

Kinley Development Precinct 3, former Cave Hill Limestone Quarry

HERITAGE IMPACT STATEMENT

4 Melba Avenue, Lilydale


July 2025

Prepared for

INTRAPAC
PROPERTY

Prepared by

LOVELL CHEN



ACKNOWLEDGEMENT OF COUNTRY

The former Lilydale Quarry is located on the lands of the Wurundjeri Woi-wurrung people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

This report was also prepared on Wurundjeri Woi-wurrung Country.

Quality Assurance Register

The following register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our certified quality management system.



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Referencing

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Cover image: View of Precinct 3 at the former Lilydale Quarry, facing north-east

Source: Courtesy Intrapac Pty Ltd

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1.0 Introduction

This Heritage Impact Statement (HIS) has been prepared on behalf of Brencorp Lilydale Pty Ltd & LBJ Corporation Pty Ltd (the owners), to accompany a permit application in relation to a development within and adjoining the former Cave Hill Limestone Quarry.

The Cave Hill Limestone Quarry and associated buildings, structures and land is included on the Victorian Heritage Register (VHR) as place H2366, and is subject to the requirements of the *Heritage Act 2017 (Victoria)*. Under the Heritage Act, a heritage permit is required for most works within the registered place.

1.1 Project background

Quarrying and related operations ceased in 2015, and the lands attached to the quarry are now the subject of a major rehabilitation and urban renewal project. A Conservation Management Plan was prepared for the former Cave Hill Limestone Quarry (Lovell Chen 2015); the site was subsequently included in the VHR in 2017. Earthworks to fill the former quarry pit were approved under a 2019 heritage permit, utilising stockpiled overburden from the historical operations. A Comprehensive Development Plan (CDP) was subsequently gazetted in 2022 and provides a framework to guide the redevelopment of the site. Under the CDP, the former Lilydale Quarry and associated landholdings have been divided into four precincts, which are the subject of detailed planning objectives and requirements. This permit application relates to Precinct 3, an area of land situated to the south and east of the former quarry pit which overlaps the boundary of the VHR-registered area.

The proposed works would develop this precinct to accommodate a subdivision and new development consistent with the CDP. Most of the Precinct 3 development would occur outside of the registered heritage place; the whole of the development is the subject of a parallel town planning process. Within the registered place, the proposed Precinct 3 works and activities addressed by this heritage permit application include:

- Earthworks to achieve final levels and grading at and adjacent to the former edges of the quarry pit
- Civil infrastructure works including new roads and footpaths, intersections, and installation of all requisite above- and below-grade utilities
- Subdivision of the land.

As part of the works, a heritage interpretation system would be installed to recognise the former boundaries of the quarry pit within the Precinct 3 public realm.

The proposed works are documented in the following application drawings:

- Kinley Estate East Precinct Surface Grading Plans (Reeds Consulting, various dates, 15 sheets)
- Kinley Precinct 3 Concept Plan (H-373611_DWG_001, Hatch, Roberts Day and Reeds Consulting, Rev L)
- Kinley Precinct 3 Heritage Interpretation Plan (Lovell Chen, June 2025).

Supporting documents submitted to assist in the assessment of the proposed works consist of:

- Heritage Impact Statement (this document)
- Kinley Estate, Lilydale Eastern Precinct (Precinct Three) Landscape Masterplan (Landsite, 19/05/2025).

1.2 Existing approvals and statutory engagement

Quarry backfilling works, heritage permit P27043

At the time of the former Cave Hill Limestone Quarry's closure in 2015, the open cut quarry pit had a footprint of more than 25 hectares and reached a depth of 120 metres. Uneconomic rock overburden removed from the pit had been formed into extensive, terraced piles located to the east and south of the pit. The previous extraction activities at the quarry and rehabilitation works undertaken since 2015 are the subject of Work Authority 199 (WA199), an extractive industry license administered by Victoria's Earth Resources Regulator (ERR) under the *Mineral Resources (Sustainable Development) Act 1990*.

A permit (P27043) was granted by Heritage Victoria on 20 November 2017 for the backfilling of the quarry pit at the former Cave Hill quarry using the overburden stockpiled to the east and south of the former quarry pit. The 2017 permit endorsed the backfilling of the pit to a reference level of RL119.5. These works are known as 'Lift 1'.

The backfilling of the quarry pit has been undertaken using the rock overburden that was stockpiled to the south and east of the pit. An elevated escarpment to the north of the pit and the associated complex of limestone processing plant buildings have been protected and retained during the backfilling process.

The quarry-filling permit was amended in 2024 to include approval for the resolved contour levels and batter grades incorporated into WA199's updated Rehabilitation Plan to deliver the safety and stability outcomes required for the rehabilitated quarry site ([Figure 1](#)); these earthworks are now known as 'Lift 1'. The recent permit amendment also extended conditional timeframes established under several of the permit conditions to reflect adjusted timeframes for completion of the approved quarry-filling works.

Former Lilydale Quarry Redevelopment/ Kinley Estate - Comprehensive Development Plan

The Lilydale Quarry Comprehensive Development Plan (CDP) was approved by the Minister for Planning and gazetted on 28 January 2022 under Yarra Ranges Planning Scheme amendment C203. The CDP applies to approximately 143.8 hectares of land attached to the former Lilydale Quarry.¹ As the overall development plan area is large and would be delivered in stages over an extended timeframe (15+ years), the site is proposed to be designed and delivered as a series of precincts ([Figure 2](#)), each with distinctive objectives.²

The CDP outlines a number of objectives and requirements for heritage (Section 4.7 of the CDP), addressing both Aboriginal cultural heritage and European heritage. As reviewed at Section 1.3, the VHR-registered Cave Hill Limestone Quarry is the principal European heritage place within the CDP's development area, and is the subject of separate approval requirements under both the Heritage Act and the Planning and Environment Act. As the staged planning and implementation of the development proceeds, it is anticipated that each of the three CDP precincts which include land within the registered VHR place (Precincts 2, 3 and 4) would be the subject of a separate heritage permit application under the Heritage Act. The proposed development of Precinct 3 is the first of these applications.

Pre-application engagement

The conditions of the existing quarry-filling heritage permit and the ongoing design and development process to implement the CDP have necessitated regular and ongoing engagement with Heritage Victoria. This included a series of meetings in 2024 which reviewed the heritage considerations and impacts of the quarry-filling works in light of the updated Rehabilitation Plan, which was subsequently approved under an amendment of the existing permit.

Most recently, a pre-application meeting (P40565) was held at the site with representatives of Heritage Victoria on 6 February 2025 to review the proposed scope of the Precinct 3 heritage permit application and other related matters. The meeting included a briefing and review of considerations with respect to the proposed quarry edge heritage interpretation.

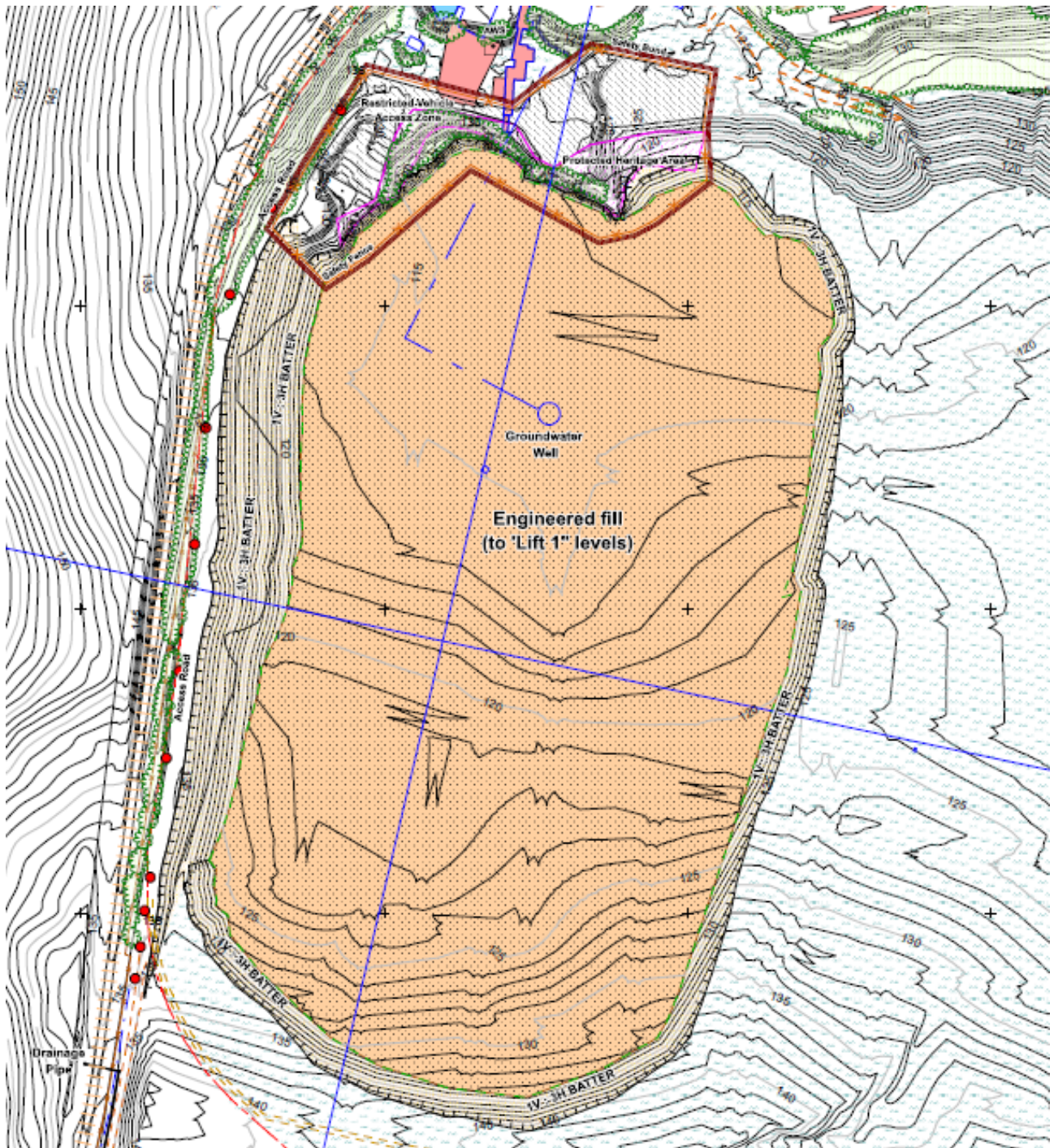


Figure 1 Detail of the approved WA199 Rehabilitation Plan showing backfill grades and batters to be installed within the former quarry pit under the existing quarry-filling heritage permit; at the top of the image, the protected northern escarpment area is identified by the red boundary while significant structures on the escarpment are shown in pink
Source: C.K. Prowse & Associates Pty Ltd, 20 May 2024

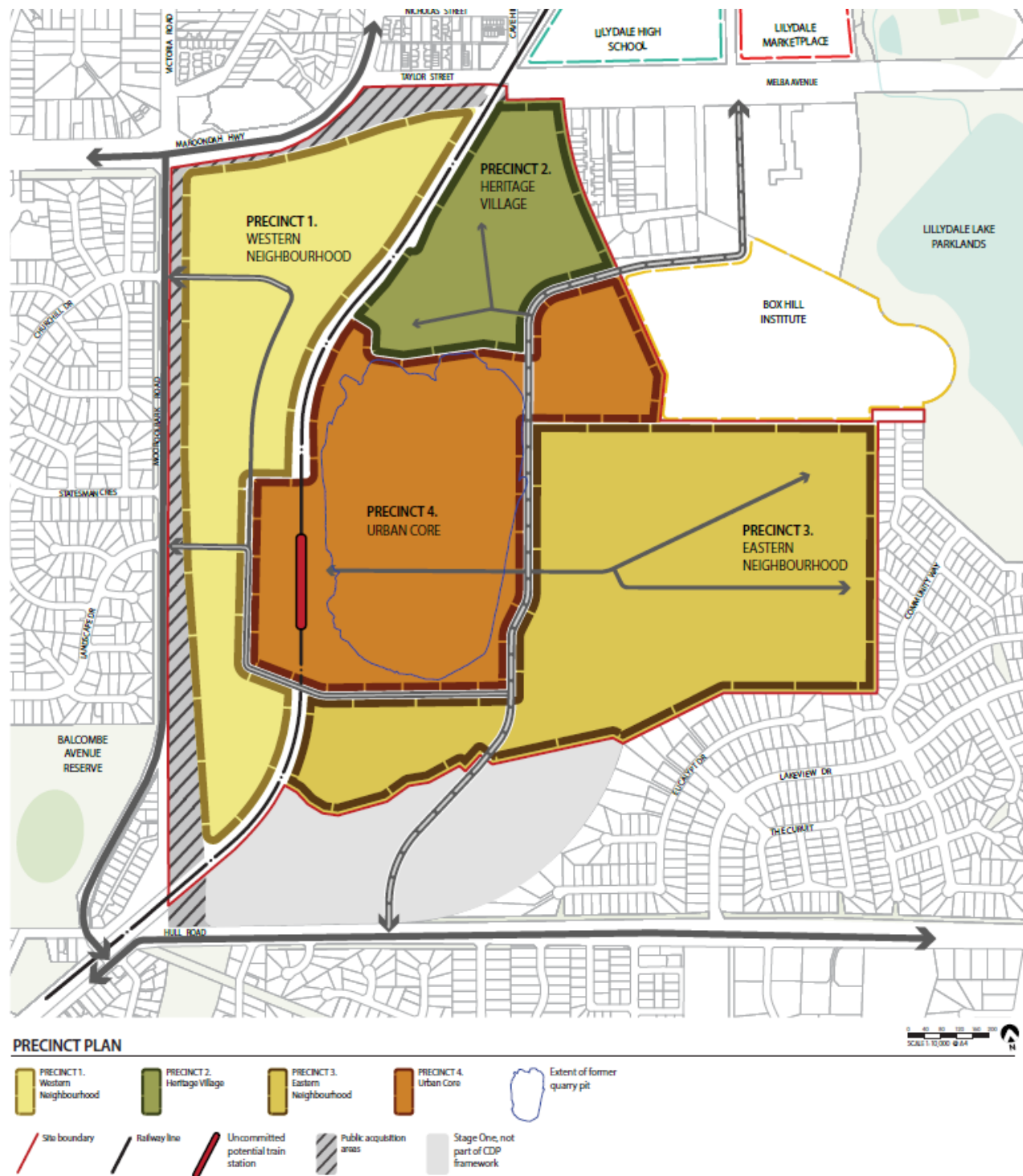


Figure 2 Plan depicting the four development precincts and key transportation structure within the Former Lilydale Quarry CDP
Source: Former Lilydale Quarry Comprehensive Development Plan, p. 11

1.3 Statutory heritage controls

Victorian Heritage Register (*Heritage Act 2017*)

Part of the former Cave Hill Limestone Quarry was included in the Victorian Heritage Register (VHR, H2366) on 8 June 2017 and it is located at 4 Melba Avenue, Lilydale.

The VHR extent of registration as gazetted is shown at [Figure 3](#) and described as follows:

All of the place shown hatched on Diagram 2366 encompassing part of Lot B on Plan of Subdivision 731531.³

The registered area includes the quarry pit and its immediate surroundings, and a contiguous area to the north of the pit which includes plant and machinery relating to limestone processing as well as buildings associated with former farming activities on the site. The balance of the lands attached to the site are not included in the extent of registration and are not subject to heritage permit requirements under the Heritage Act.

Heritage Overlay (Planning and Environment Act 1987)

The Cave Hill Limestone Quarry is also listed in the Schedule to the Heritage Overlay (HO) of the Yarra Ranges Planning Scheme as place HO201. The mapped extent of HO201 reproduces the VHR extent of registration. Under Clause 43.01-3 of the HO, for places included in the VHR a planning permit requirement does not apply to proposed works and developments, other than in the case of a subdivision application where a planning permit is required and Heritage Victoria is identified as a determining authority alongside the responsible authority under the planning scheme.

While a future town planning application will be required for the proposed subdivision, a heritage permit can be determined which also addresses the proposed subdivision; this can establish permit conditions addressed to the subdivision which are directly administered by Heritage Victoria. The current heritage permit application includes the proposed subdivision, and the potential of this subdivision to impact the heritage significance of the Cave Hill Limestone Quarry has been assessed as part of this HIS.

1.4 Structure of this document

This Heritage Impact Statement includes the following:

- A review of the heritage significance of the former Cave Hill Limestone Quarry ([Sections 2.1](#) and [2.2](#)) and the Precinct 3 development area ([Section 2.3](#)), as well as a summary of the existing heritage conservation guidance and management regimes established for the place ([Section 2.4](#)),
- A summary description of the proposed works ([Section 3.0](#)), and
- An assessment of the proposal's potential to impact the heritage significance of the former Cave Hill Limestone Quarry, as well as other considerations relevant to the determination of the heritage permit application by the Executive Director, Heritage Victoria ([Section 4.0](#)).



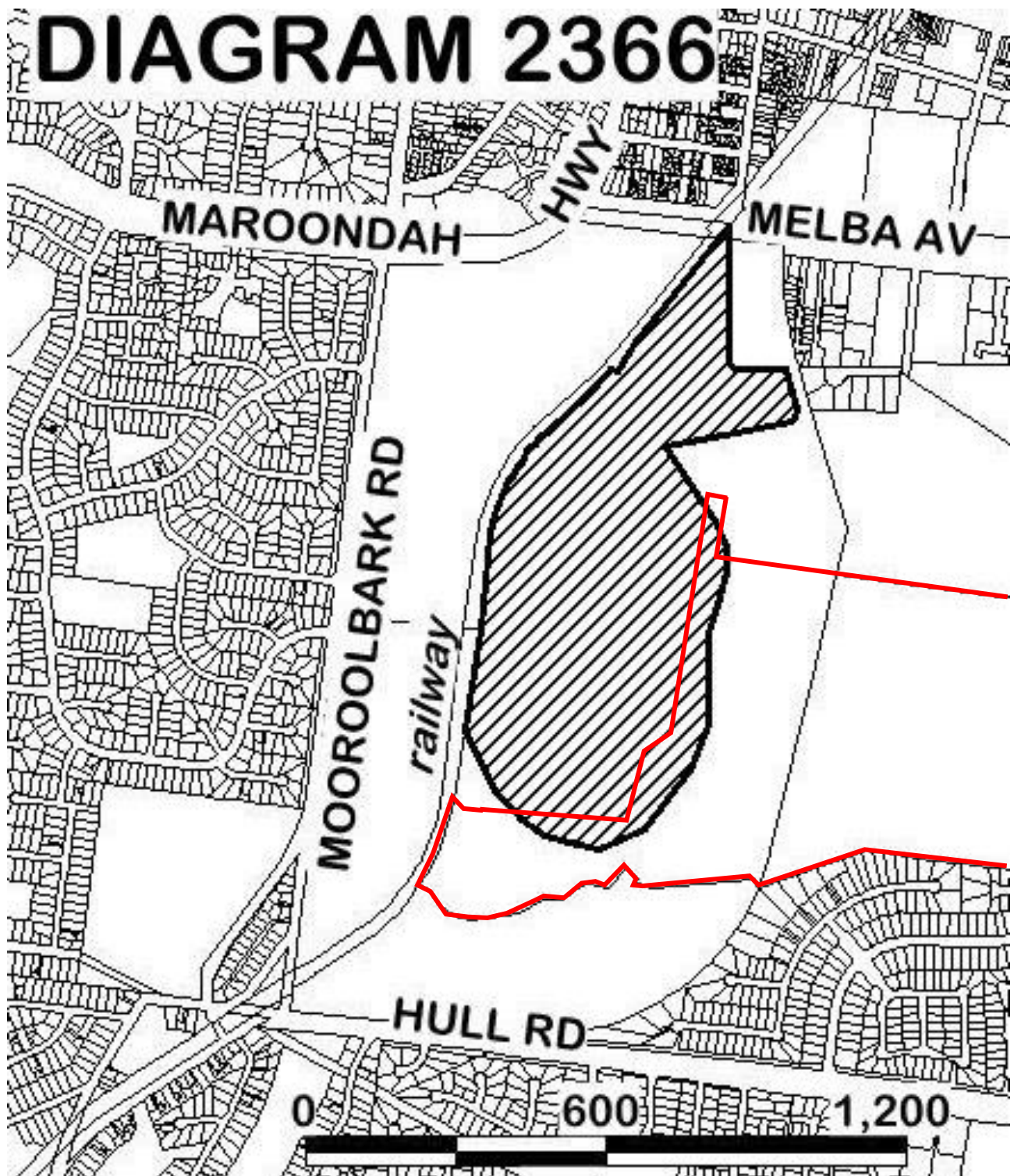


Figure 3 VHR Extent of Registration (Diagram 2366) for the former Cave Hill Limestone Quarry; annotated with the approximate boundaries of the proposed Precinct 3 development indicated (red outline)
Source: Victorian Heritage Database

2.0 What is affected by the proposal?

2.1 Heritage significance of the former Cave Hill Limestone Quarry

The former Cave Hill Quarry is located to the south-west of Lilydale town centre, and includes attached lands totalling approximately 143.8 hectares in area. Several significant building complexes are located to the north and north-east of the former quarry pit and are included within the extent of registration.

A statement of significance for the former Cave Hill Limestone Quarry has been prepared by Heritage Victoria and is published on the Victorian Heritage Database. It describes the significant elements of the place as follows:

What is significant?

Cave Hill Limestone Quarry including the quarry pit, structures and plant for processing limestone and the production of lime-based products dating to the 1880s (tunnel and battery of pot kilns) and 1920s (no. 1 kiln, picking station, incline hoist, road metal plant and riveted steel hopper), rail siding and section of rail platform, remnants of the late-nineteenth century Cave Hill farm, specifically the dairy and bacon factories and silage store; eastern driveway; and memorial gateposts.⁴

The statement identifies the following reasons for significance:

Why is it significant?

- Cave Hill Limestone Quarry is of historical significance for being one of the primary sources of limestone in Victoria since its establishment in 1878 to its closure in 2015. The site also demonstrates three generations of lime processing equipment, mainly dating from the 1880s, 1920 and 1960s (Criterion A)
- The Cave Hill Limestone Quarry is rare for being one of the limited number of places in Victoria that demonstrates the large-scale production of lime. The site is also rare for its large and intact collection of pot kilns (Criterion B)
- The quarry is significant as it demonstrates principal characteristics of a place associated with the extraction, processing and transportation of raw minerals. The limestone products from the quarry also made contribution to the Victoria's building and construction industry from 1878 to the 1960s (Criterion D)
- The quarry is of technical significance for the use of innovative technologies and the major redevelopment works in the 1920s. These include no. 1 kiln, picking station, incline hoist, road metal plant, riveted steel hopper and conveyor. The early use of mass concrete in the dairy factory, silage store and concrete retaining walls to the Tunnel also demonstrate technical significance (Criterion F)
- Cave Hill Quarry is significant for its association with David Mitchell, one of Victoria's most outstanding nineteenth century entrepreneurs and public figures and the founder of the quarry (Criterion H)
- The quarry also has local significance for being the place of residence for the quarry workers during the depression and World War II.



2.2 Significant elements, areas and attributes

As reviewed above, the Statement of Significance lists the most notable significant features of the place. These features (and others) are also listed in two other reference documents: the *Cave Hill Quarry Conservation Management Plan* (CMP) (Lovell Chen, 2015) and a *Permit Exemption Policy* which was adopted at the time of the site's 2017 VHR registration and which is published on the Victorian Heritage Database.

In both references, buildings, elements or areas that are not identified as being of 'primary' or 'contributory' significance were generally of recent origin and were considered to make little or no contribution to the heritage significance of Cave Hill Quarry.⁵

The Permit Exemption Policy lists the following elements as being of primary and contributory significance:

Primary significance

-
- | | | |
|--|--|--|
| • Quarry pit (1878-2015) | • Picking Station (1925) | • Eastern driveway (c. 1870s) including the Desert Ash and Poplar species at the entry |
| • The tunnel and battery of pot kilns (c. 1878 – interwar period) | • Incline Hoist (1925) | • Dairy and Bacon factories (1890s) |
| • Rail siding (1882), rail line and section of rail platform (undated) | • Road Metal Plant (1925) including the enclosed conveyor and shaker table | • Silage store (1890s) |
| • Disused pot kiln to the south of the Tunnel (1880s) | • Riveted steel hopper (1925) | • Memorial gateposts (1947) |
| • No. 1 Kiln (1920s) | | |

Contributory significance

-
- | | | |
|---|---|---|
| • The hydration plant (1925 and 1960s) | • Timber buildings within the farm precinct, including the 'milking shed' (late 19 th century) | • Sports oval (1930s) |
| • No. 2, 3 and 4 kilns (1960s) | • Caretaker's residence (1950s) [since removed] | • Western driveway (1940s) including the mixed plantation on the west driveway, including a mature Monterey cypress at its northern end |
| • Pedestrian walkway linking the upper and lower sections of the lime processing precinct (undated) | | • Pavilion (1970s) |
-

The above-listed elements are generally consistent with those identified within the 2015 CMP's assessment of the significant elements and areas within the place; the CMP also mapped these features graphically ([Figure 4](#)).

2.3 Precinct 3 development area

The proposed Precinct 3 development is located to the east and south of the former quarry pit as mapped and shown in [Figure 5](#) through [Figure 8](#).

The majority of the proposed Precinct 3 falls outside the extent of the VHR registered boundary, in the footprint of the former overburden stockpiles which have been utilised and drawn down since 2017 to backfill and rehabilitate the quarry pit.

Proposed works would occur within the boundary of the VHR registration, along and over top of the east and south edges of the quarry pit. These areas have already been the subject to alterations and change under the 2017 quarry-filling permit.

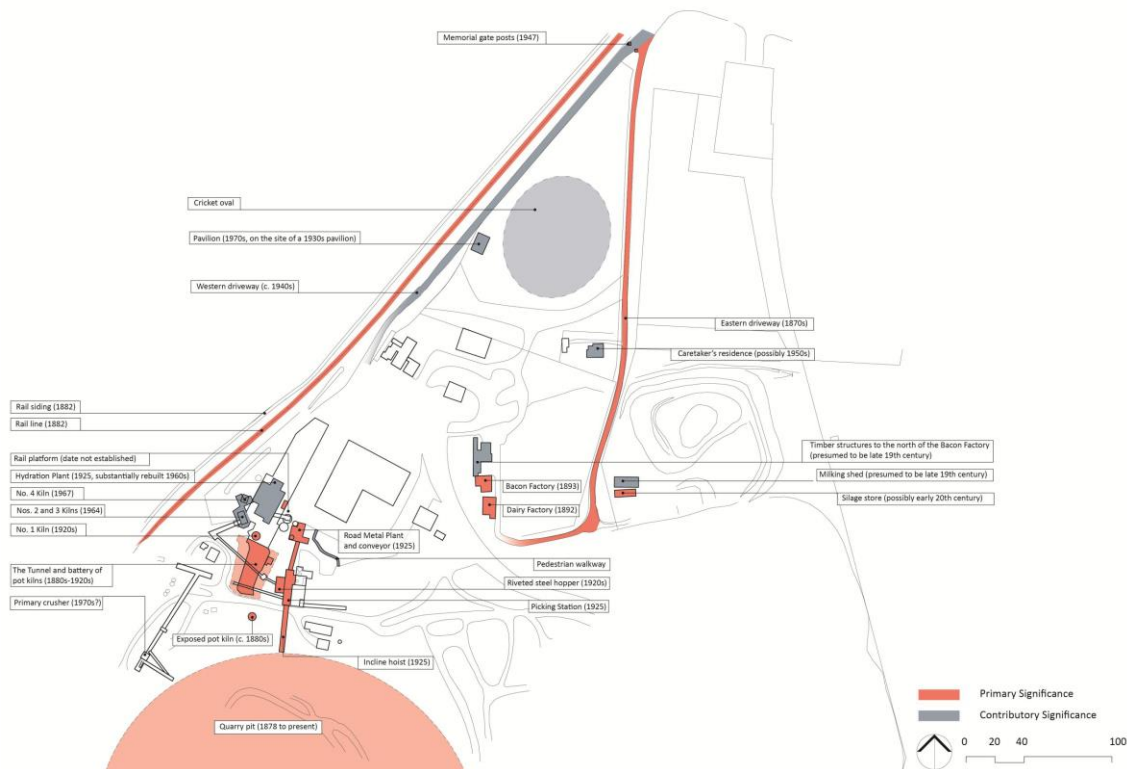


Figure 4 Levels of significance of buildings, elements and areas in the former Cave Hill quarry
Source: Conservation Management Plan, pg. 113



Figure 5 Aerial view of the former Lilydale quarry with approximate boundary of Precinct 3 outlined in red
Source: Nearmap (March 2025)



Figure 6 Oblique aerial photograph, existing condition (January 2025) of the eastern part of the proposed Precinct 3 development area
Source: Courtesy Intrapac Pty Ltd



Figure 7 Oblique aerial photograph, existing condition (April 2024) of the southern part of the proposed Precinct 3 development area
Source: Courtesy Intrapac Pty Ltd



Figure 8 Detail, Precinct 3 concept plan with VHR extent of registration (diagonal hatch) and 2015 Historical Quarry Edge line (orange line); the Lilydale Quarry CDP's 'Quarry Lip Line' is also shown (red dots) but is not proposed to be used in heritage interpretation
Source: H-373611 DWG 001 (REV L)

2.4 Managing significance at Cave Hill Quarry

Conservation Management Plan

The 2015 CMP outlined guidelines in the form of a series of high-level policies for future management of the site and maintenance of its heritage significance. The CMP anticipated the backfilling of the quarry pit to achieve rehabilitation of the pit area and surrounding site and to facilitate a future redevelopment. Sections and policies within the CMP that are applicable to the backfilling of the quarry pit, and to redevelopment, accommodation of new uses and heritage interpretation at the place, are summarised below.

Filling of the quarry and remodelling of the quarry edges and adjacent overburden piles

Section 5.3 of the CMP, 'Implications arising from significance' identifies the following objective:

Maintain evidence of the physical and operational relationship between the quarry pit and the Limestone Processing Precinct. It is not expected that the pit and overburden dumps will be retained in their entirety.⁶

Redevelopment works and heritage interpretation

Section 5.9 and 5.10 of the CMP outline policies for 'New works and development' and 'New uses' at the site. The policies relevant to the proposal are:

Policy 14 Future development should provide revenue for conservation works to the heritage elements.

Policy 15 Following the cessation of processing activities, and prior to the infilling of the quarry pit and site redevelopment, a comprehensive survey and recording program should be undertaken.

Since 1878 the dimensions and depth of the quarry pit have evolved consistently, and overburden has been dumped to all sides of the quarry. The pit is an element of primary significance, and the overburden dumps – including the large dump to the east of the pit – are contributory elements. It would, however, be unreasonable and impractical to place significant constraints on the future treatment of these elements as a consequence of their historical value.

The quarry pit has strong visual qualities. Prior to any redevelopment, including infilling and removal of over-burden, a comprehensive survey and photographic recording of the site should be undertaken.

The upper section of the north quarry face should be retained and should desirably not be filled above the height of the access track leading to the Tunnel entrance. This will maintain important evidence of this aspect of the industrial operation.

In addition, future site interpretation should make reference to the substantial form and scale of these elements.⁷

Policy 19 A range of new uses could be contemplated at Cave Hill, subject to other requirements / constraints. In preference, an holistic approach to future site development should be adopted, and no actions should be taken that would preclude consideration of feasible and compatible reuse options in the future.

At Section 5.11, the CMP identifies the following policy for heritage interpretation at the site -

Policy 22 Redevelopment of Cave Hill should include interpretation, as a means of educating visitors about the significance of the site and facilitating appreciation and understanding of the site's significance.⁸





Figure 9 Aerial oblique photograph (April 2024) showing the northern escarpment quarry face and limestone processing complex (centre left)
Source: Courtesy Intrapac Pty Ltd

Existing quarry-filling heritage permit and management regime for the heritage place

A heritage permit (P27043) issued in 2017 approved backfilling of the former quarry pit to meet the requirements of a Rehabilitation Plan approved by the Earth Resources Regulator.

The significance of the quarry pit as an extant landscape feature and the heritage impact of the quarry-filling programme was assessed as part of that heritage permit application. At the time, it was recognised that although the quarry was a feature of primary significance within the place, given the pit's location within the Urban Growth Boundary and importance to strategic planning developed by state and local government authorities, facilitation of a new economic use of the site and integration into the surrounding urban context of Lilydale was essential.

From a planning, environmental and public safety perspective, retention of the excavated quarry pit was not feasible, however the quarry filling was designed to retain the northern escarpment that forms the north face of the quarry pit along with the associated heritage assets including the Incline Hoist and Kiln Tunnel. The escarpment would also remain as an important contextual element for the balance of the adjacent Limestone Processing Precinct ([Figure 9](#)). On the basis of these protections and other mitigation actions, the backfilling of the quarry pit was accepted under the approved permit.

Permit conditions

The conditions of the quarry-filling permit (including later amendments) address the significance and ongoing management and conservation of the place during the filling works, recognising that its subsequent redevelopment would be a matter for later heritage permit applications. Under the permit, which remains active, the following items were required:

- Archival Photographic Recording of the quarry and major buildings within the Limestone Processing Precinct [completed]
- Works which would address the eventual interaction between the final fill levels and the Incline Hoist structure, and provide for conservation of the structure [design of these works has been approved; their execution is pending progression of the quarry filling works]
- The preparation of a Heritage Audit Management Plan for buildings and structures of significance within the place, nominating priority maintenance and conservation works, and annual reporting of the site condition and execution of the works [ongoing under the approved HAMP]
- A bank guarantee against the HAMP's urgent works and completion of Incline Hoist conservation [in place]
- Interpretation Plan and Landscape Plan for the northern escarpment after quarry-filling completion [pending]

To date, these conditions have served to ensure that elements that contribute to the place's heritage significance were effectively recorded, retained and conserved during the quarry filling works ([Figure 10](#) to [Figure 13](#)).

Proposed continuity with existing permit

The Precinct 3 development proposal responds to the approved outcomes of the quarry-filling, as well as to the Comprehensive Development Plan for the site, which was gazetted by the Victorian government in 2021 and is discussed at [Section 3.1](#).

As part of the current proposal, and as recommended at [Section 4.3](#) below, interpretation works and draft permit conditions have been suggested which continue the approach to interim management, conservation and interpretation of the site as adopted and implemented under the quarry-filling permit.



Figure 10 Quarry pit c. 2010, prior to closure and commencement of permitted backfilling and rehabilitation works
Source: Courtesy Intrapac Pty Ltd



Figure 11 Backfilling operations in the quarry pit, January 2020
Source: Courtesy Intrapac Pty Ltd



Figure 12 Backfilling operations in the quarry pit, December 2020 (left) and January 2023
Source: Courtesy Intrapac Pty Ltd



Figure 13 Quarry pit, November 2024 during pause in backfilling operations
Source: Courtesy Intrapac Pty Ltd

3.0 What is proposed?

3.1 Lilydale Quarry Comprehensive Development Plan, Precinct 3

As outlined above, the proposed Precinct 3 development seeks to comply with the general planning guidelines and requirements of the CDP. According to the CDP, Precinct 3 (Eastern Neighbourhood) will (in summary):

- Provide a mixture of traditional and medium density housing
- Provide a direct connection to Lilydale Lake with a central boulevard street through the neighbourhood
- Provide active and passive recreation spaces and active transport infrastructure, and integrate new development with surrounding residential areas.¹

The proposed works serve to implement the Precinct 3 development. Although this development is shown in its entirety on the application documentation, this heritage permit application addresses only those works and subdivisions which fall within the boundary of the VHR extent of registration and which would require Heritage Act approval. All works and matters outside the registered area are the subject of separate application processes and future approvals by the Responsible Authority under the Planning and Environment Act.

The overall Precinct 3 development plan (**Figure 8**) identifies the registered area as a brown polygon and hatched area. Within the registered area, the proposed Precinct 3 development includes regrading and earthworks, construction of roadways, minor public open spaces, infrastructure and services, and subdivision of the proposed development allotments. The scope of each category of works is briefly reviewed in the sections that follow.

3.2 Earthworks

Under the existing quarry-filling heritage permit, the quarry pit will be filled, graded and battered to levels and grades identified in a Rehabilitation Plan (WA199) approved by the Earth Resources Regulator. As an outcome of the existing permitted works, the exposed faces and batters of the quarry pit that are currently visible to the south and east would be reshaped over the next few years as those works are completed.

The proposed earthworks within the Precinct 3 development application consist of the additional filling and regrading earthworks required to reach the final development levels; these earthworks may be referred to in some parts of the proposal documentation as 'Lift 2'. The earthworks would take place both within the limits of the Precinct 3 development area as well as within the CDP's future Precinct 4 (on the rehabilitated quarry pit itself, where the future urban design would be planned and developed at a later date). The earthworks would include any and all regrading, relevelling, cutting and landfilling required to reach the design levels as shown on the Precinct Grading Plans (Reeds Consulting), as well as any soil stabilisation works which are determined to be required as the works proceed. These earthworks complete the establishment and/or reinstatement of prevailing grades across the Precinct 3 area which are suitable to future development uses, including grades and levels that provide for construction of suitable access roads, servicing and drainage within both Precinct 3 and the CDP's future Precinct 4.

As an outcome of the proposed earthworks, any remaining aspects of the visible pit edges on the south and east edges of the pit (within the Precinct 3 area) are anticipated to be removed, and the batters installed under the WA199 rehabilitation plan would be further reshaped.

The proposed earthworks are the subject of separate planning approvals administered by the Responsible Authority, and the current heritage permit application is intended to address only the required Heritage Act approval and the potential of these earthworks to pose an impact or harm to the heritage significance of the place.

¹ Former Lilydale Quarry Comprehensive Development Plan, October 2021, p.10

3.3 Infrastructure and public realm

The proposed Precinct 3 development includes road and infrastructure works to provide access and services to the development's residential allotments, and to integrate with existing developments to the south and east and future precincts to be developed under the CDP to the north and west. Within the extent of the registered heritage place, two circulation roadways, Bridge Road and Honour Avenue, would be constructed over and adjacent to the existing quarry pit edges, and these would include a number of intersections with proposed local roadways extending to the outside of the registered place.

These new roadways would be installed with all typical public realm elements, features and materials consistent with suburban residential developments, including kerbs, nature strips, footpaths, municipal furnishings, street tree plantings and landscaping, signage, traffic signals and streetlighting, and all control equipment and services associated with the same. Minor open space areas would also overlap the boundary of the registration.

All typical services infrastructure (both above- and below-grade) would be installed within the new public realm and road compartments, including electricity, telecommunications, water, stormwater and sewerage infrastructure.

The final design of these public realm elements and services is subject to a wide variety of CDP requirements, state and local government and utility specifications, and subject to permit approval would be resolved through further design development and implementation of the project under the conditions of the permit (if issued).

3.4 Heritage interpretation

The proposed Precinct 3 development is the subject of heritage interpretation requirements established under the CDP, as well as the policy guidance provided by the 2015 CMP. The CDP adopted a Heritage Interpretation Strategy (Lovell Chen, 2020); the strategy establishes the overall objectives and intended scope and directions for interpretation of both European heritage and Aboriginal Cultural Heritage throughout the CDP area, including all four of the development precincts.

In compliance with planning requirements established under the CDP and CDZ, a Precinct 3 Heritage Interpretation Plan (HIP) (Lovell Chen, 2025) has been prepared to address all interpretation requirements identified within the Precinct 3 area. Under those planning requirements, the Precinct 3 HIP is the subject of a separate submission to the Responsible Authority. The HIP has also been submitted as part of the proposal documentation for the current heritage permit application, and includes heritage interpretation works which would occur within the VHR extent of registration and which have been designed to address the heritage significance of the former Lilydale Quarry.

Aboriginal cultural heritage

Interpretation of Aboriginal Cultural Heritage and Wurundjeri Woi-wurrung cultural values has been described in overview in the Precinct 3 HIP; this interpretation would be principally situated outside of the extent of the VHR registration for the Cave Hill Limestone Quarry heritage place. The scope and details of this interpretation are the subject of ongoing consultation and engagement with Wurundjeri Woi-wurrung Traditional Owners, and of requirements established under two adjoining CHMPs (due to historical disturbance, no CHMP is required within the registered heritage place).

Quarry pit interpretation

Consistent with the policies of the 2015 CMP, a proposed interpretation system has been developed to mark the historical (2015) edge of the former quarry pit within the development's future public realm, allowing the pit's historical scale and extent to be understood by future residents and visitors.

The system is intended to be installed both within the proposed Precinct 3 development, and in the future Precincts 2 and 4, and would employ both surface pavement markings and raised elements to make the edge visible to pedestrians and (at select locations) motorists and cyclists.



As detailed within the Precinct 3 HIP, and subject to design development and the asset owner's consent, the elements of this interpretation system would include:

1. **Surface paving treatment/inlay**, visible primarily to pedestrians where the edge line crosses or runs alongside footpaths and corner crossings.
2. **Sections of raised walling** (e.g. sculptural walls and/or seat wall furnishings where warranted) which represent the quarry line as a three-dimensional object, visible to road users, cyclists and pedestrians. These would be located at strategic locations only, such as major intersections and public facilities (where present).
3. **Distinctive marker signage** that explains the accompanying urban design elements.

Within the proposed Precinct 3, quarry edge interpretation would be delivered in public realm areas intersecting with the former quarry pit edge along a portion of Honour Avenue (and adjoining roadways) on the western boundary of the precinct (**Figure 14**). A didactic interpretation site (signage elements) is also proposed for an adjoining minor open space adjoining Bridge Road in the southern part of the precinct, however any quarry edge marking located on the other side of Bridge Road in the vicinity of this didactic location would not be installed at this time but would form part of the future Precinct 4.

As no current planning instrument or drawing effectively represented the physical and visual edge of the pit as it existed at the time of the quarry's 2015 closure, a line has been drawn from geo-located satellite imagery. This line is intended to represent a best fit interpolation of the physical and perceptual edge of the pit at that time, and to exclude elevated features and landforms which were independent of the quarry edge, in order to represent the pit edge as it would have been understood by a visitor overlooking the site in recent years.

This line is shown on the Precinct 3 development plan (orange line at **Figure 14**, contrast with the CDP-adopted 'Quarry Lip Line' dotted in red) and described in greater detail in the Precinct 3 HIP.



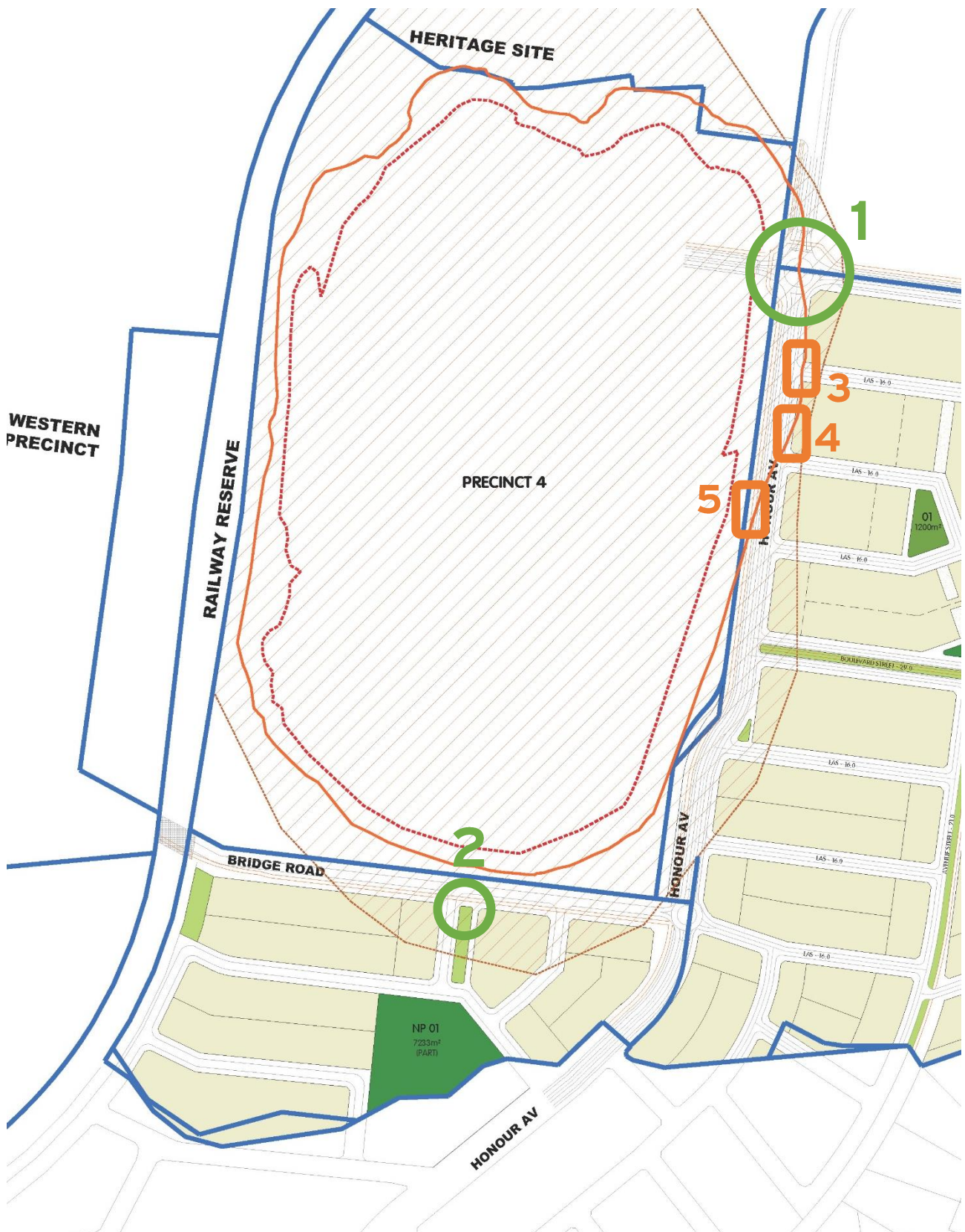


Figure 14 Key locations, historical quarry edge interpretation (major didactic signage and raised element locations annotated in green, minor locations with pavement markers only annotated in orange)
Source: Kinley Precinct 3 Heritage Interpretation Plan

3.5 Subdivision

The proposed Precinct 3 development enables the subdivision, sale and development of residential allotments within Precinct 3, consistent with the gazetted CDP. A small number of these proposed residential allotments would be located (in whole or in part) within the boundary of the VHR registration (**Figure 15**).

As with other aspects of the proposal, the impacts and ramifications of the subdivision for the registered heritage place are assessed in **Section 4.0**.

The proposed subdivision would be the subject of a separate planning application to be lodged with the Responsible Authority at a future date; under the heritage overlay of the Yarra Ranges Planning Scheme, Heritage Victoria is a deciding referral authority for the subdivision application. The subdivision proposal and assessment of its heritage impacts have been included in the current heritage application to order to enable the Executive Director's consideration of all relevant heritage impacts of the Precinct 3 development proposal within the current application.



Figure 15 Detail, Precinct 3 Concept Plan with VHR extent of registration overlaid (diagonal hatch) and the extent of the proposed lots within the VHR boundary indicated in brown

4.0 What are the heritage impacts of the proposal?

Section 101 of the *Heritage Act* requires and allows the Executive Director, Heritage Victoria to consider a number of factors in making a determination to approve or refuse an application for a heritage permit. The following considerations are relevant to the current application and the assessment provided in this HIS:

The extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object [s.101(2)(a)]

The extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object [s.101(2)(b)]

The following assessment is addressed to these considerations.

4.1 Effect on cultural heritage significance [s.101(2)(a)]

Section 101(2)(a) of the *Heritage Act 2017* requires that the Executive Director of Heritage Victoria assess the potential effects and impacts (including 'harm') that may occur to the heritage significance of the registered place as a result of the proposal which is the subject of the heritage permit application.

4.1.1 Principles for change

Heritage Victoria has published a guidance document, *Principles for considering change to places in the Victorian Heritage Register*,⁹ which addresses how impacts are often understood and considered when change is proposed to a heritage place. This document identifies these principles as follows:

Principle 1, 'Understand why the place is significant';

Principle 2, 'A cautious approach,' which addresses the *Australia ICOMOS Burra Charter* principle to 'do as much as necessary to care for a place and to make it useable, but otherwise change it as little as possible so that its significance is retained';

Principle 3, 'Protect significant settings and views';

Principle 4, 'Respectful change and new built form'; and

Principle 5, 'Provide for upkeep'.

On *Principle 1*, the proposed Precinct 3 development is the outcome of extensive planning processes which have engaged with the heritage significance of the Cave Hill Limestone Quarry, alongside considerations of environmental rehabilitation and public safety and the long-term strategic planning requirement for development on the attached landholdings. Since the 2015 CMP and 2017 registration, further detail on the nature and values of the significant buildings and structures within the place has also been developed through a series of more specific assessments intended to inform future development planning. The heritage significance of the former Cave Hill Quarry is well understood and remains at the heart of development planning at the place.

On *Principle 2*, the Burra Charter's cautious approach has also been embedded in development planning from the beginning, albeit with recognition by all stakeholders that transformative change would be required to secure the future of the heritage place. The approach to change has been considered and embedded in the quarry's Rehabilitation Plan and the CDP-planned follow-on redevelopment which would integrate the site within the modern urban form of the Lilydale community, and has so far been enacted through the approved quarry-filling heritage permit and at a strategic planning level through the gazettal of the CDP. Core features, fabric and significance of the heritage place, as predominantly concentrated within the site's Limestone Processing Precinct, the escarpment which forms the northern face of the former quarry pit and the separate farm buildings complex, have been protected during the quarry filling works. These areas and features would continue to be protected and conserved during the proposed Precinct 3 development, and would be the subject of future conservation and adaptive reuse proposals.

Principles 3 and 4 are addressed through the specific impact assessments that follow.

Like the first two principles, *Principle 5* has been embedded in the heritage permitting and development planning at the heritage place since its closure in 2015. Given the scale of both the overall landholding and the heritage place itself, a staged development of the site is necessary from both a practical and economic perspective. Sales in each development area serve to provide progressive funding and certainty to support ongoing operations to rehabilitate the quarry and surrounding site and to plan the future adaptation and development of the remaining areas, including long-term conservation and reuse of the heritage precincts within the place.

The quarry-filling permit includes conditions which address the upkeep of the heritage place in the near-term while the works under that permit take place; similar conditions would desirably be included in the heritage permit (if granted) for the Precinct 3 development, so that this management regime can be continued under the Precinct 3 development once the quarry-filling has been completed.

4.1.2 *Assessed physical impacts*

Within the registered heritage place, physical impacts resulting from the proposed Precinct 3 development would be restricted to further regrading activities similar to those being undertaken through the 2017 heritage permit which affect the former quarry pit, a feature of primary significance within the heritage place. In combination, the already approved Rehabilitation Plan earthworks and the proposed additional ('Lift 2') earthworks will result in the removal of physical evidence of the historical (2015) edges of the cuttings along the east and south of the former quarry pit.

Most of these impacts are inherent to the Rehabilitation Plan endorsed under the existing heritage permit, which approves the filling of the pit and the construction of stabilising earth batters to the nominal pit edges at the east, south and west (retaining the exposed upper faces of the northern escarpment). As reviewed in Section 2.4, the filling of the quarry pit was also anticipated in the heritage management and conservation policies of the 2015 CMP.

The proposed Precinct 3 earthworks consist of further regrading of the east and south pit edges and batters to final design levels within the development precinct and adjoining areas. These works are required in order to enable construction of roads, services and development allotments within the Precinct 3 area, in compliance with the gazetted CDP and having regard for the infrastructure requirements within the future Precinct 4 which would be constructed over top of the former pit.

The heritage significance of the quarry pit stems from the historical continuity of the quarrying operation over the course of more than a century of operations, and from the pit's contextual value in supporting an understanding of the Limestone Processing Precinct to the north. The footprint and cut edges of the quarry pit as existed at the time of the site's 2015 closure represented an evolved condition produced in the last stages of extraction at the place in the late twentieth and early twenty-first centuries; during this period the overall footprint of the pit was expanded dramatically to meet modern production requirements. Within most of the modern pit area, the heritage significance of the quarry form generated in the site's last few decades of operations has been understood to be entirely contextual in nature, rather than having an intrinsic relationship to the pit's specific shape, layout or physical cuttings.

The 2017 quarry-filling permit accepted the filling of the modern quarry pit provided that the northern escarpment faces would be protected and retained. The northern escarpment area represents the location of the site's quarrying and lime processing operations since the late nineteenth century, and provides the direct context for understanding a number of significant structures within the adjoining Limestone Processing Precinct, including the Incline Hoist, Picking Station and Kiln Tunnel. The northern quarry face and its relationship with the processing buildings would continue to be protected under the proposed Precinct 3 development. A sense of the former topography and boundaries of the pit will also be retained to the west of the quarry, where the form of the adjoining railway cuttings would be unaffected by the proposed developments.



Impact mitigation

Mitigation measures have already been taken and new measures are proposed to address the physical impact of the proposal to the extent and integrity of the historical quarry pit:

- The major features and characteristics of the quarry pit and the adjoining structures of the Limestone Processing Precinct were previously documented through archival photographic recording undertaken as a pre-commencement condition under the quarry-filling permit.
- The northern escarpment and associated buildings and structures of primary heritage significance would continue to be protected during the proposed Precinct 3 development works.
- The Precinct 3 development proposes to install interpretive features and paving treatments that inscribe the former pit edge as a line within public realm areas of the proposed Precinct 3.

The proposed interpretation system is consistent with the CMP's *Policy 22* (reviewed at [Section 2.4](#)). A marking system has been specified that would robustly integrate within future public realm in order to support public understanding of the heritage place and to provide specific information about the scale and scope of the former Cave Hill Quarry; the markings would be continued as a component of the future development of the CDP's Precincts 2 and 4. These quarry edge markings would allow aspects of the contextual value of the 2015 quarry pit edge and its relationship to the core features of the heritage place to continue to be understood by future residents and visitors.

4.1.3 Visual and presentation impacts

Redevelopment of the outlying lands at Cave Hill Quarry has been anticipated in the 2015 CMP and planned at a strategic level through the CDP. The proposed Precinct 3 development is largely located outside of the VHR extent of registration and at a considerable distance from the core heritage structures and precincts within the heritage place. Extensive development in surrounding areas of the Lilydale locality has occurred progressively over the last century, such that despite the scale of the site it is now located within a suburban context with adjoining residential neighbourhoods, institutions and recreational open spaces all visible from within the heritage place.

The development proposal for Precinct 3 would have no impact on the broader heritage significance, setting and retained context of the former Cave Hill Quarry heritage place, which would continue to be protected through the retention of the escarpment area at the north end of the former quarry pit. Future management of the setting and visual presentation of the core heritage place will be the subject of detailed proposals and future applications under the Heritage Act for the Precinct 2 and Precinct 4 development areas.

Within the Precinct 3 development area, road and public realm infrastructure as well as subdivided development lots which enable future residential construction are proposed as part of the current application. With the exception of the former quarry pit (impacts to which are discussed in the preceding section), these proposed developments would occur at a substantial distance from all of the structures and areas of heritage significance within the site, and would not form their future direct setting.

Within the registered heritage place, and particularly where the proposed developments adjoin the eastern edge of the former quarry pit, these developments would largely occur at an elevation that is substantially lower than the group of heritage buildings and structures which stand on the upper datum within the Limestone Processing Precinct at Cave Hill. Along the proposed Honour Avenue to the east of the pit, finished surface levels are proposed which are 8-10 metres below the crest of the protected northern escarpment. As a consequence, future development of these lots would pose no visual impact to the prominence of the limestone processing buildings on and behind the escarpment, some of which rise twenty metres or more above the top of the escarpment. The processing buildings would retain primacy in views from surrounding areas (including from some locations within Precinct 3 itself).



4.1.4 Effect of proposed subdivision

The proposed subdivision includes a number of allotments which straddle the current extent of registration, which has been drawn on an offset to the edges of the former quarry pit. Once subdivided, residential development of these lots is anticipated under the CDP. The development of these lots would pose no further physical impact to the heritage place, and as reviewed above would pose no detrimental impact to the visual setting, presentation and context of major heritage buildings, structures and areas within the place.

It has been anticipated that once approved and finalised (including the separate process administered under the Planning and Environment Act), application would be made under the Heritage Act to amend the VHR registration to remove the subdivided lots. Land within public realm areas is anticipated to be retained within the registration where this land is intended to include heritage interpretation elements or where the registration may otherwise continue to be required during implementation of the proposed Precinct 3 heritage permit or generally to ensure conservation of the heritage place.

Future removal of the subdivided lands from the VHR registration would not impact the heritage significance of the former Cave Hill Quarry, and would serve to ensure the efficient administration of the Heritage Act. As reviewed at Section 4.2 below, the future development and sale of these lots is required to implement the CDP and to provide necessary financial support for the ongoing conservation and adaptive redevelopment of the heritage place.

4.2 Effect of a refusal on reasonable or economic use [s.101(2)(b)]

To inform assessment of the reasonable or economic use considerations identified in s.101(2)(b) of the Heritage Act, Heritage Victoria has published guidance in the form of a *Reasonable or economic use policy* (June 2021). Paragraph 14 of the *Reasonable or economic use policy* states:

When taking into account the circumstances of the permit application and the registered place or object, the Executive Director may consider: (1) the historic, recent and current uses of the registered place or object, (2) other compatible uses of the registered place or object, (3) the context and setting within which the place or object is located, and (4) other relevant matters.¹⁰

The evolved context and setting of the former Cave Hill Quarry is a relevant consideration in both the reasonable use and economic use of the place. The quarry ceased operations in 2015 as further extraction of the resource was no longer economically or physically practical (due to constraints on further expansion of the pit area), this ended the economic viability of further operation of the attached processing plant. Rehabilitation of the quarry pit was required under state legislation, and its suburban context meant that backfilling of the quarry pit with engineered materials was preferred from the perspective of public safety and environmental management. This context was known in 2017 at the time of the VHR registration, and was considered as part of the application for the current quarry-filling permit.

Strategic planning by state and local government has since formalised the intent to achieve reuse of the quarry and adjoining lands for predominantly residential development. The place is situated within the Urban Growth Boundary near to existing infrastructure, institutions, open spaces and transport infrastructure, including the Lilydale commuter railway line, and the gazetted CDP has been developed as a framework to guide integration into the urban area. While the heritage significance of the former Cave Hill Quarry must be conserved and all works and activities must satisfy approval requirements under the Heritage Act, the reasonable use of the place today is essentially what has been stipulated and approved through the CDP and other enabling amendments of the Yarra Ranges Planning Scheme.

The proposed Precinct 3 development has been planned to comply with the gazetted CDP for the site and includes all necessary enabling works including regrading, infrastructure and road construction, and subdivision to provide efficient and effective implementation of the CDP's planned development. The proposal seeks to enable and undertake the reasonable use of the south-eastern Cave Hill Quarry lands as a residential neighbourhood with associated transport, open space and services infrastructure, including works that facilitate the future use of the Precinct 2 and 4 areas with similar compliance to the CDP.

Although only a limited part of the Precinct 3 area is located within the VHR extent of registration, this area is important to the effective development of adjoining areas by providing the necessary transportation and services infrastructure and urban structure to support the planned residential community across the development. The necessity for use of this area along the south and east edges of the former quarry pit is reflected in the transportation layouts and structure planning adopted in the CDP. In light of this, the effect of a refusal would be to seriously compromise implementation of the CDP within the proposed Precinct 3 and the future Precinct 4, affecting the applicant's reasonable use of the place in accordance with the gazetted CDP.

For similar reasons, a refusal would also directly impact the applicant's economic use of the place by compromising the economic viability of the Precinct 3 development and the CDP's overall structure plan. A refusal which required a reduction in the developable area, for instance through the retention of existing grades and exposed quarry pit cuttings and edges in parts of Precincts 3 and 4, would undermine the approved CDP, impact the cost and viability of transport links into the CDP's Precinct 4 area, and negatively affect the economic yield of the Precinct 3 development. An efficient realisation of the planned Precinct 3 is necessary to achieve an economic return from the complex planning, environmental remediation and physical works required to bring this development to market, and to support future heritage conservation and adaptation works at the place.

The heritage significance of the former Cave Hill Limestone Quarry is centred elsewhere within the place, in the Limestone Processing Precinct and the associated northern escarpment feature, a large scale industrial facility for which sustaining uses can only be realised through an intensive and challenging future remediation project. Whether considering the reasonable or economic use of the place, the ultimate effect of a refusal of the current Precinct 3 proposal would be to undercut the development planning which underpins future rehabilitation, reuse and adaptive conservation works at the heritage place.

4.3 Recommended heritage permit conditions

Conservation of the heritage significance of the former Cave Hill Limestone Quarry will continue to rely upon the coordination of development activities with maintenance, conservation, adaptation and supporting infrastructure for the significant features and public understanding of the heritage place.

Subject to a determination by the Executive Director to grant a heritage permit for the proposed Precinct 3 development, permit conditions are recommended to support the ongoing coordination of the development with conservation and interpretation objectives. These conditions should follow the general pattern established in the quarry-filling heritage permit, and respond to the preceding and proposed heritage impacts described above with appropriate mitigation measures, while having regard to the anticipated development timeframes and sequencing of future developments within Precincts 2 and 4.

Suggested conditions and draft language are provided in [Table 1](#) below.

Table 1 Recommended heritage permit conditions

Condition subject	Suggested language/requirements
Expiry dates	<p>In consideration for the long lead times involved with completion of the existing quarry filling, sale of the proposed subdivision developments and commencement and completion of physical infrastructure development, the applicant seeks extended expiry timeframes as compared with typical heritage permit expiry conditions. The following timeframes are suggested:</p> <ul style="list-style-type: none"> • Pre-commencement expiry: 4 years from the date of issue • If not completed expiry: 10 years from the date of issue

Condition subject	Suggested language/requirements
Notice of commencement	As typically required.
Staging Plan	A condition which would allow for approval of a Staging Plan and subsequently staged submission and endorsement of construction documentation in accordance with this.
Construction documentation	A condition requiring submission of for-construction documentation for endorsement prior to commencement of each stage of works identified in the approved Staging Plan, including site establishment, earthworks and grading, services, streetscaping and public realm, and incorporating heritage interpretation features consistent with the Precinct 3 Heritage Interpretation Plan (either as approved under the issued permit, or as finalised for endorsement under a separate condition).
Heritage Audit Management Plan and annual reporting	A condition which requires the applicant to continue regular inspections and any identified urgent works in accordance with the current Cave Hill Quarry Heritage Audit Management Plan (or with any replacement plan which has been submitted under this condition and endorsed by the Executive Director, Heritage Victoria), and to submit Illustrated Annual Reports prepared by a qualified Heritage Consultant for the Executive Director's review and endorsement. These inspections, annual reports and management works would be required to continue to address the significant buildings and structures within the heritage place until works under the proposed Precinct 3 heritage permit have been completed.
Notice of completion	As typically required.
Minor changes provisions	As typically provided.

5.0 Summary and conclusions

The proposed Precinct 3 development at Cave Hill Quarry is principally located on lands outside of the registered heritage place. Nevertheless, a portion of the development is necessarily situated within the extent of registration including key roadways, services and public realm as well as a small number of developable lots.

Under the Lilydale Quarry CDP, development is also planned to occur in future on the balance of the former quarry pit (the future Precinct 4) and within the northern precinct that contains the majority of significant heritage buildings, features and areas (Precinct 2). Those future precinct-scale developments would be the subject of separate heritage permit applications at a later date.

Physical impacts

The Precinct 3 development requires further earthworks on the former quarry pit to complete the regrading of these areas to developable levels. The primary rehabilitation and backfilling of the quarry pit was approved under an existing heritage permit; the 2017 permit application and heritage impact statement considered the physical loss of the current quarry edges to the east and south which are the subject of proposed further earthworks in the current application.

The physical impact of the proposed earthworks and subsequent Precinct 3 development ([Section 4.1.2](#)) would be to complete the removal of a visible cutting or landform on these boundaries. Within the Heritage Interpretation Plan which forms part of the application, mitigation is proposed in the form of permanent markings which interpret the historical quarry edges within the Precinct 3 public realm. This interpretation system would serve to sustain the historical context of the quarry pit as an element that supports public understanding and appreciation of the heritage place, and would be continued within relevant aspects of future Precinct 2 and Precinct 4 developments (to be planned and proposed through future heritage permit applications).

The proposal poses no other physical impacts that would affect the historical, associative and technical significance of the former Cave Hill Quarry. None of the place's significant buildings, structures or formal landscaping are included within the Precinct 3 development or would otherwise be subject to physical impacts as a result of the proposal.

Visual impacts and effect of subdivision

The proposed Precinct 3 development poses no new impacts on the setting and visual presentation of significant features of the former Cave Hill Quarry. The development maintains the prominence of the Limestone Processing Precinct and northern escarpment quarry faces, and would occur at a considerable distance and lower elevation from these significant features. Considerations with respect to the possibility of visual impact and the effects of the proposed subdivision have been reviewed at [Section 4.1.3](#).

Subdivision and redevelopment of the site was an anticipated outcome of both the 2015 CMP and the gazetted CDP, and is a financial necessity to support completion of the quarry pit rehabilitation as well as the future adaptive reuse and conservation of the heritage place's significant areas and features. The proposed Precinct 3 subdivisions overlap a narrow margin of the existing VHR registered area adjacent to the southern and eastern edges of the quarry pit. These margins are far from the central complexes of heritage structures and associated landscape features; the proposed subdivision would not give rise to future developments which would impact or compromise the legibility and integrity of the heritage place.

Subject to approval of the proposed subdivision, it is anticipated that the developable allotments created through this proposal would be subsequently removed from the registered place under a Heritage Act process, while future road casements and other public realm areas would be retained within the VHR registered area throughout the implementation of the proposed heritage permit.

Reasonable or economic use considerations

The proposed development and subdivision has been planned in accordance with a gazetted CDP; that CDP, the Precinct 3 proposal and the overall Kinley development project have been designed to account for the heritage significance of the former Cave Hill Limestone Quarry alongside cultural heritage, environmental values and the strategic planning priorities of state and local government.

As reviewed in [Section 4.2](#), there are both reasonable use and economic use considerations that would apply in the event that a refusal of the application were to be contemplated by the Executive Director, Heritage Victoria. Moreover, such a refusal would unavoidably affect available funds, scope and prospects for future adaptive reuse and permanent conservation works within the Limestone Processing Precinct and farm buildings precinct and for other significant features, as would be implemented through the future Precinct 2 development.

Recommended permit conditions

Conditions have been recommended for inclusion within the heritage permit (if approved).

The suggested conditions address the expected long duration of the proposed development activities, and provide continuity for the existing building inspection and reporting process that has been implemented under the quarry-filling permit. This would support ongoing monitoring and essential maintenance of the significant heritage structures within the place while development activities continue.

Conclusion

The proposed Precinct 3 development is an essential component in the staged redevelopment of the former Cave Hill Limestone Quarry lands. The development supports ongoing planning and future implementation of permanent adaptive reuse and conservation works within the heritage place, and represents an orderly implementation of the gazetted Lilydale Quarry Comprehensive Development Plan. The proposal is also consistent with previous heritage management guidance and approvals, including the existing heritage permit under which the filling of the former quarry pit has been occurring.

In combination with the approved quarry-filling works, the proposed development would complete the removal of the visible southern and eastern edges of the former quarry pit. Mitigation for this physical impact forms part of the current development proposal, to be implemented as a system of interpretive markings (and supporting elements and signage) which would inscribe the former pit edges within the future public realm. The measure would support future understandings of the historical context of the heritage place.

The elevated quarry faces along the northern escarpment area (which are protected under the quarry's Rehabilitation Plan and the existing heritage permit) would be retained and would not be impacted by the proposed Precinct 3 development. Similarly, there would be no detrimental impact or harm to the major building complexes, significant processing plant structures and other identified features of the place.

Permit conditions have been recommended which would provide for the staged review of construction documentation (including the heritage interpretation system), and which would provide continuity for the quarry-filling permit's existing management regime (including annual reporting) addressing the significant structures in the site's Limestone Processing and Farm Buildings precincts.



ENDNOTES

- 1 Urbis, Former Lilydale Quarry Comprehensive Development Plan, October 2021, p.5
- 2 Urbis, Former Lilydale Quarry Comprehensive Development Plan, October 2021, p.8
- 3 <https://vhd.heritagecouncil.vic.gov.au/places/85447>, accessed 28 March 2025
- 4 <https://vhd.heritagecouncil.vic.gov.au/places/85447>, accessed 28 March 2025
- 5 Lovell Chen, Cave Hill Quarry Conservation Management Plan, prepared for Places Victoria, September 2015, p. 105
- 6 Lovell Chen, Cave Hill Quarry Conservation Management Plan, prepared for Places Victoria, September 2015, p. 116
- 7 Lovell Chen, Cave Hill Quarry Conservation Management Plan, prepared for Places Victoria, September 2015, p. 128
- 8 Lovell Chen, Cave Hill Quarry Conservation Management Plan, prepared for Places Victoria, September 2015, p. 132
- 9 Heritage Victoria, 'Principles for considering change to places in the Victorian Heritage Register,' https://www.heritage.vic.gov.au/__data/assets/pdf_file/0015/612402/Principles-for-considering-changes-to-places-in-the-Victorian-Heritage-Register-3.pdf, December 2022.
- 10 Heritage Victoria, 'Heritage Victoria Policy: Reasonable or economic use,' June 2021, https://www.heritage.vic.gov.au/__data/assets/pdf_file/0016/512152/Reasonable-or-Economic-Use-Policy-June-2021.pdf, p.2



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