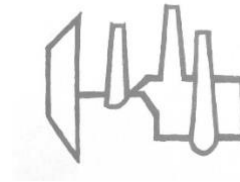


# Save The Brickworks Inc



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31 January 2022

**Submission to:** Legislative Council Environment and Planning Committee

**On:** Inquiry into Protections within the Victorian Planning Framework

**Specific ToR:** Protecting heritage in Victoria

**Submission by:** Ruth Giles and Michelle Reeves, Convenors, Save the Brickworks Inc with Chris Johnston

This submission focuses on a case study of a specific heritage place – the former Hoffman Brickworks, 72-106 Dawson Street Brunswick – to illustrate some of the issues in the protection of heritage places through Victorian legislation including the *Planning & Environment Act* and *Heritage Act*.

The case study illustrates the tragic failure of Victoria's heritage system and legislation to protect a place of outstanding State and National significance. The key requirements negotiated and agreed at the start of its conversion from industrial to residential were worthless, and the visions and better alternatives developed that offered hope were ultimately all abandoned. The outcome is devastating.

This submission is based on our experience over more than 30 years as community-based advocates for this important industrial place. Save the Brickworks Inc (STB Inc) was formed in 1997 specifically to advocate for the Brickworks as a place of great importance to the Brunswick community and its history. Some of our members were active in nominating the Brickworks to the Victorian Heritage Register (VHR) prior to the formation of STB Inc. Our members have included local historians, Councillors/ex Councillors, residents of the Brickworks and the broader community, and members of other local groups. STB Inc has access to professional heritage expertise through our members and to other heritage experts who have an interest in the Brickworks and who have assisted us in the preparation of this and our many other submissions. STB Inc has also worked closely with the National Trust.

As advocates for the Brickworks, we have experienced repeated disappointment at the poor heritage outcomes achieved at the site. The Burra Charter (Australia ICOMOS 2013) is widely accepted throughout Australia as the fundamental guiding document for heritage management. Its principles underpin good heritage practice. The heritage outcomes at the Brickworks represent a failure to follow the principles of the Burra Charter.

It is impossible to explain the many twists and turns on this 30 year journey, so we have highlighted some of the key successes and failures of the Victorian heritage system from our perspective in the hope that this may contribute to the work of the Parliamentary Inquiry.

The perspectives shared in our submission are ours alone, based on our own experience and observations. It is not possible for us to explain how the issues we are presenting might be seen by any of the other parties - Heritage Victoria, Brunswick and Moreland City Councils, Sungrove, the National Trust or other individuals.

In this submission we have used the current names – Victorian Heritage Register, Moreland City Council, Heritage Victoria (etc), rather than adding to the complexity of our submission by using both historical and current names.

Our detailed submission (attached) uses the former Hoffman Brickworks as a case study. Throughout we make a number of observations and suggestions for improvements to the Victorian heritage system in relation to places of state significance. We have summarised these below to assist the Committee.

**In summary STB Inc considers that:**

Victoria has an effective and well-resourced heritage system, but strengthening is required to enable it to deliver the heritage outcomes that it promises, and that the Victorian community expects.

To be more effective the Victorian heritage system needs to:

- **Engage communities:** the heritage places being dealt with by the heritage system form part of a community's heritage: they need and deserve open access to decision-making and the documents that underpin decisions. We suggest consideration be given to:
  - establishing more open and transparent processes
  - ensuring key documents are publicly accessible.
- **Respond to complexity with increased certainty:** owners, developers and communities all want greater certainty. Creating a firm foundation and clear outcomes through, for example, a Conservation Management Plan, the right planning mechanisms (e.g. zoning, Development Overlay) and Heritage Victoria permits is essential. Changes should then be tested against that foundation through an open and transparent process to avoid whittling away heritage values and commitments as has occurred at the Brickworks. We suggest consideration be given to:
  - The use of an agreed/adopted master plan for complex heritage sites
  - Formal adoption/endorsement or even gazettal of key documents
  - An open and transparent process if changes to a master plan are needed
  - Assessing all permit applications against the master plan to help to avoid incremental creep.
- **Local government and Heritage Victoria should work together to deliver the best heritage outcomes:** Placing all responsibility on Heritage Victoria for places of state significance listed on the VHR can limit opportunities for local community values to be expressed and protected, and for local participation. Local government should not be locked out of these heritage considerations as they have much to offer. We suggest consideration be given to:
  - Reviewing the source of this division of roles, and making changes to achieve more effective collaboration and ensure that the actions of each do not undermine heritage protection.

- Providing additional resources to Heritage Victoria as needed to enable it to take a proactive role in facilitating good heritage outcomes, particularly with complex heritage sites in private ownership, and in working with local government.
- **Enforcement needs to be effective and swift:** the current enforcement measures available to Heritage Victoria and Councils appear to be time consuming and ineffective in achieving corrective action. If expectations are clearly established and agreed at the start of a project, then Heritage Victoria and Councils need the ability to act where there are breaches, and the enforcement needs to match the nature of the breach and the heritage consequences. In the Brickworks, the use of a bank guarantee appears to have been completely ineffective. We suggest consideration be given to:
  - Establishing new enforcement measures, including reviewing and revising definitions of what comprises neglect, so that enforcement can be actioned swiftly and with effect.
  - Supporting Heritage Victoria with sufficient resources to enable it to take appropriate action under the Repair Orders section of the *Heritage Act 2017*.
- **Incentives:** commercially-oriented owners seeking to develop a heritage property may require additional incentives – that is, over and above their expected financial return - to do the right thing. Incentives should not result in the loss of heritage values, fabric or community connections with a place. We suggest consideration be given to:
  - Incentives through rebates on rates or state taxes, but only provided once the incentivised outcome is achieved.
- **Creating a fund for the future owners:** the owners of strata titled apartments in the kilns at the Brickworks have been surprised that the repair and stabilisation of the chimneys has to be met from their Owners Corporation funds. Establishing a heritage fund using a small percentage of the sales achieved (i.e. from profits) to support these future costs was proposed in the CMP but never delivered. We suggest consideration be given to:
  - Requiring developers to establish a heritage management account with sufficient funds to support the management, maintenance and renewal of heritage assets over 20+ years, with the purpose and management of the account to be written into the Owners Corporation rules. The assessment and provision of ‘sufficient funding’ and the effectiveness of the Owners Corporation rules surrounding the funding should be independently verified prior to building completion.
  - Ensuring that the requirement to maintain, manage and renew heritage assets and interpretation is included in a covenant on the site prior to subdivision.
- **Putting the facts on the table:** for the Brickworks, a contamination report delivered late in the process has resulted in the current demolition of two highly significant buildings, one of which was intended from the start to present and interpret the history and significance of the site. ‘Facts’ that are critical to decisions about how the heritage significance of a place can be conserved must be on the table at the start, before irreversible decisions and major demolitions (including in this case Kiln 1) are permitted. And such ‘facts’ that change the foundation must be open to independent review and public scrutiny. This may require additional public funding and new processes. We suggest consideration be given to:
  - Additional public funding to enable Heritage Victoria to commission independent reviews of technical reports and conflicting expert evidence.

- Establishing open and transparent processes to enable public scrutiny and involvement through mechanisms such as Heritage Council hearings.
- **Implementation of permit conditions:** implementation of the conditions in a planning and/or Heritage Victoria permit is not optional. Such conditions are pre-conditions for development and must be seen as requirements. Councils and Heritage Victoria need to attend to their permits and the conditions they impose to ensure that they are being met, and take effective action if they are not. But this requires both resources and effective enforcement measures. We suggest consideration be given to:
  - Undertaking a 'risk assessment' for complex VHR-listed places considering as one risk, the risk of default/non-compliance. This should be able to reference the history of the site and the owners track record on site and elsewhere.
  - Heritage Victoria permits should be regularly reviewed in relation to compliance. A permit should not be allowed to lapse without consideration by Heritage Victoria as to whether enforcement action is needed. Alternatively, enforcement action should be available to Heritage Victoria even when a permit has lapsed.
  - Resourcing Heritage Victoria to undertake or commission regular condition audits of places on the Victorian Heritage Register, say every 5 years, or more frequently where there are active permits for VHR places.
- **Neglect:** the most disturbing and long-standing problem for heritage protection at the Brickworks has been the failure of the owners to secure and maintain the kilns (prior to their partial demolition and conversion to apartment) and Building 5. Vandalism was rife as a consequence of failed site security. The serious and never-repaired damage to Building 5 resulting from a fire is the most obvious example, however the owner's failure to undertake maintenance and repair works to this building and to commit resources to its approved adaptive reuse is the bigger issue. Heritage conservation must come first not last. We suggest consideration be given to:
  - Redefining neglect in relation to its impact on the heritage fabric and heritage values/significance, not in relation to the intention of the owner.
- **Leadership:** Heritage Victoria needs to again take up its leadership role as the premier heritage agency in Victoria, and as a leader across Australia. Heritage Victoria needs sufficient resources to provide this leadership, not only on places (and objects) of state significance, but to contribute to national heritage initiatives and to support and collaborate with local government. We suggest consideration be given to:
  - Recognising the role that Victoria can play nationally as leaders in heritage.
  - Extending the resourcing for Heritage Victoria to enable it to be more proactive, and less limited to 'bare minimum' statutory roles.
  - Expanding the opportunities for effective government intervention and standard setting by adopting the model used by the Trust for Nature (*Victorian Conservation Trust Act 1972*) or through Working Heritage Inc or in another way. Specifically, we suggest the establishment of a revolving fund to purchase and conserve challenging heritage sites and then sell with a protective covenant.
- **Failure to conserve our heritage is not a victimless crime:** we are all impacted by these failures. This is especially true for local communities who work tirelessly to contribute through the heritage

processes available to us, with the sole motivation of keeping our heritage places for future generations to share.

Our local community, individually and through STB Inc, have maintained a strong commitment to supporting the best outcomes for the Brickworks over many years. Thousands of volunteer hours have been put into preparing the nomination to the Victorian Heritage Register; making many submissions; publishing our vision, booklets and a ceramics centre proposal; preparing oral histories of the site; encouraging the wider local and interested community to participate through our website, social media and events; and attending many meetings. STB Inc has always been an active participant, using the opportunities provided through the heritage system to make submissions and advocate on behalf of the local community for the protection of the Brickworks.

The demolition of Kiln 1 – to which we agreed and which was allowed under the original Heritage Victoria permit – was predicated on specific and documented heritage outcomes, most of which have been abandoned and can now never be achieved. The result of these many incremental losses is the greatly diminished level of cultural heritage significance of the Brickworks, a site protected on the Victorian Heritage Register, but the loss of significance is so great that its listing on the VHR is probably now questionable. This is an appalling outcome.

Thank you for this opportunity to make a submission. We would be happy to provide further information at your request.

Chris Johnston, Ruth Giles & Michelle Reeves

**for Save the Brickworks Inc**

#### Attachments

1. Hoffman Brickworks – a case study
2. Hoffman Brickworks – images

## Attachment 1: Hoffman Brickworks – a case study

### Background

The former Hoffman Brickworks in Brunswick is recognised as being of national and international significance. It is part of our local Brunswick history and the last survivors of the brick and pottery industries that once dominated Brunswick and other northern suburbs. For our Brunswick community, the Brickworks is a part of our history and our future – and it is the last surviving nineteenth century brickworks in Melbourne.

The former Hoffman Brickworks ('the Brickworks') was established in 1870, expanding onto the present site in 1884. By the 1890s Hoffman's was the primary employer in the Brunswick area and the largest brick manufacturer in Victoria. In addition to bricks, the pottery section made sanitary ware and the famous Melrose decorative ceramics.

The Brickworks was recognised in two local government commissioned heritage studies in 1982 and 1990; the National Trust classified the Brickworks in 1988, recognising it as being of State significance; it was added to the Victorian Heritage Register in 1989. It was subsequently included in a wider heritage precinct in the (now) Moreland Planning Scheme.

*Heritage protection was in place prior to Sungrove purchasing the property.*

The Brickworks ceased operation in 1993 and the property was sold to Sungrove Corporation in 1996 ('Sungrove'). Sungrove has remained the owner to the present day.

In November 1997 Lovell Chen (heritage consultants) prepared an initial *Conservation Management Plan* for Hoffman Brickworks for Moreland City Council. That same month, the owners sought a Planning Scheme Amendment (L52) to rezone the Brickworks site from General Industrial to a Mixed Use Zone and redevelop the site.

Save the Brickworks Inc was formed in 1997 in response to concerns over the proposed rezoning of the site and its residential development, which would require demolition of two of the three kilns. The group sought to ensure that the local community significance of the site was recognised and protected, along with the attributes that made it of state and national significance.

A number of organisations, including the National Trust, and individuals made submissions on the proposed rezoning. These objections were withdrawn – thereby avoiding a Panel Hearing – based on a negotiated set of agreements (the Open Letter) being reached with the submitters. This process was facilitated by Brunswick City Council (now Moreland). At the time, a Panel Hearing was seen as likely to result in delays to the project. STB published '*as long as you could see the Hoffman's Chimneys you wasn't lost*' in March 2000: it expressed our vision for the Brickworks.

### Creating firm foundations

Victoria is considered a leader in heritage management in Australia, and the legislation is generally sound, providing a good foundation for the protection and management of Victoria's heritage places. The Brickworks listing on the VHR recognised the whole site along with some machinery items and the site was also added to the Victorian Heritage Inventory in recognition of its archaeological value.

The Open Letter and a permit from Heritage Victoria included the following as agreed requirements for the conservation and redevelopment of the Brickworks:

- preparation of a Conservation Management Plan by a reputable heritage consultant
- conservation of a portion of one kiln without adaptation to uses other than the interpretation of the existing fabric
- the firing chambers of Kilns 2 and 3 to be retained as single spaces
- building 5 (the brick pressing building) and all its associated equipment to be retained in its entirety and be used primarily for the interpretation of the Brickworks, to be accessible to the public and to include other uses
- a bank guarantee for \$1 million lodged with Heritage Victoria.

In exchange the submitters, Council and Heritage Victoria agreed to:

- the rezoning of the site from industrial to mixed use – but essentially as residential
- the demolition of Kiln 1, the oldest Hoffman kiln on the site and in Australia.

The Council also offered \$400,000 towards conservation work on the site, nominally for Kiln 2 as well as contributing funds for a Conservation Management Plan.

These agreements were essentially documented through:

- Heritage Victoria permits (2899 issued Sept 1997 & 3882 issued 2002)
- Conservation Management Plan (HLCD 1999)
- Interpretation Plan (Look Ear 1999)
- Development Plan Overlay in the Moreland Planning Scheme
- Plus associated documents that formed part of or were required to be prepared as a result of the above.

*In combination with the legal protections offered through the VHR and Planning Scheme, the commitments entered into by Sungrove and the local community (through STB Inc, the Council, other groups), these documents provided a firm basis and agreements on conserving and managing the heritage significance of the Brickworks.*

As we outline below, the outcomes that have been achieved have fallen far below what was agreed at that time. Our view is that this is not because of any major deficiencies in this initial suite of documents.

STB Inc considers that such documents are a critical part of a ‘firm foundation’ and should therefore be endorsed by Heritage Victoria, however we understand that this is no longer the practice. Our view is that this practice should be reinstated.

Based on the *Burra Charter* and good heritage practice, it might be argued that such documents may need to be amended or updated if understandings of significance or other circumstances change. We agree with this, but do not think that the possibility of amendment in the future should prevent endorsement of key foundation documents. The progressive movement away from the principles and sound analysis provided in foundation documents for the Brickworks site has been an important factor in the failure to achieve the promised heritage outcomes.

STB Inc is not suggesting that there can be no change to foundation documents, however we do think that such changes should be well considered and justified in relation to such foundation documents. STB Inc recognises that:

- firm foundations mean agreements to come back to when circumstances change
- good heritage practice allows for new information, new values, new circumstances etc
- everyone knows where they stand – if new facts come to light, then those are brought to the table and new solutions explored etc.

A related issue is that some of these foundation documents are not publicly accessible: the Conservation Management Plan, Interpretation Plan, Heritage Victoria permits are not on the Heritage Victoria website for example. This is also true of many subsequent documents: permit applications, plans, contamination and engineering reports etc. These are documents that were considered by Heritage Victoria as a basis for decision making, and yet STB Inc has had to seek access to some of them through FOI. (Below we also explore the issue of conflicting expert advice). We suggest that all technical, expert and financial documents that form the basis of Heritage Victoria's decision-making should be public.

Further, the photographic documentation of buildings and spaces required under Heritage Victoria permits and created prior to demolition or major changes appear not to be publicly available. These photographic records relate to the heritage of our community and should be publicly accessible locally.

### **Undermining the foundations**

In theory, the legal protections, agreed documents, and the commitments they imply should have created a firm foundation for the conservation and redevelopment of the Brickworks, and in some ways they did. But in practice, these agreements were progressively whittled away through successive permits following repeated requests by Sungrove for variations, the progressive lessening or delaying of heritage outcomes, and the lack of enforcement of conditions on permits issued by Heritage Victoria. These variations included:

- Reductions in the requirements for conservation of specific buildings and elements, for example: allowing Kilns 2 and 3 to be used for apartments, which had specifically not been permitted in the original permit.
- Revisions to the staging of development, each of which pushed the major conservation and reuse works further into the future. For example, Permit P10131 (24.1.2008, Item 15) required submission of a conservation works program for buildings 5 and 6 and 'completion of all heritage restoration works prior to any tenancies being established within Buildings E, 6 or 6A'. These heritage works were never started and will now never be achieved.
- Approval to subdivide the overall site into super-parcels, dividing 'heritage' and commercial portions, which in essence left the most significant heritage parcel – Buildings 5 and 6 – un-funded. The original intention was that the major re-development of other parts of the site would fund the heritage outcomes; subdivision of the site appears to have prevented this and commercial returns rather than heritage outcomes appear to have been prioritised.
- The strata titling of residential units within the kilns has had negative consequences and is not a reversible action.

The permits approved by Heritage Victoria demonstrates a progressive move away from the foundation agreements and documents. STB Inc, on each and every occasion, made submissions on all advertised



permit applications, repeatedly pointing out our concerns with the progressive diminution and postponement of the heritage outcomes.

As well, actions such as the sale of apartments 'off the plan' prior to permits being granted appears to have created undue pressure to 'go along with' or accommodate proposed changes to heritage buildings.

STB Inc proposes that for complex sites such as the Brickworks, an agreed **master plan** could provide such a foundation. It would respond to and incorporate the CMP and associated heritage documents. Changes proposed – whether as result of economic circumstances, new information (e.g. about significance, history, contamination etc), or new reuse opportunities etc – would be tested against the master plan each and every time, and not against the previous permit. We propose this as a way of avoiding the 'death by a thousand cuts' which is what has happened to the Brickworks.

## **Enforcement**

STB Inc has observed a lack of enforcement action by Heritage Victoria over many years but is not privy to any details about why key conditions on heritage permits were not enforced by Heritage Victoria. STB Inc also notes that during 2020-21, Heritage Victoria in collaboration with Moreland City Council has been very actively seeking to enforce permit conditions. Regrettably, we understand some permits had lapsed before this recent effort by Heritage Victoria to seek enforcement.

We have sympathy for both Moreland City Council and Heritage Victoria and recognise that each is bound by legislation which defines their roles. We have been impressed that the two organisations have started working more collaboratively and we note that this has resulted in the opportunity for clearer enforcement action and more effective communication with residents and the wider community.

### *Role of local council*

Moreland City Council has had an ongoing role in the Brickworks and an active concern for the local heritage. As mentioned, Moreland City Council committed \$400,000 to support heritage outcomes in recognition of the site's significance to the local community. However, we understand that the delineation of responsibilities between Heritage Victoria and local councils has contributed to enforcement difficulties and loop-holes. We understand that the loss of public access to the interpretation space at the top of the kilns (the redevelopment into apartments) resulted from Moreland City Council being unable to consider heritage when assessing planning permits. We encourage consideration of how Councils' role in assessing planning applications and overseeing subdivisions can be structured to contribute positively to heritage outcomes, and how the Heritage Act/Heritage Victoria can more effectively integrate the heritage perspectives of a local Council.

## **Maintenance and renewal**

When heritage buildings and interpretation are in private ownership – particularly in strata-titled apartments – responsibility for maintenance and renewal becomes the responsibility of the owners through the Owners Corporation. The Conservation Management Plan proposed a sinking fund to support heritage maintenance. In practice, when the kilns were redeveloped as apartments:

- The titles did not include the covenant requiring ongoing maintenance of the heritage and interpretation that was required by Heritage Victoria.
- Heritage elements were not handed over to the new owners in sound condition. Within a couple of years the chimney of kiln 3, which had not been restored during the redevelopment, started to

crumble, causing damage to residences, safety issue for the community, and costly restoration by the owners of the new apartments.

- The redevelopment did not support ongoing maintenance of the buildings – the bricks forming the lower section of both kilns is deteriorating, presumably to be due to lack of ventilation, the external concrete paving up to the brickwork, and the concrete internal lining.
- Heritage interpretation was incomplete, and the few signs that were installed are showing signs of significant deterioration less than 10 years after installation.
- The Owners Corporation was not provided with funding to support heritage maintenance and renewal.

Where heritage maintenance, renewal and public access are the responsibility of private owners, particularly through strata-titling, it is essential that the frameworks – and funding – are in place to enable this to occur.

### **Putting the facts on the table**

Right now, two significant buildings are being demolished because of ‘contamination’ and their poor condition after years of neglect. STB Inc has serious concerns about briefing for the design of the clean-up of Buildings 5 and 6 in the Sampling, Analytical and Quality Plan (SAQP) and cover letter to the Environmental Auditor (April 2020). Our concerns include:

- The very poor condition of buildings 5 and 6 was used to justify their demolition in order to safely carry out further on-site testing.
- The assumption that the redevelopment of the land occupied by buildings 5 and 6 would include a 2-level basement carpark to support commercial spaces and high density residential.

There was apparently no consideration given in the SAQP to options for retaining these two buildings. The SAQP was submitted to Heritage Victoria with an application to demolish Buildings 5 and 6.

STB Inc requested an independent review of this report by an expert engaged by Heritage Victoria or Moreland City Council. This could have examined other remediation options based on retention of Buildings 5 and 6 (this being an agreed heritage outcome from as early as 1998). An independent review was not forthcoming. STB Inc, on behalf of our local community, will now never know if there were other possible options to undertake remediation with a less destructive process, as has occurred on other heritage sites. From our perspective, there is no process available through which the differences between original contamination reports and the latest report could be reviewed and addressed. Ultimately, it appears to us that the possibility of underpinning the building to remove contamination (instead of demolition) was eroded by the poor condition of the buildings, as discussed elsewhere.

The problem is broader than just the issue of contamination. If the ‘facts’ are not well established as part of creating a firm foundation, then appropriate decisions as to how the significance of the heritage place is to be conserved and managed cannot be made. Another example relates to the stability of Buildings 5 and 6 where differing opinions were provided by two reputable engineering firms.

Joint fact finding is a ‘consensus building’ process that has been used in relation to complex and controversial conservation actions for significant heritage places such as the Budj Bim Heritage Landscape. In this example, the process of investigating options for reflooding Lake Condah was open and transparent, with any and all interested landholders and groups able to participate, ask questions and raise issues.

STB Inc considers that there is a potential role for the following processes to be available especially for aspects such as contamination that fall outside heritage expertise, and where there is conflicting expert evidence:

- Independent review
- Joint fact finding
- Heritage Council review/hearing.

### **Neglect**

Quite simply, buildings need regular maintenance, and if they are used and occupied, this usually ensures their long-term survival. If Building 5 had been adapted for interpretation and other compatible uses (offices, studios, gallery etc), as proposed by Sungrove, as agreed by Heritage Victoria, and as expected by STB Inc and the community, it would no doubt have been maintained.

But even while a building is awaiting adaptation to a compatible new use, it should be maintained and secured. This is a basic requirement. For example, if engineering advice on the condition of the roof of Building 6 had been attended to, the roof would not have experienced a catastrophic collapse.

Lack of adequate securing of Building 5 over many years resulted in a fire that damaged the roof. The hole in the roof was not repaired or covered, which then allowed water ingress, and the subsequent rapid deterioration of timber structural elements. Lack of repair by the owner following the fire, and lack of maintenance over many years prior to and following the fire resulted in continuing decline in the condition of the building.

The *Heritage Act 2017* has provisions to ensure buildings are not allowed to fall into disrepair, with Sections 152 and 153 stating:

152      Disrepair of registered place or registered object

The owner of a registered place or registered object must not allow that place or object to fall into disrepair.

153      Failure to maintain registered place or registered object

The owner of a registered place or registered object must not fail to maintain that place or object to the extent that its conservation is threatened.

This could have (and should have) been followed up when the condition of the buildings began to seriously deteriorate.

STB Inc notes that Heritage Victoria has now published (August 2020) a document 'Minimum standards for maintenance and repair of heritage places' which details expected standards and practical actions to be undertaken to ensure a building doesn't fall into disrepair. This is to be commended, and, if it had existed 10 years ago, and action had been taken by the owner (and compliance required by Heritage Victoria), may have prevented the deterioration of Buildings 5 and 6 which was a major factor in their demolition.

## **Playing the long game**

Some owners of heritage places – having a significant property portfolio – can play the long game. They can out-wait the other parties: officers in State agencies and local government change regularly, files become voluminous, and agreements are no longer ‘current knowledge’.

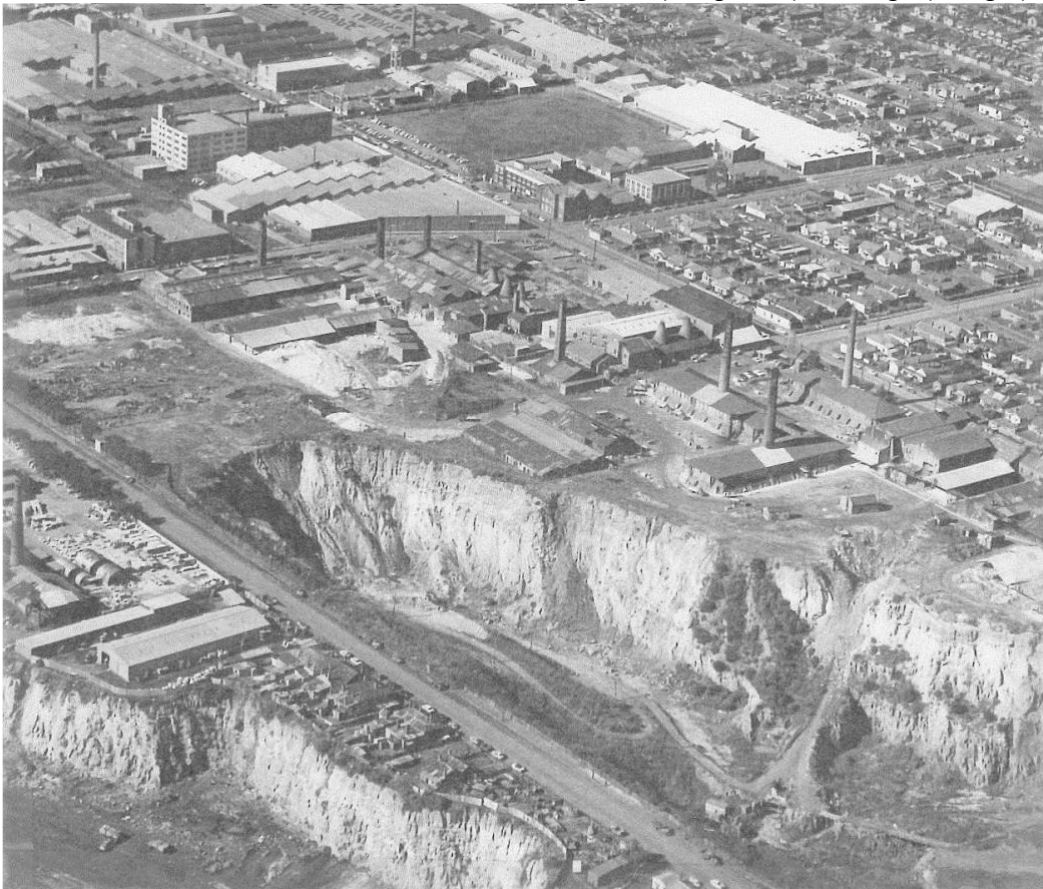
STB Inc has existed since 1997. We have long memories. We don’t know if Sungrove started out with the ‘long game’ in mind, but after pressure to negotiate an agreement rather than go to Panel back in 1997, what appeared to be a well-considered conservation and redevelopment project back then has become a long-running heritage disaster.

Worst still, the long game combined with neglect has resulted in the recent demolition of two highly significant buildings and removal of significant, associated objects. We note with disappointment the speed with which Sungrove commenced demolition recently compared to their inaction on timely repairs and maintenance over the decades. Sungrove will now have a greenfield site where two heritage buildings stood, and there is very little recourse available to ensure an appropriate heritage outcome on the site.

## Attachment 2: Hoffman Brickworks – Images

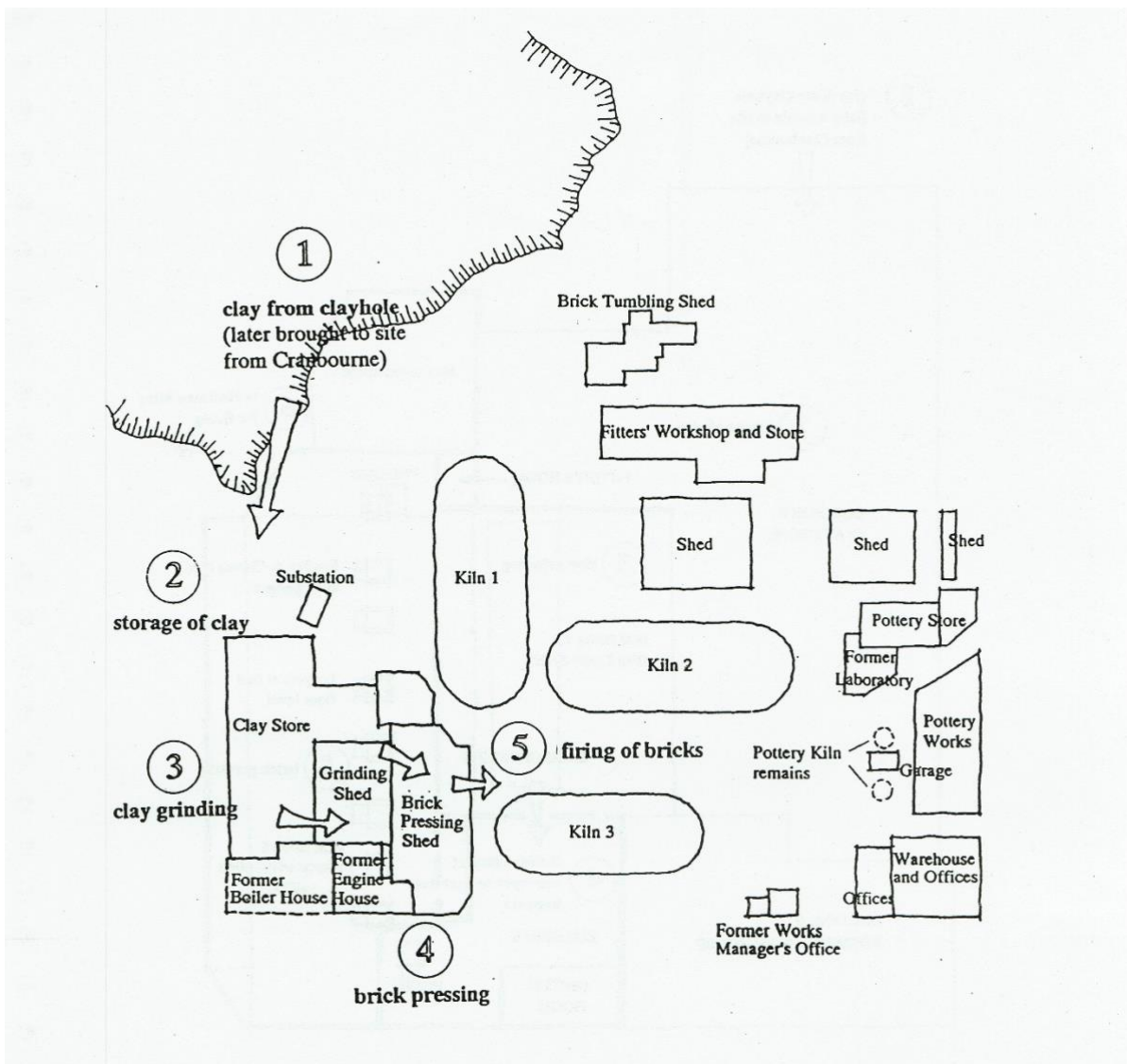


2000: View of the Brickworks from the north, showing Kiln 1 (foreground), Building 5 (far right)



Hoffman Brickworks CMP cover (HLCD 1999) showing the Brickworks (c1950s?)

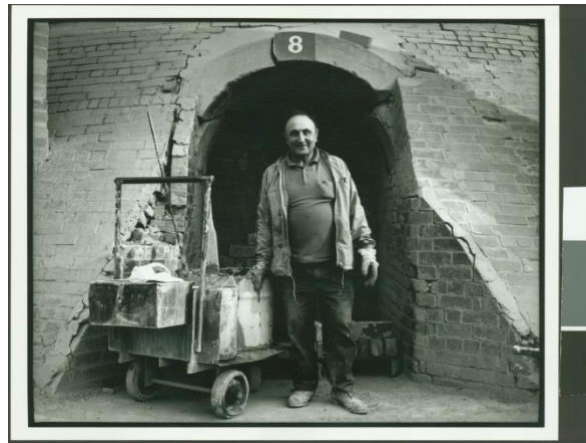




Sketch plan of the Brickworks showing how materials moved through the brickmaking process (Lovell Chen CMP)



Prior to closure: Bricks stacked in the kiln (Source: Grant Hobson, SLV Collection)



Prior to closure: At the entry (wicket) to the kiln (Source: Grant Hobson, SLV Collection)



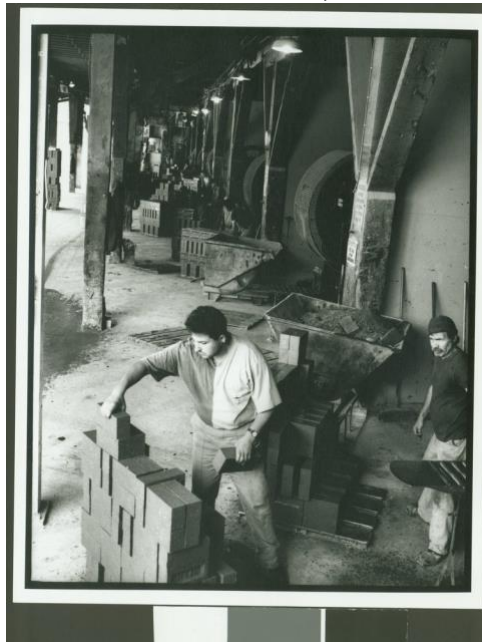
Prior to closure: Firing set-up, upper level of the kiln (Source: Grant Hobson, SLV Collection)



Prior to closure: Kiln showing workers on upper level and bricks stacked into the firing chamber (Source: Grant Hobson, SLV Collection)



Prior to closure: workers unloading bricks coming off the press (Source: Grant Hobson, SLV Collection)



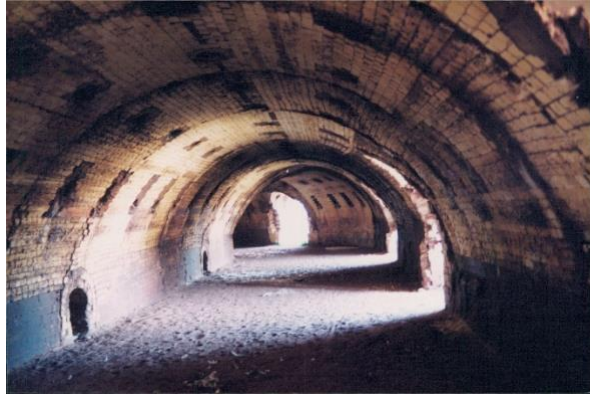
Prior to closure: workers unloading bricks coming off the press (Source: Grant Hobson, SLV Collection)



## The Kilns



2001: Firing equipment still remaining



2001: Firing chambers still intact and undamaged



2006: Kilns prior to partial demolition and construction of apartments: site insecure and vandalism occurring



2011: Firing chamber (lower section) showing graffiti



2011: Upper floor of kiln





2011: Demolition of the upper floor of Kilns 2 and 3



### Building 5 – The Brick Pressing Shed



2002: Building 5 after the demolition of Kiln 1, and removal of a small annexe on north side



2002: Brick Building 6 (Steam Engine House) from Dawson Street



2002: Building 5 from Dawson Street



2008: Building 5 and Kiln



2011: Ground floor interior Building 5 showing massive timber structure and row of brick presses



2011: Detail of brick press



2011: Bldg 5 contained significant objects and systems for the transport of clay to the brick presses on the upper levels







Blg 5: Initial fire damage



August 2020: Fire damaged roof showing further sections gone, and dumped machinery and other unknown materials



2022: Blg 5 demolition underway



2022: Blg 5 demolition continuing



2022: Brick press machinery (on VHR) out in the open



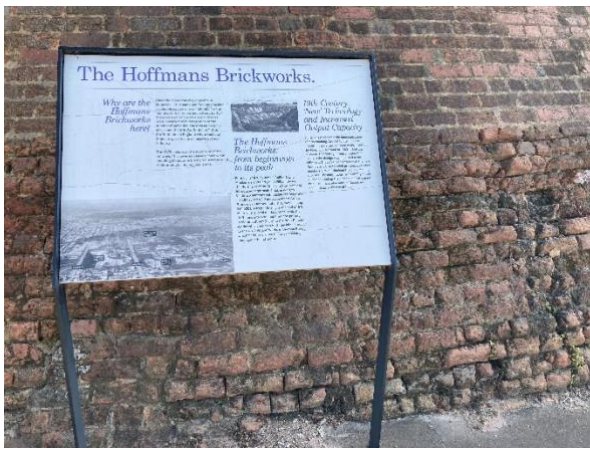
2022: Blg 5 demolition almost complete – Blg 6 is the brick building to the right



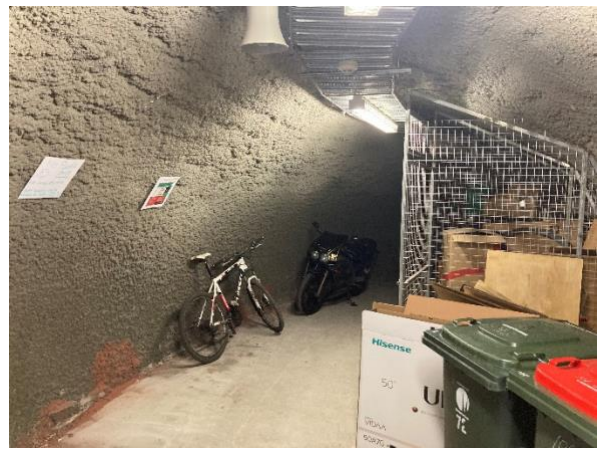
2022: Bldg 5 completely demolished – demolition of Bldg 6 about to start.



2022: demolition starts on Bldg 6 – demolition completed as at 31.1.2022



2022: Eroding bricks and interpretive signs starting to break down



2022: Sprayed concrete inside lower section of kiln