

GUNTAWANG STABLE COMPLEX

CONSERVATION MANAGEMENT PLAN

Final 8 July 2025



Figure 1 Front view of stables. 25/7/23

The Guntawang stable complex is part of the listed heritage item for Guntawang: I 390 on the Mid Western Regional Council LEP 2012. Guntawang is an historically significant property, with the main house and stable complex located near Gulgong Australia. The purpose of this plan is to develop policies for the preservation and protection of the stables cultural, architectural, and historical significance for future generations.

Contents

SUMMARY	3
THE PURPOSE OF THE CMP	4
CONTEXT	4
INVESTIGATE SIGNIFICANCE	5
BRIEF HISTORY	5
PHYSICAL DESCRIPTION	11
ARCHITECTURAL COMPARISONS	20
HERITAGE LISTED COMPARISONS	23
STATEMENT OF SIGNIFICANCE	25
MANAGEMENT OF SIGNIFICANCE	30
CONSTRAINTS AND OPPORTUNITIES	30
CONSERVATION POLICIES	31
IMAGES	35



Figure 2 Stable complex: south accommodation wing

SUMMARY

The stables at Guntawang were constructed for Richard Rouse Esquire soon after the construction of his new residence in c. 1873. The stables are a generous complex indicating the significance of horses as a major part of the pastoral pursuits of the Rouse family who had around 350 horses on the property in 1874¹. They were involved with horse breeding, horse racing, working horses, both Draft and Clydesdales and equestrian horses.

It is very likely that these stables are a copy of Lawson's Sydney Greystanes stables, which no longer stand. The Guntawang stables are larger². The complex initially contained 11-12 loose boxes or stalls, feed and harness rooms, gardener's stores, and accommodation for stable management and working hands. They are built around a large courtyard that would have been the centre for training, mounting and showing horses.

Under later owners another 5 stables were added to this complex, plus additional rooms were extended from the south side for accommodation and amenities such as showers, toilets, and kitchens. Various internal changes also added to the amenities.

Most of the stable complex is in very poor condition due to a lack of maintenance and lack of purpose. Some deterioration has come about because later additions were built to a poor standard. However there remains a high level of fabric integrity in the original stable work.

The stable complex is visually impressive and needs to be repurposed to provide an economic justification to repair and maintain it. Horses are no longer used for work or transport and are of limited relevance to the existing pastoral pursuits.

There are urgent repairs and maintenance to be considered. When a useful purpose is determined some of the additions to the complex, that are not of heritage significance or are intrusive and detracting from the original stable complex, might be removed rather than repaired.



Figure 3 View of main stables wing (3).

¹ Newspaper estimate Town and Country Journal 1874

² Refer to Greystone's stable images in this document under 'Comparisons'.

THE PURPOSE OF THE CMP

Conservation is about the care and continuing development of a place. At its simplest, a conservation management plan (CMP) sets out what is significant in a place and what policies are appropriate to enable that significance to be retained in its future use and developments. The work falls into two stages:

The first covers the gathering and analysis of evidence and the assessment of significance.

- An understanding of the history of the property and the evolution of the stable complex and spaces within it.
- An Assessment of the general intactness and overall condition
- A statement of cultural significance

The second is concerned with developing conservation policies and strategies for implementation in the future use of the stable complex.

- An assessment of a range of opportunities and constraints the complex offers, and
- Broad policies for long-term management and guidance

CONTEXT

Guntawang is a major pastoral property near Gulgong NSW.

Within the property the 1873 stables are located close by the main residence, to the southwest of the main house. The location of house and stables are on high ground away from any potential river flood plains. The main entrance to the stables faces east. Just below this stable complex is a larger modern stable complex constructed by a later owner: John Foyster.



Figure 4 Aerial view showing house, stable complex and numerous other stables and accommodation stable complex.

INVESTIGATE SIGNIFICANCE

BRIEF HISTORY

The property of Guntawang was granted initially to the Cox family. They sold it in c. 1825 to Richard Rouse because of '*unrest with the local Wiradjuri people*'.³ The land, located beside the Cudgegong River, proved to be 'good pasture.' The Rouse sons took possession probably c. 1828 but it took until 1829 for Richard Rouse to obtain the deeds.

Early management of the property was carried out by Edwin Rouse, with elder brother John Richard⁴ assisting. Later younger brother George Rouse moved up to help. In c.1852. Farming interests included beef, sheep, and horse breeding. When other adjacent land became available the acreage was increased.

Initial accommodation and outhouses were built on the property on the river flats which included a long family homestead. Edwin married Hannah Hipkins in 1840 and raised 5 children at Guntawang in that house.⁵ Edwin and his family remained at the property until 1855, about three years after the death of his father Richard in 1852. Then Edwin moved his family to Rouse Hill and took up residence there. His brother George Rouse, assisted by Edwin Oliphant, the Clerk or Bookkeeper to Richard Rouse, managed Guntawang.

In 1861, the young Richard Rouse, Edwin's son, then 19 years old, returned to the Gulgong district and took over the management of Guntawang. In the following year he inherited Guntawang at the death of his father Edwin. His uncle George Rouse then moved next door to take up management of Biraganbil.

Both Richard, the younger Rouse, and his uncle George Rouse, were to build large houses in the late 1860s on Guntawang and Biraganbil respectively. Richard engaged the architect JF Hilly and builder, Silas Winter⁶, and constructed Guntawang Homestead on high ground. Soon after the stable complex was added and completed c. 1873. In mid-1874 the Town and Country Journal wrote an extensive article on the property which included an etching of Guntawang, house and stables. Although the main house (1869-70) was designed by architect JF Hilly, there is no knowledge of the designer of the stable complex.

Pressed bricks were believed to have been made on site. Both the main house of Richard Rouse Esquire and the stables were constructed of pressed bricks.

³ Australian Dictionary of Biography

⁴ John Rouse was declared insolvent in 1844.

⁵ Rouse Hill House and the Rouses' C. Thornton. P88

⁶ Silas Winter built the additions to the Mudgee Courthouse 1873, Mudgee Hospital 1875 and the Mudgee School 1876. In 1878 he was declared insolvent.



Figure 5 : An etching of Guntawang Homestead and stables beyond. c. 1874. This image was printed in the Town and Country Journal 18 July 1874

The Town and Country Journal of 18 July 1874⁷ described the property, including the stables, in considerable detail:

GUNTAWANG, THE ESTATE OF RICHARD ROUSE, ESQ. *The Guntawang Estate now consists of about 13,000 acres of purchased land acknowledged to be unsurpassed for richness of its pasturage in Australia. The estate has a frontage of five miles to the Cudgegong River. The whole estate is fenced in, and the paddocks of the subdivisions vary in size, from 40 acres to 2000 acres.*

Guntawang may almost be called a small principality. The population on the estate usually numbers about 250. At shearing time this number has increased to about 300. Of the 250 usual residents, there are 34 married, and having 128 children; four of these families consist of seven and four of six children.

Guntawang House, Mr. Richard Rouse's residence, is situated in a commanding position. The river winds and stretches away bounding the estate below the house, and the view extends across luxuriant grass and lucerne paddocks to the hills in the distance. The house has not long been completed. The style of architecture is known as "The Villa." The stable complex is of brick. The first or basement story contains kitchens, laundry, &c. Altogether, there are twenty-three rooms, which are lofty and spacious, and the whole of the stable complexes are well designed. The house has a northern entrance, with a main hall ten feet wide. The great drawing-room is perhaps one of the finest in Australia, and the large bow window gives somewhat of an

⁷ abridged

Elizabethan appearance to the front. In the courtyard there is an enormous tank, capable of containing 30,000 gallons of water. A gas apparatus, capable of making 500 cubic feet, was in course of completion at the time of my visit.

The grounds immediately surrounding the house are on a plan which embraces some novelties. The two approaches are through large gates, and the serpentine drives are planted with oaks, elms, pines, &c. To the west of the residence is the croquet lawn, which is approached by a series of grassed terraces. The croquet ground is artificially drained, so that no water can lie on it. A continuation of terraces to the right and left bring the visitor to the lower grounds, immediately below the house, and these are also laid out with much taste, and planted with trees from almost all climates. A three-foot six sunk stone wall bounds the grounds and gives an uninterrupted view over the adjacent country from the verandah of the residence. Mr. G. E. Darby is the landscape gardener employed.

The stables of Guntawang are to the south-south-west of the residence. These have been recently completed and are perhaps the finest in the West. The entrance is into a courtyard surrounded by a brick wall, about 12 foot high. The main stables have pointed gables, the centre one of which contains a large clock facing into the courtyard. In this stable, which is a lofty and well-ventilated brick structure, there are five stalls or loose boxes. Water is laid on by piping into every stall. To the left is the harness-room, capitally arranged and fitted up in a very tasty manner with large glass and cedar cases, containing some magnificent harness for four-in-hand teams, beside saddles and other equestrian appurtenances. Passing from the harness-room into the next apartment, we come to the forage-room, which is fitted up with bins for corn, bran, &c. At the rear of this main stable complex there are five other loose boxes for racehorses.

In three of these at the time of my visit, were Reprieve, Nydia, and Viva, respectively. The right wing of the stables contains a house for carriage-washing, a two-stall stable, a buggy-house, a gardener's tool-house, and a storeroom.

The left wing contains a series of rooms-apartments for the coachman, grooms, and boys. To the right of the principal stables is the couch-house, capable of half a dozen vehicles. In it Mr. Rouse's well-known four-in-hand came under notice. In the centre of this courtyard there is another immense brick and cemented tank, capable of containing upwards of 40,000 gallons of water, which is raised, as required for the stables, by a force-pump.

The herd of horses on Guntawang numbers about 350, all told. Of these, half are draught horses. The light stock came from Fisherman (imported), and the coach-horses from Yorkshire Hero. Then came the thoroughbred horse Skirmisher, sire New Warrior; and now Guntawang possesses the thoroughbred imported horse Brigadier, a chestnut, bred by the celebrated Blenkiron. The heavy stock has Lofty, a bay, an imported Clydesdale, doing the honours of the stables. With a view to securing the best character of draught horses, Mr. Rouse has lately procured from the Hawkesbury between twenty and thirty heavy draught mares.

The herd of cattle on Guntawang was formed many years ago, and originated from cows purchased from Mr. Robert Lowe, of Mudjee. Latterly, several imported cows have been added. The first sire of note was the imported red bull, Sir Wm. Armstrong. He was succeeded by the white bull, Frederick, bred by Mr. Francis Cox, of Mudjee. Next came the celebrated imported bull Monmouth-an English prize taker, bred by Mr. Richard Stratton. Since the death of

Monmouth, they have bred from a son of his, Monmouth the Second, out of one of Mr. Lowe's cows. In November last, Messrs., R. and B. Rouse purchased for 1000 guineas, of Mr. Robert McDougall, of Victoria the celebrated bull Ajax, sire, the more celebrated Field-Marshal Booth; dam-Alhambra, etc. There are now over sixty head of pure-bred cows and heifers, and about thirty pure-bred young bulls, on Guntawang.

The merino sheep on Guntawang were originally selected from the flocks of the best breeders in the district. Since then, they have gone on improving by all those means so well known to the Mudjee flock -masters, and which have raised the reputation of the wool of the district so high in the English market. This year Guntawang expects to shear about 33,000 sheep. I was shown in the house paddocks six or eight Leicester's, which had just been brought over from Tasmania. These, I was told, were simply ornaments to the place, as Mudjee breeders are not partial to Leicester.

I am indebted to a friend for the following more detailed description of the stock on Guntawang : The Guntawang Short-horn herd was commenced by Messrs. Richard and Edwin Bouse some years since, with a few imported cows ; but the principal portion of the female element was derived from the old and scrupulously pure blood of Mr. Robert Lowe, of Wilbetree, near Mudjee. From this gentleman the Messrs. Rouse purchased 20 heifers, of the Middleham tribe, which, on arriving at maturity, displayed all the characteristics of the highest caste short-horn blood. Among these cows, we particularly noticed Dewdrop 2nd, by Prince, by Middleham-out of Dewdrop the 1st, by Middleham (imported), her dam, Beauty, by the same sire; thus having three strains of the same blood.

The paddocks of Guntawang are judiciously subdivided- "In meadows rich the heifer lows," the valley of the Cudgegong River being eminently calculated to afford the measure of "natural comfort" in which the veteran breeder, Mr. McDougall, so firmly believes. The Messrs. Rouse apparently hold the same faith about growing stock, as all that we passed in review bore the appearance of having had development aided by unstinted good keep; they had evidently never suffered from intervals of privation following those of plenty too often the drawback of colonial management. The yearling and two-year-old heifers, most of which were stalled and fed during a portion of each day, struck us as an unusually promising and well grown lot. A few evidenced a tone and quality of handling, a degree of attainment which will be hard to rival at the forthcoming shows. Besides Monmouth, who unfortunately died last year, not however without leaving his mark plentifully and indelibly upon the herd, the white bull Frederick purchased for that experienced breeder Mr. Francis Cox, has been used. This very level and highly bred sire has a large infusion of Middleham blood, joined with that of Sandy Sykes, the foundation strain of Mr. Cox's most successful tribe. The cows and heifers from his bull are remarkably uniform in appearance and show the "prepotent" effect of long and uncrossed pedigree. Such being the general character and uniform standard of the herd, it will not be thought remarkable, that the owners determined to preserve, and if possible to add, to the reputation they had built up. To this end the best bull of his year, in the opinion of many of the best judges, was secured in "Ajax Booth," bred by Mr. McDougall, in Victoria; he was from very early age a wonder of form and quality. At the age of 15 months he weighed 1700 lbs., and at rather less than two years, when he was introduced to the Guntawang herd at a cost of, well, let us say, a cool thousand or thereabouts, his size and symmetry were such as few breeders had ever dreamed of associating with that immature period of bovine life. As his name denotes this grand animal is a "Booth of Booths" from the muzzle to the tip of his tail, full of Warlabby blood.

Messrs. B. and E. Rouse have always bestowed much attention upon their horse stock. Since one of the family was the possessor of the famous Jorrocks, they have never been wanting a few horses of Australian reputation, which, on another side of the river, have borne the well-known R brand. Thoroughbred carriage hones and cart horses are all kept and bred in rather large numbers by the proprietors. The imported blood sire 'Brigadier' commands the aristocratic division. He is a very striking and distinguished looking chestnut horse, now rising six years old, purchased in England as a two-year-old by Mr. E. Rouse. He has every appearance of great speed combined with staying power.



Figure 6 Jorrocks from the National Museum archives.

National Museum of Australia: Jorrocks was arguably Australia's first celebrity racehorse. The diminutive Anglo-Arabian began life as a stockhorse but went on to achieve at least 65 wins from 95 starts. His last win, at age 18, made him the oldest winning racehorse in Australian history. Jorrocks was foaled in 1833 near Liverpool in New South Wales, and later moved to Mudgee. Jorrocks began his working life as a stock horse, until his owner, Henry Bayly, noted the horse's stamina and strength and began racing him in local events. Jorrocks started on the track as a five-year-old and, after winning many low-level races, was entered in his first competition 'in good company' at Homebush in Sydney in 1841. By this time, **the horse's original owner, Henry Bayly, had traded him to well-known trainer Richard Rouse for eight spring heifers**, and Jorrocks passed through the hands of several other owners and trainers during his career.

After the Rouse years there were many owners including the following:

1908-1918 Hugh Denison 10 years. He renamed the property 'Emuaralla', and in 1916 put much of the land up for subdivision and sale. Denison was a well-known sportsman and businessman and involved in offices in Sydney and elsewhere.

1918-1921 Daniel McNeil Clarke, pastoralist, 3 years. Clarke was the owner for a brief period and probably died 1919. The property went back to the original name Guntawang, and in 1919

part of the property was resold as for soldier's resettlement blocks. The soldiers were Mr. James Curran, Mr. J. Fogarty, Mr. W Smith and Mr. Les Williams.

1921-1926 Les Coward, pastoralist, 5 years. He was a main contributor to the Gulgong Show in 1925 including grand Champion Merino ram. The Forbes advocate noted a record land price when he sold the homestead portion of Guntawang to Mr. T. O'Mara, of Forbes. It is reported that £30,000 was spent on about 2000 acres.

1926-1929 Willilam O'Mara pastoralist, 3 years. He was not there long and sold the property in a walk-in, walk-out basis to John Whitehead.

1929-1932 John Whitehead, 3 years. Another short period of ownership. Whitehead continued as a pastoralist winning prizes with his merino sheep.

1932-1938 James Crawford industrialist pastoralist 6 years. Crawford lived at his property at Orange and only visited Guntawang.

1938-1947 Gus Gallagher 9 years. While owning Guntawang Gus Gallagher was the managing director of McDermott's Pty. Ltd. Who had a large general store at Orange.

1947-1973 Ford and Ethel Reynolds 15 years. Reynolds may have revived horse numbers at Guntawang being interested in both racing and polo.

1973-1988 John Foyster 15 Years.

1988-1992 Yuills 2-4 years.

1992-2022 Charlie Cropper 30 years.

Improvements, with respect to alterations and additions to the stables, may have been carried out by the following:

- 1908-1918 Hugh Denison. possibly added the wing number 7.
- James Crawford 1932-1938 possibly changed the Harness Room area 3 plus amenities area 5
- Gallagher, 1938-1947. Also, a possibility for the above: changes to Harness Room area 3, plus amenities additions area 5.
- Ford and Ethel Reynolds, 1947-1973. Possibly additions to area 7, or changes to it. Extensive renovations according to records.⁸
- Foyster 1973-1988. New separate stables, plus 4 stables and a tack-feed room fitted behind the front wall of the courtyard, area 8; The stables rebuilt in Area 3 were thought to be 1930s but Foyster was very fond of white bricks so they could have been built then. The addition kitchen bedroom area 6 and extra services in area 4.
- Bondoro PL bought the property in 1988 under the management of Brian Yuill. Phillip Fuller a builder from Gulgong carried out extensive 'renovations' to the 'Jockeys Rooms' including the ensuites and kitchens, and repairs to the main house – in particular the windows, carpet and tiling. 1988 is also the date of the clock repairs. Later it was placed in receivership and sold.
- Charles Cropper and family bought the property in 1992. In that time the property still had a close association with the horse industry.

⁸ John Broadley

PHYSICAL DESCRIPTION

The stable complex has been recorded through photographs and measurements made on 25th July and 1st August 2023. Plan drawings from the measurements are included in this document. It is easy to distinguish the original stables stable complex by its quality Flemish bond brickwork.

The stables stable complex consists of a series of brick structures joined up with tall front walls to form a large courtyard. The most original parts of the stable complex, which are all built in Flemish bond are:

1. The front wall facing east with gate post entry. Gates are missing but hinge blots remain.
2. The north wing with stalls, wash down area, a room for 2 stalls, former Gardener's tool room and additional facilities later modified for management.
3. The main large stable complex with 9 stables on two levels, carriage room, feed room, harness room (later converted to a lunch or rest room).
4. The south wing which originally accommodated for grooms and stable hands.

(It wasn't until the 1930s or later that ablutions such as toilets were added to these stable complexes.)

Added to the stable complex at later stages:

5. Amenities: Laundry, shower, and toilet presumably for day staff. This was probably the first amenities added. Stretcher bond brickwork under a low skillion roof.
6. Additional bedroom and kitchen facility. A red textured brick addition under a low skillion roof, aluminium windows.
7. Additional bedroom and kitchen facility. This is built largely in a garden wall English bond, under a high pitched gabled roof, but with the south end wall now reconstructed and the entrance door relocated. It could have been built c. 1910 then repaired and altered later.

Each of these areas have various physical problems. Notes on the plans below describe the main issues.

The overall construction is a series of high pitched corrugated iron clad gabled roofed brick pavilions. Original gables were finished with decorative barge boards and finials at the apex. Original corbelled chimney and open fireplaces (now blocked off) remain. Some verandahs have been added to the west sides and one has been removed. (5)

A clock was inserted in the central decorative gable of the stables Area 3. Above the door into Area 3 is a small instruction panel for how to reset the clock in the event of a black out. Chris Pearson, a jeweller in Gulgong, repaired and re-installed this electric clock in 1988. It was probably first installed in the 1950s. There earlier clock had a wind-up mechanism.



Figure 7 Stable clock and plate

Floors were probably all brick paved for horses or horse drawn vehicles. The other floors were timber framed and floorboard linings.

Ceilings have been installed using fc sheet. It may be that there was no ceiling in the main stable, stable complex 3. The roof structure has been repaired from an earlier fire and timber battens installed to support the fc sheet ceiling. Above the stables show king post style trusses with charred rafters and vertical king posts.



Figure 8 South end of roof space showing charred roof members.



Figure 9 No king posts at the north end.

It would require structural investigation to decide if the loft level could support a load.

Windows are timber framed double hung with original windows in 6 lights per pane. Unusually one window in the former harness room is two lights per pane.

Generally, the heads or lintels of windows and doors are flat arched soldier courses, ochre rubbed, and tuck pointed. Door heads without highlights were set lower. Missing doors are noted by their remaining header courses.



Figure 10 Main entrance door to the main stable wing and missing door to the former stable hands accommodation wing.

Many doors have been replaced with later period doors. Original doors would have been solid timber panelled doors. There are original stable doors on the lower stables facing west.

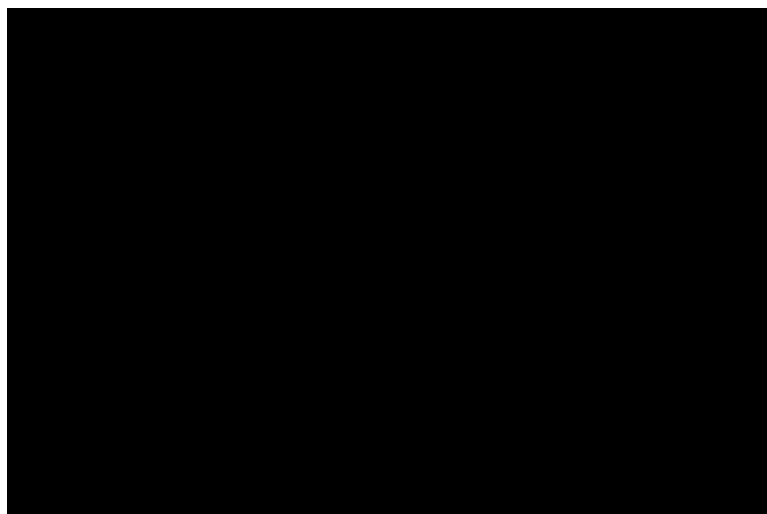


Figure 11 Kitchenette inserted in the former Tack and Harness room.



Figure 12: Stable complex image from the National Trust, 1977, showing lattice frame covering the former Harness room wall.



Figure 13 The same corner of the stable complex today. The area that was lattice is now rendered.

It appears likely that the wall of the former Tack & Harness Room was originally enclosed with large doors similar to Greystanes Stables.

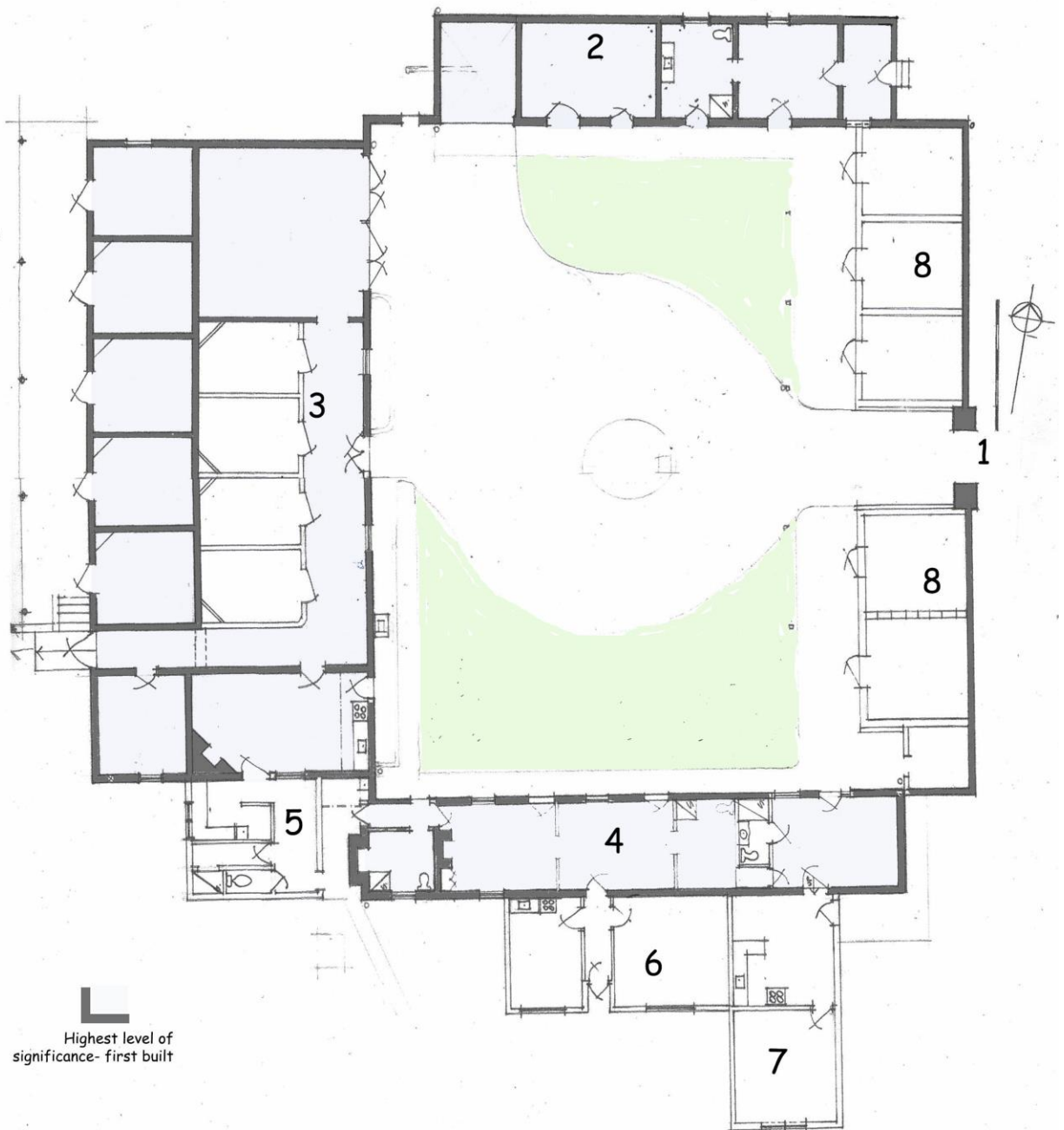
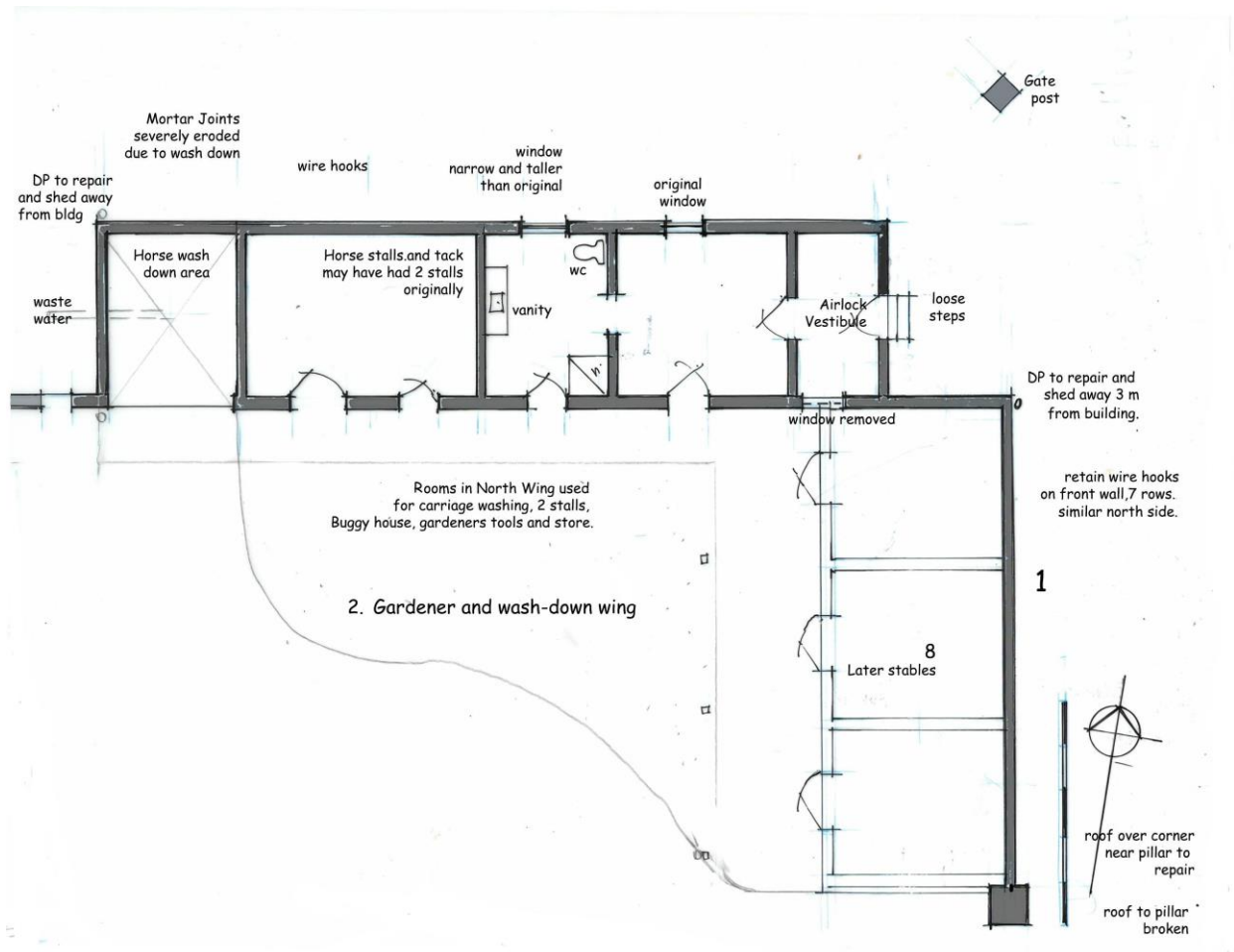


Figure 14 Overall floor plan of the existing Guntawang stables. Mauve shading in the original areas which are of highest significance.

AREAS 1 & 2 Part of front wall and north facing wing. Originally carriage-washing, a two-stall stable, a buggy-house, a gardener's tool-house, and a storeroom.

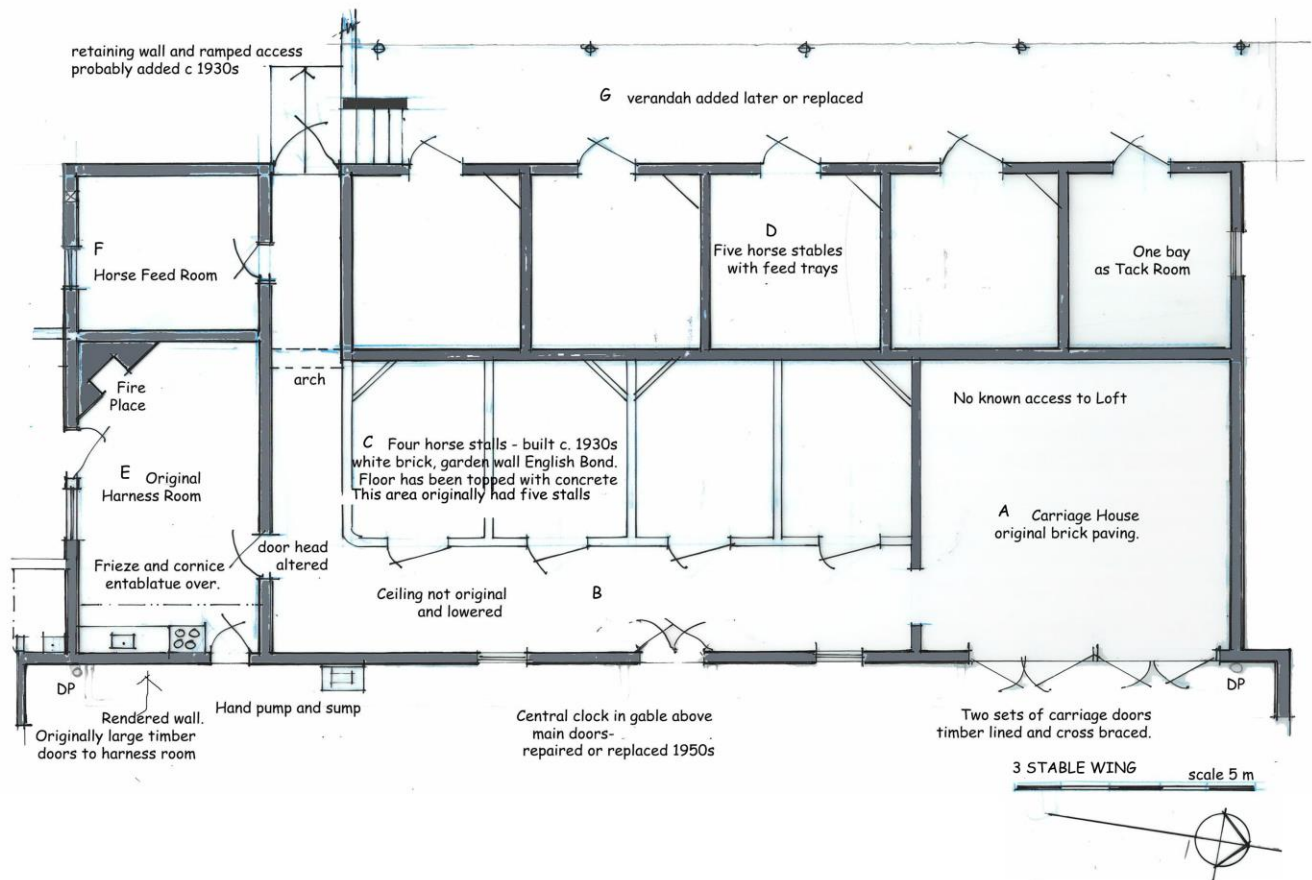


Most urgent repair work:

(Repair work is minimised until future use is decided.)

1. Repair roof near gate way pillar and adjoining iron roof
2. Replace loose steps to Vestibule.
3. Repair, replace downpipes and drain away from stable complex at least 3 m.
4. Repair face brickwork with loss of mortar; poultice first with 'Cocoon' or similar.
5. Repair windows. (the window into the En-Suite is not original).

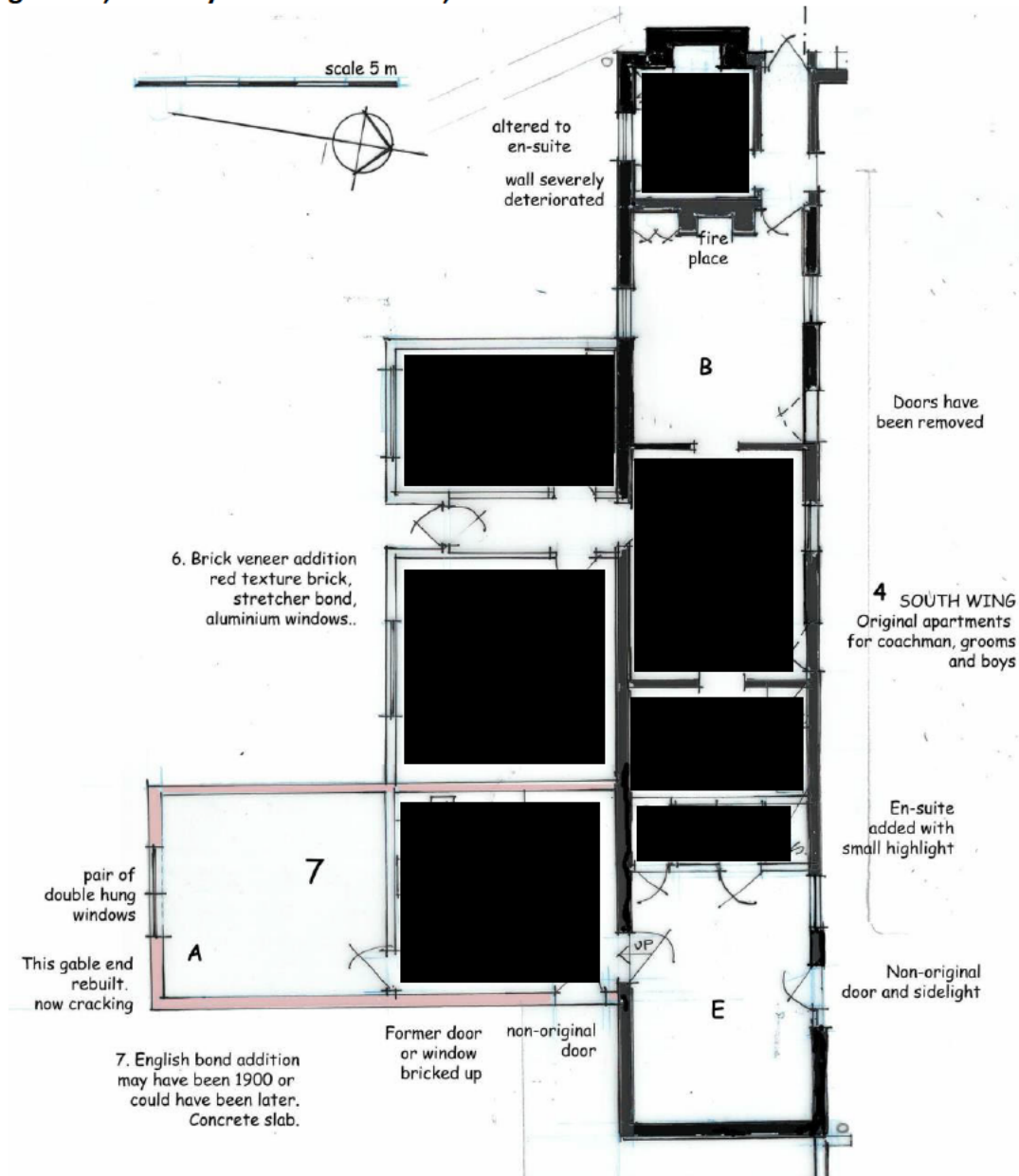
AREA 3 Original stables on two levels, harness room, Feed or forage store, carriage house.



Most urgent repair work:

1. Repair/ replace downpipes and drain away from stable complex or into stormwater system.
2. Repair face brickwork with loss of mortar; poultice first.
3. Repair windows.

AREAS 4, 6 and 7 Accommodation wing: original rooms-apartments for the coachman, grooms, and boys. Two extensions, 6 and 7.

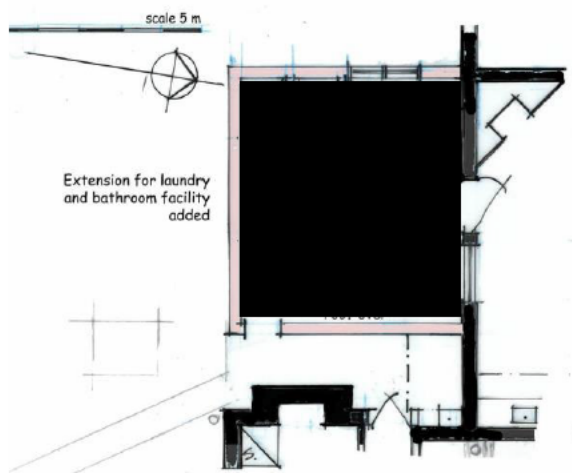


Main repair work:

1. Repair brickwork in bathroom west end.
2. Replace missing flooring – repair.
3. Repair/ replace downpipes and drain away from stable complex or to stormwater.
4. Repair windows and doors.

AREA 5

Later addition added to the south side of area 3 providing amenities: shower toilet and laundry.

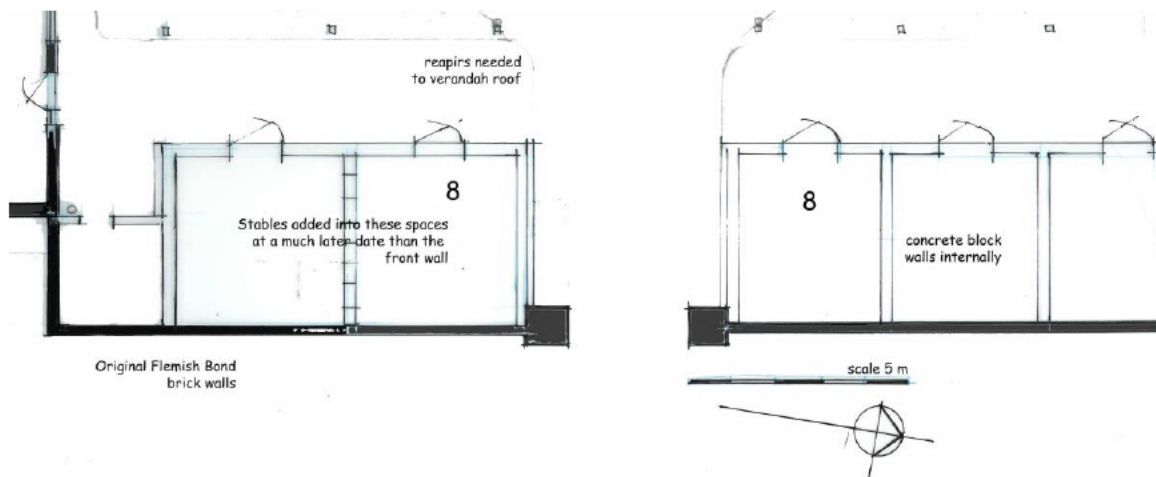


Main repair work:

Decide if this is to remain. It is in very poor condition. If demolished, repair adjoining rooms and reinstate verandah to south side entry.

AREAS 8

Additional stables added into the courtyard behind the original wall.



Main repair work:

1. Repair/ replace downpipes and drain away from stable complex or to stormwater.
2. Repair hole in soffit of stable verandah.

DOCUMENTARY EVIDENCE



Figure 15: Engraving of Guntawang house and stables behind. Published in 1874 by Town and Country Journal

ARCHITECTURAL COMPARISONS Error! Bookmark not defined.

A major comparison to this stable complex is Lawson's Greystanes stables which preceded Guntawang by as much as 40 years. However, the house and all out stables were demolished in the 1940s to make way for a quarry.

Greystanes house was built in the late 1830s by Nelson Simmons Lawson, the youngest son of William Lawson. Possibly the stables were built a little later.

The Lawson and Rouse families may have known each other: it is possible that Richard Rouse when young, visited Lawson's home and stables.



Figure 16: Greystanes: Internal view facing front wall. The tiled roof would not be original.



Figure 17 Greystanes internal view facing main stable block.



Figure 18 Guntawang internal view facing main stable block.



Figure 19 Greystanes: View through gateway



Figure 20 Guntawang
View through gateway.

HERITAGE LISTED COMPARISONS

It is highly likely that the Rouse stables are a copy of the Lawson Stables at Greystanes that are no longer extant. Of the 16 NSW state listed heritage items that include stable in their description, there appear to be none that resemble the brick stable complex at Guntawang. The closest example in bricks construction is Kirkham stables which are of a much earlier date, and two storied.

Kirkham stables

Kirkham Stables constructed in 1816, is probably the oldest large stable/farm stable complex in Australia. It is a fine colonial stable complex of a simple and strong symmetrical design. It is a landmark stable complex whose setting is a relatively intact pastoral landscape, with its historic boundaries still comprehensible. It remains within a farm setting that retains views to and from other contemporary historic places.

The Kirkham Precinct is significant as evidence of changing agricultural and pastoral practices during that period, and for its association with the development of specialist pastoral bloodstock breeding operations.

Kirkham Stables precinct is associated with important figures in colonial and mid nineteenth-century history. Surveyor Lieutenant John Oxley, an engineer and important figure in the early development of Australia, established Kirkham. A later owner, James White, was an important figure in the pastoral history of NSW, a member of the NSW Parliament and a successful owner and breeder of racehorses.

The Kirkham Precinct was the focus of considerable community social activity during early days of settlement and was a focus for work for people living both inside and outside the property.



Figure 21 NSW Heritage Image: Kirkham stables.

Of the NSW locally listed heritage items there are 172 items that note stables as part of the listing. However, many are very poorly documented, with no images available. Most are much smaller domestic stable arrangements associated with just a few privately housed horses; or are specific stables for hotel or police stations. They are much smaller in size without all the trappings such as stable hands accommodations.

Examples include:



Glenalvon stables,
Campbelltown.



Wallalong stables,
Wallalong.

STATEMENT OF SIGNIFICANCE

The existing statement of significance for Guntawang reads:

Guntawang, together with its stables and garden, presents a complex of great historic and aesthetic architectural importance that has long associations not only with the Rouse family but also with the history of racing in Australia.

An elegant and beautifully set Victorian country house is in the Italianate style. It is one of several country houses known to have been designed by J F Hilly and is a well-known local landmark with close historical associations with the pioneering Rouse family. The house is single storey set high on a raised landscaped platform. The main roof is a simple rectangular hipped roof with an elegant central front semi-circular bay that rises to a peak. The roof line is repeated in a surrounding verandah supported on flat cast iron columns. The front façade is symmetrical with timber windows that are generous, tall, double hung and flanked by shutters. At leaser four original chimneys penetrate the roof.

The house was built c 1869 for Richard Rouse, grandson of Richard Rouse of Rouse Hill Sydney and on land settled by J R and E Rouse in 1825-28. The house design is attributed to the partnership Hilly and Hunt. (J F Hilly and John Horbury Hunt).

The house has had several notable owners including James Crawford, Ford and Ethel Reynolds and John Foyster.

The stables, as part of that listing, deserves a more specific statement of significance.

Using the criteria as set out by the Heritage Council of NSW:

CRITERION (A) *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*

Guntawang is a very early developed pastoral station in NSW's being purchased in c.1825, by Richard Rouse of Rouse Hill near Parramatta. The property was first managed by sons Edwin and John, and later by George. They established a fine pastoral station here, breeding sheep, horses and cattle. The property then passed onto Edwin's son Richard in 1862.

Horses were then the principal form of transport, pastoral and farm work. In about 1873 this stable complex was built for Richard Rouse to accommodate those many equestrian pursuits. It was to be important to the horse breeding history of racing in Australia, while also housing regular equestrian, work, and coach horses, associated harness and saddlery equipment, coaches and other horse drawn vehicles. It accommodated the staff who maintained and trained those horses for riding, harness, work, and breeding and was a place of display for showing horses to prospective buyers and breeders.

CRITERION (B) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The stables have a strong association with the Rouse family, being constructed for Richard Rouse Esquire. With stock of some 350 horses in 1874 they were breeding and training draft horses, coach horses, and developing racing thoroughbreds. Associated with noted local builder Silas Winter.

CRITERION (C) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The stables follow a strong traditional aesthetic, probably modelled on earlier stables as those owned by Lawson of Greystanes. Technical achievement is noted in the reticulated fresh water system to all stables. The stable outer walls, east and north, were studded with wire hooks to hold espalier plantings, keeping the walls cool.

CRITERION (D) An item has strong or special association with a community or cultural group in NSW (or the local area) for social, cultural, or spiritual reasons.

This stable complex has a strong association with the Rouse family and their development of coach horses, work horses and racing horses, such as Jorrocks, and Brigadier (imported); Draft horse 'Fisherman' (imported), and coach horse 'Yorkshire Hero'. The place is important to the history of horse racing.

CRITERION (E) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The design of the stables while traditional in design was equipped with modern ideas such as the full reticulation of rainwater to all stalls.

CRITERION (F) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

A very rare example today of a large 19th C stable complex, now 150 years old, complete with a high level of original integrity including the original details of stable doors, horse feeders and water recirculation.

CRITERION (G) An item is important in demonstrating the principal characteristics of a class of NSW's.

An excellent example of the complete large horse complex catering for horses for breeding, racing, riding, working and carriage, with associated staff accommodation, horse stalls, washing, feeding, exercise and showing.

REVISED STATEMENT OF SIGNIFICANCE – GUNTAWANG STABLES c 1873.

Guntawang, established in 1825-8, developed into a fine pastoral station breeding sheep, cattle and horses. Richard Rouse Esquire oversaw the stable complex of this large and comprehensive horse stable complex in 1873, 150 years ago, at a time when Guntawang managed a herd of some 350 horses.

Following a strong traditional aesthetic and modelled on earlier brick stables such as those owned by William Lawson's son at Greystanes, the stable complex is constructed in Flemish bond brickwork with decorative gabled roofs, brick paved flooring to horse areas, reticulated rainwater throughout and hook arrangement to east and north walls for espalier plantings. A large courtyard is central to the stable complex. The stables catered for all equestrian requirements including horse and carriage washing, harness and saddlery equipment, showing horses and accommodating the staff who maintained and trained them.

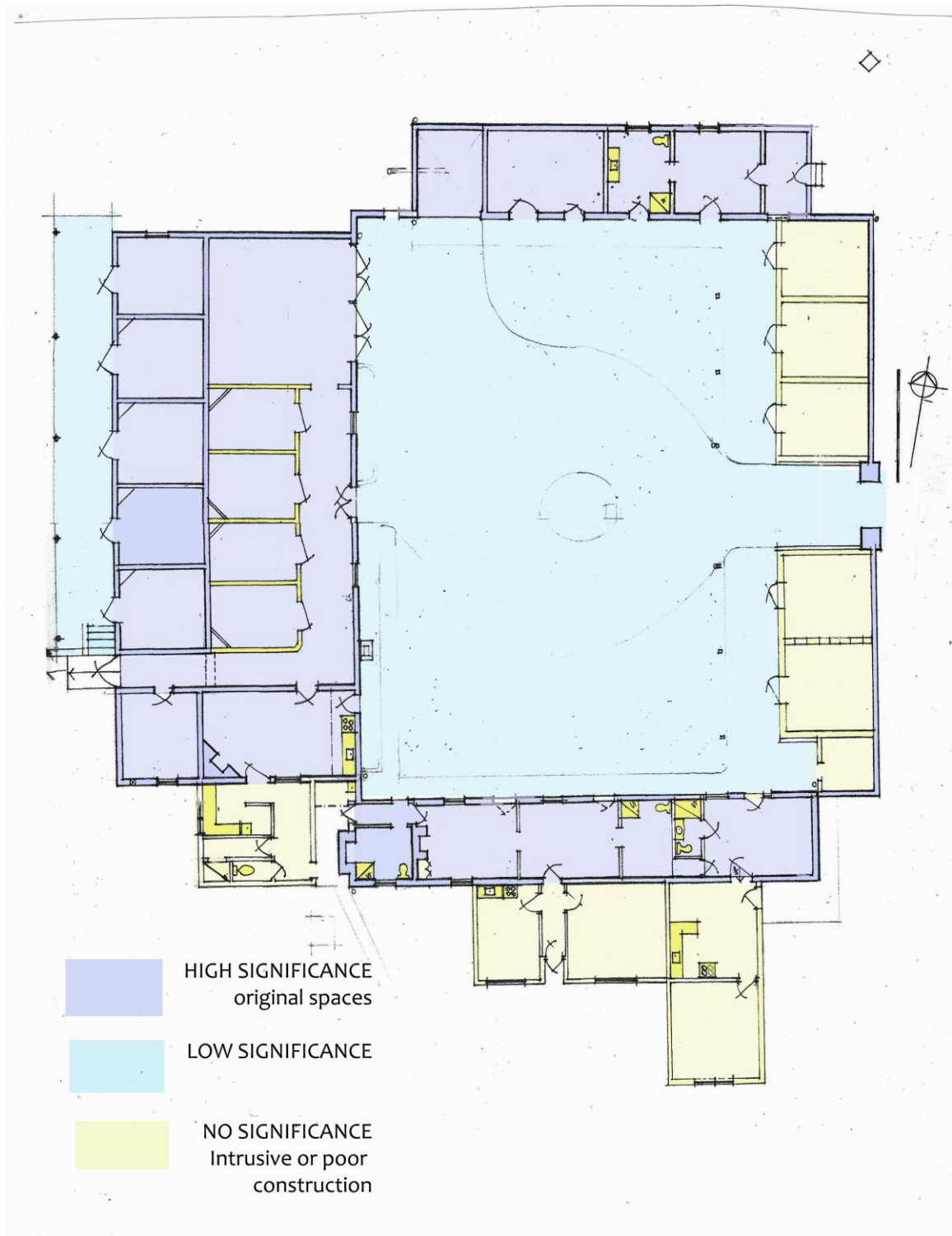
The Rouse stables are important to the horse breeding and history of racing in Australia, stable complex on such foundations horses as Jorrocks and Brigadier, plus important in the development in working and coach horses, with foundation horses including Fisherman (Draft horse: imported), and Yorkshire Hero (coaching). Associated with noted local builder Silas Winter.

The stables are today a very rare example of a 19th C stable complex and retain a high level of original fabric including original details such as stable doors, horse feeders and brick paving.



Figure 22 : Original solid timber stable doors with ventilation over; central courtyard clock mounted in the decorative gable and Flemish bond brickwork with hooks to accommodate espalier plants.

LEVELS OF SIGNIFICANCE



High Significance: All original in situ fabric is of high significance. Area 1,2 3 and 4. Refer to the plan and areas shaded mauve on page 15.

Low significance: Within the area 1,2,3 and 4 there are change in fabric which are of low or, no significance including:

- The fibrous plaster ceilings
- The rendered wall in the courtyard
- All non-original windows or doors set into the original walls.
- Concrete floors.
- Inserted services such as kitchen facilities, wc and showers.
- The 5 horse stalls in stable area 3, which replaced original stalls, and the concrete pavement beneath.
- In-filled doorways in brickwork.

No significance or intrusive: Additions to the original stables, usually in stretcher bond or garden wall bond and shown on plan as area 5,6,7 and 8.

- The additions that generally house later services including additional bedrooms, kitchen facilities, showers and wc's.
- Non-original partitions such as the stables in area 8.
- Infilled door spaces.

The above areas, 5,6,7 and 8 could be removed or altered without downgrading the significance of the original stables. Many parts of them are visually intrusive and areas of poor workmanship. Their removal could lead to a recovery of significance.

These areas also provide an opportunity into the future for changes.



Figure 23 Shower and toilet installed in west room wing showing collapse of wall above the wc cistern.

MANAGEMENT OF SIGNIFICANCE

CONSTRAINTS AND OPPORTUNITIES

Constraints

- a. The stable complex can be repurposed as it no longer has its historical function.
- b. Any new work carried out should not detrimentally affect the significance of the stable complex.
- c. Retain the historical approach to the stable complex.
- d. The stable complex requires considerable repairs and maintenance but before proceeding beyond urgent repairs it is important to know how the stable complex can be used in the future.
- e. If additions are proposed, they should be behind the east and north stable complex lines.
- f. Reinstall missing fabric where it can be accommodated.
- g. Remove intrusive fabric where that is no longer of use.

Opportunities

- a. The Guntawang stables are a very significant stable complex and would attract visitors.
- b. Possible uses that are compatible with its significance include horse related activities, accommodation in part, museum facilities, educational purposes, or some combination of these.
- c. The main opportunity for extensions in space terms, is to the south.
- d. Any lighting or plumbing is not original and can be replaced, removed, or redesigned.
- e. There is an opportunity to reconsider the landscape as the historical planting no longer exist. Use this opportunity to frame the stable complex or repeat past plantings such as espalier plants and grand decorative trees.
- f. The large land site available offers opportunity for parking.
- g. Retain or remove non-significant fabric depending on opportunity to find purpose.

Owner's requirements

The owners are seeking opportunities for future use of the stable complex group. Such use could generate an income to provide for repairs and maintenance. Initial thoughts include adaptive reuse for short term accommodation and functions. Any changes to the stable complex fabric should assist the owners in enabling the complex to readapt to future functions if they are feasible.

Initially a staged work schedule could start with the removal of non-significant fabric where these are unlikely to be of future use and make good the area. Then a clean-up and urgent repairs as noted on the plans. In some cases, such Area 5, this will allow future reconstruction of an earlier verandah.

A second stage would be to renovate the apartments (those areas 2, 4, 5, 6 and 7) for re-use if this is decided as a suitable future use.

Opportunities might include:

- Holiday accommodation (Farm stays).
- Short and long term workers accommodation (eg solar farm construction teams).
- Educational accommodation, specialised groups, schools, history groups.
- Museum components

CONSERVATION POLICIES

Preamble

This section of the conservation management plan (CMP) sets out a range of policies for future management and use. The policy is based on recognition of the significance of the place and its component parts.

The aim of developing policies is to provide a foundation for future conservation recommendations including remedial work, allowing for opportunities for adaptive reuse, while protecting significant items and fabric. The conservation policies are aimed at balancing the owner's requirements with the need for the preservation of the item's cultural significance and place value.

General Conservation Policies

- a. The former stables complex is an item of ***cultural significance*** and should be retained and preserved for future generations.
- b. The stables complex is listed as an item of Local Significance.
- c. The site should be managed in accordance with accepted conservation principles and practice as defined in the Burra Charter of Australia and the guidelines of the NSW Office of Environment and Heritage.

Adaptive re-use

- a. A new use for the historic stable complex is critical for its long term preservation, as experience shows that empty buildings fall into neglect and the ***fabric*** suffers from lack on continual care, maintenance and regular use. The stable complex should not be left vacant.

- b. Uses should be considered that are compatible with former uses such as accommodation of people and/or animals; or uses that provide education experiences and demonstrations relating to past uses.
- c. A compatible use is one that enables significant fabric to be retained unchanged or a use that causes least change to original fabric.
- d. A short term occupation can be justified while longer term occupancy is investigated.
- e. Future uses of the stable complex should preference a level of public access to all or part of the historic stable complex, over a private use.
- f. A use that does not require significant upgrading is a preferred use.
- g. Where new services, fixtures or amenities are required for future use, they should be preferably located in areas of identified low significance.
- h. A use that allows identified **detracting** (not significant) **fabric** elements to be removed and/or recovery of significant **fabric** should be encouraged.
- i. Adaptation of highly significant **fabric** should be considered where there is no alternative, and the preservation of significance is at risk without the adaptation.
- j. Intervention for purposes other than conservation of the **fabric** should occur in areas of lower rather than higher significance.

Spatial policy

- a. Existing large spaces, or large volumes, should not be subdivided. (e.g. Area 3.)
- b. Smaller spaces that been divided could be returned to former size. Original door openings could be reopened. (Area 4.) The original configuration of spaces could be re-established
- c. Changes to the stable complex should not be considered without first assessing the potential loss of heritage value that such changes may cause. (Heritage Impact).
- d. When possible, changes to the original heritage fabric of the site should be reversible.
- e. Where a new use permits, concealed or relocated elements of exceptional or high significance should be *restored* to their original or suspected configuration. Eg the external wall of the former Harness Room, missing doors or window.
- f. Similarly, elements of exceptional significance that have been removed should be *reconstructed*. Eg paved flooring.
- g. *Reconstruction* should not be based on speculation but should be in accordance with documentary evidence or further investigation.
- h. *Fabric* from later periods should not be altered to imitate earlier periods in a bid to unify the stable complex.

Repairs and methods of construction

- a. *Preservation, restoration, reconstruction* and ongoing maintenance of the original and *fabric* should be undertaken using qualified professionals and contractors with heritage experience and original methods and materials, unless modern equivalents provide substantial conservation benefits.
- b. Original profiles and traditional techniques should be used.
- c. Refer to urgent repairs listed on the plan drawings.

- d. Brickwork repairs should be carried out by a bricklayer experienced in heritage restoration with the skill to match existing workmanship. Salvaged bricks from the site and corresponding period bricks are preferred to a matching dry pressed brick. Severely damaged brickwork should be repaired by scraping out damaged mortar and repointing using a lime rich mortar. It is preferable to use a 1:3 (Lime: Sand) mortar when the brickwork is soft and porous, and the mortar needs to be less porous than the bricks. Lime mortar has the advantage of low strength which allows some movement without fracturing.
- e. Decorative courses, sills, heads and arches should be matched to existing.
- f. Fabric identified as of high significance should be retained and preserved, and should not be altered, obscured or made less legible.
- g. Worn or damaged significant fabric, unless dangerous or causing damage to the building, should be allowed to remain, and any associated risk reduced by other compatible means. Eg. Original glass should be retained unless it is broken or significantly cracked. Loose putty and the like should be replaced to existing glass with linseed oil based putty.
- h. Fabric identified as of detracting significance can be altered or removed without impact upon significance. Care should be taken in removing detracting elements so as not to impact significant fabric.
- i. Where new fittings, fixtures or architectural elements are to be introduced they should be designed/selected to be sympathetic with the visual qualities of the existing stable complex *fabric* and to minimise the loss of existing significant *fabric*.
- j. Do not paint previously unpainted original surfaces such as brickwork or rafters.
- k. Paint all timber surfaces that are exposed to weather.
- l. When re-painting original fabric original colours may be researched using paint scrapes. The use of traditional colours may be used as an interpretive device to add understanding of the original condition of the stables.

New works

- a. If new structures are built outside the stable complex, first identify the curtilage of the site. New building should not mimic the materials or forms of the earlier stable complex. New works can be in a contemporary style. This is more a matter of good design.
- b. Ensure the new build is compatible, in that it does not detract from any original fabric. It should be a good neighbour in scale, colour and mass.
- c. Smaller fixtures may be permitted to the exterior of the heritage stable complex, such as a sun shading device, weather protection etc but design the fixture to be compatible with the original style of the complex.
- d. New Services:
 - a. Any new incoming services to the stable complex should be installed underground, or in roof cavities.
 - b. Services should be located and designed in a way that will have the minimum adverse effect on *fabric* and spaces of significance.

- c. Services can be surface mounted using **reversible** methods with minimal damage to significant **fabric** or concealed within existing cavities or behind new surfaces.
- d. Generally, do not chase services into significant **fabric** and finishes.
- e. New services may be required for
 - Security Services
 - Fire Safety
 - Accessibility

Archaeology

- a. If excavation is proposed on the site, then advice should be obtained by a qualified heritage adviser or archaeologist to assess whether an excavation permit is required.
- b. Any subfloor area, or original subsurface water storage tanks should be regarded as areas of moderate archaeological potential.
- c. Any area of demolition should also be regarded as an area of moderate archaeological potential.
- d. If located, early pit toilet sites should be regarded as an area of some archaeological potential.

Interpretation

- a. Interpretation of significant places reveals long-term connections within our cultural identity. Interpretation of the stable complex will describe the storylines of a pastoral community and will increase the public's understanding and appreciation of the significance of the place.
- b. A special report to develop interpretation could include the provision of an **interpretive** display showing aspects of the property's early history and its importance to the local region, and any original moveable object found in the process of the work.

Landscape and setting

- a. Plan for re-establishment of earlier landscape features.
- b. Maintain important views from the approach side. Consider removal or relocation of the water tank near the entry gates.

Maintenance

- a. The former Stable complex will require regular maintenance to ensure its long-term conservation. This should follow an established program of works. Maintenance specifically looks at the long-term regular work required to keep the buildings and grounds in good useable condition.
- b. The highest priority for maintenance is protection from water ingress. The roofing, flashings and any cappings should be in good order, and be made from compatible materials to original. Do not introduce colorbond or zincalume products into a

galvanised roofing system. Lead flashings should only be used with a galvanised roofing system. Guttering should be checked for damage and repaired. Use traditional quad or ogee profiles in repairs to match existing. Downpipes should be checked for connections to the gutters and should be sealed where discharged into the stormwater collection system. Surface discharge should fall away from the stable buildings. Clear obstructions from any subfloor vents.

- a. Regularly clear surrounds from any debris that causes water build up.
 - b. Check downpipes for leaks and drainage lines for blockages annually.
 - c. Clean gutters every six months
- c. The NSW Office of Environment and Heritage's *Minimum Standards of Maintenance and Repair* provides a good guideline setting out the minimum set of standards for maintaining a heritage item.

Records and Review

- a. Retain and manage an accurate record of works, maintenance, and any changes in use.
- b. Historical drawings if located, and any other relevant archival material should be stored in a safe place.
- c. The owners should regularly review the above policies, especially when some new information comes to light.



Figure 24 The front approach of the stable complex is impacted by a large surface concrete water tank. Consideration to its relocation or removal should be given.

Images Area 1 Front wall completing the courtyard.



Front entrance



Gate post detail



Return front wall with stable roof added later.



Wire hooks in wall to support espalier plantings




Down pipe unconnected, ground settlement crack.



Wall detail – eroded mortar

Images Area 2 North wing.

 <p>loose steps</p>	 <p>North Wing with later inserted window.</p>
 <p>Inserted window</p>	 <p>Eroded brickwork in wash bay.</p>
 <p>Inside Horse Stalls room</p>	 <p>courtyard view</p>
	 <p>wash bay</p>

Images Area 3 Main stables



End view main stables wing



Stables view from the west.



Stables: view from the north



Carriage doors and brick paving -



Bridle rack



Upper stable door

Images Area 4 South wing- accommodation.



North side of the accommodation wing



South side of the accommodation wing



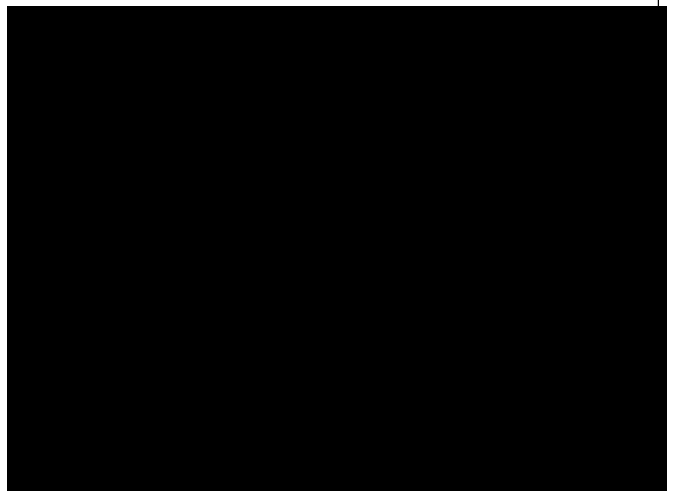
Bricked up original doorway.



West end chimney



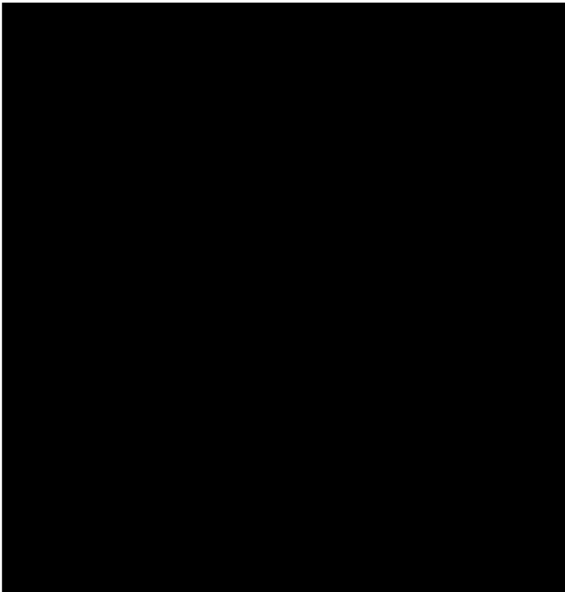
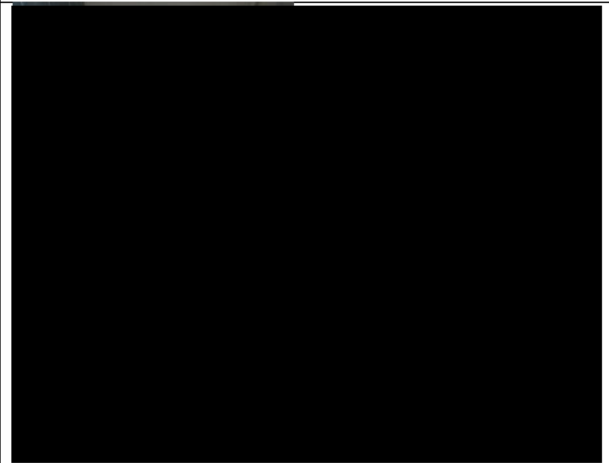
Courtyard corner joining area 3



Images Area 5 Added amenities



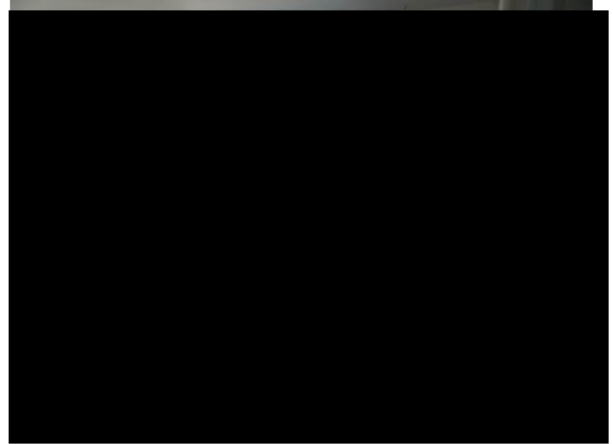
Flat roofed addition area 5



Images Area 6 – added flat



Additional Flat facing south -stretcher bond



Images Area 7- added flat



Corner entry, flat area 7



Gable end of Flat area 7. Reconstructed wall.

Images Area 8 -added stables



Stables added behind front wall- stretcher bond.



Stable doors