

ST HUBERT'S STABLES AND WINE CELLAR (Ruins) INCORPORATED PLAN June 2007



1.0 Application

This incorporated plan applies to the heritage place at 14 & 20 St Hubert's Road, Coldstream, known as Former 'St Hubert's Stables & Wine Cellar (ruins)', as shown on Yarra Ranges Planning Scheme Map No. 19HO as HO66.

2.0 Definitions

A *significant* feature is a feature listed as an 'element of particular significance' and shown on the map attached to this report. It is a feature that contributes to the significance of the heritage place.

Any place that is not shown on the map, forming part of this incorporated plan, as being *significant* is *not significant* and therefore does not contribute to the significance of the heritage place.

3.0 Statement of Significance

The following statements of significance are from a follow-up heritage assessment (carried out April 2007 by Context Pty Ltd on behalf of the Shire of Yarra Ranges) to the initial assessment and recognition under the *Yarra Ranges Shire Heritage Study September 2000*. Please refer to that study for further information about the heritage place including a history and description.

St Hubert's Winery, Wine Cellars and Significant Tree Plantings

The original St Hubert's winery was one of the three big vineyards of the Yarra Valley, established in the 1860's, along with Yering and Yeringberg. In 1863, Hubert de Castella bought 2,900 acres of the Yering holding from his brother's creditors and began planting the St Hubert's vineyards, covering at its height 260 acres.

The subsequent development of the St Hubert's Vineyard – named by Hubert not after himself but his patron saint – was made possible only by the gradual sale over nearly twenty years of his wife's properties in Sydney. By 1876, St Hubert's was the most extensive of the Yarra Valley vineyards.

In the 1880s, St Hubert's was at its height, and its wines were served at Government House in Melbourne, and had an established market in London. Many of its vintages were over 70,000 gallons (318,500 litres).

Hubert built a rambling homestead in the style of a Swiss chalet and entertained on a grand scale. The height of St Hubert's fame was winning

the grand prize given by the Emperor of Germany at the Melbourne International Exhibition of 1881.

St Hubert's was sold in 1890 to David Mitchell, father of Dame Nelly Melba. It went out of production in the early years of the 1900s. St Hubert's operated as a Church of England Boys' Training Farm for a period in the 1950s.

A 1907 subdivision plan shows that St Hubert's was once an extensive nineteenth century homestead complex, with a range of outbuildings and a clock tower. Many of these buildings have since been demolished, except for the Stables, Wine Cellar (ruins) and Barn (now adaptively reused as a restaurant). Significant historical plantings have also survived.

The stables, barn, wine cellar and heritage landscape are rare remains of the early phase of the establishment of the Victorian wine industry, and of the largest winery of the region in the late nineteenth century. They are of historical significance and have possible significance at the State level. The grand scale of the St Hubert's Wine Cellar demonstrates the ascendancy of the Yarra Valley wineries, and St Hubert's as the largest, in the 1870s and 1880s.

3.1 Significant Heritage Elements

Remaining significant elements are:

St Hubert's Winery Stables

Built before 1878, (exact date unknown), the Stables are of a very elaborate design suitable for a gentleman's estate and include dwelling for stablemen (Tansley 1978).

The high rear wall has a battlement top. It appears to have been part of an original external high wall surrounding the homestead complex. The Stables are in a dilapidated state, but structurally sound. Cracking is evident in some of the internal and external walls. Part of the roof is missing in a section of the building.

St Hubert's Wine Cellars

Remains consist of a huge, stone-lined pit, one and half metres deep and about 2000 square metres in area – a square of about 45 metres either way. This is what remains of what was once the largest wine cellar in the region. There are also the apparent remains of the footings for the wine presses nearby.

St Hubert's Barn (or hayshed),

The St Hubert's Barn, or Hay Shed, reflects the later phase from the 1890s when the Yarra Valley wineries were hard hit by worldwide economic depression and diversification into a mix of rural activities such as grazing, dairying and piggeries was essential for economic survival.

The (former) barn is a substantial structure, probably constructed in the 1890s, that retains several interesting features, notably early handmade brick paving in the horse and cattle stalls, chamfered beams, timber louvre ventilation in the roof and early cedar cladding. It also has a large underground water tank at one end of the barn, possibly constructed with brick vaults, thought to be fed by a spring.

This building has been adaptively reused (as a restaurant), in a way that is sympathetic to the heritage values, and is in a sound condition.

Remnant St Hubert's heritage landscape of mature trees

There are a number of mature trees forming a significant heritage landscape that should be protected on both No. 14 and No. 20 St Hubert's Road. These remnant mature trees are consistent with period plantings of the mid-to-late nineteenth century, when the St Hubert's Estate was at the height of its development as a gentleman's rural estate.

The mature plantings of the original homestead gardens and wider estate would have created a park-like setting for the clusters of buildings on the estate, consistent with the picturesque landscape ideal of the period.

Further evidence of the design intent is the deliberate selection by Hubert de Castella of an elevated site, providing vistas to dramatic mountain scenery from key parts of the estate (see a description of the site by Hubert de Castella quoted in Beeston, John, *Concise history of Australian wine*, p.59.).

Key species still evident at both properties are: *Ulmus X hollandica* Dutch Elm Mature; *Araucaria bidwillii* Bunya Pine Mature; *Quercus sp* Oak Mature; *Pinus pinea* Italian Stone Pine Mature; *Populus alba* White Poplar Mature. The remaining mature trees identified during the site visit have been marked on the attached map.

The boundary of the heritage area recognises the heritage landscape elements, that is, the remnant pattern of vegetation associated with the early homestead and outbuildings of the St Hubert's Estate. It is also likely that any significant archaeological evidence would be found in this central area which was the focus of estate life.

4.0 Elements of particular significance

Elements of the site that are mentioned within this incorporated plan are of particular significance to the heritage values of the former St Hubert's Winery and Wine Cellars. They are shown on the attached map:

- The St Hubert's Winery Stables.
- The St Hubert's Wine Cellars
- The St Hubert's Barn (or hayshed), which has been adaptively and sympathetically reused as a restaurant.
- The heritage landscape of mature trees (which also exist at No. 14 St Hubert's Road, Coldstream.

5.0 No planning permit required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within HO66 subject to the Heritage Overlay:

- Construction of a fence.
- Demolition of a non-significant building or non significant building/wine infrastructure remnants.
- Alterations or additions to a non-significant building. This includes routine maintenance that would change the appearance of a building.
- Construction of a building provided that the building is within a designated building envelope on the map attached to this incorporated plan or is not within 20 metres of a significant building or feature designated on the map attached to this incorporated plan.
- Carrying out of works associated with a Section 1 use in the relevant zone.
- Installation of plant and equipment associated with a Section 1 use (in the relevant zone) on a non-significant building.
- Replacement or installation of an existing domestic television aerial on any property.
- Construction of a pool or associated fencing on any property. This does not apply if it would require the removal or alteration of a significant building or features.

**ST HUBERT'S STABLES AND WINE CELLAR (Ruins)
INCORPORATED PLAN June 2007 - MAP OF SIGNIFICANT FEATURES**

