HERITAGE IMPACT STATEMENT – ANTHEMION CONSULTANCIES

Supplementary Heritage Impact Statement for

FORMER HOFFMAN BRICKWORKS

This Supplementary Heritage Impact Statement is a Response to an RFI from Heritage Victoria dated 17 July, 2020 and continues to form part of the permit application for Demolition of the Brick Pressing Shed (Buildings 5 and 6) and construction of a new building including an interpretation centre.

72 – 106 DAWSON STREET,

BRUNSWICK

Report date: 2 October, 2020.

***Victorian Heritage Register Number*: H 0703**

The Brick Pressing Shed.

The west elevation of the Brick Pressing Shed and Former Engine House.

Prepared for

Sungrove Corporation Pty Ltd

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Issue 1	For submission to Heritage Victoria	4 June, 2020	
Issue 2	For submission to Heritage Victoria	Updated 29 June, 2020	
Issue 3	For submission to Heritage Victoria in response to RFI dated 17 July, 2020	2 October, 2020	

Former Hoffman Brickworks, 72 – 106 Dawson Street Brunswick.

(VHR H0703)

1.0 Introduction

1. This Heritage Impact Statement (HIS) has been prepared in response to a Request for Further Information by Heritage Victoria, dated 17 July, 2020 and addresses the questions raised therein. It is intended that it be read in conjunction with the HIS dated 29 June, 2020 and as a consequence information contained in the original HIS, which formed part of the permit application, is not necessarily repeated here.

2. In preparing this HIS the Heritage Victoria *Guidelines for preparing heritage impact statements. Made and published under s 19(1)(f) of the Heritage Act 2017 in September 2020* have been noted. This HIS has been prepared at the request of The Owners, Sungrove Corporation Pty Ltd.

3. Over a number of years the broader Hoffman Brickworks site, including the former Pottery, has been progressively redeveloped in accord with a number of permits issued by Heritage Victoria and the Minister for Planning. With regard to other permit conditions such as interpretation, inventory, HAMP etc. these have all been complied with and endorsed. Several interpretative signs which provide an overview of the history of the Hoffman Brickworks have been installed around Kilns 2 and 3 and the chimney (Kiln 1).

4. The current permit application applies to the Brick Pressing Shed (Building 5), the attached Former Engine House (Building 6) and the Edge Runner (Crushing) Mill. The heritage issues raised in the RFI are addressed below.

2.0 Response to the Request for Further Information (RFI)

a. Impact of the loss of a rare remnant brick-making sequence of production in Victoria and Australia, including loss of the specific brick-making processes and techniques used at the Former Hoffman Brickworks.

Response:

5. There are conditions on the various heritage permits which require interpretation of the site. To this end an interpretation plan has been endorsed by Heritage Victoria and this is the basis for the Interpretation Centre/Museum and its contents as proposed in this application.

6. There will be no meaningful "loss of a rare remnant brick-making sequence of production … including loss of the specific brick-making processes and techniques used at the Former Hoffman Brickworks" beyond what exists now.

7. Seven brick pressing machines remain inside Building 5 together with various associated elements (Refer below). Previously there were nine machines inside the Brick Pressing Shed but it is understood that when an annexe at the north end was demolished to make way for Building A, two ("the two machines") machines were removed. The various components of these machines, which are dismantled and possibly missing components, and two hoppers remain outside on site, in an area immediately east (in front) of the Brick Pressing Shed.

8. As part of this permit application it is proposed to retain six of the existing brick pressing machines ("six machines"), three hoppers and parts of the conveyor belt/mechanism in a 3-dimensional arrangement, almost exactly as per the existing layout and spacings, in the proposed new building which will house a publicly accessible Interpretation Centre/Museum

together with additional displays of artefacts, documents, photographs, plans, maps etc. and interpretative signage. It is anticipated that this will be augmented with archival items, or copies thereof, relating to the Hoffman Brickworks which are held by the University of Melbourne Archives in Dawson Street, Brunswick which will be on loan and/or permanent display. In effect most of the existing arrangement will be retained in the Interpretation Centre/Museum and will be augmented by additional information, artefacts and relevant objects.

9. At the very least, the "rare remnant brick-making sequence of production" will be the same as it is now but it will be made more understandable to the public by the display etc. in the Interpretation Centre/Museum. Further, it is proposed to relocate components from the "two machines" as artwork/sculptures variously throughout the site. The last, the seventh, machine is not proposed presently to be retained in the new building but it could be treated similarly as artwork or else it might be useful to provide missing elements from the "six machines". This latter aspect requires further exploration and can be accommodated either way.

10. It is important to note that the manufacturing process was not contained only in the activities and contents of the Brick Pressing Shed. The kilns were a fundamental part of the brick manufacturing process. In the northern section of Kiln 2 the firing process and upper floor arrangement of the firing floor has been replicated already using the original gas firing equipment, flue covers and caps, pokers, sand floor, trusses etc. from the site. In addition the scale of production is also understandably demonstrated by the capacity and continuous firing of the three kilns, of which two remain, and their chimneys.

11. By using the equipment which exists presently in a new, vibrant and rich interpretative environment, the "rare remnant brick-making sequence of production… [and[the specific brick-making processes and techniques used at the Former Hoffman Brickworks" will be more accessible to, and understood better by the public and enthusiast than they are presently.

b. Impact of the loss of legibility of that process in the redevelopment scheme proposed, and of the fragmentary approach associated with the proposed interpretation strategy.

Response:

12. Interpretation of the site was always proposed, albeit in the context of the retention of Buildings 5 and 6. The CMP (Section 3.3.4, p. 34) notes *viz*.:

> **Interpretation Centre and displays**: this would be an important focus for the site in view of the heritage and architectural importance of the site as one of the best remaining examples of historic Hoffman brickworks in Australia. Building No. 5 would provide a display of historic machinery and equipment associated with clay processing and brick manufacture, and it would provide examples of building materials, skills and techniques. The interpretation/display centre would include a history of the site and highlight the dominant role that this important facility played in Melbourne"s construction industry over the past century. Building No. 5 could also include a café/restaurant to serve visitors and others including residents and workers in the area.

13. This Section of the CMP has provided general guidance to the interpretation plan which has been prepared by Anthemion Consultancies and updated 30 March, 2016, and which has been approved by Heritage Victoria. External interpretative signage contained in this plan has been installed variously around the site and the arrangement of the firing floor has

been set up in Kiln 2. Future interpretation will take place in The Interpretation Centre/Museum. All equipment etc. which has been located and retained has been listed in inventories and will be used appropriately for interpretation. In addition, it is anticipated that archival records of Hoffmans in the collection of the University of Melbourne Archives (Dawson Street, Brunswick) will be included as copies or possibly on loan.

14. This interpretative programme together with retention of six of the brick pressing machines and other elements discussed above will be comprehensive and not fragmentary. The process will be quite legible but in a different physical context. The three significant differences between what exists now and what is proposed is that the machines etc. will be located in a new building and artefacts now in storage, or sourced from repositories will be added to the museum, thus creating a more complete picture of the site than is presently evident to any visitor now and the video of the Brick Pressing Shed in operation will be screened. Last the site will be activated by the café and the interpretation and also by the use of other areas in the new building by residents and workers.

15. As discussed above, the "*legibility of … [the] process in the redevelopment scheme" will not be lost. The existing layout of the machines will be dismantled and six machines, flywheels, engines, three hoppers etc. and a section of the conveyor belt will be reinstated inside the new building proposed.*

    c. Consistency of the proposal against the relevant conservation policies for Building 5 and Building 6 provided in the Conservation Management Plan (Helen Lardner Conservation & Design, April 1999).

Response:

16. The following section contains the relevant information contained in the CMP. Note that the footnotes have not been included here.

17. In addressing the Conservation Policies contained in the CMP the first aspect which is important to note is that the CMP was prepared in 1999, 22 years ago and that it has not been reviewed. Typically the expectation is that CMPs are reviewed every five years. (Refer to. "periodic review of policies.", James Semple Kerr. *The Conservation Plan*. 7th ed. Australia ICOMOS, 2013. p. 26).

18. Secondly it is important to note that as a consequence a number of relevant factors which were not known at that time and which are clearly significant issues now e.g. EPA requirements, contamination, structural adequacy, OH&S etc. were not considered. Regulations did not exist at all or did not exist in their current form and therefore the efficacy of the CMP to meaningfully guide all activities on the site within the current legislative regime is limited.

19. Thirdly there have been changes, including significant changes, on the site which are not mentioned in the CMP.

20. Fourthly the nature of the development on the site of Building 5 which is set out on the plans endorsed by the City of Moreland (Permit No. 2008/313) is no longer economically viable in the existing market and the nature of the use/development has changed accordingly in line with the current and foreseeable market.

21. Insofar as Buildings 5 and 6A are concerned, the proposed development approved by Permit No. 2008/313, was for a total of 28 apartments, 19 strata offices/ commercial retail space at the Ground floor together with a double-height interpretation area in which six brick pressing machines and associated flywheels, motors and the like, were to be retained inside the building and one outside the building at the north end. Nine hoppers are shown

but this is more than are extant. No café was included. Variously on Levels 1 – 3 were the remainder of the apartments.

22. Nothing has been factored in for the post COVID 19 situation at this stage.

23. The CMP also notes that *viz*.:

> Sungrove Corporation's commitment is to ensure a long-term viable solution to the maintenance of the heritage buildings on the Hoffman Brickworks site.
>
> Sungrove has always understood that the "cost" of preserving the kilns and other heritage buildings has been compensated for in some ways within the overall development plan. Similarly it is important to appreciate that this compensation provides for the capital nature of the restoration and refurbishment works.
>
> From an ongoing point of view, Sungrove is in an identical position to the City of Moreland in that it can contribute to the serious investment required to refurbish the buildings to an acceptable level, but it is not in a position to fund the on-going maintenance and upkeep of these buildings which will be demanding.
>
> Sungrove's position has always been that the historic buildings must be living and capable of producing a long-term, viable income stream to not only support the additional capital investment required to finance the additional works to enable the income to be produced, but to support the ongoing capital needs of the buildings to preserve the restoration works that are proposed to be undertaken. (p. 22)

24. This approach has not changed.

> 4.5. Building 5
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> **Building Name Brick Press Shed**
>
> **Construction Date 1884**
>
> **Later alterations:**
>
> Refer to figures 12 & 12a which distinguish between the various components of Building 5.
>
> The original section of the brick press building is likely to be the central gabled section which has been dated to 1884.89 This part corresponds to the plan form shown on the 1904 MMBW Plan. This plan has wings projecting to the west (now demolished) and shows the existing western annexe adjoining Building 7]. The western annexe appears to have been constructed differently to the central gabled section and probably post-dates it.
>
> It is likely that the two storey eastern annexe was constructed pre World War 1. The double storey north extension is shown on the 1942 site plan, shown in figure 4, and possibly was built in the 1930s. The steel framed eastern lean-to is not shown on the 1942 plan so appears to have been built after this date. The single storey north extension has a light-weight steel frame which suggests a recent construction date.

Brickpressing Equipment:

Nine brick presses operating on the Bradley and Craven principle are located on the ground floor of Building 5. The seven in a row in the central gabled section are presses with surviving evidence of the original use of steam power, including large fly wheels. Some of these have surviving rope belts to the wheels. Clear evidence remains of the position of the drive shaft at their rear to provide power to these machines. Some have been updated, from the 1960s onwards, with individual electric motors and other alterations. The two presses in the north extension were installed in the 1970s. They are believed to have come from Clifton's other operating brickworks and their age is not known. The Austral Otis press at the south end dates from the 1960s and the other presses, with no visible manufacturer's brand, have been dated to the 1920s. All presses are now driven by electric motors.

The upper level of Building 5 has a system of conveyor belts and hoppers to feed the brick presses below. The importance of the height of the central gable to the gravity driven process is still evident.

The upper level of Building 5 has been modified to accommodate changes in the grinding process, additional presses and variations in the flow of materials. Evidence of these changes is shown in the building fabric particularly in the roof space and western wall.

The current equipment probably dates from 1975 when the whole grinding process was modernised. The plant, though modern, demonstrates the process of preparing clay, modifying its properties by additives and feeding the clay to the brick press. Although no detailed analysis of the upper level of Building 5 has been undertaken, it is clear that evidence remains of the system which operated prior to modernisation. This involved preparation of the clay directly on the floor and feeding through to the brick presses via holes in the floor. Water storage tanks also remain on the upper floor as they were gravity operated to supply the ground floor.

Survival of the clay processing areas of the brickworks is comparatively rare. In Sydney, the Goodlet and Smith site has a brickpress building and clay processing plant, however it is in poor condition having been severely damaged by fire. At St. Peters, only the kilns survive. At Yarralumla, only the kilns survive, although the shell of the grinding plant survives. At Box Hill the grinding process was intact in 1987. Thus both the building and equipment are comparatively rare.

Significance:

Building 5 housed the mechanised brick pressing operations of fundamental significance to the function of the site. The Bradley and Craven brick presses, in combination with the Hoffman kilns mark the first industrialisation of the brick making process in Australia. The building is the earliest and a very rare surviving example of this type in Victoria and Australia. It is of primary significance.

Discussion:

Building 5 is a complex structure which has evolved in response to changes in the material flow and technology of the brick making process. Current

drawings and photographs do not adequately address the sequence of changes. These should be recorded before any works occur, when many stratigraphic relationships may be destroyed or obscured.

Conservation Policies:

Exterior:

General

The relationship between the kilns and Building 5 must be retained as this is a rare example of a relatively intact original industrial context.

The existing structural fabric and form of building 5 is to be retained in order to reflect the history and development of the building. This includes the post and beam structure to the ground floor, the first floor, the brick walls, the timber framed external walls and the roof trusses. Later alterations to the structure throughout its history, including removal of elements and introduction of additional elements, like steel beams, should be conserved. They provide evidence of changes in process and technology and demonstrate the adaptive approach to engineering evident at the site.

If new openings are to be introduced into the building, the existing timber structure is to be retained. Sections of corrugated galvanised iron may be replaced with glazing or other contemporary treatment in identified areas. From the exterior, these interventions should blend with the existing appearance of Building 5. The overall effect must remain as exterior walls being unpainted, corrugated galvanised steel, with a non zincalume finish.

Where new interventions to the building's structure and fabric are required, they must be contemporary in design and materials, and designed for minimum impact. Refer to figures 12 & 12a for areas available for adaptation.

In general the drainage system is to be retained. Any replacement of individual elements, such as downpipes, gutters and rainwater heads must be galvanised iron to match the galvanised iron of the walls. Modified drainage elements should be connected to the sub-surface system which surrounds the Kilns. The existing drainage arrangement for the central bay which has no gutters, should be retained. It should be monitored to ensure that rainwater is being satisfactorily removed.

The louvres to windows on the east and north-east facades must remain. Where they are very deteriorated, the louvres should be replaced to match the existing ones. The perspex which lines the interior of the louvres can be replaced with glazing.

Eastern Lean-to / Eastern Annexe, ground floor.

The steel framed, eastern lean-to is single storey with a concrete floor. It is of relatively recent construction and has a large number of open sections. In the adaptation of Building 5 to form the interpretation centre and other compatible uses, there is clearly a need to be able to seal the building. A new wall to the east facade at ground floor level could align with the end of the first floor joists or follow the footprint of the eastern lean-to. It should be contemporary in design and follow the current proportions and

relationship of solid to void established on the existing ground floor eastern lean-to.

The design and installation of the new wall should not interfere with the existing structure. It is to be self supporting and removable without inflicting damage on the existing building. The structure should be steel or a contemporary equivalent. Wall cladding should be corrugated galvanised steel and openings may be glazed. The overall effect must remain as a wall of unpainted, corrugated galvanised steel, with a non zincalume finish.

The removal of the ground floor eastern lean-to offers opportunities for adaptation to ensure the viability of the building and provides a possible location for stair access to the first floor and/or connection to the kilns.

The iron post and beam barricades to the exterior of the east wall of the ground floor east annexe are to be retained and made safe.

The east facing double-opening at the first floor level, which is currently covered by a masonite-lined roller door should be retained. While the masonite lining may be replaced, the rolling mechanism and timber structure should also be retained. A new lining material may be introduced or the opening may be glazed.

Retain the steel trusses, pipes and cables extending from Building 5 to Kiln 3. The pipes and cables do not need replacement because they are no longer in use.

North-East Façade

The existing alignment of this splayed corner is to be retained with the removal of the ground floor eastern annexe, and the new wall to be installed without altering the existing structural fabric.

The door opening at the first floor level is to be retained, but may be glazed in place of the metal door

Northern Annexe

If required for adaptation, the ground floor northern annexe, (the area roofed by the steel truss system), can be removed. It is an area of lesser significance with the construction likely to have been post 1970. It should be fully recorded prior to demolition. The structural system and fabric which belongs to Building 5 proper, including the steel columns and brick presses must be retained. See figures 12 & 12a.

If a new north wall is required, it should be contemporary in design and should not interfere with the existing structure. It is to be self supporting and removable without inflicting damage on historic fabric. The structure should be steel or a contemporary equivalent. Wall cladding should be corrugated galvanised iron and the openings may be glazed. The overall effect must remain as a wall of unpainted, corrugated galvanised steel, with a non zincalume finish.

The removal or alteration of the ground floor northern annexe offers opportunities for adaptation, if required to ensure the viability of the building. It also provides a possible location for stair access to the first floor and/or connection to the kilns.

Western Annexe

The floor height found in level one of the western annexe is approximately one metre below that of the general floor height in the main hall of Building 5. A false floor could be installed to match the general first floor level, if required, provided that there is no alteration to the existing structure and that the equipment identified as important and significant in the Moveable Cultural Heritage, or subsequent significance analysis, is retained and is visible. The structure and equipment requires detailed assessment before alteration as it is likely that the intermediate floor height of this section of the building performed a function regarding the brick-making process.

Sections of the intermediary wall, shown on figures 12 & 12a, which divides the western annexe from the main hall of Building 5 could be opened up to facilitate connection and communication between the two areas, if required for successful adaptation of the building. The total percentage to be opened up should be less than one third of the overall.

The ground floor wall of the western annexe, which encloses the ground floor of Building 5 as shown on figures 12 & 12a is available for adaptation, if required, with the opportunity to remove sections of corrugated galvanised iron. These areas may be glazed or lined with a contemporary material, with the existing structural elements to remain intact. The total percentage of area to be altered should be less than one third of the overall.

South (Dawson Street) Facade

Above ground level, there is the opportunity for removing sections of corrugated galvanised iron, while retaining the existing timber structure, to increase natural light and provide city views, if required for successful adaptation of Building 5. The overall amount of glazing which could be included should be limited to less than 25% of the facade and the glazing should be tinted to blend in with the appearance of the galvanised iron. The overall effect must remain as a wall of unpainted, corrugated galvanised steel, with a non zincalume finish.

A new entry from Dawson Street into the existing historic fabric is not appropriate. An entry can be provided in close proximity to the building in the section shown as available for adaptation on the eastern side in figure 12.

Interior:

General

The scale and complexity of the brick pressing shed's interior spaces and structure should be retained.

Sufficient equipment and machinery which demonstrate the processes and techniques of brick making of the 1880s and later periods should be retained. The retained equipment should show the evolution of the processes over time.

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 and Craven brick press model) is to be retained in its entirety. Consideration should be given to the relocation of

one of the unmarked machines to provide access past the rows of brick presses through the building. This would enable public appreciation of the machinery from all sides.

It is desirable that at least one of the brick presses is maintained in working order for which specialist conservation treatment will be required. It is desirable for a brick press with rope to a fly wheel to be chosen for conservation.

A more detailed examination and recording of the evolution of the technology, materials and the structure should be undertaken prior to alteration of this building. It should be on the basis of this work that detailed recommendations are made about specific items to be retained, in order to adequately demonstrate the brick making process.

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 style of any features, fittings and services or other equipment introduced into the building should be contemporary and industrial in nature, and clearly distinguishable from the historic fabric.

New services should be accommodated by being fixed to the existing structure, using, where possible, existing openings and must be capable of removal without damage to the building's fabric or significant equipment.

New stairs providing access to the upper floors are to be located in areas earmarked for adaptation, as shown in figures 12 & 12a. If the stairs are located within the current boundary of the eastern annexe, they may also be used as the connection to the upper level of Kiln 3. It is not appropriate to remove historic fabric to provide new stairs internally when clear opportunities exist for stairs to be incorporated in areas available for adaptation.

It is preferable to retain the existing timber stair from ground to first floor level and include clear indication that it is not suitable for public use. If this is not possible because of safety or regulatory issues, the stair should be documented with a measured drawing and photographs prior to removal. The new stairway(s) provided must be clearly identifiable as introduced elements as well as being sufficient to meet Building Codes and use requirements.

Ground Floor

Make safe all services and retain insitu [sic.] where they do not compromise the safety of building users.

The existing ceiling should remain exposed and should not be lined.

New uses, compatible with the interpretation facility should be primarily of a public nature on the ground floor, such as a cafe or reception facility. First Floor Retain and make safe the timber trap doors in the floor of the first level

First Floor

Retain and make safe the timber trap doors in the floor of the first level.

Moveable items, including drums, wheels and tanks, identified as being of significance in the Assessment of Moveable Cultural Heritage, can be relocated to maximise useable space.

New uses, compatible with the interpretation facility can be housed on the first floor. Public access is required to sufficient parts of the upper level to demonstrate the processes of brick making. Structural elements already identified as significant should retain their visibility for the public.

If, in order to ensure the ongoing viability of the historic buildings on the site, new uses are introduced to the upper level of this building, then the following guidelines should apply;

- Sufficient spaces should be available to the public to demonstrate the scale and character of the industrial interior of the building;
- Sufficient equipment should remain insitu to adequately demonstrate the brick making processes, including mixing on the floor and the later addition of hoppers; and
- New building fabric and spaces should be contemporary in detailing, able to be removed without damaging historic fabric, and should retain the visibility of structural elements already identified as significant.

Detailed Response:

25. The relationship between the kilns and Building 5 will be retained through physical location of the proposed new building on the existing footprint of Buildings 5 and 6 and via viewlines to the kilns from within Building 5. No physical connection to the upper level of Kiln 3 is proposed and in any event this area is now occupied by privately-owned apartments and is subject to the control of an Owners' Corporation.

26. Section 3.3.4 and 3.3.5 (pp. 34 -37 of the CMP sets out a range of community and commercial uses which were considered to be appropriate for the site. These included interpretation centre and displays, commercial office space, meeting rooms/conference facilities, retail (tourist/visitor, arts, convenience), arts and related activity, residential, on-site car parking (visitors/residents/workers)and a neighbourhood centre. With the effluxion of time some of these uses are not viable in the current marketplace, potential stakeholders have not come to the fore and with hindsight some would no longer be feasible or prudent. As a consequence, while some of the above uses are still proposed in Buildings 5 and 6, some different uses are also proposed and which also necessitates their physical accommodation, hence some of the design elements and various components of the proposed new building.

27. Building 5 will allocate considerable space to the interpretation of the Hoffman Brickworks site and will also include other compatible uses, including a cafe as envisaged by the CMP. It will be accessible to the public, indeed the intention is to attract the public into the building and the site.

28. It is not proposed to retain the existing structural fabric and form of Building 5 because of structural inadequacy due to not ever being built to any regulations as they did not exist when it was erected; subsequent *ad hoc* alterations including removal of supporting posts; several fires; dilapidation due to weathering (external and internal) over time; vandalism and consequent OH&S constraints; in addition to contamination of soil beneath the

structure and contamination on the internal surfaces of the structure and which is the subject of an Environment Protection Authority Clean-up order. Given these circumstances, it is proposed to construct a new building which interprets the scale, form and materials of Building 5 and which also includes a Major Interpretative Centre/Museum containing six brick pressing machines and associated equipment and artefacts.

29. It is noted that the CMP envisaged a contemporary element on the east side. The form of Building 5, but not the existing structural fabric underpins the new design in order to reflect the history and development of the building. There will be a principal entrance, and location signage, from Dawson Street to activate the building and the site and there will also be access via the east elevation into the site and to the kilns. The CMP considered that a new entry from Dawson Street into the existing historic fabric was not appropriate but did not state any reason, although it might be assumed that there was a desire to avoid an opening in the original fabric. A principal entrance to a building and the need for a street address is a fundamental aspect of contemporary building design, planning and street activation. As the building is proposed to be replaced, a new entrance which also factors in changes in levels between the street and the site, is appropriate. While it will have no adverse impact on any heritage values it will draw in visitors and activate the proposed building.

30. Where feasible, elements from the existing structure(s) i.e. brick and timber, will be recycled and incorporated in the new structure. External cladding will be brick and unpainted galvanised steel in addition to contemporary materials principally to the west (Brickworks Drive) and south elevations (Dawson Street) which do not directly face the kilns. The existing louvres will not be retained in the replacement building.

31. Details of rainwater systems and goods have not yet been considered but there is no reason as this stage that they could not be galvanised steel. Similarly drainage, has not yet been considered.

32. There are no steel trusses, pipes and cables extending from Building 5 to Kiln 3. It is not known when they were removed but possibly when Kiln 3 was adapted for residential use at the upper level.

33. Similarly, while the alignment of the wall at the north-east façade remains, its cladding has been removed it has been largely open for many years. In addition, it is understood that the northern annexe was demolished to make way for Building A.

34. As it is proposed to replace Building 5, the western annexe will not be retained but it is proposed factor the conveyor scoop mechanism, on the west and north sides/ends of the building, into the new interpretation area. Details have yet to be worked up.

35. Insofar as the interior and machinery is concerned, six brick pressing machines and associated hoppers, conveyor(s), flywheels, motors and the like will be retained to demonstrate the scale and nature of the process. The layout and arrangement will be similar to existing and will allow public access around the machines in a double-height space. All retained elements will be de-contaminated and conserved appropriately. Whether or not any of the machines could be restored to working order is not known and if so there are likely to be OH&S considerations, noise and its impact on nearby residents, lack of materials e.g. clay, to facilitate the process and potential for new contamination. It is probable that this recommendation would be highly problematic. However, the video of the brick pressing machines in operation and the stacking of bricks in the kilns taken when the site was still operation, will form part of the interpretation and will demonstrate this aspect of the operations of the site. The noise of the operation is clearly evident in the video.

36. Evidence of any mixing of clay on the floor of the upper level can be investigated further with a view to incorporating it in the internal design and else will be interpreted.

37. The internal timber stair which was at the south end was demolished as part of the emergency works (September, 2020) because it was unsafe and also to prevent unauthorised access to the upper level. It was also affected by borers. The stair may have been photographed but no other documentation was prepared.

38. In summary, there have been physical changes to Building 5 since the CMP was prepared and significant issues related to the structural adequacy of the existing building and the extent of contamination have been investigated in considerable detail and must be factored into considerations now regarding the future of Building 5. In addition, the residential accommodation on the site and management structure thereof, impacts on some of the less important recommendations in the CMP, and in any event the reasoning behind them is not clear. The fact that these will not be implemented will not result in any adverse impacts on any heritage values. Other than for these issues, and the fact that it is proposed to replace Building 5 with a new building which demonstrates to a large, almost the same, extent to what is there now, and which also will include a large Interpretation Centre/Museum, the proposal has an high degree of compliance with the policies set out in the CMP.

Building 6

Building Name Former Steam Engine House

Construction Date Between 1904-1909

Later alterations:

This building does not appear on the 1904 MMBW Plan but is on the plan from 1909. On the 1942 plan, it is labelled „store". The 1958 plan 106 had this building identified as "machine room". The position of the building adjacent to the brick press building and next to building 8, thought to be the boiler house, makes it likely that this building housed the steam engine. Remnants of a gantry crane remain and some electrical fittings remain on the south side of the building. Other plant and equipment have been removed.

Significance:

It is likely that this building housed the steam engine used to drive the brick presses. Its scale and form are typical of engine houses generally, however the building does not retain any plant or other features which directly demonstrate its original function. With the brick press building, it forms an important streetscape element to Dawson Street. It is of contributory significance.

Discussion:

This brick building has a double height open space in the interior and an earth floor. Part of the building projects into Building 5 and, at the upper level, it becomes part of the layout of the first floor for Building 5. This projecting bay has the remnants of the gantry crane. The street frontage has a door (well above street level) and four window openings, three retaining timber framed, sash windows and one being bricked up. In other parts of the building, including the opening into Building 5, it is clear that this building has undergone substantial changes to openings and building

form. The corrugated iron roof is supported by timber king-post trusses with a central, louvred ridge lantern.

Conservation Policies:

Exterior:

General

This building offers opportunities for both conservation and adaptation. Its engine house form and Dawson Street elevation are aspects which should be conserved to retain its significance. It is desirable to conserve the roof form with the central lantern, timber trusses and timber lining to corrugated galvanised iron cladding.

North Facade

The north facade may be opened up as desired to enhance the adaptation of the building for a new use. Evidence should be retained of the original extent of Building 6, for example by not opening the wall to full height or retaining nib walls to indicate the location of the previous wall.

South Facade

Conserve the Dawson Street facade, retaining the streetscape relationship with Building 5. The windows and doors are well above street level so may require extending to a lower level to function. If this is required for adaptation of this building, then openings should be extended towards the pavement but without altering their location or width. The timber framed sash windows should be retained. The bricked up opening may be reopened if desired. The door may be replaced. If the doorway is not required, the opening should be bricked-in with a slightly recessed panel to retain clear evidence of its former state.

West Facade

The west facade may be opened up as desired to enhance the adaptation of the building for a new use. Evidence should be retained of the original extent of Building 6, for example by not opening the wall to full height or retaining nib walls to indicate the location of the previous wall. This wall retains evidence of Building 8. Hence the archaeological investigation of Building 8 should be carried out prior to any alterations being made to the west wall.

Interior:

General

The bay which projects into Building 5 should be retained and its role in the brick press building defined by further research to determine the necessary policies (see section 2.2.3). Refer to figures 12 and 12a to identify this bay.

It is desirable to retain the internal brick piers, and still allow the opening up of the north and west walls if desired.

The sub-station and switchboards should be removed after being recorded. The floor of this building appears likely to contain archaeological evidence of the locations of machinery used in the building. The floor should be carefully excavated and recorded.

A new floor should be installed. There is evidence of a previous elevated floor being in this building.

Detailed Response:

39. Building 6 is of Contributory significance. As part of the proposed new building, the form of Building 6 will be interpreted and some of its existing materiality will be incorporated in the new fabric e.g. use of recycled bricks. Its relationship with Building 5 will be quite clear in the new design. Therefore the recommendations regarding the North, South and West façades will not be implemented.

40. The roof structure of Building 6 collapsed in July, 202 and as a consequence it no longer has any roof structure or lantern. Apart from a small section in the south-east corner and some booths along the south wall, is open to the sky. Some brickwork was destroyed and/or removed from the top of south and west walls during the make-safe emergency works carried out in July/August 2020 and the tops of the walls are now contained in galvanised sheet metal for safety. Otherwise it retains most of the perimeter brick walls with that on the south and west sides being extensively propped.

41. he remnant electrical equipment in the booths is to be removed and it may contain asbestos. They can be recorded photographically.

d. A cumulative impact assessment on the State heritage values of the Place resulting from the successive stages of the site's redevelopment, which have comprised the removal of buildings and structures (including though not limited to the Gatehouse and Kiln 1), the adaptation of Kilns 2 and 3, contemporary residential infill throughout the Place, the registration extent update as a result of these changes, and the now proposed demolition of Buildings 5 and 6 [sic.]. This assessment should assess whether the Place would continue to meet the criteria for State heritage significance under the Victorian Heritage Register Criteria and Threshold Guidelines (Heritage Council Victoria, 2012) if the proposal was to be approved.

42. The State values pertaining to the Hoffman Brickworks site have been set out in the Statement of Significance, last reviewed 27 February, 2014. An assessment has been made against the relevant, and stated wording of, the criteria as set out below. It is not clear now what the criteria were in 1989, the time when the site was added to the presumed *Victorian Buildings Register.* The criteria which now exist have not changed greatly since 2014 and were satisfied at the time of the review.

43. To meet the criteria at the State level, a place must also meet the threshold for inclusion on the *Victorian Heritage Register. The Victorian Heritage Register Criteria and Threshold Guidelines* updated 4 April 2019 are referred to below.

44. The Statement of Significance for the site recognises the following parts of the site, as it exists now, as being significant, *viz*.:

A portion of the original No 2 works of the Former Hoffman Brickworks, Dawson Street, Brunswick, including two Hoffman kilns, a remnant chimney from a third Hoffman kiln, a large brick press building containing nine brick presses, an edge runner mill, an engine house and an area of the former pottery works which may contain sub-surface remains of two kilns.

45. The site remains essentially as described above. It should also be noted that at the time of the place being included on the *Victorian Heritage* or *Buildings Register* this was all which remained extant of the originally much larger site and that a lot of early demolition work was carried out by Hoffmans. Subsequent demolition and construction of new buildings

has been carried out in accord with a Ministerial permit and permits issued by Heritage Victoria.

46. The identification of nine brick presses as being in the shed was not correct in 2014. Seven remain in the shed, together with associated elements, and two partially dismantled machines, and associated elements and sundry elements/artefacts, are outside the Shed on the east side. These were dismantled and removed when the north annexe was demolished to make way for Building A.

47. The Gate Lodge was demolished to make way for Building E. Based on the levels of significance set out in the Allom Lovell & Associates Pty Ltd CMP, the 1999 CMP also ascribed no level of significance to the gatehouse (Gate lodge). (Figure 6). However on p. 20 it states *viz*.: "Building 25 was formerly identified as being of No Significance. It is currently identified as being of Minor Significance. Like Building 18, its exterior is substantially intact but the interior has been altered and remodelled throughout so it retains little evidence of its functions".

48. The Gate Lodge was a single-storey, inter-War domestic style, tapestry or manganese brick building which was in poor condition and which had no aesthetic links with anything else on the site. The interior was rudimentary, damaged and extensively altered. There was no heritage reason which would have precluded its demolition as a building of minor significance and this has not resulted in any adverse effect on the heritage values of the site. This was an acceptable action.

49. The Hoffman Brickworks site has been assessed as satisfying the following criteria.

> **Criterion A**
>
> The Former Hoffman Brickworks, Brunswick is historically significant for its association with the development of Melbourne's brickmaking industry in the nineteenth century and the development of the city and suburbs in the twentieth century. This is clearly demonstrated in the establishment of the No 2 Works in 1884 in order to increase production during the Melbourne building boom of the 1880s and in the production of large quantities of pipes, building and household products at the site over a long period from the 1880s. [Criterion A]

50. The basic test for satisfying Criterion A is that the place/object has a CLEAR ASSOCIATION which is EVIDENT with an event and/or phase which is of HISTORICAL IMPORTANCE, having made a strong or influential contribution to Victoria, and/or a period, process, function, movement, custom or way of life in Victoria's cultural history.

51. The basic test for determining State level significance is whether the place/object allows the clear association with the event, phase etc. of historical importance to be UNDERSTOOD BETTER THAN MOST OTHER PLACES OR OBJECTS IN VICTORIA WITH SUBSTANTIALLY THE SAME ASSOCIATION.

52. Poor, indirect or unproven association, low or questionable historical importance and poor evidence are indicators that a place/object would be unlikely to satisfy this criterion at the State level.

Detailed Response:

53. Given that the site remains substantially as set out in the Statement of Significance with regard to significant fabric and elements, the historical significance of the site and its association with Melbourne's brickmaking industry has not changed. If anything, it has been elevated as numerous other brickworks around Melbourne, albeit of a different and

generally lesser scale, have been demolished. At Hoffmans, the necessary components i.e. the kilns, and the Brick Pressing Shed, are tangible evidence of the brickmaking process which commenced in the 1880s and continued, while undergoing change and updates, until 1993 when brickmaking ceased on the site. Even though the upper level of the kilns have been adapted for residential use in a low-key semi-industrial idiom which consciously echoes and interprets the original nature of the upper levels, they are still self-evidently kilns and understandable as such by an average person. The lower levels of the kilns have not changed externally other than for sealing or adding door/panels to the existing wickets and the firing chambers inside have not changed other than where an area of propping and concrete spaying was required for structural stability. The adaptation works have not detracted from, or adversely affected, the significance of the place

54. In summary, the site still meets the thresholds for satisfying Criterion A and nothing in the Criterion A assessment text needs to be revised. The evidence for historical significance/importance and historical associations is unequivocally strong and clear and is direct and proven by the physical fabric and documentary sources.

Criterion B

The Former Hoffman Brickworks, Brunswick is historically significant as a rare surviving industrial site which is illustrative of Melbourne's brickmaking industry. The site retains a brick press building, with associated machinery, an engine house and two Hoffman kilns and three chimneys. The kilns were the last of their type to operate in metropolitan Melbourne. [Criterion B]

55. The basic test for satisfying Criterion B is that the place/object has a CLEAR ASSOCIATION with an event, phase, period, process, function, movement, custom or way of life of importance in Victoria's cultural history and which is EVIDENT in the physical fabric of the place/object and/or in documentary resources or oral history. In addition, the place/object is RARE OR UNCOMMON, being one of a small number of places/objects remaining that demonstrates the important event, phase etc. OR contains unusual features of note that were not widely replicated OR the existence of the CLASS of place/object that demonstrates the important event, phase etc. is ENDANGERED to the point of rarity due to threats and pressures on such places/objects.

56. A class of place is generally defined by a specific purpose or use, era, design characteristic, construction technique, materials used or some other recognisable quality. A class should be readily discernible as a sub-category of a broad place type e.g. a brickworks.

57. The basic test for determining State level significance is whether the place/object is RARE, UNCOMMON OR ENDANGERED within Victoria.

58. Low or questionable importance of attribute linked to the place/object, dependence on too many qualifiers, endangerment only because of an imminent demolition threat and poor evidence are indicators that a place/object would be unlikely to satisfy this criterion at the State level.

59. **Detailed Response**:

60. The Brick Pressing Shed, with its associated machinery, the Engine House, albeit now without a roof and some damage to perimeter walls, and two Hoffman kilns and three chimneys are still extant. It is proposed to retain the kilns, chimneys and most of the machinery in the Shed and to re-house the latter in a new building which consciously interprets the existing Brick Pressing Shed and Engine House in its location, scale, form aesthetic and materials. The reasons for this have been discussed above. This design and heritage approach has been discussed with Heritage Victoria as the preferred approach in

the event of a new building being constructed. The clear association of the site and its components with a phase and a process, which is of importance in Victoria's cultural history, will remain evident in the physical fabric of the place/structures and also in the objects and in documentary resources and oral history. The physical fabric comprises the Brick Pressing Shed and the Engine House and also, and separately, the machinery, including the edge runner mill. The latter, while being listed in the Statement of Significance is not mentioned specifically in the Criterion B assessment. It will be retained and relocated. Most of the other machinery will be retained and re-assembled three-dimensionally mostly as it is now and the associational evidence embodied in its physical fabric will remain as it is now. Additional aspects such as floor mixing of clay will be factored in as feasible.

61. In summary, the site still meets the thresholds for satisfying Criterion B and nothing in the Criterion B assessment text needs to be revised, other than perhaps for adding in the edge runner mill.

62. The evidence for a clear association with a phase and a process, which is of importance in Victoria's cultural history will remain unequivocally strong, clear, direct and unqualified. That a new building will replace the extant buildings is in accord with Article 1.9 of the *Australia ICOMOS Burra Charter 2013 viz*. "Adaptation means changing a place to suit the existing use or a proposed use". The proposal to replace the extant buildings is not considered to be endangerment due to threat or pressure, rather it is necessary for structural reasons, contamination remediation and OH&S requirements. While the authenticity of the buildings will be lost as a consequence, it will be interpreted which, in the circumstances, is acceptable. It is considered that the Brick Pressing Shed in particular is rare, probably unique at least in terms of the evident and demonstrated scale of production.

Criterion C

The Former Hoffman Brickworks, Brunswick is archaeologically significant for its potential to contain archaeological features, deposits and relics that relate to the development and use of the site from the mid-late nineteenth century onwards. [Criterion C]

63. The basic test for satisfying Criterion C is that the visible physical fabric; &/or documentary evidence; &/or oral history, relating to the place/object indicates a likelihood that the place/object contains PHYSICAL EVIDENCE of HISTORICAL INTEREST that is NOT CURRENTLY VISIBLE OR UNDERSTOOD and from what is known of the place/object, the physical evidence is likely to be of an INTEGRITY and/or CONDITION that it COULD YIELD INFORMATION through detailed investigation.

64. The basic test for determining State level significance is whether the knowledge that might be obtained through investigation is likely to MEANINGFULLY CONTRIBUTE to an understanding of Victoria's cultural history and whether the information likely to be yielded from the place/object is NOT already WELL DOCUMENTED or READILY AVAILABLE from other sources.

65. Poor evidence, dubious importance of information to be yielded, High degree of disturbance which compromises research potential are indicators that a place/object would be unlikely to satisfy this criterion at the State level.

Detailed Response:

66. Several archaeological investigations have been undertaken on the site and the results have been contained in various reports to which reference should be made.

67. No archaeological investigation of the Brick Pressing Shed and Engine House has been undertaken and this should be a permit condition in the event of demolition. In addition, some investigations might be able to be undertaken in the Shed at some time but being cognisant of the contamination, extent and location of the existing footings and the like. Any physical evidence of anything significant would be documented and retained as appropriate and in accord with Heritage Victoria's requirements and accepted archaeological practice.

68. During the emergency works undertaken in September - October, 2020, any artefacts and anything of potential use as evidence of Hoffman's products and for the proposed museum display and reconstruction of Buildings 5 and 6, using recycled bricks as per the current permit application, have been retained. At this point there would appear to be no need to change the Criterion C assessment text.

69. In summary, the site still meets the thresholds for satisfying Criterion C and nothing in the Criterion C assessment text needs to be revised, other than perhaps for adding in the edge runner mill. Further, the degree of satisfaction with the Criterion C threshold for State level significance could be enhanced by an archaeological investigation.

> **Criterion D**
>
> The two remaining Hoffman kilns and the three chimneys at the Former Hoffman Brickworks, Brunswick are architecturally significant as rare remaining examples of these innovative kilns, designed with elliptical plans, battered brick bases and associated chimneys of circular tapering form. They demonstrate the large scale of the industrial process in the late nineteenth and early twentieth century. [Criterion D]

70. The basic test for satisfying Criterion D is that the place/object is one of a CLASS* of places/objects that has a CLEAR ASSOCIATION with an event, phase, period, process, function, movement, important person(s), custom or way of life in Victoria's history; and that the EVENT, PHASE, etc. is of HISTORICAL IMPORTANCE, having made a strong or influential contribution to Victoria; and that the principal characteristics of the class are EVIDENT in the physical fabric of the place/object.

71. The basic test for determining State level significance is whether the place/object is a NOTABLE EXAMPLE, including a fine, highly intact, influential or pivotal example, of the class in Victoria (refer to Reference Tool D).

72. Demonstration of few characteristics of the class, poor evidence or low or questionable historical importance of class would be unlikely to satisfy this criterion at the State level.

Detailed Response:

73. With regard to architectural significance, the Criterion D assessment refers to the elliptical plans of the kilns, the battered brick bases and associated chimneys of circular tapering form. None of these elements are proposed to be changed in any way, in fact they are regarded as significant aesthetic elements and features which give the site its distinctive appearance. It is noted that the upper levels of the kilns are not mentioned. They were taken down so as to insert a new concrete slab above the battered walls and to run services. As discussed elsewhere, the adapted and reconstructed form of the upper levels interpreted the appearance, individual elements, materials and colours of the original walls, while incorporating new elements such as windows, doors, external stairs and integral balconies, to facilitate residential use. The original roof form of the kilns has been retained and is supported on the original timber trusses which were reinstated in their original locations. Some unpainted trusses are visible within the apartments.

74. In summary, the site still meets the thresholds for satisfying Criterion D and nothing in the Criterion D assessment text needs to be revised. There are no changes proposed to the elements mentioned in the assessment and the existing clear association with the brickmaking industry will remain as existing. The place will remain as a notable example, including a fine, highly intact, influential or pivotal example, of a brickworks in Victoria. The quality of the demonstrable evidence will not change.

Criterion F

The Former Hoffman Brickworks, Brunswick is scientifically significant for its adoption of the latest technology and the full industrialisation of the brickmaking industry in Victoria in the nineteenth century. This demonstration of a high degree of technical achievement included the first use of the Hoffman kiln in Victoria and the use of mechanised steam powered brick presses based on the Bradley-Craven method. [Criterion F]

75. The basic test for satisfying Criterion F is that The place/object contains PHYSICAL EVIDENCE that clearly demonstrates creative or technical ACHIEVEMENT for the time in which it was created and that the physical evidence demonstrates a HIGH DEGREE OF INTEGRITY.

76. The basic test for determining State level significance is whether the nature &/or scale of the achievement is OF A HIGH DEGREE or 'beyond the ordinary' for THE PERIOD IN WHICH IT WAS UNDERTAKEN as evidenced by: CRITICAL ACCLAIM of the place/object within the relevant creative or technological discipline as an outstanding example in Victoria; or wide ACKNOWLEDGEMENT OF EXCEPTIONAL MERIT in Victoria in a medium such as publications and print media; or recognition of the place/object as a BREAKTHROUGH in terms of design, fabrication or construction techniques; or recognition of the place/object as a successful solution to a technical problem that EXTENDED THE LIMITS of existing technology; or recognition of the place/object as an outstanding example of the CREATIVE ADAPTATION of available materials and technology of the period.

77. Lack of proof or substantiation of a high degree of achievement would be unlikely to satisfy this criterion at the State level.

Detailed Response:

78. There will be no diminution of the place's ability to demonstrate a high degree of technical achievement occasioned by the first use of the Hoffman kiln in Victoria and the use of brick presses based on the Bradley-Craven principle as the machines and associated equipment remain extant on the site and most of it (physical evidence) is proposed to be retained in the new building. The degree of integrity will be reduced slightly by not retaining one brick pressing machine from within the Shed and some hoppers which are all the same or very similar. To balance this, it is proposed to use some of the dismantled components of machines, presently located to the east of the Brick Pressing Shed, as sculptural and interpretative elements variously around the site. An example is in the entrance to Building A.

79. Any evidence of mechanised steam power is no longer extant as steam was replaced by electricity which drove the components in a similar manner to steam e.g. fly wheels, drive shafts, rope and leather belts and the like. Electrical equipment has been removed as part of the emergency works (September/October, 2020).

80. In summary, the site still meets the thresholds for satisfying Criterion F and nothing in the Criterion F assessment text needs to be revised. The high degree of technical achievement as can be interpreted and understood now will be almost the same as is proposed. It will

be enhanced by additional artefacts and documentation etc. The high degree of technical achievement attained on the Hoffman site will remain self-evident and irrefutable.

3.0 Conclusion

81. In conclusion, none of the matters raised in the RFI will have an adverse impact on the existing heritage values as they are mostly the same now as when assessed in 1989 and 1999 and reviewed in 2014. Nothing in the proposed application will be counter to this in any major way. The greatest change will be the demolition and rebuilding of the Brick Pressing Shed and the Engine House for the reasons set out above. Given the issues which pertain to the Shed now i.e. structural adequacy, contamination, EPA clean-up order and OH&S requirements demolition as proposed is acceptable. Demolition as proposed is also in accord with *Burra Charter* principles and is acceptable on the proviso that the replacement building is also acceptable.

82. As stated above the new building will interpret the form, scale, aesthetic and materiality of the existing building while accommodating a range of new uses including the Interpretation Centre/Museum, residential apartments, offices and the like.

83. Last there is a high degree of compliance with the 1999 CMP insofar as it is relevant today.