

From: Mel Yuan <melyuan@hotmail.com>
Date: 18 October 2020 at 4:25:21 pm AEDT
To: heritage.permits@delwp.vic.gov.au
Cc: brunswickbrickworks@mail.com
Subject: H0703 Former Hoffman Brickworks, 72-106 Dawson Street, Brunswick

Dear Sir/ Madam,

As a nearby resident to the Brickworks, I would like to lodge an objection to allowing the demolition.

I have lived in the area since 2002 and with predictable and regular frequency the site owners have disregarded it's historic, cultural and economic importance and desired to build bigger and more housing. This latest application is just another in a long line of over-reach.

This important site has been neglected and vandalised for too long.

Sincerely,

Melissa Yuan
99 Union St, Brunswick
Formerly
Phillipstown: <https://www.moreland.vic.gov.au/globalassets/areas/amendments/amendmentslib-7208/c174/ho139---phillipstown-precinct-full-citation.pdf>

- Demolition of the Brick Pressing Shed and adjoining former Engine House will impact the outstanding historical, scientific and technological significance of the Brickworks as a whole
- The demolition of Building 5 – with the associated relocation of the brick-making machinery, and destruction of other elements (e.g. conveyors, communication hatches, workers cribs etc) – means the loss of the earliest and a very rare surviving example of its type in Victoria and Australia.
- The former Hoffman Brickworks have the highest level of heritage protection available in Victoria (under the Heritage Act 2017) and such places should be protected.
- The demolition is not warranted on the basis of the structural condition of the building. The owner/developer has received engineering advice (from Beauchamp Hogg Spano Consultants) that the buildings can be repaired and reused.
- The owner/developer has failed to adequately maintain these buildings in a secure and water tight condition; this neglect has caused some of the deterioration
- Approvals – from Heritage Victoria and Moreland City Council – that have allowed the redevelopment of this site have been based on the conservation of the historic core, including adaptive reuse of Buildings 5 and 6, with Building 5 having interpretation as its primary use. For example:

- The first Heritage Victoria permit issued in 1998 and which forms the basis of all subsequent approvals states that:
“Building 5 and all its associated equipment, including the nine brick presses, (1 Austral Otis machine, 2 Anderson machines, and six other unmarked machines designed on the same Bradley Craven brick press model) is to be retained in its entirety. Building 5 is to be used primarily for the interpretation of the Hoffman Brickworks site and may include other compatible uses. Building 5 is to be accessible to the public ...”
- The amended Development Plan approved in 2010 allowed some strata title offices and a retail space in Building 5, but required retention of all the brick-presses.
- Substantial concessions have been provided to the owner/developer over the last 20 years to enable the documented and agreed heritage values to be conserved and interpreted. These concessions include the original rezoning of the site, public funding of a number of the original studies and documentation of works (through Moreland City Council and the Commonwealth government), changes to the agreed staging of development and conservation works, the increased number of dwellings allowed on the site over and above what was originally allowed in the Development Plan, and in numerous other ways.