

Proposed amendment C193: Yarra Ranges Planning Scheme

Statement of heritage evidence for
VICTORIAN PLANNING AUTHORITY
PROJECTS STANDING ADVISORY COMMITTEE

Proposed development of

Lilydale Quarry

4 Melba Avenue, Lilydale, Victoria, 3140

Prepared by Peter Lovell

Instructed by

Norton Rose Fulbright

May 2021

Prepared by

Prepared for

LOVELL CHEN



HBI Lilydale Pty Ltd

Statement of Qualifications and Experience, and Declaration

Authorship

This statement has been prepared by Mr Peter Haynes Lovell, Director of Lovell Chen Pty Ltd, Architects and Heritage Consultants, Level 5, 176 Wellington Parade, East Melbourne, assisted by Anna Hyland, Heritage Consultant. The views expressed in the statement are those of Mr Peter Lovell.

Qualifications and Experience

I have a Bachelor of Building degree from Melbourne University and have been director of the above practice, which I established with Richard Allom in 1981. Over the past 40 years I have worked in the field of building conservation and have been involved in, and responsible for, a wide range of conservation related projects. These projects include the preparation of conservation/heritage studies for the Borough of Queenscliffe, the former City of South Melbourne, the former City of Fitzroy and the former City of Port Melbourne. In addition, I have acted as heritage advisor to the Borough of Queenscliffe and the former City of South Melbourne. In the area of conservation management planning I have been responsible for the preparation of a wide range of conservation analyses and plans including those for the Melbourne Town Hall and Administration Building, the State Library and Museum, the Supreme Court of Victoria, Werribee Park, the Regent Theatre, the Bendigo Post Office, Flinders Street Station, the Old Melbourne Observatory and the Mt Buffalo Chalet. I have been responsible for the preparation of strategic planning reports for Government House, Canberra, the Melbourne Town Hall and the Supreme Court of Victoria.

In the area of building conservation works I have been involved in and directly responsible for the investigation, design and documentation of a wide range of projects including the ANZ Gothic Bank at 380 Collins Street, the Collingwood, Melbourne and Fitzroy Town Halls, the Athenaeum and Regent Theatres, Parliament House, Melbourne, Government Houses in Canberra and Perth, and the Supreme Court of Victoria Court of Appeal.

I am a member of long standing of the National Trust of Australia (Victoria) and Australia ICOMOS (International Council on Monuments and Sites). I am also an honorary fellow of the Royal Australian Institute of Architects.

Over the past twenty years I have appeared frequently before the former Historic Buildings Council, now the Victorian Heritage Council, and the Victorian Civil and Administrative Tribunal in relation to matters relating to conservation, adaptation and redevelopment of historic places.

Expertise to make the report

The specific expertise which I bring to this matter is in the area of the assessment of the impact of development work in a heritage context. This expertise is primarily derived from my experience in researching and assessing heritage places for the application of heritage controls at both a local and state level, in the formulation and review of guidelines for the implementation of such controls, in the application of heritage controls to projects undertaken by Lovell Chen and other architects and in the testing of those controls by way of Victorian Heritage Council and Victorian Civil and Administrative Tribunal review.

Relationship to Proponent

HBI Lilydale (**the Proponent**) is a joint venture between Hume Lilydale Pty Ltd (Hume Lilydale) and LBJ Developments Pty Ltd (LBJ Developments). Hume Lilydale is itself a joint venture between Intrapac Property, Brencorp Properties, and Bayport Group.

In 2017, Lovell Chen prepared a Heritage Impact Statement for Hume Lilydale and LBJ Developments addressing heritage issues associated with backfilling of the limestone pit at Lilydale Quarry.

In 2019, Lovell Chen was engaged by Intrapac to prepare a Heritage Audit Management Plan for significant buildings and elements within the Limestone Processing Precinct at Lilydale Quarry. In

addition, Lovell Chen was engaged to prepare a Heritage Interpretation Strategy to accompany the Comprehensive Development Plan.

I have no personal relationship with the client.

Instructions

My instructions on this matter comprised a letter of instruction from Jacqueline Plant, Special Counsel, Norton Rose Fulbright Australia, dated 4 May 2021. The letter included the following instructions:

- (1) review the background materials in your brief including the Conservation Management Plan and Heritage Interpretation Strategy (the Reports);
- (2) confer with instructing solicitors where necessary;
- (3) prepare an expert witness statement considering the findings of the Reports and any other heritage matters arising from the Proposed Amendment including the submissions; and
- (4) if necessary, appear before the SAC to present your evidence

Declaration

In submitting this report I declare that I have read the Planning Panels *Guide to the Expert Evidence* and have made all the inquiries that I believe are desirable and appropriate and that no matters of significance which I regard as relevant have to my knowledge been withheld from the Tribunal.

A handwritten signature in black ink, appearing to read 'Peter Lovell', with a stylized, cursive script.

Peter Lovell

Introduction

1. I have been asked by Norton Rose Fulbright, on behalf of HBI Lilydale Pty Ltd, to provide expert evidence in relation to the heritage issues associated with proposed Amendment C193 to the Yarra Ranges Planning Scheme.
2. In addressing the heritage issues I have visited the subject site and the surrounding area and have reviewed the relevant background reports, the proposed amendment documentation and submissions including:
 - *Cave Hill Quarry Conservation Management Plan* (Lovell Chen, September 2015)
 - *Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy* (Lovell Chen and Biosis, April 2020)
 - *Lilydale Quarry Comprehensive Development Plan* (Urbis, October 2020)
 - *Former Lilydale Quarry: Planning Scheme Amendment Planning Report* (October 2020)
3. For the purposes of this report I have referred to the former Lilydale Quarry as the 'Quarry'.
4. As relevant to my past involvement, Lovell Chen was engaged in 2015 by Places Victoria on behalf of Sibelco, the previous owner of the site, to prepare a conservation management plan (CMP). That plan is the document listed above and referred to in this submission. I was involved in a review role in the preparation of the CMP but it was in large part authored by others in my office.

Heritage controls and approvals

Victorian Heritage Register

5. Part of the subject site known as the 'Cave Hill Limestone Quarry' was added to the Victorian Heritage Register (VHR) in 2017 as H2366.
6. The registered area incorporates the quarry pit, and a contiguous area to the north of the pit which includes plant and machinery relating to limestone processing, and the remnants of a farm. The balance of the site is not subject to controls under the *Heritage Act 2017* (Figure 1).
7. Proposed works or activities within the registered area will be subject to permit application provisions of the *Heritage Act 2017*, including s 101 (Determination of permit applications), in particular:
 - (2) In determining whether to approve an application for a permit, the Executive Director must consider the following—
 - (a) the extent to which the application, if approved, would affect the cultural heritage significance of the registered place or registered object;
 - (b) the extent to which the application, if refused, would affect the reasonable or economic use of the registered place or registered object;
8. Under s 100 of the Act the relevant responsible authority must be provided with a copy of any application for works within 14 days after lodgement and may make a written submission.
9. The *Heritage Act 2017* contains the following exemption for subdivisions at s 91:

A person may carry out any works or activities in relation to a registered place without a permit if the works or activities are carried out in accordance with a permit of subdivision granted under Part 4 of the Planning and Environment Act 1987 that was referred to the Executive Director as a determining referral authority under that Act.
- 10.

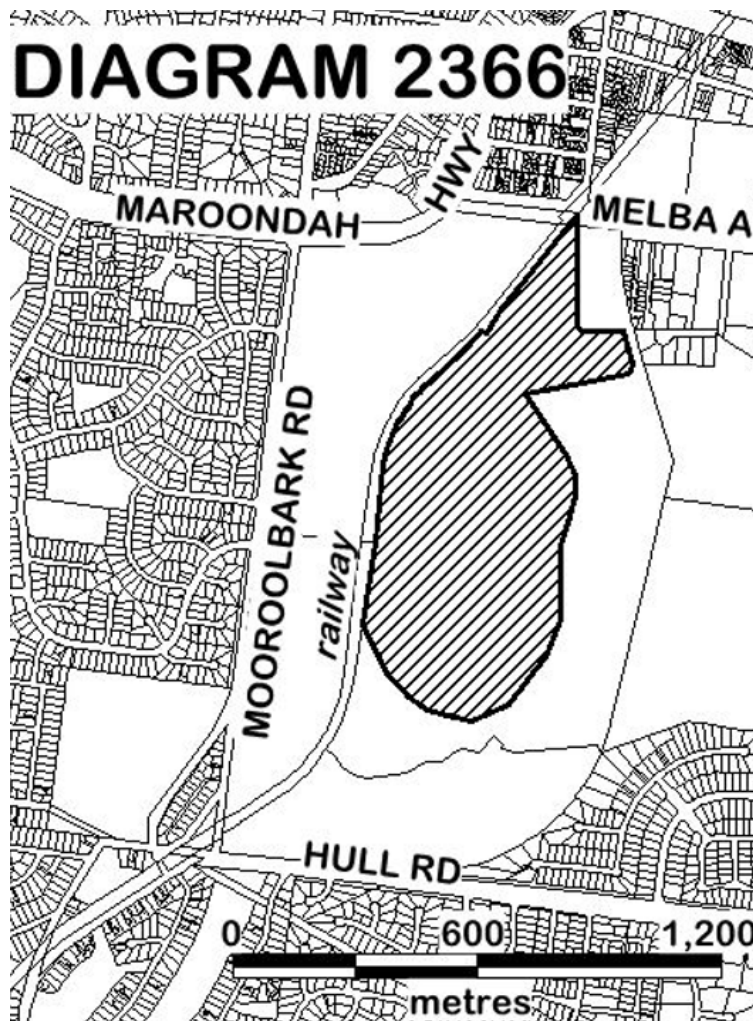


Figure 1 Hatched area indicating the VHR extent of registration
Source: Victorian Heritage Database, 'Cave Hill Limestone Quarry'

11. The registration includes a statement of significance which is reproduced at Attachment A. Under the headings 'What is significant?' and 'Why is it significant?', the registration states:

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.

...

Why is it significant?

Cave Hill Limestone Quarry is significant at the State level for the following reasons:

Cave Hill Limestone Quarry is of historical significance as one of the primary sources of limestone in Victoria from its establishment in 1878 to its closure in 2015. Established by prominent entrepreneur David Mitchell, the place is

associated with the second wave of lime burning and extraction technologies in Victoria which flourished as a consequence of the expansion of Victoria's rail network. The place demonstrates three generations of lime processing plant and equipment, broadly dating from the 1880s, 1920s and 1960s. The surviving farm buildings, including the 1890s dairy and bacon factories and the silage store, provide evidence of Mitchell's innovative farming enterprises at Cave Hill, with their emphasis on efficiency and waste minimisation, particularly in relation to dairying. [Criterion A]

Cave Hill Limestone Quarry is rare, being one of a small number of places in Victoria that demonstrates the large-scale production of lime. The tunnel to the north of the quarry pit contains a large and intact battery of pot kilns which enabled the continuous production of lime. This sizable collection of pot kilns is rare. The 1920s phase of plant remodelling included the no. 1 kiln which is one of the earliest continuous mixed-feed vertical shaft kilns in Australia. [Criterion B]

Cave Hill is of significance as a notable and early example of an extant quarry complex in Victoria. It demonstrates the principal characteristics of a place associated with the extraction, processing and transportation of raw minerals. The limestone products from Cave Hill Limestone Quarry made a vital contribution to Victoria's building and construction industry from 1878 to the 1960s. (Criterion D)

Cave Hill Limestone Quarry is of technical significance for use of innovative technologies in lime processing which radically departed from traditional methods. These include the battery of pot kilns (commenced in 1880s) and advances implemented during a major redevelopment in the 1920s to designs by Gilbert McAuliffe Pty Ltd, consulting engineers of Melbourne, with bespoke equipment by Chas Ruwolt Pty Ltd. These include the no. 1 kiln, picking station, incline hoist, road metal plant, riveted steel hopper and conveyor. Cave Hill Limestone Quarry received accolades for its innovations and became recognised as one of the leading industrial plants in Australia. The 1920s upgrade transformed the appearance of the site, introducing the tall structures and elevated conveyors which still distinguish it. Three structures at the site - the Dairy Factory, silage store and concrete retaining walls to the Tunnel - demonstrate the early use of mass concrete. (Criterion F)

Cave Hill Limestone Quarry's association with David Mitchell, one of Victoria's most outstanding nineteenth century entrepreneurs and public figures, is of historical significance. The site provides evidence of Mitchell's diverse and successful business interests, including the development of products for the construction industry, lime extraction and modern farming. Cave Hill Limestone Quarry has a comparatively high level of public recognition as a Mitchell property, more so than many other places with which he was associated during his long and distinguished career. (Criterion H)

In addition to the above, the place may be of significance for the following reasons:

Cave Hill Limestone Quarry is of local historical significance as a place of residence for many quarry workers, particularly during the depression. Many local workers enlisting for World War II listed Cave Hill as their place of address.

The landscape values of Cave Hill Limestone Quarry (including views into and out of the site) are of local significance. The following aspects of the quarry landscape are highly evocative for the local population - the chimneys, rising smoke, machinery noise and movement within the site.

Heritage Victoria permits and approvals

12. Since inclusion on the VHR the Quarry has been the subject of a number of permit exemptions and approvals for works. These are as follows:

Exemption/Permit No.	Scope and status
P27043, 20 November 2017	Quarry floor remediation and backfilling. Works to be completed within 10 years of the date of the permit. Annual reporting required on progress. Ongoing
P27043 Amended 22 January 2018	Deleted Condition 3 to remove reference to <i>Mineral Resources (Sustainability Development) Act 1990</i> .
Permit exemption, 6 March 2018	Alteration of cricket pavilion for sales office. To revert to sports affiliated use no later than end 2026. Ongoing
Permit exemption, 23 July 2018	Cricket ground works and strip out of non-original fabric from buildings in the village area. Complete
Permit 28922, 14 September 2018	Demolition of the caretaker's cottage, flood lighting and tree removal and replacement. Complete
P27043 Amended 9 July 2019	Amendment of Condition 4, 5 & 6 regarding the incline hoist. Preparation of a Heritage Audit Maintenance Plan (HAMP) approved. Linking of required works to a bank guarantee Ongoing
Endorsed document, 15 April 2021	HV endorsement of Illustrated Annual Report No. 1. under Condition 9 of Permit P27043.

Yarra Ranges Planning Scheme

13. Consistent with s 56 of the *Heritage Act 2017*, the Yarra Ranges Planning Scheme applies the heritage overlay to the place (HO201). The overlay corresponds to the extent of registration under the Victorian Heritage Register (Figure 2).
14. As noted, under clause 43.01-2, Yarra Ranges Council is the responsible authority for subdivision applications within HO201.

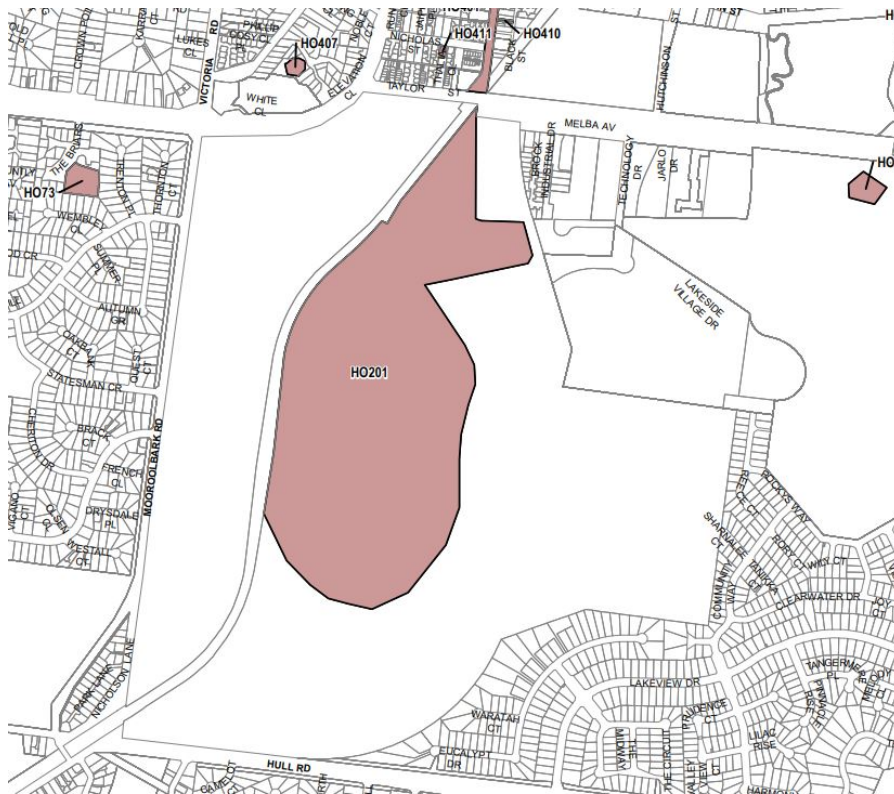


Figure 2 Detail showing extent of heritage overlay HO201
Source: Yarra Ranges Planning Scheme

Comment

15. As is normal practice the heritage overlay mapping under the Yarra Ranges Planning Scheme aligns with the extent of the VHR registration. Planning Practice Note, No. 1 notes as follows:

How should places in the Victorian Heritage Register be treated in the schedule and map?

Section 56 of the Heritage Act 2017 (Heritage Act) requires that the Minister for Planning must 'prepare and approve an amendment to any planning scheme applying to a place which is included or amended in the Heritage Register to identify the inclusion or amendment of that place in the Heritage Register'. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.

Planning authorities should not amend the schedule or maps as they relate to places in the Victorian Heritage Register and certainly not without the prior approval of Heritage Victoria. This is to ensure that planning schemes accurately reflect the Heritage Register as required by the Heritage Act.

16. Consistent with the above, any change to the existing heritage overlay, HO201 would normally require the impacted land first to be removed from the VHR. Accordingly it presents as premature to include the proposed partial removal of land in the area of the quarry pit from the heritage overlay as part of this proposed amendment.

Conservation Management Plan

17. In 2015 Lovell Chen prepared a conservation management plan (CMP) for the Quarry. The plan was prepared for Places Victoria on behalf of Sibelco, the quarry owners. As noted in the introduction to that document the CMP was prepared in anticipation of closure of the site for

extraction and processing of limestone and disposal. It was additionally intended to inform a master plan for the future development of the site.

18. The CMP follows the standard format for such reports current at the time and addresses the history of the place, its physical make up and its relative significance. Additionally it includes a conservation policy and management plan.
19. The CMP identified levels of significance for various elements and areas which comprise the site. These were depicted on the following plan (Figure 3). Elements and areas were designated as of primary or contributory significance using the following definitions:

Table 1 Levels of significance: definitions

Level of significance	Definition
Primary (P)	<p>Buildings, elements and areas of primary significance at Cave Hill Quarry include those that relate directly to the David Mitchell period of ownership, and the operation of the quarry and the farm during this period (1878-1916); and the mechanisation of the limestone processing plant in the mid 1920s. Some of these elements have been modified; much of the machinery has been removed; and almost all elements have been enclosed (at least in part) by later development.</p> <p>The 1947 memorial gates are also identified as an element of primary significance, as a memorial with a direct association to quarry employees.</p>
Contributory (C)	<p>Buildings, elements and areas of contributory significance contribute to an understanding of the evolved nature of the place and have some value from a cultural heritage perspective, albeit more limited than buildings, elements and areas of primary significance.</p> <p>Contributory elements generally post-date the Mitchell period of ownership and operation. Exceptions are the timber sheds/stores in the Farm Precinct. These may date to the late-nineteenth century. However, as compared to the highly distinctive factory buildings and the slip form concrete silage store, they are of generic construction and character.</p> <p>The hydration plant is a contributory element. It is substantially a c.1960s building, albeit on the location of the 1925 plant, and as such contributes to an understanding of a critical aspect of the mechanisation of the plant. The equipment in the hydration plant dates to the 1960s. The 1960s vertical shaft kilns are also contributory, with these elements demonstrating later technologies and the evolved nature of the site, although the 1960s kilns are not rare in terms of lime processing structures.</p> <p>Contributory elements, while retaining the majority of their form and fabric, may also have been altered or modified.</p>

Buildings, elements and areas that are *not* identified as being of 'primary' or 'contributory' significance (see below) are generally of recent origin, and make little or no contribution to an understanding of the heritage values of Cave Hill Quarry.¹

¹ Lovell Chen, Cave Hill Quarry, Conservation Management Plan, September 2015, p.105.

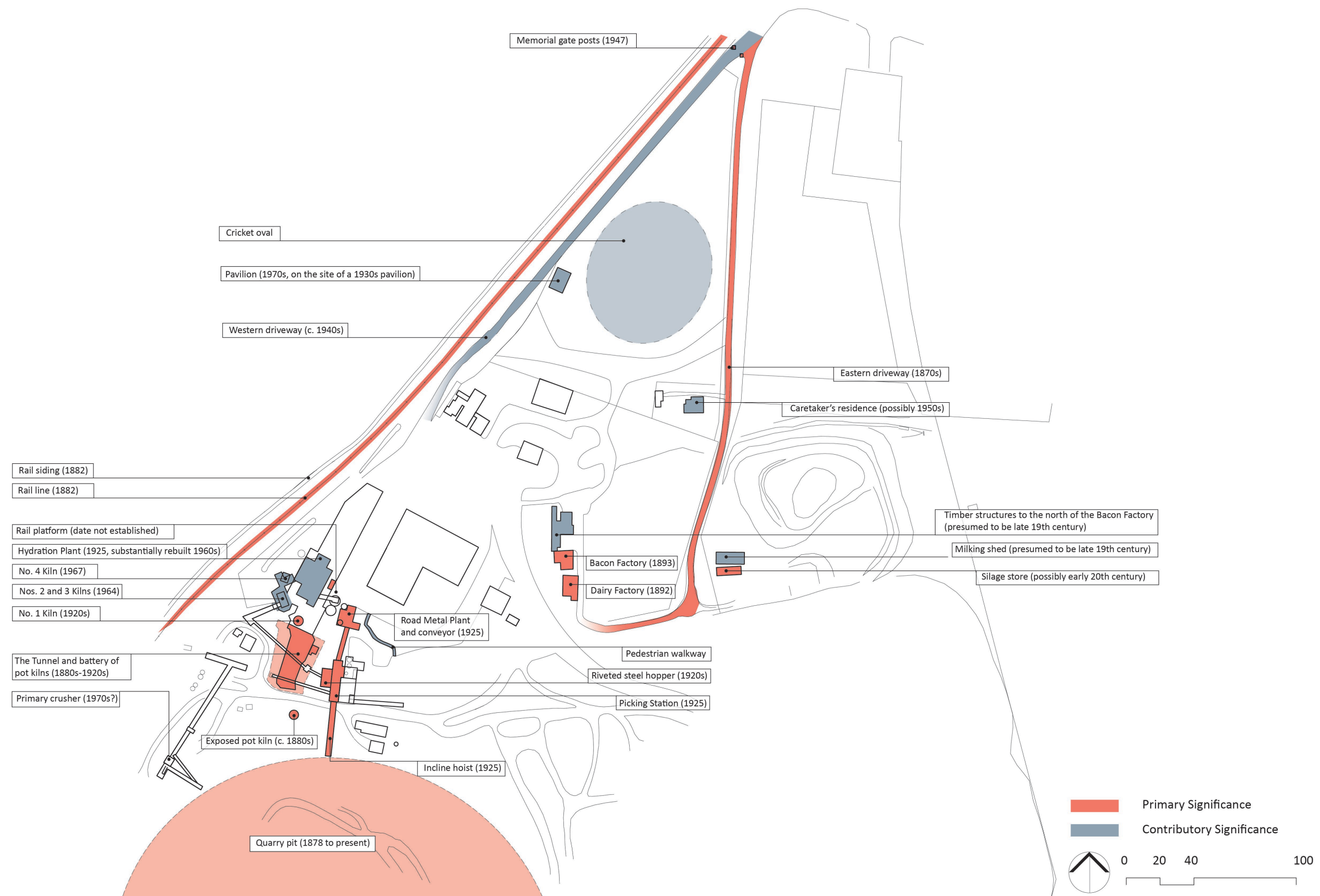


Figure 3 Levels of Significance
Source: Lovell Chen, Cave Hill Quarry CMP, September 2015

20. Regarding overarching conservation policy, the CMP included the following policies as related to elements and areas of significance.

Regarding individual elements (elements of primary and contributory significance are identified in Chapter 4):

- Buildings, elements and areas of primary significance should be retained and conserved according to the principles of the Burra Charter, and guided by the policies and recommendations included in this chapter.
- Buildings, elements and areas of contributory significance should in preference be retained and conserved in accordance with the Burra Charter, but provide greater flexibility with regard to potential alteration, change and (potentially) demolition. Prior to any change or significant works being carried out at the site, including filling the quarry pit, a recording programme should be undertaken (see also Section 5.15).¹

Implications of proposed Amendment C193

21. The proposed Amendment C193 would result in the following actions:
- In Local Planning Policy Framework – insert a new Clause 22.13 in the form of the Former Lilydale Quarry Local Planning Policy to require use and development of the subject site to be generally consistent with the CDP.
 - In Zones – Clause 37.02, insert a new CDZ1.
22. As relevant to the CMP, it is referred to as a reference document under Clause 22.13 and as a document which is to inform an urban design framework to accompany an application to subdivide land within precinct two, pursuant to section 3.0 ‘Subdivision’ of Schedule 1 to Clause 37.02 CDZ1.
23. The CMP is now six years old and as is normal practice, is a document which should be subject to periodic review. Other than based on elapse of time such a review would typically occur concurrent with or after significant change to the place. Given the intention to reference the document at Clause 22.13 and in Schedule 1 to Clause 37.02 Comprehensive Development Zone, it would be desirable to include wording within the new Clause 37.02 Schedule 1 Section 3.0 which references the document as it might be updated from time to time.
24. Regarding changes between 2015 and 2021, the major changes to the site over the past six years have been to the arrivals precinct and to the quarry pit. The changes in the arrivals precinct are by way of the upgrading of the landscape treatment including works to construct the oval, tree removal and replanting and the installation of temporary landscape as associated with the sales office.
25. Regarding the quarry, this is currently being filled as part of the first stage of reclamation. This is an action which was anticipated and is consistent with the CMP policies. Accordingly there is no immediate requirement for an update of the CMP. Once filling has occurred, it would be appropriate to consider an amendment to the Victorian Heritage Register and heritage overlay.
26. As relevant to the proposed CDP it additionally would be appropriate to review the assessment and policies in the CMP as relevant to the above issues prior to or in conjunction with seeking Heritage Victoria approval for works recognising the ongoing transformation of the site. It would be expected that in the light of progressive changes to the place the level of significance ascribed to individual elements may change.

¹ Lovell Chen, Cave Hill Quarry, Conservation Management Plan, September 2015, p.116.

Heritage Interpretation Strategy, April 2020

27. In 2020, HBI Lilydale Pty Ltd commissioned Lovell Chen and Biosis to prepare a heritage interpretation strategy (HIS) for the site. The document 'Lilydale Quarry, former (Kinley): Heritage Interpretation Strategy' (April 2020) is one of the background studies to the proposed amendment. The document has not been endorsed by Heritage Victoria.
28. Lovell Chen prepared content relating to the principles that guide heritage interpretation and the European cultural heritage on the site. Content relating to Aboriginal cultural heritage on the site was prepared by Biosis and falls outside my area of expertise. I was not directly involved in the preparation of the report but adopt the content and have not identified any departure from the finding or opinions expressed.
29. The core purpose of the HIS is to establish thematic and process principles that should be applied across the site, with the aim of avoiding a fragmented or disjointed approach to interpretation.
30. This is consistent with the CMP Policy 22 'Interpretation'

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.²
31. The HIS provides a brief description of the cultural heritage values of the site. It notes that preparation of the HIS was guided by the *Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance* (2013)³ and the Australia ICOMOS Practice Note 'Interpretation' (2013)⁴. The HIS sets out three overarching principles to guide interpretation at the site:

Respect: for Aboriginal people, values and associations

As related to interpretation at Kinley, primacy should be afforded to Aboriginal values and associations.

Integration: opportunities for site wide themes

Themes, stories and motifs with site-wide resonance should be prioritised as the basis for interpretation at Kinley.

Authenticity: evidence-based interpretation

Interpretation at Kinley should be based on evidence of tangible and intangible cultural heritage values.

32. The HIS then applies these principles to each of the proposed precincts. It notes that interpretive deliverables within the registered area will be subject to Heritage Victoria approval processes.

Implications of proposed Amendment C193

33. The proposed Amendment C193 would result in the following actions:

² Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 132.

³ Australia ICOMOS, *The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance*, October 2013, <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, Accessed 13 May 2021.

⁴ Australia ICOMOS, *Practice Note: Interpretation*, Version 1, November 2013, <https://australia.icomos.org/wp-content/uploads/Practice-Note Interpretation.pdf>, Accessed 13 May 2021.

- In Local Planning Policy Framework – insert a new Clause 22.13 in the form of the Former Lilydale Quarry Local Planning Policy to require use and development of the subject site to be generally consistent with the CDP.
 - In Zones – Clause 37.02, insert a new CDZ1.
34. As relevant to the HIS, it is referenced in both documents.
35. Under the objectives of Clause 22.13 the HIS is identified under the objectives at Clause 22.13-2 and is noted as a reference document. It is additionally identified as a document which is to inform preparation of Heritage Interpretation Plans to accompany applications pursuant to Schedule 1 to Clause 37.02 Section 3.0 'Subdivision' and Section 4.0 'Buildings and works', as well as preparation of an urban design framework to accompany applications for subdivision of land within precinct two. Under these sections it is noted as relevant to issues of urban design and is directly addressed under the requirements for 'Heritage Interpretation Plans – all precincts'.
36. The relevant clauses in the scheme recognise the high-level nature of the document as establishing guiding principles and look for general consistency with the HIS in the delivery of interpretation rather than specific compliance. This approach presents as appropriate given the expectation that delivery of interpretation will involve stakeholder consultation, and content selection and focus may well change as individual precincts are addressed.

Proposed amendment

37. The following section considers the proposed amendment, including the explanatory documents, incorporated document and planning scheme maps. It assesses them with reference to the *Heritage Act 2017* (the Act) and the CMP and HIS, where appropriate.

Explanatory Report

38. The Explanatory Report prepared by the Victorian Planning Authority references the intention that 'the state-significant heritage assets on the site will be re-purposed (where appropriate) and rejuvenated'.⁵ This is consistent with the purposes of the Act and the principles established in the CMP, noting that any works to heritage assets will be subject to the approvals process under the Act.
39. The Explanatory Report also contains references to state and local heritage policies within the Yarra Ranges Planning Scheme, specifically Clause 15 and Clause 21.06-1. It assesses the proposal as consistent with these clauses. This assessment can be supported.

Lilydale Quarry Comprehensive Development Plan

40. The Lilydale Quarry Comprehensive Development Plan (Urbis, October 2020) (the CDP) describes the approach to development in four precincts. The VHR extent of registration applies to parts of Precinct 2 (Heritage Village) and Precinct 4 (Urban Core).
41. It is noted that the vision for the site makes reference to 'conserving and allowing access to previously inaccessible heritage assets' and the principle of 'celebrating the unique history of the Lilydale Quarry to create a distinct local character and place identity' (p 6). This recognition of the importance of conserving heritage assets and celebrating the site's history is consistent with the purpose of the Act and the principles established in the CMP.
42. The description of Precinct 4 makes reference to an approach to the northern face of the quarry pit in that an '...Escarpment Park at the northern end of the precinct will form an important open

⁵ Victorian Planning Authority, *Yarra Ranges Planning Scheme Amendment C193*, p 3, p 10.

space focus within the development, connecting to the site's history with the retained escarpment'. The approach to Precinct 2 is described as follows:

Development of the Heritage Precinct will support the retention and adaptation of significant built heritage elements within the former limestone processing area and farm area for community, local commercial, tourism and retail uses.

The Heritage Village will be a focus for mixed use activity, which will integrate the site's significant heritage assets with residential uses including townhouses and small to medium-scale apartment buildings, and open spaces.

The history of the site will be celebrated and provide a sense of arrival with the historic gateway at the Melba Avenue entrance to the precinct, supporting the site's strong physical integration with the broader Lilydale township.

A series of distinctive open spaces will frame the heritage village, enabling strong visual connections to the retained industrial structures and historic fabric.

Residential, tourism and creative industry uses will be encouraged to support the activation of the heritage village.

District-scale sport and recreation facilities will be provided in the precinct's north. This focal point for the region will be delivered to support future and surrounding residents and complement nearby community facilities (e.g. Lilydale High School, Box Hill Institute).

43. The general approach to Precinct 2 and Precinct 4 is consistent with the purposes of the Act, noting that works within the registered area will be subject to approvals process under the Act. The proposal to integrate and celebrate retained historical fabric is consistent with the CMP including policies on new development, interpretation and adaptive reuse.
44. The following table sets out the references to heritage issues within objectives (O), requirements (R) and guidelines (G) of the implementation section of the CDP.

Table 2 References to heritage within implementation sections of CDP

Reference to heritage	Page	Comment
4.3 Open Space		
G15: Landscape design of open spaces should take into consideration the local conditions of each individual space including topographical features, landscape views and sightlines to local landmarks including retained heritage elements.	18	<p>This is generally consistent with the purposes of the Act, noting that landscaping works within the registered area will be subject to the approvals process under the Act.</p> <p>The guidance to consider sightlines to retained heritage elements is consistent with the guidance on views provided by Policy 12 of the CMP:</p> <p>‘Views to Cave Hill Quarry from the elevated ground on Maroondah Highway, and views within the quarry looking south on the alignment of the former rail siding towards the opening to the Tunnel and from the upper section of the lime processing area into the pit are important attributes of the site and should be retained.’⁶</p>
4.6 Built form and urban design		
<p>G33 Development should generally be consistent with the built form guidance specified in Table 3...</p> <p>(from Table 3, Precinct built form guidance)</p> <p><i>Precinct 2: Heritage Village</i></p> <p><i>Built form character:</i> Development within the Heritage Precinct will support the retention and adaptation of significant built heritage elements.</p> <p>New built form within the precinct will be designed to sensitively integrate with identified heritage assets.</p>	29-30	<p>Precinct 2: Heritage Village will incorporate the majority of buildings, elements and areas which are identified as significant within the CMP.⁷ This guidance establishes an appropriate response to development including the retention and adaptation of significant elements and moderation of the scale of new development to reference retained elements. This response is consistent with policies considering new development and approaches to historic elements, including the following:</p> <ul style="list-style-type: none"> • Policy 13: Physical change and development of Cave Hill should be sympathetic to the heritage values of the place as identified in this CMP.⁸

⁶ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 125.

⁷ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 106-112.

⁸ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 128.

<p>Townhouses and small to medium-scale apartment buildings will be the predominant built form element, and will reference the scale of remnant, heritage significant industrial buildings and structures.</p> <p><i>Preferred height:</i> 2-6 storeys within the area coloured tan on Figure 8 (detail reproduced at Figure 4).</p> <p><i>Key interface treatment:</i> ...Quarry pit escarpment: Development in proximity to the quarry pit escarpment will respond sensitively to this recognised heritage element, providing views to the south and, where possible, down to the Escarpment Park below</p>	29-30	<ul style="list-style-type: none"> Policy 16: Future works and development in the Lime Processing Precinct should ensure the core of historic buildings and elements remains prominent, and the industrial character of the precinct is retained.⁹ Policy 17: New works and development in the Farm Precinct should respond to the historic agricultural character and operation of the area.¹⁰ Policy 18: Significant elements and attributes within the Arrivals Precinct should be retained and conserved.¹¹ <p>The treatment of the Quarry Pit escarpment is consistent with the guidance on views:</p> <ul style="list-style-type: none"> Policy 12: Views to Cave Hill Quarry from the elevated ground on Maroondah Highway, and views within the quarry looking south on the alignment of the former rail siding towards the opening to the Tunnel and from the upper section of the lime processing area into the pit are important attributes of the site and should be retained.¹²
<h4>4.7 Heritage</h4>		
<p>O30: To ensure that the heritage values of Lilydale Quarry are considered and managed in a holistic way, recognising the significance of various elements and as identified in the Cave Hill Quarry Conservation Management Plan (Lovell Chen, 2015).</p>	34	<p>The CMP expresses a preference for retention of significant elements and a holistic approach to site management:</p> <ul style="list-style-type: none"> 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

⁹ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 128.

¹⁰ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 129.

¹¹ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 130.

¹² Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 125.

	34	<p>preclude consideration of feasible and compatible reuse options in the future.¹³</p> <ul style="list-style-type: none"> Policy 20: Proposals for adaptive reuse of buildings should consider the former Cave Hill Quarry site as a whole and ensure that an appropriate balance is achieved between retention and conservation of fabric and delivery of a long term sustainable use.¹⁴ <p>These objectives are consistent with the guidance in the CMP, and with the purposes of the Act.</p>
O31: To ensure that the recognition, protection and adaptive reuse of the historic built form and significant landscape features is in line with its State-level heritage significance.	34	<p>This is consistent with the purpose of the Act to provide for the conservation of the cultural heritage of the State as defined at s 3 as:</p> <p>a) the retention of the cultural heritage significance of a place or object; and (b) any maintenance, protection, preservation, restoration, reconstruction or sustainable use of a place or object</p>
O32: To ensure an understanding of the site's history and significance is retained and interpreted as part of the site's development.	34	<p>The aspiration to retain and interpret history and significant elements is consistent with the principles set out in the HIS and the guidance on interpretation in the CMP:</p> <ul style="list-style-type: none"> 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.¹⁵
<p>O33: To capitalise on the unique heritage of the site to deliver a series of unique open spaces, neighbourhoods and places.</p> <p>O34: To support the reuse and adaptation of significant heritage fabric on the site, for tourism, retail,</p>	34	<p>These objectives are consistent with the guidance in the CMP on access and adaptive reuse:</p> <ul style="list-style-type: none"> Policy 20: Proposals for adaptive reuse of buildings should consider the former Cave Hill Quarry site as a whole and ensure that an appropriate balance is achieved between retention and conservation of

¹³ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

¹⁴ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

¹⁵ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 132.

commercial, residential and community uses.	34	<p>fabric and delivery of a long term sustainable use. ¹⁶</p> <ul style="list-style-type: none"> Policy 21: Redevelopment of Cave Hill should ensure future public access to the site, to facilitate appreciation and understanding of the significance of the site. ¹⁷
O35: For development to interpret the four distinct historic character areas comprising the Arrivals, Limestone Processing, Farming and Quarry areas generally consistent with the Cave Hill Quarry Conservation Management Plan (Lovell Chen, 2015) and informed by the Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy (Lovell Chen & Biosis, 2020).	34	A precinct-based approach is consistent with the approach to analysis of the site set out in the CMP and the guidance on management in the CMP and HIS.
R43: Retain and adaptively reuse the site's industrial and farming heritage structures for tourism, retail, commercial, residential and community uses, where feasible and appropriate.	34	<p>This requirement is consistent with the guidance in the CMP adaptive reuse, as well as guidance on new works and development in the Farm and Limestone processing precincts:</p> <ul style="list-style-type: none"> Policy 16: Future works and development in the Lime Processing Precinct should ensure the core of historic buildings and elements remains prominent, and the industrial character of the precinct is retained. ¹⁸ Policy 17: New works and development in the Farm Precinct should respond to the historic agricultural character and operation of the area. ¹⁹

¹⁶ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

¹⁷ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

¹⁸ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 128.

¹⁹ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 129.

	34	<ul style="list-style-type: none"> Policy 20: Proposals for adaptive reuse of buildings should consider the former Cave Hill Quarry site as a whole and ensure that an appropriate balance is achieved between retention and conservation of fabric and delivery of a long term sustainable use.²⁰ Policy 21: Redevelopment of Cave Hill should ensure future public access to the site, to facilitate appreciation and understanding of the significance of the site.²¹ <p>It is consistent with the objectives of the Act, noting that works within the registered area will be subject to approval processes under the Act.</p>
R44: Adaptive reuse of historic built form must be in line with its heritage significance and be guided by policy in the Cave Hill Quarry Conservation Management Plan (Lovell Chen, 2015).	34	This requirement is consistent with the guidance in the CMP on adaptive reuse and retention of significant elements.
R45: Interpretation elements must be generally consistent with Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy (Lovell Chen & Biosis, 2020).	34	The principles in the HIS are intended to ensure a consistent approach to interpretation that responds to the Burra Charter and Interpretation Practice Note. ²² Interpretation elements within the registered area will be subject to the approvals process under the Act.

²⁰ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

²¹ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

²² Australia ICOMOS, *The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance*, October 2013, <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, Accessed 13 May 2021; Australia ICOMOS, *Practice Note: Interpretation*, Version 1, November 2013, <https://australia.icomos.org/wp-content/uploads/Practice-Note Interpretation.pdf>, Accessed 13 May 2021.

R46: Development within each of the two key heritage zones, the Limestone Processing Precinct and the Farm Precinct (both located in Precinct 2), must be undertaken through a holistic approach to the design and development of the heritage zone, respectively.	34	<p>A precinct-based approach is consistent with the approach to analysis of the site set out in the CMP and the guidance on management in the CMP and HIS.</p> <p>The CMP expresses a preference for a holistic approach to site management:</p> <ul style="list-style-type: none"> 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.²³ Policy 20: Proposals for adaptive reuse of buildings should consider the former Cave Hill Quarry site as a whole and ensure that an appropriate balance is achieved between retention and conservation of fabric and delivery of a long term sustainable use.²⁴
R47: New buildings/structures and additions to buildings within the Limestone Processing Precinct (refer to Figure 10) are to be recessive in character and scale to ensure the prominence of significant buildings and the relationships between them.	34	<p>This is consistent with Policy 16 of the CMP:</p> <ul style="list-style-type: none"> Policy 16: Future works and development in the Lime Processing Precinct should ensure the core of historic buildings and elements remains prominent, and the industrial character of the precinct is retained.²⁵ <p>The issue of character and scale of surrounding development goes to Article 8 of the Burra Charter, which states that ‘conservation requires the retention of an appropriate setting’.²⁶</p> <p>It is noted that works within the Limestone Processing Precinct will be subject to approvals processes under the Act.</p>

²³ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

²⁴ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 131.

²⁵ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 128.

²⁶ Australia ICOMOS, *The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance*, October 2013, <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, Accessed 13 May 2021;

R48: Landscaping within the Limestone Processing Precinct is to respond to the industrial character of the area. Large grassed areas should be avoided.	34	<p>This is consistent with Policy 16 of the CMP:</p> <ul style="list-style-type: none"> Policy 16: Future works and development in the Lime Processing Precinct should ensure the core of historic buildings and elements remains prominent, and the industrial character of the precinct is retained. ²⁷ <p>Landscaping of surrounding areas contributes to the principle of retention of an appropriate setting. It is an appropriate response to reference the historical character of an area.</p> <p>It is noted that works within the Limestone Processing Precinct will be subject to approvals processes under the Act.</p>
R49: Landscaping within the Farm Precinct is to be of a contemporary character that responds to the pastoral qualities of the area.	34	<p>This is consistent with Policy 17 of the CMP:</p> <ul style="list-style-type: none"> Policy 17: New works and development in the Farm Precinct should respond to the historic agricultural character and operation of the area. ²⁸ <p>Landscaping of surrounding areas contributes to the principle of retention of an appropriate setting. It is an appropriate response to reference the historical character of an area.</p> <p>It is noted that works within the Farm Precinct will be subject to approvals processes under the Act.</p>
R50: A visual connection must be retained between the Tunnel entry and the rail line, on the alignment of the former rail siding.	34	<p>This requirement responds directly to the CMP Policy on views and vistas:</p> <ul style="list-style-type: none"> Policy 12: Views to Cave Hill Quarry from the elevated ground on Maroondah Highway, and views within the quarry looking south on the alignment of the former rail siding towards the opening to the Tunnel and from the upper section of the lime processing area into the pit are important attributes of the site and should be retained. ²⁹

²⁷ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 128.

²⁸ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 129.

²⁹ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 125.

<p>G40 The following Principles identified in the Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy (Lovell Chen & Biosis, 2020) should be applied to interpretation across the site:</p> <ul style="list-style-type: none"> • Respect: for Aboriginal people, values and associations: <ul style="list-style-type: none"> – As related to interpretation at Kinley [Lilydale Quarry], primacy should be afforded to Aboriginal values and associations. • Integration: opportunities for site-wide themes <ul style="list-style-type: none"> – Themes, stories and motifs with site-wide resonance should be prioritised as the basis for interpretation at Kinley [Lilydale Quarry]. • Authenticity: evidence-based interpretation <ul style="list-style-type: none"> – Interpretation at Kinley [Lilydale Quarry] should be based on evidence of tangible and intangible cultural heritage values. <p>Refer to the Interpretation Strategy for further guidance with respect to the application of these principles in each Precinct, which should inform the preparation of Precinct Interpretation Plans.</p>	<p>35</p>	<p>This guidance responds directly to the principles identified in the HIS. These principles are intended to ensure a consistent approach to interpretation that responds to the Burra Charter and Interpretation Practice Note.³⁰</p> <p>It is noted that interpretation elements within the registered area will be subject to the approvals process under the Act.</p>
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³⁰ Australia ICOMOS, *The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance*, October 2013, <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, Accessed 13 May 2021; Australia ICOMOS, *Practice Note: Interpretation*, Version 1, November 2013, <https://australia.icomos.org/wp-content/uploads/Practice-Note Interpretation.pdf>, Accessed 13 May 2021.

G41: Naming of roads and other site components (i.e. public open space) should be based on the site's history and significance, informed by the Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy (Lovell Chen & Biosis, 2020), and in line with 'Naming rules for places in Victoria – Statutory requirements for naming roads, features and localities', 2016 (or its successor), produced by the Office of Geographic Names.	35	<p>This guidance recognises that naming can play a role in interpretation.</p> <p>This is identified in the HIS:</p> <p>'Since its main role is to communicate the values of cultural and natural heritage sites, interpretation is implemented using a wide range of forms. These are very broad and can include digital media, talks, guided walks, embedded material, planting schemes, art, sculpture, place naming and signs.'³¹</p>
G42: The Limestone Processing Precinct and the Farm Precinct (refer to Figure 10) can be treated differently in heritage terms, reflective of their particular heritage characteristics and the varying levels of heritage sensitivity of the buildings within them	35	A precinct-based approach to heritage management is consistent with the analysis and policies contained in the CMP and the guidance on interpretation in the HIS. It is noted that development within the Limestone Processing and Farm Precincts will be subject to the approvals process under the Act.
G 43 Development in the Farm Precinct should respond to historic patterns of the development in that part of the site.	35	<p>The CMP describes the development pattern in the Farm Precinct as follows:</p> <p>The area between the factory buildings and the extension of the eastern driveway provides opportunities for new works and development, subject to archaeological sensitivities (see also Section 5.12). In preference, development should be no higher than the main ridge lines of the factory buildings....</p> <p>Historically, built form abutted the north side of the Bacon Factory, and could do so again. Development can also be contemplated to the east of the driveway extension, consistent with historic precedent – as indicated in the 1907 photograph in Chapter 2, development originally extended to the east property boundary.</p> <p>The existing dams in this location date to the 1960s....³²</p> <p>The CDP is broadly consistent with these observations.</p>

³¹ Lovell Chen and Biosis, *Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy*, 2020, p 4.

³² Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 130.

<p>G44 Aboriginal and post-contact cultural history should be recognised through the design of public places and infrastructure/appropriate interpretive installations. Opportunities should be explored for cultural heritage interpretation trails along public path networks and/ or design of local parks proposed in areas of known post-contact cultural history or areas of Aboriginal cultural heritage sensitivity, in consultation with relevant stakeholders.</p>	<p>35</p>	<p>This approach is consistent with a site-wide approach to interpretation and the range of forms that interpretation can take.</p> <p>The breadth of forms of interpretation is identified in the HIS:</p> <p>‘Since its main role is to communicate the values of cultural and natural heritage sites, interpretation is implemented using a wide range of forms. These are very broad and can include digital media, talks, guided walks, embedded material, planting schemes, art, sculpture, place naming and signs.’³³</p>
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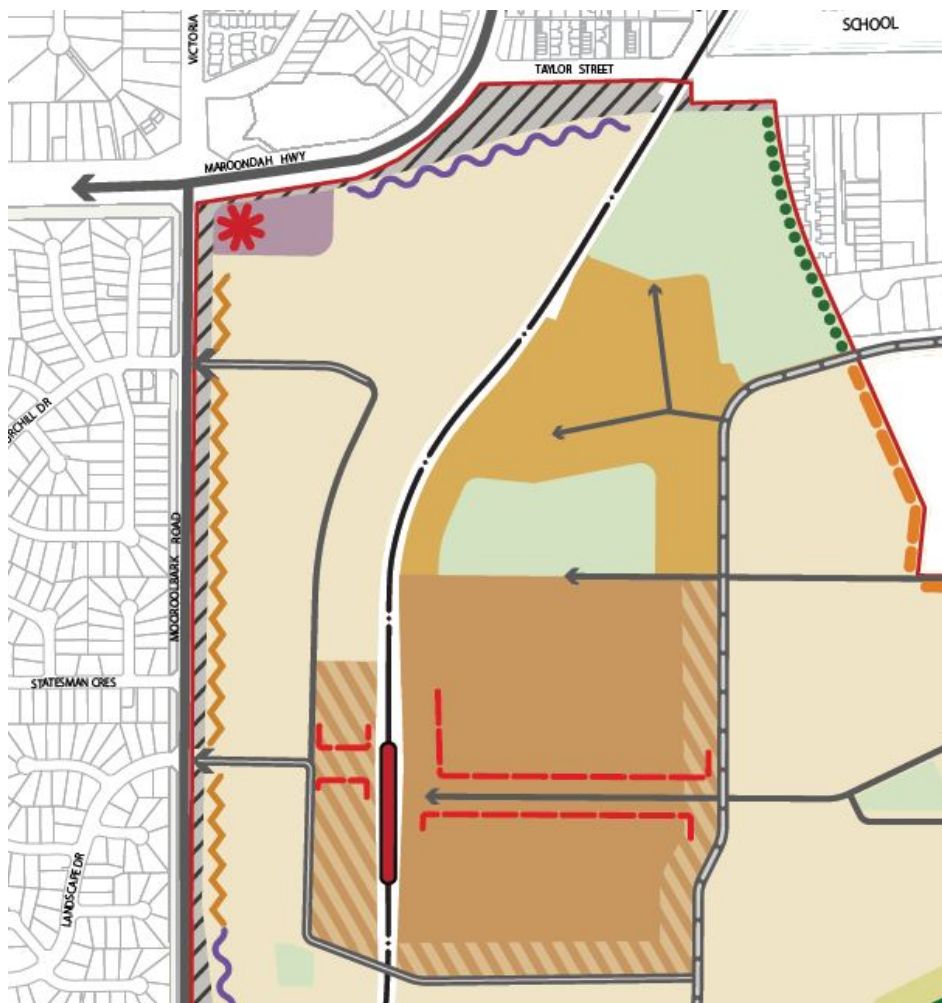


Figure 4 Detail of built form and urban design plan showing Precinct 2 Heritage Village (tan) of 2-6 storey building height range and open space (green), and Precinct 4 Urban Core (brown) of 3-12 storey building height range
Source: Urbis, 2020³⁴

³³ Lovell Chen and Biosis, *Lilydale Quarry, former (Kinley) Heritage Interpretation Strategy*, 2020, p 4.

³⁴ Urbis, *Former Lilydale Quarry Comprehensive Development Plan*, October 2020, p 32.

Heritage Overlay

45. The proposed Amendment would result in removal of an area from the Heritage Overlay corresponding to the quarry pit.
46. The proposal is described in the supporting Planning Report prepared by Urbis:
- PSA C193 seeks to reduce the extent of the existing Heritage Overlay (HO201). The Victorian Heritage Register listing was approved in 2017 and the Heritage Overlay was expanded in 2019 to include the quarry pit and areas between individual buildings/listings into a single heritage overlay. Due to the ongoing and proposed filling of the quarry pit in order to deliver the Urban Core development, the area of the quarry pit is proposed to be removed from the extent of the heritage overlay. The new boundary is proposed to be the escarpment and a 10-metre curtilage, reflecting plans for the Escarpment Park to incorporate the escarpment as a heritage feature.³⁵
47. The CMP identified the quarry pit as an area of primary heritage significance. It identified the site's value as an industrial site of state significance and identified the quarry pit as a related element.³⁶ The CMP identifies the following implication arising from significance:
- 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.³⁷
48. Rather than recommending full retention, the CMP at Policy 15 states:
- 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.³⁸
49. As noted, it is not consistent with the *Heritage Act 2017* or Planning Practice No. 1 to amend the overlay as proposed. However, should the VHR be amended after filling of the quarry pit concludes, it would be appropriate for a consequential amendment to the Heritage Overlay on the assumption that the Shire does not wish to retain the overlay in place.

Clause 22.13 Former Lilydale Quarry

50. As noted, the proposed clause includes the following heritage objective at 22.13-2:
- To ensure that the heritage and cultural values of the site are considered and managed in a holistic way, recognising the significance of various elements as identified in the *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan* (September 2015) and *Former Lilydale Quarry Heritage Interpretation Strategy* (April 2020).
51. It is also noted that the CMP and HIS are reference documents at Clause 22.13-4.

³⁵ Urbis, *Former Lilydale Quarry: Planning Scheme Amendment Planning Report*, October 2020, prepared for HBI Lilydale Pty Ltd, p 30.

³⁶ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 104.

³⁷ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 116.

³⁸ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 128.

52. This approach is generally consistent with the purpose of the *Heritage Act 2017* to ‘provide for the protection and conservation of the cultural heritage of the State’.

Schedule 1 to Clause 37.02 Comprehensive Development Zone

53. Schedule 1 to Clause 37.02 establishes an Urban Design Framework for Precincts 2 and 4. It states that:

Unless otherwise agreed to by the responsible authority, a permit must not be granted to subdivide land within Precinct 2 or Precinct 4 until an urban design framework for the relevant precinct has been prepared to the satisfaction of the responsible authority.

54. Further, it states that the Urban Design Framework for Precinct 2 must include:

Identification of heritage elements to be retained and / or adapted for community, commercial, tourism and retail uses.

Demonstration of how the relevant Conservation Policies of the *Cave Hill Quarry Conservation Management Plan* (September 2015), and the principles of the *Former Lilydale Quarry Heritage Interpretation Strategy* (Lovell Chen and Biosis, April 2020) has been achieved

55. This requirement provides a process to ensure that heritage is included for consideration in the subdivision permit process. It is noted that under Clause 66 of the Yarra Ranges Planning Scheme, the Executive Director of Heritage Victoria is a determining referral authority for subdivision applications relating to places in the Victorian Heritage Register.

56. This is an appropriate means of ensuring that future subdivision and works respond to the heritage significance of the place.

57. Further, it is noted that there is a requirement in all precincts to prepare a precinct-level Heritage Interpretation Plan:

Unless otherwise agreed to by the responsible authority, a permit must not be granted to subdivide land within precincts 1, 2, 3 or 4 until a precinct heritage interpretation plan has been prepared for the relevant precinct, to the satisfaction of the responsible authority.

The plan may be submitted in the form of plans, images, tables and reports and should include the following:

- Precinct level detail with regards to applicable themes, stories and interpretive media.
- A set of interpretation strategies and concepts for the precinct which are generally consistent with the principles outlined in the *Former Lilydale Quarry Heritage Interpretation Strategy*, April 2020.

58. This is an appropriate means of ensuring a holistic approach to interpretation across the site, that responds to the Burra Charter and Interpretation Practice Note.³⁹ It is noted that interpretation

³⁹ Australia ICOMOS, *The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance*, October 2013, <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>, Accessed 13 May 2021; Australia ICOMOS, *Practice Note: Interpretation*, Version 1, November 2013, <https://australia.icomos.org/wp-content/uploads/Practice-Note-Interpretation.pdf>, Accessed 13 May 2021.

elements within the registered area will be subject to the approvals process under the *Heritage Act 2017*.

Discussion of heritage within supporting documentation

Lilydale Quarry Community Needs Assessment (updated)

59. The Community Needs Assessment prepared by Ethos Urban contains some discussion of opportunities for the reuse of industrial buildings.

The site location and the existing on-site industrial/heritage structures suggests a strong local and sub-regional arts and cultural focus could be considered to meet some of the identified community needs such as meeting spaces and sessional health services - Maternal and Child Health.

The site could also accommodate uses that have not been triggered by the population demand but support the look and feel of the site and area, such as: – Outdoor performance space.

– Outdoor event space- for film events and informal spaces for pop-up markets, and/or

– Rock climbing and outdoor adventure pursuits.

Alternatively, the existing industrial facilities could accommodate some of the recommended community infrastructure, such as a community centre, though this is not consistent with the preference to locate community facilities in the Urban Core.⁴⁰

60. While these observations can be supported, it is noted that works to adapt significant industrial buildings would be subject to the approvals process under the *Heritage Act 2017*.

Kinley Estate Open Space Strategy

61. It is noted that one of the objectives of the Open Space Strategy is to:

Recognise, celebrate and share the stories of the site's historical and Cultural Heritage through the design process, interpretation and integration into the public space realm.⁴¹

62. The Open Space Strategy identifies the site's heritage context and references the HIS.

63. This approach is consistent with the principles set out in the HIS and the guidance on interpretation in the CMP, especially Policy 22:

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.⁴²

Urban Design Report

64. The Urban Design Report sets out key design principles including the following:

⁴⁰ Ethos Urban, Lilydale Quarry Community Needs Assessment (updated), Prepared for HBI Lilydale Pty Ltd, Updated 16 October 2020.

⁴¹ TCL, *Kinley Estate Open Space Strategy*, April 2020, p 5.

⁴² Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 132.

Open space stories: The rich history of the site will be woven through the landscape and place character of the development. These landscape stories will articulate and celebrate the pre and post settlement history of the region; activate the industrial heritage artifacts, buildings and landscapes of the site; and connect the community to the history of agriculture on the site.

65. It also provides a more detailed description of place outcomes within the Precinct 2 Heritage village:

The heritage village will be a unique quarter that blends the activation of significant heritage elements with premium medium density housing and tourism and retail uses within a distinct setting surrounded by parks and wetlands.

The major heritage elements will be framed within defined urban public spaces and adapted for active uses such as local food and beverage destinations, creative industries workshops and co-working spaces.

The associated connection to the major escarpment park will see this space act as an important link between the TOD urban core and the heritage village.

The Bacon and Dairy Factory will address a compact urban plaza with clear visual connection to the proposed active recreation reservation and sports ovals to the north.

This activated space will have a strong link to the Silage Store Urban Farm adjacent the north – south boulevard street bringing to life the agricultural history of the area.

The unique heritage values of this area will be reflected through urban, mixed use built form outcomes as well as through bespoke streetscape design and public spaces.

66. The Bacon and Dairy Factory and Silage Store are identified in the CMP as buildings of primary significance. A sensitive approach to urban public spaces and maintenance of visual connections will be important to providing an appropriate setting for these spaces.
67. The approach to the escarpment park is an appropriate response to the significance of the quarry pit, and responds to the CMP Policy 12 guidance on views and vistas.⁴³

Issues raised in submissions

Submitter 28

68. Submitter 28 briefly mentions heritage in relation to Precinct 2:

The plans for this look very good so long as the “Heritage Areas” are treated sensitively and (no offence) are not painted like the artist’s impression”.

Here is an opportunity to do it really well and of a high standard.

69. As noted, all works to registered heritage fabric will be subject approval processes under the *Heritage Act 2017* and issues of presentation would form part of any approval. Additionally, the objectives, requirements and guidance established by the CDP, especially sections 4.6 and 4.7, are sufficient to ensure a sensitive approach to retained heritage elements.

⁴³ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 125.

70. Yarra Ranges Council raises the heritage issues set out in Table 3.

Table 3 Table of heritage issues raised in submission

Ref.	Area	Issue	Management approach and recommendations
6.1	Heritage – Northern Recreation Precinct – Public Open Space	<p>Proposed northern recreation precinct showing two sports ovals is not resolved due to uncertainty of alternative stormwater treatment on Council land and Heritage Victoria.</p> <p>Previous feedback from Heritage Victoria raised concerns about heritage impacts of extending the existing oval to a competition size.</p> <p>The proposed 6.7Ha is considered too small to accommodate the required active sports facilities. A figure of 8Ha is required to meet demand generated by the development.</p>	<p>Council is supportive of the proposed extension of the existing oval to competition size and creation of a second adjacent oval.</p> <p>Council officers have requested confirmation on the feasibility of the proposed stormwater treatment facility on Council land which will require MW agreement.</p> <p>Further discussions with Heritage Victoria are advised to resolve the northern recreation precinct.</p> <p>Council recommends the sports precinct area of 6.7Ha be reviewed and increased to 8Ha.</p>
6.3	European Heritage	No clear commitment to protect or repurpose significant heritage buildings or structures.	The CDP should provide more details on how significant heritage structures and buildings will be protected and repurposed.

71. On the issue of provision of two ovals and 8Ha of open space, it is noted that the northern precinct is an area of some heritage sensitivity. As shown at Figure 3, this area includes significant and contributory elements associated with the arrivals precinct (western and eastern driveway, memorial gate posts) and with the farm precinct (Bacon Factory, Dairy Factory, Silage Store, Milking Shed). The area is included in the Victorian Heritage Register and is subject to the permit processes under the *Heritage Act 2017* (the Act). As referenced in the statement of significance for the place, the surviving farm buildings stand out as having particular value:

The surviving farm buildings, including the 1890s dairy and bacon factories and the silage store, provide evidence of Mitchell's innovative farming enterprises at Cave Hill, with their emphasis on efficiency and waste minimisation, particularly in relation to dairying.

72. Some change to this area could be anticipated under the Act, particularly in relation to the areas that have historically been used as open space, such as the existing oval. However, the potential for change should be regarded as constrained by the necessity to protect the values which are the basis for the identification of significant and contributory elements within this area. As noted below, this does not preclude a re-examination of these values in the future, as progressive change and adaptation of the whole of the place occurs.

73. In relation to commitments to protect and repurpose heritage, the CDP contains several references to the retention and adaptation of significant heritage buildings, as detailed in Table 2.
74. Further, the proposed Schedule 1 to Clause 37.02 requires that the Urban Design Framework for Precinct 2 must include:

Identification of heritage elements to be retained and / or adapted for community, commercial, tourism and retail uses.

Demonstration of how the relevant Conservation Policies of the *Cave Hill Quarry Conservation Management Plan* (September 2015), and the principles of the *Former Lilydale Quarry Heritage Interpretation Strategy* (Lovell Chen and Biosis, April 2020) has been achieved

75. Together, this represents an appropriate commitment to the protection and repurposing of significant heritage buildings. At this stage of such a project it presents as premature to address the detailed response to adaptive reuse of heritage buildings on the site.
76. Further, it is noted that the primary protection for significant heritage buildings and structures is afforded by the *Heritage Act 2017*. Any works within the registered area will be subject to the permit process under the Act.

Heritage Victoria (Submitter 37)

77. Heritage Victoria raises the following heritage issues:

It is noted that there appears to be a misalignment or potential conflict between the content of the Planning Scheme Amendment as it relates to the proposed treatment of the northern portion of the Heritage Village (Precinct 2) and in particular the entrance driveways and sporting ovals and the recommendations of the Conservation Management Plan, prepared in 2015. While the Conservation Management Plan is not formally endorsed by Heritage Victoria, it is a comprehensive and useful tool to assist with the assessment of matters relating to the heritage place, and the assessment of future approvals under the Heritage Act.

The existing cricket oval, an element dating from the 1930s is bounded by the 1940s driveway to the west and by the 1870s driveway to the east. The Plan demonstrates that it is proposed to form two sports ovals and tennis courts in this precinct, partly over the cricket oval and the 1870s driveway alignment. The Conservation Management Plan assesses the cricket oval as an element of contributory significance and the 1870s driveway alignment as an element of primary significance.

A proposal to reconfigure elements within the heritage registration, including the cricket oval and the driveway alignment would need to be the subject of a future permit application lodged in accordance with the provisions of the Heritage Act. Under the provisions of the Heritage Act, works which propose the loss of heritage fabric when other approaches may be achievable would be unlikely to be approved.

78. Relevant policies in the CMP include Policy 18 'Significant elements and attributes within the Arrivals Precinct should be retained and conserved:

The main entrance, dual driveways and the road which loops around the farm area, are significant and should be maintained. This applies to their general alignment, and not necessarily the road surfaces; widening of the entrance/drives is also possible. The memorial gates are significant and should be retained as the focus of the entrance to the site. The gateway has previously been widened and further

works to the gateway can be contemplated, including, potentially, relocating the gate posts to the eastern driveway or another prominent location at the north end of the Arrivals Precinct.

New development can be placed along/adjacent to the roadways, although desirably the former cricket field would be retained as open space (at least in part), albeit some development could occur in the south of this area.⁴⁴

79. Precinct 2 – Heritage Village is identified in the CDP as the primary focus of heritage orientated outcomes for the area. It includes the original arrival area to the north, the former farm area and the limestone processing area. A key requirement of the area, as identified under 4.3 ‘Open Space’, is requirement R9 which states as follows:

A District Sports Reserve, as defined in Table 1, must be provided in Precinct 2 to meet the active recreation needs of the site community. The District Sports Reserve will accommodate a competition scale oval and junior competition oval and associated facilities.

80. As mapped at Figure 5 in the CDP (Figure 5), to satisfy this requirement two ovals are proposed in the north-east corner of Precinct 2, the larger of which is located over the former eastern driveway.
81. The CDP's Precinct 2 is of cultural heritage value as the historic point of arrival to the farm and limestone processing precincts and for its associations with sports and communal activities for quarry workers. As discussed at paragraph 68, elements of ‘primary’ significance within this area, as identified in the CMP, are the east driveway (which may date to the late-nineteenth century) and the memorial gateposts (1947) at the north end of the west driveway. The west driveway itself, playing field and pavilion (former) are identified as ‘contributory’ elements in the CMP. A valued quality of the precinct is its visual character, being undeveloped open space that supports communal amenities and provides a sense of arrival to the farm and industrial areas beyond.
82. Expansion of community sporting uses within Precinct 2 is an outcome which is consistent with the social and cultural history of Cave Hill, including its longstanding use as a place of communal activities alongside industrial and agricultural production. Additionally the District Sports Reserve will also serve to conserve the open views and vistas that characterise the arrivals precinct at Cave Hill.
83. Development of the competition oval would require the east driveway to be truncated. A heritage permit application for its development would be expected to address the historical associations of the driveway, such that its heritage significance is recognised. A successful design response within the reserve would be anticipated to retain legibility of the driveway alignment north and south of the oval, reinforce an appreciation of it as a gateway feature and support its ongoing activation as an integrated element in the communal use of the reserve and precinct. It is noted that the physical fabric of the driveway itself, and associated landscaping, have not been identified as elements of intrinsic significance requiring retention. Given the recent changes to this area, including construction of the oval, and removal and replanting of trees, it may be appropriate to revisit the relative significance of the fabric of the driveway, beyond an appreciation of the historical alignment.

⁴⁴ Lovell Chen, *Cave Hill Quarry Melba Avenue Lilydale Conservation Management Plan*, Prepared for Places Victoria (on behalf of Sibelco), September 2015, p 130.



Figure 5: Open Space Plan

Figure 5 Proposed Open Space Plan with the location of east drive marked
Source: Lilydale Quarry Comprehensive Development Plan, October 2020, p. 20.

Comment

84. The views expressed by Heritage Victoria are consistent with the registration of the heritage place and the assessment and policy recommendations of the CMP. Notwithstanding, the *Heritage Act* provides for approval of works which may result in harm to a registered place where this can be justified on grounds of economic or reasonable use of that place. Consideration of these issues would form part of a permit process, which would additionally include consideration of third party

views submitted as a consequence of public notification. An outcome of this process may be that the issues of reasonable use are determinative in the decision making.

85. At this stage of a planning process to institute a comprehensive development plan, the outcome of a permit process to obtain heritage approval for the construction of an oval over the east drive remains unknown. However, the action does not present as one where approval is an inconceivable or manifestly unreasonable result. As such inclusion of the proposed oval in the CDP presents as a reasonable approach, albeit not a preferred heritage approach.

Conclusion

86. As relevant to heritage considerations the *Comprehensive Development Plan* (Urbis, October 2020), the proposed local policy at Clause 22.13 *Former Lilydale Quarry* and the proposed *Schedule 1 to Clause 37.02 Comprehensive Development Zone* all appropriately address heritage as a factor to be considered and responded to in the future development of this area. All three documents reference and where relevant require consideration of the two supporting reports: the *Cave Hill Quarry Conservation Management Plan* (Lovell Chen, September 2015) and the *Former Lilydale Quarry Heritage Interpretation Strategy* (Lovell Chen and Biosis, April 2020). The approach is one which positively engages with the heritage issues to be managed across the heritage area and provides a sound basis for detailed decision making.
87. Regarding the overlay of the Heritage Registration and the associated approvals process it should be recognised that all works and subdivision within the registered place require either approval by way of exemption or permit for works and determining approval by way of referral for subdivision. The interface between planning framework documents and heritage registrations is often an uncomfortable one where the reality of the provisions of the *Heritage Act 2017* are not adequately considered. In this case my view is that by and large the CDP does not pre-emptively proposition outcomes which are likely to be in conflict with subsequent heritage approvals.
88. However, as commented upon, issues of heritage sensitivity arise in the following areas:
- Potential for provision of open space within the northern precinct, including the proposed construction of an oval over the east drive
 - The removal of land from the extent of registration as associated with the filling of the quarry pit
 - Subdivision in the vicinity of the farm area and the processing plant area
 - Conservation and adaptive reuse of heritage structures and buildings
89. These are all issues which will remain to be managed through the formal Heritage Victoria approvals processes.

Attachment A Victorian Heritage Database Report

Victorian Heritage Database Report

Report generated 10/05/21



CAVE HILL LIMESTONE QUARRY



Quarry 2017.jpg



Site view 2017.jpg



Silage store from east 2017.jpg



Base of No. 1 kiln 2017.jpg



Tunnel from north 2017.jpg



No. 1 kiln (modified) 2017.jpg



dairy factory from sth east 2017.jpg



Bacon factory & timber outbuildings 2017.jpg



Concrete silage store from west 2017.jpg



Picking station and incline hoist from grarry from east 2017.jpg



The Lime Kiln, Arthur Streeton, 1935.jpg



Arrival of Dame Nellie Melba at Cave Hill, 1902 (NLA).jpg



1 of 8 extant pot kilns in tunnel 2017.jpg



Tunnel and pot kilns from north 2017.jpg



Tunnel and pot kiln from north towards quarry 2017.jpg



bacon factory from nth east 2017.jpg



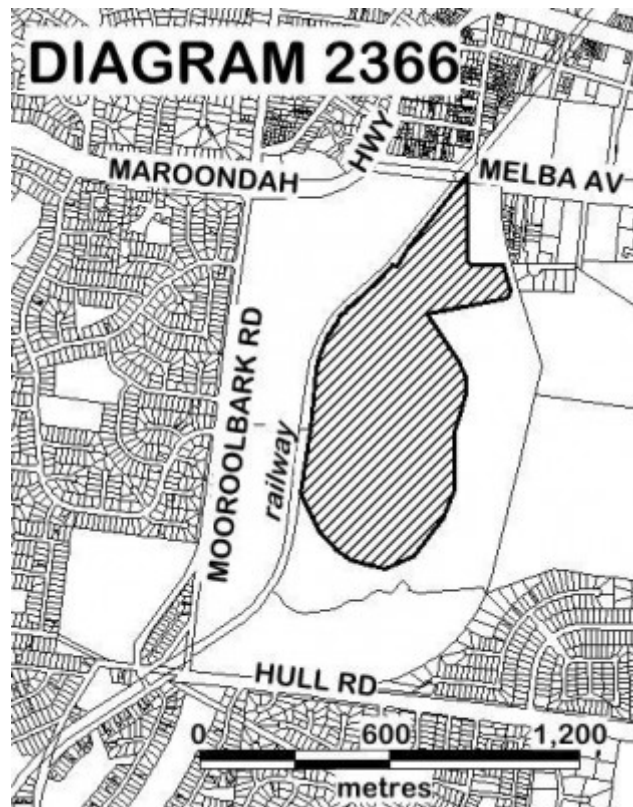
Possibly milking shed in farm precinct from nth west 2017.jpg



Quarry and cutting, detail (Grimwade Collection, University of Melbourne Archives).jpg



pre 1900s view of cutting and tunnel, (Yarra Ranges Museum).jpg



Cave Hill Quarry Extent Diagram 2366

Location

MELBA AVENUE and 4 MELBA AVENUE LILYDALE, YARRA RANGES SHIRE

Municipality

YARRA RANGES SHIRE

Level of significance

Registered

Victorian Heritage Register (VHR) Number

H2366

Heritage Overlay Numbers

HO201

VHR Registration

June 8, 2017

Heritage Listing

Victorian Heritage Register

Statement of Significance

Last updated on -

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.

History Summary

Cave Hill Limestone Quarry is a limestone quarry and processing plant established in 1878 by David Mitchell (1829-1916). Mitchell also established a farm at the site, which operated from the 1880s to c. 1921. Mitchell was a Scottish-born building contractor who became a prominent figure in Victorian society, and was the father of Dame Nellie Melba. Mitchell's building projects included Scots Church (1873-74) and the Royal Exhibition Building (1880). A successful entrepreneur, he was involved in many business ventures including the highly successful Cave Hill Limestone Quarry. During the nineteenth century the production of lime mortars and plasters were integral to construction. Lime production in Victoria started on a small scale in the 1830s, concentrated in coastal locations, notably Geelong. The Cave Hill Limestone Quarry represents the second stage of the lime industry in Victoria, characterised by access to rail transport and management by larger companies. David Mitchell invested in infrastructure such as steam powered cranes, a network of tramlines to transport timber, and a battery of pot kilns that enabled round-the-clock lime burning, despite the limitations of the intermittent technology. The Cave Hill estate also supported a large-scale farming operation. By 1894 dairy and meat-processing 'factories' were established at the site. In 1916, following Mitchell's death, the ownership of Cave Hill passed to the David Mitchell Estate Trust. During the 1920s the plant and equipment continued to be remodelled and mechanised, and Cave Hill Limestone Quarry became one of the leading industrial plants in Australia. In June 1958 the business passed to the David Mitchell Estate Limited. The eastern two-thirds of the property were excised from the quarry site. Much of this land was subdivided into housing estates, and the Lilydale Lake was created. In November 2002, Unimin Australia (now Sibelco) purchased David Mitchell Limited, ending the Mitchell family association. In 2012, the company determined that the quarry would not be viable in the longer term.

Description Summary

The Cave Hill Limestone Quarry is located approximately 1km south-west of Lilydale town centre. It includes a quarry pit, the limestone processing area and a former mixed farm. The place retains a wide diversity of industrial and farm buildings, plant and elements dating from the late-1870s through to the early and latter twentieth century. The lime processing precinct includes multiple layers of infrastructure and plant dating from the late nineteenth century, and in some cases the operational relationships between significant elements is obscured. Significant topographical change occurred at the site between 1878 and 2015 relating to extraction and processing of lime.

Registered Aboriginal Party (RAP)

Cave Hill Limestone Quarry is located within the traditional language boundaries of the Woi wurrung, who made up one of the seven Kulin Nation language groups. There is no Registered Aboriginal Party (RAP) for the site. The Wurundjeri Tribe Land and Compensation Cultural Heritage Council Incorporated is the current applicant for

RAP status for the activity area having lodged application for this on 24 August 2007.

How is it significant?

Cave Hill Limestone Quarry is of historical and technical and significance to the State of Victoria. The place satisfies the following criteria for inclusion in the Victorian Heritage Register.

Criterion A

Importance to the course, or pattern, of Victoria's cultural history.

Criterion B

Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion F

Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Criterion H

Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Why is it significant?

Cave Hill Limestone Quarry is significant at the State level for the following reasons:

Cave Hill Limestone Quarry is of historical significance as one of the primary sources of limestone in Victoria from its establishment in 1878 to its closure in 2015. Established by prominent entrepreneur David Mitchell, the place is associated with the second wave of lime burning and extraction technologies in Victoria which flourished as a consequence of the expansion of Victoria's rail network. The place demonstrates three generations of lime processing plant and equipment, broadly dating from the 1880s, 1920s and 1960s. The surviving farm buildings, including the 1890s dairy and bacon factories and the silage store, provide evidence of Mitchell's innovative farming enterprises at Cave Hill, with their emphasis on efficiency and waste minimisation, particularly in relation to dairying. [Criterion A]

Cave Hill Limestone Quarry is rare, being one of a small number of places in Victoria that demonstrates the large-scale production of lime. The tunnel to the north of the quarry pit contains a large and intact battery of pot kilns which enabled the continuous production of lime. This sizable collection of pot kilns is rare. The 1920s phase of plant remodelling included the no. 1 kiln which is one of the earliest continuous mixed-feed vertical shaft kilns in Australia. [Criterion B]

Cave Hill is of significance as a notable and early example of an extant quarry complex in Victoria. It demonstrates the principal characteristics of a place associated with the extraction, processing and transportation of raw minerals. The limestone products from Cave Hill Limestone Quarry made a vital contribution to Victoria's building and construction industry from 1878 to the 1960s. (Criterion D)

Cave Hill Limestone Quarry is of technical significance for use of innovative technologies in lime processing which radically departed from traditional methods. These include the battery of pot kilns (commenced in 1880s) and advances implemented during a major redevelopment in the 1920s to designs by Gilbert McAuliffe Pty Ltd, consulting engineers of Melbourne, with bespoke equipment by Chas Ruwolt Pty Ltd. These include the no. 1 kiln, picking station, incline hoist, road metal plant, riveted steel hopper and conveyor. Cave Hill Limestone Quarry received accolades for its innovations and became recognised as one of the leading industrial plants in Australia. The 1920s upgrade transformed the appearance of the site, introducing the tall structures and elevated conveyors which still distinguish it. Three structures at the site - the Dairy Factory, silage store and concrete retaining walls to the Tunnel - demonstrate the early use of mass concrete. (Criterion F)

Cave Hill Limestone Quarry's association with David Mitchell, one of Victoria's most outstanding nineteenth century entrepreneurs and public figures, is of historical significance. The site provides evidence of Mitchell's diverse and successful business interests, including the development of products for the construction industry, lime extraction and modern farming. Cave Hill Limestone Quarry has a comparatively high level of public recognition as a Mitchell property, more so than many other places with which he was associated during his long and distinguished career. (Criterion H)

In addition to the above, the place may be of significance for the following reasons:

Cave Hill Limestone Quarry is of local historical significance as a place of residence for many quarry workers, particularly during the depression. Many local workers enlisting for World War II listed Cave Hill as their place of address.

The landscape values of Cave Hill Limestone Quarry (including views into and out of the site) are of local significance. The following aspects of the quarry landscape are highly evocative for the local population - the chimneys, rising smoke, machinery noise and movement within the site.

Permit Exemptions

It should be noted that Permit Exemptions can be granted at the time of registration (under s.42(4) of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.66).

General Condition 1

All exempted alterations are to be planned and carried out in a manner which prevents damage to the fabric of the registered place or object.

General Condition 2

Should it become apparent during further inspection or the carrying out of works that original or previously hidden or inaccessible details of the place or object are revealed which relate to the significance of the place or object, then the exemption covering such works shall cease and Heritage Victoria shall be notified as soon as possible.

General Condition 3

All works should be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan, and permits still must be obtained for works suggested in any Conservation Management Plan.

General Condition 4

Nothing in this determination prevents the Heritage Council from amending or rescinding all or any of the permit exemptions.

General Condition 5

Nothing in this determination exempts owners or their agents from the responsibility to seek relevant planning or building permits from the relevant responsible authority, where applicable.

Specific Permit Exemptions

Public safety and security

. All works (including the erection of temporary security fencing, scaffolding, hoardings or surveillance systems) to prevent unauthorised access and/or secure public safety which are not fixed to elements of primary and contributory significance.

Removal of lime residue

. Removal of lime residue from all buildings and elements by non-destructive means.

Maintenance

. All works required to maintain and repair buildings and elements, including rectifying damage by people and

animals.

Demolition of buildings and features of low/no significance

. Removal of buildings and elements that are not identified as being of primary or contributory significance.

Landscape

. All works to vegetation, except to the Desert Ash and Poplar species on the east entry driveway, and the mixed plantation on the west driveway, including a mature Monterey cypress at its northern end.

Theme

4. Transforming and managing the land 5. Building Victoria's industries and workforce

Construction dates	1878,
Heritage Act Categories	Registered place,
Other Names	CAVE HILL ESTATE, CAVE HILL QUARRY, LILYDALE QUARRY,
Hermes Number	85447
Property Number	

History

CONTEXTUAL HISTORY

Limestone, lime mortar and lime products

Limestone is a sedimentary rock composed of calcium carbonate (CaCO_3). It is formed from the compressed remains of corals, shells and skeletons, and is found in marine and non-marine environments. The Cave Hill deposit is an example of a marine environment, the land having previously been submerged under the sea. Limestone is typically found in bedding planes between other types of sedimentary rock, including clay and sandstone. This is the case at Cave Hill. Joints between the bedding planes mean that limestone formations are permeable and prone to processes of erosion, both on the surface and below ground. The dissolution of limestone layers means that cave formations are a common characteristic of limestone deposits (karst landscapes).

At Cave Hill, lime was originally processed for use in the construction industry, primarily as an ingredient in lime mortar. This is one of the oldest known types of mortar, dating back to the 4th century BC and widely used in Ancient Rome and Greece. Historically, limestone was extracted, broken down and sorted by hand. Mechanisation introduced from the early years of the twentieth century transformed the process. At its simplest, lime mortar is produced as follows:

Limestone (calcium carbonate CaCO_3) is heated to a minimum of 812 degrees Celsius, a process known as calcination. Lime/quicklime/calcium oxide (CaO) is created and takes the form of white lumps. All carbon dioxide and water is removed during this process. Lime/quicklime is then converted into hydrated/slaked lime, a dry powder called calcium hydroxide (Ca(OH)_2), by adding water. Hydrated/slaked lime can then be mixed with sand (and/or other fine grained aggregate) and sufficient water to make a lime mortar. When the lime mortar has been laid, the hydrated/slaked lime in it slowly begins to react with carbon dioxide in the air to harden and form limestone (calcium carbonate CaCO_3). Thus, the creation of lime mortar is a circular process which involves converting limestone (calcium carbonate CaCO_3) back into limestone (calcium carbonate CaCO_3).

Lime is a cheap alkaline material which has had multiple applications in the construction industry and in agriculture. It has been used in metallurgy, chemicals manufacture, sanitation, pulp and paper processing, ceramics and the petroleum industries. Other uses have included:

Lime/quicklime can be spread directly on the ground to reduce acidity and improve soil structure. Lime/quicklime was used for the disposal of hanged bodies in gaols. Lime wash is hydrated/slaked lime of paint-like consistency, used as a wall covering and can be coloured by the use of pigments.

The Origins of Cave Hill Limestone Quarry

Lime burning and production activities in Victoria closely followed the arrival of settlers, because of the need for lime for building construction. From 1836 lime burning activities were concentrated on the Mornington Peninsula and at Geelong, often in small local operations such as those at Point Nepean, Sorrento, Rye, Queenscliff and Point Lonsdale. These were located along the coast close to ports and represent the first wave of lime producers in Victoria. The building boom that followed the 1850s Gold Rush increased the demand for lime. Imported lime was expensive, so local entrepreneurs seized on the opportunity to create larger local enterprises. The Melbourne Lime Company was formed in 1860 as a major supplier, and by 1874 this was subsumed under the Melbourne Builders Lime and Cement Company which included among its members David Mitchell. The later nineteenth century also saw the expansion of Victoria's railways which made the inland production of lime viable and cheaper to transport. Cave Hill Limestone Quarry was part of this second wave of lime production in Victoria characterised by larger business enterprises, an increasing use of new technologies and rail access.

Cave Hill Limestone Quarry is situated on land which was originally Crown Allotments 20 and 21 of the Parish of Mooroolbark. These allotments, along with the adjacent allotment 26, were acquired from the Crown by William Nicholson on 13 December 1855. Nicholson was a prosperous merchant and land owner and a member of both the Legislative Council and Legislative Assembly in the Victorian parliament during the 1850s and 1860s. He held the position of Premier briefly in 1855 and again in 1859-1860, and died in March 1865. Nicholson's three allotments comprised approximately 514 hectares (1,270 acres). Nicholson's property was known as Cave Hill Farm as early as 1864, a reference to the prominent escarpment and the numerous caves within it. It was leased to Allan Fisher and James Cashin for a period of 20 years from 1861. Cave Hill Farm appears to have operated as a mixed use farm run by Fisher, with a notice published in the *Argus* in 1864 reporting the sale of 'horses, cows, farming and dairy utensils, pigs, hay, potatoes'. In 1871 and 1875, notices were published in the *Argus* advertising lease of the farm.

Between 1853 and 1869 the Government geological surveyor, Alfred Selwyn undertook the Geological Survey of Victoria, concluding his survey of the district east and north of Melbourne in 1856. Selwyn identified Cave Hill as having the 'only limestone beds in the entire area,' although the limestone was not visible from the surface. An 1856 plan of the Parish of Yering, immediately to the north of the Parish of Mooroolbark, noted a 'Cave - 130 feet deep', in the approximate location of the quarry. It has been suggested that the cave was used for recreational purposes. Though there is little documentary evidence to corroborate this, it appears likely it was used for such purposes. Reminiscences of 'old Lillydale' published in local newspapers in the interwar period did refer to the cave as a local attraction in this early period, with groups being windlassed down the cave.

Cave Hill Limestone Quarry is located in Lillydale, which was originally part of the parishes of Yering and Mooroolbark. Crown land sales of allotments in Yering began in 1852 and in Mooroolbark in 1855. Early uses of the land included cattle grazing and timber felling. The population of the district remained sparse into the 1850s, with only 40 people recorded in Mooroolbark and 179 in Yering in 1854. The township of Lillydale (originally known as Lillydale) was surveyed in 1859, and the first land sale of town lots was held the following year. Lillydale was the largest of the early farming townships in the Yarra Ranges district. By 1862 the town had a small number of stores and a hotel. With the discovery of gold at Wood's Point north-east of Melbourne in the early 1860s, Lillydale became an important stop for traffic on the way to the goldfields, and a number of new businesses were opened up catering for the increased population. By the 1870s, agriculture in the area had diversified to include dairying, fruit growing and viticulture. The opening of the railway line from Hawthorn to Lillydale in 1882 was the next catalyst for further development in the township. The rail link to Melbourne was a boon for local businesses, bringing tourists and day-trippers in 'search of health and pleasure', and enabling local products to be quickly and more cheaply transported to the city markets.

David Mitchell's Acquisition of Cave Hill

David Mitchell officially acquired the 'freehold estate known as Cave Hill Farm' from the estate of William Nicholson on 1 May 1878 for £8000. The property comprised the 1,280 acres (518 hectares) of allotments 20, 21 and 26. At the same time, Mitchell leased an additional 320 acres (130 hectares) from a Mr Twentyman, which

included the site of Cashin's Mill on Olinda Creek. Mitchell had leased property in the district from as early as 1868, and in 1875, became a councillor of the Shire of Lilydale, serving until 1883. He was voted president of the Shire of Lilydale in March 1883, after having served as vice president the previous year. As part of this acquisition, an early termination of the leases on the land was agreed to. Interestingly, the net annual value of the property, as recorded in the rate books, did not increase substantially after the establishment of the quarry, being £310 in 1878 and £365 in 1881. After the construction of the railway, and the resultant increase in production and higher land values in Lilydale, the net annual value of the property increased to £600 in 1885 and to £1,016 in 1892.

David Mitchell was born on 16 February 1829 in Forfarshire, Scotland and after completing an apprenticeship to master mason, James Watson, Mitchell sailed to Melbourne in 1852. He established himself as a building contractor and built a shanty on land in Richmond. With business in Melbourne poor due to the gold rush, he travelled to Sandhurst (Bendigo), but returned to Richmond the following year. In 1856 he tendered successfully for the masonry work for St Patrick's Cathedral, Eastern Hill, and in the same year he married Isabella, daughter of James Dow. They lived at Doonside, a self-built house at Mitchell's premises on Burnley Street, Richmond. The couple had ten children, including Helen Porter Mitchell (Dame Nellie Melba), who was born at Richmond on 19 May 1861.

From the 1860s to the end of the nineteenth century, David Mitchell was one of Victoria's leading building contractors. The Menzies Hotel on William Street (completed 1857); the Paterson, Laing & Bruce warehouse, Flinders Lane (1871); Scots Church, Collins Street (1874, VHR H0005); the Royal Exhibition Building (1880, VHR H1501); the Masonic Hall, Collins Street (1888); and the Equitable Insurance Building (1893) were among the more prestigious of the many Melbourne buildings completed by his company during this period. By the late 1870s, he was a prominent and well-known member of the Melbourne community. In the late-1860s, Mitchell had acquired property at Steel's Flats, between Lilydale and Healesville. Mitchell later became a councillor of the Shire of Lilydale, serving from 1875 until 1883. During this period he also acquired the Colbinabbin Station near Rushworth (VHR H1730) and properties near Camperdown (Jancourt) and Mansfield (Dueran).

As well as his career as a contractor, Mitchell had a range of other business and property interests. In 1859, he established a factory for steam-made and pressed bricks at his Richmond works. He became a partner in the Darley Firebrick works at Bacchus Marsh in 1898, and the major shareholder in 1902. In 1890 Mitchell commenced production of plaster ('Adamant') and Portland cement at his Burnley works, using materials from Cave Hill, and in the late 1890s he went into business with engineer John Monash. Since 1894 Monash had been in the engineering and patent agents partnership Monash & Anderson, who went on to pioneering the use of reinforced concrete in Victoria. After the firm Monash & Anderson suffered financially as the result of a lengthy legal battle, David Mitchell offered financial support by providing capital to establish the Monier Pipe Co Ltd of Victoria (established 1901) and also offered land for the venture next to his Burnley cement works on condition that his products were used. This arrangement was beneficial for both parties: by 1913 Monash was worth over £30,000, and Mitchell benefitted from linking his Richmond cement factory and the neighbouring reinforced concrete pipe factory.

During the 1870s David Mitchell became a founding member and shareholder of the Melbourne Builders' Lime and Cement Company (MBLCC), which aimed to break the monopoly of the Geelong and Peninsula lime producers. MBLCC was associated with the second wave of lime production in Victoria, characterised by industrial-scale production replacing small-scale owner-operators. In 1886, as the Commissioner for Australia to the Indian and Colonial Exhibition, Mitchell travelled to London. He retired from the building contracting business in 1899, from which point he concentrated on other interests. Although he spent much time in Lilydale, his primary residence was in Richmond. In later years, Mitchell's individual achievements were somewhat eclipsed by the celebrity status of his daughter, opera singer Dame Nellie Melba; from the early twentieth century, newspaper reports would often refer to him as 'the father of Madame Melba'. David Mitchell died in March 1916, aged 87. He had been actively involved in the running of Cave Hill until only a few days before his death.

HISTORY OF THE PLACE

Development of Cave Hill Limestone Quarry

The quarries at Cave Hill opened on 2 April 1878. Challenges confronting David Mitchell included 1) how to burn lime at a site without natural cliff faces; 2) how to optimise the lime resource with the limitations of contemporary burning technologies (pot kilns); and 3) how to transport the products off-site in the absence of a rail line. From the 1880s, Mitchell cut directly into the north end of the limestone creating hillsides into which pot kilns could be constructed. The length of the cutting enabled multiple kilns to be constructed. By 1882 the quarry was producing 1,000 bags per week, and in 1887, there were 70 men working at the quarry, with kilns operating

'night and day' during the week and two steam cranes soon to be installed. Mitchell further expanded his operations, replacing the 'slow and expensive' horses and drays used to transport the limestone from the quarry to the kiln, with a system of water wheels and pulleys. By 1888 five kilns were recorded at Cave Hill and lime output increased dramatically. An 1880s site plan shows a two miles long horse-drawn tramway at the north end of the cutting, to transport timber into the site for the lime kilns. Tram lines were a major feature of the site until the later decades of the twentieth century. The extent of the Cave Hill lime workings can be seen below in a pre-1900s photograph showing the quarry, rail siding tunnel, kilns and associated structures.

At this time, lime was transported to Melbourne by a team of 60 horses. In November 1878 - the same year that Mitchell purchased Cave Hill - the government passed the *Railway Construction Bill* which confirmed a new rail route from Hawthorn to Lilydale. It appears likely that, due to his considerable influence and standing in the district at this time, Mitchell was able to influence both the route of the line and the subsequent construction of a railway siding to his quarry. A c.1880 plan of the alignment of the railway shows the line originally extending around the east side of Cave Hill. The line was subsequently redrawn around the west of the quarry, with a siding at the north, a route more suited to Mitchell's requirements. This siding was under construction by April 1882, and the railway line itself was opened in December 1882.

By 1887 a homestead had been constructed for an onsite manager of the quarrying and farming operations (demolished in the 1960s). Such was Mitchell's confidence in the commercial potential of Cave Hill, he is believed to have considered forming Cave Hill into a public company from as early as 1888 (but this did not occur until after his death). With improvements in the production of Portland cement throughout the nineteenth century, cement had begun to replace lime mortar as the most common construction material by the 1880s. In response, Mitchell began selling his Emu brand of cement from Cave Hill in 1891, described in one editorial as 'equal to the best Portland [cement]'.

In the early twentieth century, Mitchell expanded his landholding, and constructed what became an extensive network of tramway or light rail lines, to transport the timber from land east of the site to the quarry. At its most extensive, approximately 16 kilometres of tram line had been constructed as part of the network. The tramway ran east from the quarry to Olinda Creek, and then south and east towards the present day Silvan Reservoir. In 1903, Mitchell purchased two redundant steam tram engines from the Bendigo Tramways. The tramway operated until 1934, when the transport of timber by much improved local roads had become viable. During the 1890s steam was used to power much of the site in the quarries, the ice-making, the milking, the butter and cheese making and in cleansing the works. Mitchell constructed a water race from the Olinda Creek, two miles from the quarry. This water was returned to the creek through a brick and cement tunnel, and also supplied the managers' residence and farming operations. In 1892, the Shire of Lilydale rated the Cave Hill Quarry at the significant net annual value of £1,016.

In the 1920s, the Estate undertook a significant program of works to upgrade the machinery and plant at the quarry. Lime hydration was facilitated by a new hydration plant in the mid-1920s (which was replaced in the 1960s). This era saw the production of one of the most enduring products from Cave Hill 'Limil', a hydrated lime with a breadth of building, garden and agricultural applications. Cave Hill also became well known for its toppings ('Lilydale toppings'), which are a limestone by-product. Lime of insufficient purity was also used by Cave Hill to produce aggregates for road building. The David Mitchell Estate Ltd also worked with the Department of Agriculture to develop products that could assist primary producers in countering Victoria's highly acidic soils.

Farming operations

As well as a profitable quarry, the Cave Hill estate supported a large scale farming operation, which commenced in the mid-1880s. Dairying operations commenced at Cave Hill in 1885, with particular emphasis being given to David Mitchell's herd of pure bred Holstein (Friesian) cattle, well suited to high quality dairy products. In 1888 the dairy operated the colony's first mechanical milking device. Mitchell diversified the farming operations to develop butter and bacon in the early 1890s. This may have been a response to the economic depression of the 1890s which had a significant impact on the construction industry. From 1891, Mitchell began to explore the prospect of establishing a butter factory at Cave Hill. Canvassing local dairy farmers at public meetings held in Lilydale and Yarra Glen, Mitchell sought to guarantee supply from local farmers, who appear to have been willing to change their associations away from the Melbourne buyers. The site for the new butter factory, to the east of the homestead, was decided in November 1891. During the 1890s factory supplied local butter markets and Cave Hill butter was also shipped to London for sale in England.

From early 1893, cheese production commenced at Cave Hill, and was quickly established as a profitable enterprise. The Cave Hill Mitchell dairy was the first farm utilised by the Pure Milk and Dairy Company Ltd for the production of pasteurised milk in Victoria. Mitchell, 'placed his refrigerating plant and premises at [the company's]

disposal for experiments,' and the treatment of the milk 'by the best approved scientific method, free from chemicals' was deemed a resounding success by witnesses of the medical profession, veterinary experts and scientists in December 1897. The production of pasteurised milk saw the suspension of cheese making, which was resumed in 1898 after the demand for the Pure Milk and Dairy company's products became too great for the Cave Hill facilities. In 1893 Mitchell constructed a bacon factory building to the north of the butter factory. It comprised a 'cutting down room', which was provided with a 'patent floor of cement and granite chips', and a double-storey smoking room with a tower 40 feet tall, and a cooling room and drying room. Each room of the factory could process hundreds of sides of bacon at a time. In adjacent buildings in the farm complex, sheep and cattle were killed to supply local butchers, and animal bones were steamed and ground to produce soil fertiliser. The products of the factory were sold in butcher shops across Melbourne, and interstate. Bacon continued to be produced into the early part of the twentieth century.

By the early 1900s, the farm complex had expanded eastwards. A 1907 panoramic photograph of the Cave Hill Estate indicates a densely developed collection of buildings around the butter and bacon factories. A soap and candle factory was also established at the property in c.1900. The Cave Hill farming operations were of a scale not common in the area, and the associated buildings were of a picturesque style atypical for agricultural buildings. The farming operations demonstrate Mitchell's emphasis on efficient and economic industrial production, and avoidance of waste. The leftovers from the butchering were in turn boiled down and the fat used in soap. Following Mitchell's death in 1916, the dairy and bacon operations had ceased operation by c.1921.

In the early twentieth century, employment at the estate peaked, at approximately 200, when the farming factories were fully operational, as well as the quarry. In the mid-1930s, Cave Hill management established the Cave Hill Social Club. A cricket oval was established by 1936 on land now situated between the two entrance drives, with the club hosting (and winning) matches in their debut season. Management also temporarily made available a 'large room', in which the workers 'spent many happy hours at billiards, cards and harmony'. After World War Two at the entrance to the second roadway, memorial gates were erected with honour boards on each pillar acknowledging the Cave Hill workers who had fought in the war. The memorial gates were officially opened by Mrs C J Mitchell, on 16 November 1947.

Dame Nellie Melba

The most high-profile social event at the quarry was the triumphant return by David Mitchell's daughter Dame Nellie Melba to Australia, and to her childhood home of Lilydale, in 1902. Melba had left Melbourne for Paris in 1886, and after years spent in Europe and North America, her singing career had made her an international celebrity. Melba had 'kindly consented' to a request by the estate's employees to welcome her to Cave Hill. An arch was erected at the entrance of the estate, which was decorated with flags and the words 'Dame', 'Melba' and 'Employees Greet You'. The 'spacious enclosure' surrounding the residence of her brother, Charlie, was turned into a foliaged private park, and a platform erected for the reception of Melba. After an address by quarry manager Fuller, expressing 'deep feelings of pride and pleasurable satisfaction at being permitted the honour of welcoming the 'gifted daughter' of Lilydale, David Mitchell spoke on her behalf. He noted that she appreciated the affection and kindness of those attending, and explained that she had taken a 'deep interest' in the welfare of the employees of Cave Hill.

After David Mitchell's Death

David Mitchell died in 1916, and ownership of Cave Hill and the Burnley cement works passed to his seven children Francis, Charles, Ernest, Helen (Nellie), Ann, Isabella and Dora as tenants in common, with Francis and Edward Albert Newbigin as trustees. Cave Hill formed a significant part of Mitchell's estate, which also included landholdings in the parishes of Mooroolbark, Yering, Gruyere, Jika Jika with a capital value of £123,678. In 1919, the trustees sold 450 acres of the Cave Hill estate, which had been subdivided into 64 allotments. This significantly reduced the landholding. Further trustees' realising auctions were held in the mid-1920s for land to the south and east of the quarry, again reducing the landholding.

In 1948, the new State highway between Camberwell and Mansfield, to be known as the Maroondah Highway, was declared. At this time, reliance on rail for the main transportation of quarry products began to give way to road transport, possibly due to improvements made to the highway. It was in this period that access to the site also changed, and the twin entranceways were established, providing more direct road access between the quarry and the highway. As can be seen on a c.1940s plan of Cave Hill, by this time many of the farm buildings had been removed, and an overburden dump was situated to the north of the quarry. By 1952, a caretaker's residence had been constructed and by 1972 the homestead had been demolished.

In 1958, after the death of the last of David Mitchell's children, the trustee company was no longer bound by David Mitchell's will. In June 1958, a circular was distributed to the estate's business contacts announcing that

from 1 July the newly formed 'David Mitchell Estate Limited' company would be operational. In October 1958, the eastern two-thirds of the property were excised from the quarry site, giving the southern part of the property its curved boundary. Much of this land was subdivided into housing estates, and the Lillydale Lake was created on land which was formerly part of William Nicholson's Crown allotment 26. In 1959, a survey was undertaken which concluded there was sufficient lime for another 140 years at the present rate of production. The report noted that another 70 years supply also existed on the western side of the railway line. It was decided to invest in new quarry crushing and conveying equipment and approximately £130,000 was spent on new machinery between 1959 and 1962. In 1976, all three kilns were converted from oil to natural gas, and in 1977, a larger crusher was installed at the top of the quarry replacing the earlier crusher on the west face.

In November 2002, Unimin Australia purchased David Mitchell Limited, 'the nation's leading independent producer of limestone products', ending the Mitchell family association with the Cave Hill quarry site, after nearly 125 years. The Unimin group of companies was based in the United States, controlled by SCR Sibelco, a company started in Belgium in 1872. The company established operations in Australia in 2000, and in 2011, the company changed its name to Sibelco. In 2012, the company determined that the quarry would not be viable in the longer term. Sibelco and the Victorian Government urban renewal authority, Places Victoria, entered into an agreement to master plan the future development of the site.

Artistic representations of Cave Hill

The striking landscape of Cave Hill quarry has been the subject of paintings and artistic representations from as early as 1889, and continuing into the late twentieth century. The scenic qualities of the lime processing complex sited within a pastoral landscape, appears to have been a popular artistic subject. Artists including Arthur Streeton, John Perceval and Fred Williams painted from a vantage point to the north, setting the buildings against the quarry face and the hills behind.

Known examples of paintings of Cave Hill include:

A Victorian Dale, James Alfred Turner, c. 1889; *The Lime Kiln* (also known as *Mitchell's Lime Quarry*), Arthur Streeton, 1935; *View of Cave Hill*, James Peter Quinn, c. late 1930s; *The Quarry, Lilydale*, Ernest Buckmaster, undated; *Lilydale Lime Quarry*, Ivy Burton Fox, c. late 1950s, Fox also depicted the site in two ink drawings; *Lime Quarry, Lilydale*, John Perceval, 1956; *Lilydale Landscape with Blue Train*, Fred Williams, 1974, Williams also depicted Cave Hill in *Lilydale Triptych I*, 1974 and *Lilydale Triptych II: Cave Hill*, 1974; *Cave Hill*, Jennifer Paull, 1985; *Butter and Bacon Factories and Cave Hill Quarry*, Dora Wilson, undated.

Key references

Lovell Chen, 'Cave Hill Quarry, Melba Avenue, Lilydale Conservation Management Plan', 2015

Jane Harrington, 'The Lime-Burning Industry In Victoria: An Occupance Approach', *Australasian Historical Archaeology*, 14, 1996, pp. 19-24. Jane Harrington, *An Archaeological and Historical Overview of Limeburning in Victoria*, Heritage Council of Victoria, 2000.

Plaque Citation

The Cave Hill Limestone Quarry was established in 1878 by David Mitchell, one of Victoria's most prominent nineteenth century entrepreneurs. Demonstrating three generations of lime processing, it was known for its use of innovative technologies and was recognised as one of the leading industrial plants of its time in Australia.

Assessment Against Criteria

Criterion

Cave Hill Limestone Quarry is significant at the State level for the following reasons:

Cave Hill Limestone Quarry is of historical significance as one of the primary sources of limestone in Victoria from its establishment in 1878 to its closure in 2015. Established by prominent entrepreneur David Mitchell, the place is associated with the second wave of lime burning and extraction technologies in Victoria which flourished as a consequence of the expansion of Victoria's rail network. The place demonstrates three generations of lime

processing plant and equipment, broadly dating from the 1880s, 1920s and 1960s. The surviving farm buildings, including the 1890s dairy and bacon factories and the silage store, provide evidence of Mitchell's innovative farming enterprises at Cave Hill, with their emphasis on efficiency and waste minimisation, particularly in relation to dairying. [

Criterion A]

Cave Hill Limestone Quarry is rare, being one of a small number of places in Victoria that demonstrates the large-scale production of lime. The tunnel to the north of the quarry pit contains a large and intact battery of pot kilns which enabled the continuous production of lime. This sizable collection of pot kilns is rare. The 1920s phase of plant remodelling included the no. 1 kiln which is one of the earliest continuous mixed-feed vertical shaft kilns in Australia. [

Criterion B]

Cave Hill is of significance as a notable and early example of an extant quarry complex in Victoria. It demonstrates the principal characteristics of a place associated with the extraction, processing and transportation of raw minerals. The limestone products from Cave Hill Limestone Quarry made a vital contribution to Victoria's building and construction industry from 1878 to the 1960s. (

Criterion D)

Cave Hill Limestone Quarry is of technical significance for use of innovative technologies in lime processing which radically departed from traditional methods. These include the battery of pot kilns (commenced in 1880s) and advances implemented during a major redevelopment in the 1920s to designs by Gilbert McAuliffe Pty Ltd, consulting engineers of Melbourne, with bespoke equipment by Chas Ruwolt Pty Ltd. These include the no. 1 kiln, picking station, incline hoist, road metal plant, riveted steel hopper and conveyor. Cave Hill Limestone Quarry received accolades for its innovations and became recognised as one of the leading industrial plants in Australia. The 1920s upgrade transformed the appearance of the site, introducing the tall structures and elevated conveyors which still distinguish it. Three structures at the site - the Dairy Factory, silage store and concrete retaining walls to the Tunnel - demonstrate the early use of mass concrete. (

Criterion F)

Cave Hill Limestone Quarry's association with David Mitchell, one of Victoria's most outstanding nineteenth century entrepreneurs and public figures, is of historical significance. The site provides evidence of Mitchell's diverse and successful business interests, including the development of products for the construction industry, lime extraction and modern farming. Cave Hill Limestone Quarry has a comparatively high level of public recognition as a Mitchell property, more so than many other places with which he was associated during his long and distinguished career. (

Criterion H)

In addition to the above, the place may be of significance for the following reasons:

Cave Hill Limestone Quarry is of local historical significance as a place of residence for many quarry workers, particularly during the depression. Many local workers enlisting for World War II listed Cave Hill as their place of address.

The landscape values of Cave Hill Limestone Quarry (including views into and out of the site) are of local significance. The following aspects of the quarry landscape are highly evocative for the local population - the chimneys, rising smoke, machinery noise and movement within the site.

Extent of Registration

NOTICE OF REGISTRATION

As Executive Director for the purpose of the **Heritage Act 1995**, I give notice under section 46 that the Victorian Heritage Register is amended by including the following places in the Heritage Register:

Number: H2366
Category: Heritage Place
Place: Cave Hill Limestone Quarry
Location: 4 Melba Avenue, Lilydale
Yarra Ranges Shire

All of the place shown hatched on Diagram 2366 encompassing part of Lot B on Plan of Subdivision 731531.

Dated 8 June 2017
TIM SMITH Executive Director

[Victoria Government Gazette G 23 8 June 2017 p.1096]

This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.

For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>