

HUNTER WATER

SECTION s170 REGISTER



ITEM NAME:

No. 1 Quarters (Chichester Dam)

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ITEM DETAILS



Item Name	No. 1 Quarters (Chichester Dam)
Other / Former Names	The Guest House
NSW SHI No.	3630107
Plant No.	N/A
Lot and DP	Lot 83 DP 753201 and Lot 162 DP 850881
Address	1972 Chichester Dam Road, Bandon Grove NSW 2420
Curtilage	The curtilage of this asset is defined by its configuration (including associated cleared yard areas) and does not correspond to legal allotment boundaries.



View of the principal (eastern) façade of the No. 1 Quarters East



Asset location and curtilage (refer to [Figure 1](#) for additional detail)

HISTORICAL OVERVIEW



Current Use	Accommodation
Former Use	N/A
Designer / Builder	Public Works Department
Historical Notes	<p>Chichester Dam's No. 1 Quarters building, which comprises two separate buildings that have since been externally and internally joined, was erected at the time of the construction of the dam in the late 1920s, on a hill above the dam site.</p> <p>The roadway in front of the No. 1 Quarters was graded in 1929-30 during improvement/clean-up works to the Chichester Dam site and a high-lift-duty water ram installed at the dam to supply water to the Board's cottages and grounds and do away with pumping water via the old oil engine and pump.</p> <p>An old construction shed was also moved to a position adjacent to the Quarters and re-conditioned for use as a garage at this time. In 1932-33, contractors carried out painting works on a range of buildings and amenities at the site, including the No. 1 Quarters and its roof.</p> <p>The date that the buildings were joined externally and internally is not known.</p>

HERITAGE SIGNIFICANCE



Level of Significance	Local
Statement of Significance	<p>The No. 1 Quarters and the two buildings it encompasses (combined both externally and internally) is significant as it is comprised of two of the remaining buildings associated with the construction of Chichester Dam (constructed in the 1920s).</p> <p>They provide evidence of the type of housing built to accommodate the more senior staff associated with the Dam's construction and are well-detailed examples of houses from this era. While somewhat modified and now connected, the buildings remain in use as occasional staff accommodation and retain many original features.</p>
Significant Elements	<ul style="list-style-type: none">• Overall form, shape and scale of the building(s).• All internal and external original timber joinery (including weatherboards, awnings, doors, windows, architraves, skirtings and timber battens).• Original flooring (if present beneath later flooring).• Vents and ceiling details.• Masonry fireplaces, chimneys and chimney pots.• Setting of the building including surrounding grassed area and gardens.

DESCRIPTION



Setting	No. 1 Quarters is located on top of a hill in an open, elevated setting within the grounds of Chichester Dam.
External Appearance	<p>No. 1 Quarters is comprised of two separate 1920s accommodation buildings that have been internally and externally joined at an unknown date via a covered walkway.</p> <p>The No 1 Quarters East is a c. 1920s timber framed, painted weatherboard cottage on brick piers, with a galvanised steel multi-form roof and galvanised painted gutters. It is oriented to the east. The entry door is glazed and panelled with a highlight window above and the windows are a mixture of double-hung sash windows and single pane windows, all timber framed. Some of the flyscreens appear original.</p> <p>There are timber louvre vents to gable ends and two decorative chimneys. There is a lean-to to the rear with consistent weatherboard cladding. This lean-to features double-hung sash windows with external casement windows also applied to some windows. The front verandah features a timber floor and timber balustrade with simple timber decorative detailing. There is timber lining to the underside of the verandah roof and to the eaves.</p> <p>The No 1 Quarters West is interconnected with the No. 1 Quarters East via a timber-clad breezeway. The western building is a timber-framed, weatherboard-clad, painted cottage on a brick base. The cottage has a zinc aluminium multi-form roof and galvanised painted gutters. It is oriented to the north with a small, enclosed verandah present. The principal entry door is panelled timber and windows vary in design and type, with some replaced framing. Awnings are present to some of the windows. The western building is somewhat less aesthetically distinctive than the east.</p> <p>A double garage (Garage No 2) is located uphill of the building(s), as is a small underground service reservoir supplying potable water. An outdoor toilet is located to the south of the building(s), as well as a small modern metal garden shed. The grounds surrounded the houses are well maintained, with mature trees and plantings, a barbecue area and small rock walls and garden edging. The driveway is concrete and there are concrete paths surrounding the buildings. Multiple contemporary services have been added to both buildings.</p>
Internal Appearance	<p>Internally, the buildings have retained the majority of their original detailing despite later fit out in some areas (particularly bathrooms and kitchens). This includes decorative timber joinery (skirtings and architraves), timber batten detailing to walls and ceilings, doors (including highlight windows) and decorate vents. Ceilings appear to have been replaced to some rooms.</p> <p>Carpet and vinyl (non-original) is present to most rooms and light fittings have been replaced with contemporary fans. The original masonry fireplaces are <i>in situ</i> with intact brick surrounds to living areas, though the fireplaces to both kitchens have been modified.</p>
Overall Condition	Very good
Moveable Heritage Objects	<ul style="list-style-type: none">• None identified.

MANAGEMENT



Priority Conservation Works	<ul style="list-style-type: none">• Assess timber condition (external) and replace/repair as needed.• Re-paint all painted surfaces to ensure timber is maintained to an appropriate standard.• Remove vegetation/moss growth from all timber elements.• Replace failing fly screens.• Check over sub-floor brickwork to western building and repair as required.• Remove/rationalise modern services to interior and exterior of building where possible.
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Image 1: View of the eastern (left) and western (right) buildings

Image 2: Principal (eastern) façade of the eastern building showing the verandah and concrete driveway



Image 3: Side (southern) façade of the eastern building

Image 4: Original fireplace and joinery to the eastern building (contemporary hearth and carpet)



Image 5: Original joinery and ceilings to the eastern building

Image 6: Principal (northern) elevation of the western building



Image 7: Rear (southern) elevation of the western building



Image 8: Original joinery and vents to western building



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


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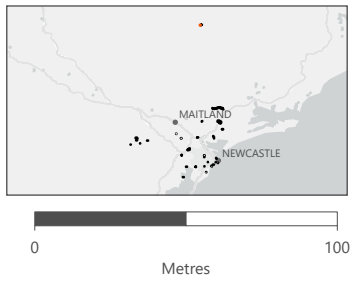
FIGURE 1

S170 Review - Heritage Curtilages

Legend

-  Road
-  Railway
-  Lot Boundary
-  Heritage Curtilages

No. 1 Quarters (Chichester Dam)



Scale 1:2,500 at A4
GDA 1994 MGA Zone 56

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