The land at 1147-1175 Mulgoa Road contains a lake in the middle of the site, with trees along the northern lot boundary and in the north-eastern corner. A house, and associated outbuildings, are located in the south-eastern corner of the site. The site contains several large trees that could be significant.
Figure 90. House and outbuildings located at 1147-1175 Mulgoa Road. (Source: JPA&D 2019)

Figure 91. Large tree located at 1147-1175 Mulgoa Road. (Source: JPA&D 2019)
The land at 1177-1187 Mulgoa Road once held the remains of a slab hut believed to be Mulgoa’s original post office. This was destroyed in the 2000 bushfires, and now no physical evidence remains. The site is split in half by the southern end of a lake which continues through 1147-1175 Mulgoa Road. The tree cover on the western half of the site is relatively dense, and relatively sparse on the eastern half of the site.

**Figure 92.** Aerial image of the additional lands, 2002. 1119-1145 Mulgoa Road in green, 1147-1175 Mulgoa Road in purple, 1177-1187 Mulgoa Road in red. (Source: JPA&D edit of Google Earth image)

**Figure 93.** Aerial image of the additional lands, 2019. 1119-1145 Mulgoa Road in green, 1147-1175 Mulgoa Road in purple, 1177-1187 Mulgoa Road in red. (Source: JPA&D edit of Google Earth image)
4.1.3 Built environment

Fernhill’s built environment consists of a number of buildings and structures including the former stables and coach house (1839), the house (1842), the ruin of a former winery (c. 1850), a stone box drain (c. 1842), two bridges (c. 1840), the ruin of two more recent aviaries (c. 1985), driveways, fencing, dams, loose boxes and various farm buildings and structures.

4.1.3.1 Stables (1839)

The stables are said to have been constructed in 1839 as a single-storey building with sandstone walls and floors. The stone was quarried on the property and was the first building constructed on the estate. This building was refurbished by the Darlings, and substantially renovated in the 1980s by the Andersons. Figures 94 and 95 contrast the original form of the stables building with its current configuration.

![Original plan of stables building. JPAD, 2018.](image-url)
In 2018, the stables are a stone building with a slate roof and verandahs encircling the east, south and west elevations. It is probable that the roof was originally timber shingle, similar to the house. The building is orientated north-south with gable ends and is set square to the house and roughly in alignment with it. There are four doors along the eastern elevation of the building that correspond to four primary internal spaces. The room at the northern end of the building contains timber stalls. Check outs in the stonework provide evidence of the housing for the timbers of the loft floor. The stone flagging on the floor appears to be original fabric.

The room to the south of the stalls, currently containing glass fronted timber joinery units of recent date, has large double doors and is likely to have been the original coach house. The stone flagging here was replaced at a slightly higher level than the original in the 1980s.

The next room to the south has in recent years been linked by an internal opening to the most southerly room. The room currently a bathroom and bedroom but is thought to have previously been the saddlery.

The southernmost room was originally living quarters as evidenced by the presence of a fireplace for which the chimney can be seen in a photograph from 1906 (Figure 10). The original fireplace and chimney breast appear to have been removed when the modification was undertaken to link the living quarters with the old saddlery.

All the verandahs appear to have been built in the early 1980s when the sandstone flagging on the verandahs was also replaced. However, a skillion verandah on the eastern elevation did exist prior to 1906. It was shallower than the current configuration and is shown in Figure 10 where it can be seen that the area around the coach house doors had been enclosed with timber boarding.
Both the external and internal stone walls of the building are largely original fabric however an additional stone course has been added to the top of the external walls and the wall between the southernmost room and the old saddlery has been significantly modified when the doorway was created into the old saddlery.

The ceiling and roof structure were entirely replaced following a fire sometime after 1956. Early accounts of the stables mention a saddlery, horse stalls, coach house, feed rooms and grooms’ rooms above in the loft.200

Today the building generally retains its early form although it has been altered by the verandah additions and internal changes.

Figure 96. Stables, east elevation, 2018.

Figure 97. Stables, north elevation, 2018.

200 Cartledge 1949, as cited in Davies CMP, 2005, 70
4.1.3.2 The House (1842)

The house is believed to have been constructed between 1839 and 1842, out of stone quarried on the site. It is a single-storey ashlar sandstone building, designed in the Greek Revival style. The house features extensive cellars below, and was probably designed as a two-storey building. However, the 1840s recession precluded the completion of the original design.\(^{201}\) The courtyard elevation of the western room of the northern wing has stone work to the height of the door head and brickwork infill above. This may be an indication that the finance to pay stoneworkers may have run out at this point. Further evidence for the intention of a more elaborate building and possibly a second storey is seen in the overall layout of the house. The plan form prior to the late twentieth century changes suggested that bedrooms were intended to be added to an upper storey, as the ground floor layout did not readily accommodate bedrooms of a scale commensurate with the grandeur of the house’s formal rooms. It is also likely that the main entry foyer would have been flanked by two matching formal rooms, rather than the two small bedrooms to the north that existed prior to the 1980 changes.

By the early 1890s the main roof slopes, originally clad in timber shingles, were sheeted in corrugated iron and the south roof colonnade and bow front were covered in a ribbed copper or lead sheet roof. Remnants of the original timber shingle roof were still in place under the iron roof when the Darling’s purchased the property in 1955.\(^{202}\) The Andersons replaced the roofing materials for the entire house and the stables in the early 1980s with slate tiles that remain today.

\(^{201}\) Davies CMP, 2005,106.
The main walls of the house are large sandstone blocks, finely dressed. The window sills are hewn from the masonry, rather than being single blocks. The eaves are relatively narrow. There are several stone chimneys with terracotta pots. Guttering and downpipes are in copper throughout, all of which were replaced during the renovations in the 1980s. The main columns on the southern verandah are single pieces of turned sandstone. Columns on the northern verandah and central courtyard are timber. The openings to the east and south are French doors with a tall head height with transom lights. The windows and doors have both internal and external shutters.

The east elevation of the house retains the formal entrance however it is no longer accessed by a carriage loop. It has a central doorway and symmetrical windows to the Drawing Room and Master Bedroom. The north elevation principally fronts the former service wing with a deep verandah that provides stairs to the cellar and once accommodated a coal storage chute, which has since been covered over. The south elevation has a distinctive bow front, with curved timber rafters and colonnade around the ballroom with stairs to the garden. This extends to another service wing with doors and windows below a parapeted roof form. The west elevation incorporates the north wing, which was originally the kitchen and scullery and secondary bedroom, and the south wing, which was divided into small servant rooms with the cesspits at the western end. In the 1980s this wing was significantly reworked and extended and is now the kitchen and service areas. The glazed terracotta chimney pots and slate roof tiles were installed on the north wing c. 1958-63.203

Until the 1950s, the east elevation featured a porte-cochere centred on the front entrance. The first image of the porte-cochere dates from c. 1865. (Refer Figure 12) It remained in its original configuration with a flat roof until at least 1906 (Refer Figure 17). Historical sources note the porte-cochere was originally boarded timber. It was like in design to other similar structures by Mortimer Lewis at Kinross and Mt Adelaide. The roof form was later changed to a pitched roof and the whole was lined over in battened fibro-cement sheet, probably around the 1930s.204

The double entry door with side and transom lights provides access to the main entry foyer, through a shallow arched sandstone opening. The date 1842 is carved in the stone lintel above the front door on the east elevation. The stone-flagged entrance hall has flattened corners containing round-headed niches which flank the opening into the central hall. The south wing was extended to the west by the Andersons around 1980. It was clad in sandstone, to mimic the existing building. The junction of the two sections can be seen from the outside located between the paired downpipes. A new coldroom is now located over where the cesspits were.

The original water supply for the house was stored in a reservoir at the rear (west) of the house. The water reservoir was cleaned out and roofed by the Darlings and later the Andersons had it lined and covered in loam and grass. Several historical accounts make reference to the gas lighting in the house in the 19th century. A gas plant was located north-east of the house until the Darlings removed it. The gas fittings were likely to have been installed in the 1890s and were all removed in the 1960s.205

The principal rooms of the house are orientated to the south and east with the original courtyard providing access to the kitchen originally located in the north wing and the original servants’ quarters in the south wing. Various external and internal elements of the house were symmetrically planned. There have been alterations to the north wing of the house, such as the introduction of the parapet wall along the east end and the modification of a hipped roof on the east to a gabled form.

203 Davies CMP, 2005, 110.  
205 Davies CMP, 2005, 90.
Figure 100. South elevation of Fernhill, 2018.

Figure 101. East elevation of Fernhill, 2018.

Figure 102. North elevation of Fernhill, 2018.
The interior of the house has undergone significant changes over the last 50 years. Some of the changes have altered the layout of the house, how the building functions, the interior fabric and the overall legibility of the historic layout and form. The progression of these changes can be seen in the sequence of plans in Figures 104 to 107.

There are five key intact regions in the house:

- The Entry Hall
- The Inner Hall
- The Sitting Room
- The Drawing Room (Ballroom)
- The Dining Room
Figure 104. Ground floor plan, pre-1958. JPAD, 2018.

Figure 105. Ground floor plan, 1958. JPAD, 2018.
In the 2005 CMP numbers were allotted to rooms within the house to assist in describing the spaces. The same numbers were used in the 2014 CMP and are continued here for ease of reference.\textsuperscript{206}

The following section considers the various spaces and the changes that have been made. In summary the major changes to the building have been:

- the northern bathroom addition
- combining of bedrooms at the north east involving changes to fireplaces and doors
- moving features such as fire surrounds around the house to new locations
- removal of the separate servants’ rooms in the south wing and an extension to that wing
- relocating the kitchen to the modified south wing from the north wing
- the subdivision of rooms in the north wing
- infilling the former kitchen fireplaces
- new finishes through most of the house with the exception of the major living rooms.
- new linings and finishes throughout the cellar areas
- bathrooms and kitchens were refit in the 1980s

In the main rooms, new hardwood floorboards were laid between 1958 and 1963, and cedar skirting boards, doors and panels were restored or replaced. Most of the ceilings in the house were replaced with new cornices and decorative scrollwork recast in plaster to match the existing. Where possible, the ornate papier-mâché cornices were salvaged and reinstated. The walls in the main rooms were rendered and painted and covered with fabric c. 1984-85.

**Ground Floor Rooms**

**G01: Entry Hall**

This room is the original main entry to the house, although it was formerly accessed through the porte-cochere via the carriage loop. Sandstone flagging on the floor is laid diagonally to the walls. The walls are painted. Entry is through two large timber doors with detailed architraves. There are two lamp niches either side of the door through to the main hall (G02). The ceiling is painted and has an ornate ceiling rose. The ceilings and cornices were altered by the Darlings. A marble fountain, possibly relocated from the Drawing Room, sat in the entry of this space in the 1970s.

![Figure 108. Entry hall facing the main door, 2018.](image1)

![Figure 109. Entry hall looking towards the sitting room, 2018.](image2)
G02: Hall

The Hall connects the Entry Hall (G01) to the ballroom (G04) and via a smaller hall to the dining room (G06). The sandstone flagging on the floor is laid diagonally to the walls. The ceilings and cornices were altered by Darling in the early 1960s. This space is believed to have been the proposed location for the stairway to the upper floor which was never constructed. There is a timber reconstructed ceiling frame and skylight over the entry hall, which was replaced by the Darlings.

**Figure 110.** Hall looking towards the entry hall, 2018.

**Figure 111.** Hall looking towards the ballroom (left) and hall G05 (right), 2018.

G03: Sitting Room

The Sitting Room is entered off the Entry Hall. The floor is carpeted, probably over timber floorboards. The walls are covered with a fabric purportedly from Paris with matching curtains.\(^{209}\) It is likely that the black marble chimneypiece was made by George Clewitt who had a workshop in Pitt Street, Sydney with marble that was quarried at Windellama near Marulan.\(^{210}\) The timber surround is from a different part of the house and was reused for this fireplace in the 1980s.\(^{211}\)

**Figure 112.** Sitting room, showing windows, and black marble chimneypiece, 2018.

**Figure 113.** Sitting room, showing entry into ballroom and entry hall, 2018.

\(^{209}\) Anderson pers. comm. 2010 as cited in Davies CMP, 2014.
\(^{210}\) Anderson pers. comm. 2003 as cited in Davies CMP, 2014.
\(^{211}\) Anderson pers. comm. 2010 as cited in Davies CMP, 2014.
4.0 Physical Evidence

G04: Ballroom

The Ballroom has timber floorboards and painted walls. There is a black marble chimneypiece along the western wall. The ceilings and cornices were altered by the Darlings and the finishes were redone by the Andersons. The ceiling decoration in this room is the most ornate in the house with gilding. All doors to the Drawing Room are timber with six panels.

Figure 114. Ballroom, looking south, 2018.

Figure 115. Fireplace in ballroom, 2018.
G05: Hallway
The floor is sandstone flagging laid square to the wall. There is a lamp niche on the western wall. The cedar joinery above the doors in this hallway is as ornate as the joinery in the main rooms. This was the original hallway from the children’s bedrooms (now rooms G16 and G17) to the dining room.

Figure 116. Hallway G05. Note lamp niche on the left.

G06: Dining Room
The floor in the dining room is carpet and the walls are fabric with curtains of a contrasting pattern. The white marble chimneypiece is a new addition to the room with internal sandstone lining. The ceilings and cornices were altered by Darling and the finishes were installed by the Andersons. The cedar skirting boards are 53 cm high and unpainted. They were originally painted in most rooms but were taken back to finished timber by the Andersons. The doors have six panels with ornate panelling.
Figure 117. Dining room, looking south, 2018.

Figure 118. Fireplace in dining room, 2018.
G07: Kitchen
The kitchen was formerly three servants’ rooms, each accessed from the courtyard. In the early 1960s this area was converted to a kitchen. The interior of the kitchen had a new fit out in the early 1980s, following extension of the south wing to the west for the new laundry, including new polished timber floorboards, new painted timber panelled ceiling, interior lined painted walls and new cupboard joinery. There is little original fabric within this space.

Figure 119. Kitchen, looking west towards the laundry extension, 2018.

G08: Laundry
The laundry room was an extension to the house in the early 1980s, with works undertaken by Stonehill Pty Ltd. The southern wing of the house was formerly servants’ quarters and the western most portion of the wing was a cesspit. The floors are new polished timber floorboards and the interior lined walls are painted.

Figure 120. Laundry room, looking west, 2018.
G09, G10 and G11: Cool-room, Bathroom and Cupboard
G09 is a cool-room, G10 is a bathroom and G11 is a cupboard, all constructed in the 1980s at the time of the laundry with new materials.

![Figure 121. Looking into bathroom G10, 2018.](image)

G12: Master Bedroom
The Master Bedroom was originally two bedrooms, with no ensuite bathroom. A bathroom was added at the eastern end of the northern verandah by Peddle Thorp and Walker architects in the 1960s, however it was accessed via the hallway (G13), or the door from the guest's bedroom onto the northern verandah. The door from the guest's bedroom to the northern verandah was further south than the existing door to access the ensuite bathroom.

In the early 1980s the configuration of this room was changed further with the removal of the internal, possibly original, wall between the two bedrooms to form one room, which involved the reconfiguration of elements on the western wall, such as the northern door and fireplace. It is believed that these rooms had featured decorative cornices and scrollwork which were not replaced following the work. At this time a sample of the papier maché cornice was salvaged by James Broadbent. (Refer Figure 122) The mark of the London manufacturer C F Bielefeld is visible on the verso. (Refer Figure 123)
The fireplace was located in the smaller master bedroom and the guests’ room to the north did not have a fireplace. Each of the two original bedrooms had a window symmetrically located on the eastern wall. The floor in the master bedroom is now carpeted and the joinery is painted. There is fabric on the walls and the condition of the wall finish behind the fabric is not known.

It is likely that this combined room was originally designed as a formal sitting or drawing room matching the room on the opposite side of the hallway and that the bedrooms were intended to be located on the first floor. The bedrooms on an upper level would have probably been a similar scale to the ground floor rooms along the eastern frontage. With the reduction in size of the house it appears that changes were made to the ground floor to accommodate bedrooms including dividing the front eastern room. This view is supported as the wall between the rooms was timber and built over the floor boards allowing it be removed with minimal difficulty.\footnote{Anderson pers. comm. 2005 cited in Davies CMP, 2014.}
G13: Hallway

The floor is sandstone flagging laid square to the wall. The hallway (G13) from the hall (G02) to the master bedroom (G12) does not have the same ornate decoration above the doorways as those in the hallway (G05) from the children’s bedrooms to the dining room. This hallway was the original access to the northern verandah, providing access from the guest bedroom which was the northern portion of the current master bedroom G12, to the verandah. This hallway also provided access from bedroom (G16) to the main rooms of the house. This hallway was altered in the 1980s when the ensuite bathroom was no longer accessed by the northern verandah, but through the reconfigured layout of the master bedroom. It is not known if the door joinery in this area changed with the 1960s and 1980s alterations.
G14: Hallway
This hallway is an addition to the house in the 1980s. Previously hallway G13 had a door at the northern end that provided access to the northern verandah. The 1980s reconfiguration of the layout of G12 meant that this hallway (G14) was created to provide access to the northern verandah through a new door to the west.

![Door from Hallway G14, 2018.](image)

**Figure 127.** Door from Hallway G14, 2018.

G15: Ensuite Bathroom
This room was added in the 1960s by the Darlings, and refitted by the Andersons. The door at the northern end of the master bedroom originally accessed the northern verandah and this was a separate bedroom. The master bedroom was originally two bedrooms with the northern most section the Guest’s Bedroom.

G16 and G17: Bedrooms
The two bedrooms (G16 and G17) were shown as the girl’s bedrooms and nurse’s bedroom on the 1960 plan of the house. The girl’s bedroom did not have a fireplace, however the nurse’s bedroom did. The walls in G16 are covered with fabric, like the master bedroom. The walls in G17 are painted. All joinery is painted and both floors are carpeted. The stone chimneypiece in G17 could be a later addition or reused from another room in the house.
G18, G19 and G20: Hallway, Bathroom and Cupboard

These areas used to be the northern part of the dining room that formed a scullery, linen cupboard and access hallway from the bedrooms to the dining room and the kitchen in the north wing. There is a door at the northern end of the current dining room (G06) through to G20 which used to be the scullery. The linen cupboard (G20) was converted to a toilet in the 1980s. The hallway (G18) is carpeted, the doors are six panelled, the walls are painted and the skirtings are polished timber.

G21, G22 and G23: Bedroom, Hall and Bathroom

These three rooms were once one room known as the boy’s bedroom, as indicated on a 1960 plan of the house. The fireplace was along the eastern wall. The much smaller bedroom (G21) overlooks the northern verandah and was only accessed through the northern end of the dining room. The walk-in-robe (G22) and bathroom (G23) were added by the Andersons, removing the fireplace on the northern wall where the bath is now located. The floor in the bedroom and robe is carpet, and the bathroom floor is tiled. All joinery is painted and the doors have 6 panels. Both windows to the north verandah have internal and external shutters and all the walls are painted.
The pantry was formerly only accessed off the verandah of the internal courtyard.

**G24 and G25: Hallway and Bathroom**

These two rooms were originally the pantry and were reconfigured in the 1980s to form two rooms: hallway (G24) and bathroom (G25). Changes include a new internal stone wall that now acts as the western wall of the hallway and a new door at the northern end to provide access to rooms further altered to become bedrooms and hallways. The pantry was formerly only accessed off the verandah of the internal courtyard.
G26, G27 and G28: Bedrooms and Hallway
These two bedrooms and the hallway were originally one room with a dividing interior wall. On the 1958 plan of alterations to the house by architects Peddle Thorp and Walker they are shown as a sitting room (G28) and office (G27).

The hallway (G26) was formed in the early 1980s when these rooms were further altered to become bedrooms and a door installed to the stone stairs to the basement. Bedrooms (G27 and G28) both have painted walls and ceiling with a brass lighting fitting, they have sash windows (3 upper panes and 6 lower panes) with all painted window joinery, and a small painted timber skirting. The window to bedroom G28 was originally a door on the northern elevation, which was converted to a window with the 1980s changes. There are cracks on the wall of G28 near the window.

Figure 138. Bedroom G27, 2018.  Figure 139. Bedroom G28, 2018.  Figure 140. Hallway G26, 2018.

G29: Living Room
This room was originally the kitchen with the pantry to the east (G24). It was converted into two bedrooms in the early 1960s with a new kitchen in the south wing of the house. It was refurbished again in the 1980s to become a living room with a new door in the northwest corner of the room. The north wall is currently inset with Huon pine from Tasmania with a timber and marble chimneypiece.213 The ceiling is painted timber panels added in the 1980s. The two sets of windows on the south wall of this room are sash windows (3 upper panes and 6 lower panes) with painted window joinery.

When this was the kitchen it had four fireplaces on the north wall, the floor was stone flagging. The main fireplace was in-filled by the 1950s to accommodate an early cast iron stove. Evidence of sloped ceilings remain above the new fixed ceiling.214 It is not known if the original fireplaces along the northern wall are still present behind the cedar panels, however, the addition of the new door in the north-west corner of the room may have removed a chimney in this area. There may be evidence in the roof space of the original layout of this room.

Figure 141. Living room G29, 2018.

G30: Bedroom
This may have originally been a servants’ bedroom. On the 1958 plan of alterations to the house by architects Peddle Thorp and Walker it is shown as a bedroom. It used to have a doorway through to the room to the east which has been enclosed to form a bedroom with a new door to the living room (G29).

Figure 142. Bedroom G30, 2018.
G31, G32, G33 and G40: Bedroom, Bathroom, Toilet and Dressing Room

This was originally one room that was noted as the servant’s common room on an early plan of the house. It was altered to form three rooms from 1958 by architects Peddle Thorp and Walker: a man’s room with bathroom and toilet. These rooms are currently used as a bedroom (G31), bathroom (G32), toilet (G33) and dressing room (G41).

Along the southern wall of the bedroom (G31) and part of the eastern wall of G29, where there is an external verandah, there is an unusual bricked arch and coursed brickwork above the door heads. It has been reported that the southern wall of what is now room G31 was rebuilt post 1960s but the reason is not known.215

G34 and G35: External Stairs

These two sets of external stairs lead to different areas of the basement. G34 are the external stairs from the northern verandah to the basement room B01. G35 is a set of stone stairs that lead to the basement rooms B11 and B12.

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G36: Courtyard
The floor to the internal courtyard has always been sandstone flagging. There is a metal drainage grill in the centre of the yard and two along the wall of the south wing. The western side of the courtyard is screened by a high ashlar stone wall where there is a copper head and downpipe. The verandah skillion roof on the north wing has turned timber columns, which extend along the eastern side of the house to provide covered access to the south wing. The wooden columns are not original elements.

Figure 148. Courtyard, 2018.

G37: Southern verandah
The southern verandah has sandstone flagging and sandstone doric columns with an entasis. The roof above the colonnade has an elaborate bowed timber frame.

Figure 149. Southern verandah, 2018.
G38: Northern Verandah

The northern verandah has sandstone flagging and timber columns. There are several skylights along the verandah roof. The western end of the verandah has been infilled with a concrete slab and stone paving over the former coal chute. An access hatch remains, providing access to the area. In the basement a brick wall was constructed to separate the coal chute from the main basement area.

Figure 150. Northern verandah, 2018.

G40: Verandah

The western verandah has sandstone flagging and timber columns. The verandah soffit is lined with timber boarding. The wall of the building at this point consists of seven courses of stone above the flagging level with brickwork above. There is noticeable cracking to the brickwork.

Figure 153. West verandah G40, 2018.
**Basement Rooms**

Ventilation to the basement was originally provided via high-level recessed openings to the ground level above. The floors in the basement currently consist of both timber floorboards and sandstone flagging. The walls are all stone blocks, some clad in vertical hardwood boards or a half height dado. The basement walls are 2 foot 6 inches (76.2 cm) thick. Some of the ceilings have been lined with cedar-finished timber boarding, which is likely to have coincided with installation of an air conditioning system. Others rooms in the basement have vaulted stone ceilings. New structural columns and large timber beams have been introduced into some rooms and there is evidence of modern stone cutting. The new joists are smaller than the original, leaving joist pockets exposed in the stone walls. Access to the basement is via two sets of stairs, one internal and one external, off the northern verandah. A separate part of the basement is accessed from a third set of stairs located externally adjacent to the underground water reservoir. Figures 154 to 156 show the development of the basement rooms from their original form to their current configuration.

![Figure 154. Basement plan, 1958. JPAD, 2018.](image-url)
Figure 155. Basement plan, 1974. JPAD, 2018.

Figure 156. Current basement plan. JPAD, 2018.
B01 and B02: Basement Rooms

Both of these rooms have barrel vaulted stone ceilings and stone flagged floors. They were originally the wine storage rooms. There is a small vent on the northern wall of B01 and a covered opening in the floor below the northern wall. There are no vents on the wall of B02. There are double timber hinged doors with slit vents leading between rooms B03 to B02 and B02 to B01. The floor in B02 appears to have been recently replaced.

![Figure 157. Basement room B01, 2018](image)
![Figure 158. Basement room B02, 2018](image)

B03: Basement Room

The sandstone flagging in this room is recent. It originally had a dirt floor in this area. The ceiling has been lined with cedar finished timber boarding and there is an enclosed cupboard with a power-board on the western wall. There are lockable double timber hinged doors on both doorways. There are two ventilation grills in this room that connect to the ground level, on the southern and eastern walls. There are timber beams on the ceiling supporting one timber column in the centre of the room.

![Figure 159. Basement room B03, 2018](image)
![Figure 160. Basement room B03, 2018](image)

B04: Basement Room

This room is situated under the ballroom with the same circular room configuration. The floor in this room was originally dirt and timber floorboards have been installed by a recent owner. The walls are sandstone blocks and clad with vertical hardwood boards at the southern curved end of the room with a half-height dado along the other walls. There are two timber columns that support timber beams running north to south along the ceiling. The ceiling has been lined with cedar finished timber boarding and timber clad air-conditioning ducts are visible. There are rectangular check outs in the

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upper stone course of the western and eastern walls. These may have supported a decorative timber element along the ceiling of this room or they may be evidence of previous joist timbers.

Figure 161. Basement room B04, 2018

B05 and B06: Basement Rooms
These rooms are situated under the dining room. They have timber floorboards and the ceiling is lined with cedar finished timber boarding. There are several timber beams running east to west across the ceilings in B05. Along the western wall of both rooms the sandstone blocks are fully clad with vertical hardwood boards, and along the eastern wall the sandstone blocks have a half height dado. These rooms had a dirt floor prior to the 1980s alterations.

Figure 162. Basement room B05, looking into B05, 2018.  
Figure 163. Basement room B06, looking into B06, 2018.

B07: Basement Room
The 1960 plan of the house notes this room was used as a grain cellar, and at the time it had a dirt floor. This room currently has timber floorboards and the ceiling is lined with cedar finished timber boarding. The sandstone walls have a half height dado clad in vertical hardwood boards.
B08: Hallway
This was formerly part of the grain or coal chute with a dirt floor, which has been covered over and a rendered wall inserted. The southern and eastern wall is sandstone, and all walls have a half height dado clad in vertical hardwood boards. The extent of this room to the north is shown on the 1960 plan.

B09: Basement Room
This room is accessed off B10, both of which were used as a kitchen cellar. Both rooms have sandstone flagging, which is substantially cracked and fretting due to water damage. There is a large circular arch between these rooms as a decorative feature. The ventilation shaft on the southern wall of B09 does not have a grill. The ceiling in B09 is lined with cedar finished timber boarding.
B10: Basement Room

This room was originally the kitchen cellar when the kitchen was located in the north wing of the house. The curved stone staircase is known variously as a ‘flying’, ‘geometrical’ or ‘cantilever’ stair. It is constructed on a similar basis to an arch where each stone supports its neighbours and the blocks are only checked into the wall sufficiently to prevent rotation. This is an unusual type of staircase that generally died out after the 1840s. This type of staircase was generally used for much grander principle staircases so this humble stair to the cellar has a very high level of significance.

The wrought iron handrail and balustrade are not evident in a photograph from the study by Hanly et al, and were therefore supposedly added at some point during or after the 1960s.

This room has sandstone walls and stone flagged floors, both appear to be original. The ceiling is lined with cedar finished timber boarding. There is a bricked-up vent on the western wall and another partly bricked up vent on the northern wall with intrusive pipes and a power-board. This vent may have been bricked up when the door to the northern wall of G28 was converted to a window in the 1980s.
B11 and B12: Basement Rooms

These rooms are accessed via the external sandstone stairs on the western side of the north wing of the house. Both rooms are noted on the 1960 plan of the house as having sandstone flagging, however only B12 retains any of the original flooring, with B11 having a dirt floor. However, its original use is not known. These rooms are currently used for services to the house, to which there are intrusive elements in the walls, ceilings and concrete pads on the sandstone paving.

4.1.3.3 Other Buildings

The Entertainment Building

The Entertainment Building or “Great Hall” was constructed directly north of the original stables’ to a similar size and aesthetic in 1982. It has sandstone walls and replaced a smaller billiards room built by the Darlings.
Covered Open Garage

The covered open garage to the east of the Entertainment Building and west of the house was designed during Sorensen’s re-planning of the grounds for Darling in the 1970s. The garage has reinforced concrete floors, coursed sandstone rubble walls and a timber structure.

Manager’s Residence

The Manager’s residence was built in the early 1980s on the other side of the access road. The residence has sandstone walls and a slate tiled roof with timber columns on the verandah. There is an associated open garage with a reinforced concrete floor, ashlar sandstone walls and a wooden superstructure with slate roof tiles.
Workshop
Located in landscape area 2, northwest of the house are ruins of the 1980s workshop building which was damaged by the 2000 bushfires. The structure is load bearing brick masonry walls with a concrete floor and timber roof structure. Within the ruins of this building are several building elements that appear to be salvage from other much older buildings, notably cast iron columns manufactured by P. N. Russell and Co., which date from the 1870s.

![Figure 175. Ruins of workshop, 2018.](image)

Aviaries
Two aviaries are located in landscape area 2, both constructed in the 1980s. The rectangular aviary has a reinforced concrete floor, rendered brick walls and steel superstructure. It was damaged by the bushfire in 2000 and now contains a significant amount of debris and waste material. The circular aviary, which was also damaged by the 2000 bushfire, has a reinforced concrete floor, dressed sandstone block walls and timber superstructure. There are the remains of a copper sheeting detail at the junction between the stone and the timber.

![Figure 176. Rectangular aviary, 2018.](image) ![Figure 177. Circular aviary, 2018.](image)
**Maintenance shed**

To the south of the Workshop and north of the circular aviary is a steel framed, metal roofed maintenance shed. This was constructed on part of the concrete slab of the rectangular aviary in early 2014.

![Maintenance shed](image)

**Figure 178.** Maintenance shed, 2018.

**Winery ruin**

The ruins of a building are located in landscape area 2, west of the house and paddocks and south of the aviary structures. Although known as the winery ruin it may never have been a winery. The Cox vineyard was located near Cox’s Cottage some two kilometres away making it geographically unlikely. The Cox family won medals for their wine making however the grapes of the Cox vineyard were killed off by Phylloxera in the 1870s so a winery after this date is unlikely. The structure is coursed ashlar rubble sandstone with two rooms below the level of the road. From the lower level on the western façade window and door openings are visible. Timber work within these openings has been burnt out, purportedly during the 2001 bushfire that also damaged the aviaries and workshop. Up to the 1950s the structure had a second storey, as evidenced by three small stone steps leading up from the roadway. The upper level was purportedly demolished by pillage from the overhead ropeway used by the Water Board to transport aggregate sourced from the Nepean River to the Warragamba Dam construction site.²¹⁸ No documentary evidence of the date of construction has been found however its construction suggests it dates from the nineteenth century.

![Winery ruin](image)

**Figure 179.** The so called ‘winery ruins’, 2018.
Loose boxes

There are several loose boxes in the paddocks west of the house in landscape area 2, which were built of sandstone rubble in the 1980s. The roofs of these structures are in slate.

Figure 180. Example of a loose box, looking towards the stables and entertainment building, 2018.

Hay Barn

There is a hay barn north of the service driveway in vicinity of the orchards. A barn was in this location by 1970 but the current building with a sandstone exterior façade and red brick interior walls appears to have been built by the Andersons in the 1980s.

Figure 181. Hay barn, 2018.  
Figure 182. Hay barn, 2018.

Small Gardener’s shed

A gardener’s shed, directly southwest of the house was built in the 1970s in coursed dressed sandstone as part of Sorensen’s house garden.

Figure 183. Small gardener’s shed, 2018.
Large Gardener’s shed
Another shed was built around the same time further south-west of the house adjacent to a small vegetable garden, which is now a small vineyard.

Swimming Pool, Bathhouse and Balustrade
In the 1970s a swimming pool was introduced as part of the Sorensen design along with a concrete retaining wall and balustrade. The proportions of the swimming pool were altered under the Andersons in the 1980s. As designed by Sorenson, the swimming pool is situated on a sunken terrace so that views from the house remained unimpeded. The pool is concealed from the house by a balustraded wall and shrub planting. The pool house is set below the adjoining upper terrace, the paved roof providing a viewing area from the side of the former tennis court.

Circular lunge yard
A circular lunge yard appears on aerial photographs of the property from the 1970s associated with the stockyards in this location, which may have been covered with a timber shingle roof in the 1980s. This circular yard still exists south of the 1980s stables complex. The large stables complex, residence and several outbuildings were constructed in the early 1980s in association with the racetrack. The racetrack and stables complex were added by the Anderson’s principally for Cheryl Anderson’s personal use, however the whole complex had relatively little use during their tenure.219 The Cox family bred race horses in the 1870s at ‘Cottage Stud, Fernhill,’ located near Cox’s Cottage, not located on this site.