
HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE
HERITAGE ACT 2017

Permit No: P35891

Applicant:



NAME OF PLACE/OBJECT: FORMER HOFFMAN BRICKWORKS

HERITAGE REGISTER NUMBER: H0703

LOCATION OF PLACE/OBJECT: 72-106 DAWSON STREET BRUNSWICK, MORELAND CITY

THE PERMIT ALLOWS: The temporary removal and storage off-site of objects from the former brick pressing shed (Building 5) and the former engine room (Building 6), as listed in *Report and Inventory of Existing Objects – Former Hoffmans Brickworks*, prepared by Robyn Riddett, Anthemion Consultancies, 25 September 2015, updated 5 November 2021, in accordance with the following documents:

- Heritage Impact Statement, prepared by Anthemion Consultancies, dated 8 November 2021.
- Demolition Proposal – Hoffman Bricks, 80 Dawson St, Brunswick, prepared by Mann Group, dated 26 October 2021.
- Letter to Wayne Lamb from Bill Genitsaris, Structural Engineer, Gencon - Consulting Structural and Civil Engineering Services dated 27 October 2021.
- Return Brief prepared in response to document '*Heritage Victoria's requirements re salvage of fabric and equipment from Buildings 5 and 6, September 2021*'

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

1. The permission granted for this permit shall expire if one of the following circumstances applies: the permitted works have not commenced within two (2) years of the original date of issue of this permit or are not completed within five (5) years of the original date of issue of this permit unless otherwise agreed in writing by the Executive Director, Heritage Victoria (Executive Director).
2. The Executive Director is to be given notice in advance of the intention to commence the approved works.
 - **Salvage of objects**
3. Prior to the commencement of any of the works approved by the permit, an experienced heritage consultant or conservation architect must be nominated in writing to the Executive Director, who shall approve the nomination in writing. The approved heritage consultant or conservation architect shall then be appointed by the permit holder to provide advice to assist with the fulfilment of the works required by conditions 4, 5, 6 and 7 of this permit.
4. Prior to the commencement of works approved by this permit, a program of regular site meetings must be scheduled by the applicant to provide opportunity for ongoing review and advice on the progress of the approved works and review of options for the salvage of

objects identified in the *Existing Objects – Former Hoffmans Brickworks, prepared by Robyn Riddett, Anthemion Consultancies, 25 September 2015, updated 5 November 2021* (the objects). The meetings may be scheduled in accordance with the works program (eg following the dismantling of each bay) or at regular time intervals (eg fortnightly). It is expected that Heritage Victoria, the owners or owner's representative, the heritage consultant nominated in condition 3, the Municipal Building Surveyor (Moreland City Council), demolition contractors and other relevant parties will be present at the meetings. The proposed program of meetings must be submitted to the Executive Director for review and approval.

5. Prior to the commencement of works approved by this permit, a methodology outlining the process for accounting for the objects at all stages of the relocation process must be provided to the Executive Director for approval. The methodology must include processes for removal of items from the building, sorting on ground, labelling and photographing for identification, loading to pallet or container, protection during transportation, arrival at storage location, and full details of the storage location. The approved methodology must be followed during the salvage process and records relating to compliance with the methodology must be made available for review by a representative of Heritage Victoria at the site meetings approved under condition 4 of this permit. At the completion of works to salvage the objects from the site, the completed records must be submitted to the Executive Director.
6. Any and all decisions related to the disposal of the objects during the salvage and storage process must be made in consultation with Heritage Victoria.
7. Within two (2) weeks of the relocation of all objects to off-site storage, an updated inventory of the objects must be provided to the Executive Director. The inventory must be based on the document *Existing Objects – Former Hoffmans Brickworks, prepared by Robyn Riddett, Anthemion Consultancies, 25 September 2015, updated 5 November 2021*. The inventory must also be consistent with Heritage Victoria's document *Guidance for the documentation of a 'registered object integral of a registered place' in Victoria*, version 1, October 2020. The inventory must include all objects removed from the place under approval by this permit and objects previously relocated to storage from the place. The inventory must include written and photographic detail to describe the objects and must include storage details and locations for all items. Within one week of any determination by the Heritage Council of Victoria to include the objects in the Victorian Heritage Register, the inventory must be updated consistently with the registration. Once approved by the Executive Director an endorsed copy of the inventory will be provided to the permit holder. Another endorsed copy will be retained as part of the documentation associated with the permit.
8. Within one (1) week of the date of issue of this permit, a financial security in the form of an unconditional Bank Guarantee made out to the Heritage Council of Victoria (ABN 87 967 501 331) (or other means approved by the Heritage Council of Victoria) is required. The sum of the financial security will be \$100,000.00 (One Hundred Thousand Dollars). The period of the financial security is to be unspecified. The financial security is required to ensure the relocation of objects to storage and update of the inventory as required by conditions 4, 5, 6 and 7 of this permit are completed to the satisfaction of the Executive Director. The financial security shall be released on written application to the Executive Director.

- **Storage of objects**

9. The endorsed inventory required by condition 7 of this permit is to be reviewed by the applicant annually until such time that a final outcome for the objects has been determined and approved by the Executive Director. The applicant must arrange for inspection of the inventory objects annually, or more frequently as required, and provide a reviewed copy of the inventory and a report summarising any changes to the objects or inventory to the Executive Director at yearly intervals, to ensure that the full complement of objects is intact and securely stored.
10. The Executive Director, or their nominated officer reserves the right to visit the facility where the objects are stored by giving five (5) working days' written notice of their intent to visit. The permit holder or their nominated agent must ensure that access in full to all stored objects is provided to the Executive Director or their agent on the visit.
11. If the objects need to be relocated within the duration of this permit, the Executive Director is to be informed in writing, prior to any of the items being relocated and the inventory is to be updated accordingly. The Executive Director is to approve the proposed new location in writing before any objects are moved.

- **Conservation of objects**

12. Within three (3) months of the date of issue of this permit, a suitably qualified professional (or team) with specialist knowledge in the conservation and preservation of industrial machinery and equipment must be nominated in writing to Executive Director, who shall approve the nomination in writing. The approved specialist (or team) shall then be appointed by the permit holder to prepare the Conservation Strategy required by condition 13 of this permit and oversee the conservation works required by conditions 14 and 16 of this permit.
13. Within six (6) months of the date of issue of this permit, a Conservation Strategy for the objects must be submitted to the Executive Director for review and endorsement. Once endorsed, a copy of the endorsed document will be provided to the permit holder. Another endorsed copy will be retained as part of the documentation associated with the permit. The Conservation Strategy must include:
 - a. a strategy for the conservation and protection of objects listed in the inventory required by condition 7, including detailed information on the conservation and protection of the brick presses, the hoppers, and sections of the vertical and horizontal conveyer belts. The Conservation Strategy must also include a strategy for the conservation and preservation of the edge runner mill.
 - b. a costed scope of works required to arrest any further deterioration of the objects listed on the inventory required by condition 7 and the edge runner mill, to ensure they will remain in a stable condition while in storage.
 - c. a costed scope of works for all objects proposed for inclusion in the heritage interpretation plan required by condition 19 of this permit, including a minimum of seven (7) brick pressing machines, two (2) hoppers and the edge runner mill.
14. Within twelve (12) months of the date of endorsement of the Conservation Strategy required under condition 13 of this permit, or as otherwise recommended by the consultant identified in Condition 12 and approved by the Executive Director, all conservation works identified under condition 13b in the endorsed Conservation Strategy must be completed to the satisfaction of the Executive Director.

15. Within one (1) month of the endorsement by the Executive Director of the Conservation Strategy required by condition 13 of this permit, a financial security in the form of an unconditional Bank Guarantee made out to the Heritage Council of Victoria (ABN 87 967 501 331) (or other means approved by the Heritage Council of Victoria) is required. The sum of the financial security will be equal to the costed scope of works required by condition 13b of this permit. The financial security is required to ensure works required by condition 13b of this permit are completed to the satisfaction of the Executive Director. The financial security shall be released on written application to the Executive Director.
16. Within the validity period of this permit, all conservation works identified under condition 13c in the endorsed Conservation Strategy must be completed to the satisfaction of the Executive Director.
17. Within one (1) month of the endorsed by the Executive Director Heritage Victoria of the Conservation Strategy required by condition 13 of this permit, a financial security in the form of an unconditional Bank Guarantee made out to the Heritage Council of Victoria (ABN 87 967 501 331) (or other means approved by the Heritage Council of Victoria) is required. The sum of the financial security will be equal to the costed scope of works required by condition 13c of this permit. The financial security is required to ensure works required by condition 13c of this permit are completed to the satisfaction of the Executive Director. The financial security shall be released on written application to the Executive Director.

- **Heritage Interpretation Strategy**

18. Within three (3) months of the date of issue of this permit, a suitably qualified professional with specialist knowledge and experience in the delivery of heritage interpretation projects must be nominated in writing to Executive Director, who shall approve the nomination in writing. The approved specialist shall then be appointed by the permit holder to prepare the Heritage Interpretation Strategy required by condition 19 of this permit.
19. Within six (6) months of the date of issue of this permit, a Heritage Interpretation Strategy must be submitted to the Executive Director. The Heritage Interpretation Strategy must be prepared in accordance with the principles set out in *Practice Note: Interpretation, Australia / ICOMOS*. The Heritage Interpretation Strategy must clearly represent the full industrial process of brick making from clay pit to kiln as it occurred at the Former Hoffman Brickworks, as well as convey other meaningful stories and information about the history of the place. The Heritage Interpretation Strategy must include details of a proposed new heritage interpretation centre in the location of the brick pressing shed and the engine house, indicating how the objects are proposed to be incorporated into the building form. The Strategy must also include details of how the brick making process will be communicated including how the brick presses, the hoppers, sections of vertical and horizontal conveyors and the edge runner mill will be used to demonstrate the process, and details of how other objects on the inventory will be used in general displays. The Heritage Interpretation Strategy must be submitted to the Executive Director for review and endorsement. Once endorsed, a copy of the endorsed document will be provided to the permit holder. Another endorsed copy will be retained as part of the documentation associated with the permit. This Strategy may be amended upon relevant statutory approvals being granted for a heritage interpretation space.

- **Covenant**

20. In order to ensure the legally binding return to the place of all of the objects recorded in the approved inventory required by condition 7 and the conservation, preservation and management of all objects in accordance with the Conservation Strategy approved under condition 13 of this permit, the owner must enter a covenant with the Heritage Council of Victoria pursuant to s 134 of the *Heritage Act 2017*. Within one (1) week of the date of issue of this permit, the owner must write to Heritage Victoria to advise that they wish to form a covenant. Heritage Victoria will prepare a draft covenant in consultation with the owner. Once advertised and approved by the Heritage Council of Victoria, the owner must apply to the Registrar of Titles in accordance with s 140 of the *Heritage Act 2017* to record the covenant. This condition will be satisfied on the provision of a copy of the title which confirms registration of the covenant. Once the objects have been returned to the site within a new building (as part of the future reinterpretation of Building 5) to the satisfaction of the Executive Director, the owner may request that the Heritage Council release the covenant in accordance with s 134(2) of the *Heritage Act 2017*.

- **General Conditions**

21. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the place/object are uncovered, any works that may affect such items must immediately cease. The Executive Director, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.
22. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the place/object are uncovered, any works that may affect such items must immediately cease.
23. The Executive Director, Heritage Victoria must be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

NOTE THAT PERMISSION HAS BEEN GIVEN FOR INSPECTIONS OF THE PLACE OR OBJECT TO BE UNDERTAKEN DURING THE CARRYING OUT OF WORKS, AND WITHIN SIX (6) MONTHS OF NOTIFICATION OF THEIR COMPLETION.

TAKE NOTICE THAT ANY NATURAL PERSON WHO CARRIES OUT WORKS OR ACTIVITIES NOT IN ACCORDANCE WITH THE PERMIT OR CONDITIONS IS GUILTY OF AN OFFENCE AND LIABLE TO A PENALTY OF 120 PENALTY UNITS (\$21,808.80 FROM 1 JULY 2021) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$109,044 FROM 1 JULY 2021) UNDER s104 THE HERITAGE ACT 2017.

WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$872,352 FROM 1 JULY 2021) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,744,704 FROM 1

JULY 2021) IN THE CASE OF A BODY CORPORATE UNDER SECTION 87 OF THE HERITAGE ACT 2017.

THE ATTENTION OF THE OWNER AND/OR APPLICANT IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.

Date Issued:

30 November
2021

**Signed by the Executive Director, Heritage
Victoria**

A handwritten signature in black ink, appearing to read 'Steven Avery', with a horizontal line underneath.

Steven Avery
Executive Director
Heritage Victoria

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