

**Moreland Civic Centre**

90 Bell Street  
Coburg Victoria 3058  
T: (03) 9240 1111

**Postal Address**

Locked Bag 10  
Moreland Victoria 3058

[www.moreland.vic.gov.au](http://www.moreland.vic.gov.au)



3 December 2020

Dear Resident,

**Hoffman Brickworks: Community update 4**

For general updates visit [moreland.vic.gov.au/hoffman-brickworks-update](http://moreland.vic.gov.au/hoffman-brickworks-update)

On 22 October 2020, we notified residents of emergency 'make safe' works including partial demolition works for the State Heritage listed corrugated iron former Pressing Shed. These are scheduled to take place over a 6 to 8 week period.

Hoffman Brickworks is included on the Victorian Heritage Register. Heritage Victoria is the State Government's heritage agency which oversees all heritage permit applications, as well as maintenance, restoration and heritage interpretation works. Moreland City Council is responsible for the consideration of planning permit applications. This does not include heritage matters when approvals have been issued by Heritage Victoria.

Heritage permits and planning permits are not required in emergency order situations.

Council's Municipal Building Surveyor (MBS) and Heritage Victoria are meeting regularly with the owner, structural engineers and make safe builder to ensure the emergency works are completed diligently.

**What has occurred since our 22 October update?**Corrugated Iron Pressing Shed

Following an expert structural engineering assessment, the roof and upper levels of the Corrugated Iron Pressing Shed are required to be demolished due to safety reasons. Council's MBS has issued an Emergency Order for these works to occur.

While the partial demolition procedure is being set up, internal bracing and propping works have been completed. All external cladding has been inspected and re-secured where it is loose to address public safety.

By 7 December 2020, the landowner is required to undertake additional bracing and propping to the mezzanine floor of the Pressing Shed. The landowner is also required to undertake propping works needed to support the eastern brick walls to the adjacent brick Steam Engine House building. After these works, staged partial demolition of the upper level roof and wall framing of the Pressing Shed are required to take place by 8 February 2021.

**We will provide further updates if the landowner delays compliance with the order.**

Free standing Chimney No 1

A rusting and heavy corroded steel equipment box, pipework and a steel-plated door has been removed from the base of the chimney to address public safety.

**Moreland Language Link**

廣東話 9280 1910  
Italiano 9280 1911  
Ελληνικά 9280 1912

عربي 9280 1913  
Türkçe 9280 1914  
Tiếng Việt 9280 1915

हिंदी 9280 1918  
普通话 9280 0750  
ਪੰਜਾਬੀ 9280 0751

**All other languages  
9280 1919**

Future brick work repairs and repointing is scheduled to the base and upper level of the chimney.

### **Temporary road closure**

When the staged partial demolition works take place, Dawson Street in front of the site will need to be closed and buses redirected.

Dawson Street is expected to be closed in both directions for approximately one week while the adjacent roof and upper level walls of the Corrugated Iron Pressing Shed are demolished. This is to ensure the site is safe for the community.

Brickworks Drive will remain open with western access from Dawson Street. Pottery Court will remain open with eastern access from Dawson Street.

### **Why has the building been able to remain in a poor state?**

The landowner has had obligations under the Heritage Act to maintain the heritage buildings since purchasing the land two decades ago. As part of the approvals to develop the site over the years the owner has entered into agreements with Council that reflect Heritage Victoria obligations to retain and restore these state significant heritage buildings. The owner's lack of maintenance, along with the fire in 2018 which damaged the Corrugated Iron Pressing Shed, has contributed to the current poor state of the building.

### **What enforcement action is being taken?**

Council and its legal representatives are investigating enforcement action against the owners for non-compliance with their obligations.

### **What is happening with the development application with Heritage Victoria?**

The landowner has applied to Heritage Victoria to completely demolish the Corrugated Iron Pressing Shed and Steam Engine House. The proposal is to build a multi-storey building with apartments, ground floor café and commercial uses that include some of the heritage equipment. Public notification of the application by Heritage Victoria finished on 10 November 2020 and 54 objections were received.

Moreland City Council considered the application at its 26 August 2020 Planning & Related Matters meeting and resolved to confirm its objection to the application. The landowner has not adequately justified the need for complete demolition of all buildings due to contamination and structural assumptions. We also consider the lack of maintenance by the owner should not result in the loss of important heritage buildings for the community.

Before re-development of the site can occur, the landowner must obtain a planning permit in addition to a Heritage Victoria permit. We have not received an application for a planning permit. If we receive an application, it will be placed on public notice before a decision is made.

### **Further information**

The attached update from Heritage Victoria provides further information on the heritage permit process. For more details on our objection to the owner's application to Heritage Victoria, you can read the Council report at [bit.ly/CouncilReport2020-08-26](https://bit.ly/CouncilReport2020-08-26).

### **What if I have more questions?**

If you have any other questions or concerns please contact Darren Camilleri, Moreland Council Planning Coordinator on 9240 1281 from 7 December 2020.