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# HERITAGE PERMIT

GRANTED UNDER SECTION 102 OF THE  
HERITAGE ACT 2017

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Permit No: P39926

Applicant:

**NAME OF PLACE/OBJECT:** FORMER HOFFMAN BRICKWORKS

**HERITAGE REGISTER NUMBER:** H0703

**LOCATION OF PLACE/OBJECT:** 72-106 DAWSON STREET BRUNSWICK, MERRI-BEK CITY

**THE PERMIT ALLOWS:** Repairs and conservation works to the chimney of Kiln 2 including removal of the steel cap and the installation of a precast concrete slab as lid, generally in accordance with the following documents:

- Project Scope of Works, prepared by Sherwood Project Management, dated August 2024
- Scope of Works and Structural drawings, prepared by R. I. Brown Pty Ltd, dated August 2024 including Appendix A - Lid Sketch

THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:

## GENERAL CONDITIONS

1. The permission granted for this permit will 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 four (4) years of the original date of issue of this permit. Commencement of the permit begins with onsite physical works.
2. The Executive Director Heritage Victoria is to be given five working days' notice of the intention to commence the approved works.
3. Should further minor changes in accordance with the intent and approach of the endorsed documentation become necessary, correspondence and supporting documentation must be prepared and lodged in accordance with the permit condition for endorsement by the Executive Director Heritage Victoria. If the Executive Director considers that the changes are not minor, an amendment to the permit or a new application will be required.
4. 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 object or place 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.
5. All works must cease, and Heritage Victoria must be contacted if historical archaeological artefacts or deposits are discovered during any excavation or subsurface works.

6. The Executive Director, Heritage Victoria must be informed when the approved works have been completed. A series of photographs of the final condition are to be submitted to visually demonstrate that the works have been undertaken to the satisfaction of the Executive Director, Heritage Victoria.
7. The works approved by this permit must be carried out in their entirety unless otherwise agreed in writing by the Executive Director Heritage Victoria.

#### **ENGAGEMENT OF CONSULTANTS**

8. Prior to the commencement of any of the works approved by this permit, a suitably experienced heritage consultant, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant conservation advice to the permit holder during the carrying out of those works. In particular the heritage consultant must help fulfil conditions 11, 12 and 13 of this permit.
9. Prior to the commencement of any of the works approved by this permit, a suitably experienced structural engineer, approved in writing by the Executive Director Heritage Victoria, must be engaged to advise and assist as necessary with the preparation of the documentation where any intervention to built fabric of heritage significance is involved and to provide relevant engineering advice to the permit holder during the carrying out of those works. In particular the structural engineer must help fulfil conditions 11, 12 and 13 of this permit.

#### **DOCUMENTATION**

10. Prior to the commencement of any of the works approved by this permit, a **Staging Plan** which provides an overview of the order in which approved works will be commenced must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Staging Plan will be endorsed and will then form part of the permit.
11. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 10, a **Heritage Protection Plan** (prepared with assistance from the approved structural engineer and heritage consultant) must be submitted to the Executive Director Heritage Victoria for approval. Once approved, the Heritage Protection Plan will be endorsed and will then form part of the permit. The Heritage Protection Plan must include a sequencing program for the approved works, details of any temporary infrastructure/scaffolding/gantry and services required, protection methods for the heritage place during the undertaking of the works, and a work site layout plan. A Heritage Protection Plan for multiple stages can be provided.
12. Prior to the commencement of each stage of works identified in the Staging Plan referred to in Condition 10 **final construction ready (marked as such) drawings** for the subject stage of works must be submitted to the Executive Director Heritage Victoria for approval. Once approved, they will be endorsed and will then form part of the permit. Drawings for multiple stages can be provided.

The submitted drawings shall be generally in accordance with the documents shown above in the permit preamble. At the relevant stage, the appointed contractor in consultation with the approved heritage consultant and structural engineer is to undertake a survey of the entire chimney shaft to determine whether the fabric is sound. If additional repair works are

identified, such as repointing, brick replacement and/or steel structure repairs, those works must be documented and submitted under this condition. Any additional repair works identified to ensure the structural stability of the chimney are to be undertaken within the life of the permit.

13. All bricklaying and repointing works are to be undertaken in accordance with the Heritage Council of Victoria and Heritage Victoria's Technical Codes Lime Mortars for the Repair of Masonry and Repointing with Lime Mortars (2020) and must be incorporated into the details provided under Condition 12 as relevant.

**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 (\$23,710.80 FROM 1 JULY 2024) OR IN THE CASE OF A BODY CORPORATE 600 PENALTY UNITS (\$118,554 FROM 1 JULY 2024) UNDER s104 THE HERITAGE ACT 2017.**

**WORKS UNDERTAKEN WITHOUT A PERMIT OR PERMIT EXEMPTION CAN INCUR A FINE OF UP TO 4800 PENALTY UNITS (\$948,432 FROM 1 JULY 2024) FOR A NATURAL PERSON OR 5 YEARS IMPRISONMENT OR BOTH AND UP TO 9600 PENALTY UNITS (\$1,896,864 FROM 1 JULY 2024) 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:**

20 February  
2025

**Signed as delegate for the Executive Director,  
Heritage Victoria pursuant to the Instrument of  
Delegation**



A handwritten signature in black ink, reading "Nicola Stairmand". The signature is written in a cursive style with a large, stylized 'N' and 'S'.

**Nicola Stairmand**  
Manager, Statutory Approvals  
Heritage Victoria