

# MOUNT OPHIR WINERY



H0334 MOUNT OPHIR  
WINERY LHA 2015 1.JPG



2019 winery.jpg



Extent diagram.jpg



2019 gatehouse.jpg



2019 vats.jpg



2019.jpg



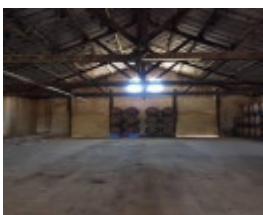
2019 interior winery.jpg



2019 weighbridge.jpg



2019 stables.jpg



2019 interior winery.jpg



2019 winery interior.jpg



MOUNT OPHIR WINERY  
SOHE 2008



MOUNT OPHIR WINERY  
SOHE 2008



Aerial, extent of  
registration.jpg



mount ophir winery stillards  
lane rutherglen front view  
aug1992



mount ophir winery stillards  
lane rutherglen view of tower  
sep1992



mount ophir winery stillards  
lane rutherglen storage tanks  
sep1994



mount ophir winery stillards  
lane rutherglen homestead  
oct1981



h00334 mt ophir winery  
apr1996



H0334 MOUNT OPHIR  
WINERY LHA 2015 2.JPG



H0334 MOUNT OPHIR  
WINERY LHA 2015 3.JPG



H0334 MOUNT OPHIR  
WINERY LHA 2015 4.JPG



1 mount ophir winery stillards  
lane rutherglen view of winery  
jun1981



H0334 MOUNT OPHIR  
WINERY LHA 2015 5.JPG



H0334 MOUNT OPHIR  
WINERY LHA 2015 6.JPG



c1891.jpg



c1910.jpg



c1910b.jpg



c1910c.jpg



1907.jpg



1907b.gif

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## Location

168 STILLARDS LANE RUTHERGLEN, INDIGO SHIRE

## Municipality

INDIGO SHIRE

## Level of significance

Registered

## Victorian Heritage Register (VHR) Number

H0334

## Heritage Overlay Numbers

HO108

## VHR Registration

October 9, 1974

## Amendment to Registration

October 24, 2019

## Heritage Listing

Victorian Heritage Register

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## Statement of Significance

Last updated on - April 7, 2021

### WHAT IS SIGNIFICANT?

The Mount Ophir Winery complex including the land, buildings (exteriors and interiors), driveways, trees, dams and landscape elements, early winemaking infrastructure, setting and other features. The registration includes all fixtures attached to the buildings at the time of registration.

### HOW IS IT SIGNIFICANT?

Mount Ophir Winery is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

#### Criterion A

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

#### Criterion D

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

### WHY IS IT SIGNIFICANT?

Mount Ophir Winery is significant at the State level for the following reasons:

Mount Ophir Winery is historically significant for its clear association with the development of vineyards and wine production in Victoria. It was a sizeable vineyard and influential winery and is indicative of the expansion of the winemaking industry in Victoria and the growth of wine as an export industry. This association is evident in the physical fabric of the place - including the distinctive winery building, array of early residences and outbuildings, and early wine production facilities. [Criterion A]

Mount Ophir Winery is architecturally significant as a notable example of a winery complex. The substantial central winery building is of fine and distinctive design with picturesque curved gables and prominent cylindrical tower. It incorporates fermentation vats, winemaking rooms, cellars and former office from the early decades of the winery's establishment. It forms the centre of a largely intact winemaking complex that displays the principal characteristics of a place of its class and is of a level of intactness that enables the processes of winemaking to be well understood. [Criterion D]

## Permit Exemptions

### General Exemptions:

General exemptions apply to all places and objects included in the Victorian Heritage Register (VHR). General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Heritage Act 2017.

**Places of worship:** In some circumstances, you can alter a place of worship to accommodate religious practices without a permit, but you must **notify** the Executive Director of Heritage Victoria before you start the works or activities at least 20 business days before the works or activities are to commence.

**Subdivision/consolidation:** Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director of Heritage Victoria as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

Find out more about heritage permit exemptions [here](#).

### **Specific Exemptions:**

It should be noted that Permit Exemptions can be granted at the time of registration (under s.38 of the Heritage Act). Permit Exemptions can also be applied for and granted after registration (under s.92 of the Heritage Act).

#### **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 ideally be informed by Conservation Management Plans prepared for the place. The Executive Director is not bound by any Conservation Management Plan and permits must still 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**

#### **Agricultural activities**

- . All processes to allow for the continuation of existing agricultural and viticultural practices including cultivation, cropping, grazing, pruning, harvesting and other activities necessary for the usual operation of the place.
- . Re-establishment of grape vines in the open paddocks to the west of the winery building.
- . Maintenance or repair of fences, gates, trellises or similar structures necessary for the continuation of existing agricultural or viticultural activities.

#### **Landscape**

- . Establishment of new garden beds and low-level plantings provided they are well spaced from buildings and do not harm the cultural heritage significance of the place.
- . The process of grounds maintenance including slashing and mowing of grass and grading of established driveways and tracks.
- . Garden maintenance including pruning, removal of dead shrubs, planting and replanting, disease and weed control, and maintenance to care for existing plants and trees.
- . Repairs and maintenance to existing hard landscape elements such as rockeries, rock walls, paving, steps, gutters and drainage systems, in a manner which does not harm the cultural heritage significance of the place.

- . Management and maintenance of dead or dangerous trees to maintain public safety and to protect buildings and structures.

- . Removal of plants listed as noxious weeds in the Catchment and Land Protection Act 1994.

### **Event operations**

- . Works associated with short term events including:

- o The introduction of temporary structures such as marquees provided that structures will be erected within and used for a maximum period of six weeks after which they are removed, and the structures are not located in a place or in a way where they could damage any fabric.

- o The introduction of temporary security fencing, scaffolding, hoardings or surveillance systems for a maximum period of six weeks after which they will be removed, and the structures are not located in a place or in a way where they could damage any fabric.

- . Temporary works for event purposes, for example, the establishment of temporary wayfinding/directional signage.

### **Maintenance**

- . All works required to maintain, secure and make safe buildings and structures including the removal of broken glass, the temporary shuttering of windows and covering of holes as long as this work is reversible and does not have a detrimental impact on fabric.

- . Maintenance of an item to retain its condition without large-scale removal of or damage to the existing fabric or the large-scale introduction of new materials. Repairs must maximise protection and retention of fabric and include the conservation of existing details or elements. Any new materials used for repair must not exacerbate the decay of existing fabric due to chemical incompatibility, obscure existing fabric or limit access to existing fabric for future maintenance.

- . Painting of previously painted surfaces in the same colour provided that preparation or painting does not remove early paint finishes or other decorative schemes.

- . Replacement of existing services such as cabling, plumbing, wiring and fire services that uses existing routes, conduits or voids, and does not involve damage to or the removal of significant fabric.

- . Removal of non-original items such as wiring, antennae, aerials etc and making good in a manner not detrimental to the fabric.

- . Erecting, repairing and maintaining signage (directional signage, road signs, speed signs, event signage). Signage must be located and be of a suitable size and type so as not to obscure or damage heritage fabric and must be able to be removed later without causing damage to the place.

### **Fire suppression**

- . Fire suppression activities such as fuel reduction burns provided that they are done in a manner that is not detrimental to the fabric **of the place**.

### **Public safety and security**

- . Public safety and security activities provided that they are done in a manner which is not detrimental to the fabric of the place.

- . Emergency stabilisation necessary to secure safety where a feature has been irreparably damaged or destabilised and represents a safety risk to its users or the public. Urgent or emergency site works are to be undertaken by an appropriately qualified specialist such as a structural engineer and reported to the Executive Director within 21 days.

## **Theme**

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

Construction dates	1891,
Heritage Act Categories	Registered place,
Other Names	MOUNT OPHIR VINEYARD, MT OPHIR,
Hermes Number	1005
Property Number	

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## History

Messrs Gleeson and Eisemann, purchased the land with the intention of establishing a vineyard and winery on the site in the late 1880s. Gleeson commissioned local contractor Walter Hollibone to design and build the first portion of the winery building in 1891. The property was purchased by P.B Burgoyne & Co. Ltd - prominent London-based wine agents and merchants - in 1893 and under their ownership the business expanded to provide a significant amount of wine for export, largely to Britain. In the early years of the Burgoyne's ownership new additions including the tower and additional wings were added to the original winery building and it was officially opened in 1904. Designed by local architect Arthur MacKnight in a more elaborate style the additions reflected the scale of wine production on the site and the success of the Burgoyne's business. At its peak, Mount Ophir produced wine from grapes from a wide group of local growers as well as the extensive estate vineyard. The winery operated successfully during the inter-war years and expanded to include over 280 hectares of vines but business slowed with the onset of the Second World War. The property remained in the Burgoyne family until 1955. When it was sold the vines were removed and the land used for grazing. More recently, the buildings have been used for accommodation.

Dunstan, David (1994) *Better than Pommard!: A History of Wine in Victoria*

Evans, Robert (1999) *Gold from Ophir: The History of the Mount Ophir Winery and Vineyard at Rutherglen*

Freeman, Peter (2002) *Indigo Shire Heritage Study, Volume 1 Part 1.*

## Assessment Against Criteria

### Criterion WHAT IS SIGNIFICANT?

The Mount Ophir Winery complex including the land, buildings (exteriors and interiors), driveways, trees, dams and landscape elements, early winemaking infrastructure, setting and other features. The registration includes all fixtures attached to the buildings at the time of registration.

### HOW IS IT SIGNIFICANT?

Mount Ophir Winery is of historical and architectural significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

#### Criterion A

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

#### Criterion D

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

### WHY IS IT SIGNIFICANT?

Mount Ophir Winery is significant at the State level for the following reasons:

Mount Ophir Winery is historically significant for its clear association with the development of vineyards and wine production in Victoria. It was a sizeable vineyard and influential winery and is indicative of the expansion of the



winemaking industry in Victoria and the growth of wine as an export industry. This association is evident in the physical fabric of the place - including the distinctive winery building, array of early residences and outbuildings, and early wine production facilities. [

Criterion A]

Mount Ophir Winery is architecturally significant as a notable example of a winery complex. The substantial central winery building is of fine and distinctive design with picturesque curved gables and prominent cylindrical tower. It incorporates fermentation vats, winemaking rooms, cellars and former office from the early decades of the winery's establishment. It forms the centre of a largely intact winemaking complex that displays the principal characteristics of a place of its class and is of a level of intactness that enables the processes of winemaking to be well understood. [

Criterion D]

## Extent of Registration

Heritage Act 2017

### NOTICE OF REGISTRATION

As Executive Director for the purpose of the Heritage Act 2017, I give notice under section 53 that the Victorian Heritage Register is amended by modifying a place in the Heritage Register:

Number: H0334

Category: Registered Place

Place: MOUNT OPHIR WINERY

Location: 168 STILLARDS LANE RUTHERGLEN

Municipality: INDIGO SHIRE

All of the place shown hatched on Diagram 334 encompassing all of Crown Allotments 300 and 301 Parish of Chiltern West and parts of Crown Allotments 298, 299 and 300A Parish of Chiltern West.

24 October 2019

STEVEN AVERY

Executive Director

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*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/>*