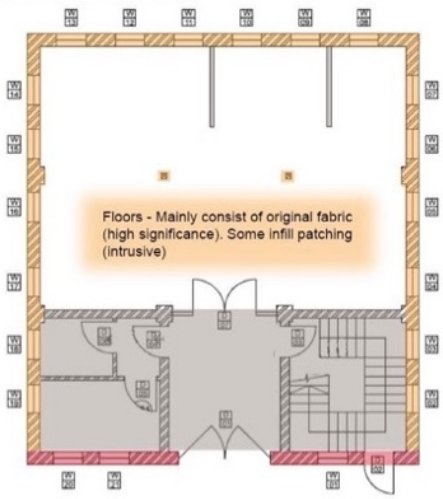


OPTION 5: A New 'Gateway' Building

APPENDIX 2

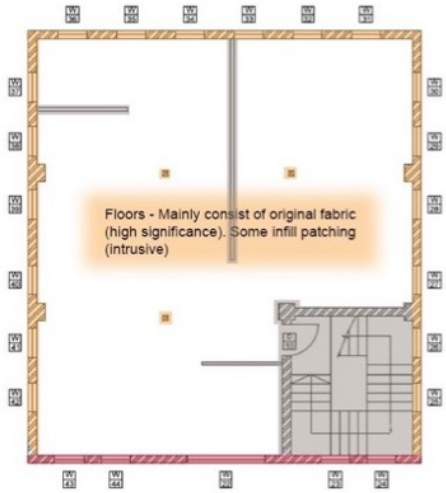
RANKING DIAGRAMS

The following ranking diagrams are taken from Urbis, *History and Adaptive Reuse Report - Boot Factory,* dated November 2015.

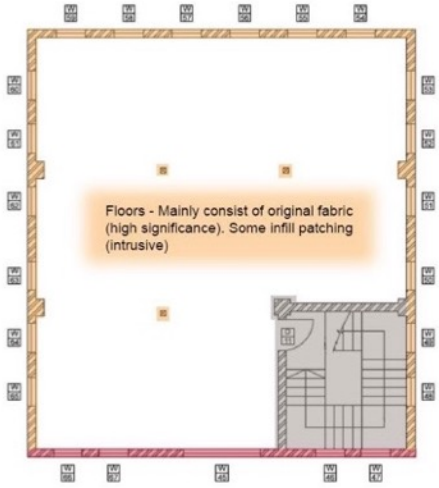


Ground Floor

KEY



First Floor



Second Floor

Northern Elevation

Western Elevation

Eastern Elevation

Southern Elevation