

# HUNTER WATER

## SECTION s170 REGISTER



ITEM NAME:

## Chichester Dam Office

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### ITEM DETAILS



Item Name	Chichester Dam Office
Other / Former Names	No. 3 Quarters
NSW SHI No.	3630136
Plant No.	N/A
Lot and DP	Lot 1 DP 178537
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 (northern) façade of the building



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

## HISTORICAL OVERVIEW



Current Use	Office
Former Use	N/A
Designer / Builder	Public Works Department
Historical Notes	<p>Chichester Dam Office was erected at the time of the construction of the dam in the late 1920s. During the time of this extensive scheme of works, a sawmill was established near the dam site, which provided timber for the various constructions, hauled to the site on wooden tramlines. Similarly, a quarry was also established nearby, from which stone and gravel was sourced.</p> <p>The office was erected on a hill above the dam site. A high lift duty water ram installed at the dam to supply water to the Board's cottages and grounds and do away with the more costly means of pumping water via the old engine and oil pump in 1929-30, and in the year 1932-33 the various buildings which remained on the site were painted.</p>

## HERITAGE SIGNIFICANCE



Level of Significance	Local
Statement of Significance	One of three houses remaining from the original construction of Chichester Dam. The house, now used as an office, demonstrates the character of the houses built on site for staff and the local living conditions. The building retains many original features and has a high level of integrity.
Significant Elements	<ul style="list-style-type: none"><li>• Overall form, shape and scale of the building.</li><li>• All internal and external original timber joinery (including weatherboards, awnings, doors, windows, architraves, skirtings and timber battens).</li><li>• Original internal flooring (if present beneath later flooring).</li><li>• Vents and ceiling details.</li><li>• Masonry fireplace, chimney and chimney pots.</li><li>• Views to and from the building.</li></ul>

## DESCRIPTION



Setting	The Office is located on top of a hill in an open, elevated setting within the grounds of Chichester Dam.
External Appearance	<p>The Office (formerly No 3 Quarters) is a single storey timber house on concrete piles. It is clad in timber weatherboards, has a mixture of timber and aluminium framed windows, some with awnings, and a corrugated iron roof. The front verandah has timber flooring and a timber balustrade, with a portico over the principal entrance. Simple decorative timber work is present to the portico and adjoining verandah. The gable end of the portico features timber batten detailing. Door and window joinery (timber) is predominately original. The rear verandah has been enclosed or extended to encompass a toilet and laundry.</p> <p>It is surrounded by a garden with remnant plantings, a brick barbeque and a Hills Hoist clothesline. There is evidence of former paths and other elements (potential garden beds) in the vicinity of the building in the form of exposed pavers/bricks. There is a parking area at the front. The building is currently used as the site office for Hunter Water Corporation staff.</p>



Internal Appearance	Internally, the building has retained the majority of its original detailing, particularly in the hallway, kitchen and some of the former bedrooms. This includes decorative timber joinery (skirtings and architraves), timber batten detailing to walls and ceilings, doors (including highlight windows) and decorate vents.  Carpet and vinyl (non-original) is present to most rooms and light fittings have been replaced with contemporary fans. The original masonry fireplace appears <i>in situ</i> though kitchen cabinetry more generally has been replaced.
Overall Condition	Good
Moveable Heritage Objects	<ul style="list-style-type: none"> <li>None identified.</li> </ul>

MANAGEMENT



Priority Conservation Works	<ul style="list-style-type: none"> <li>Assess timber condition (external) and replace/repair as needed.</li> <li>Re-paint all painted surfaces to ensure timber is maintained to an appropriate standard.</li> <li>Remove/rationalise modern services to interior and exterior of building where possible.</li> </ul>
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KEY IMAGES



Image 1: Principal (northern) façade of the building



Image 2: Side (eastern) elevation of building and associated driveway. Piers are visible



Image 3: Rear (southern) and side (western) elevations of building



Image 4: Rear (southern) façade of building with chimney visible





Image 5: Deteriorating timber and timber detailing to portico



Image 6: Timber batten detailing and vent to ceiling



Image 7: Internal original joinery (door, architrave, skirting)



Image 8: Original joinery and ceiling and wall vents to hallway



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# FIGURE 1

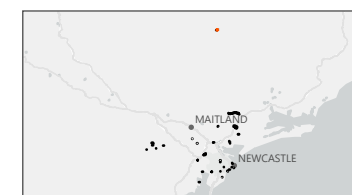
## S170 Review - Heritage Curtilages

### Legend

-  Road
-  Railway
-  Lot Boundary
-  Heritage Curtilages



Chichester Dam Office



0 100  
Metres

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

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