

# MAITLAND GAOL CONSERVATION MANAGEMENT PLAN



Prepared by

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For

Maitland City Council



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## EXECUTIVE SUMMARY

### Introduction

The Maitland City Council who has control of the Maitland Gaol are preparing a new masterplan for the Gaol and proposing works to make the venue a more attractive visitor experience and viable venue. The existing conservation documents are now more than 20 years old and need to be updated to current requirements and to guide the future of the Gaol and consequently this Conservation Management Plan has been commissioned to guide the future of the Gaol.

### Statement of Significance

The following statement of significance is taken from the New South Wales (NSW) State Heritage Register listing<sup>1</sup>:

*Maitland Gaol is of considerable significance because it is the oldest substantially intact country gaol in NSW. It is Australia's oldest structure in continuous use as a gaol. It is the only surviving example of the group of "Inspectors' Gaols" designed by the Colonial Architect in NSW and built during the 1840s. Together with the courthouse, it provides an elevated focal point at the north-west end of William Street, the grand axis of the 1829 town plan. In addition, Maitland Gaol was built of local stone and has a substantially homogenous character of a 19th century stone precinct. It is a showcase of stone, iron and timber work from the 1840s to the 1890s, much of it executed by local and prison artisans. (NSW Department of Corrective Services Heritage and Conservation Register, 1995)*

*The First Stage: It is the oldest structure in Australia that has been continuously used as a gaol. It is a rare vestige from the first system of state prisons and is the oldest intact country gaol in NSW. 'A' Wing is the only surviving example from the 'Inspector's Gaols' designed by Mortimer Lewis and built in the 1830's and 1840's.*

*The Second Stage: Is the first of the major gaol complexes completed under James Barnet as colonial Architect.*

*The whole Gaol Complex: Demonstrates early status of the town of Maitland and its place in the growth of the Hunter Region.*

*Has a high status and provided perceived value in the local community as a landmark in the urban townscape.*

*Provides evidence of changing penal attitudes and practices over the last 150 years.*

### Conservation Policies

To maintain the significance of the site a number of specific conservation policies have been defined.

These are:

- Conservation Policy 1: Formally adopt this Conservation Plan as a guide to future management and development of the site. Current and future owners and managers of the site should formally endorse the Plan.
- Conservation Policy 2: The Statement of Significance and Conservation Policies in this document should be accepted as the basis for any future planning and work affecting the heritage value of the site.
- Conservation Policy 3: Undertake all conservation or development works to the site and buildings of the original gaol complex in accordance with principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).

<sup>1</sup> <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012147>





- Conservation Policy 4: Demolition, alteration, renovation, excavation or erection of a new building or sub-division of any part of Maitland Gaol and the Police Properties require the consent of Maitland City Council.
- Conservation Policy 5: Engage persons with relevant expertise and experience in conservation projects to assist in the planning, design and supervision of future development on the site, or of changes to the existing fabric.
- Conservation Policy 6: Any excavation on the site currently listed on the Local Environmental Plan as a heritage item (Le. the whole of the property indicated below adjacent to John, Cumberland and Lindesay Street) will require an excavation permit from the Heritage Council in accordance with the Heritage Act and should be supervised by an archaeologist.
- Conservation Policy 7: Prepare an Interpretation Plan for the Gaol and the Police Properties.
- Conservation Policy 8: Compile an oral history of the Correctional Centre and Police Properties
- Conservation Policy 9: Undertake studies in relation to Maitland, Parramatta, Pentridge and Cooma Gaols as part of a broader investigation in the aspects of social significance of gaols in NSW.
- Conservation Policy 10: Review the Conservation Management Plan and these policies as the need arises and within 5-10 years.
- Conservation Policy 11: Conserve the visual character of the Maitland Gaol in context of the early town plan for East Maitland.
- Conservation Policy 12: Clarify, enhance and maintain the William Street axial vista and views of the walled complex.
- Conservation Policy 13: Maintain the clarity of the walled complex.
- Conservation Policy 14: Maintain the clarity of open spaces between the formal built items (i.e. building and walls) of the Central Gaol
- Conservation Policy 15: Maintain the clarity of the open spaces between the formal built items (i.e. building and walls) of the Eastern Extension.
- Conservation Policy 16: Any repairs or additions carried out at the Gaol or Police Properties subject of this report should respect the character of the precinct by using the same palette of materials, or other materials carefully chosen to complement the existing colours and textures.
- Conservation Policy 17: New exterior signage and advertising should be carefully designed in keeping with the character of the 19<sup>th</sup> Century walled complex and discreetly located.
- Conservation Policy 18: Keep the walled complex under the control of a single responsible owner or committee of management.
- Conservation Policy 19: Find a compatible use for all those parts of the original walled complex identified as of high or moderate significance.
- Conservation Policy 20: When new work is proposed, submit a Development Application to Maitland City Council accompanied by a Statement of Heritage Impact, using this Conservation Management Plan as a basis for assessing significance, for any proposed development or alterations to the walled complex, or the Police Properties.
- Conservation Policy 21: Ensure that any fabric of high or moderate heritage significance, which is justifiably removed, is recorded prior to removal in accordance with the Recording Guidelines prepared by NSW Heritage Office.
- Conservation Policy 22: Salvage and store materials for re-use.
- Conservation Policy 23: Establish an archive at an accessible location in the Correctional Centre.
- Conservation Policy 24: Any new developments (including adaptation of existing buildings of significance) on the site should respect the character of the original gaol building in terms of architectural design, scale and materials.



- Conservation Policy 25: Ensure that the buildings continue to receive correct and timely maintenance.
- Conservation Policy 26: Only qualified and experienced tradespeople with the necessary specialised skills should be used. This is especially important in dealing with masonry. Adequate supervision should be provided at all times.
- Conservation Policy 27: Roofing may be returned to a galvanized grey colour when replacement is necessary.
- Conservation Policy 28: Do not paint currently unpainted surfaces such as stonework or brickwork. When painted elements require repainting consider researching and reinstating the original external paint colour schemes.
- Conservation Policy 29: Ensure that any future upgrading of services involves the least possible impact on significant fabric.
- Conservation Policy 30: Conserve evidence of the use of the place by keeping movable and removable items.
- Conservation Policy 31: Retain some evidence of security at the Gaol.
- Conservation Policy 32: Remove and record miscellaneous elements that have a detrimental effect on the formal design of the gaol complex.

### **Management Responsibilities**

To ensure ongoing management of the site effective responsibilities of the Site Owner, any lessee and site occupier/tenant/agency have been defined and maintenance requirements detailed.



## 1.0 INTRODUCTION

### 1.1 Introduction

The Maitland City Council who has control of the Maitland Gaol are preparing a new masterplan for the Gaol and proposing works to make the venue a more attractive visitor experience and viable venue. The existing conservation documents are now more than 20 years old and need to be updated to current requirements and to guide the future of the Gaol and consequently this Conservation Management Plan has been commissioned to guide the future of the Gaol.

### 1.2 Brief

The brief was issued by Maitland City Council.

The completion of the Conservation Plan is sought to:

- Provide a sound basis for the development of a masterplan for the site;
- Provide detailed heritage assessment, policies and implementation strategies for individual buildings and areas;
- Develop a workable document which can easily be utilised and referred to in the masterplan; and
- Facilitate site specific exemptions for future development proposals, and specific conservation work exemptions (applying to maintenance and minor works) under the NSW Heritage Act.

### 1.3 Background

In April 1996, the Hon Bob Debus, Minister for Corrective Services, announced the closure of Maitland Gaol as part of an overhaul of the NSW prison system.

The gaol had been in continuous use as a prison since 1850 but its accommodation and working conditions were no longer considered appropriate in the context of the Government's plans for correctional facilities. The closure of the gaol occurred in January 1998.

Throughout 1998, a process of inviting proposals for the use of the site took place. The culmination of this process was an announcement in February 1999 by the Hon. Richard Amery, Minister for Land and Water Conservation, that Maitland City Council was the preferred proponent. Maitland City Council was offered a fifty (50) year lease on the historic site. Maitland City Council have total control of the site and are working towards a new Masterplan and implementation of the initial stages of the Masterplan.

A number of potential new uses have been identified, by Maitland City Council, in a Development Application for the commercial re-use of the Gaol.

### 1.4 Methodology

The methodology adopted was to meet with Council to discuss the project in detail and obtain existing information including:

- Maitland Correctional Centre and Policy Properties: Conservation Plan Final Draft February 1998
- Maitland Gaol Condition Assessment Survey and Asset Maintenance Plan November 1998
- Maitland Gaol Conservation Management Plan Park 2 November 2000
- Response to Conservation Plan by NSW Heritage Office June 1999
- Statement of Environmental Effects for Commercial Reuse of Maitland Gaol March 2000
- Maitland Gaol Maintenance Strategy 2000-2004
- Maitland Gaol Maintenance Strategy November 2015
- Maitland Gaol Correctional Center Masterplan, July 2020
- Maitland Gaol Development Plan July 2020
- Maitland Gaol Interpretation Plan Project Brief, June 2022



- Maitland Gaol Tower Experience Statement of Heritage Impact March 2022
- Maitland Gaol Tower Experience Access Report March 2022

This information was reviewed.

A site inspection was undertaken to clarify significance, expand conservation policies, investigate impacts for proposed uses including complying with code and standards.

A draft report was then prepared for review before finalising the report.

If a use changes or alternatives are proposed or considered, which are not covered in the detailed policies or recommendations, the process is to fall back to the conservation objectives for guidance. If this does not provide a satisfactory answer seek the advice of a Conservation Architect.

## 1.5 Status

### Heritage Status

Maitland Gaol is included as a number of items on the NSW State, Maitland City Council Local Environmental Plan and Department of Corrective Services heritage registers.

The entire site has the following listings:

- NSW State Heritage Register as SHR 01296 4 February 1999<sup>2</sup>.
- Maitland Local Environment Plan 2011 (LEP) as Item 152<sup>3</sup>.

A copy of these is included as Attachment 1.

The NSW Department of Justice Corrective Services 1995 Heritage and Conservation Register<sup>4</sup> listed the Maitland Correctional Centre and the following list of individual buildings. These listings were removed in June 2017 as the site was no longer managed by NSW Correctional Services.

- s170 3360058 Maitland Correctional Centre – Gatehouse State
- s170 3360059 Maitland Correctional Centre – Superintendent’s Office State
- s170 3360060 Maitland Correctional Centre – Deputy’s and Roster Clerk Offices State
- s170 3360061 Maitland Correctional Centre – Internal Administration State
- s170 3360062 Maitland Correctional Centre – Wing 1 State
- s170 3360063 Maitland Correctional Centre – Wing 2 State
- s170 3360064 Maitland Correctional Centre – Wing 4 State
- s170 3360065 Maitland Correctional Centre – Gymnasium and Education State
- s170 3360066 Maitland Correctional Centre – Contact and Non-contact Visits State
- s170 3360067 Maitland Correctional Centre – Walls and Towers State
- s170 3360068 Maitland Correctional Centre – Training Rooms State
- s170 3360069 Maitland Correctional Centre – Training Area Lunchroom State
- s170 3360070 Maitland Correctional Centre – Training Area Toilets State
- s170 3360071 Maitland Correctional Centre – Farm Overseer’s Workshop State
- s170 3360072 Maitland Correctional Centre – Segregation Yards

<sup>2</sup> <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012147>

<sup>3</sup> <https://legislation.nsw.gov.au/view/whole/html/inforce/2016-03-24/epi-2011-0681#sch.5>

<sup>4</sup> <https://heritagensw.intersearch.com.au/heritagenswjsui/handle/1/9806> Vol 3 p 7



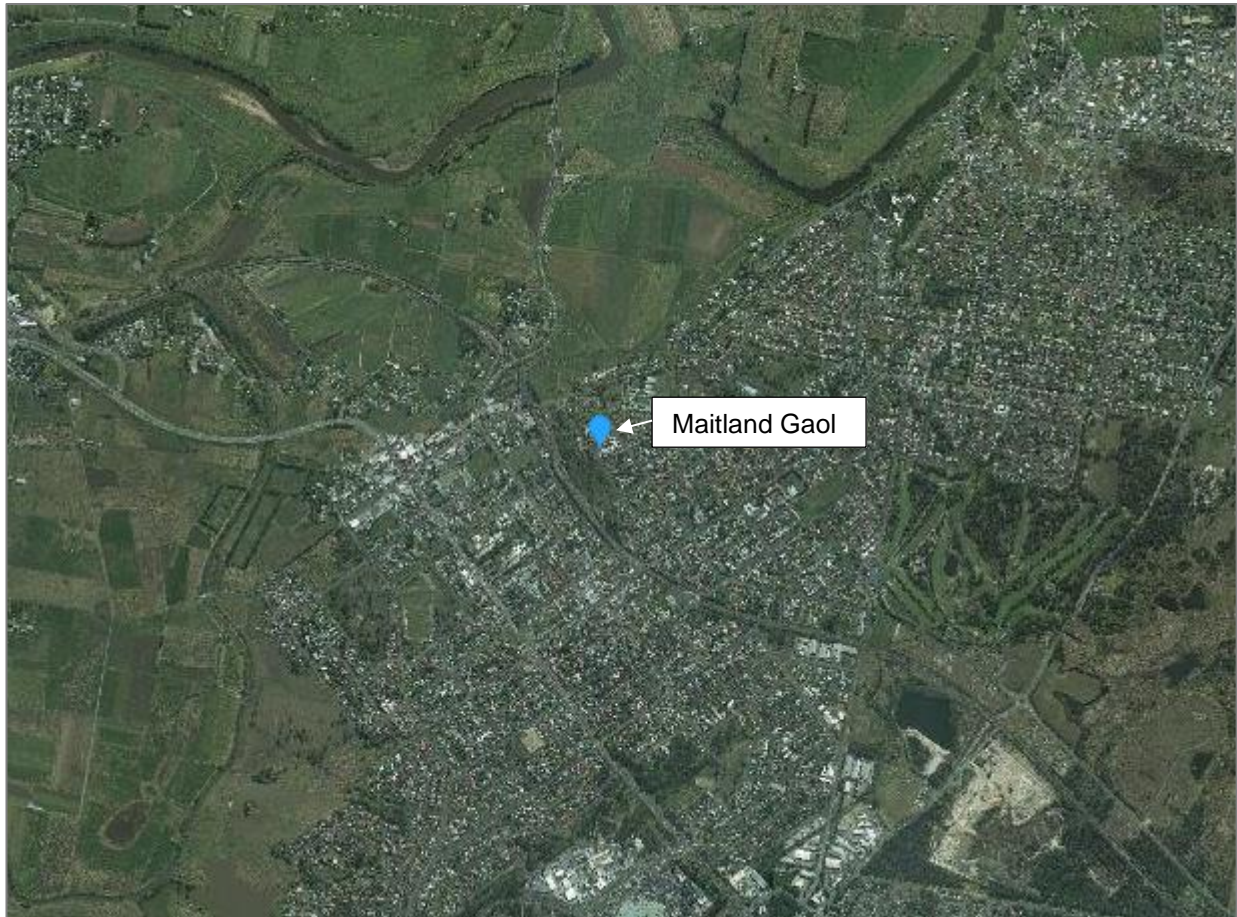


The Gaol is also part of the East Maitland Heritage Conservation Area<sup>5</sup> and controlled by DCP 2011 which has special conditions for this area (refer Attachment 2).

The Gaol is also included on the NSW National Trust Heritage Register.

## 1.6 Location

The Gaol is located at 6/18 John Street East Maitland (refer Figure 1).



**Figure 1: Location**

Source: [https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems?\\_ga=2.165972984.714120821.1658117920-344545924.1656901875](https://www.hms.heritage.nsw.gov.au/App/Item/SearchHeritageItems?_ga=2.165972984.714120821.1658117920-344545924.1656901875)

A site plan and detailed description of the site is in Section 3.1.

## 1.7 Authorship

The work was undertaken by Eric Martin AM of Eric Martin & Associates with the assistance of Geraldine Martin, Bronwynne Jones and Vanessa Smith.

## 1.8 Acknowledgements

We appreciate the assistance of staff at Maitland City Council, particularly Murray Wood, Michael Trajkov, and Zoe Whiting, in enabling access to the site and for the provision of documentation and information in relation to the site, planning and recent improvements/maintenance works.

## 1.9 Qualifications

In addressing National Construction Code 2019 Amendment 1 Vol 1 Building Code of Australia (NCC 2019) and access aspects only the principal issues that could affect the building have been considered. A full NCC compliance report for potential uses or a full access audit has not been undertaken.

<sup>5</sup><https://legislation.nsw.gov.au/view/html/inforce/2018-08-31/epi-2011-0681#sch.5-pt.2>



It is suggested that additional advice on details could be sought from the relevant NSW Technical Advisory Committee if deemed necessary.

Some buildings were unable to be entered and therefore not fully inspected. These included:

- Building 19 Gymnasium and Education Building; and
- Building 22 Café.

The Police Lock Up and Reserve are not considered in this CMP. They were not inspected and have not been updated but will be covered by the policies contained in this CMP.



## 2.0 HISTORICAL BACKGROUND

### 2.1 Introduction

An outline of the history of the site is provided below with a fuller history included as Attachment 6.

### 2.2 Indigenous Occupation in the Maitland area

The Wonnarua people, the original inhabitants of Maitland (the Liverpool plains) and the surrounding areas are said to be 'people of the mountains and the plains'. Neighboring clans include the Worimi, Darkinjung, Kamilaroi, Geawegal, Gringai, Awabakal, and Wiradjuri. Linguistic studies suggest that the indigenous name for the Hunter River was *Coquun*<sup>6</sup>.

The dreamtime stories of the Wonnaru tell of a great spirit named Baime, who, when he opened his eyes, created the landscape and beings in and around Maitland.<sup>7</sup>

Aboriginal society in the valley was characterised by a wide network of kinship groups interwoven through kinship ties, connection to land, marriage and obligation which extended economic ties and social links far beyond the core territory in which each clan habitually moved about collecting food and other resources. These extended rights and ties were promoted through gatherings, corrobories and rituals.<sup>8</sup>

Contact occurred between these tribes and those over Liverpool range, in the Goulburn Valley, north as far as Port Macquarie and coastal regions of the lower Hunter Valley. Although marriages and trade occurred between the groups, relations were not always friendly.

At the time of European occupation the main tribe is thought to be the Kamilaroi<sup>9</sup>

*Thus at the time of European occupation the dominant influence throughout much of the Hunter Region appears to have been that of the Kamilaroi. Based on the Liverpool Plains, their social systems covered the Goulburn Valley and the Hunter Valley as far south as Wollombi Brook. They also had economic, social and religious links with coastal tribes at Port Macquarie, Port Stephens, the lower Hunter, Lake Macquarie and at Brisbane Water. There is less evidence of contact between the Kamilaroi and the Darkinjung. The Awabakal had contact with the Darkinjung (Vinnicombe 1980:V 39), but possibly not so much as with their coastal neighbours the Worimi and the Kuringgai.*

### 2.3 European Settlement History

Early European economic activity in the area included coal, discovered in Newcastle in 1797, and timber, particularly cedar along the lower Hunter, Williams and Paterson Rivers. Lieutenant-Colonel Paterson led the first official expedition into the Hunter Valley in 1801.

In 1804 a penal colony was established. By 1821 the area was largely depleted of timber and began surging in growth. From 1813 onwards occupation of land at Paterson and Wallis Plains was permitted to free settlers. These areas later went on to become part of Maitland.

In 1828 the official town of East Maitland was surveyed. However, bureaucratic inefficiency and a lack of fresh water stagnated its development. Potential landowners were instead attracted to Wallis Creek and the booming 'private town' of West Maitland, as land was easier to purchase or rent there<sup>10</sup>.

<sup>6</sup> Glenn Albrecht, 'Rediscovering the Coquun: Towards an Environmental History of the Hunter River', Virtual Coquun-Hunter River Project, c.2000, accessed 20 August 2017, , p.1 in Maitland Historical Study: Poverty & Property, 2017, Heritage 21 p 10.

<https://www.maitland.nsw.gov.au/document/maitland-historical-study-poverty-prosperity>

<sup>7</sup> Maitland City Council, Local History, 2022. [www.maitland.nsw.gov.au](http://www.maitland.nsw.gov.au)

<sup>8</sup> H. Brayshaw, Aborigines of the Hunter Valley: A Study of Colonial Records, 1987, Scone & Upper Hunter Historical Society Scone, NSW <https://downloads.newcastle.edu.au/library/cultural%20collections/pdf/brayshaw1987.pdf>. P36-41

<sup>9</sup> Ibid p 41-41

<sup>10</sup> Walsh and Cameron, Maitland on the Hunter, p.27 in Maitland Historical Study: Poverty & Property, 2017, Heritage 21 p 12.

<https://www.maitland.nsw.gov.au/document/maitland-historical-study-poverty-prosperity>





## 2.6 Maitland Town Centre

The second wave of settlement into the Hunter Valley carried on until 1850. During this time, Maitland transformed from initially a predominantly convict based, dispersed agricultural community of Wallis Plains to the prosperous town of West Maitland.

By 1841, the combined population of East and West Maitland was 2768, second only to Parramatta, making it the second largest Australian settlement. Much of the population in West Maitland was centred on High Street and in Horseshoe Bend<sup>11</sup>. By 1843, over 100 businesses were located in West Maitland, including hotels, stores, bakers, butchers, hairdressers, cabinet makers, coopers, dealers, blacksmiths, tailors, shoemakers, carpenters, gun smiths, iron foundry, a boat builder and a sail maker<sup>12</sup>.

In 1860 the first gas company was formed and the first street lighting was installed. By 1867 more than 300 businesses operated out of West Maitland, of which 34 were hotels, with most having their frontage to High Street or associated side streets<sup>13</sup>.

## 2.7 Maitland Gaol

The Maitland Gaol Masterplan<sup>14</sup> provides the following summary history of the gaol:

*Maitland Gaol is located between John and Lindesay Streets, East Maitland. It has been in use since the 1840s but from time to time its function within the NSW prison system has changed. During the 19<sup>th</sup> Century it served as the main gaol of northern New South Wales, taking in both short and long term prisoners and some special prisoners from other areas. Early in the 20<sup>th</sup> Century the role of the gaol altered to take in mainly short term male prisoners from the northern areas of the state: it became the reception prison for the Hunter Region and served in this capacity until the 1950s. It also housed particular classes of prisoners such as those in need of protection or special treatment. By the 1950s the future of the gaol was doubtful because it was considered outdated but by 1967 it was classified as a maximum security prison until it closed in the late 1990s.*

And the following construction chronology<sup>15</sup>

Date	Building Name and number
Stage One/Original Gaol 1844-49	(1) Gatehouse
	(9) A-Wing
Stage Two 1861-87	(2) Lieutenant Governor's Residence
	(3) Governor's Residence
	(4) Sentry Post
	(5) Administration, Former Chapel Offices and Hospital
	(10) Exercise Yard
	(12) B-Wing
	(13) Kitchen Block
	(16) C-Wing

<sup>11</sup> 'Advance Australia', The Sydney Gazette, 27 March 1832, p.2 in Maitland Historical Study: Poverty & Property, 2017, Heritage 21 p 13. <https://www.maitland.nsw.gov.au/document/maitland-historical-study-poverty-prosperity>

<sup>12</sup> Historical Archaeological Assessment: City Administration Centre, 2019, Eureka Heritage, p20.

<sup>13</sup> Ibid.

<sup>14</sup> Maitland Gaol Correctional Centre: Masterplan, 2020, Tonkin Zulaikha Greer Heritage for Maitland City Council, <https://www.maitland.nsw.gov.au/maitland-your-say/engagements/future-of-maitland-gaol> p9

<sup>15</sup> Ibid p13



Stage Three/Eastern Extension 1883-	(19) Gym and Education
	(20) Visits Centre (Stonecutters Shed 1880s)
Police Lock Up 1871	Former Police Lock Up and Reserve, Former Police Residences
Police Barracks 1881	(26) Police Barracks
	(27) Barracks Kitchen
	(30) Former Stables
Later Buildings c1900-	(7) (11) (17) Exercise Yards (modified 1990s)
	(14) Stores and Work Centres
	(22) Gaol Staff/Warder's Amenities
	(36) Visits Processing Centre

A more detailed Chronology follows below:

Year	Event <sup>16,17,18</sup>
1835	Tenders called for clearing 50 acres of East Maitland town for construction of the gaol.
1839	Tenders called for construction of the first stage of the prison. Later delayed because tenders were too high.
1841	Maitland becomes the third largest settlement of the colony.
1844	Colonial Architect Mortimer Lewis designs Maitland Gaol modelled on London's Pentonville Prison. <sup>19</sup>
1844	Foundation stone is laid on February 16. Arrangements are made for the extraction of stone from a quarry at Morpeth, the work to be done by a convict gang based at East Maitland.
1846-1849	<b>FIRST PHASE OF CONSTRUCTION</b> <ul style="list-style-type: none"> <li>• Gatehouse</li> <li>• A Wing.<sup>20</sup></li> </ul>
1846	Tenders are invited for "the erection of the New Gaol" and awarded to Sydney firm, Brodie and Craig.
1848	The Maitland Mercury reports one wing is ready for occupation.
1849	Maitland Gaol opens with one wing built, single level building attached to the end and lodge each side of the entrance gateway. Maitland Gaol became the main regional gaol.
1850s	No further construction takes place for a decade.

<sup>16</sup> Maitland Correctional Centre and Police Properties: Conservation Plan, 1999, The Heritage Group, Department of Public Works & Services.

<sup>17</sup> History, Maitland Gaol, 2022, <https://www.maitlandgaol.com.au/history/>

<sup>18</sup> Maitland Gaol, 2022, <https://www.historyhit.com/locations/maitland-gaol/>

<sup>19</sup> East Maitland Heritage Walk, 2022, Maitland City Council, <https://www.mymaitland.com.au/wp-content/uploads/sites/17/2020/12/East-Maitland-Heritage-Walk.pdf>

<sup>20</sup> Maitland Gaol Correctional Centre: Masterplan, 2020, Tonkin Zulaikha Greer Heritage for Maitland City Council, <https://www.maitland.nsw.gov.au/maitland-your-say/engagements/future-of-maitland-gaol>







1861-1887	<p><b>SECOND PHASE OF CONSTRUCTION</b></p> <ul style="list-style-type: none"> <li>• Lieutenant Governor's residence</li> <li>• Governor's residence</li> <li>• Sentry Post</li> <li>• Administration, Former Chapel Offices and Hospital</li> <li>• Exercise Yard</li> <li>• B Wing</li> <li>• Kitchen Block<sup>21</sup></li> </ul>
1861	Solitary confinement cells are added to the north-western wing (B Wing).
1862	Watch towers and temporary and permanent hospital are erected.
1863	Lower range cells are added to north-western wing (B Wing).
1866	Lewis, Junior designs upper two range of cells in the north-western wing. Construction commences by Thomas Alston.
1867	Drainage works are carried out by John Paton, at the gaol and courthouse.
1868	<p>Construction of Warden's quarters and governor's residence</p> <p>Replacement of the original governor's and warden's accommodation with a two-storey block containing chapel, school and workshops.</p> <p>A range of workshops and yards were constructed behind the original governor's residence and warden's accommodation.</p>
1871	Police Lockup building is completed.
1875	Contractor Henry Noad completed residences for the Governor and Lieutenant Governor.
1881	Mounted Police Barracks buildings commences.
1883	<p><b>THIRD PHASE OF CONSTRUCTION – EASTERN EXTENSION</b></p> <ul style="list-style-type: none"> <li>• C Wing</li> <li>• Gym and Education</li> <li>• Visits Centre (Stonecutter's Shed)<sup>22</sup></li> </ul>
1883	Extension of the southern wall of the gaol in progress.
1886	Eastern extension construction commences for airing yards.
1887	<p>B Wing completed with cell ranges on the upper floors, adding 84 cells the gaol.</p> <p>Garden and farming land reclaimed.</p> <p>Garden moved outside the walls of the gaol. Animal farming adjacent the courthouse (1880's images)</p>

<sup>21</sup> Ibid, p 13.

<sup>22</sup> Ibid, p13.



		
	<b>Figure 2: 1880 Maitland Gaol</b>	<b>Figure 3: 1880 Orchard at Maitland Gaol</b>
	<i>Source: Newcastle Regional Library</i>	<i>Source: Newcastle Regional Library</i>
		
	<b>Figure 4: 1880 Gardens at Maitland Gaol</b>	<b>Figure 5: 1880 View across Gardens to Maitland Gaol</b>
	<i>Source: Newcastle Regional Library</i>	<i>Source: Newcastle Regional Library</i>
1888	Further construction to the Eastern extension for women's C Wing, laundry, hospital and workshops.	
1895	Chimney stack and boilers installed for a steam cooking plant and hot water system. Build by prisoners with brickwork carried out by a contractor, Mr Edges.	
1896	Maitland Gaol listed as one of the Colony's principal prisons for women.	
1897	Eastern extension ready to be roofed.	
1914	Police Lockup converted to a residence with a new cell block and yard behind.	
1914	Maitland Gaol confirmed as a reception prison for Hunter Region and for "special" prisoners.	
1925	Maitland Gaol confirmed as "set apart for sexual offenders".	
1930s	Acquisition of Anzac Park and Melbourne Street reserve. The land on Melbourne Street was leased to the Department of Prisons until 1963.	
1951	Female prisoners no longer housed at the gaol.	
1954	Alterations to Mounted Police Barracks takes place to serve as East Maitland Police Station.	
1964	Anzac Park and Melbourne Steet reserve on Melbourne Street acquired by the Department of Prisons (as it was then known) for the sum of £103 and gazetted on 24 January 1964 <sup>23</sup>	
<b>1970-1991</b>	<b>DEMOLITIONS, ALTERATIONS AND IMPROVEMENTS</b>	
1971	Demolition of Female's Wing	
1972	Cessnock Corrective Centre opens as a medium security prison and leads to Maitland Gaol being designated maximum security.	



1972-1980	Major capital works including new kitchen and boiler house, conversion of existing residences, water service, external development, police barracks, workshop rebuilding, security tower to the west and officers' amenities.
1979	Former Mounted Police Barracks (East Maitland Police Station) is restored as office space for the gaol and later used as a museum/craft shop in the 1980s.
1980	NSW Department of Corrective Services commissioned a development that included a new officers' amenities block and air-conditioning of the tailor's shop.
1981	Official opening of the Maitland Gaol Museum.
1991	Changes to the Eastern Extension.
<b>1996</b>	<b>MANAGEMENT CHANGES AND STATUS</b>
1996	Closure of Maitland Gaol announced as part of an upgrade to the State's prison system.
1998	Maitland Gaol closes as Australia's longest continually operating prison.
1999	Maitland Gaol added to the NSW State Heritage Register.
1999	NSW Government permits Maitland City Council to operate the facility as a multi-faceted tourism attraction business. <sup>24</sup>
2000	Maitland Gaol commences operation as a tourism venture, providing tours of the interpreted site. <sup>25</sup>
2018	Maitland City Council appointed as the Crown Land Manager for Maitland Gaol. <sup>26</sup>
2020	Maitland Gold Development Plan and Site Masterplan adopted by Council.

## 2.7 Further Improvements<sup>27</sup>

### 2.7.1 1972-1980

An extensive program was undertaken between 1972 and 1980 at a cost of \$2.5m (1980 dollars). Capital works included:

- A new kitchen<sup>28</sup> and boiler house;
- Conversion of existing residences;
- Water service;
- External development;
- Police barracks;
- Workshop rebuilding;
- Security tower to the west; and
- Officers' amenities.

### 2.7.2 1980 Development Plan

The NSW Department of Corrective Services commissioned a development that included a new officers' amenities block and air-conditioning of the tailor's shop.

These change were undertaken between 1980 and 1997 and are the most significant in the recent history of the gaol in terms of visual impact on the complex. They are of two major types:

<sup>24</sup> Draft Maitland Gaol Development Plan, 2020, Maitland City Council, <https://www.maitland.nsw.gov.au/maitland-your-say/engagements/future-of-maitland-gaol>

<sup>25</sup> Ibid, 8.

<sup>26</sup> Future of Maitland Gaol, 2022, Maitland City Council, <https://www.maitland.nsw.gov.au/maitland-your-say/engagements/future-of-maitland-gaol>

<sup>27</sup> Maitland Gaol Tower Experience. HIS s2.13

<sup>28</sup> There is evidence that the original cookhouse was not demolished until 1984 (ref NRS-4351 (SANSW)). This apparent conflict of timing should be resolved with further investigation.



- Construction of a new cell wing and yards, general upgrading and visitation facilities in the eastern extension of the gaol; and
- Increased security measures generally including new catwalks, steel fenced areas, razor wire and electronic surveillance.

### 2.7.3 1991 Work

These works represent the most significant recent change to the Eastern Extension resulting in the current configuration. These works included:

- Demolition of the c.1975 Industries building (Tailors) 19;
- Construction of Cell Block (Asset No. 018);
- Demolition of the structures, minor elements and yard south-west of 'C wing';
- Construction of Exercise Yards (Asset No. 017);
- Construction of the Visitors Processing Centre (Asset No. 036) between the wall of the Eastern Extension and John Street, and new carpark;
- Construction of the contact and non-contacts Visiting Facility (Asset No. 020) within the structure of the former Stone Cutter's Shed;
- New stair to upper level of Workshop Building (Asset No. 019); and
- Fencing of open spaces.

### TOWERS AND SECURITY

There are six octagonal towers in the complex but none of them appear to be original fabric with the tower base being added after construction of the main walls.

The first two towers (with square shafts) located in the southeast and northwest corners of the original Gaol site started construction in late 1865, final details being completed by prison labour in September 1866.

The first appearance on a site plan is in 1899 which showed two squares (the north and south corners of the central gaol) and three octagonal towers – the west, east and southern towers. The sixth tower was added in 1991<sup>29</sup>.

The original towers were of stone construction with the walkways extending as far as the flat coping stones of the walls and had iron handrails. The remainder of the wall copings are curved. The catwalks perched over the walls with a timber deck and no roof.

These were replaced in the 1980s with concrete block towers and modern catwalk with mesh floors and curved roofs attached to the top of the walls.

Additional changes to security have not compromised original fabric<sup>30</sup> and include:

- Wire mesh fences;
- Controlling movement of prisoners and visitors in the open spaces of the gaol;
- Closed circuit TV monitoring systems;
- Infra-red beams and razor wire around the perimeter of the gaol; and
- Padlocking gates and doors to each section, building and room/cell; and external grills of varying types and ages on windows and doors.

### 2.7.4 Post 2000 Works

This has included:

External walls (October 2018)

- make safe (remove loose render from stone walls) by the NSW Heritage Stoneworks.

<sup>29</sup> Ibid s2.14.

<sup>30</sup> It should be noted that fence and razor wire mild steel fixings are rusting and popping parts of the original stone off the walls. These need to be replaced with stainless steel or removed to avoid further damage. Personal Correspondence, Murray Wood.





- Remove loose sandstone and concrete debris from overhanging sections of the surrounding walls;
- Removal of cement render from a nominated area on the surrounding wall as a trial for a methodology for future repairs; and
- Removal of overhanging loose sandstone from building facades where accessible.

Building 4 – Former Sentry Post (Aug - Nov 2018)

- Replace roofing.

Building 5 – Former Chapel, Offices and Hospital (Jan – April 2019)

- Chimney rebuilt with seismic stabilization.

Building 9 – A Wing (Aug - Dec 2021)

- Repair and replacement of southwest façade stonework,
- New lead capping to gable
- Roofing, gutters and downpipes replaced to the entry.

Building 12 – B Wing (Aug - Nov 2018)

- Roofing, gutters and downpipes replaced to the entry.

Building 14 – Store (Aug - Nov 2018)

- Replace RWH's and gutters.

Building 22 – Café/Old Staff Warders (Aug - Nov 2018)

- Replace roofing.

Building 19 – Gym and Education (July – Aug 2021)

- Chimney rebuilt with seismic stabilization
- New gutters and downpipes
- New roof over balcony.

Building 20 – Visitors Centre/Old Stone Cutters Pavilion (Aug - Nov 2018)

- Repair box gutters, downpipes and replace part of the metal roof.

Buildings 26–30 – Police Barracks (Aug - Nov 2018)

- Repair box gutters, downpipes and replace all the metal roofs.

Barracks (2005)

- Repairs and repainting of internal areas
- Removal of paint from original brickwork at rear of building.

Chapel (2005)

- Removal of paint around on stone around windows
- Restoration of timber windows.

Chapel (2007)

- Restoration of stairs
- Removal of carpet and flooring to reveal original timber floor
- Removal of false ceiling to expose original beams and cedar ceiling lining and security mesh to ceiling.
- Removal of hanging lights and fan fixtures
- Paint scraping to find original paint colours and reveal paintings.

Gatehouse (2008)

- Rust treatment to cage at gatehouse
- Repointing and sandstone works (razor wire reinstalled after work finalised)

Governor's Residence/ Lt Governor's Residence (2009)

- Roof maintenance (replacing cracked tiles, rotted guttering etc.)
- Repair fascia boards and replace some lead flashing.

Tailor's Shop (2009)





- Horses artwork restored.

#### Exercise Field (2010)

- Archaeological sampling to locate footings for buildings
- Sandstone edging installed to level area.

#### External Fencing (2010)

- Repairs and maintenance carried out on fencing on Lindesay St boundary.

#### Barracks (2010)

- Interior conservation works (fireplaces, windows)
- Fencing upgraded.

#### Chapel (2011)

- Exploratory works in rooms on the ground floor (original Administration area)
- Modifications for lift installation
- Installation of lift.

#### Kitchen Garden (2013)

- Water tanks installed.

#### Site lighting upgrades (c 2017)

- As many lights as possible in the site were replaced with LED's (removing Fluro's)
- A solution was found for internal and external permitter lights – these are being replaced as necessary.

#### Roof Works

- Roof and guttering repairs undertaken including work to make the entry ways for both A and B wings watertight and replacement of roofs on the Front Gate Sentry Box and the Mounted Police Barracks and its associated outbuilding. Downpipes and guttering also installed on other buildings.

#### A Wing (2017-18)<sup>31</sup>

- repainting of the internal areas of the ground floor including floors, walls and doors.

#### 5 Wing (2018)<sup>32</sup>

- Refurbishment including research into the authenticity of graffiti allowing preservation where appropriate then repair and repainting of each cell.

#### Façade refurbishment (2019)<sup>33</sup>

- Upgrade to the front entrance involving significant rust removal and treatment before the bars were repainted in the heritage approved colour.
- Removal of paint from the sandstone gate pillars.

#### Wall investigation (2020)<sup>34</sup>

- A deteriorated section of wall render was removed (15sqm) and the stonework examined for deterioration. The wall was repointed using lime mortar.

#### Gatehouse (2020)

- Rust prevention carried out on cage area
- Toilet in gatehouse updated and refitted.

### 2.7.9 Maitland Gaol Maintenance Strategy<sup>35</sup>

The strategy was written by the Government Architects office in 2015 and sets out a plan to overcome the backlog of maintenance and to perform preventive maintenance to keep the building in reasonable condition.

<sup>31</sup> <https://www.maitlandgaol.com.au/history/recent-works/>

<sup>32</sup> Ibid

<sup>33</sup> Ibid

<sup>34</sup> Ibid

<sup>35</sup> <https://www.maitlandgaol.com.au/history/recent-works/>



The work has included:

- Wall investigation (March 2020) - stonemasons removed a damaged section of render and examined the underlying stone quality and stability;
- Northeast wall adjacent the kitchen block (Building 14);
- Façade refurbishment (April – October 2019) – rust removal and repainting of metal work and paint removal from sandstone gate pillars;
- Roofing repairs across the site (late 2018)
  - These have ensured entry ways for A and B wings are watertight, and roofs replaced on the front Gate Sentry Box and the Mounted Police Barracks and associated out buildings.
- Refurbishment of Building 18 5 Wing (March 2018);
- Painting of Building 9 A Wing (September 2017 – March 2018); and
- Painting of Building 12 B Wing (2017).

Work recently identified to be undertaken includes:

- Replacement of fence and razor wire mild steel fixings with stainless steel or removed to avoid further damage to stone and render.



### 3.0 PHYSICAL EVIDENCE

#### 3.1 Overview

A summary description is below with further details in the inventory sheet for each building is contained in Attachment 3.

An aerial view of the site is shown in Figure 6 and the location of each building is shown in Figure 7.



**Figure 6: Site Plan**

*Source: Google Maps*



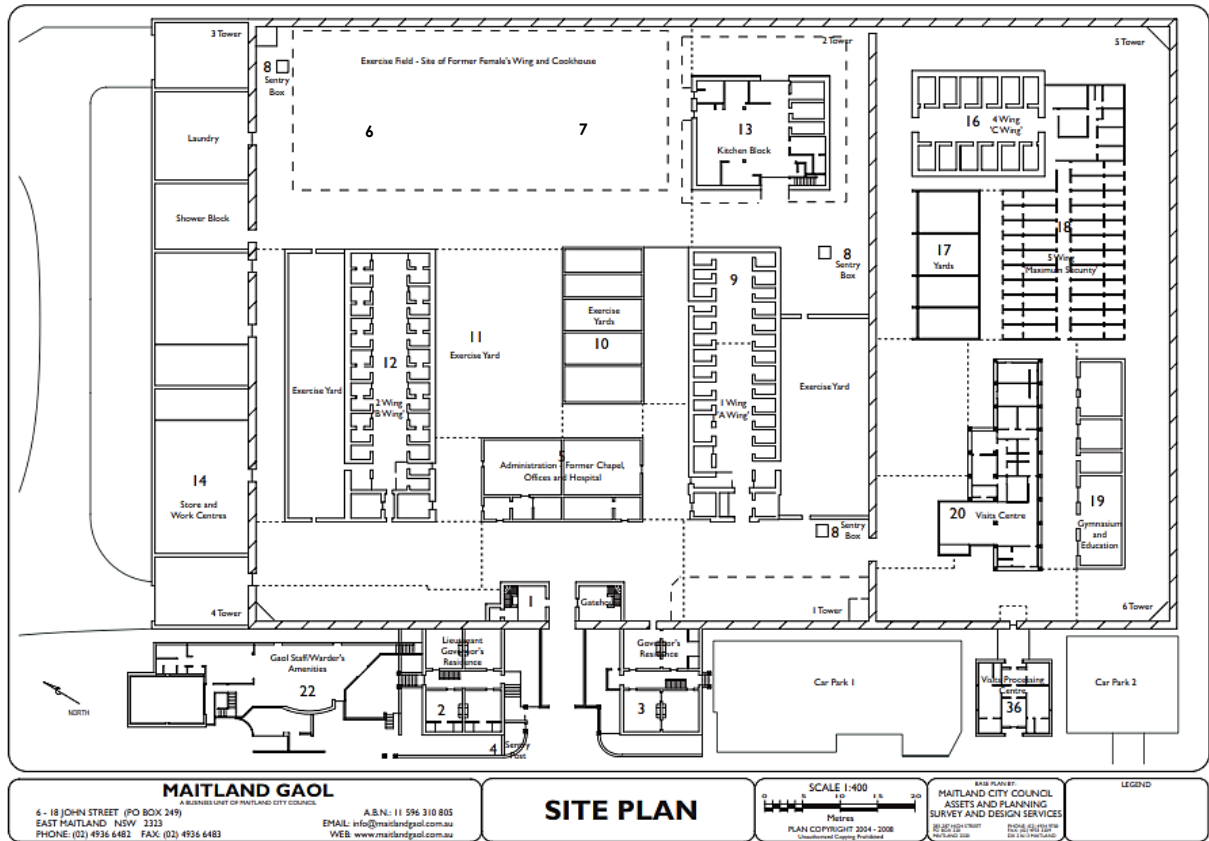


Figure 7: Site Plan

Source <https://www.maitlandgaol.com.au/wp-content/uploads/sites/21/2022/04/maitlandgaol-siteplan-1.pdf>

**Buildings:**

**Central Gaol**

- 1 Gatehouse
- 2 Lieutenant Governor's Residence
- 3 Governor's Residence
- 4 Security Post
- 5 Administration and Former Chapel
- 6 Exercise Field (Demolished Females' wing and cookhouse)
- 7 Exercise field (Demolished Females' wing and cookhouse)
- 8 Sentry Boxes (3 off)
- 9 A Wing
- 10 Exercise Yard
- 11 Exercise Yard
- 12 B wing
- 13 Kitchen
- 14 Store and Work Centres

**Eastern Extension**

- 15 Demolished (possibly former Industries Building) \*
- 16 C Wing
- 17 Yards
- 18 5 Wing Maximum Security

- 19 Gymnasium and Education Building
- 20 Visits Centre
- 21 Walls and towers (6 off)\*
- 22 Gaol Staff/Warder's Amenities/Café

**Police Lock Up and Reserve**

- 23 Demountable (no longer on site)\*
- 24 Police Residences\*
- 25 Former Police lock up (at apex of corner)\*

**Police Barracks**

- 26 Mounted Police Barracks Group
- 27 Mounted Police Barracks Group
- 28 Toilets\*
- 29 Small modern brick Building\*
- 30 Former Stables (presumed)\*
- 31 Modern building now demolished\*
- 32 Modern building now demolished\*
- 33 Modern building now demolished\*
- 34 Modern building now demolished\*
- 35 Modern building now demolished\*
- 36 Visits Processing Centre





There are 6 towers (labelled 1 – 6) and 3 sentry boxes (labelled with an 8). The following site plan from the 1999 CMP shows the buildings marked with an \* above which have since been demolished.

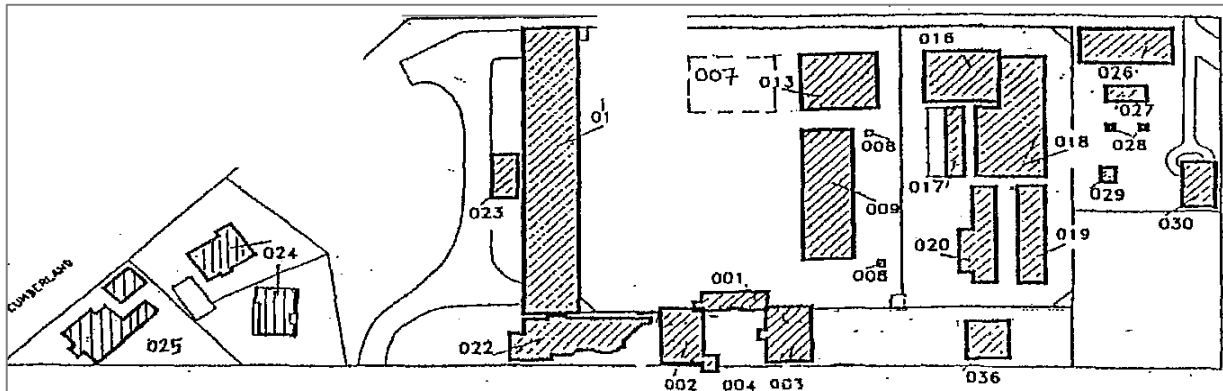


Figure 8: 1999 Site Plan

Source: 1999 CMP Vol 1

## 3.2 Detailed Description

### 3.2.1 Site

The Gaol is located at 6/18 John Street East Maitland with the main entrance on John Street and back wall of the gaol running along Lindesay Street. The precinct comprises 20 buildings across a level site with most buildings enclosed within a high rendered wall. The wall is Morpeth stone and eastern extension is Ravensfield stone.

The Police Barracks Complex is located beside the gaol to the southeast and outside the wall. The Barracks are on a gently sloping block with a few trees and a chain wire fence around it. There is a timber picket fence to Lindesay Street.

The site is level with very little landscape within the Gaol walls. What soft landscaping exists is around the perimeter of the Gaol and near the former police lock up and gaol residences.

### 3.2.2 Built Fabric

A detailed description of the built fabric is contained in the 1999 CMP included in Attachment 3. The fabric analysis from that report is below<sup>36</sup>:

*The walls of the gaol display evidence of changes to the Gaol over the years. The most noticeable alteration to the walls is that the stone has been rendered almost entirely on the inside and the outside. This detracts from the visual quality of the Gaol, however, it is evident from photographs dating back to 1899 that the walls even then were suffering from the effects of weathering. As noted above (5.5.2) it is possible that the walls were constructed of East Maitland stone<sup>37</sup>, before it was found to be inferior and Ravensfield stone subsequently used for the second phase of construction.*

*There are a number of holes in the walls relating to new buildings or new circulation patterns within the Gaol. A number of smaller features associated with the use of the Gaol are attached to or marked on the walls. These are of some significance and generally increase the understanding changes in use at the Gaol.*

<sup>36</sup> Maitland Correctional Centre and Police Properties: Conservation Plan, 1999, The Heritage Group, Department of Public Works & Services.

<sup>37</sup> We believe that this is Morpeth stone. Refer Drawing DA-004 Personal communication with Murray Wood



**3.2.3 Buildings**

**Building 1 Gatehouse**

Built of sandstone, the building is incorporated in the compound wall and protrudes into the sterile zone within the compound. It is two storeys with the original two chimneys. Steel doors have replaced the original iron bar gates at the inside and outside elevations of the building. A two-storey high structure within the original two chimneys.

The two ground floor rooms have a dog leg staircase in one corner leading up to the three first floor rooms. The lodge to the south of the entry passage comprises one room on each level.

The gatekeeper's quarters to the north occupies two of the upper level gatehouse rooms, and one up and one down of the former Lieutenant Governor's residence.

The gatehouse front elevation which is integral with the Gaol perimeter wall is rendered, as are all other surfaces of the central Gaol walls. On the ground floor, this building flanks the major entry to the Gaol. It contains many of its original features, and many features relating to the staffing and security of the Gaol.

The central security TV monitors are in the room on the right hand side as the Gaol is entered. The Gaol visitors checkpoint and staff facilities are located on the left hand side. The building has two storeys and a staircase remains to the upper level of each side.

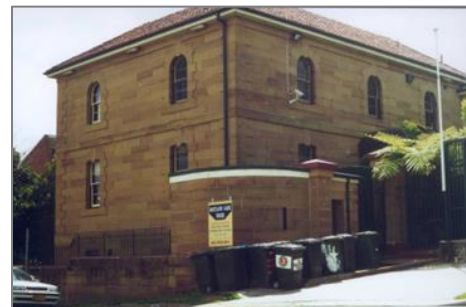
**Condition: Reasonable**



**Building 2 Superintendent's Office (former Lieutenant Governor's Residence)**

A three-storey building, including basement, of ashlar sandstone with heavily rusticated windows and corners this building projects forward from the compound wall. The chimneys have been demolished as have the eastern projecting stairs, and an unsympathetic security stair built in its place.

**Condition: Poor through lack of use**





**Building 3 Governor’s Residence**

Three-storey building, including basement, ashlar sandstone with heavily rusticated arched windows and corners, this building projects forward from the compound wall to form a three-sided court with its twin the lieutenant governor’s house and the gatehouse. The chimney has been demolished.

**Condition: Reasonable except for the basement which has rising damp and water ponding in the light well.**






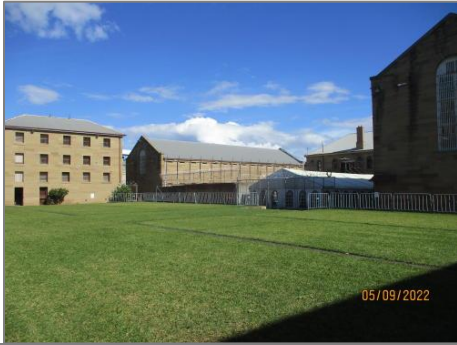
**Building 4 Sentry Box**

Single storey sandstone addition to Building 2 for sentries to guard the main entrance.

**Condition: Reasonable**





	
<p><b>Building 5 Administration and Former Chapel</b></p> <p>Two-storey building of ashlar sandstone with heavily rusticated arched windows and quoins. The roof is hipped with a central gable, on the gatehouse elevation, over Chapel and Governor's Office.</p> <p>The Chapel has large, exposed timber trusses and painted-glass windows.</p> <p><b>Condition: Quite good</b></p>	 
<p><b>Building 6 Exercise Field</b></p> <p>This is the site of the demolished female wing and cook house.</p> <p><b>Condition: Good</b></p>	
<p><b>Building 7 Exercise Field</b></p> <p>This is the site of the demolished female wing and cook house.</p> <p><b>Condition: Good</b></p>	



**Building 8 Sentry Box**

These are square in plan, probably concrete block construction, and have a flat projecting metal deck roof

**Condition: Reasonable**



**Building 9 A-Wing**

A two-storey building built with large 12' x 8' cells and with the cells on the upper levels accessed by the gallery. Most cells were subdivided doubling the number of cells in the wing.

**Condition: Quite good**



**Buildings 10 and 11 Exercise Yards**

The yards are similar to each other, in that there is a covered area to the rear, a low vaulted grille over the remainder of the roof, and a toilet, shower and basin unit and bench built integral to the walls of the yards.

The external exercise yard now includes a temporary fabric clad marquee.

**Condition: Quite good**





**Building 12 B-Wing**

A three-storey building with a gable roof and a one storey sandstone lobby on the southern wall. The cells are arranged in two parallel rows, accessed by metal galleys on the upper floors

**Condition: Quite good**








**Building 13 Kitchen**

This is a four-storey sandstone building with kitchen at lower level and cells above.

**Condition: Reasonable**





	
<p><b>Building 14 Store and Work Centres</b></p> <p>An orange brick building which sits along the entire north-west elevation of the gaol</p> <p><b>Condition: Reasonable</b></p>	  
<p><b>Building 15 Former Industries Building</b></p> <p>Demolished to allow Building 14.</p>	
<p><b>Building 16 C-Wing</b></p> <p>'C-wing' is a two-storey ashlar block building comprising 24 cells. Corrugated metal roofing has replaced the original slate. The upper-level external window openings have been modified to high level barred openings (cells were not originally intended for the upper level). The roof is a queen post truss with battens for slates which were the original roof covering.</p> <p><b>Condition: Reasonable</b></p>	





**Building 17 Yards**

Four separate yards built during the 1991 upgrade of facilities at the Gaol.

**Condition: Reasonable**



**Building 18 5 Wing Maximum Security Building**

This is a relatively modern single storey cell block comprising 22 cells with individual yards.

**Condition: Reasonable**



### Building 19 Gymnasium and Education Building

The former maintenance workshop is a two storey sandstone (Ravensfield) gabled. It has open arcading to the ground floor facing the courtyard, with early grilles surviving in each arch.

The balcony provides access to the upper floors on the western side with compressed cement sheeting and decorative iron columns supporting a corrugated Colorbond roof. The current steel stair is a modern approximation of the original, in a new location.

The upper level is primarily one large space as built, with offices and toilets at the north-eastern end.

The lower level contains a smaller central room used as an office with original joinery and ripple iron ceiling. The larger rooms either side are currently used as a gym (originally a tin smith) and a locker room (originally a carpenter).

**Condition: The building was not assessed as it was not available for access.**





### Building 20 Visits Centre

A handsome shed with chamfered, bracketed timber posts supporting Kingpost trusses. Corrugated zincalume has replaced the original corrugated iron as the hipped roof. To the west the shed is separated from the yard by two sandstone steps along the length of the shed

**Condition: Reasonable**



<p><b>Building 21 Prison Walls and Towers</b></p> <p>The perimeter wall of the first compound is rendered sandstone with semi-circular coping. Quadrant capped buttresses were placed on the exterior to keep the interior face of the wall flush and difficult to climb. Access to the three watch towers was from the exterior of the compound.</p> <p><b>Condition: Reasonable</b></p>	
<p><b>Building 22 Gaol Staff/Warder's Amenities/Cafe</b></p> <p>A modern addition for the work centre and accessed externally.</p> <p><b>Condition: Reasonable; café not inspected internally</b></p>	
<p><b>Building 23 Demountable Building</b></p> <p>No longer on site.</p>	
<p><b>Building 24 Police Residences</b></p> <p>Not considered in this CMP.</p>	
<p><b>Building 25 Former Police Lock UP</b></p> <p>Not considered in this CMP.</p>	





**Building 26 Former Mounted Police Barracks**

A single storey building with a central portico on each long elevation and a simple gable roof. Sandstone arcade columns support sandstone Roman arches with accentuated keystones. Sandstone is also used for quoins and the arched heads to the pavilion windows. A timber picket fence separates the building from Lindesay Street.

**Condition: Reasonable**



**Building 27 Former Barrack's Kitchen**

Single storey small building with a verandah at the sole door. A central chimney suggests that there were originally two rooms. Ravensfield sandstone has been used for the plinth/footing.

**Condition: Reasonable**



**Building 28 Toilets**

Small simple brick structures.

**Condition: Reasonable**



**Building 29 Brick Building**

A modern orange brick building.

**Condition: Quite good**








**Building 30 Stables**

A single storey face brick shed. Of the five arched openings to the original stable four have been bricked in up to the arches which have been louvred. Two circular louvred openings vent the interior under the ridge. On the Lindsay St elevation there is evidence of either a large opening having been blocked in or of an arched structure having been removed.

**Condition: Reasonable**



	
<p><b>Buildings 31-35</b> Modern buildings now demolished.</p>	
<p><b>Building 36 Visits Processing Centre</b> This is a modern single storey building outside the gaol but with links to inside through the exterior wall. <b>Condition: Reasonable</b></p>	 
<p><b>Building 37 Garages/Store</b> This is a single storey masonry building with a low-pitched roof and roller shutters facing John Street. <b>Condition: Fair</b></p>	



## 4.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

### 4.1 Analysis

This heritage assessment is mainly against the NSW Heritage Criteria<sup>38</sup>:

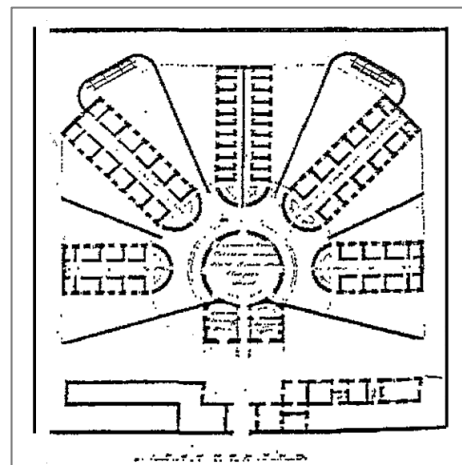
1. *an item is important in the course, or pattern, of NSW's cultural or natural history*
2. *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history*
3. *an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW*
4. *an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons*
5. *an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history*
6. *an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history*
7. *an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments.*

#### 4.1.1 Design of the First Stage of Maitland Gaol

Maitland was the last of a series of gaols constructed during a spate of improvements made to penal infrastructure in NSW during the 1830s and 40s. The eight new establishments built during these years fall into two groups: radial designs resembling those published in the 1820s by the Society for the Improvement of Prison Discipline (SIPD); and what Kerr calls 'the Inspectors' gaols' which were single or double parallel wings based on the recommendations of the English Inspectors of Prisons.<sup>39</sup> The type of cell wing preferred by the Inspectors was one with ranges of cells either side of a galleried central space, the pattern used at some contemporary American gaols.

Plans for new gaols of the SIPD type at Berrima, Sydney and Parramatta were initiated by Governor Bourke in 1835. Mortimer Lewis, a surveyor appointed as Colonial Architect by Bourke in the same year, became responsible for the implementation of these buildings but it is not known how much influence he had on the designs. A drawing of 1837 shows that a radial plan with five wings, similar to that used at Parramatta, was originally intended for Maitland Gaol. The drawing is noted by Kerr as 'one of Lewis' transitional proposals' for Parramatta.

Commanding Royal Engineer, Capt. George Barney, arrived in NSW in 1835 with specific instructions to prepare plans for the Sydney gaol and a committee was appointed to decide between his and Lewis' designs. In the event the final drawings for Darlinghurst Gaol were published over the signatures of both Barney and Lewis but Kerr states that 'Barney became



**Figure 9 Plans for New Gaols at Maitland and Parramatta, 1837**

Source: Kerr, JS, *Parramatta Correctional Centre*, 1995 p10)

<sup>38</sup> <https://www.environment.nsw.gov.au/topics/heritage/request-a-heritage-listing/nominate-an-item-for-listing-on-the-state-heritage-register>

<sup>39</sup> Kerr, J.S., *Design for Convicts*, 1987, p.104.

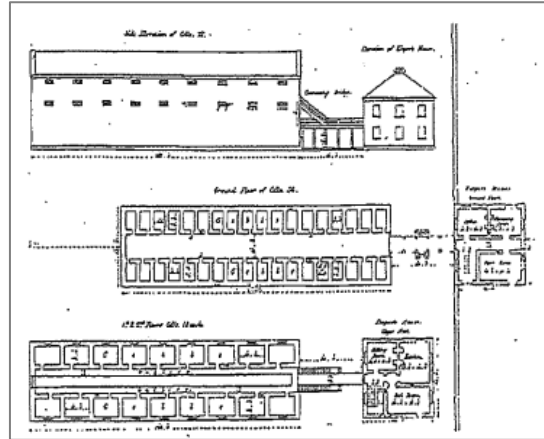




the expert advisor and Lewis the executor of the works'.<sup>40</sup> In 1838 further significant amendments were made to the designs of all three gaols of the SIPD type by the new Governor, Sir George Gipps, also a Royal Engineer. Kerr has described how Gipps picked up the latest ideas in penal design before his departure from England and how he incorporated and compromised them in an autocratic fashion in the Female Factory at Parramatta.

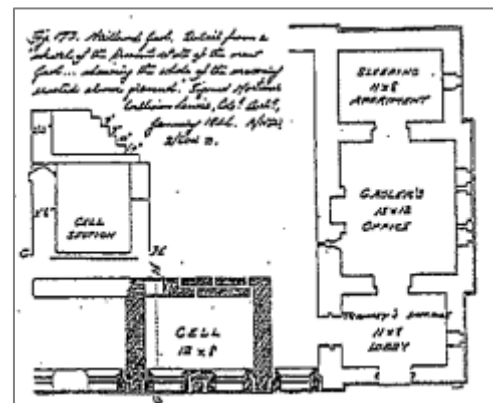
This three-storey, galleried cell block with single cells on the ground floor and larger cells above has been identified by Kerr as the model for the last four country gaols built in this period: Bathurst, Goulburn, Port Phillip and Maitland.

There were, however, important differences between the configuration of the Parramatta wing and that of 'A wing' completed ten years later at Maitland. Firstly the Maitland wing could hold only about half as many prisoners. It has two floors whereas the blocks at Parramatta, Bathurst, Goulburn and Port Phillip have three. Secondly all but two of the cells at Maitland were of the larger type (i.e. 8' x 12'), originally intended by Governor Gipps to hold six inmates but actually only occupied by a maximum of four. The reasons for Maitland being so much smaller than the preceding gaols are probably the ending of transportation in 1840 and the severe economic depression of the 1840s. It is difficult to assess the extent of Mortimer Lewis' involvement in the original design of Maitland Gaol "because only one drawing of the gaol signed by him survives, a sketch dated 1846 showing the progress of the building work. Those parts of the gaol completed in the first stage: (the perimeter wall, a lodge on the inside of that wall, the cell block now known as 'A Wing' and a kitchen), offered little opportunity for stylistic expression.



**Figure 10 Parramatta Female Factory Cell Wing as originally conceived by Gipps, 1840**

Source: Kerr, JS, *Design for Convicts* 1984, p 104



**Figure 11 Detail from plan of 'A' Wing by Mortimer Lewis, 1846**

Source: Kerr, JS, *Design for Convicts* 1984, p 110



**Figure 12 Interior of A Wing**

Source: EMA 2022 (6901)

<sup>40</sup> Kerr, J.S., *Parramatta Correctional Centre Its Past Development and Future Care*, Dept of Corrective Services, 1995, p10



The relative statistics of the gaols built during this period are listed on the table below along with a note as to whether they still exist. The only remaining example of a cell wing dating from the 'Inspectors' gaols' is 'A' 'Wing at Maitland. This analysis supports Kerr's statement that Maitland is the oldest structure in Australia that has been in continuous use as a gaol.<sup>41</sup>

Gaol and Date	No/ size cells/ max. capacity	Type of Gaol	Current Status
Berrima 1834-39	42 cells max. size 7'x6'6"	Radial plan based on English SIPD design.	Demolished except for perimeter wall and gatehouse
Darlinghurst (First Stage 1836-41)	24 single cells 60 six-man cells	Radial 3 storey wings.	Dis-established in 1914, became tech. college 1922
Parramatta Gaol 60 cells 8'x12' 1837-44	164 cells 5' x 8' Third	Radial 13-storey wings	Disestablished in 1918, re- established 1927. Now due for closure.
Parramatta Female Factory 1838-9	36 cells 5' x 8' 36 cells 8' x 12' cap. 180	Three-storey wing. Same plan used for the next three country	Ceil wing demolished. Other portions now part of Cumberland Hospital
Bathurst 1840-5	40 cells 5' x 8' 43 cells 8' x 12' cap. 212	Two parallel three- storey wings planned, only one built.	Superseded and demolished 1880s.
Port Phillip 1841-3	40 cells 5' x 8' 43 cells 8' X 12' cap.212	Two parallel three- storey wings, later one built in 1859 to a different design.	First wing demolished in 1908.
Goulburn 1840-5	43 cells 5' x 8' 40 cells 8' x 12' cap. 203	Two parallel three- storey wings planned, only one was built.	Demolished in 1884 to make way for Court House.
Maitland First Stage 1844-49	2 cells 5' x 8' 26 cells 8' x 12' cap. 106	Two-storey wing	Extant.

#### 4.1.2 The Second Stage of Maitland Gaol

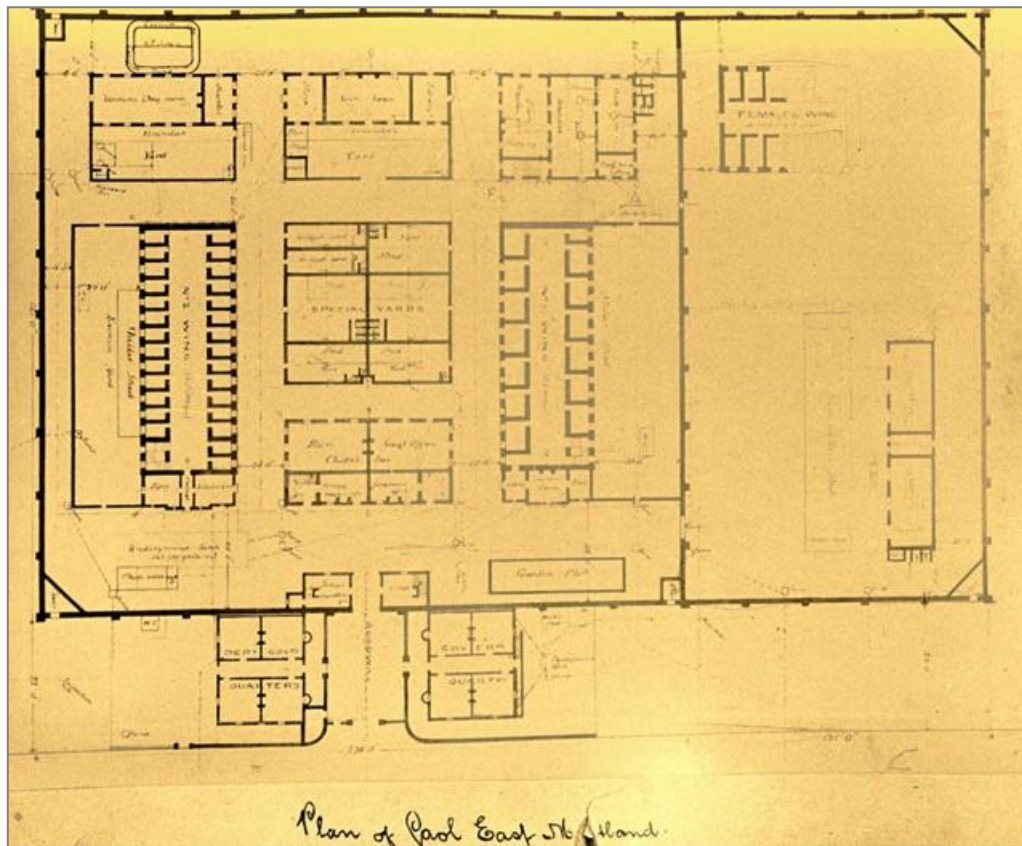
The second stage of construction at Maitland consisted of the completion of the buildings within the area defined by the original perimeter wall. It began in the mid-1860s after a decade of inactivity. The completion of the gaol and the construction of the Court House were probably prompted by the increased population and wealth of the area, and the arrival of the railway from Newcastle on the gaol's doorstep in 1858. The work stretched over a period of 23 years overlapping the development of the eastern extension but the whole design appears to have been finalised by 1867. Surviving drawings dated August 1866 indicate that Mortimer Lewis Junior, Clerk of Works, was responsible for the design of 'B wing', a three-storey version of the earlier wing designed by his father, containing 81 single cells. Other parts of the gaol included warders' quarters, cook house, hospital, women's day room, and workshops under the chapel all designed in the Colonial Architect's office under James Barnet. One of these drawings can be definitely dated at December 1867.<sup>42</sup>

<sup>41</sup> Annable, R. and Kerr, J.S., Maitland Gaol Provisional Assessment of the Eastern Extension and Conservation Guide, February 1991, p.6.

<sup>42</sup> DPWS Plan Room No's PC 321/42,43, 45-47. The date is visible on drawing. PC 321/47 of the Warders' Quarters.







**Figure 13 Plan of Maitland Gaol c1891-4**

*Source: Photographic Views of NSW Prisons, Department of Corrective Services*

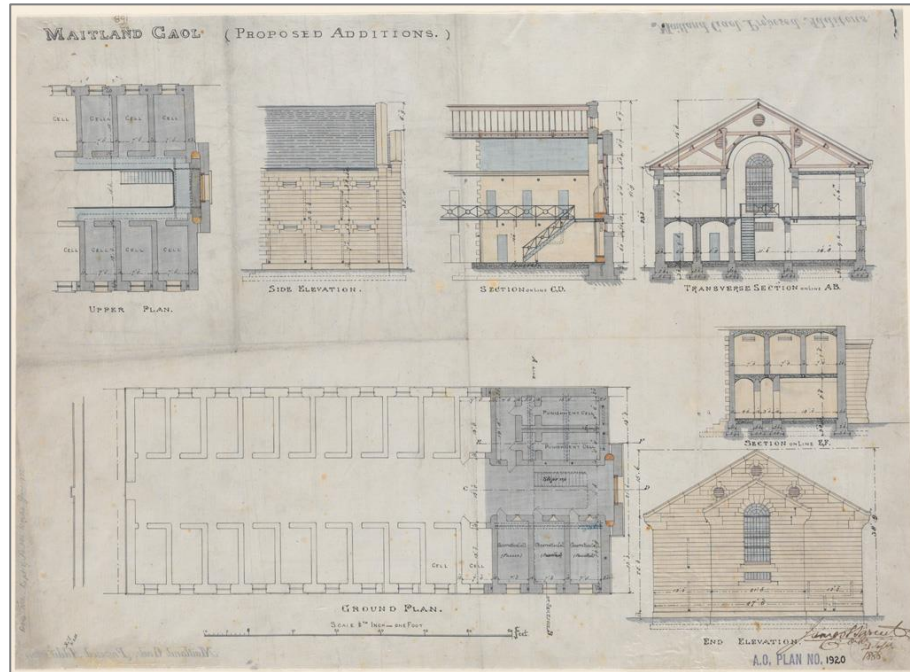
As the comparative chronology on the following page shows, the design for the completion of Maitland Gaol was carried out at the beginning of Barnet's 28 years in office, it was the first of the many gaol buildings for which he was responsible. A series of two-storey 12-cell country gaols had been completed in the early 1860s.

They were followed in the late 1870s by a more sophisticated type of single storey country gaol of about the same size. Between these two spates of building activity, one gaol of intermediate size was built at Cooma and opened in 1873. There are some architectural similarities between Cooma and Maitland. Both have a severe classical treatment reminiscent of Newgate Prison in London, with rusticated quoins to doors and windows. The main gates in both cases are round headed openings flanked by residences projecting forward of the perimeter wall. The likeness is reinforced, albeit coincidentally, because the grey-brown colouring of the Ravensfield stone used at Maitland is similar to those of Cooma's granite.

The arrangement of gatehouse and flanking residences at Maitland is a distinctive and powerful architectural scheme. The same layout was developed and elaborated by Barnet; and his gaols expert William Coles, at Goulburn and Bathurst some 20 years later, however Maitland has none of the decorative stonework seen at the later gaols and the scale is somewhat cramped compared with the forecourts at Goulburn and Bathurst. Another telling difference between the two generations of gaol buildings is their location in relation to the town. By the time Bathurst and Goulburn were planned it was no longer thought appropriate for a gaol to be built in the town proper so both were sited on the outskirts, prominently but disconnectedly from the town.







**Figure 16 Proposed Addition by Barnet 31 August 1888**

Source: [https://www.records.nsw.gov.au/image/4335\\_a120\\_001920](https://www.records.nsw.gov.au/image/4335_a120_001920)

The eastern extension to Maitland Gaol was begun in the mid-1880s at the same time as the major new country gaols of Goulburn and Bathurst. The extension started as extra yard spaces but within a few years it had become 'the women's division of the prison and additional workshops. It then underwent a series of additions such as female warders' quarters and women's hospital to enhance this specialised role. Small numbers of women had always been kept at the gaol. Originally the exercise yard for women was set apart in the eastern corner and they were housed upstairs in 'A' wing. The eastern extension gave the gaol the status as one of the principal prisons for women in the State until the construction of the new Female Reformatory at Long Bay. It also demonstrates the increasing importance of industrial activities in late 19th century gaols.







**Figure 17 Eastern Extension 1: Female Wing; 2: Female warders' quarters in course of erection; 3: stone cutting shed; 4: workshops, c. 1897.**

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

#### 4.1.4 Later Additions

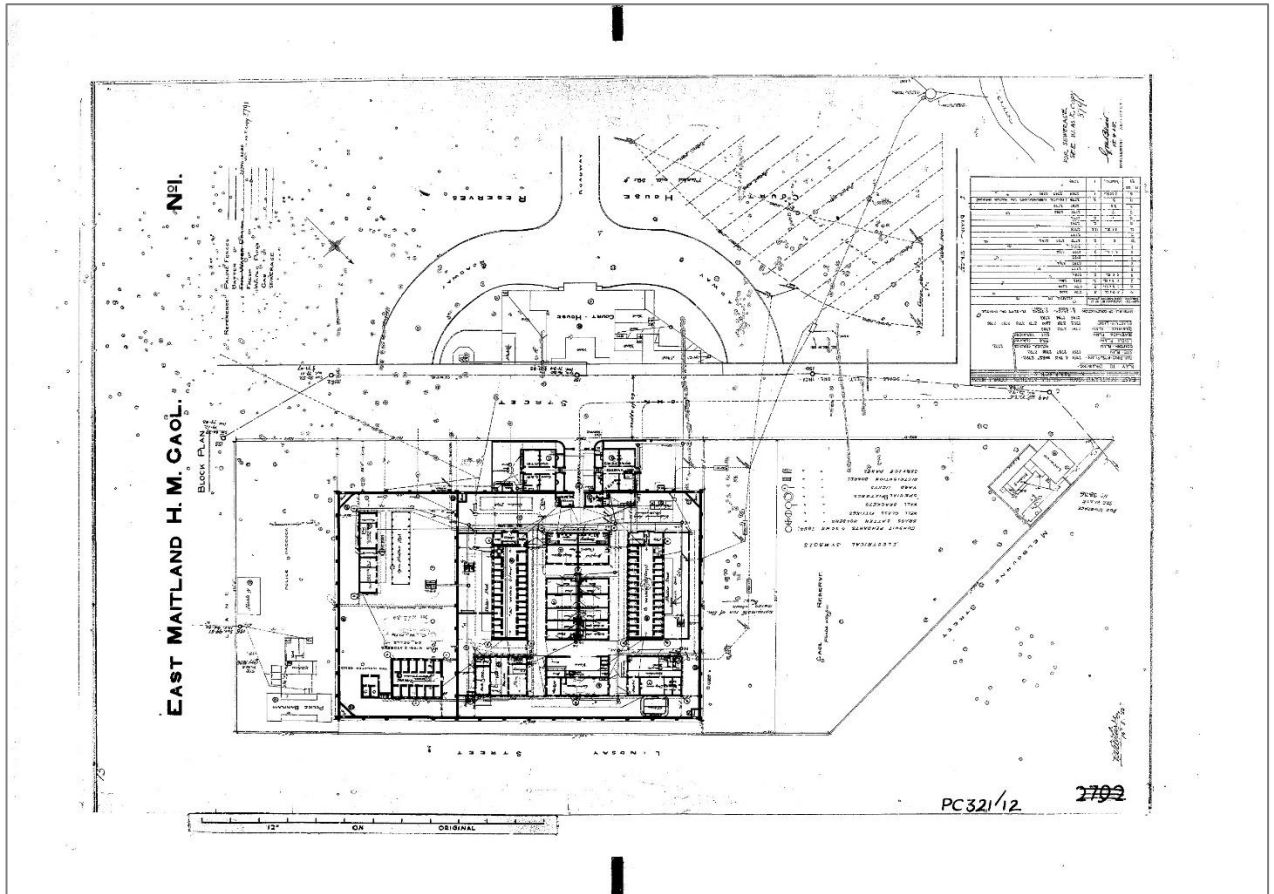
Recent additions to the Gaol also have their interest. The western extension (Asset No. 023), built in the 1970s somewhat insensitively in brick, contrasts with the contextualism of the 1980s officers' facilities built facing John Street. Recent additions relative to the Eastern Extension are discussed below.

#### 4.1.5 Demolition and Major Alterations

Maitland's continuity of use as a gaol for over 150 years gives it a unique ability to demonstrate the changes in attitudes and practices that have occurred over that time.

Having been in continuous use has resulted in a number of changes to the fabric and use of the gaol, some aspects of which are considered below.

The overall layout of the Gaol developed as described previously in two construction phases. A comparison of the available site plans and early photographs reveals the evolution and alterations to the Gaol layout and individual buildings or areas. The Following plan shows the Gaol and Police Properties completed as intended in the 19th century. The plan (Figure 18) is dated 1925.



**Figure 18 Site plan dated 1925 of the area subject of this report. Plan shows the complex ‘complete’ as intended in the 19<sup>th</sup> Century.**

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

#### 4.1.5.1 Central Gaol (Demolitions and Major Alterations)

Figure 18 is useful as it shows the site before any significant demolitions or the more recent additions to the Eastern Extension (see-below). It is also possible to see the formal quality of the three distinct blocks along the north-east edge of the gaol:

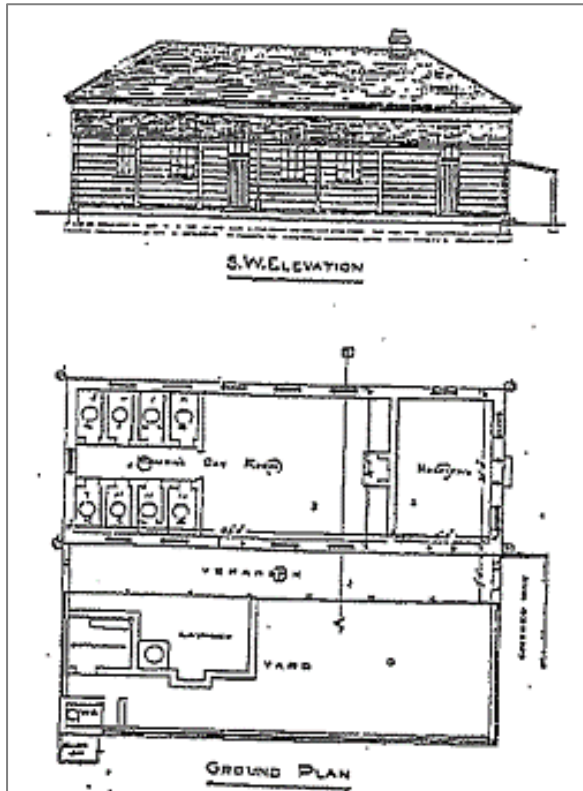
- Female compound
- Cookhouse
- Hospital, and Bathroom & Morgue.

A plan dated 1925<sup>44</sup> indicates the construction of a new single storey laundry between the Hospital building and the Cookhouse. This, in effect, joined these buildings, until later demolitions in the area.

<sup>44</sup> PC 321/33- DPW&S Plan Room

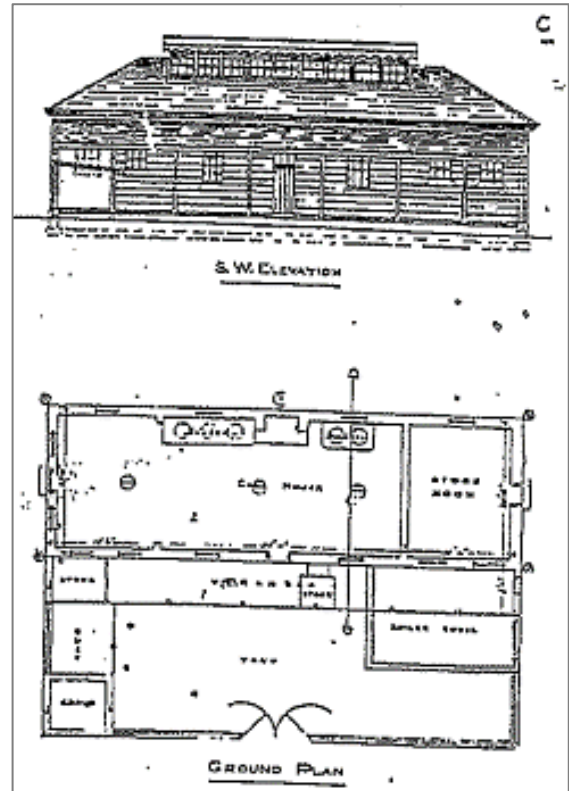






**Figure 19 Plan and Elevation of the Female's Wing dated 1925.**

*Source: DPWS Plan Room NO PC321/7*



**Figure 20 Plan and Elevation of the Cookhouse dated 1925**

*Source: DPWS Plan Room NO PC321/8*

- **Cookhouse**

The Cookhouse, one of the original buildings of the formal gaol layout, was situated in the north-west corner of the central gaol complex. It remains on the site plans until 1974. There was a proposal to convert this structure to an amenities hall in 1977<sup>45</sup> but it was not demolished till 1984<sup>46</sup>. It is possible that footings of this building remain below the current grassed surface.

- **Female's Wing**

The Female's wing, one of the original buildings of the formal gaol layout, was situated next to the Cook House. From a comparison of the site plans, the Female's Wing (labelled 'D wing' on some drawings) was probably demolished sometime between 1971 when it features in plan form and 1974<sup>47</sup> when it is noted as a builder's yard.

- **Kitchen- (Asset No. 013), Former Hospital and Morgue/Bathhouse**

The 1974 plan indicates the intention to construct a new Kitchen requiring the amalgamation of two separate structures; the hospital and the bathroom/morgue. A plan dated 1980<sup>48</sup> indicates a proposal to create cells on the upper 2 levels.

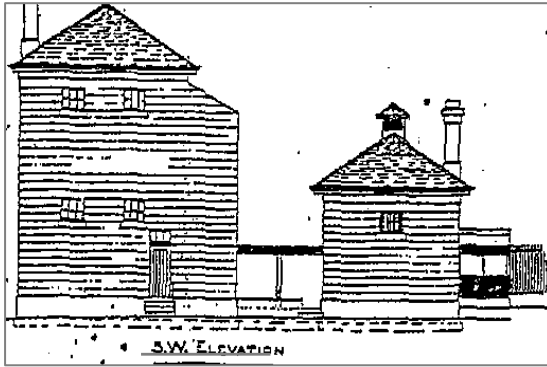
<sup>45</sup> PC 3 21/222 - DPW&S Plan Room

<sup>46</sup> NRS-4351 (SANSW)

<sup>47</sup> PC 3211183 (1971) and PC 321/113- DPW&S Plan Room

<sup>48</sup> PC 321/161- DPW&S Plan Room





**Figure 21 South-west elevation. Hospital (left) and the Bathroom and Morgue (right)**

Source: DPWS Plan Room NO PC321/9

The forms of the original two buildings are still clearly recognisable when an early drawing is compared with a current photograph (Figure 21 and Figure 22). Asset 013 is still recognisable as can be seen by comparing Figure 21 and Figure 22, however the fabric has been substantially changed in many ways. The buildings have been joined (c.1974)<sup>49</sup>, to create one floor plate on the ground and first floor. The former two storey hospital was Modified to incorporate three Storeys within the existing envelope. Its southeast elevation was substantially demolished in the process.

A first floor addition was constructed over the original single storey bathroom and morgue

building. The new roof is of similar hipped form to the original lower one all infill and new work appears to be rendered brick, distinguishing new work from the original. Only the remnant forms, being evidence of two separate structures, are of any significance in relating the structures of the 19th Century gaol. The remaining building fabric is altered such that it relates primarily to the building's current use, as a kitchen and upper levels cell block, in demonstrating recycling and evolution of the site in gaol use. The interiors of the current Asset No. 013 retain little if any evidence of the former subsumed structures, all floors being of concrete slab construction, the windows modern aluminium frames, concrete stairwells, and modern kitchen fitout.

#### 4.1.6 Evidence of Inferior East Maitland Stone

Also of interest is the change in condition and type of stone on the exterior of 'A wing' (north-west elevation). Reading the fabric misleadingly suggests that a smaller building was built prior to the current building on the site, and then later extended to the north-east and a second storey added (refer Figure 24). The stone of the 'earlier' building, being in such poor condition, suggesting that it was built of (inferior) East Maitland stone<sup>50</sup>. That an earlier, shorter building preceded the current building, at first appears to be confirmed by the 1850 sketch plan of the gaol by James Cox.



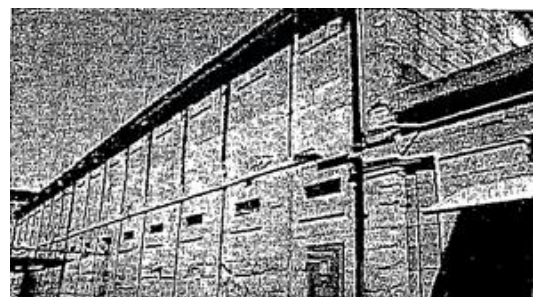
**Figure 22 Kitchen Block. Kitchen block with cells above.**

Source: EMA 2022 (6975)



**Figure 23 Kitchen Interior – Ground floor**

Source: Source: EMA 2022 (6989)



**Figure 24: Northwest elevation of A Wing showing difference in stone condition.**

Source: Conservation Plan 1998 p 60

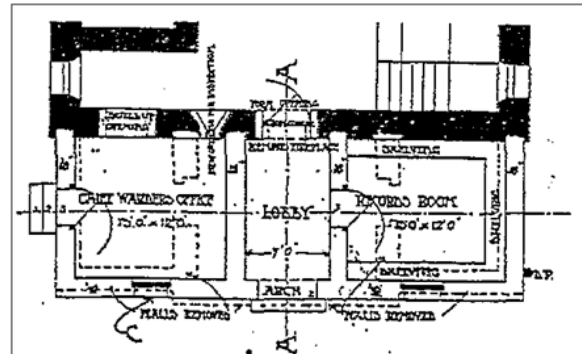
<sup>49</sup> PC321/113-DPW&SPlanRoom

<sup>50</sup> refer Section 2.5 Constructing the Gaol -This report.



However, in calculating the dimensions noted on the sketch, it is realised that the sketch is out of proportion, showing a shorter building than built. Comparing cell numbers and dimensions of the Cox sketch with an 1891-94 plan (Figure 25), confirms that the Cox sketch is out of proportion, and that it is likely that 'A wing' is currently in its original form.

"A" wing, along with the walls (central gaol complex and gatehouse) are the only remaining structures from the first phase of the gaol. They are also the structures showing greatest evidence of poor quality stone (the gaol walls and external façade of the gatehouse are rendered due to poor condition). It is likely that they were constructed using Morpeth stone and 'A wing' commenced in East Maitland stone and completed with Ravensfield stone. The new entry rooms, when re-built and slightly reconfigured c.1900 (Figure 25), used Ravensfield also.

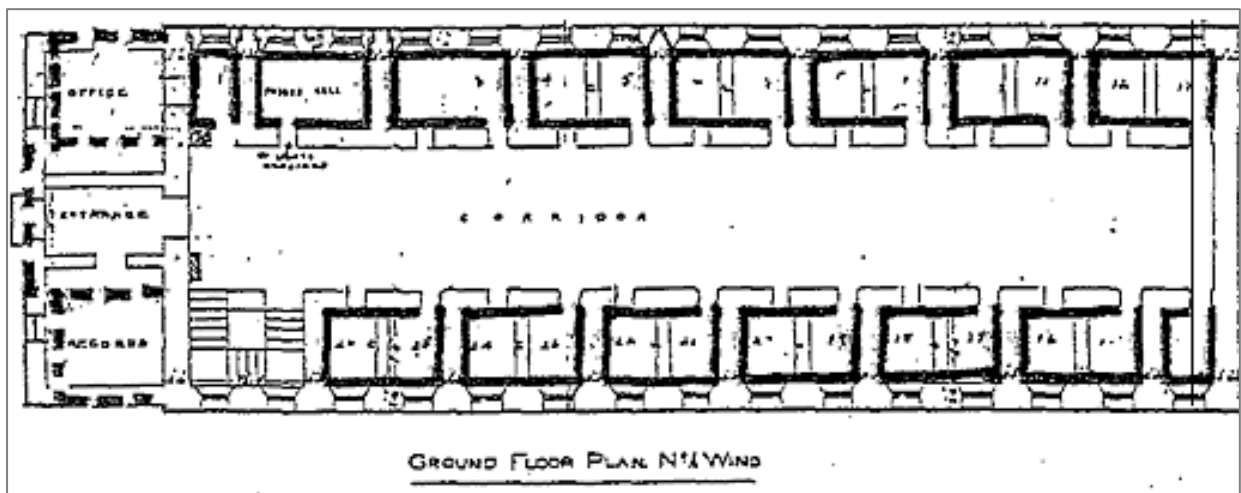


**Figure 25 Front rooms of A wing. Detail of a plan dated 1900 signed by W.L. Vernon showing the reconstruction.**

Source: DPWS Plan Room NO PC321/19

#### 4.1.7 Cells (Demolitions and Major Alterations)

One of the earliest alterations to the gaol was the subdivision of the cells in 'A wing', doubling the number of cells in the wing by reducing their size from 8' x 12' to 5' x 8'. This provided extra single cells in line with the 'separate system' introduced by Harold Maclean in 1867 but it returned inmates to the mean space standards of earlier years. Cells in the new gaols at Bathurst and Goulburn were made the same size as those of the Model Prison at Pentonville, England, i.e., 7' x 13', more than twice the floor area. The first evidence of this change is a plan dated 1899.<sup>51</sup> Figure 25 shows a 1925 ground floor plan of 'A wing' with the 5' x 8' cells with an overlay in bold of the original cell layout.



**Figure 26 Ground Floor plan of A Wing. This diagram is based on a 1925 plan with the original cell sizes in bold and the original rooms on the front shown dotted.**

Source: DPWS Plan Room NO PC321/3.

The cell doors are built of sheet metal, hinged outwards on the passage side of the cell wall. These doors are probably not original. Every second cell has an iron grille door (opening inwards) indicating the original doorways to the double cells. The detail of the later intermediate doorways (without iron grilles) varies slightly from the original. The later doorway reveal is flush with the internal cell wall.<sup>52</sup> The original doorway has a rebate on the inner face to house the iron grille in the closed position. The

<sup>51</sup> Annable, R. and Kerr, J.S., 1991, Plate 2.

<sup>52</sup> REF\_Ref117079499 \h

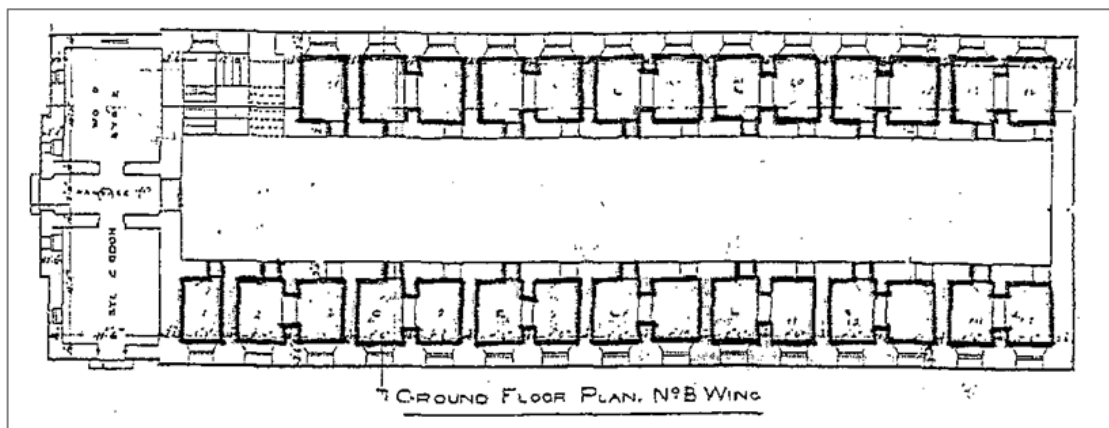




rebate creates a 'nib' from the internal cell wall, which is tapered outwards to be wider outside the cell. **Error! Reference source not found.**

A cage on the ground floor separates the rear (north-east end) 12 cells and common floor of the block as a secure area. There are two bridges for the upper level gallery, the one at the north-eastern end not appearing on the early plans may have been introduced later. An office for staff has been introduced at the south-eastern end on each level. This enables means of escape for staff directly to the outside, as the offices each connect to a former single cell, one 'above the other, connected by an escape hatch, the ground floor cell having direct access to the outside. While the upper level office is intrusive by nature of its construction, it is part of an introduced system (probably post-1943) of security for staff at the gaol.

The cells in 'B wing' (Asset No. 012) have also been modified. The original cells were 5'6" x 8'3", with 28 cells on each floor. Fewer, larger cells were created by removal of part of the common dividing wall between cells (Figure 27).



**Figure 27 Ground Floor plan of B Wing. Diagram based on a 1925 plan with the modified cell arrangement indicated in bold over the original smaller cell arrangement.**

*Source: DPWS Plan Room NO PC321/5*

This rendered every second doorway unnecessary, and it appears the original outer solid doors and iron grilles have been kept permanently locked. This cell change is first evident in the general site plan of 1925 (refer Figure 18).<sup>53</sup> The cell doors are timber framed with diagonal boarded panels, lined internally with sheet metal, and open outwards. Iron grille doors open inwards. Similarly to 'A wing', a single bridge is indicated on early plans, yet there are two bridges per gallery level. An office has been introduced on the first floor as part of an escape route for staff. The ground floor lobby room closes to asset No 005 (hospital/chapel) has most recently been used as a dental surgery.

The cells wing interiors are generally intact. Minor alterations indicate use and operational changes associated with the gaol. The cell doors in 'B wing' are timber framed with boarded panels. The doors are painted alternately pink and blue (presumably to indicate doors which are active following cell modifications) and lined with sheet metal on the cell side.

According to the plans, some plumbing was introduced to each cell after 1943 and before 1971. A plan dated 1945 indicates provision of electric lights to each cell. Each cell has a w.c. pan and basin, most being stainless steel.

<sup>53</sup> PC 3211222- DPWS Plan Room

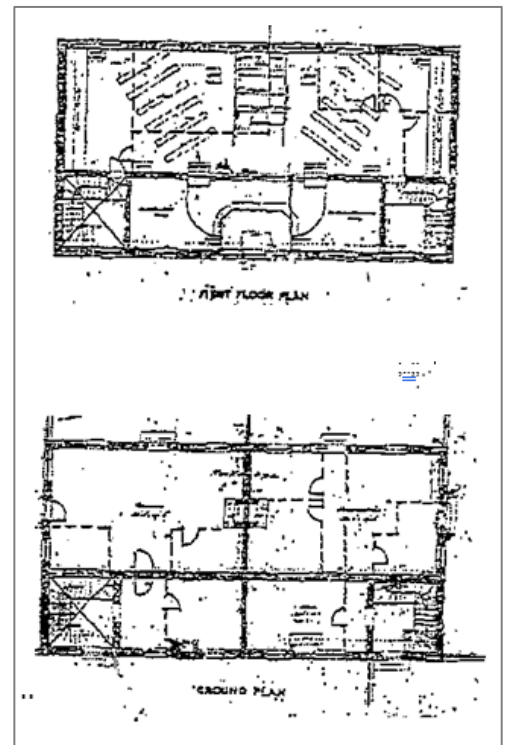


#### 4.1.8 Former Chapel (Demolitions and Major Alterations)

The history and use of the former chapel is described in section 2.8 of this report. The exterior of the building is largely intact in form. The interior, while appearing significantly modified, retains the original form of two completely separate ground floor areas, currently the hospital/dispensary and general offices. The upper level, while partitioned in recent years, still reads as the large open space of the former chapel. The western stair now demolished (part of the dispensary below) and the southern stair providing the main access to the upper level (Figure 28) indicates the modern partition walls dotted and demolished stair by a cross). A large opening has been introduced in the centre of the northeastern wall to connect the upper level to a raised 'demountable' building, which in turn connects to the ground via a modern steel stair. These changes have taken place in recent decades and are generally of a low standard. While most are detrimental to the building. They are largely reversible (Figure 29).

Historic photographs indicate that the chapel and general office were spaces of a high quality (Figure 29).

While a full investigation of concealed finishes was not made, it appears that if modern partitions and wall and ceiling finishes were to be removed, original spaces and finishes could easily be recovered. In the office space at the south-east corner on the ground floor, the modern ceiling panels were dislodged and exposed original ceiling lining boards remaining intact. According to the plans a hospital has been located in this part of the building since c.1925, and as such this use of 'the-building, while not original is of some significance.



**Figure 28 Early plan of ground and first floor of Administration building. The Chapel upstairs and offices/hospital on ground floor.**

Source: DPWS Plan Room No PC321/146  
c1867 - unclear







**Figure 29 General Office Interior n.d. c.1870.**

*Source: Photographic View of NSW Prisons, Department of Corrective Services, Newcastle Regional Library 163 001042*

Restoration and repair work was undertaken in 2007<sup>54</sup> including:

- Restoration of stairs;
- Removal of carpet and flooring to reveal original timber floor;
- Removal of false ceiling to expose original beams and cedar ceiling lining;
- Removal of hanging lights and fan fixtures; and
- Paint scraping to find original paint colours and reveal paintings.



**Figure 30**



**Figure 31**

<sup>54</sup> Photos provided by Maitland Gaol.





Figure 32



Figure 33

#### 4.1.9 Special Yards (Demolitions and Major Alterations)

The special yards are a significant part of the early design of the gaol and remain so despite early 20th century modifications, and recent<sup>55</sup> demolition of half of the complex. By comparing early and recent site plans it appears that the yards have been modified twice.



Figure 34 Interior of a typical yard

Source: EMAA 2022 (6972)

An earlier site plan of c1867<sup>56</sup> shows six larger yards attached to the former chapel. A subsequent configuration (base plan for Figure 35) was of seven yards open to the sky; five of the yards are shown with shelter sheds and sanitary facilities, two remaining smaller yards are shown with grills over.

A number of changes since are evident by comparing evolution of plans and the fabric include:

- demolition of half the yards;
- division of two larger remaining yards each into two yards; and
- blocking up (with sandstone) of southeast opening to yard and opening to the sky, and opening up of other end.

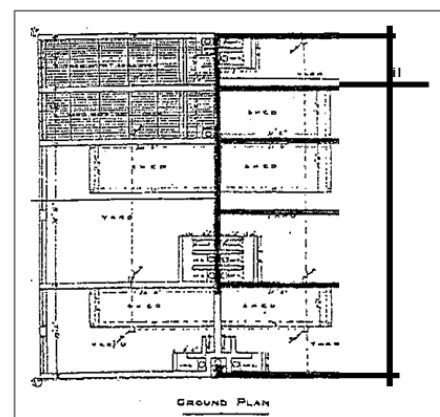


Figure 35 Floor plan of the Special Yards based on an early plan c. 1925.

Source: DPWS Plan Room NO PC321/1.

<sup>55</sup> PC 321/222- DPW&S Plan Room

<sup>56</sup> PC 321/43- DPW&S Plan Roan



The current remaining yards are those shown in solid outline in Figure 35. The toilet walls and integral bench probably post-dates 1925.

#### 4.1.10 Eastern Extension (Demolitions and Alterations)

A report by Annable and Kerr<sup>57</sup> analyses in detail the history of the Eastern Extension of the Gaol. For further detail refer to that report.

The Eastern Extension was planned and replanned a number of times, one scheme semi-completed before being radically changed. The primary example of *this* is that 'C wing', originally intended, and built, to have cells on the ground floor and a hospital, attendant's room and work-room on the upper level was modified to provide cells on two levels. To achieve this, windows on the upper level were blocked in, the staircase relocated and galleries added. The fate of the near completed female warder's quarters (re unroofed structure is not known. However from earlier plans it seems that two isolation cells were erected in their place. A wall dividing the Eastern Extension into two equal lots was under construction c.1897 (Figure 17).



**Figure 36 View of the Eastern Extension. Shows the new Yards in the foreground and the cell block behind.**

Source: EMA 2022 (7020)

However, the 1925 plan (Figure 18) notes that the footings only for this wall were built, therefore indicating that they were evident in 1925. It is also interesting to note that a plan dated 1888<sup>58</sup> and contained in the Annable and Kerr report, proposed this wall with two smaller buildings (a hospital and laundry) to the north-east, and a new large cell range integral to the south-west of similar proportion to those of the central gaol area. With the exception of the wall, this design seems not to have been commenced. The Eastern Extension appears to have remained substantially as completed c.1899 (refer Figure 18) until the 1960s, having evolved to contain three major buildings:

- C wing-Two storey stone cell block (hipped roof) and separate isolation cells
- Stone Cutter's Shed - Long open sided structure hipped roofed.
- Workshops -Two storey stone building with cantilevered verandah to north-west.

The Annable and Kerr report was prepared as an assessment of the proposed 1991 alterations and additions, which were subsequently carried but. This major upgrade was the most significant change to the Eastern Extension this century, which resulted in the current configuration (Figure 38) The site prior to the 1991 work is shown in Figure 37.

The 1991 work is summarised as follows:

- Demolition of the c.1975 Industries building (Tailors).<sup>59</sup>
- Construction of Cell Block (Asset No. 018).
- Demolition of the structures, minor elements and yard south-west of 'C wing'.
- Construction of Exercise Yards (Asset No. 017).
- Construction of the Visitors Processing Centre (Asset No. 036) between the wall of the Eastern Extension and John Street, and new carpark.
- Construction of the contact and non-contacts Visiting Facility (Asset No. 020) within the structure of the former Stone Cutter's Shed.
- New stair to upper level of Workshop Building (Asset No. 019).
- Fencing of open spaces.

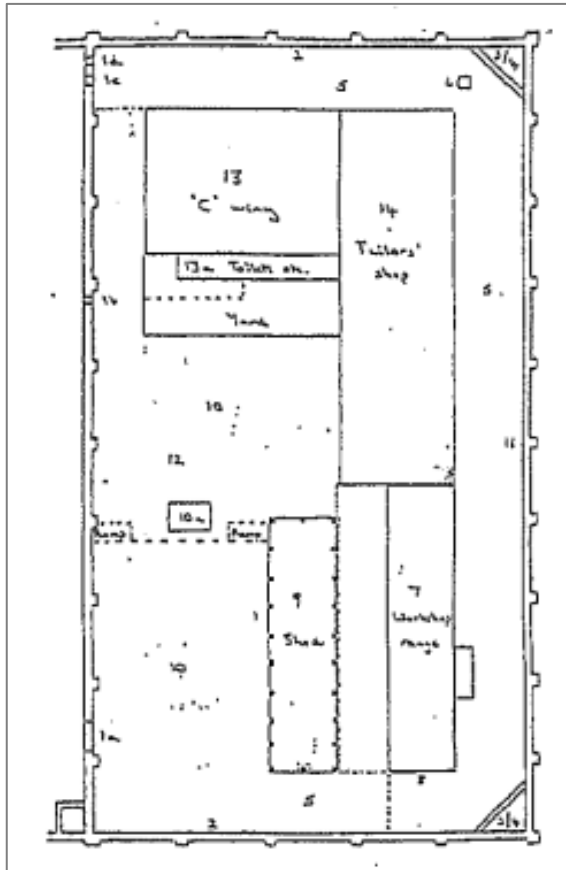
<sup>57</sup> Annable, R, and Kerr, J.S., 1991

<sup>58</sup> Ibid.

<sup>59</sup> The 1975 Industries building was built of concrete block work with metal deck roof and was located between 'C wing' and the Workshops. An earlier Industries building was constructed in the 1960s in this location. It was destroyed by fire during prison disturbances in 1975. (Annable and Kerr, p22)

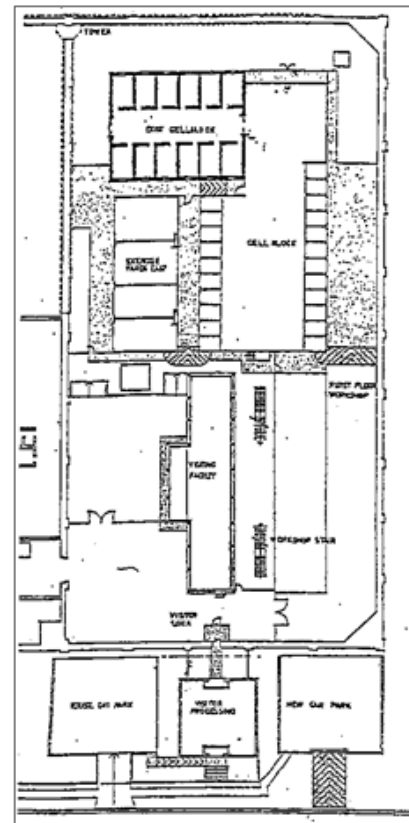






**Figure 37** Location plan of structures in the Eastern Extension. Diagram prepared for the assessment of the site before 1991 works.

*Source: Annable and Kerr JC 1991 fig 4*



**Figure 38** Proposed work 1991 (as completed) for the Eastern Extension.

*DPWS Plan Room NO PC321/270*

The report by Annable and Kerr contains a detailed analysis of the buildings and other elements of the Eastern Extension. For more detailed information to the Workshop, Stonecutters' Shelter Shed and 'C wing' refer to the 1991 Annable and Kerr report.



#### 4.1.11 Walls and Towers

##### WALLS



**Figure 39: Constructing the Gaol**

*Source: Murray Wood, pers comm.*

The walls of the gaol display evidence of changes to the Gaol over the years. The most noticeable alteration to the walls is that the stone has been rendered almost entirely on the inside and the outside. This detracts from the visual quality of the Gaol, however, it is evident from photographs dating back to 1899 that the walls even then were suffering from the effects of weathering. As noted above it is possible that the walls were constructed of East Maitland stone, before it was found to be inferior and Ravensfield stone subsequently used for the second phase of construction.

There are a number of holes in the walls relating to new buildings or new circulation patterns within the Gaol. A number of smaller features associated with the use of these are attached to or marked on the walls. These are of some significance and generally increase the understanding of changes in use at the Gaol.

##### TOWERS

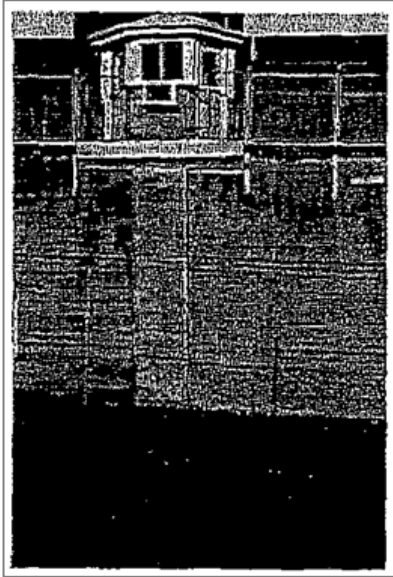
There are currently six octagonal towers on the perimeter walls. None of the tower buildings (above the wall coping) are the original structures. All towers are entered by an external door in the gaol wall. The site plan dated 1850 doesn't indicate any towers. An inspection of the fabric shows that the tower base structures were added after construction of the main walls. A site plan dated 1899<sup>60</sup> is the earliest evidence of towers at the gaol, and it shows two square towers (the north and south corners of the central gaol) and three tower octagonal towers.<sup>61</sup> The west tower of the central gaol is octagonal, the access stair rising through the triangular form at the corner (Figure 36). The east and south towers of the Eastern Extension are both octagonal. According to the site plans the sixth tower was added in 1991<sup>62</sup> (Figure 40).

<sup>60</sup> Annable & Kerr, 1991, Plate 2

<sup>61</sup> The base to these towers has been created by a later wall, forming a triangle in plan in the corner.

<sup>62</sup> PC 321/235- DPW&S Plan Room





**Figure 40** East tower of central gaol.



**Figure 41** Detail photograph of the same tower as in Figure 40 East tower of central gaol.



**Figure 42** Interior photograph of the early timber stair inside a triangular tower.

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

The concrete block towers lead to modern catwalks, built in the 1980s, with mesh floors and curved roofs attached to the top of the walls (Figure 41). The 19th century photographs indicate that the original towers were of stone construction and that the walkways originally extended as far as the flat coping stones of the walls (i.e., providing the walking surface), and had iron handrails. The remainder of the wall copings are curved. The original catwalks were extended by an earlier of the current design. This earlier catwalk was also perched over the walls, with a timber floor deck and had no roof.

Despite the poor aesthetic quality of the recent towers and covered walkways, they are significant as contemporary structures indicating the continued use of surveillance for security at the gaol from the 19<sup>th</sup> century to the end of the 20<sup>th</sup> century.

#### 4.1.12 Security

As a Gaol in continuous use over 150 years, security measures at Maitland Gaol from many phases are evident. There are a number of layers of security methods and a variety of technologies. Originally, the walls, watch towers and entry gates in combination with staff would have been the extent of security.

The traditional means of security were compromised. In addition, wire mesh fences, controlling movement of prisoners and visitors in the open spaces of the gaol, closed circuit TV monitor systems, infra-red beams and razor wire around the perimeter of the gaol at a high level were employed to a high degree. The staff carried a remote monitor which indicate the to the central TV where they were at any time in the gaol. The gates and doors to each section building or room/cell of the Gaol were all padlocked. The watch towers were occupied by staff with guns. Windows and doors had external grilles of varying types and ages. These means of security at Maitland Gaol are of considerable significance in their range and variety and cumulative approach being evidence of the evolution of Gaol security.

It is worth noting that the 'layer' of security means described above were a direct result of reduction in staff numbers at the Gaol and were introduced largely in the last 10 years of the operation as a correctional institution to enable a smaller number of staff to operate the Gaol. Prison staff are known to have been concerned about security at the Gaol in those years.



#### 4.1.13 Police Properties

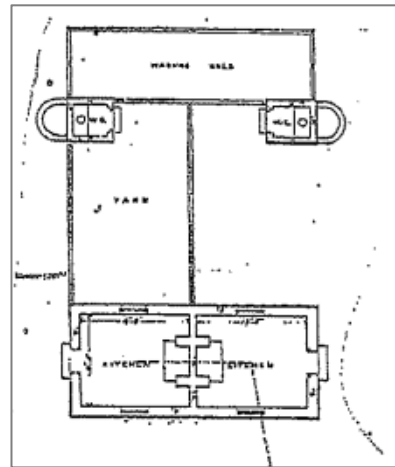
##### POLICE BARRACKS

The Barracks is similar in design to several others in the Hunter Region and probably elsewhere. While a standard design was employed for the main Barracks buildings which were constructed in the 1870s and 1880s. Architecturally similar Mounted Police Barracks were constructed at Wallsend, Morpeth, Newcastle and East Maitland. The Newcastle building has been demolished. The Morpeth Barracks building is larger than the one at East Maitland but is otherwise comparable. The Wallsend building is the smallest.<sup>63</sup>

As the base for mounted police with regional responsibilities, the East Maitland barracks has special significance. Active in the more remote areas, particularly in the pursuit of stock thieves, the mounted police played a vital role in law enforcement in Northern New South Wales. According to O'Sullivan, "the last great operation of the mounted police in New. South Wales" was the hunt for the Governor brothers and Jacky Underwood, the serial murderers of the turn of the century.<sup>64</sup>

Underwood was captured, though not by the police, at Singleton and there is no doubt about the involvement of the East Maitland mounted police in the hunt.

The buildings of the former Mounted Police Barracks precinct appear to remain relatively unaltered. The context of the former Kitchen block and the two toilet structures has been compromised to some degree by the loss of the walls of the washing shed and yard linking them, and the introduction of a small brick structure.



**Figure 43 Plan of Kitchen Block and the two toilet structures. Note washing shed behind the toilets and a yard linking the Kitchen with the shed.**

*Source: DPWS Plan Room PC321/16, undated c1925.*

#### 4.1.14 Social Value

In addition to discussions with warders during site visits, preliminary consideration by survey of the current social value of Maitland Gaol was undertaken in December 1997.<sup>65</sup> The following conclusions are made. Former staff (warders, teachers and ministers of religion) and close residents "were contacted and their views were sought. No inmates were consulted directly in this process. Group community consultation and undertaking of oral histories before full closure and reuse of the gaol would provide a more developed understanding of the social value of the gaol.

##### FORMER GAOL EMPLOYEES

The warders are generally understood to hold a relatively high view of Maitland Gaol as a Gaol .to work at by comparison with others in NSW. During site visits to the Gaol, warders claimed significant numbers of staff with long standing association at the gaol (up to 26 years). Reasons stated included that the high level of security due to the design at the Gaol make it a safe place for warders to work. While having a history of maximum level security prisoners, there are said to have been few escapes, compared with other more recent gaols. It was one warder's view that those imprisoned for serious crimes, preferred Maitland Gaol to other gaols due to the high level of internal security; the historic design of the Gaol making it a 'safe gaol' in relation to inmate conflict.<sup>66</sup> This view is supported in the

<sup>63</sup> Summary of discussion (1998) with John Carr, Heritage Architect, DPWS Hunter Region. Further research on the history and development of Police Barracks in the Hunter and NSW would be useful in further understanding the significance of the Barracks complex at East Maitland.

<sup>64</sup> O'Sullivan, J., Mounted Police in New South Wales, Adelaide, 1979, p.139

<sup>65</sup> O'Sullivan, J., Mounted Police in New South Wales, Adelaide, 1979, p.139

<sup>66</sup> Turner, J.W., Preliminary Statement of Social Significance, Dec 1997.



results of the survey by Turner.<sup>67</sup> However, the same warder stated that those imprisoned for less serious crimes felt the place had "nothing to do" relative to other gaols in NSW.

#### **MAITLAND RESIDENTS NEARBY THE GAOL**

It appears that residents of the gaol precinct were not affected by the potential danger of escapee behaviour and there is little evidence that the prison was a symbol of fear in the community. This accords with the results of surveys in 1991, "*that the effects of a prison are greater on an urban area such as Parramatta than on a rural centre such as Goulburn, and that much greater benefits are seen in rural areas, particularly in terms of employment.*"<sup>68</sup>

Thus the conclusion of the Planning Workshop report on the impact of an extension of Maitland Gaol in 1991 quotes a survey into the Parklea Prison which tends to confirm the present preliminary enquiry into the social significance of Maitland Gaol. "*In short, there appears to be only one issue which causes any concern within the surrounding community. This is safety and security, either personal or property. Where concern is expressed, little objective reality can be attached to the threat.*"

In reality, the survey results show that very few local residents lived in constant fear. The vast majority thought about the fact that they live near a prison only occasionally (22.4%), rarely (21.8%) or never think about it at all (48.3%).<sup>69</sup>

#### **MAITLAND COMMUNITY GENERALLY**

There can be no doubt that the Maitland community was well aware of the economic value of the gaol to the district. At a time of high unemployment late in the 20<sup>th</sup> century the closure of a large state-funded institution which had provided secure employment over one and a half centuries was a matter of concern. This concern appears to have over-ridden the less satisfactory aspects of the type of work involved. The indirect employment opportunities (service related) that the Gaol provided to the community were also highly valued.

It is also clear that the Maitlanders were strongly aware of the historical importance of the Gaol. This seems to go hand-in-hand with a conviction that the gaol complex should be preserved and exploited for its educational/tourist potential, a decision that has been put in to effect in the current use of the Gaol.

#### *The Prison and the Town*

The gaol's importance as one of the group of government buildings in the vicinity associated with law and order (Gaol, Court House, Police Lockup, Mounted Police Barracks) has been prominently noted in previous heritage assessments, as has the axial vista along William Street. It is also relevant to note that the town of East Maitland has grown as a government town with West Maitland (now called simply Maitland) serving as the commercial centre. The gaol is intrinsically woven into the urban fabric and has become accepted as such by the population. The attachment of the local community to the gaol as a functioning and important component of the town's economy, initially as a functioning Gaol and now as a major tourist site, as well as a part of its history, is evidenced by the concern raised by its proposed closure.

#### **4.1.15 Axial Siting**

Some admiration has been expressed about the siting of the Gaol on its ridge at the northern end of the axis deliberately created in the town plan for (East) Maitland by Assistant Surveyor G.B White under the supervision of the Surveyor-General, Sir Thomas Mitchell. Of the intention to create the William Street axis with a park at one end, a church in the centre and a courthouse and gaol reserve at the other end, a high degree is still evident in the landscape today. The elements that were carried through were the construction of the Court House and Gaol at the northern end of the axis and the development of William Street as a gracious double-carriageway boulevard with a double line of majestic Fig trees down the broad, grassed central spine.

The Gaol was erected behind the Court House (Figure 44), reinforcing the sense of a legal precinct. Like a big stick held behind the Court's back with the blunt end just visible, the Gaol reminded viewers,

<sup>67</sup> This view is supported in the results of the 1997 survey by J. W. Turner

<sup>68</sup> *ibid*, p2

<sup>69</sup> "Maitland Gaol- Category A1 Upgrade Statement of Environmental Effects", Planning Workshop, 1991, p.17

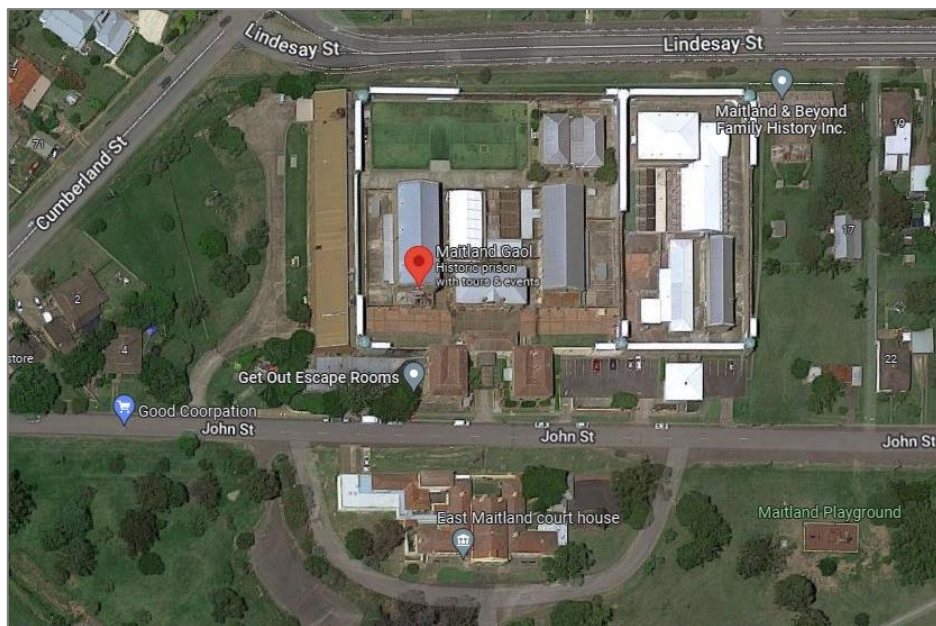




that punishment awaited those who transgressed the law. Subsequently, the Church of St. Peters was built near the southern end of the axis, but off centre. It is scarcely visible from the Gaol.

Regrettably, however, a combination of events conspired to dilute the full realisation of this plan that unless one was briefed on it in advance, it is barely legible today: To begin with, although the area was laid out as a government centre, it failed to develop fully as a township. Commercial and other factors caused the development of the town to occur about a mile to the west, on the edge of the Hunter River. This meant that many of the civic buildings that were anticipated to be built along the William Street axis in what is of the boulevard.

Although the Court House was sited at the northern head of the grand axis, its presentation today has been spoiled by the insensitive location of a car park and a miscellany of associated native plantings on the western front of it. These, together with the crooked angle of the railway footbridge create the impression that the Court House is off-centre, aligned with the western carriageway of the grand axis now East Maitland, were not erected there. Accordingly, failed to gain the massing of substantial, dignified civic elements intended for it. Instead, it is lined by ordinary dwellings of little if any aesthetic merit, too small in scale for the grand axis.



**Figure 44 Aerial photograph looking northeast.**

The Gaol is located behind the Court House and the latter's surrounding parkland. Note the asymmetry created by the carpark on the left front of the Court House and the relationship between the Gaol, the Court House, the railway line and William Street (bottom centre).

*Source: Google Maps accessed 1 November 2022*

However, an aerial photo (Figure 44) does not bear this out. The aerial photographs (Figure 44) also makes it clear that the original twin buildings on either side of the entrance to the Gaol (the Governor's and Lieutenant Governor's quarters) were very precisely sited behind the Court House, and would have read from William St. as rear 'wings' to the Court House before the latter was laterally extended to the east

Second, when the railway was constructed later in the century, the railway line cut directly across this axis, preventing pedestrian and vehicular traffic from proceeding directly up the hill to the Court House. Even the later construction of a wood and steel footbridge across the railway line was clumsily done, the aerial photo showing it being off-centre and lacking any aesthetic qualities. It also spoiled the vista between William St and the Court House and Gaol on the rising spur behind it.

Third, the main highway between Newcastle and Maitland now bisects this boulevard, further diluting the legibility of the intended axial vista.



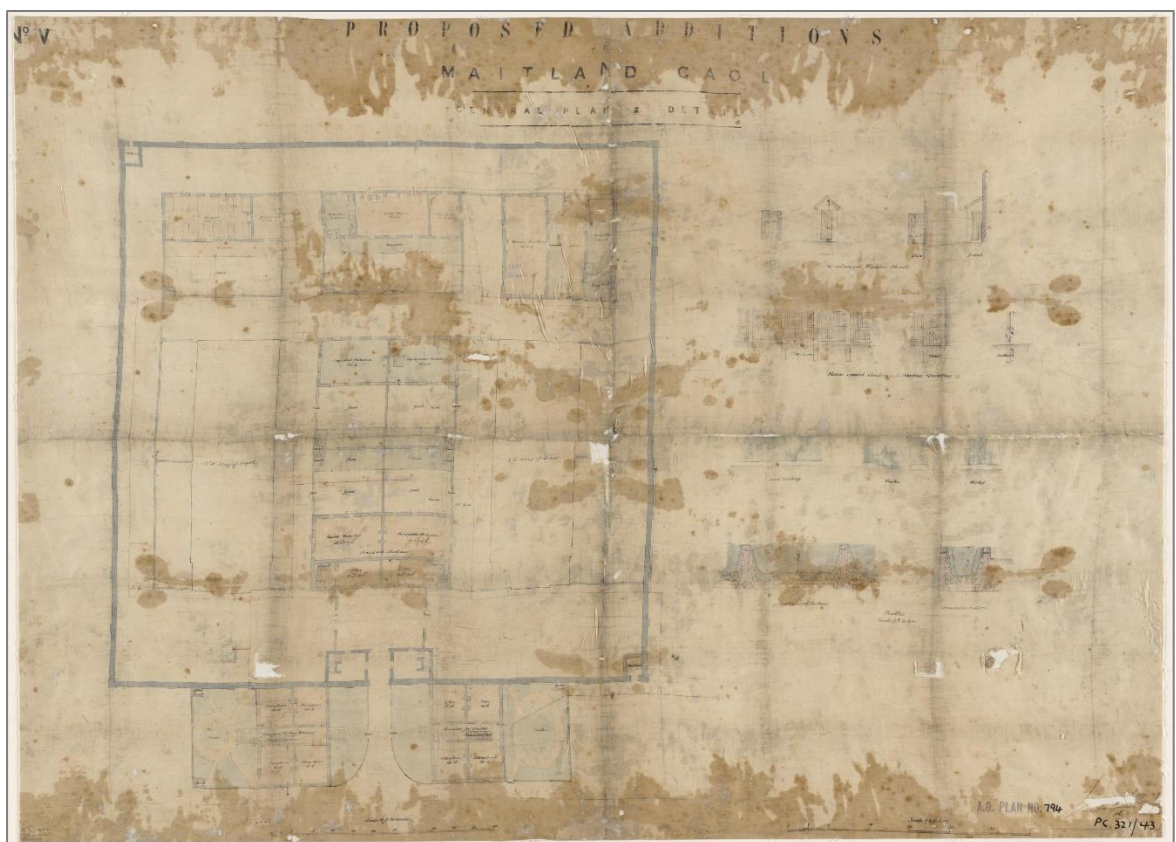


Fourth, although a pleasant park was developed around the Court House to provide an attractive setting for it, the western portion was spoiled by the installation of the above-mentioned carpark and its screen planting. Not only was this a clumsy 1970s intrusion into a late 19th century urban park; it also created a curiously lopsided effect, because the remainder of the planting on the eastern side is very thin (refer Figure 44)

As a result of all this, the Gaol is scarcely visible from along William Street, its main entrance being screened by the (expanded) Court House and its associated plantings. It only rises to prominence when viewed from the distant spur, Stockade Hill, at the far southern end of the axis. All in all, therefore, it adds up to an unfortunate, continuing failure by a range of government agencies to grasp the intention of the original town plant. Cumulatively and over time a series of small, thoughtless actions have detracted from its intention and realisation.

#### 4.1.16 Landscaping of the Gaol site

There is little information about the development of the grounds within the study area, and few plans or maps showing the details of plantings, either within or outside the Gaol.



**Figure 45 Landscape Concept Plan for Governor’s Building**

SANSW NRS-21332-3-3 PC321/43





**Figure 46 Gardens outside Gaol c 1940**

*Source: Athel D'Ombain, University of Newcastle Special Collections.*



**Figure 47 Gardens outside Gaol**

*Source: Maitland Photographic Collection, Department of Corrective Services*



### WITHIN THE WALLS

An early photograph, c.1897 (Figure 48) shows a small square of shrubs just inside and to the west of the main entry gate of the Gaol. They appear to be ornamentals, or possibly tall herbs. Today, however, there is nothing of landscape interest within the Gaol itself. Instead, one has to go beyond the Gaol walls to identify such elements.

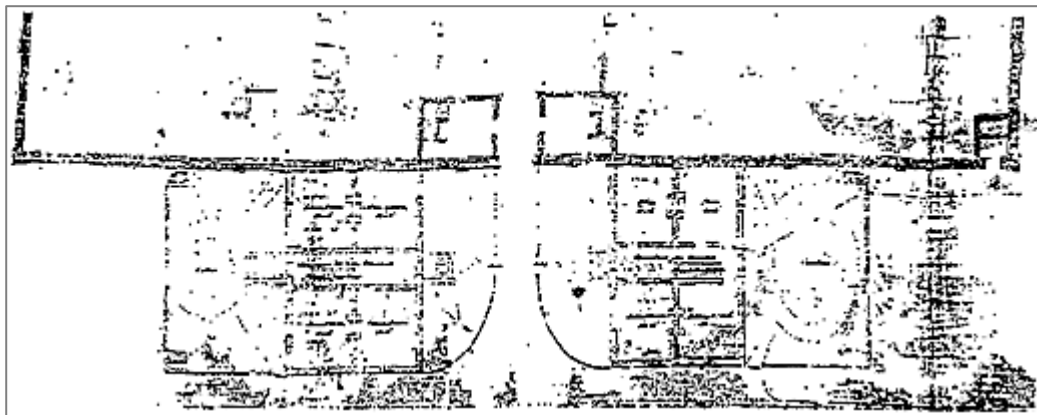
In the space between the Gaol walls and the road, an early plan dated c1867 (Figure 49) shows the dotted outline of formal gardens to the east and to the east and to the west of the two official residences. It is not known however whether these gardens were actually constructed according to that flavour. The Internal garden provided food for inmates and c1900, was moved outside of the wall.

A subsequent plan c1885 (Figure 50) shows the spatial outline of the two garden yards but no layout or planting information. It indicates a feature in the centre of the garden yard of the Governor's Residence, which would appear from the photograph, dated c.1897, to be a well and a water pump in the centre. Note that the garden yard had already been paved over, the only planting being ivy which half covers the back wall. At the time of writing nothing further is known about these gardens from the documentation.



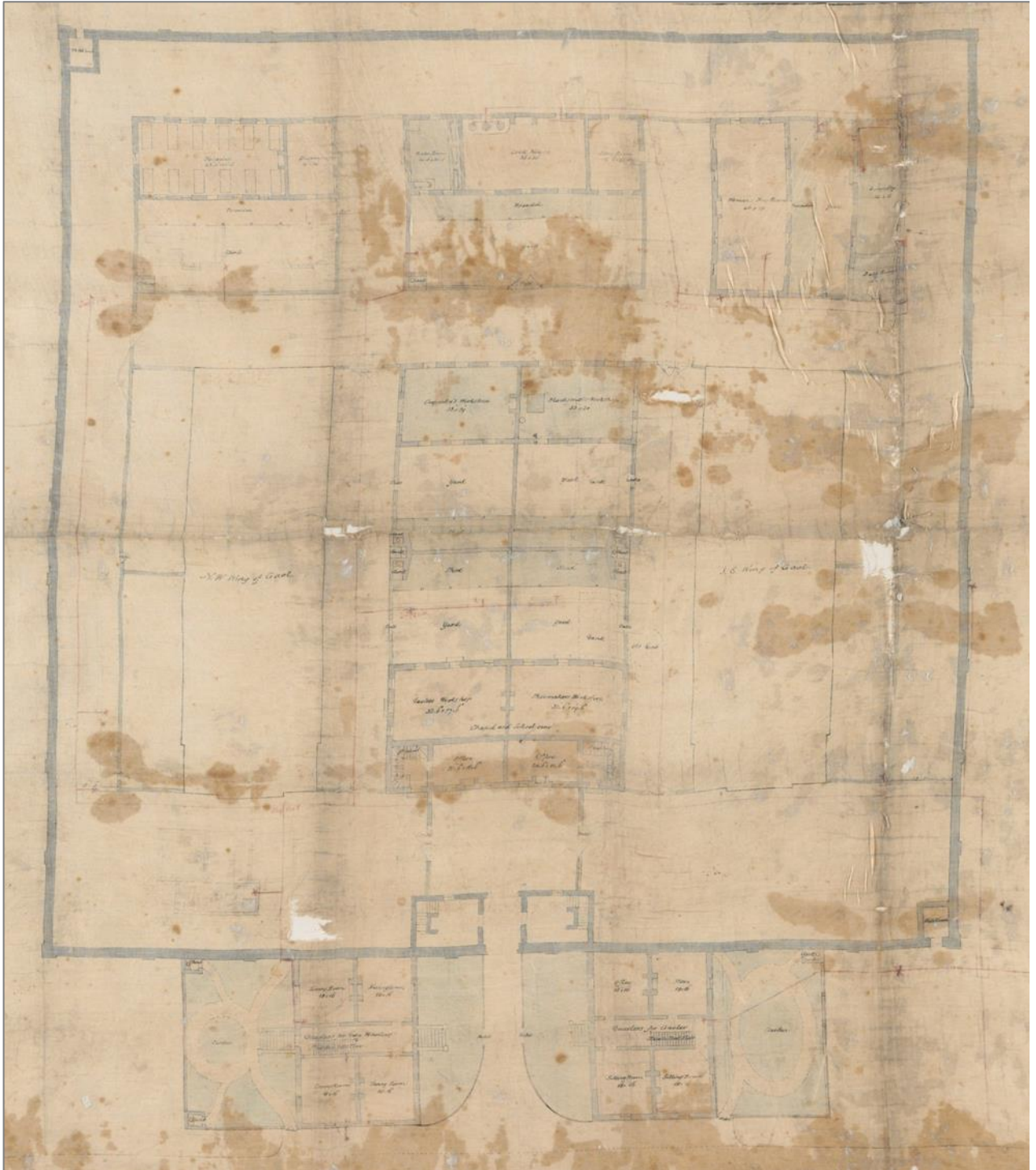
**Figure 48. A small garden (centre) is visible beside the Entry Gate and at the back of the Lieutenant Governor's Quarters, c1897.**

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*



**Figure 49 An early plan of the Gaol, c1867. This plan shows, at the bottom – in dotted outline – the layout of the gardens on each side of the two residences.**

*Source: DPWS Plan Room PC321/43*



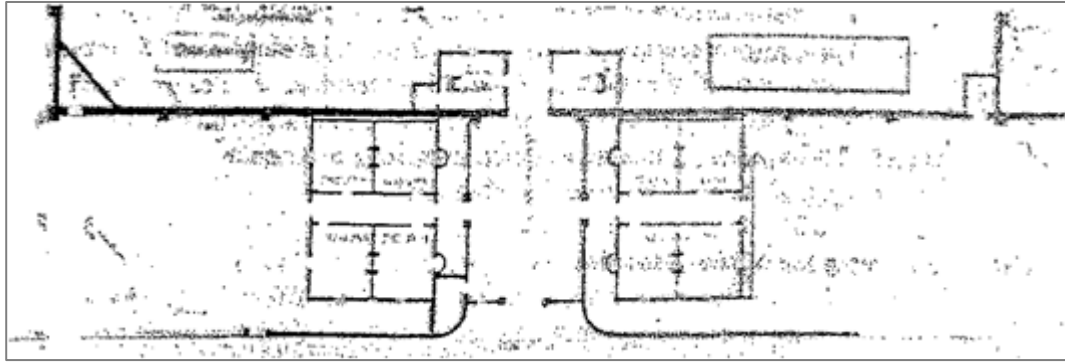
**Figure 38 An early plan of the Gaol, c1867. This plan shows, at the bottom – in dotted outline – the layout of the gardens on each side of the two residences.**

Note: These gardens do not appear to have been built.

Source: *DPWS Plan Room PC321/43*



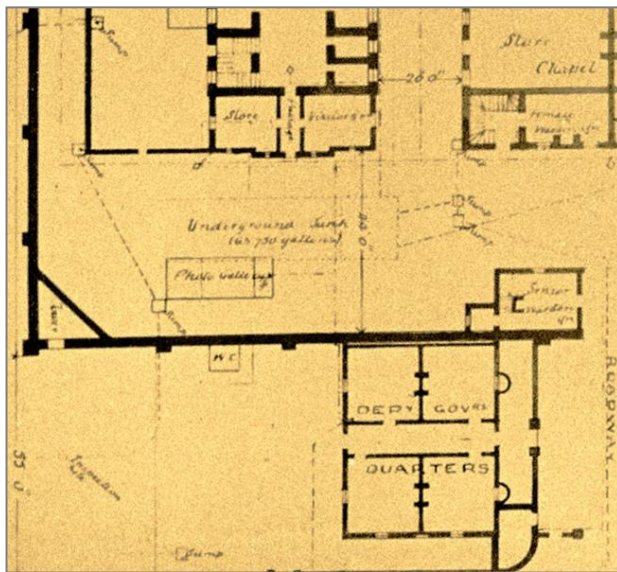




**Figure 50** A later plan of the Gaol, c1885 showing the garden yards.

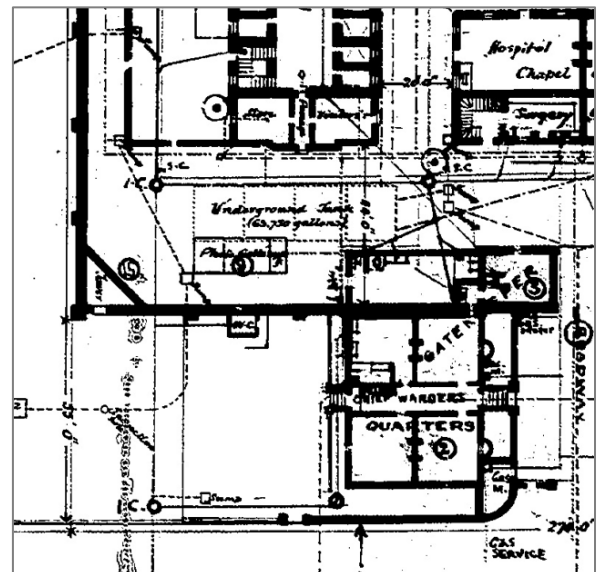
There is some doubt if they were ever built.

Source: DPWS Plan Room PC321/43



**Figure 51** Plan showing underground tanks

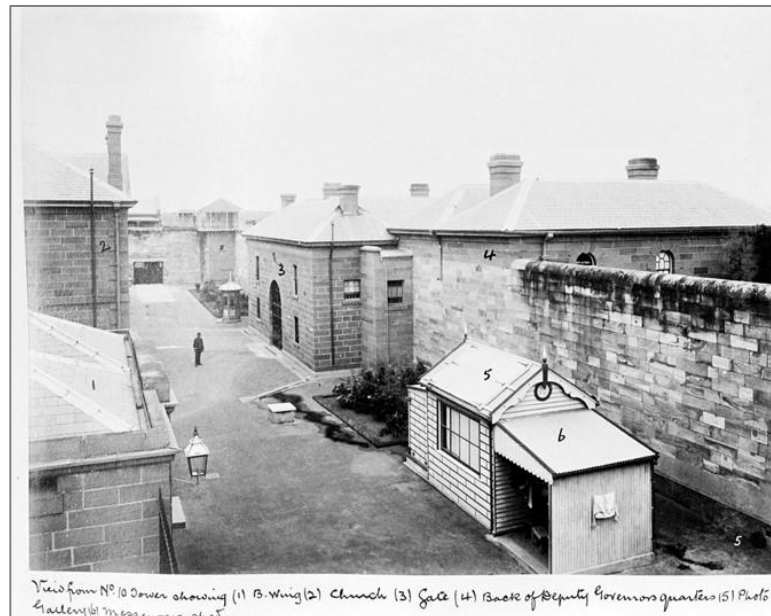
Source: Murray Wood, pers.comm.



**Figure 52** Plan showing underground tanks

Source: Murray Wood, pers.comm.





**Figure 53 View from No 10 Tower showing B Wing (1), Church (2), Gate (3), the Back of the Deputy Governor's Quarters (4), Photo Gallery (5) and Messengers Shed (6).**

Source: *Photographic Views of NSW Prisons, Department of Corrective Services.*

However, from early photographs<sup>70</sup> there are a few tantalising glimpses of dark shrubs, possibly Cypresses or Pines, which appear to be growing in or close to the two official gardens. There is a passing mention of them in the History (this report)- Late Nineteenth Century Developments: 'A graceful pine and other trees that have been an ornament to the locality' had been removed from the eastern sector of the block in '18.R3 when new buildings were located in what became known as the 'eastern extension'. (This went as far as the fence between the Police Quarters and the Gaol) Interestingly, a 1990 survey plan<sup>71</sup> showed that the space to the east of the Governor's quarters still contained the configuration of the original garden yard, with a brick wall on its eastern boundary. Garden beds were laid out around the perimeter, with a large area of lawn in the centre. A similar layout occurred on the eastern side of that wall, for about the same distance.

Unfortunately, however, all this was obliterated in 1990-1 when the bitumen car park was extended westwards as shown in the aerial photograph and remains so today. (Figure 44).

### EARLY PLANTINGS

The most obvious early plantings are the very tall Hoop Pines (*Araucaria cunninghamii*) which were planted as boundary and entry markers to the Gaol.

As these did not appear in the early photographs, it is assumed that they were not original plantings, but put in a little later, perhaps towards the turn of the century. Although, the one now remaining at the front entrance (there could have been a pair, originally) appears to be in good health, the other two remaining ones are in a poor state; the hoop pine in front of the former Police Station is unfortunately senescent and the Lindesay Street tree was struck by lightning a few years ago and is dead from 4 metres up Their location is shown on a 1990 Survey Plan.<sup>72</sup>



**Figure 54 The c1890 Hoop Pine near the former Deputy Governor's Residence, west of the main entrance to the Gaol.**

Source: EMA 2022 (7124)

<sup>70</sup> *ibid.*, Attachment 3, p.12

<sup>71</sup> Mayne-Wilson, W., Landscape Conservation Report on the Maitland Correctional Centre- Stage 2, September 1997, pp 8 & 9

<sup>72</sup> DOCS Survey Plan No. 9064



As the only remaining early plantings of the whole site, they have a moderate to high degree of heritage significance, as they reflect the late Victorian taste for monumental, sculptural plantings, especially for use as markers of important sites. A more precise estimate of their degree of significance could be determined, if supporting documentation was available.



**Figure 55 Hoop Pine to southeastern corner matches planting to Gaol and Anzac Park**

Source: *Photographic Views of NSW Prisons, Department of Corrective Services*

## **STREET FRONTAGES**

On the perimeter of the Gaol along Lindesay Street there are no plantings, apart from half a dozen street verge plantings of the lower species of Bottle Brush. The old ashlar sandstone wall near the western end of this street does, however, appear to have some heritage significance. Similarly, there are no plantings of heritage significance along the Cumberland St. verge boundary, with only a handful of *Melaleuca armillaris* scattered along it.

## **MAIN ENTRANCE TO THE GAOL – LEFT HAND SIDE**

The plantings of this area of the Gaol complex comprises four tree ferns (3 *Cyatheas* and 1 half dead *Dicksonia*) on the left-hand side of the main entrance, and one Cocos Palm and one Hibiscus on the right-hand side. None have any heritage or aesthetic value; their amenity value is slight.

### **4.1.17 Landscaping of areas associated with the Gaol**

#### ***Vegetable Gardens Outside Walls***

There is evidence of vegetable gardens outside the walls of the Gaol being worked by prisoners.

#### ***Former Police Barracks site***

The grounds of this area appear to have been considerably tidied up in recent times, and the white picket fence removed (it is currently stored). Apart from the two near- dead Hoop Pines (see above), there are no plantings of any heritage significance in this precinct. In the south-western corner is an old Cypress tree, possibly 50 years old. It may have been part of a pair, forming markers to a path or lane leading up to the Police Barracks, but the other has been gone for some years (it does not show in the 1993 aerial photograph – Figure 44). As no reference to it has so far appeared in the documents, it is not possible to attribute any particular significance to it. The same can be said of more recently planted Brush Boxes to the east of it, directly in front of the former East Maitland Police Station.



Within the grounds of the former Police Barracks are two Loquat trees and one Citrus tree, and an unidentified fruit tree of the Prunus family. None of these appears likely to have heritage significance. A driveway on the east of the site, leading from Lindesay St. to the former stables has been planted with Bottle Brushes, probably in the 1980s. These now constitute a pleasant avenue of some amenity but are of slight heritage significance. They also serve to soften the eastern edge of this precinct, and partly hide its paling boundary fence: Near the mouth of the driveway is one of the afore-mentioned heritage Hoop Pines, dead from about its knees up, but flourishing below that. Near it there are also 'one Judas Tree (Bauhinia) and one Jacaranda (directly behind it), near the failing boundary fence. These were probably planted earlier than the Bottle Brushes. They have some amenity value but are of slight heritage significance.



Figure 56 Newspaper article, *Maitland Mercury* 5 November 1938

Source: *Maitland Mercury* 05/11/1938



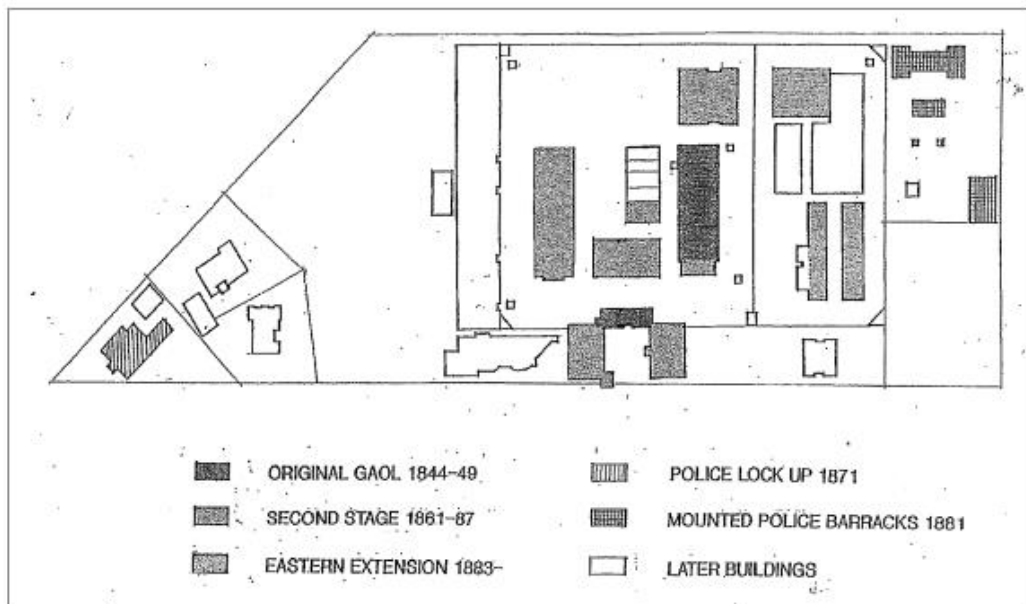


**The Memorial Garden**

The small memorial garden created in 1988 as a bicentennial project, the centre pieces of which is a small rock-walled pond and a tall flagpole. A plaque at the foot of the flagpole states:

*"This flag pole was erected as a bicentennial commemorative project to honour all those Governors/Superintendents and their staff who served under the from the time of proclamation of the Maitland Gaol".*

The plantings in this memorial park are a mixture of Hibiscus, Golden Book - Leaf Cypress, Cocos Palms, Purple Lantana, two Figs and Eucalypts. These reflect typical suburban front garden plantings of the period, probably drawn from those currently and cheaply available at the local nursery. The Rock Pond, now minus water but accumulating debris, is sensitively sited just upslope of 'l septic pit with a large, prominent, steel hatchcover. Linking this precinct with the front entrance are three tall, mature Peppermint Gums, their drooping narrow grey- green leaves contrasting against the dark Hoop Pine beyond it (**Error! Reference source not found.**). They appear to have been planted in the early 1970's, about the same time as the Eucalypt and Bottle Brush trees in the far north-west corner of the triangular reserve. They were probably planted to soften the brick walls of the Officers' Amenities Building erected at that time and, as a distinct amenity, should be retained. However, they have little or no heritage value, other than demonstrating common amenity planting practice of institutions in the 1970s.



**Figure 57 Maitland Correctional Centre & Police Properties Site Plan showing periods of development.**

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*



#### 4.1.18 Photographic Comparison of the Gaol using c1897 and 1998 Photographs



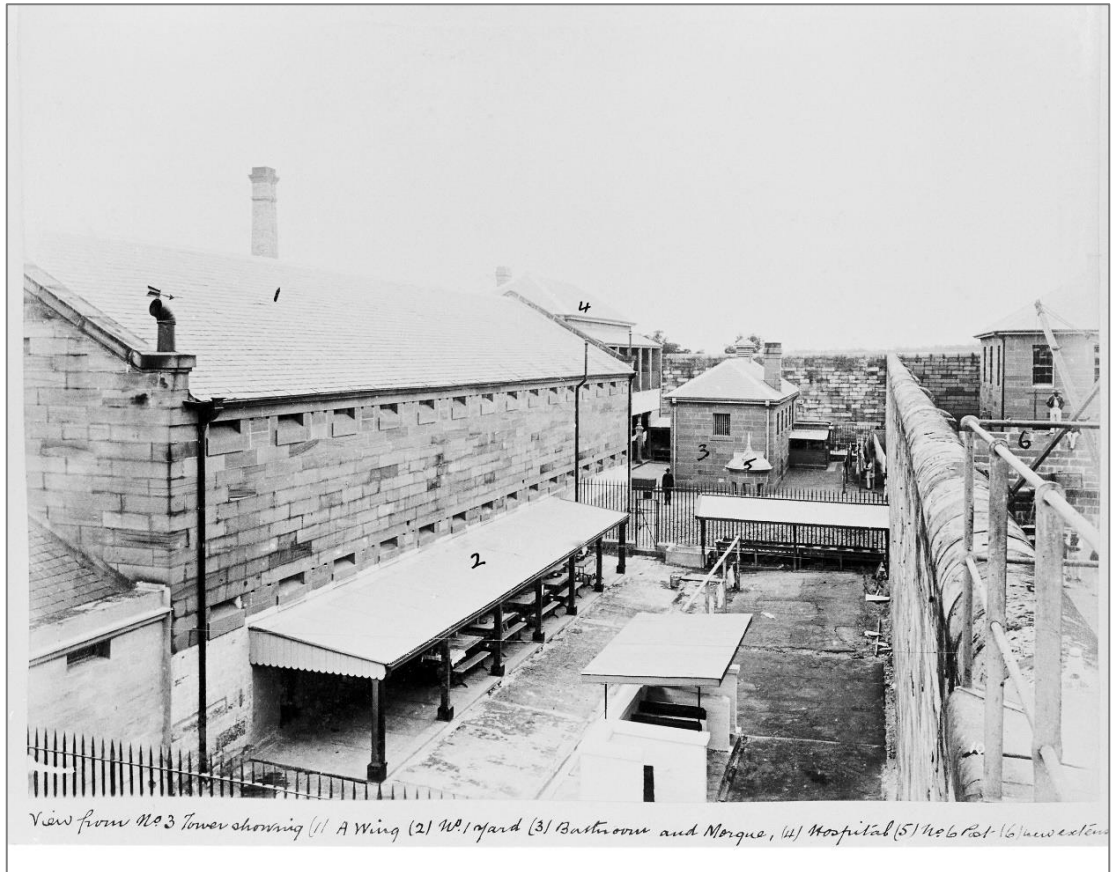
**Figure 58 View from North Tower looking towards Asset No's 013 and 009. This photograph clearly shows the two buildings: the Cookhouse (3) and the Female Surgery/Workroom buildings (4) that were demolished to provide an open area. The Bathroom and Hospital (2) have been modified to create the present Kitchen Block.**

*Source: Photographic Views of NSW Prisons, Department of Corrective Services*



**Figure 59 View looking north-east between Asset No's 005 and 009. This photograph shows an early configuration of the special yards, with the Cookhouse in the background. The wall of the closest yard in the c1897 photograph has been blocked in and an opening created on the north-western side. An infill wall at the end of this space and lightweight shelter-type structures built over this space detract from the appreciation of this area.**

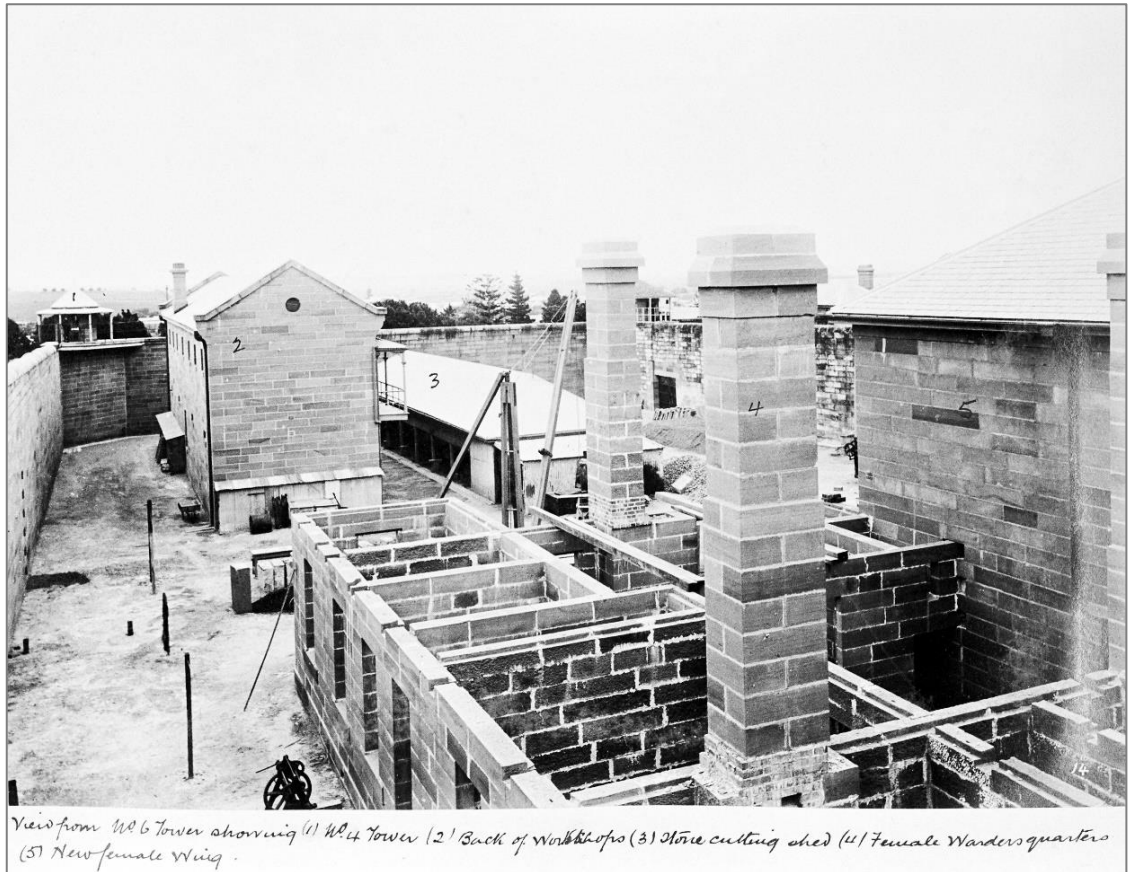
*Source: Photographic Views of NSW Prisons, Department of Corrective Services.*



**Figure 60 View from South Tower of central gaol complex looking north-east.**  
Asset No. 009 and in the distance Asset No. 013 when two separate buildings (Hospital and Bathroom/Morgue). The yard of Asset No. 009 shows little change from.

*Source: Photographic Views of NSW Prisons, Department of Corrective Services*

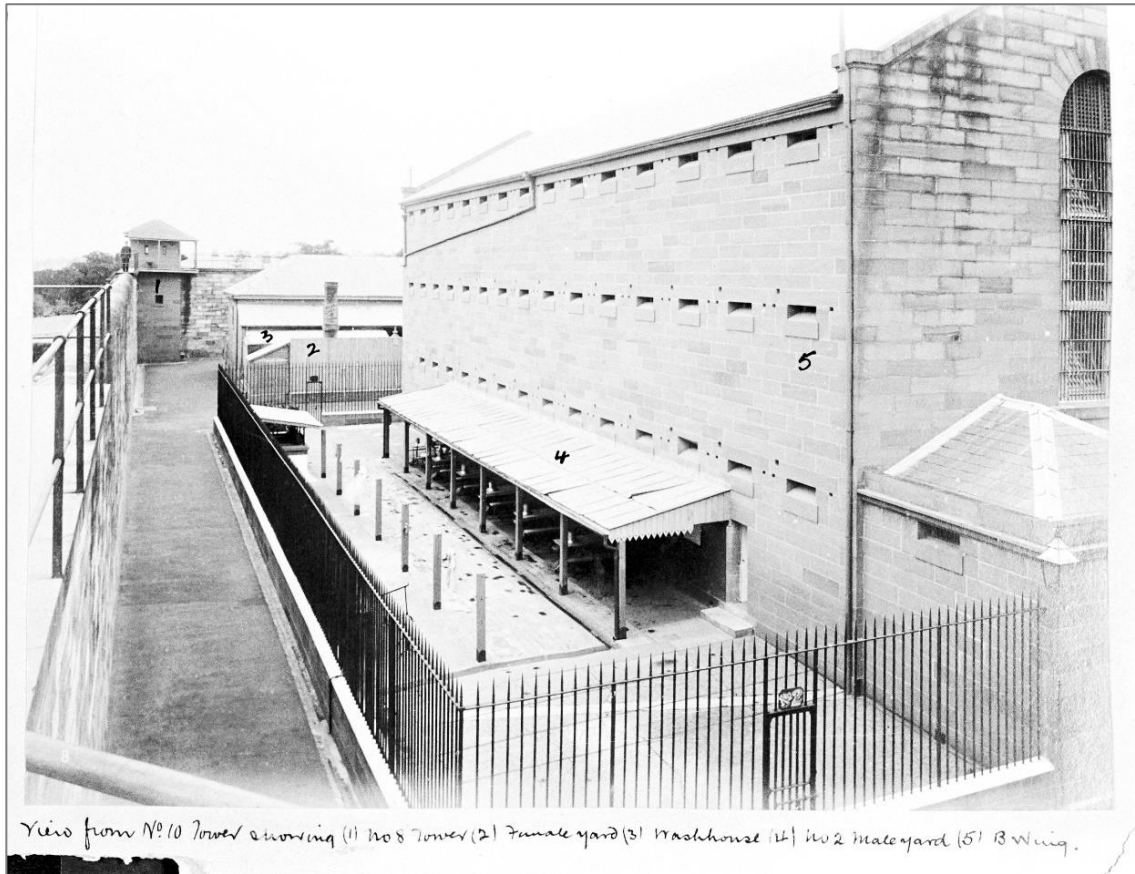




**Figure 61 View from East Tower, Eastern Extension looking towards Asset No 019 and 020.**

Asset No. 016 is on the right of the photographs. This photo shows the Female Warder's quarters under construction and the new female wing (Asset No. 016) to the right. The Warder's Quarters appears to have been demolished for the construction of the new offices post section of the eastern extension.

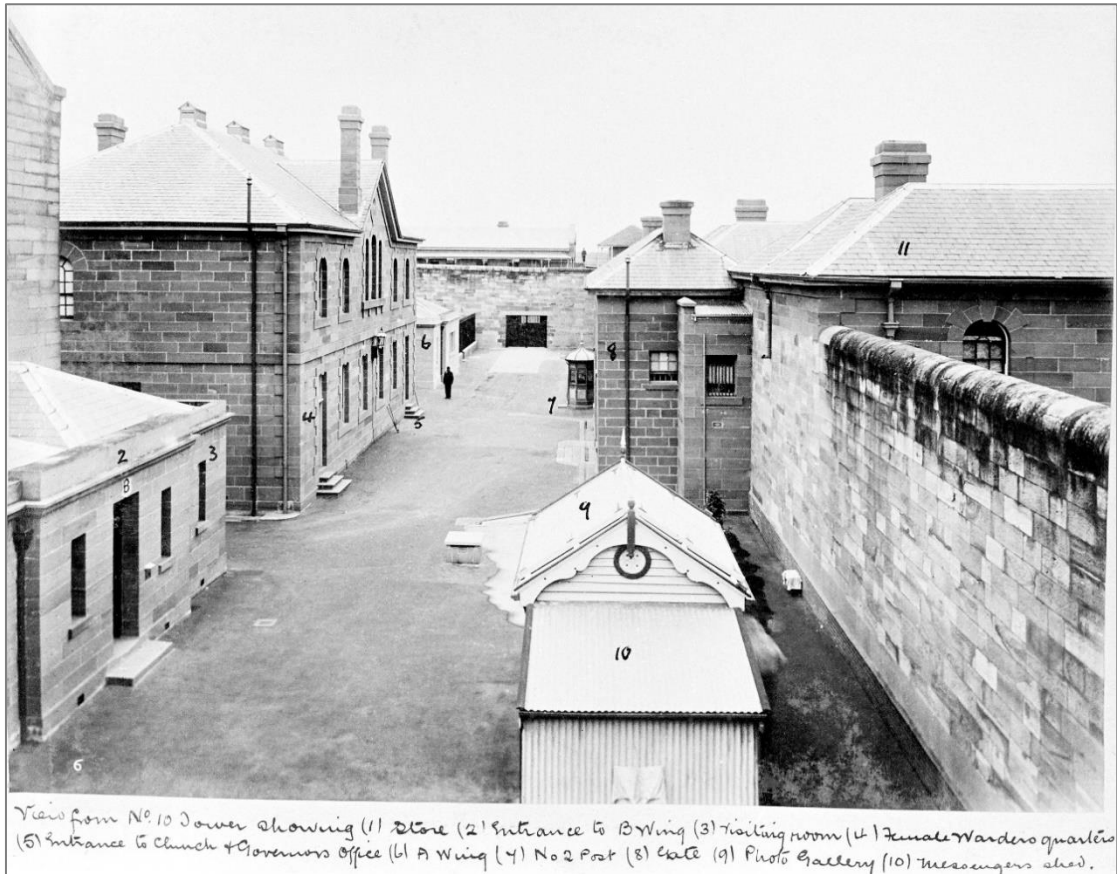
*Source: Photographic Views of NSW Prisons, Department of Corrective Services*



**Figure 62 View from West Tower of central gaol complex looking at yard of Asset No. 012.**

There is little change from c897 noting the Female Wing has been demolished. Changes in the yard include the posts to the lean-to shelter, paving which may have been concreted over and the location of the ablutions block.

*Source: Photographic Views of NSW Prisons, Department of Corrective Services*



**Figure 63 View from West Tower of central gaol complex looking south-east.**

This photo shows that the opening in the wall between the central gaol and the eastern extension has existed since before c1897. This dividing wall shows as unrendered. There is a decorative stone sentry box with a cupola roof to the south-east of the entry gate and a timber and corrugated iron building identified as the photo gallery and messengers shed in the foreground. The roofs of all major buildings in the complex appear to be slate in the c1897 photo. In the more recent photo, the gatehouse buildings have red tile roofs (some chimneys missing) and the major buildings within the walls are probably zincalume. The paving appears to be bitumen, while the present finish in this area is paving bricks. The entry steps to the building have been replaced with less sympathetic designs and chainmesh fences and razor wire features strongly in this area.

*Source: Photographic Views of NSW Prisons, Department of Corrective Services*





**Figure 64 View looking towards main entry of the gaol complex from John Street. Note the original gateposts with lamp over and current cage canopy concealing main arch of entrance way. The central building has been rendered on the street façade.**

*Source: Photographic Views of NSW Prisons, Department of Corrective Services*

## 4.2 Historic Themes <sup>73</sup>

The relevant Australian Historic Themes are:

- 4.1 Planning urban development
- 4.3 Developing institutions
- 7.6 Administering Australian
  - 7.6.3 Policing Australia
  - 7.6.4 Dispensing Justice
  - 7.6.5 Incarcerating People.

## 4.3 Comment

### 4.3.1 Maitland Gaol

Maitland Gaol is of considerable significance for the following reasons:

The first stage:

- Is the oldest structure in Australia that was continuously used as a gaol<sup>74</sup>.

<sup>73</sup> Masterplan

<sup>74</sup> <https://www.maitlandgaol.com.au/history/general-history/>





- Is a rare vestige from the first system of State prisons in NSW and is the oldest intact country gaol in NSW.
- 'A' Wing is the only surviving example from the "Inspectors' Gaols" designed by Mortimer Lewis and built in the 1830s and 40s. Contemporary wings at the Parramatta Female Factory, Port Phillip, Goulburn and Bathurst have been demolished.

The second stage:

- Is the first of the major gaol complexes completed under James Barnet as Colonial Architect. It provides evidence of the evolution in penal design between the first permanent buildings and the major country gaols at Bathurst and Goulburn.

The eastern extension:

- Demonstrates the importance of expanded provision for women and for industrial activities in the prison system during the 1880s.
- The whole gaol complex:
  - Demonstrates early status of the town of Maitland and its place in the growth of the Hunter Region.
  - Has associations from its long history of holding notorious criminals, as well as groups such as homosexuals and local unionists; and as the scene of famous escapes and hangings.
  - Provides evidence of changing penal attitudes and practices over the last 150 years.
  - Has a high status and perceived value in the local community as a landmark in the urban townscape and for the economic benefits it conferred as an operating correctional institution, and since its closure, as a museum and tourist centre.
- The historicity of the gaol is universally recognised by the community and preservation of the significant aspects of the Gaol is desired.
- As an active gaol it was valued by both warders and serious offenders as a 'safe gaol' affording to the immediate community, employees and inmates a relatively safe working and living environment. It continues to deliver valuable employment and cultural benefits to the local community.

The gaol in the context of East Maitland and Anzac Park:

- Is an important component of the group of nearby historic buildings known as the Justice Precinct of East Maitland, (Court House, Police Lockup and Mounted Police Barracks) associated with law and order.
- Is a highly visible architectural vestige of the early town plan for East Maitland, terminating an important axial vista along William Street. As such it is deliberately sited on the shoulder of a prominent ridge with a broad valley below it in which the majority of residents live.
- Has aesthetic value in the townscape for its architecture quality and skillful use of local stone.

#### 4.3.2 Police Properties

The police properties are of considerable significance for the following reasons:

The Former Mounted Police Barracks and Former Police Lockup:

- Provide evidence of the important role of the mounted police in the latter part of 19th century.
- Have associations with the hunt for notorious outlaws such as Jacky Underwood and the Governor Brothers.
- Are well built, of local materials and add to the coherent historic character of the Gaol! Court House group.
- Demonstrate the changes that have occurred in the police service over 120 years.



- Demonstrate a standard Police Lock-up design, extensively used in the Hunter Valley, in context of a Police and Gaol precinct.

#### 4.3.3 Landscape

Landscape elements of Maitland Gaol are of some to considerable significance as follows:

The former gardens (now built over or destroyed) of the former Governor and Lieutenant Governor Residences:

- The sites, or spatial configuration, of the former gardens of the residences once had *some significance*, reflecting 19th century practice in providing some softening amenity and privacy for the official's families resident at the gaols, and an opportunity to grow fresh flowers and vegetables.

The early plantings and garden design associated with the Gaol:

- The Hoop Pines on the western side of the main entrance, on the southern edge of the former East Maitland Police Station, and on the north-eastern edge of the Police Quarters Precinct have some to considerable significance arising from their aesthetic qualities as landscape and boundary markers for the Gao1 and from their social value in reflecting the preferences of public institutions for planting statuesque rainforest trees in their grounds and parklands during the decade or so leading up to Federation.
- Similar plantings are present in the parkland surrounding the Court House, on the other side of John Street, which help both to reinforce the landmark quality of the 'law and order' precinct on the ridge and to strengthen its visual impact as a definitive terminating element of the visual axis along William Street. Collectively, in this precinct, this group of late 19th century landmark plantings has *considerable cultural significance* for East Maitland.
- Vegetable gardens outside the walls.

#### 4.4 Statement of Significance

The following statement of significance is taken from the NSW State Heritage Register listing<sup>75</sup>:

*Maitland Gaol is of considerable significance because it is the oldest substantially intact country gaol in NSW. It is Australia's oldest structure in continuous use as a gaol. It is the only surviving example of the group of "Inspectors' Gaols" designed by the Colonial Architect in NSW and built during the 1840s. Together with the courthouse, it provides an elevated focal point at the north-west end of William Street, the grand axis of the 1829 town plan. In addition, Maitland Gaol was built of local stone and has a substantially homogenous character of a 19th century stone precinct. It is a showcase of stone, iron and timber work from the 1840s to the 1890s, much of it executed by local and prison artisans. (NSW Department of Corrective Services Heritage and Conservation Register, 1995)*

##### **Criteria a) Historical Significance**

*The First Stage: It is the oldest structure in Australia that has been continuously used as a gaol. It is a rare vestige from the first system of state prisons and is the oldest intact country gaol in NSW. 'A' Wing is the only surviving example from the 'Inspector's Gaols' designed by Mortimer Lewis and built in the 1830's and 1840's.*

*The Second Stage: Is the first of the major gaol complexes completed under James Barnet as colonial Architect.*

*The whole Gaol Complex: Demonstrates early status of the town of Maitland and its place in the growth of the Hunter Region.*

##### **Criteria c) Aesthetic/Technical Significance**

*Has a high status and provided perceived value in the local community as a landmark in the urban townscape.*

<sup>75</sup> <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012147>



**Criteria e) Research Potential**

*Provides evidence of changing penal attitudes and practices over the last 150 years.*

**4.5 Elements of Significance<sup>76</sup>**

Grading		Justification	Status
A	EXCEPTIONAL	Rare or outstanding element directly contributing to an item's local and State significance.	Fulfils criteria for local or State listing.
B	HIGH	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
C	MODERATE	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
D	LITTLE	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
I	INTRUSIVE	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

**4.6 Tolerance for Change**

Tolerance for change is applied to elements to identify the extent to which they retain and/or provide important evidence of the site's significance in their existing form, fabric, function and/or location.

Sensitivity for Change	Application to Maitland Gaol
<b>Low</b>	The key attribute (form, fabric, function and/or location) embodies the heritage significance of the component and its contribution to Lansdowne. It retains a high degree of intactness with only very minor alterations that do not detract from significance.  The key attribute should be retained and conserved through maintenance and restoration.
<b>Moderate</b>	The key attribute (form, fabric, function and/or location) only partly embodies the heritage significance of the component and the site or has been considerably modified.  The key attribute should be retained and conserved. There is greater opportunity for change with less adverse impact.
<b>High</b>	The key attribute (form, fabric, function and/or location) has little heritage significance to the component or the overall site and there is opportunity for change/adaptation.

<sup>76</sup> <https://www.heritage.nsw.gov.au/assets/Uploads/a-z-publications/m-o/assessing-heritage-significance.pdf> accessed 29 September 2022



4.7 Significance of Elements



Figure 65

Source: Masterplan p 24

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
001	Gatehouse – Central Building	B	B	B	Iron grill gates to gaol	C	M
					Sheet metal gates to driveway	D	H
					Modern iron cage to driveway	I	H
					Internal stair (up to first floor)	B	L
					Security and related services equipment	C	M
002	Gatehouse – Superintendent’s Office (former house of Lieutenant Governor)	B	B	B	Basement – fitout (gym, showers, etc.)	I	L
					Ground floor fitout (offices, toilets etc.)	D/I	L
					First floor fitout (offices)	D	L
					Internal staircase (up to first floor & down to basement)	B	H
					Entry stairs, ramps and cages	I	L





Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
003	Gatehouse – Deputy Roster Clerk Office (former house of Governor)	B	B	B	Basement – substantially intact	B	M
					Ground floor – fitout	I	H
					First floor – fitout	I	H
					Internal staircase (up to first floor & down to basement)	C	M
004	Gatehouse (entry guard room)	B	B	B		B	L
005	Internal Administration (former Chapel)	B	B/C	B	Internal stair up to former chapel	B	L
					Modern ceiling lining panels over timber boards	I	H
					Original timber ceiling boards	B	L
					Concrete floor	D	H
					Signage related to hospital/dispensary	C	M
					Demountable over yards connected to upper level	I	H
					Modern steel stair and security cage	I	H
					Modern steps, ramp and lift	I	H
					Exposed roof structure on upper level	B	L
					Coloured/painted glass window	C	L
					Office and kitchen fitout in building generally	D/I	H
					Partition walls in hospital area	I	H
Fixings reflective of the original joinery	C	M					
008	Sentry boxes	D	D	D	Original structure type, not original fabric	D	M
009	Wing cell range (two-storey 'A' Wing)	B	-	-	Central space: bridges, stone galleries, iron rails etc.	B	L
					Ceiling and roof structure	B	L
					Copper water tanks	C	M



Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					Wire grid over void between galleries	D/I	M
					Control room ground floor	B	L
					Control room upper floor	I	M
					Ground floor cage	D	H
					Original windows	B	L
					Stone stair	B	L
					Cell configuration	B	L
					Cell furniture and fittings (i.e., power boards)	C	M
					Cell WC and basin	C	M
					Metal cell doors (and door furniture)	B	L
					Steel cell grille doors (and door furniture)	B	L
					Officer escape route (manholes, ladder)	C	M
					Associated yard (base wall, fence, lean-to, toilets)	C	M
					Associated yard (small demountable structure)	I	H
010/011	Yards	C	C	C	Enclosure (walls, bars, roofing)	C	M
					Extended roofing	I	H
					Fixed furniture / facility fixtures	C	M
012	2-Wing cell range (three storey 'B' Wing)	B	B	B	Central space: bridges, stone galleries, iron rails etc.	B	L
					Ceiling and roof structure	B	L
					Copper water tanks	C	M
					Wire grid over void between galleries	D/I	M
					Control room ground floor	B	L
					Control room upper floor	D/I	M



Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					Stone stair	B	L
					Cell configuration	B	L
					Cell furniture and fittings (i.e., power boards)	C	M
					Cell WC and basin	C	M
					Timber cell doors (and door furniture)	B	L
					Steel cell grille doors (and door furniture)	B	L
					Associated yard (basewall, fence, lean-to, toilets)	C	M
					Associated yard (small demountable structure)	I	H
013	Kitchen block (cells above)	C	I	D	Demountable to NW of building	I	H
					Additions and alteration to form one building from two	D	M
					Kitchen finishes and fitout	D	M
					Cell configuration	D	M
					Cell furniture and fitting (i.e., shelves and power board)	D	M
					Cell WC and basin	D	M
014	Store	D	D	D	Machinery and other loose equipment items	C	H
					Fitout for offices, storage etc.	D/I	H
016	Wing cell range (two-storey 'C' Wing)	B	-	-	Central space: bridges, walkways, rails, etc.	B	L
					Ceiling and roof structure	B	L
					Wire grid over void between galleries	C	M
					Control room ground floor	B	L
					Control room upper floor	B	L
					Original windows	B	L
					Cell configuration	B	L



Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					Cell furniture and fittings (i.e., power boards)	B	L
					Cell WC and basin	B	L
					Metal cell doors	B	L
					Steel grille doors	B	L
017	Yards	D	D	D	Recent addition in context of gaol evolution	D	H
018	New Security Cell Block	D	D	D	Recent addition in context of gaol evolution	D	H
019	Gymnasium and Education (Maintenance)	B	B	B	Grills to arches on ground floor	C	M
					Solid infill walls to arches	I	H
					Airconditioning condenser unit on balcony	I	H
					Airconditioning duct	D/I	H
					Modern mechanical lift/hoist	D/I	H
					Original balcony structure (incl. decorative iron posts)	B	L
					Modern Stair to upper level	D	M
					Murals in upper level room	C	L
					Remains of forge	B	L
020	Contact and non-contact visits (originally open shelter shed)	B	B	Y	Post structure	B	L
					Roof structure	B	L
					Demountable sheds within the structure (reversible)	D/I	M
					Ramps etc. associated with sheds	D/I	M
021	Walls and Towers	B	B (towers D)	Towers D	Original walls	B	L
					Render over stone walls to main part of gaol	D	H
					Razorwire and other modern security elements	D/I	H
					Towers (all modern)	D/I	H





Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					Tower bases and staircases	B	L
					Modern catwalks on top of walls	D/I	H
					Various non-original openings in walls	C	M
022	Amenities extension	D/L	D/L	D/L	Recent addition	D/I	H
023	Demountable	I	I	I	Not original, intrusive in this context	I	H
026	Training (former Mounted Police Barracks)	B	B	B	Original	B	L
027	Training (former Barracks Kitchen)	B	B	B	Mostly original	B	L
028	Toilets for 'Training'	B	B	B	Mostly original	B	L
029	Small modern brick building	I	I	I	Not original, intrusive in this context	D	M
030	Former stable	B	B	B	Modified and toilet added	D	M
036	New visits building	D/L	D	D	Recent addition in context of gaol evolution	D	M

### External Spaces within Gaol

Details are included in Attachment 3.



## 5.0 OPPORTUNITIES AND CONSTRAINTS

### 5.1 Significance

This section outlines the requirements set down by legislation and those that arise from either the Statement of Significance or stakeholders who have an interest in the legislative control over the place. This will place certain constraints and opportunities on the place which are set down in the policies in Section 6. All work should be consistent with the Burra Charter.

Given the statement of significance, the following policy implications arise:

- the suitable setting should be conserved with constraints on locations, mass, materials and visual impact of future buildings or extensions;
- other non-building developments should be visually unobtrusive; and
- the key buildings should be conserved.

### 5.2 Statutory

The legislative requirements considered in this section relate to the:

#### 5.2.1 NSW Heritage Act

The building is on the State Heritage Register as Item 001296 dated 4 February 1999.

All proposed works, except those exempted as defined in the NSW Heritage office publication "Standard Exemptions for Works Requiring Heritage Council Approval",<sup>77</sup> (refer Attachment 5) should be referred to the NSW Heritage Office (usually through the Maitland City Council). However with the endorsement of a Conservation Management Plan there can be further exemptions provided they are consistent with the Conservation Management Plan.

#### 5.2.2 Maitland City Council

Maitland Gaol is included as a Heritage item (No 110 dated 2011) in the Maitland City Council Local Environmental Plan 2011<sup>78</sup>.

It is a requirement that the buildings and site are not demolished or altered, damaged or moved, excavated nearby or have building work done without the consent of Council. No work to the buildings or adjacent the buildings is to adversely affect the heritage significance of the place.

The Council should implement planning controls to protect the views as indicated above in Section 4.1.15.

#### 5.2.3 Disability Discrimination Act

This legislation is relevant if the property is anything other than a Class 1 (house) and relates to ensuring that access for people with disabilities is provided and people with disabilities are not discriminated against.

This legislation has a number of objectives including to enable persons with disabilities to have equitable access to goods and services and to premises.

It is a complaints-based legislation so change is only required if an outcome of a complaint or building work is proposed and then the Premises Standards will apply.

The DDA provides uniform protection to people with a disability against unfair or unfavourable treatment in accessing buildings. This protection also extends to carers.

The following general guidance is for access to heritage places. These guidelines are not part of the legislation but have been developed in response to such legislation. Heritage issues are to be considered in any access proposals.

<sup>77</sup>Standard Exemptions for Works Requiring Heritage Council Approval, 1 June 2004 <https://www.environment.nsw.gov.au/research-and-publications/publications-search/standard-exemptions-for-works-requiring-heritage-council-approval>

<sup>78</sup> As updated on 30 June 2022



### **To Provide Access**

1. Make the main or principal public entrance accessible where possible.
2. Ensure an accessible path of travel to all areas and facilities.
3. Where toilets and facilities are provided, ensure that at least one is accessible to people with disabilities.
4. Methods of interpretation and communication should aim to be suitable for all users, and for a range of disabilities.
5. Comply with Australian Standards particularly AS1428.1 for details.
6. Use modern technology and methods where appropriate if it makes access easier.
7. Train staff and volunteers to understand the needs of people with disabilities and the best means of ensuring their appreciation of the place. Training should be a regular occurrence, with special procedures to include new staff and volunteers.

### **5.2.4 Moral Rights**

Moral rights are personal to the architect of the works and include:

- the right of attribution of authorship;
- the right to take action against false attribution of authorship; and
- the right of integrity and authoring.

The right of attribution lasts up to 70 years after the death of the architect. Mortimer Lewis, Architect for the first stage died in 1879 and James Barnet, architect of the second stage died in 1909.

The owner is required to notify the original designer that alterations to, or demolition of, the building is proposed. The notification must give the original designer 3 weeks to decide if they wish to:

- make a record of the building before alteration or demolition (usually a photographic record); and/or
- consult 'in good faith' with the owner about the alterations or demolition.

If the original designer does not respond to the notice within the period of 3 weeks the owner may proceed immediately with the proposed alterations or demolition.

If the original designer notifies the owner within the initial 3-week period that it wishes to make a record of the building or consult with the owner regarding the proposed alterations or demolition, the owner must allow a further period of 3 weeks for making the record and or conducting the consultation.

If the Architect has died then consultations are through the company, estate or trust if such exist.

With Maitland Gaol it is considered that moral rights have been extinguished.

### **5.2.5 Burra Charter**

The Australian ICOMOS Charter for the conservation of places of cultural significance (the Burra Charter, as adopted in 2013 (refer Attachment 4) provides specific guidelines for the treatment of places of cultural significance.

This study has been prepared in accordance with those principles. The Charter provides specific guidance for physical and procedural actions that should occur in relation to significant places. Guidelines relevant to protection, conservation, presentation and interpretation of the official values and heritage significance to the site are:

- The significant elements of the site should be conserved and managed in a manner which does not place the item at risk (Article 2)
- Conservation works and changes on the site should be based upon a policy of minimal intrusion and change and should not distort an appreciation of the original fabric (Article 3)



- Conservation works should be based upon best practice using traditional techniques in preference to modern adaptations (Article 4)
- Conservation and future use to consider all aspects and relative degrees of significance (Article 5)
- The use of the site has been as a gaol and public use. Public access and use are considered suitable for the future. (Article 7)
- The setting of the place is important and needs to be conserved with no new actions undertaken which detracts from its heritage value (Article 8)
- Conservation, interpretation and management of a place should be facilitated in a manner which provides for the participation of people for whom the place has special association and meanings (Article 12)
- Conservation, preservation, restoration, reconstruction, interpretation and adaptation are all part of the ongoing conservation of the place and should follow accepted processes (Article 14–25)
- This study is part of the Conservation process. More detailed studies of the place may be necessary before any new major conservation works occur (Article 26)
- The impact on the significance should be considered before any change occurs (Article 27)
- Existing significant fabric should be recorded before disturbance occurs. Disturbance of significant fabric may occur in order to provide evidence needed for the making of decisions on the conservation of the place (Article 28)
- The decision-making procedure and individuals responsible for policy should be identified (Article 29)
- Appropriate direction and supervision should be maintained through all phases of the work and implemented by people with appropriate knowledge and skills (Article 30)
- A log of new evidence and additional decisions should be kept. (Article 31)
- Copies of all reports and records relating to the significance and conservation of the place should be placed in a permanent archive and be made publicly available (Article 32)
- Significant items from the site should be recorded, catalogued and protected (Article 33)
- Adequate resources be provided for conservation work (Article 34).

### 5.3 Stakeholders

In addition to the authorities listed above the other stakeholders are:

#### **National Trust of Australia (NSW)**

The Trust is a community-based heritage conservation organisation. It maintains a register of heritage places, and generally operates as an advocate for heritage conservation. Listing on the Trust's register carries no statutory power, though the Trust is an effective public advocate in the cause of heritage.

As noted in the previous sections, the Trust has classified Maitland Gaol and will be interested in the future of the site and should be consulted when changes are proposed.

#### **Maitland Public**

The Gaol has been a major part of Maitland for an extended time and the Maitland community have a strong ongoing interest in the future of the place and should be consulted on all major proposals for the Gaol.

#### **Former Staff and Professionals Working at the Gaol**

The Gaol has been significant for those who worked there. This group are likely to have an interest in the place and should be consulted on all major proposals for the Gaol.

#### **Past Prisoners and Their Families**

The Gaol has been a major part of the lives of past prisoners and their families. This group are likely to have an ongoing interest in the future of the place and should be consulted on all major proposals for the Gaol.





## 6.0 CONSERVATION POLICY

The following policies are aimed at the best conservation of the Gaol complex and giving guidance for conservation and use of the facilities. The policies relate to the entire complex with further details of each building included in the inventory sheets in Attachment 3.

### 6.1 General

**Conservation Policy 1: Formally adopt this Conservation Plan as a guide to future management and development of the site. Current and future owners and managers of the site should formally endorse the Plan.**

**Conservation Policy 2: The Statement of Significance and Conservation Policies in this document should be accepted as the basis for any future planning and work affecting the heritage value of the site.**

Any developments involving demolition (part or whole), damage or alteration to those buildings identified as of significance, or their setting, will require consent from the Maitland City Council who may refuse consent if the heritage significance of the item, including stylistic or horticultural features of its setting, are affected. Any Development Application shall be accompanied by a Statement of Heritage Impact, using this Conservation Plan as a basis for assessing the impact upon the significance of the place.

**Conservation Policy 3: Undertake all conservation or development works to the site and buildings of the original gaol complex in accordance with principles of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (The Burra Charter).**

The Burra Charter is widely accepted as the philosophical framework for conservation works. It should not be expected to give specific answers to questions about how to treat significant fabric but is a useful reference for definitions of terminology and sets out the principles of conservation. Refer also Section 5.2.5.

**Conservation Policy 4: Demolition, alteration, renovation, excavation or erection of a new building or sub-division of any part of Maitland Gaol and the Police Properties require the consent of Maitland City Council.**

All changes of use and resultant modification to the fabric of Maitland Gaol and the Police Properties requires the approval of Maitland City Council in accordance with the Local Environmental Plan. The proposal should include:

- Reference to the Conservation Plan;
- Further detailed analysis and conservation policies specific to the subject area; and
- A Statement of Heritage Impact.

#### 6.1.5 Treatment of Fabric at Different Levels of Significance

<b>Exceptional</b>	<b>A</b>	Aim to retain all fabric and conserve it without change. If change is inevitable, it should be reversible.
<b>High Significance</b>	<b>B</b>	Aim to retain all fabric. If adaptation is necessary for the continued use of the place, minimise changes, removal and obscuring of significant fabric and give preference to changes which are reversible.
<b>Moderate Significance</b>	<b>C</b>	Aim to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of high significance but the same principles apply.



<b>Little Significance</b>	<b>D</b>	Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to more significant fabric.
<b>Intrusive</b>	<b>I</b>	Intrusive fabric should be removed or altered to reduce its impact when the opportunity arises, whilst minimizing damage to adjacent fabric of significance.

It would be simplistic to suggest that there is a direct and immutable relationship between the level of significance at which a building or element has been assessed and its recommended treatment. All the fabric of the Correctional Centre is physical evidence of how it has operated up to the present day and, while the more recent changes are of moderate or little significance, as much as possible should be retained in any future adaptation. On the other hand, there may be justification under certain circumstances for the removal of more significant fabric; if for example it is demonstrated to be necessary for the sake of the conservation of the whole site. Throughout the process of adaptation and re-use it should be remembered that the primary significance of the place is as a historical document of the oldest intact country gaol in NSW (1844-49) and the first major gaol complex completed (1861-87) under Colonial architect James Barnet. Also, the gaol complex including the Eastern Extension and Mounted Police Barracks is an important high quality architectural component of a nearby group of historic buildings being a vestige of the early town plan for East Maitland.

Often the way work is carried out is more important than simply what is done, so the above recommendations should be treated as a general guide rather than a universal prescription.

**Conservation Policy 5: Engage persons with relevant expertise and experience in conservation projects to assist in the planning, design and supervision of future development on the site, or of changes to the existing fabric.**

It is important that an experienced conservation architect is available to assist in interpreting and implementing this Conservation Plan throughout the changes that will occur to the Correctional Centre once it closes.

**Conservation Policy 6: Any excavation on the site currently listed on the Local Environmental Plan as a heritage item (ie. the whole of the property adjacent to John, Cumberland and Lindesay Streets) will require an excavation permit from the Heritage Council in accordance with the Heritage Act and should be supervised by an archaeologist.**

The development of an unexpected finds protocol should precede any excavation work.

There may also be archaeological remains of importance within the site that should at least be recorded. The stone footings of two demolished buildings (Females' Wing and Cookhouse, refer Figure 7) are likely to remain beneath the current ground surface together with the potential for archaeological finds within the internal cavity of the perimeter walls and underground tanks.

**Conservation Policy 7: Prepare an Interpretation Plan for the Gaol and the Police Properties.**

An Interpretation Plan should be prepared by an experienced and qualified professional for the Gaol and Police Properties. This Plan should be prepared by the management responsible for the site. Ideally, this plan would include both the Gaol and the Police Properties, however, two separate reports could be prepared with the primary one for this CMP being the Gaol Complex.

Interpretation plans for the site should address issues such as an interpretation centre or facility within the complex, oral histories<sup>79</sup>, new construction on sites of earlier structures and sites of earlier buildings (i.e. paving). The Plan should be approved by Maitland City Council and the NSW Heritage Council.

There are limited opportunities for new construction within the Gaol walls. New work is not essential, however if undertaken should:

<sup>79</sup> Nine Network, A Current Affair, December 1997



- be based on archaeological and photographic evidence
- be respectful of the historic footprint of demolished buildings & their forms ..
- not mimic the original architecture
- be explained and interpreted for visitors to the site

Other opportunities for construction within the Gaol walls may include small buildings similar in form and number to original or existing sentry boxes. If undertaken, these should not in any way dominate the significant formal spaces between the buildings.

#### **Conservation Policy 8: Compile an oral history of the Correctional Centre and Police Properties**

The considerable social value attaching to the Correctional Centre and Police Properties as an operating institution in the town of Maitland is indicated in this study (refer Section 4.1.14). There are associations from its long history of holding notorious criminals, as well as groups such as homosexuals and local unions, and as the scene of famous escapes and hangings. The comments made were the result of the preliminary investigations coordinated by the historian (Dr J.W. Turner).

Further research is recommended to document this aspect of significance and to add to the place's interest for specific groups and the wider community. It is suggested that an effort be made to collect the oral histories of a representative sample of the prisoners and staff who worked there over three or more decades, in order to provide an understanding of its social impact and the contribution it made to shaping people's lives.

#### **Conservation Policy 9: Undertake studies in relation to Maitland, Parramatta, Pentridge and Cooma Gaols as part of a broader investigation in the aspects of social significance of gaols in NSW.**

In addition to the preliminary work undertaken in regard to understanding social significance of Maitland Gaol, it is strongly recommended that further research be part of a comprehensive study of social significance of gaols in NSW. Ideally, this would occur at each gaol before closure, to enable interviews and discussion groups to include active staff and prisoners. This would enable a comparative approach to understanding and interpreting the social values of NSW gaols.

In context of closure of significant historic gaols in NSW including Parramatta (1997), Maitland (proposed 1998) and Cooma (proposed 1998) it is considered timely and mutually beneficial that this study be undertaken as soon as possible.

#### **Conservation Policy 10: Review the Conservation Management Plan and these policies as the need arises and within 5-10 years.**

As new uses are found for the buildings questions will no doubt arise that have not been addressed by these policies. The policy section will therefore need to be clarified and augmented as the process of adaptive re-use evolves.

## **6.2 Context**

Refer Figure 44.

#### **Conservation Policy 11: Conserve the visual character of the Maitland Gaol in context of the early town plan for East Maitland.**

The group of public buildings associated with law and order fronting John and Lindesay Streets (the Gaol, Court House and Police Properties) together demonstrate the early status of the town of Maitland. While it is unfortunate that the town plan has not been realised to its full potential, the Gaol and Courthouse in relation to the street layout and William Street axis are of prime importance in defining the early town plan. Means of conserving the presence of the Gaol and Police Properties are discussed in Policies 12 and 13.

The visual connection to Anzac Park, Melbourne Street Reserve and the East Maitland train station should be enhanced.

These aspects should be considered by Maitland City Council in the urban planning of the area.



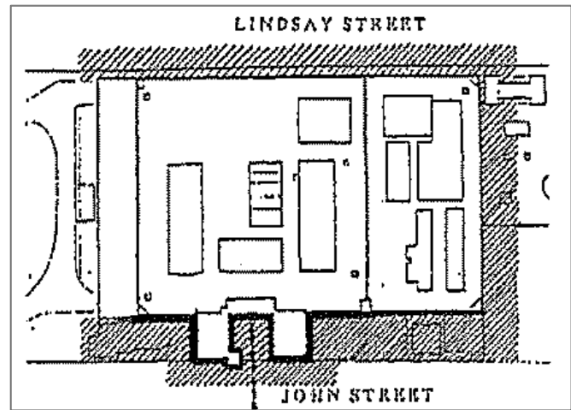
**Conservation Policy 12: Clarify, enhance and maintain the William Street axial vista and views of the walled complex.**

It is recommended that the axial vista along William Street between the Gaol and Stockade Hill should be clarified and enhanced. While such action would mainly involve a range of other state and local authorities, it is recommended that the future authority responsible for the Gaol consider taking a lead in this matter. If corrective action were taken by the Transport NSW (relocation and design of the footbridge) and the Department of Communities and Justice (removal of the carpark and restoration of the 19<sup>th</sup> Century parkland plantings around the Court House), the 'legibility' of the sector of the axis close to the Gaol could be markedly improved.

**Conservation Policy 13: Maintain the clarity of the walled complex**

The area immediately outside (and inside) the perimeter walls of any gaol is traditionally kept clear of obstructions, for obvious security reasons. This principle is still largely evident at Maitland however some later or temporary construction has compromised this clarity.

In order to appreciate the function of the walls and watch towers, keep any new landscape elements or buildings well clear.' The 1980s Officers Amenities building, the 1991 Visits building, accretions around the Gatehouse Residences and recent landscaping have had a negative effect on the significance of the Gaol.



**Figure 66 Primarily open space around the gaol – compromised by later additions.**

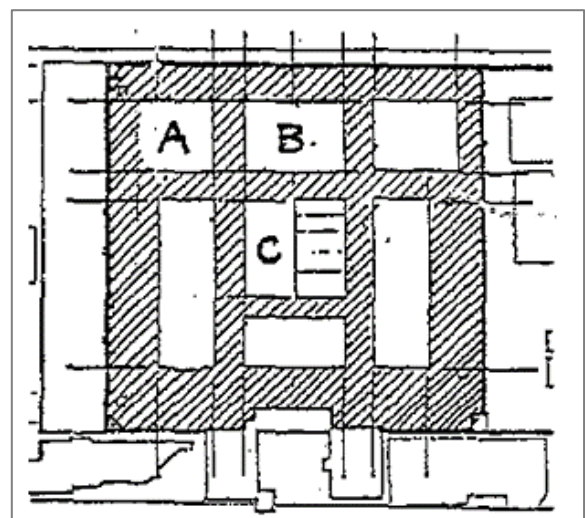
*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

**Conservation Policy 14: Maintain the clarity of open spaces between the formal built items (i.e. building and walls) of the Central Gaol**

There are two types of spaces within the gaol complex:

- The areas within the Gaol as part of the original circulation space. They are both significant in defining the original layout of the Gaol.
- Those voids left by the demolition of major buildings.

The clear nature of the circulation spaces is a security feature of the formal design of the Gaol. The only intrusions into these spaces were sentry boxes (those present today are later structures), and more recently tall wire mesh fences. The paving of these spaces is not clear from the early photographs, however it appeared consistent. Currently, there are a variety of concrete, paving bricks, and asphalt surfaces. The original circulation space (hatched) of the central gaol (Figure 67) demonstrates the formal layout. The 'voids' are marked 'A' - Female Wing, 'B' - Cookhouse and 'C' - part of Special Yards. These major buildings were demolished and are described in the Analysis (Section 4.1).



**Figure 67 The open space pattern of the central gaol.**

No new permanent buildings should be erected in the circulation space of the main gaol (hatched). Small secondary buildings only may be constructed in these areas if





based on the notion of the sentry boxes and research (i.e. 19th century photographs). Any potential change will need a Statement of Heritage Impact prepared and approved prior to construction.

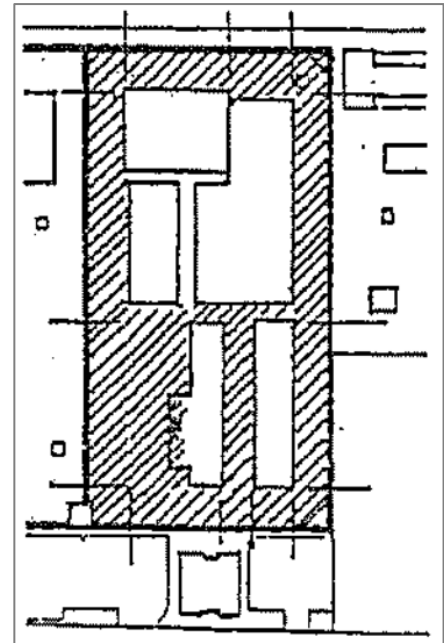
*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

New construction in the 'voids' described by A and B may be permitted, however this should be carefully weighed against the value of this area as open space within the complex. Any new buildings at A and B should be of the same footprint as the demolished buildings, and be sympathetic in height, design and materials to the main gaol. They should clearly be new construction and be comparable in scale to the demolished buildings. No new construction should take place in the void marked 'C', unless walled yards similar to the original structures are required. It would be desirable to identify the location of the original footings of the yard walls and represent these in the paving, for interpretation purposes.

**Conservation Policy 15: Maintain the clarity of the open spaces between the formal built items (i.e. building and walls) of the Eastern Extension.**

The space network of the Eastern Extension is not as clear as that of the central gaol as the intended layout was modified early on. More recent construction of the modern cell block and yards has not followed a formal plan.

Ideally, the area of open space near the Stonecutters' Shed would remain open as no building has ever been built in this location. However, a structure (of similar proportion to its historic neighbours) could be erected in this location if essential to the future of the Gaol. This structure should be the result of careful spatial analysis; reinforcing the sterile zone inside the walls and not further confusing the formality of significant buildings in this area. Interpretation should ensure that any new building is not confused to be reinstatement of an earlier one.



**Figure 68 Open space pattern of the Eastern Extension**

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

**Conservation Policy 16: Any repairs or additions carried out at the Gaol or Police Properties subject of this report should respect the character of the precinct by using the same palette of materials, or other materials carefully chosen to complement the existing colours and textures.**

Repairs, restoration and minor alterations should be carried out in compatible materials matching like for like or similar where possible.

New work should be identifiably new and new buildings separated physically from the existing buildings. New designs should not mimic the old and be clearly distinguishable but sympathetic to the existing. The ability to build in harmony with the existing character depends on the designer's sensitivity and skill so architects with a proven track record of working successfully in the context of older buildings should be commissioned.



**Conservation Policy 17: New exterior signage and advertising should be carefully designed in keeping with the character of the 19<sup>th</sup> Century walled complex and discreetly located.**

In terms of its contribution to the townscape, the Gaol is a distinctive element in the landscape, sited prominently in its immediate high topography, and forming the backdrop to the Courthouse as a termination of the William Street axial vista. It is important to maintain that formal quality and not to dilute it with busy commercial signage. Any signs needed for the Gaol or associated Police properties should be understated and carefully sited so as not to obtrude. Signage guidelines should be developed to maintain consistency and in accordance with the HIP.

**Conservation Policy 18: Keep the walled complex under the control of a single responsible owner or committee of management.**

The significance of the original gaol complex is as a single institution (i.e. as a gaol). Its significance is more likely to be retained if it is treated as a whole and if the responsibility for future decisions rests with one organisation.

**Conservation Policy 19: Find a compatible use for all those parts of the original walled complex identified as of high or moderate significance.**

The Burra Charter defines a 'compatible use' as 'a use which involves no change to the culturally significant fabric, changes which are substantially reversible, or changes which require a minimal impact.'<sup>80</sup> The most compatible uses will usually be closely related to the original use. But can now be uses with minimal impact or one that would keep the integrity of the complex and enhance its contextual setting; in the town context, the periphery of the complex and the interior of the complex. Other uses that have been suggested include: backpackers' accommodation; museum/tourist attraction; industries; secure storage; or a mix of uses.

Whatever happens, the buildings should continue to be maintained to the minimum standard specified below in Section 7.

**Conservation Policy 20: When new work is proposed, submit a Development Application to Maitland City Council accompanied by a Statement of Heritage Impact, using this Conservation Management Plan as a basis for assessing significance, for any proposed development or alterations to the walled complex, or the Police Properties.**

**Conservation Policy 21: Ensure that any fabric of high or moderate heritage significance, which is justifiably removed, is recorded prior to removal in accordance with the Recording Guidelines prepared by NSW Heritage Office.**

Any proposal to remove or disturb such fabric should be assessed with the help of a conservation architect and alternatives to removal should be fully considered. It should not be necessary to remove superseded items such as locks, new fittings can usually be installed alongside.

**Conservation Policy 22: Salvage and store materials for re-use.**

Where original fabric has been removed in previous alterations to the Gaol the opportunity has been taken to stockpile and re-use the stone. There is a stockpile of Ravensfield stone currently kept on the former prison farm site.

Future demolition or relocation of significant fabric is unavoidable, salvage and retain the materials for re-use. This applies to all joinery items, metalwork and the like. Items should be catalogued, labelled and securely stored at a suitable location on the site.

**Conservation Policy 23: Establish an archive at an accessible location in the Correctional Centre.**

Updated copies of the Conservation Management Plan and all previous reports should be kept in an archive. If some form of gaol museum or interpretive centre is opened, efforts should be made to assemble all relevant material in the archive. A collection of historic material would be a drawcard for

<sup>80</sup> The Burra Charter, refer Attachment 4.



visitors. Historic plans, photographs and artefacts connected with Maitland Gaol should be actively sought.

**Conservation Policy 24: Any new developments (including adaptation of existing buildings of significance) on the site should respect the character of the original gaol building in terms of architectural design, scale and materials.**

**Conservation Policy 25: Ensure that the buildings continue to receive correct and timely maintenance.**

Refer also Section 7.

**Conservation Policy 26: Only qualified and experienced tradespeople with the necessary specialised skills should be used. This is especially important in dealing with masonry. Adequate supervision should be provided at all times.**

**Conservation Policy 27: Roofing may be returned to a galvanized grey colour when replacement is necessary.**

### **GAOL**

The Gatehouse, Governor's and Lieutenant Governor's residences have terracotta tiled roofs which match the roofs of the Courthouse directly in front of the Gaol. All other major buildings belonging to the Correctional Centre have new Colorbond roofs the colour of corrugated iron. While this unity of material and colour gives the gaol buildings a collective identity it tends to overpower the architectural character

Early photographs show that all roofs associated with the 19th century Gaol were originally slate. Should the roofs of the Gaol require re-cladding, slate should be reconsidered. However, a grey coloured finish approximating the original slate would be appropriate, if slate cannot be achieved. Future re-cladding of the roofs of the gatehouse buildings should be considered in association with the Courthouse.

### **THE POLICE BARRACKS**

The Police Barracks buildings (including stables, kitchen and toilets) in Lindesay Street have grey coloured iron roofs which sit more comfortably in company with the masonry, than the white. The stables building has been clad with white Colorbond, and should be re-tuned to a grey colour iron in the future. Documents indicate that timber shingles were original used on the Barracks building.

**Conservation Policy 28: Do not paint currently unpainted surfaces such as stonework or brickwork. When painted elements require repainting consider researching and re-instating the original external paint colour schemes.**

Currently most of the visible painted exterior elements (downpipes, doors, metal work) are coloured the same intense red as the roofing. External paintwork will need to be maintained in years to come. When repainting is needed it would be worthwhile analyzing the original colour schemes of the major periods of building activity: 1846-49 and 1861-87. These colour schemes could be usefully re-instated to assist in distinguishing the story of the place. There should be no need to remove all evidence of intervening colour schemes.

Internal colour schemes will last longer and can be left as they are or researched and re-instated in part as required.

**Conservation Policy 29: Ensure that any future upgrading of services involves the least possible impact on significant fabric.**

Plan new service routes carefully, beforehand to avoid damaging or disfiguring significant fabric. Do not chase services into the stonework or the external face of brickwork. Re-use existing fixings or locate new, non-corroding fixings in joints rather than in masonry units. Where possible preserve evidence of early services (e.g. wiring, gas, water supply and drainage lines).



**Conservation Policy 30: Conserve evidence of the use of the place by keeping movable and removable items.**

It is also important not to strip all vestiges of the functioning of the place. It is understood that a significant number of moveable items were removed from the Gaol a number of years ago. It would be desirable to endeavour to reclaim these items if possible.

Items such as plaques, notices, keyboards, coat hooks and the like may not have been specifically listed in this document but they can add greatly to the understanding of how the place operated. A representative sample of cell furniture and the like should be left in situ. It is unclear if moveable items have been catalogued by a professional archivist and specific policies formulated regarding moveable and removable items at the time of closure and full departure from the Gaol. This should be investigated.

Even murals and graffiti add to the significance of the prison and should be retained. As James Kerr puts it<sup>81</sup>.

*'murals and graffiti help fill the massive vacuum left when prisoners and staff are removed. Such work represents an immediate and compelling reminder of emotional attitudes within a prison'.*

Significant 'fixed' items that should be retained include: original and heritage iron and steel gates; cell doors and all hardware; cell grill doors; signage; and graffiti dating from the operating period as a correctional institution. A representative selection of cell furniture, electrical service control panels in cells, machinery, locks and other loose items should be retained. Artwork (i.e., paintings) should be retained but could be relocated.



**Figure 69 Typical cell door bolt and lock. This lock is one of the more recent Abloy Lock types.**

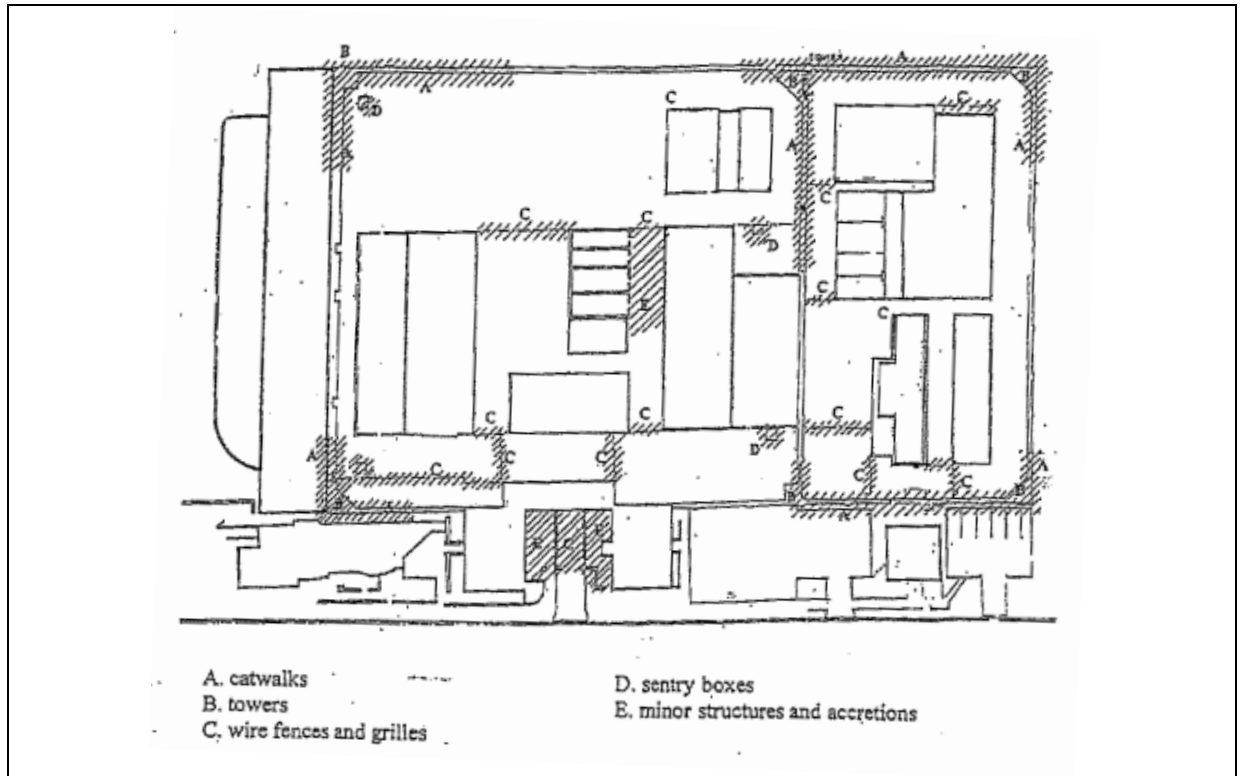
*Source: EMA 2022 (6958)*

<sup>81</sup> Kerr





**Conservation Policy 31: Retain some evidence of security at the Gaol.**



**Figure 70 Plan of Gaol with key to miscellaneous Security related elements.**

*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

**LARGER ITEMS**

Elements A, B, C and D (refer Figure 70) while visually intrusive are of some significance and should not necessarily all be removed. These elements are a modern 'light' layer of fabric and are significant in demonstrating the security measures used up to and at the time of the closure of the gaol. In pure conservation terms relative to their significance these 'lighter' items should remain. However they are items specific to a gaol and in some cases it may not be appropriate for them to remain.

The future use should endeavour to retain a selection of what remains of these elements.

**SMALLER ITEMS**

Security measures such as lighting and razor wire are evidence of the current use of the Gaol and may be left in place. The smaller miscellaneous objects and systems associated with the security of the gaol include close circuit TV monitor systems, infra-red beams, razor wire, barbed wire and mirrors.

In summary, it is recommended that some of these elements remain. It is desirable that the fabric which is retained relates to a particular precinct in terms of security and operation of the Gaol, such as the maximum security area of the Eastern Extension.



**Figure 71 Typical security fences etc. (Eastern Extension)**

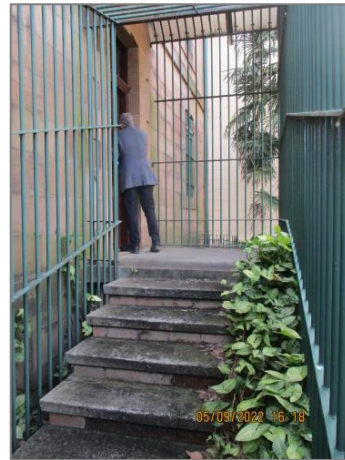
*Source: EMA 2022.*



**Conservation Policy 32: Remove and record miscellaneous elements that have a detrimental effect on the formal design of the gaol complex.**

There are a number of more recent minor structures (refer 'E' in Figure 70) and additions related to security at the gaol. Most of these structures are detrimental to the integrity of the significant elements and formal concept of the gaol and should be removed.

Archival recording should take place before and after removal, and should only be undertaken if removal is followed by positive action to repair any damage to significant fabric and the overall result is to regain lost significance. These elements include the 'pergola' type structures built between 'A wing' and the Special Yards, and entry structures (including paving, security cages and ramps) to both Asset Nos 002 and 003 (refer Figure 72).



**Figure 72 Detail of modern stair and security bars to Asset No. 002.**

*Source: EMA 2022.*



## 7.0 MANAGEMENT

### 7.1 General

Maitland City Council is acutely aware of the significance of the Maitland Gaol and intends to continue viable economic activity which is:

- consistent with the conservation requirements;
- protects and enhances the significant elements and features of the place; and
- provides income that can assist in the conservation of the place.

Management of the whole place which conserves the heritage fabric, and the significance of the place requires a clear management structure and an ongoing commitment to timely and sufficient maintenance.

### 7.2 Management Framework

This section provides information to facilitate the day-to-day management of the site's heritage significance:

#### **SITE OWNER**

The site owner is currently the NSW Government vested in the Maitland City Council who is responsible for:

- Arranging the endorsement of this CMP;
- Maintaining a clear management structure to ensure works occur in a correct way, conservation objectives are met, and policies are applied;
- Preparation and updating an All Management Plans as may be required.
- Ensure responsibilities under the NSW Heritage Act are met, including approvals for adaptation and change.
- Manage the site in accordance with the CMP.
- Ensure any lessee and staff associated with the building are trained and understand obligations to conserve the building and NSW Heritage Act requirements.

#### **ANY LESSEE**

Lessees for part of the site exist and will evolve and change with time. Any lessee should be responsible for the following items. Some of these may be contracted to other parties as outlined below:

- Processes to ensure urgent work and essential maintenance occurs. This may be through advice to Maitland City Council.
- Details for building use;
- Co-ordinate consultations when required;
- Assist in management of interpretation for the site; and
- Implementation of duties and tasks as per the lease agreement with Maitland City Council, including the implementation of the relevant parts of this CMP;
- Regular monitoring inspections and assisting in maintenance as required including:
  - annual inspections
  - recording of works; and
  - reporting condition of items with heritage values.

#### **SITE OCCUPIER/TENANT/AGENCY**

Once a tenant is determined, appropriate responsibilities need to be clearly defined.

The following framework elements set out the parameters within which to operate and manage the site to best retain and preserve the heritage values identified in this CMP.

Works approvals process



- Regular inspections and maintenance are to occur at least annually.
- Any work beyond maintenance to be referred to Maitland City Council for advice.
- Any works on significant elements may need approval from NSW Heritage.
- Some works may require formal Council approval.
- All work is to be consistent with NSW Heritage Act and may require a self-assessment to determine if it is exempt or requires a Heritage Impact Statement or referral.

Stakeholder consultation may be required depending on the work program.

Management also needs to ensure:

- use of suitable and appropriate materials;
- provision of interpretation of the significance of the place, its buildings and landscape; and
- avoidance of changes that could affect the significance of the place.

A clear procedure should be adopted for maintenance and unforeseen possibilities. Professional advice should be sought and the approval of the Council and NSW Heritage Council may be required before proceeding. The following process is suggested for each element that may be affected as work is planned:

Check integrity	Did the element exist when originally built?
Determine if it is a significant feature	Refer Section 4.7.
Follow general policies for conservation	Generally, change is possible but controlled. Maintenance to be minimum necessary to conserve the fabric. Use policies to guide work and protect features intrinsic to significance.

## 7.3 Maintenance

### 7.3.1 Maintenance Strategy

A detailed Maintenance Strategy was prepared in 2015 and is outlined in Section 2.7.9. This strategy includes a long term plan and sets a direction for annual maintenance.

The report is detailed and includes a building by building condition report and repair recommendations. Much of the work recommended has been undertaken, but not all.

It would be timely to review the report, record what has been done and reassess the next 5-10 years conservation needs.

In addition to the specifics in the report the following general statements are provided on maintenance needs.

### 7.3.2 Buildings Repairs and Maintenance

It is essential that the buildings be well maintained. This will require, from time to time, replacement of deteriorated elements. This can occur provided the same details are replicated or a better outcome may be to restore/reconstruct original details. This includes such items as:

1. replacing rotten timber, matching timber species and finishes where possible;
2. replacing rusted gutters and downpipes, matching profiles, fixings and finishes where possible; and
3. replacing deteriorated stone with matching stone and detailing where possible.

It is also required that no materials be replaced unless essential and all work to be carefully undertaken and executed to appropriate workmanship standard. This process will ensure the best long-term preservation of the place.

Temporary stabilisation by the addition of new elements is possible if this preserves existing fabric in a cost-effective way and the addition is obvious on inspection and can ultimately be removed.





There will be occasions when elements will require replacement (e.g. taps, light fittings). When this occurs replacements to match the existing elements, if at all possible, even with the use of second-hand material. If not possible a sympathetic replacement to be added (one which is of similar design) and details are to be recorded.

In many instances the use of second-hand materials is possible and appropriate given the history of re-use of materials on site.

### 7.3.2 Building Inspections

A regular check of the buildings by experienced practitioners should occur to ensure it is appropriately maintained. The list below outlines best practice for buildings.

Inspections every 6 months should be for:

1. Roof, gutters and downpipes to ensure that the building is waterproof, and rainwater is effectively discharged away from the building, with gutter cleaning as necessary;
2. pests including borers and rodents, with treatments as necessary to reduce future risk.

Inspections every year should include discussions with staff to identify concerns and address the following items:

1. windows and doors - to ensure that they are intact and operate correctly.
2. exteriors - for structural soundness;
3. painted surfaces - to ensure sound condition, particularly exterior and timber surfaces;
4. all services (stormwater, sewer, water, gas, electrical) - for correct and safe operation; and
5. interiors - for structural soundness and weatherproofing
6. loose/squeaky floorboards - Secure external and internal floor surfaces to remove trip hazards.

Works identified from inspections should be programmed for rectification.

## 7.4 Building Conservation Work

Conservation work on heritage listed buildings and structures is to be expected.

The Maintenance Strategy details the work required and a review of this as recommended in Section 7.3.1 will identify the short, medium and long term conservation requirements.

## 7.5 Landscape maintenance

Horticultural tasks are an important part of maintaining the integrity of the designed site and should be carried out by, or with instruction from, competent and qualified people with understanding of cultural significance.

As part of best practice management a maintenance manual is advised, to include but not limited to the following:

- maintenance program - cyclical and seasonal activities for trees, lawns, shrubs, and garden beds including watering, mowing, fertilising, mulching, pruning, weeding and pest control;
- planting program - for seasonal garden bed planting, rejuvenation and improvement;
- trees – program for monitoring, trimming and surgery, and replacement;
- soil conditions – monitor and adjust nutrients and drainage;
- pavements - repair and top-up, ensuring drainage is effective; and
- fences and gates - repair and repaint.



## 7.6 Dos and Don'ts

This advice has been prepared for the use of tradespeople, maintenance supervisors, lessees, licensees etc management of and implementation of maintenance and ongoing building management. It is divided into key sections including general, setting, building exteriors and building interiors.

### 7.6.1 General

DON'T	WHY	DO
<b>Don't</b> let tradesmen work on site without being aware of the significance of the building.	Unnecessary damage may occur which could have an impact on heritage value.	<b>Do</b> ensure all workmen on the site are aware that they are entering a heritage site and need to respect and conserve the building in accordance with the CMP. Maintenance can occur as required; changes need to consider the CMP policies.
<b>Don't</b> undertake work without appropriate heritage advice from the CMP or an experienced heritage practitioner.	Unnecessary damage may occur which could have an impact on heritage value.	<b>Do</b> ensure the building is managed and all work is undertaken in accordance with the CMP. Where the CMP does not provide adequate advice seek advice from an experienced heritage practitioner.
<b>Don't</b> let ill-informed people manage the building.	Unnecessary damage may occur which could have an impact on heritage value.	<b>Do</b> keep copies of the CMP with key owner, tenant/s and any other site occupier. Do ensure all managing authorities have a thorough understanding of the CMP.
<b>Don't</b> ignore maintenance.	Unnecessary damage may occur which could have an impact on heritage value.	<b>Do</b> undertake regular inspections and maintenance in accordance with the maintenance plans. Refer Section 7.3.
<b>Don't</b> damage or remove significant heritage fabric.	The physical fabric of the Maitland Gaol site is important in itself as it tells the story of gaol life and history.	<b>Do</b> have an understanding of the significant fabric and Refer to the CMP prior to inception of any works.
<b>Don't</b> make unnecessary alterations.	This may result in irreversible changes or loss of significant fabric.	<b>Do</b> repair only as much of the heritage fabric as is necessary (e.g. damaged sections) rather than total replacement. Carefully piece in new work respecting the original fabric and undertake work in a logical order. Where possible work should be reversible.
<b>Don't</b> allow works to be undertaken without maintaining a record.	Original and early building elements tell us about past construction techniques and styles and are an irreplaceable resource and each change contributes to the story of the building.	<b>Do</b> keep carefully maintained records of the work undertaken, including photographs, invoices, plans, material lists etc. These should be retained by the building owner for future reference.
<b>Don't</b> introduce inappropriate materials to the building.	The introduction of a modern material into heritage fabric may be incompatible and	<b>Do</b> repair heritage materials with the same or similar materials – 'like with like' -. If the same material is



DON'T	WHY	DO
	cause unanticipated long-term damage.	no longer available, seek the most compatible option. Samples to be approved by a qualified heritage consultant
<b>Don't</b> remove heritage building elements from site unless absolutely necessary.	Heritage building elements can be damaged in transit, lost or stolen.	<b>Do</b> ensure there is a process in place to ensure the physical care and security of the element if removal is required.
<b>Don't</b> attempt to repair or conceal every knock or dent in heritage fabric inside and outside.	Evidence of the use of a heritage building can be an important part of its history and contributes to its 'patina' or quality of age.	<b>Do</b> repair as little as necessary and retain as much as possible.
<b>Don't</b> replace existing profiles of mouldings, cappings, downpipes or gutters with modern profiles.	The significance of heritage buildings is linked to their traditional details.	<b>Do</b> replace significant details with matching or similar profiles.
<b>Don't</b> ignore building faults.	It is better to fix a problem before it worsens.	<b>Do</b> be vigilant and report leaks through walls, windows or roofs, signs of termites, rot, borer or any other signs of decay of heritage building fabric to the Property Manager.

### 7.3.2 Setting

DON'T	WHY	DO
<b>Don't</b> excavate more than 200mm unless you are certain you are following the line of an existing underground service.	The archaeological resource is an important archive for understanding Australian history.	Temporarily stop work if you uncover any archaeological relics such as old footings, drainage lines or artefacts. Notify the Property Manager.
<b>Don't</b> let trees and vegetation physically impact on the building or views	Trees, while aesthetically valuable can cause damage to heritage building fabric through their root growth disrupting foundations and branches physically impacting on walls and roofs. Additional tree growth can affect significant views	Consider the impact of the growth and physical impact of existing trees on building fabric and the potential for damage by the growth of new trees. Consult an arborist. Manage all landscape elements.
<b>Don't</b> allow garden beds, surrounding paved or grassed areas to build up around the foundations and cover sub floor access.	Soils/plants against subfloor access reduces air flow and can encourage dampness and subsequent timber rot in these areas.	Maintain garden beds.
<b>Don't</b> position lawn and garden irrigation in close proximity to building foundations.	Over watering can cause foundations to settle or for the minerals in the water to corrode or rot building fabric.	Position irrigation systems far enough away from the building that water won't accumulate around building footings.

### 7.3.3 Building Exteriors



DON'T	WHY	DO
<b>Don't</b> seal or block up roof ventilation openings.	Ventilation is important to maintaining airflow through ceilings and reduces the risk of dampness, rot and termite activity.	Ensure ventilation openings remain open. Clear away any new obstructions.
<b>Don't</b> allow downpipes or overflows from plant and equipment to fall on the ground around a building or structure.	Dampness is a major contributor to the deterioration of heritage building fabric.	Do unobtrusively connect to the nearest underground stormwater reticulation system.
<b>Don't</b> run services or fix new fixtures or equipment on external wall and roof areas.	Fixings may damage heritage building fabric and the installation of new equipment may impact aesthetic values.	Carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations or locate equipment independently of the building or structure.
<b>Don't</b> paint face brickwork or stone.	Affects heritage values.	Clean brickwork and stone. Re-point and repair face brickwork and stone as required.
<b>Don't</b> use inferior quality paint or paint on poorly prepared surfaces.	Life expectancy of painted surface will suffer.	Use top quality paints and thoroughly prepare before painting. Ensure paint system (including finish) is compatible with existing, Minimise spalling & deterioration
<b>Don't</b> use naked flame to remove paint from timber.	The heat from the flame can ignite dust or rubbish in wall cavities without the operator of the flame knowing. Hot air strippers are a safer alternative, but these too can generate hot air sufficient to ignite dust etc in wall cavities if overzealously operated.	Sand areas by hand where possible wearing appropriate personal protection and ensuring waste material is properly disposed of.
<b>Don't</b> replace metal roofs with materials requiring a steeper pitch or new details.	Changes details of flashings	Replace metal roofs with 'like with like' or with material that can have a flatter pitch.
<b>Don't</b> use chemicals or high pressure cleaning methods to clean the building.	Some cleaning methods can cause damage to a building or feature.	Test a small area prior to cleaning the entire surface and use neutral pH cleaners and low pressure water washing.
<b>Don't</b> wait a long time before removing graffiti.	The earlier you attempt to clean it, the easier it will come off.	Work on a test section and begin cleaning with detergent and warm water as soon as possible after the graffiti appears. If unsuccessful, poulticing may be necessary. Establish guidelines for the removal of graffiti on heritage fabric.
<b>Don't</b> paint surfaces in new or inappropriate colour schemes.	Decorative paint schemes and other finishes reflect cultural influences and	Repaint in original colour schemes or seek advice where required.





DON'T	WHY	DO
	individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of heritage interest that remain hidden beneath layers of paintwork.	
<b>Don't</b> fix signage to heritage fabric, or mask significant features with obtrusive signage.	This results in damage to and/or loss of important heritage fabric and detracts from the aesthetic significance of the place.	Where possible, use freestanding signs or signage which will not involve fixings that penetrate significant fabric.

### 7.3.4 Interiors

DON'T	WHY	DO
<b>Don't</b> remove evidence of original planning, construction systems, door and window furniture or services.	Evidence of past building layout and technologies can tell us how a place was used.	Leave the evidence where it is and work around it.
<b>Don't</b> run services or fix new fixtures or equipment on internal wall and ceiling areas	Fixings may damage heritage building fabric and the installation of new equipment may impact on aesthetic values.	Carefully consider the visual impact of the work you are proposing and conceal services in wall cavities or in ducting and position new elements in the least obtrusive locations. If in doubt seek advice.
<b>Don't</b> allow condensation from air conditioners or other services to accumulate	An accumulation of condensation may rot significant fabric and result in loss of heritage value.	Advise the building manager who will organise for the source of the problem to be identified and repaired.
<b>Don't</b> make new openings on heritage fabric for services.	This results in loss of significant fabric which is unable to be recovered.	Where possible, use existing, voids, conduits and ducts for the installation of new services.
<b>Don't</b> install visually obtrusive services in prominent locations, or mask significant features.	This detracts from the aesthetic qualities of the place.	Select less visible areas such as sub floor areas and storerooms, and less prominent elevations for the installation of new services.
<b>Don't</b> paint surfaces in new or inappropriate colour schemes.	Decorative paint schemes and other finishes reflect cultural influences and individual spirit and are an important aspect of our cultural heritage. On many older buildings there are valuable decorative colour schemes or other treatments and finishes of historic	Repaint in original colour schemes or seek advice where required.



DON'T	WHY	DO
	interest that remain hidden beneath layers of paintwork.	



## 8.0 Bibliography

- Annable, R and Kerr JS *Maitland Gaol provisional assessment of the eastern extension for planning workshop*, February 1991
- H. Bradshaw, *Aborigines of the Hunter Valley: A Study of Colonial Records* 1987, Scone & Upper Hunter Historical Society Scone, NSW
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- Eureka Heritage *Historical Archeological Assessment: City Administration Centre*, 2019,
- Heritage 21 *Maitland Historical Study: Poverty & Prosperity* 2017, <https://www.maitland.nsw.gov.au/document/maitland-historical-study-poverty-prosperity>
- Heritas Heritage & Construction *Maitland Gaol Tower Experience: Statement of Heritage Impact* 2022,
- History Hit* *Maitland Gaol* 2022, <https://www.historyhit.com/locations/maitland-gaol/>
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*Out of Sight, Out of Mind*, Sydney 1988
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*Maitland City Council, Local History* 2022. [www.maitland.nsw.gov.au](http://www.maitland.nsw.gov.au)  
*Maitland Gaol Development Plan* 2020
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- The Heritage Group, *Maitland Correctional Centre and Police Properties: Conservation Plan* 1999, Department of Public Works & Services
- Tonkin Zulaikha Greer Heritage *Maitland Gaol Correctional Centre: Masterplan* 2020, <https://www.maitland.nsw.gov.au/maitland-your-say/engagements/future-of-maitland-gaol>



## ATTACHMENT 1 CITATIONS





## Item Details

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**Name**

Maitland Correctional Centre

**SHR/LEP/S170**

Maitland Correctional Centre

**Address**

John Street EAST MAITLAND NSW 2323

**Local Govt Area**

Maitland

**Local Aboriginal Land Council**

Mindaribba

**Item Type**

Complex / Group

**Group/Collection**

Law Enforcement

**Category**

Detention Centre

## All Addresses

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**Addresses**

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	John Street	EAST MAITLAND/NSW/2323	Maitland	Mindaribba	Maitland	Northumberland	MAITLAND	Primary Address

## Significance

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**Statement Of Significance**

Maitland Gaol is of considerable significance because it is the oldest substantially intact country gaol in NSW. It is Australia's oldest structure in continuous use as a gaol. It is the only surviving example of the group of "Inspectors' Gaols" designed by the Colonial Architect in NSW and built during the 1840s. Together with the courthouse, it provides an elevated focal point at the north-west end of William Street, the grand axis of the 1829 town plan. In addition, Maitland Gaol was built of local stone and has a substantially homogenous character of a 19th century stone precinct. It is a showcase of stone, iron and timber work from the 1840s to the 1890s, much of it executed by local and prison artisans. (NSW Department of Corrective Services Heritage and Conservation Register, 1995)

#### Criteria a)

##### Historical Significance

The First Stage: It is the oldest structure in Australia that has been continuously used as a gaol. It is a rare vestige from the first system of state prisons and is the oldest intact country gaol in NSW. 'A' Wing is the only surviving example from the 'Inspector's Gaols' designed by Mortimer Lewis and built in the 1830's and 1840's.

The Second Stage: Is the first of the major gaol complexes completed under James Barnet as colonial Architect

The whole Gaol Complex: Demonstrates early status of the town of Maitland and its place in the growth of the Hunter Region.

#### Criteria c)

##### Aesthetic/Technical Significance

Has a high status and provided perceived value in the local community as a landmark in the urban townscape.

#### Criteria e)

##### Research Potential

Provides evidence of changing penal attitudes and practices over the last 150 years.

## Owners

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Records Retrieved: 0

Organisation	Stakeholder Category	Date Ownership Updated
No Results Found		

## Description

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#### Designer

Mortimer Lewis (1844 - 1848), James Barnet (1851 - 1875)

#### Builder/Maker

H Brodie and A Craig

### Physical Description

Updated

The Maitland Gaol complex is positioned on top of the main hill at East Maitland. It is the focal point of the town and an important confirmation of the axial town planning concept of the Surveyor General of that time, Sir Thomas Mitchell.

A stern, inscrutable sandstone complex enclosed by 7.5m walls reinforced by gun towers (Dapin, 2019, 28).

Comprising of buildings mainly of sandstone and metal roofing, the building structures are set out on the same north-west bearing as the predominant street pattern of East Maitland. The cell block Wings 'A' and 'B' were located symmetrically about the Gate House axis in the 1840s being of equal distance from the axis.

The houses of the Governor of the Jail and of the Lieutenant-Governor project forwards from the gaol wall to form a court, with the main entrance at the far end.

The newer extension on the western side is of red coloured brick.

The jail's (moveable heritage collection) includes various home-made weapons smuggled into the jail by visitors. These include a 'push-dagger', a short-bladed knife worn like a knuckleduster, which was made in metalwork classes as a Fathers' Day present by a prisoner's son (Dapin,2019, 28).

### Physical Condition

Updated

### Modifications And Dates

Demolitions, alterations and improvements

1972 - Maitland became maximum security

1977 - Escape of seven hardened criminals including "mad dog" Denning

### Further Comments

### Current Use

Museum, Tours

### Former Use

Aboriginal land, town lot, gaol, jail, correctional centre

### Listings

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## Listings

Records Retrieved: 2					
Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		01296	4/2/1999 12:00:00 AM	27	1546
Heritage Act - s.170 NSW State agency heritage register					

## Procedures/Exemptions

Records Retrieved: 1					
Section of Act	Description	Title	Comments	Action Date	Outcome
57(2)	Exemption to allow work	Standard Exemptions		11/9/2020 12:00:00 AM	

## History

### Historical Notes or Provenance

### Updated

Foundation stone of the gaol was laid in 1844. The first stage, built in 1844-9, included the south-east wing, the gate lodges and the enclosing wall of the original compound, all of stone. The second stage, built 1861-73 under James Barnet, included the north-west wing, the watch towers, the warders' quarters and the Governor's residence that flanked the entrance from John Street, the two storey building that contained a chapel and a school room on the first floor and workshops on the ground floor (NSW Department of Corrective Services Heritage and Conservation Register, 1995).

James Johnstone Barnet (1827-1904) was made acting Colonial Architect in 1862 and appointed Colonial Architect from 1865-90. He was born in Scotland and studied in London under Charles Richardson, RIBA and William Dyce, Professor of Fine Arts at King's College, London. He was strongly influenced by Charles Robert Cockerell, leading classical theorist at the time and by the fine arts, particularly works of painters Claude Lorrain and JRM Turner. He arrived in Sydney in 1854 and worked as a self-employed builder. He served as Edmund Blacket's clerk of works on the foundations of the Randwick (Destitute Childrens') Asylum. Blacket then appointed Barnet as clerk-of-works on the Great Hall at Sydney University. By 1859 he was appointed second clerk of works at the Colonial Architect's Office and in 1861 was Acting Colonial Architect. Thus began a long career. He dominated public architecture in NSW, as the longest-serving Colonial Architect in Australian history. Until he resigned in 1890 his office undertook some 12,000 works, Barnet himself designing almost 1000. They included those edifices so vital to promoting communication, the law and safe sea arrivals in colonial Australia. Altogether there were 169 post and telegraph offices, 130 courthouses, 155 police buildings, 110 lockups and 20 lighthouses, including the present Macquarie Lighthouse on South Head, which replaced the earlier one designed by Francis Greenway. Barnet's vision for Sydney is most clearly seen in the Customs House at Circular Quay, the General Post Office in Martin Place and the Lands Department and Colonial Secretary's Office in Bridge Street. There he applied the classicism he had absorbed in London, with a theatricality which came from his knowledge of art (Le Sueur, 2016, 6).

Construction on the eastern extension was completed in 1900. Work included perimeter walls, watch towers, women's cell range, workshops and female warders quarters (ibid, 1995).

Much of the masonry work at the gaol was carried out by prisoners using stones from Thomas Browne's Ravensfield quarry. The basic character has remained largely intact however,



during the late 1960s and 1970s some alterations and additions resulted in the loss of some integrity of the 1870 gaol. The gaol forms part of the Court House Group at Maitland, and was still being used for its original prison function in 1994 (ibid, 1995).

The most comprehensive history to date has been completed as part of the 1998 CMP. Key historical dates are summarised below:

1835 - First report that Gaol would be constricted.

1839 - Tenders called for the first stage.

1841 - Maitland was the third largest population centre

1843 - Local residents partitioned for completion of the gaol. First use of the site as a gaol.

1844 - Stone quarried at Morpeth by convicts. Works supervised by Mortimer Lewis Jnr

1846 - 1849 First construction phase

1849 - Gaol opened in January with one wing built

1861 - 1887 Second construction phase

1881 - Mounted Police barracks commenced

1883 - Eastern extension commenced

1896 - Gaol listed as one of Colony's principle prisons for women

1905 - Last corporal punishment in the State carried out at Maitland

1957 - Gaol noted as too small to serve as Hunters principle prison

1970 - 1980

On 27 October 1975 was 'The Maitland Riot', when years of prisoner frustration finally boiled into violent rebellion. Inmates were angry, says (guide, and former prison officer) Keith Bush, 'because of the overcrowding, the bad food and the bashings that went on in the early days'. Rioters set parts of the jail alight and tried to attack the gun towers, and the revolt was only crushed when the prisoners choked on tear gas, hurled in canisters by the guards (Dapin, 2019, 28).

Inmates included convicted multiple-murderer, Ivan Milat (ibid, 2019).

April 1996 - The Hon Bob Debus, Minister for Corrective Services, announced closure of Gaol as part of an overhaul of NSW prison system. The gaol has been in continuous use as a prison since 1850 but its accommodation and working conditions were no longer considered appropriate in the context of the Government's plans for correctional facilities.

January 1998 - Gaol closed.

1998 - invited proposals for use of the site.

February 1999 - the Hon Richard Amery, Minister for Land and Water Conservation, announced that Maitland City Council was the preferred proponent. The Council has been offered a 50 year lease on the historic site.

2002/3 Federal Heritage CHPP grant of \$212,100 awarded for adaptive reuse.

Monthly tours of the jail are offered led by volunteer guides, who include former prison officers (Dapin, 2019, 28).

## Historic Themes

Records Retrieved: 50

National Theme	State Theme	Local Theme
Developing cultural institutions and ways of life	Townships	Joining together to study and appreciate local history
Developing cultural institutions and ways of life	Pastoralism	Visiting heritage places
Developing cultural institutions and ways of life	Pastoralism	Tourism
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Victorian Georgian Revival
Developing cultural institutions and ways of life	Defence	Monuments
Developing cultural institutions and ways of life	Defence	Landscaping - Victorian period
Developing cultural institutions and ways of life	Defence	Landscaping - Federation period
Developing cultural institutions and ways of life	Defence	Interior design styles and periods - Edwardian
Developing cultural institutions and ways of life	Defence	Industrial buildings
Developing cultural institutions and ways of life	Defence	Developing cultural institutions and ways of life
Developing cultural institutions and ways of life	Defence	Designing structures to emphasise their important roles
Developing cultural institutions and ways of life	Defence	Designing making and using coats of arms and heraldry
Developing cultural institutions and ways of life	Defence	Designing in an exemplary architectural style
Developing cultural institutions and ways of life	Defence	Building in response to natural landscape features.
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Victorian (late)
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - Georgian revival
Developing cultural institutions and ways of life	Defence	Architectural styles and periods - colonial Georgian
Developing cultural institutions and ways of life	Defence	Applying architectural design to utilitarian structures
Developing cultural institutions and ways of life	Defence	Adaptation of overseas design for local use
Governing	Land tenure	local government asset management
Governing	Land tenure	State government
Governing	Land tenure	Providing public offices and buildings
Governing	Land tenure	Local government
Governing	Land tenure	Direct vice-regal governance (pre 1856)
Governing	Land tenure	Developing roles for government - public land administration
Governing	Land tenure	Developing roles for government - managing the convict system

Governing	Land tenure	Developing roles for government - conserving cultural and natural heritage
Governing	Land tenure	Developing roles for government - building and operating public infrastructure
Governing	Land tenure	Developing roles for government - administration of land
Governing	Land tenure	Developing roles for government - administering the justice system
Governing	Land tenure	Creating and displaying Coats of Arms and official emblems and symbols
Governing	Land tenure	Colonial government
Governing	Land tenure	19th century government - a regional centre
Working	Migration	Working in the public service
Working	Migration	Working in the Justice System
Working	Migration	Private assignment
Building settlements, towns and cities	Welfare	Shaping inland settlements
Building settlements, towns and cities	Welfare	Role of Transport in Settlement
Building settlements, towns and cities	Welfare	Planning relationships between key structures and town plans
Building settlements, towns and cities	Welfare	Planned towns serving a specific industry
Building settlements, towns and cities	Welfare	Evolution of railway towns
Building settlements, towns and cities	Welfare	Developing towns in response to topography
Building settlements, towns and cities	Welfare	Developing suburbia
Building settlements, towns and cities	Mining	Changing land uses - from rural to suburban
Building settlements, towns and cities	Mining	Suburban Centres
Building settlements, towns and cities	Mining	Changing land uses - from rural to tourist
Building settlements, towns and cities	Agriculture	Housing public servants and officials
Building settlements, towns and cities	Agriculture	Accommodating convicts
Developing local, regional and national economies	Government and Administration	Places of strikes and industrial actions
Developing local, regional and national economies	Government and Administration	Developing local landmarks

## Recommended Management

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## Management Summary

The recommended heritage requirements aim to retain the architectural character of the precinct, retain representative samples of types or elements, retain evidence of former usage and to permit adaptations to be carried out in a way that will leave evidence of the nature of the adaption and which will facilitate the future reversal of the adaptation.

## Management

Records Retrieved: 6

Management Category	Management Name	Date Updated
Recommended Management	Carry out interpretation, promotion and/or education	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Review a Conservation Management Plan (CMP)	
Recommended Management	Carry out interpretation, promotion and/or education	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Review a Conservation Management Plan (CMP)	

## Report/Study

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### Heritage Studies

Records Retrieved: 1

Report/Study Name	Report/Study Code	Report/Study Type	Report/Study Year	Organisation	Author
Department of Corrective Services: Interim Heritage and Conservation Register			1995		State Projects Heritage Group

## Reference & Internet Links

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## References

Records Retrieved: 8

Type	Author	Year	Title	Link
Written	Dapin, Mark	2019	Jail breaks	
Written	Le Sueur, Angela	2016	Colonial Architects - part 2	
Tourism	Attraction Homepage	2007	Maitland Correctional Centre	<a href="http://www.maitlandgaol.com.au/default.aspx?pageIdentifier=&amp;from=welcome">http://www.maitlandgaol.com.au/default.aspx?pageIdentifier=&amp;from=welcome</a>
Tourism	Maitland City Council	2007	Maitland Heritage Walk	<a href="http://www.maitland.nsw.gov.au/Heritage/HeritageWalks">http://www.maitland.nsw.gov.au/Heritage/HeritageWalks</a>
Management Plan (HC endorsed)	Eric Martin & Ass	2000	Maitland Gaol CMP Part 2	
Management Plan	Maitland City Council	1998	DetailedProposal Maitland Gaol	
Written	Heritage Branch of Department of Public Works	1995	NSW Department of Corrective Services Heritage and Conservation Register	
Tourism	Heritage NSW		Maitland Gaol History	<a href="http://en.wikipedia.org/wiki/Maitland_Gaol">http://en.wikipedia.org/wiki/Maitland_Gaol</a>

## Data Source

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The information for this entry comes from the following source:

Data Source	Record Owner	Heritage Item ID
Heritage NSW	Heritage NSW	5012147

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**ATTACHMENT 2 EAST MAITLAND DCP 2011**



2011

Maitland City Wide  
Development Control Plan



Part E –  
Special Precincts

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# Part E – Special Precincts

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2. Central Maitland Heritage Conservation Area .....	39
3. East Maitland Heritage Conservation Area .....	47
4. Lorn Heritage Conservation Area.....	53
5. Morpeth Heritage Conservation Area.....	58

## E.1 Centres

### 1. Preamble

This part of the Development Control Plan (DCP) sets out Council's requirements for centres. It contains general requirements for development in centres, additional design considerations for new centres and specific design requirements for particular locations.

Centres are generally zoned for business or commercial purposes and denoted by the 'Bx' in the Maitland Local Environmental Plan; for example; B1 Neighbourhood Centre, B2 Local Centre and B3 Commercial Core. These centres exist as a hierarchy that is determined by the centre's function and the catchment it is intended to serve. For example; a neighbourhood centre provides "a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood." The hierarchy was established by the [Activity Centres and Employment Clusters Strategy 2010](#) (ACECS 2010).

In addition to these hierarchical centres, there are three other business zones that are used in Maitland. The B4 Mixed Use zone provides a mixture of compatible land uses including residential. The remaining zones, B5 Business Development and B6 Enterprise Corridor are used to accommodate other business, commercial and industrial activities.

The hierarchy of centres (as per the ACECS 2010) is set out below:

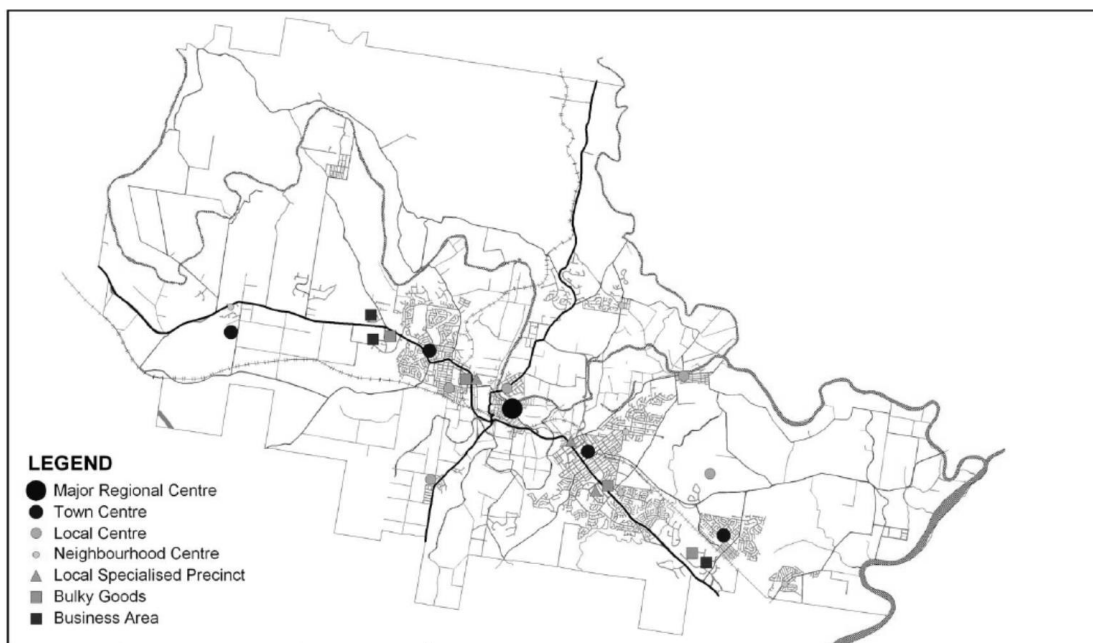


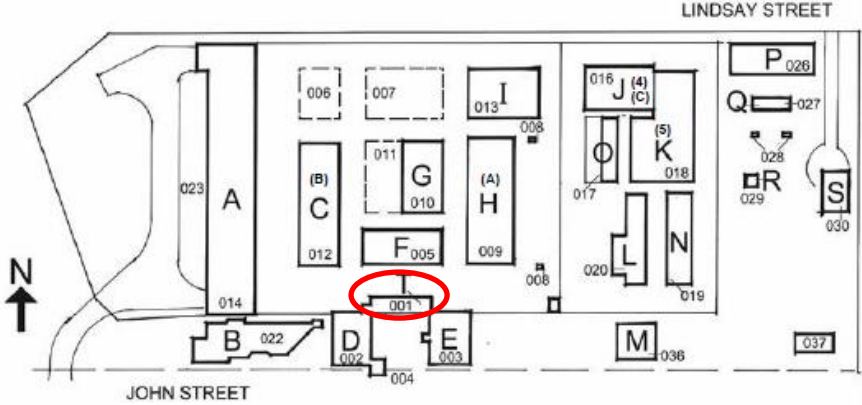
Figure 1: Network of centres and employment clusters. Source: [Activity Centres and Employment Clusters Strategy 2010](#).

Most of Maitland's Centres are established and many of these have significant heritage



## ATTACHMENT 3 DETAILED DESCRIPTION AND INVENTORY SHEETS



<b>Asset No: 1</b>	<b>BUILDING NAME:</b> <span style="float: right;"><b>Gatehouse Central</b></span>
<b>Location:</b> T	

**Description:**

Built of sandstone, the building is incorporated in the compound wall and protrudes into the sterile zone within the compound. It is two storeys with the original two chimneys. Steel doors have replaced the original iron bar gates at the inside and outside elevations of the building. A two-storey high structure within the original two chimneys.

The two ground floor rooms have a dog leg staircase in one corner leading up to the three first floor rooms. The lodge to the south of the entry passage comprises one room on each level.

The gatekeeper's quarters to the north occupies two of the upper level gatehouse rooms, and one up and one down of the former Lieutenant Governor's residence.

The gatehouse front elevation which is integral with the Gaol perimeter wall is rendered, as are all other surfaces of the central Gaol walls. On the ground floor, this building flanks the major entry to the Gaol. It contains many of its original features, and many features relating to the staffing and security of the Gaol.

The central security TV monitors are in the room on the right hand side as the Gaol is entered. The Gaol visitors checkpoint and staff facilities are located on the left hand side. The building has two storeys and staircase remains to the upper level of each side.

**Building Images:** (further photographs attached).

**EXTERIOR**



**INTERIOR**



<b>Significance:</b>							
<p>The Gatehouse is a heritage significant building and currently serves as the only access into the Gaol site. The rooms associated with the Gatehouse on the eastern side are relatively small and not used. The room on the ground floor level is used for storage at present but has the potential for alternate uses due to its location. The central section is occupied as the main electrical distribution centre for the site. The rooms associated with the Gatehouse on the western side are little used and do include a public toilet. The upper rooms could be reintegrated with the Former Lt. Governor's Residence (below) as they were in past times.</p>							
<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
001	Gatehouse – Central Building	B	B	B	Iron grill gates to gaol	C	M
					Sheet metal gates to driveway	D	H
					Modern iron cage to driveway	I	H
					Internal stair (up to first floor)	B	L
					Security and related services equipment	C	M
<b>Uses: Service Entry and Toilet facility</b>				<b>Significance Rating: Considerable</b>			
<b>Comment:</b>				<b>Condition: High</b>			
<p>The centrepiece of the gaols public façade which is mainly intact and one of the earliest structures on site. Original slate roof replaced with terra cotta tiles and the upper level changed internally</p>							
<b>Conservation Strategy:</b>							
<ul style="list-style-type: none"> <li>The building to be retained with appropriate conservation work to reinforce significance.</li> <li>While a toilet can be provided it will not be accessible.</li> <li>Maintain the important axial relationship of these buildings to each other and William Street. The street presence of these buildings would be improved, by removal of the unsympathetic pillars, stairways, minor additions and modern security bars, and reinstatement.</li> <li>Retain the overall external form of the central gatehouse and the central passageway as the primary entry to the Gaol. The layout of the rooms in their current form should remain, however a return to the original connections would be easily achieved.</li> </ul>							
<b>Recommendations:</b>							
Element	Significance			Recommendation			
<b>Floor</b>	<ul style="list-style-type: none"> <li>High, although vinyl finish is of little significance and the concrete topping under the stair is of little significance.</li> </ul>			<ul style="list-style-type: none"> <li>Retain existing floor.</li> <li>Remove vinyl and return to earlier floor is preferred.</li> </ul>			
<b>Skirting</b>	<ul style="list-style-type: none"> <li>Little</li> </ul>			<ul style="list-style-type: none"> <li>Remove skirtings and have none.</li> </ul>			



Element	Significance	Recommendation
<b>Walls</b>	<ul style="list-style-type: none"> <li>High, except for the enclosures either side of the chimneys, which are of little significance, but for first floor east side, south end which has moderate significance.</li> </ul>	<ul style="list-style-type: none"> <li>Remove all internal walls and return to original configuration.</li> <li>Retain a rendered finish as stone appears to have been sparrow picked when the render was applied.</li> <li>Retain the existing paint colour or repaint in a stone colour.</li> </ul>
<b>Picture Rail</b>	<ul style="list-style-type: none"> <li>Little</li> </ul>	<ul style="list-style-type: none"> <li>Existing cornices can be retained but it would be preferable to remove these and reinstate original details.</li> <li>If existing cornices are retained repaint in the existing colour.</li> <li>Otherwise reinstate original colours on original cornices.</li> </ul>
<b>Cornice</b>	<ul style="list-style-type: none"> <li>Little</li> </ul>	<ul style="list-style-type: none"> <li>Existing ceilings can be retained but it would be preferable to remove these and reinstate original details.</li> <li>If existing ceilings are retained repaint in the existing colour.</li> <li>Otherwise reinstate original colours on original ceilings.</li> </ul>
<b>Ceiling</b>	<ul style="list-style-type: none"> <li>High for original windows which are north side except for ground floor east end. However, hardware on the windows is not original therefore of little significance.</li> <li>Rest of windows of little significance.</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing, although it is preferable to reinstate original details to all windows including hardware.</li> </ul>
<b>Window</b>	<ul style="list-style-type: none"> <li>Earlier doors of considerable significance, others of little significance.</li> <li>Earlier doors are the entry door to the ground floor east room, the door under the stair in the east room, and the door between the two rooms on the first floor, However, the door under the stair is not in its original location. All doors have been sheeted over in metal.</li> </ul>	<ul style="list-style-type: none"> <li>Retain original doors, including the one under the stair even if the wall is removed. If the west half needs a door then install a door similar to the east half.</li> <li>Other doors to be removed when partitions are removed.</li> <li>Colours to original doors to be investigated and doors painted in original colours.</li> </ul>



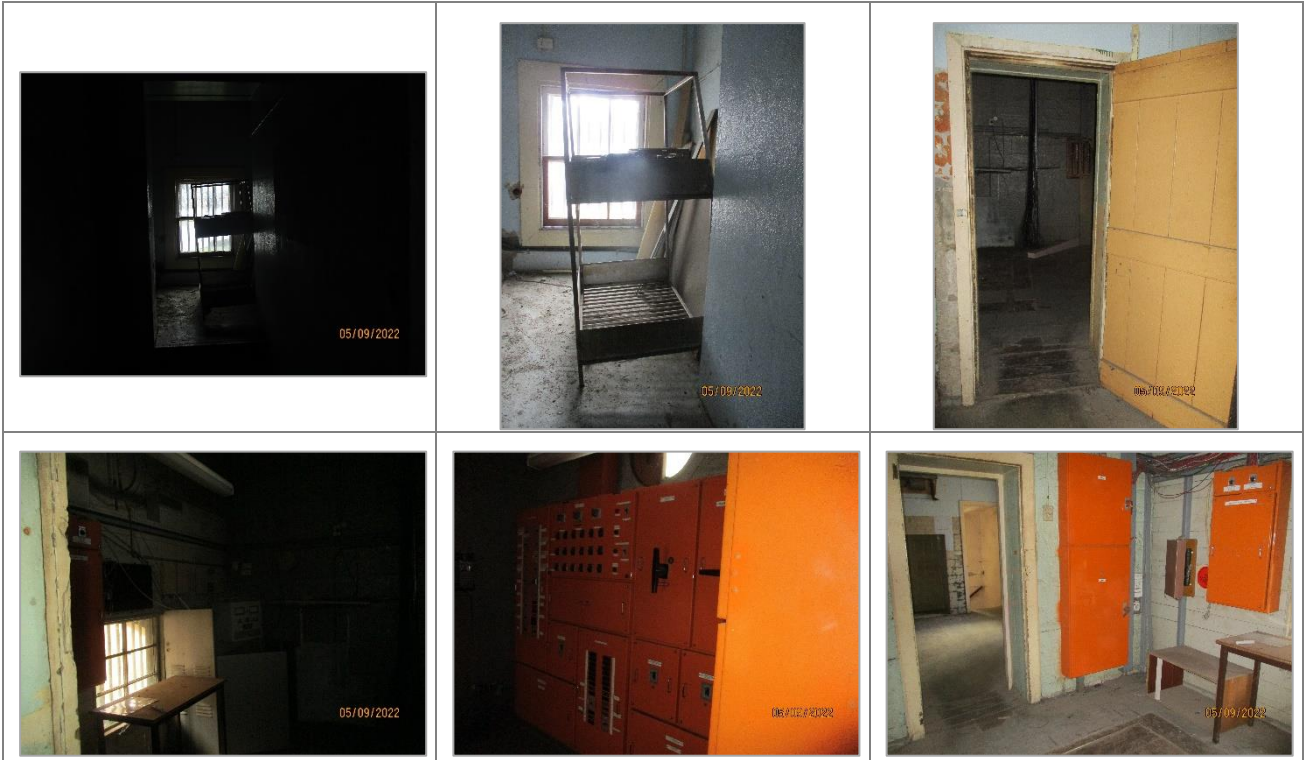
Element	Significance	Recommendation
<b>Door/Gates</b>	<ul style="list-style-type: none"> <li>Little</li> </ul>	<ul style="list-style-type: none"> <li>If original detail of architraves can be determined install to original details.</li> <li>Otherwise install simple rectangular architraves where required and paint in original colours.</li> </ul>
<b>Architrave</b>	<ul style="list-style-type: none"> <li>Intrusive</li> </ul>	<ul style="list-style-type: none"> <li>Replace when ceilings are replaced with something more sympathetic.</li> </ul>
<b>Lighting</b>	<ul style="list-style-type: none"> <li>Little</li> </ul>	<ul style="list-style-type: none"> <li>Remove all.</li> </ul>
<b>Fireplaces</b>	<ul style="list-style-type: none"> <li>High</li> </ul>	<ul style="list-style-type: none"> <li>Retain original fireplaces, including some investigation of ground floor rooms to determine if there were fireplaces.</li> <li>If original openings were bricked up leave them as they are.</li> <li>Otherwise, insert flush finish cover panels.</li> </ul>
<b>Stairs</b>	<ul style="list-style-type: none"> <li>Moderate</li> </ul>	<ul style="list-style-type: none"> <li>Retain as is.</li> </ul>

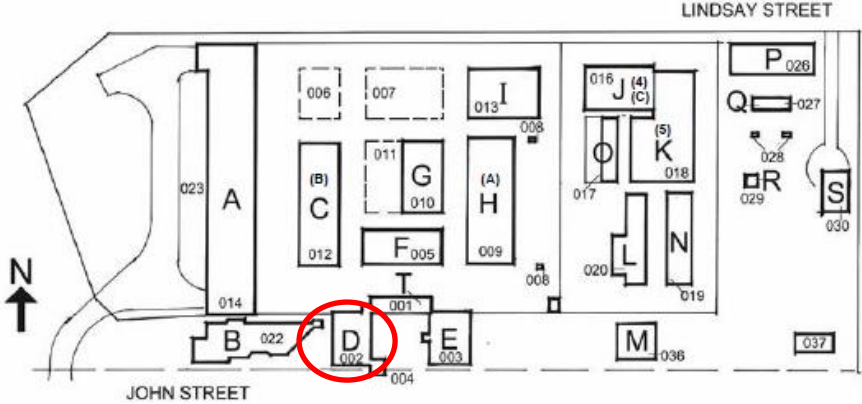
**PHOTOGRAPHS**









<b>Asset No: 2</b>	<b>BUILDING NAME: CHIEF WARDEN'S QUARTERS</b>
<b>Location: D</b>	

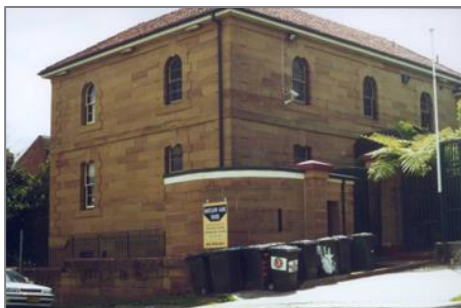
**Description:**

Three-storeys, including basement, ashlar sandstone with heavily rusticated windows and corners this building projects forward from the compound wall. The chimneys have been demolished as have the eastern projecting stairs, and an unsympathetic security stair built in its place.

The former Deputy Governor's House shows a number of phases of internal change. The most intrusive being the separation of the building internally so that the upper basement and north-west half of the ground floor relate to the new 1980s amenity building. Not only has this confused the floor planning, it has converted the basement (whole floor plan) to a shower room bathroom, locker room and gym, the planning and finishes have retained few of the early features. A bathroom has been introduced on the upper level, this floor is otherwise relatively intact. There is a new doorway from the upper level passage into the former gatekeeper's bedroom. This room, as part of the residence building footprint was originally accessible only through a bathroom of the gatehouse (Asset No. 001), the doorway of which is now bricked in. Original elements, details and finishes remain in part on the ground and upper level; including, fire place surrounds, doors, cornices, joinery etc. The staircase appears to remain intact through all floors of the building. This building could be reused as a residence, or offices, or similar. Ideally, it would be returned to a singular use, with internal access to all spaces.

**Building Images:** (further photographs attached).

**EXTERIOR**



**INTERIOR**



**Significance**

This is a heritage significant building and has significant steps at both ground level entrances. It remains largely unused. Access to the upper level is through an internal staircase. Any major modifications or adaptive reuse would require an upgrade to the building to meet BCA and DDA compliance.



<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
002	Gatehouse – Superintendent’s Office (former house of Lieutenant Governor)	B	B	B	Basement – fitout (gym, showers, etc.)	I	L
					Ground floor fitout (offices, toilets etc.)	D/L	L
					First floor fitout (offices)	D	L
					Internal staircase (up to first floor & down to basement)	B	H
					Entry stairs, ramps and cages	I	L
<b>Uses: Administration for Tour Programs</b>				<b>Significance Rating: High</b>			
<b>Comment:</b>				<b>Condition: Poor through lack of use</b>			
The building shows a number of phases of internal change.  Some elements have been removed such as chimneys and eastern entry stairs.							
<b>Conservation Strategy:</b>							
Return the building to its original plan by removing as many newer internal walls as possible. If some existing toilets are essential for proposed uses they can remain. It is desirable to conserve the building (restore, reconstruct, preserve) with original details (particularly if public access is proposed) although retention of existing is possible if public access is restricted.  This building may be adapted to a suitable new use, preferably one, which would return all levels to a single occupancy, having regard to the original plan and significant elements.  Remove detrimental internal and external additions to the building, to regain significance lost or concealed.  Consider removing facilities in the basement of the building and returning to a more compatible use with regard to significance of the space and care of original fabric.							
<b>Recommendations:</b>							
Element	Significance	Recommendation					
<b>Floor</b>	<ul style="list-style-type: none"> <li>High except for the basement and bathrooms which have little significance.</li> </ul>	<ul style="list-style-type: none"> <li>Retain original timber floors.</li> <li>The bathroom floors can be altered as desired but retain any original structure.</li> <li>Floor coverings can be changed as desired or preferably removed and timber floor exposed.</li> <li>Retain the basement floors but finishes can be modified as desired.</li> </ul>					
<b>Skirting</b>	<ul style="list-style-type: none"> <li>High except for bathrooms.</li> </ul>	<ul style="list-style-type: none"> <li>Retain all skirtings.</li> <li>They can be repainted as required, but preferably in original colours as determined by paint scrapes.</li> </ul>					





Element	Significance	Recommendation
<b>Walls</b>	<ul style="list-style-type: none"> <li>High, except for the walls around the bathrooms, and across the corridor on the basement and ground floor.</li> </ul>	<ul style="list-style-type: none"> <li>Retain original walls. Current openings in original wall can be retained or infilled if essential for new use.</li> <li>The bathrooms can be removed totally if required, or retained as is if essential for new use. If the bathrooms are retained they can be internally renovated as desired.</li> <li>Electrical fittings should be removed and more sympathetic ones installed.</li> <li>The entrance to the gaol on the first floor northeast corner can be rendered over, but the opening to be clearly articulated in the render. Alternatively, it can be reopened.</li> <li>Walls can be repainted, preferably in original colours.</li> <li>The lining to the ground floor northern rooms can be retained or removed as desired.</li> <li>The newer opening into the west wall north end can be retained but preferably to be filled in to original details.</li> <li>The wall across the corridors at the ground floor and basement to be removed.</li> <li>Picture rail to the ground floor northeast room should be removed.</li> <li>The mechanical ductwork to be removed.</li> <li>Rising damp is evident on the walls, but does not appear to be a major problem. Continue a maintenance program.</li> <li>East wall appears to be a rendered masonry wall in front of the original stonework, however, it is recommended to retain it as it is.</li> </ul>
<b>Cornice</b>	<ul style="list-style-type: none"> <li>Little</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing as is.</li> <li>Reconstructing original cornices can be adopted if the rooms are to be used for interpretative purposes.</li> </ul>
<b>Ceiling</b>	<ul style="list-style-type: none"> <li>Little significance.</li> <li>Plumbing in basement is intrusive.</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing as is.</li> <li>Reconstructing original ceilings to be adopted if the rooms are to be used for interpretative purposes.</li> <li>Ductwork in northeast room to be removed and ceiling made good.</li> <li>Plumbing attached to ceilings can be retained if necessary, but preferably removed.</li> </ul>
<b>Window</b>	<ul style="list-style-type: none"> <li>Moderate</li> </ul>	<ul style="list-style-type: none"> <li>Retain all windows, except, if the bathroom on first floor is removed, brick up window.</li> <li>If windows ever need replacing they should be reconstructed to original details.</li> <li>Remove the air conditioning from the southwest window and reconstruct sash to original details. Hardware is to match original details.</li> <li>Can be repainted as desired, preferably in original colours.</li> <li>Sash lifts are not original and can be retained or replaced with ones to match original.</li> </ul>

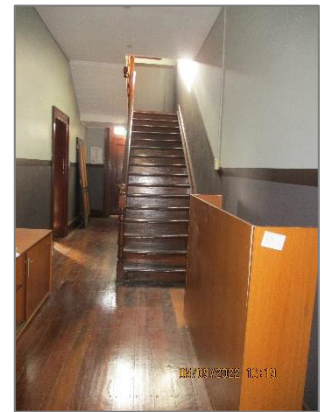




Element	Significance	Recommendation
<b>Architraves</b>	<ul style="list-style-type: none"> <li>High, except bathroom doors and windows which are little.</li> </ul>	<ul style="list-style-type: none"> <li>Retain existing.</li> <li>Can be repainted, preferably in original colours.</li> <li>Bathroom architraves to be retained if bathrooms are to be retained. Otherwise they should be removed if bathrooms are removed.</li> </ul>
<b>Door/Gates</b>	<ul style="list-style-type: none"> <li>Southwest room first floor door and two corridor doors and external doors on the ground floor High.</li> </ul>	<ul style="list-style-type: none"> <li>Southwest room – retain door. Can be repainted, preferably in original colours.</li> <li>Retain original rim lock. Deadlock and hasp and staple can be retained or removed as desired.</li> </ul>
	<ul style="list-style-type: none"> <li>Ground floor doors high.</li> </ul>	<ul style="list-style-type: none"> <li>Original doors are used in newer partitions. If the partitions are removed then the original doors should be reused inside the building where possible. Otherwise they should be stored on site.</li> </ul>
	<ul style="list-style-type: none"> <li>Southeast room door first floor is moderate.</li> </ul>	<ul style="list-style-type: none"> <li>Retain door.</li> </ul>
	<ul style="list-style-type: none"> <li>Other doors on ground and first floor have little significance.</li> </ul>	<ul style="list-style-type: none"> <li>Can be retained or replaced.</li> <li>If replaced, reconstruct original doors and hardware as per NW room.</li> </ul>
	<ul style="list-style-type: none"> <li>Basement corridor doors little</li> </ul>	<ul style="list-style-type: none"> <li>The two corridor doors can be retained or replaced as desired.</li> </ul>
	<ul style="list-style-type: none"> <li>External basement door high.</li> </ul>	<ul style="list-style-type: none"> <li>Retain.</li> <li>Door may be repainted, preferably in original colours.</li> </ul>
	<ul style="list-style-type: none"> <li>Little significance.</li> </ul>	<ul style="list-style-type: none"> <li>Lighting can be surface mounted.</li> <li>Can be retained or replaced as desired. If replaced install more sympathetic lighting.</li> </ul>
<b>Fireplaces</b>	<ul style="list-style-type: none"> <li>Ground and first floor</li> <li>High except for infills.</li> </ul>	<ul style="list-style-type: none"> <li>Retain all mantelpieces.</li> <li>Repaint as desired, preferably in original colours.</li> <li>All inserts should be removed and a flush finished panel inserted inside the original openings.</li> </ul>
	<ul style="list-style-type: none"> <li>Basement</li> <li>High</li> </ul>	<ul style="list-style-type: none"> <li>Retain as open structures.</li> </ul>
<b>Cupboards</b>	<ul style="list-style-type: none"> <li>Little.</li> </ul>	<ul style="list-style-type: none"> <li>Cupboards in northwest room can be retained, but preferably removed.</li> </ul>
<b>Air conditioning to northeast room</b>	<ul style="list-style-type: none"> <li>Intrusive</li> </ul>	<ul style="list-style-type: none"> <li>Remove and make good existing fabric.</li> </ul>
<b>Stairs</b>	<ul style="list-style-type: none"> <li>High</li> </ul>	<ul style="list-style-type: none"> <li>Retain as is.</li> <li>Reconstruct top of newel post if desired.</li> <li>Stabilise the bottom newel post.</li> <li>Balustrade to be stripped back and re-stain and varnish is preferred.</li> <li>Finishes on stair can be replaced, but retain original timber. Exposing the original timber finish stair is preferred.</li> </ul>

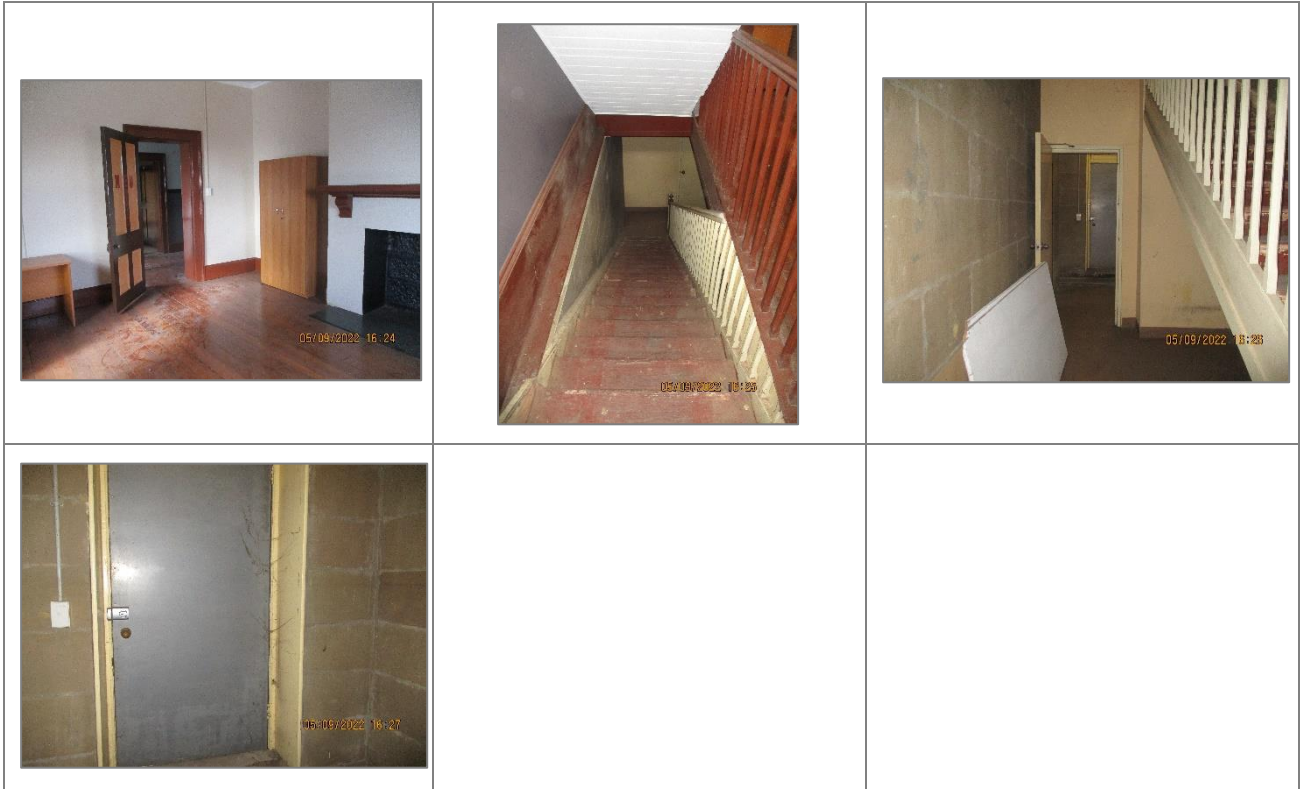


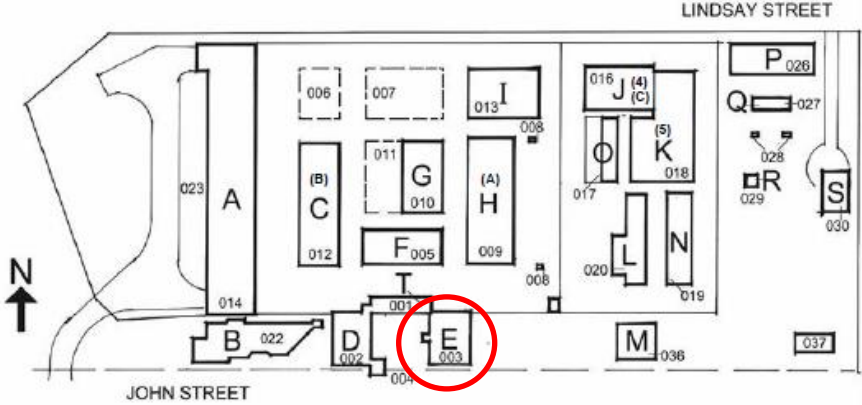
PHOTOGRAPHS









<b>Asset No: 3</b>	<b>BUILDING NAME:</b> <span style="float: right;"><b>Governor's House</b></span>
<b>Location:</b> E	

**Description:**  
 Three-storey building, including basement, ashlar sandstone with heavily rusticated arched windows and corners, this building projects forward from the compound wall to form a three-sided court with its twin the lieutenant governor's house and the gatehouse. The chimney has been demolished.

**Building Images:** (further photographs attached).

<p style="text-align: center;"><b>EXTERIOR</b></p> 	<p style="text-align: center;"><b>INTERIOR</b></p> 	
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**Significance:**  
 The Governor's Residence is a heritage significant building and has steps at the eastern ground level entrance (off the car park) and an accessible entry ramp on the western side that leads to the main reception/administration area for the Gaol. Two meeting rooms and toilet facilities are located on the ground floor. There are no accessible toilet facilities. The internal staircase leads to the upper floor level, partially rented to Newcastle University for their Maitland Campus of the Conservatorium of Music. Any major modifications or adaptive-reuse would require an upgrade to the building to meet BCA and DDA compliance.

<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Wine Centre</li> <li>• Gallery</li> <li>• Coffee and Cake</li> </ul>	<p><b>Significance Rating: High</b></p>
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<b>Comment:</b> Original layout and some fittings remain.	<b>Condition: Reasonable except for the basement which has rising damp and water ponding in the light well.</b>
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**Conservation Strategy:**

Return the building to its original plan by removing as many newer internal walls as possible. If some existing toilets are essential for proposed uses they can remain. It is desirable to conserve the building (restore, reconstruct, preserve) with original details (particularly as public access is proposed) although retention of existing is possible if public access is restricted.

This building may be adapted to a suitable new use, preferably one, which would return all levels to a single occupancy, having regard to the original plan and remaining significant elements.

Investigate source of rising damp and seek to halt damage if ongoing. Repair stone as necessary.

Internal changes to the building should aim to remove intrusive modern materials, later partitions and bathrooms etc with a view to re-establishing the original plan

**Significance of Elements**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
003	Gatehouse – Deputy Roster Clerk Office (former house of Governor)	B	B	B	Basement – substantially intact	B	M
					Ground floor - fitout	I	H
					First floor - fitout	I	H
					Internal staircase (up to first floor and down to basement)	C	M

**Recommendations:**

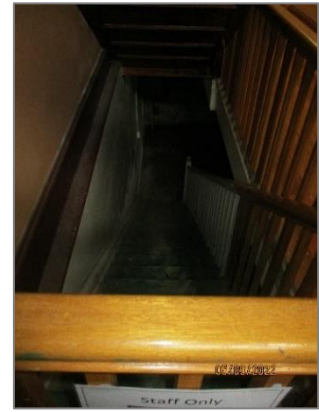
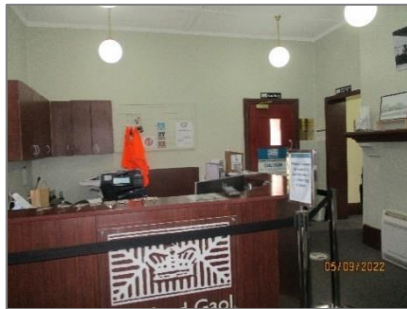
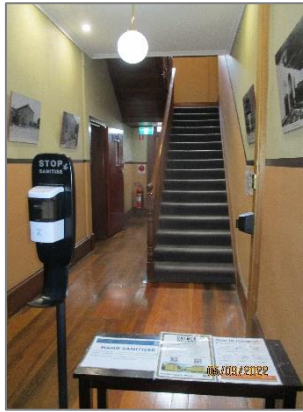
Element	Significance	Recommendation
<b>Floor</b>	High, although finishes are of little significance and basement floor is of moderate significance.	Original timber floors preferred, although existing finishes can remain or floors can be recarpeted. Retain concrete to basement.
<b>Skirting</b>	High	Retain existing. Repaint in existing colours or original colours preferred.
<b>Walls</b>	Original walls are high, all newer walls of little significance.	Existing configuration can be retained if essential, however, it is preferable to retain only original walls and remove all non-original walls. Openings in original walls can be retained or infilled. Remove paint on basement walls and leave stone exposed. Concrete render to the basement corridor retaining wall to be investigated and if stone is sound underneath remove concrete render.
<b>Cornice (Ground Floor)</b>	High to the southeast room, moderate significance to the corridor on the ground floor and little significance to the rest.	Existing can be retained but it is preferable to reinstate all original cornices throughout the house. Repainting in existing colours possible but original preferred.
<b>Cornice (Basement)</b>	High, except southeast room which is of little significance.	Replace cornice in southeast room of basement with cornice to match other basement rooms.



Element	Significance	Recommendation
<b>Ceiling (Ground Floor)</b>	High to the southeast room, moderate significance to the corridor on the ground floor and little significance to the rest.	Existing can be retained but it is preferable to reinstate all original ceilings throughout the house. Repainting in existing colours possible but original preferred.
<b>Ceiling (Basement)</b>	High, except southeast room which is of little significance.	Replace ceiling in southeast room of basement with ripple iron.
<b>Window</b>	Moderate, except for basement which is high.	Retain. Retain in existing or original colours. If the opportunities exist, reconstruct to original details.
<b>Door/Gates (Ground Floor)</b>	Little significance, except for the three doors to the first floor southwest room which are of high significance.	Investigate the doors to the first floor southwest room to determine which is original as there are two different types in this room. Elsewhere, put original doors in original openings and where non-original walls are retained, keep existing doors. Repaint original colours for original doors even if reconstructed. All other doors to be existing colours.
<b>Door/Gates (Basement)</b>	Internal doors high, external door of moderate significance.	External doors: if details of the original doors can be obtained, replaced with original door details and paint in original colours. Otherwise retain existing in existing colours.
<b>Architrave (Ground and First Floor)</b>	Original architraves on original door openings high, all others little.	Retain original architraves. Reinstate architraves to original door openings. Retain existing architraves to existing other doors if doors are retained. Repaint original architraves in original colours. Retain existing colours on all others.
<b>Architraves (Basement)</b>	Original architraves on original door openings high, all others little.	External door: if details of the original door architraves can be obtained, replaced with original door details and paint in original colours. Otherwise retain existing in existing colours.
<b>Lighting</b>	Intrusive	Install more sympathetic lights.
<b>Fireplaces</b>	High	Retain existing boarded up as they are. Install a mantelpiece to the ground floor northeast room. Repaint all in original colours.
<b>Stairs</b>	High	Return stair to exposed timber treads. Open up the stair to the basement. Maintain the original stained timber. Strip back balustrade to basement and refinish to match upstairs.
<b>All other internal fittings</b>	Intrusive	All should be removed.

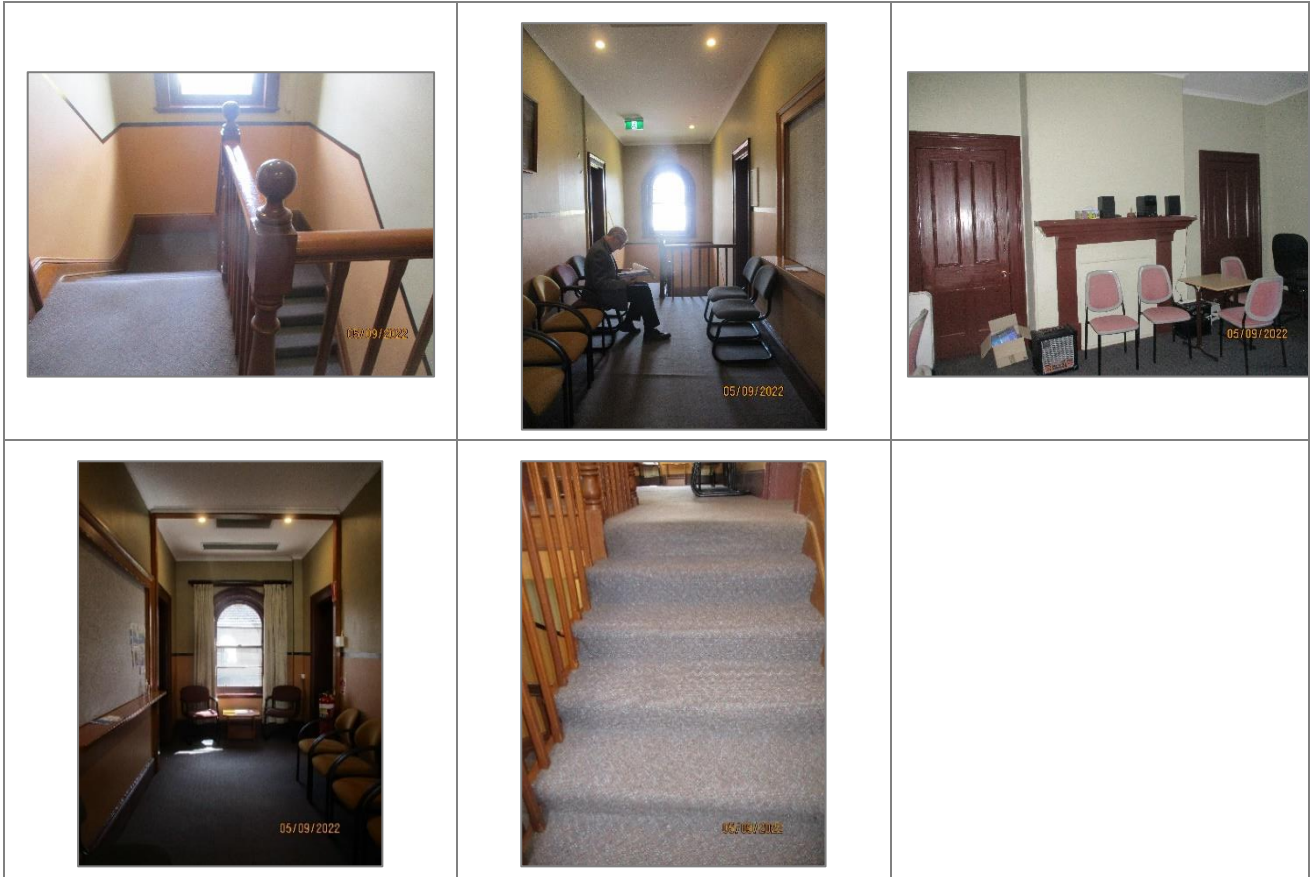


PHOTOGRAPHS

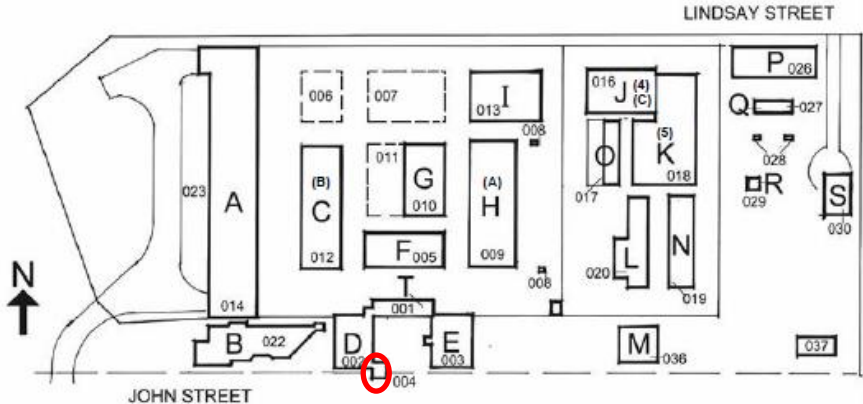










<b>Asset No: 4</b>	<b>BUILDING NAME: Sentry Post (Gatehouse)</b>
<b>Location: D</b> (southeast corner)	

**Description:**  
Single storey sandstone addition to Building 2 for sentries to guard the main entrance.

**Building Images:**

<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 
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<b>Uses: Not defined.</b>	<b>Significance Rating: High</b>
<b>Comment: Original layout.</b>	<b>Condition: Reasonable</b>

**Conservation Strategy:**  
Retain the building undertake conservation work to return the building to earlier details and make it available for interpretative purposes.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
004	Gatehouse (entry guard room)	B	B	B		B	L

**Recommendations:**

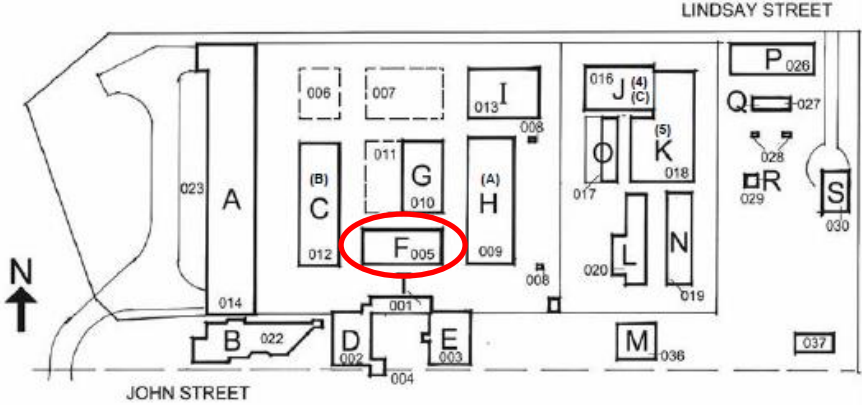
Element	Significance	Recommendation
Floor	High, except vinyl which is of little significance	Return floor to original floor under the vinyl.
Walls	High.	Repainting possible in original colours.



Element	Significance	Recommendation
<b>Ceiling</b>	Little	Retain existing FC ceiling, however, investigate the original ceiling and if details exist about it reinstate original details.
<b>Window</b>	Moderate significance to the small windows and little significance to the larger window.	Retain existing unless the original details of the windows can be found, when reconstruction to the original details is preferred.
<b>Door/Gates</b>	High	Retain and repaint in existing or original colours.

**PHOTOGRAPHS**



<b>Asset No: 5</b>	<b>BUILDING NAME: Internal Administration</b>
<b>Location: F</b>	

**Description:**

Two-storey building of ashlar sandstone with heavily rusticated arched windows and quoins. The roof is hipped with a central gable, on the gatehouse elevation, over Chapel and Governor’s Office.

The Chapel has large, exposed timber trusses and stained-glass windows.

**Building Images:** (further photographs attached).

<p style="text-align: center;"><b>EXTERIOR</b></p> 	<p style="text-align: center;"><b>INTERIOR</b></p> 
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**Significance:**

This two-storey building is of heritage significance with the Administration area and Hospital on ground level and the Chapel on the upper level. The building has had the most modification work undertaken on it of any site building since the closure of the Gaol. The ground floor hospital end (western) has been developed as a static exhibition space and reflects the last use of these rooms as a hospital.

The western stairwell lobby had been modified during the Gaol’s operation and since closure, accessible toilets have been built within this space on both the ground level and upper level and an accessibility lift installed.

The administration end (eastern) has been partially redeveloped with two meeting rooms. These rooms do not have accessible entry and have only one small toilet under the stairs in the eastern stairwell lobby.

The upper Chapel level has had all modern fittings removed. It is used as a meeting/function space and is part of the audio tour interpretation. Murals have been found on the walls which require investigation and restoration. Normal access to the Chapel is by original internal spiral staircase in the eastern stairwell lobby. There is also an external steel staircase to the north of the building that is used as the main access to the upper levels. Any major modifications or adaptive reuse would require an upgrade to the building and stairs to meet BCA and DDA compliance.



<b>Uses:</b> <ul style="list-style-type: none"> <li>• Interpretation</li> <li>• Retail</li> <li>• Art Gallery</li> </ul>				<b>Significance Rating: High</b>			
<b>Comment:</b> Significantly altered on ground floor.				<b>Condition: Quite good</b>			
<b>Conservation Strategy:</b> Reinforce the significance by returning the building to the original layout with finishes and details to match original. Remove all intrusive walls and finishes and make good remaining original finishes. Retain and conserve all existing original features including joinery and fireplaces, and consider restoring all original features, such as missing glazing bars. Reinstate demolished stair as a means to gaining acceptable access and egress to the upper level of the building in preference to retaining the intrusive external steel stair at the rear of the former Chapel. Retain front elevation central coloured window. (Further investigation required).							
<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
005	Internal Administration (former Chapel)	B	B/C	B	Internal stair up to former chapel	B	L
					Modern ceiling lining panels over timber boards	I	H
					Original timber ceiling boards	B	L
					Concrete floor	D	H
					Signage related to hospital/dispensary	C	M
					Demountable over yards connected to upper level	I	H
					Modern steel stair and security cage	I	H
					Modern steps and ramp	I	H
					Exposed roof structure on upper level	B	L
					Coloured glass window	C	L
					Office and kitchen fitout in building generally	D/I	H
					Partition walls in hospital area	I	H



<b>Recommendations:</b>		
<b>Element</b>	<b>Significance</b>	<b>Recommendation</b>
<b>Floor</b>	Timber - high. Infill floor to southwest room first floor – little. Concrete - little. Finishes - little.	Retain existing but preferably reinstate original timber floors. Finishes can be altered or retained as required.
<b>Skirting</b>	Little	Retain if internal partitioning to be retained. Appears there may have been no skirtings originally, therefore none to be installed unless details reveal otherwise.
<b>Walls</b>	Original walls are high. Other walls are little.	Maintain rendered original walls in original colours. Preferably remove non-original walls. If internal walls remain, retain existing colour scheme. Investigate chapel walls to see if originally painted or not. If they were unpainted, paint in stone colour. Infill fire escape door if fire escape is removed. Remove tiles on the wall of the Chapel. Preserve the original painting on the east wall of chapel (seek specialist conservation advice).
<b>Picture Rail</b>		
<b>Cornice</b>	Little except for the southwest and southeast rooms on the first floor which are high.	Retain existing if internal walls remain. Otherwise reinstate original cornice to original colours. Retain original cornices in original colours. Remove others.
<b>Ceiling</b>	Timber board ceilings - high. Other ceilings - little.	Retain board ceilings and paint in original colours. If internal walls are retained, retain existing ceilings in existing colours. If internal walls removed, reinstate original timber ceilings in original colours. Remove the ceiling in the altar to reveal the original ceilings above.
<b>Window</b>	High, except for toilet window, which is of little significance.	Retain original windows reconstructing deteriorated or altered sections, including installing hardware to match original. If internal partitioning and toilet is removed, infill toilet window. Install 2 vertical glazing bars to southwest window and original hardware to all windows. (Note: most of the glass in the south windows appear original). Reconstruct window on north side if fire escape is removed. Conserve painted windows and if paint begins to deteriorate seek specialist conservation advice. Infill and west window of Dispensary (southwest room of ground floor)
<b>Door/Gates</b>	External door to south side east end, west side south	Retain north and south external doors, repainting in original colours.





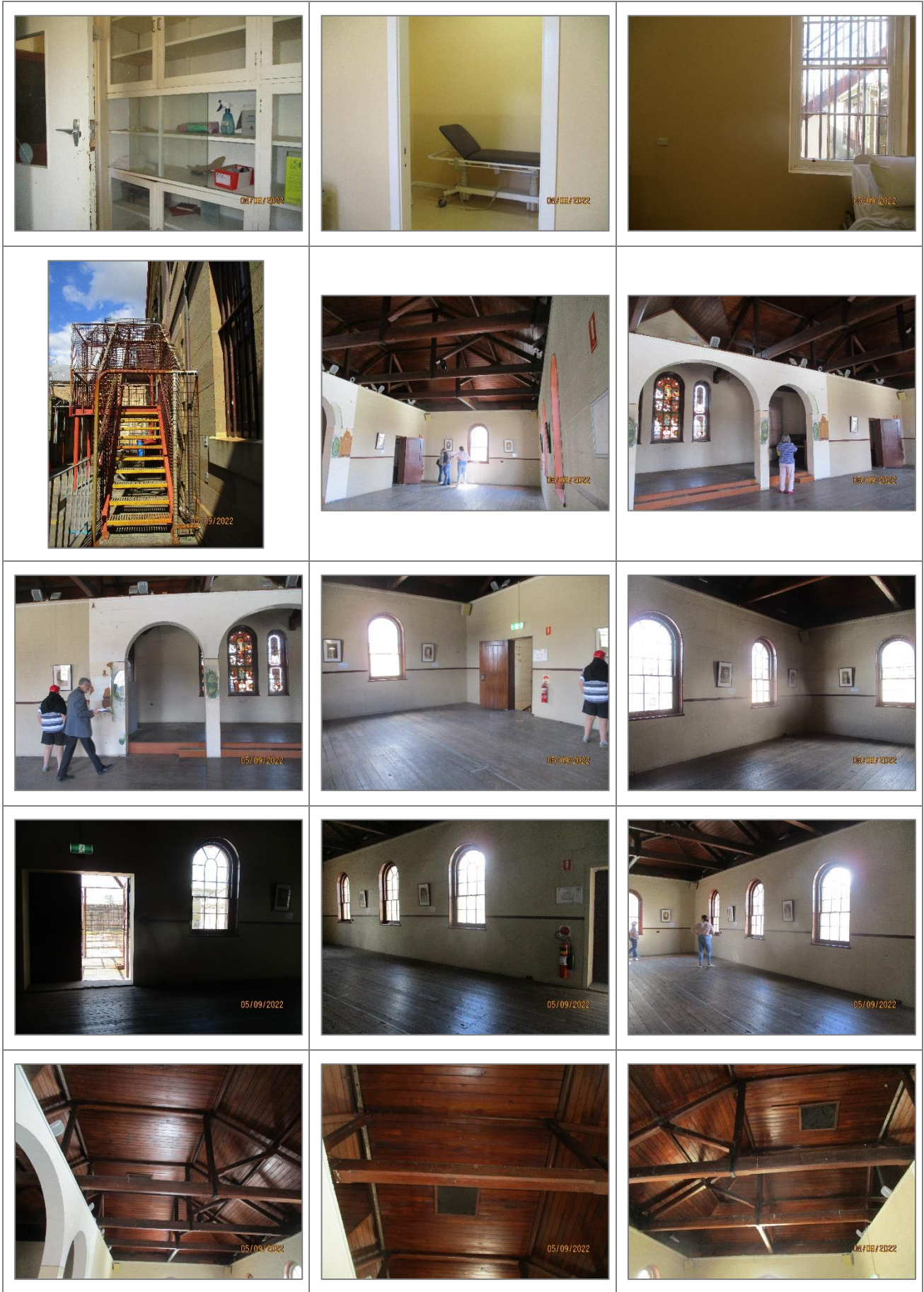
<b>Recommendations:</b>		
<b>Element</b>	<b>Significance</b>	<b>Recommendation</b>
	end and doors at top of stairs are high; others are little.	<p>If internal partitioning remains, keep other doors as existing.</p> <p>If area is returned to original layout reconstruct external doors on west, east and north to original details.</p> <p>If fire escape is removed, remove doors and infill wall.</p> <p>Replace the southwest door with a door to match the southeast door.</p> <p>Retain or reconstruct dispensary, door (southwest room, west side of ground floor) to original details. If retained paint in existing colours, if reconstructed, paint in original colours.</p> <p>South door of southwest room of ground floor can be retained and painted in existing colours, or reconstructed as a door to original details.</p> <p>Original door on north side of ground floor to remain infilled.</p>
<b>Architrave</b>	Little	<p>Originally, no architraves existed.</p> <p>If internal partitioning remains, retain existing otherwise remove all.</p>
<b>Lighting</b>	Little generally; intrusive to Chapel.	<p>Retain existing if no change to internal layout.</p> <p>If area opened up install more sympathetic lighting.</p> <p>Remove lighting in Chapel and install something more sympathetic, such as indirect lighting on top of central wall.</p>
<b>Stairs</b>	Internal Stair: high, except for covering. External Stair: Intrusive/ Little	<p>Retain existing internal stair but remove carpet back to the original timber.</p> <p>It is preferable to remove the external stair and reconstruct the original stair.</p>
<b>Fittings on Ground Floor</b>	Little	Remove all fittings, including benches unless no change is proposed to internal partitioning.
<b>Electrical Board Hub cabinet Switches Cupboards</b>	Intrusive	Remove fittings from Chapel and southwest room, including splash back tiles.
<b>Dispensary Cupboards</b>	Little	Retain if can be effectively used. If non-original walls are removed, cupboards should be removed. However they can be removed if considered unnecessary.



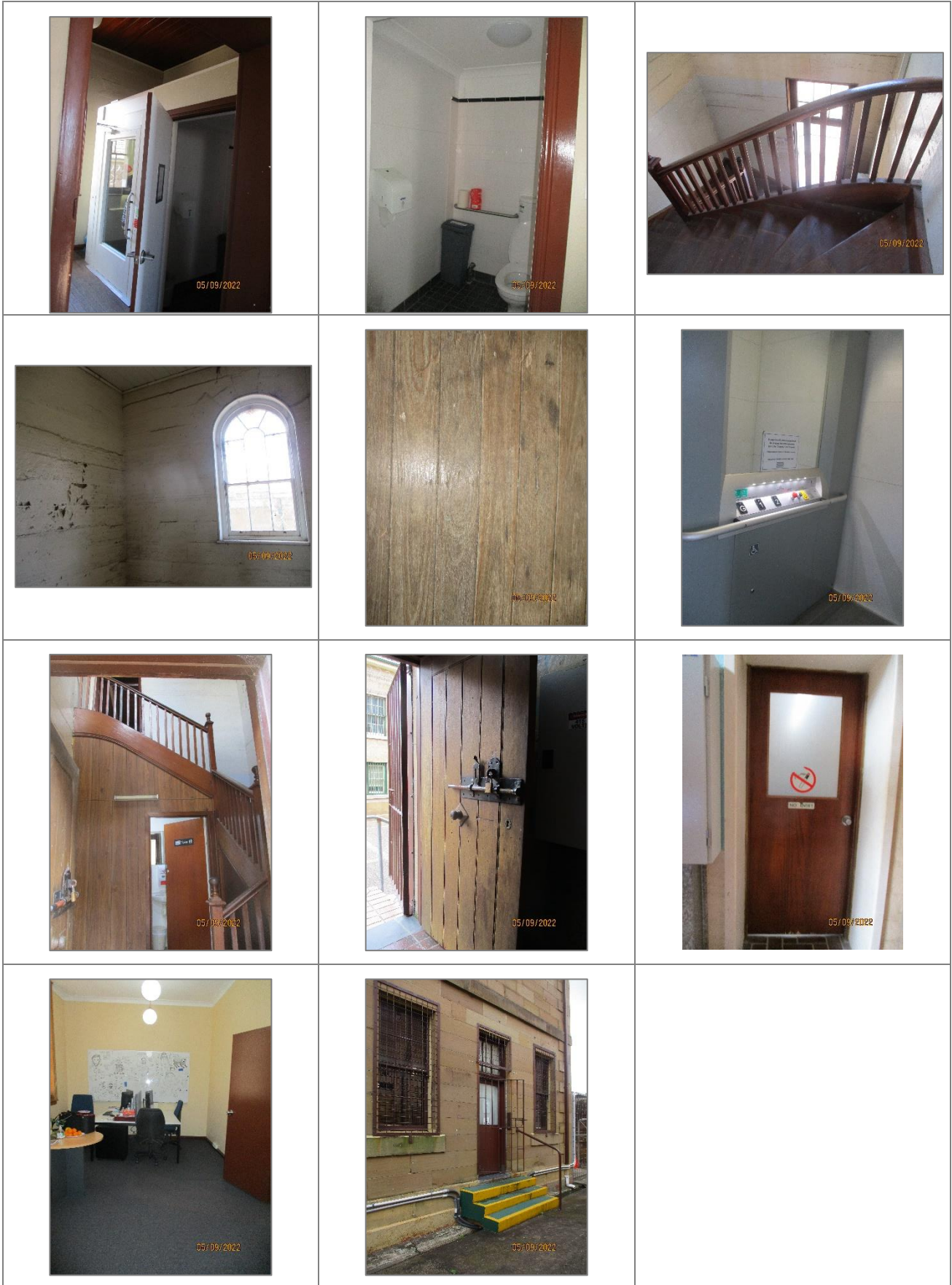
PHOTOGRAPHS

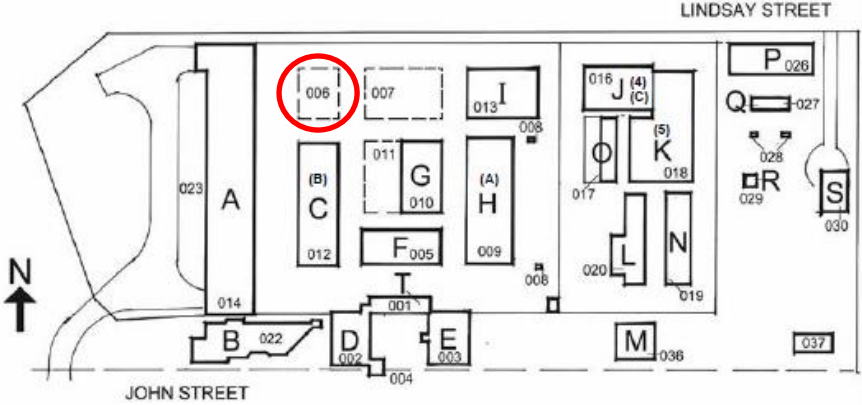







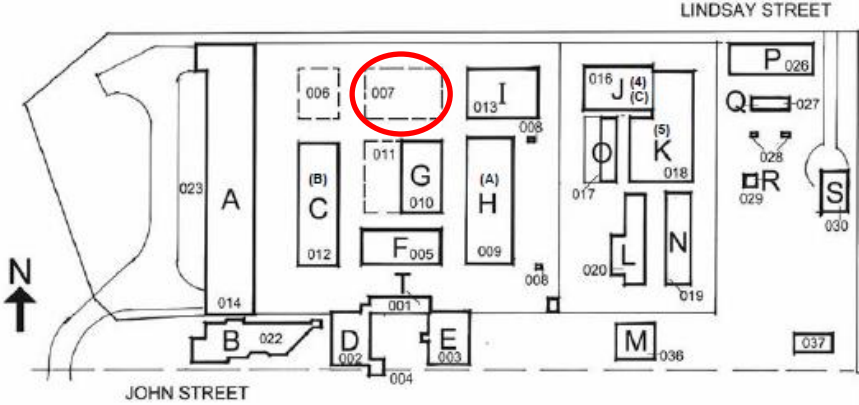





<b>Asset No: 6</b>	<b>BUILDING NAME:</b> Exercise Field	
<b>Location:</b>		
<b>Description:</b> This is the site of the demolished female wing and cook house.		
<b>Building Images:</b>		
<b>EXTERIOR</b> 		
<b>Significance:</b>		
Potential archaeological evidence and remains of footings.		
<b>Uses: Open Space</b>	<b>Significance Rating: Little</b>	
<b>Comment:</b> No surface indication of previous structure.	<b>Condition: Good</b>	
<b>Conservation Strategy:</b> Retain as open space. Do not excavate area unless essential and then adopt an Unanticipated Finds Protocol.		





<b>Asset No: 7</b>	<b>BUILDING NAME:</b> Exercise Field	
<b>Location:</b>		
<p><b>Description:</b> This is the site of the demolished female wing and cook house.</p>		
<p><b>Building Images:</b></p>		
<p><b>EXTERIOR</b></p> 		
<p><b>Significance:</b></p>		
<p>Potential archaeological evidence remains of footings.</p>		
<p><b>Uses: open space</b></p>	<p><b>Significance Rating: little</b></p>	
<p><b>Comment:</b> No surface indication of previous structure.</p>	<p><b>Condition: Quite good</b></p>	
<p><b>Conservation Strategy:</b> Retain as open space. Do not excavate area unless essential and then adopt an Unanticipated Finds Protocol.</p>		



<b>Asset No: 8</b>	<b>BUILDING NAME:</b>	<b>Sentry Boxes</b>
<b>Location: eastern side of the interior wall</b>		

**Description:**  
 These are square in plan, probably concrete block construction, and have a flat projecting metal deck roof.

**Building Images:**

<b>EXTERIOR</b>	

**Significance:**

Remaining elements of the gaol operation and useful for interpretation.

<b>Uses: Guard Box</b>	<b>Significance Rating: Little</b>
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<b>Comment/Condition:</b> Isolated boxes that were used to monitor external activities of prisoners.	<b>Condition: Reasonable</b>
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**Conservation Strategy:**  
 Retain and interpret as to function related to external activity areas.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
008	Sentry Boxes	D	D	D	Original structure type, not original fabric	D	M



<p><b>Asset No: 9</b></p>	<p><b>BUILDING NAME: A Wing</b></p>	
<p><b>Location: H</b></p>		
<p><b>Description:</b> A two-storey building built with large 12' x 8' cells and with the cells on the upper levels accessed by the gallery. Most cells were subdivided doubling the number of cells in the wing.</p>		
<p><b>Building Images:</b> (further photographs attached).</p>		
<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 	
<p><b>Significance:</b> This is the oldest building within the compound and along with the external wall, represents the original Gaol of the 1840s. It is a heritage significant building and is similar in style to B Wing. It is only two levels but is operated in exactly the same way as B Wing. There are three exits from the building at ground level. The front of the wing is used for storage and as a staff room and facility for tour guides.</p>		
<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Tours and interpretations</li> <li>• Small events and functions</li> </ul>	<p><b>Significance Rating: High</b></p>	



<b>Comment:</b>					<b>Condition: Quite Good</b>		
The only surviving example of the Inspectors Gaols by Mortimer Lewis. There have been some changes to a number of cells and other elements added.							
<b>Conservation Strategy:</b>							
The existing cell layout should be retained.							
For tours, retention of existing elements is an important part of the interpretation even elements that are relatively recent. For functions the only space suitable is the central area on the ground floor. The conservation strategy is to retain as much as possible as is and only, undertake essential maintenance where required.							
Retain the existing galleried layout. This block is of considerable significance and proposed changes to accommodate a new use need to be carefully balanced against loss of significance for the Gaol.							
Retain at least one pair of single cells on each level intact with existing fittings and furnishings as an example of the divided cell plan (see note below).							
Retain the ground level office and staff escape route. Consider removing the upper level office.							
Maintain the yard as primarily open space and with no unnecessary clutter. All original or early structures should remain and be conserved including associated features i.e., benches and hooks. Etc. Consider replacing the current lean-to posts with new posts to approximate the original ones.							
<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
009	Wing cell range (two-storey 'A' Wing)	B	-	-	Central space: bridges, stone galleries, iron rails etc	B	L
					Ceiling and roof structure	B	L
					Copper water tanks	C	M
					Wire grid over void between galleries	D/I	M
					Control room ground floor	B	L
					Control room upper floor	I	M
					Ground floor cage	D	H
					Original windows	B	L
					Stone stair	B	L
					Cell configuration	B	L
					Cell furniture and fittings (i.e., power boards)	C	M
					Cell WC and basin	C	M
					Metal cell doors (and door furniture)	B	L
					Steel cell grille doors (and door furniture)	B	L
Officer escape route (manholes, ladder)	C	M					
Associated yard (base wall, fence, lean-to, toilets)	C	M					





Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
					Associated yard (small demountable structure)	I	H

**Recommendations:**


Element	Significance	Recommendation
<b>Floor</b>	Moderate significance; East store of little significance.	Retain painted concrete. Repainting is possible but must be in existing colours eg beige to the beige area only. Unpainted section near control post to remain unpainted. Retain existing vinyl in the east storeroom or remove it back to bare concrete. The west storeroom floor to be repainted in green when essential.
<b>Skirting</b>	Moderate significance.	Retain existing painted skirting. Repainting in existing colours for maintenance purposes is possible.
<b>Walls</b>	High, except: <ul style="list-style-type: none"> <li>Room at south end first floor in central space, which is of little significance.</li> <li>Divider in the middle of the ground floor central space which is of little significance.</li> </ul>	Retain existing walls as they are. Minimal patch repainting of areas where walls have deteriorated (i.e. where paint has flaked off at ground level) in existing colours can be undertaken. Retain evidence of signage including Perspex nameplates and other graffiti exactly as they are (no repainting). Ventilators should be retained as is despite the fact some are missing and damaged. Retain as is.
<b>Ceiling</b>	High, except west store which is of little significance.	Retain existing as is. Preference is to reinstate original ripple iron ceiling in West store and paint in original colours.
<b>Window</b>	High	Retain existing as is. Birdproof openings with bird wire or expanded mesh to match existing to be maintained.
<b>Door/Gates</b>	High, except the door to the south room in the central space on the first floor, which is of little significance.	Retain as they are including paint colours. Repainting is considered unnecessary except the external face of the West door which may be painted in original colours for maintenance purposes. Retain door to south room on first floor as is.
<b>Lighting</b>	Little	Retain existing or replace with similar.
<b>Stairs</b>	High	Retain existing as is.
<b>Fittings within Cells</b>	Moderate	Retain as they currently exist. Temporary removal of loose items for cleaning and maintenance etc. is acceptable provided they are replaced. Temporary removal of fixed elements, if essential, is possible if no damage to any original fabric occurs and replacement using existing original fixings is guaranteed. If the fixings are not original the fixed elements can be removed, if essential provided no change to the fabric occurs. New fixings can be used to refix the fittings.



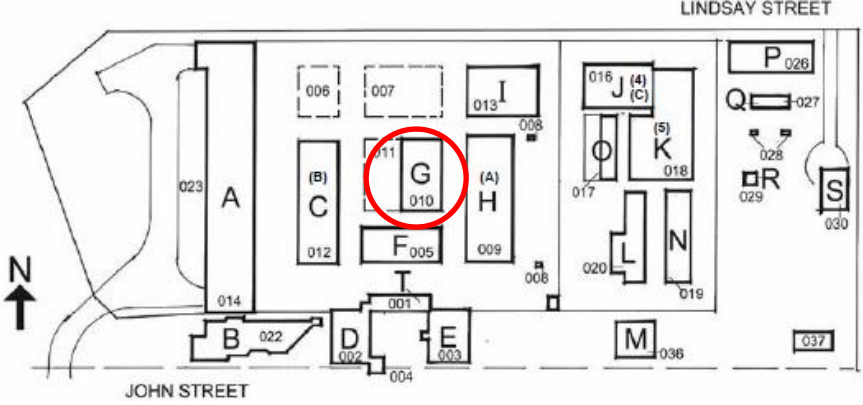
<b>Fittings in West Store</b>	Little	Preferable to remove including splash backs.
<b>Element</b>	<b>Significance</b>	<b>Recommendation</b>
<b>Fittings: Railings cage and gates to upper levels</b>	High	Retain existing as is.

**PHOTOGRAPHS**



		
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<p><b>Asset No:</b> 10/11 (11 now Demolished)</p>	<p><b>BUILDING NAME:</b></p>	<p><b>A Wing Yards</b></p>
<p><b>Location:</b> G</p>		

**Description:**

The yards are similar to each other, in that there is a covered area to the rear, a low vaulted grille over the remainder of the roof, and a toilet, shower and basin unit and bench built integral to the walls of the yards.

The external exercise yard now includes a temporary fabric clad marquee.

**Building Images:** (further photographs attached).

<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 
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**Significance:**

**Building 10**

These yards are used only for interpretation. Several have been closed to ensure public safety although they are still viewable as they have open front ends with grill bars.

**Building 11**

The buildings on this area were removed in the 1970s and it is currently used for the site of a 30m x 10m plasticised canvas marquee which is operated as a function space. The marquee is removable but is generally left in place.

<p><b>Uses:</b></p> <p>Trade shows These yards are used only for interpretation. Several have been closed to ensure public safety although they are still viewable as they have open front ends with grill bars.</p>	<p><b>Significance Rating: High</b></p>
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<b>Comment:</b> The yards have been modified from original layout.	<b>Condition: Quite Good</b>
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**Conservation Strategy:**

There is no need to alter anything given the proposed use. Therefore the strategy is to maintain the existing fabric. However, the cover between Assets 9 and 10 can be removed if there is no feasible use for the structure. Alternatively, it can be retained as is.

Maintain the yards in their current configuration with existing fixtures and grilles etc. The blocked in original opening to the south-western most yard could be reopened. Recent and unsympathetic shelter structures erected in the space between the yards and 'F-wing' should be removed.

Consider marking the original plan of the demolished yards in the paving.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
010/ 011	Yards	C	C	C	Enclosure (walls, bars, roofing)	C	M
					Extended roofing	I	H
					Fixed furniture / facility fixtures	C	M

**Recommendations:**

Element	Significance	Recommendation
Floor	Moderate significance	Retain as is.
Walls	Moderate significance	Retain as is. Original finish appears to be sandstone and the removal of the paint may occur by natural or artificial means. Repainting of the walls should not happen.
Ceiling	Moderate significance	Retain existing. Repainting in existing colours to preserve the metal.
Door/Gates	Moderate significance	Retain. Repaint in original colours as required to preserve them.
Fittings	Moderate significance	Retain existing fittings.
Cover over the yard between G and H	Little	Remove cover unless considered essential for proposed future use.



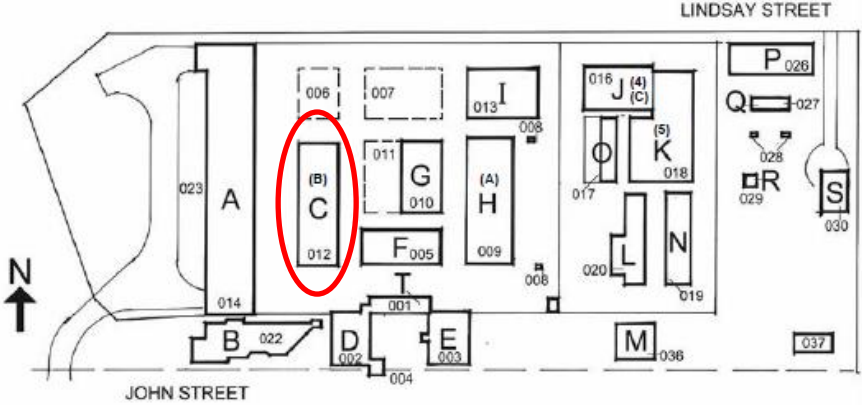
**PHOTOGRAPHS**

**Building 10**



**Building 11**



<b>Asset No: 12</b>	<b>BUILDING NAME:</b> <span style="float: right;"><b>Cell Block B</b></span>
<b>Location: C</b>	

**Description:**  
 A three-storey building with a gable roof and a one storey sandstone lobby on the southern wall. The cells are arranged in two parallel rows, accessed by metal galleys on the upper floors.

**Building Images:** (further photographs attached).

<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 
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**Significance:**  
 This 3-level building is of heritage significance and is the largest of the Maitland Gaol cell blocks. It has ramp access through a central door where unrestricted access is only to the ground level. Access to the upper levels is gained when accompanied by a guide. There are two exits to the outside of the building from the ground level however both are at the same end of the building and only one is accessible. The front of the wing is currently used for storage and includes the Gaol's dentistry that is viewable by the public but has not been developed for interpretation.



<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Tours and interpretations</li> <li>• Small events and functions</li> </ul>	<p><b>Significance Rating: High</b></p>
<p><b>Comment:</b></p> <p>Cells were originally all single but now most are doubles.</p> <p>It is one of two surviving examples of “inspectors Gaols” but has had a few changes such as offices, mesh, toilet fittings and staff escape route.</p>	<p><b>Condition: Quite Good</b></p>

**Conservation Strategy:**

The existing cell layout should be retained, particularly given the proposed use.

For tours, retention of existing elements is an important part of the interpretations even elements that are relatively recent. For functions the only space suitable is the central area on the ground floor. The conservation strategy is to retain as much as possible as is, undertake essential maintenance only.

Retain the existing galleried layout. This block is of considerable significance and proposed changes to accommodate a new use need to be carefully balanced against loss of significance for the Gaol.

Retain at least one double cell on each level intact with existing fittings and furnishings. (See note below)

Retain the ground level office and staff escape route. Consider removing the upper level office.

Maintain the yard as primarily open space and with no unnecessary clutter. All original or early structures should remain and be conserved including associated features (i.e. benches and hooks, etc). Consider replacing the current lean-to posts with new posts to approximate the original ones.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
012	2-Wing cell range (three storey 'B' Wing)	B	B	B	Central space: bridges, stone galleries, iron rails etc.	B	L
					Ceiling and roof structure	B	L
					Copper water tanks	C	M
					Wire grid over void between galleries	D/I	M
					Control room ground floor	B	L
					Control room upper floor	D/I	M
					Stone stair	B	L
					Cell configuration	B	L
					Cell furniture and fittings (i.e., power boards)	C	M
					Cell WC and basin	C	M





Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
					Timber cell doors (and door furniture)	B	L
					Steel cell grille doors (and door furniture)	B	L
					Associated yard (basewall, fence, lean-to, toilets)	C	M
					Associated yard (small demountable structure)	I	H

**Recommendations:**

Element	Significance	Recommendation
<b>Floor</b>	Moderate significance	Retain painted concrete. Repainting is possible but must be the existing green colour. Retain existing vinyl in dentist's room.
<b>Skirting</b>	Moderate significance	Retain existing painted skirting. Repainting in existing colour for maintenance purposes is possible. Retain existing skirtings in dentist's room. Repaint in existing colours as required for essential maintenance.
<b>Walls</b>	High except office walls which are moderate. Minimal patching.	Retain existing walls as they are. Repainting of areas where walls have deteriorated (ie where paint has flaked off at ground level) in existing colours can be undertaken. Retain evidence of signage and other graffiti exactly as they are (no repainting). Repainting of walls in dentist's room in existing colours is possible.
<b>Ceiling</b>	High, except the two south rooms which are of little significance.	Retain existing as is. Repainting of dentist's ceiling in existing colours is possible.
<b>Door/Gates</b>	High, except door to dentist's room which is of little significance.	Retain as they are including paint colours. Repainting is considered unnecessary. Repainting the dentist's door for maintenance purposes is possible.
<b>Lighting</b>	Little	Retain existing or replace with similar.
<b>Stairs</b>	High	Retain as is.
<b>Fittings Within Cells</b>	Moderate	Retain as they currently exist. Temporary removal of loose items for cleaning and maintenance etc. is acceptable provided they are replaced. Temporary removal of fixed elements, if essential, is possible if no damage to any original fabric occurs and replacement using existing original fixings is guaranteed. If the fixings are not original the fixed elements can be removed, if essential, provided no change to the fabric occurs. New fixings can be used to refix the fittings.



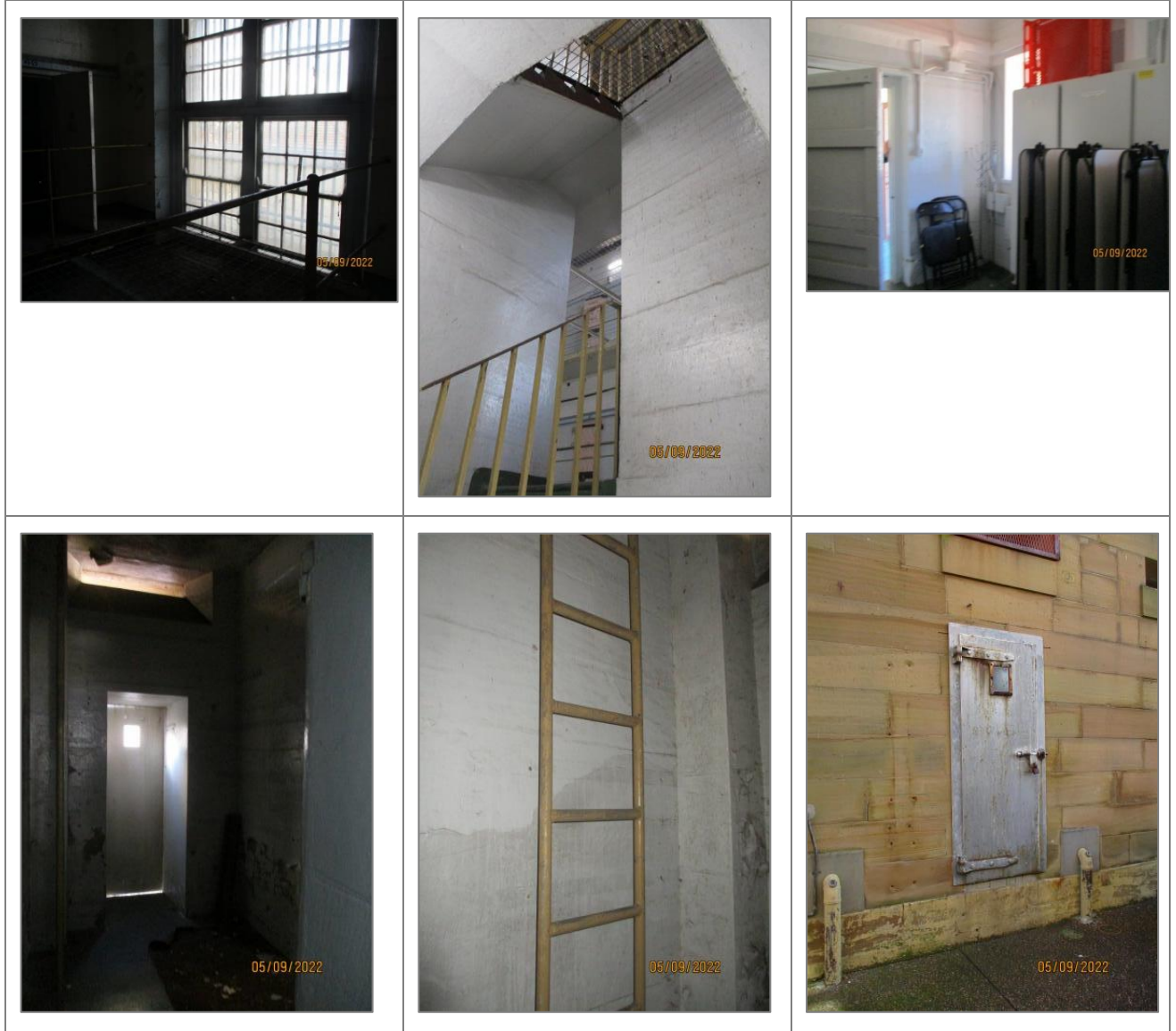
Element	Significance	Recommendation
Fittings in Dentist's Room	Moderate	Retain as is.
Fittings: Railings, cage and gates to upper levels	High	Retain as is.

**PHOTOGRAPHS**












<p><b>Asset No: 13</b></p>	<p><b>BUILDING NAME: Kitchen</b></p>	
<p><b>Location: I</b></p>		
<p><b>Description:</b> This is a four-storey sandstone building with kitchen at lower level and cells above.</p>		
<p><b>Building Images:</b> (further photographs attached).</p>		
<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 	
<p><b>Significance:</b> The building in this configuration dates from the late 1970s when two buildings were modified and joined together to provide a commercial kitchen, cells and facilities for the inmates allocated to work within the kitchen. The Kitchen has been fitted out primarily by Maitland Grossmann High School for use as a training space for their Hospitality students and is also utilised as a Kitchen by the Gaol when required for functions and events. The cells above the kitchen are part of the interpretive tours of the Gaol both for guided and self-guided audio. There is a large unisex toilet facility on the upper level and one cell with significant artworks on the walls. Disabled access is not available to the upper level but unrestricted access is available to the Kitchen.</p>		
<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Interpretation</li> <li>• Food Packaging and processing</li> <li>• Small group training and overnight accommodation.</li> </ul>	<p><b>Significance Rating: Moderate</b></p>	
<p><b>Comment:</b></p>	<p><b>Condition: Reasonable</b></p>	
<p>Initially two buildings which were linked at ground and first floors</p>		



**Conservation Strategy:**

No external change but interior can be substantially altered as desired on the ground floor but minimal change to upper levels.

Original artwork on walls to be conserved. This will restrict the use of some rooms for interpretation only.

The interior of this building could be substantially altered, and the significance of the gaol not greatly compromised. Ideally, a typical cell would be retained with its graffiti and furnishings, including services

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
013	Kitchen block (cells above)	C	I	D	Demountable to NW of building	I	H
					Additions and alteration to form one building from two	D	M
					Kitchen finishes and fitout	D	M
					Cell configuration	D	M
					Cell furniture and fitting (i.e., shelves and power board)	D	M
					Cell WC and basin	D	M

**Recommendations:**

Element	Significance	Recommendation
<b>Floor</b>	Moderate to upper floors, little to ground floor.	Retain or change ground floor. Retain existing upper floor including paint colour Repaint in existing colour as required.
<b>Skirting</b>	Moderate to upper floors, little to ground floor.	Retain or change ground floor. Retain painted skirtings. Repainting as required for maintenance purposes in existing colours.
<b>Walls</b>	External Walls to original buildings and cell walls of moderate significance, others little.	Retain external walls and original walls to east building. Other walls can be altered as desired. Retain existing paint and graffiti in all cells. Central space of first floor can be repainted in existing colours.
<b>Cornice</b>	Little	Retain or change.
<b>Ceiling</b>	Moderate to upper floors, little to ground floor.	Retain or change ground floor. Retain painted concrete. Repainting in existing colours for maintenance purposes as required.
<b>Window</b>	Little	Retain existing or reconstruct original windows in west and east sides to original details.



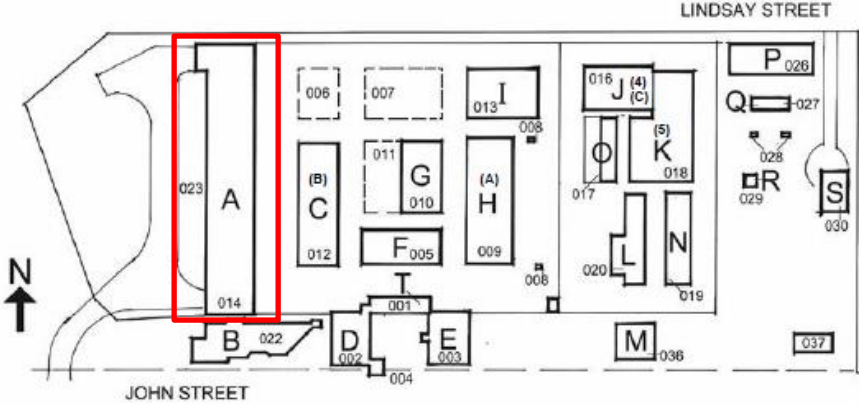
Element	Significance	Recommendation
<b>Door/Gates</b>	Moderate to cells, little elsewhere.	Doors can be altered as desired but no new external doors to be provided. Retain existing, cell doors only repainting in existing colours if required for essential maintenance. Other doors can be retained or altered.
<b>Architrave</b>	Little	Retain or change.
<b>Lighting</b>	Little	Retain existing or replace with something similar.
<b>Fittings (general)</b>	Little to ground floor. Moderate to other floors.	Retain or change to ground floor. Retain existing on upper floors, repainting in existing colours if required for essential maintenance.
<b>Fittings (menu boards, knife cupboards)</b>	Moderate	Retain in area, even if area is altered for interpretation purposes.

**PHOTOGRAPHS**







<p><b>Asset No: 14</b></p>	<p><b>BUILDING NAME: Building A Store and Work Centres</b></p>
<p><b>Location: A</b></p>	

**Description:**

An orange brick building which sits along the entire north-west elevation of the gaol.

This building dates from the 1970s and is the largest of the sites' buildings. It is subdivided into a number of separate rooms and uses over two levels.

**Lower Level**

The Lower Level is currently accessible from the external compound only (to the west) and is used for Council's Events section storage and storage for the café tenant.

The lower level also includes the Boiler House on the far northern end of the building which is still equipped with the original 1970s equipment but is used for storage as is the rest of the level.

**Upper Level**

The Reception Store is on the far southern end of the building and is accessible only from inside the Gaol site. It serves as basic storage for the Maitland Gaol Collection that includes items of heritage significance to the site.




The Saddlery is located next to the Store and is currently tenanted as storage for Maitland Musical Society.

The Auditorium is in the middle of this building and has been returned to its original configuration and purpose. It is the largest of the currently available open function spaces on the site. It can seat up to 200 in theatre style and has a raked seating area on the southern side of the room and is currently used for this purpose. It includes several large interpretation display cabinets for the Gaol's various displays throughout the year and has basic lighting, audio and video presentation equipment installed. The room provides a good venue for various activities requiring a large, versatile space.

The Shower Block is on the northern end of the building adjacent to the Auditorium. It is currently used for tour interpretation purposes and is the site of one of the major escapes from the site and as such is important in presenting the Maitland Gaol story. It has no other use at present.

The Laundry is the last room on the northern end of the building, accessible from inside the Gaol perimeter and is currently used as a maintenance workshop and store. It contains many examples of the laundry equipment used at the time of the Gaol's closure.

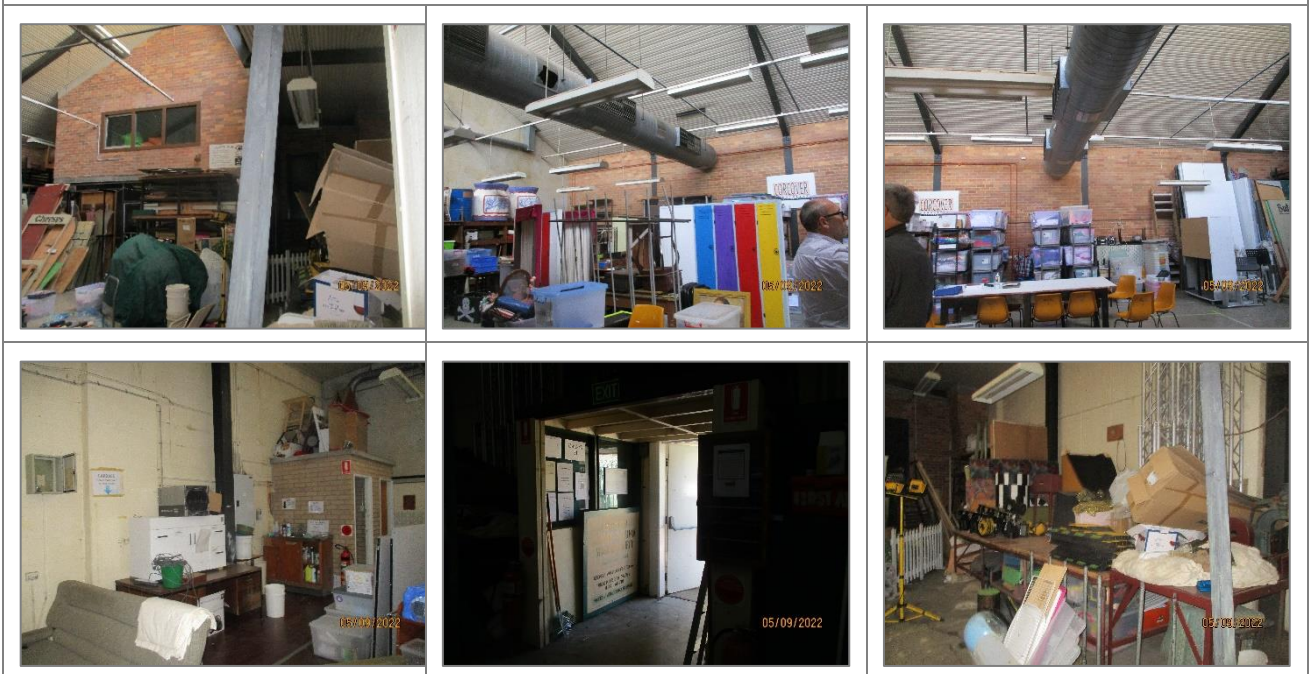


<b>Building Images:</b> (further photographs attached).							
<b>EXTERIOR</b>				<b>INTERIOR</b>			
							
<b>Significance:</b>							
The building and use related to the changing needs and method of rehabilitation of prisoners with developing skills in work centres.							
<b>Uses:</b>					<b>Significance Rating: Little</b>		
<ul style="list-style-type: none"> <li>• Small events, drama and functions</li> <li>• Music events (e.g. Jazz, Country)</li> <li>• Mobile retail (i.e. markets)</li> <li>• Retail incorporating interpretation and storage.</li> </ul>							
<b>Comment:</b>					<b>Condition: Reasonable</b>		
Constructed c1970 at a time of expansion of the gaol. It is understood to be on the site of Building 25, the former Industries Building							
<b>Conservation Strategy:</b>							
The building should not be extended. No alteration to the east side (the original gaol wall) but some alterations (if essential) can occur to the west side. Internal alterations can occur as desired.							
Find a use for the Store within its current envelope. This use could be associated with the future use of the Gaol, or be quite distinct.							
<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
014	Store	D	D	D	Machinery and other loose equipment items	C	H
					Fitout for offices, storage etc.	D/I	H
<b>Recommendations:</b>							
Element	Significance			Recommendation			
<b>Whole Building</b>	Little			No changes to the east wall particularly the original gaol wall. Minor changes acceptable to west wall if essential for new uses. Internal change including demolition, alteration etc can occur as desired.			

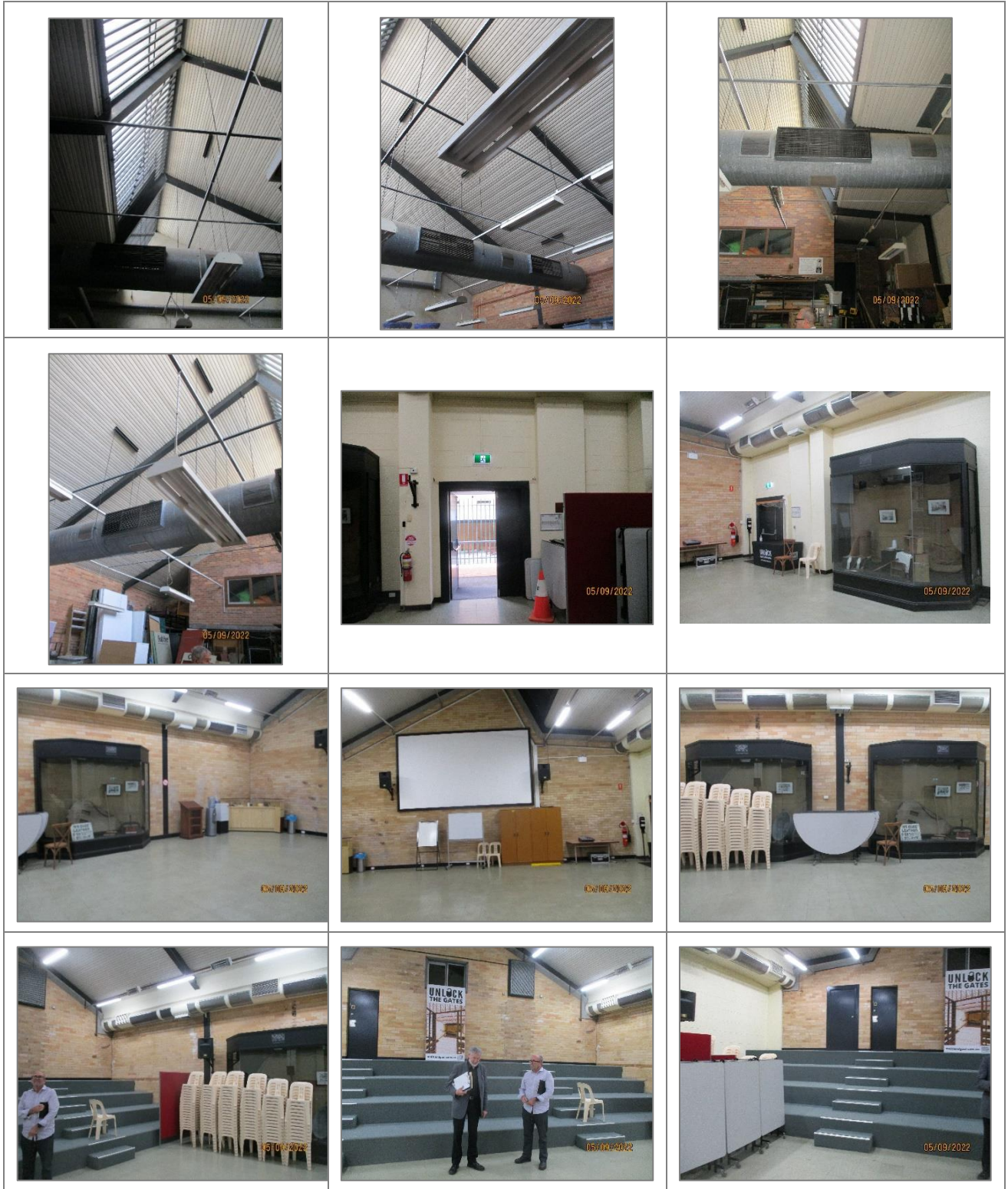


Element	Significance	Recommendation
<b>Boiler House</b>	Little significance for the brick section and less significance for the corrugated metal extension.	Any alteration can occur to the building including the removal of fittings, equipment. The RHS framed weld mesh gates can be altered if desired. Located within the building are two original panels and 1 original door from the gaol. These need to be retained until their exact location is resolved and a decision made about their reinstatement or conservation.
<b>Lower Level Store</b>	Little	Any change can occur inside the building including removal of walls, partitions, services. The only items that need to be resolved in respect to the conservation of the prison is the future of several Aboriginal art works. If the art works are to leave the prison then they should be catalogued and recorded so that the information is available for the future interpretation of the gaol.
Element	Significance	Recommendation
<b>Saddlery, Biobox, Laundry, Shower room, Theatre</b>	Little	As for whole building.

**PHOTOGRAPHS**



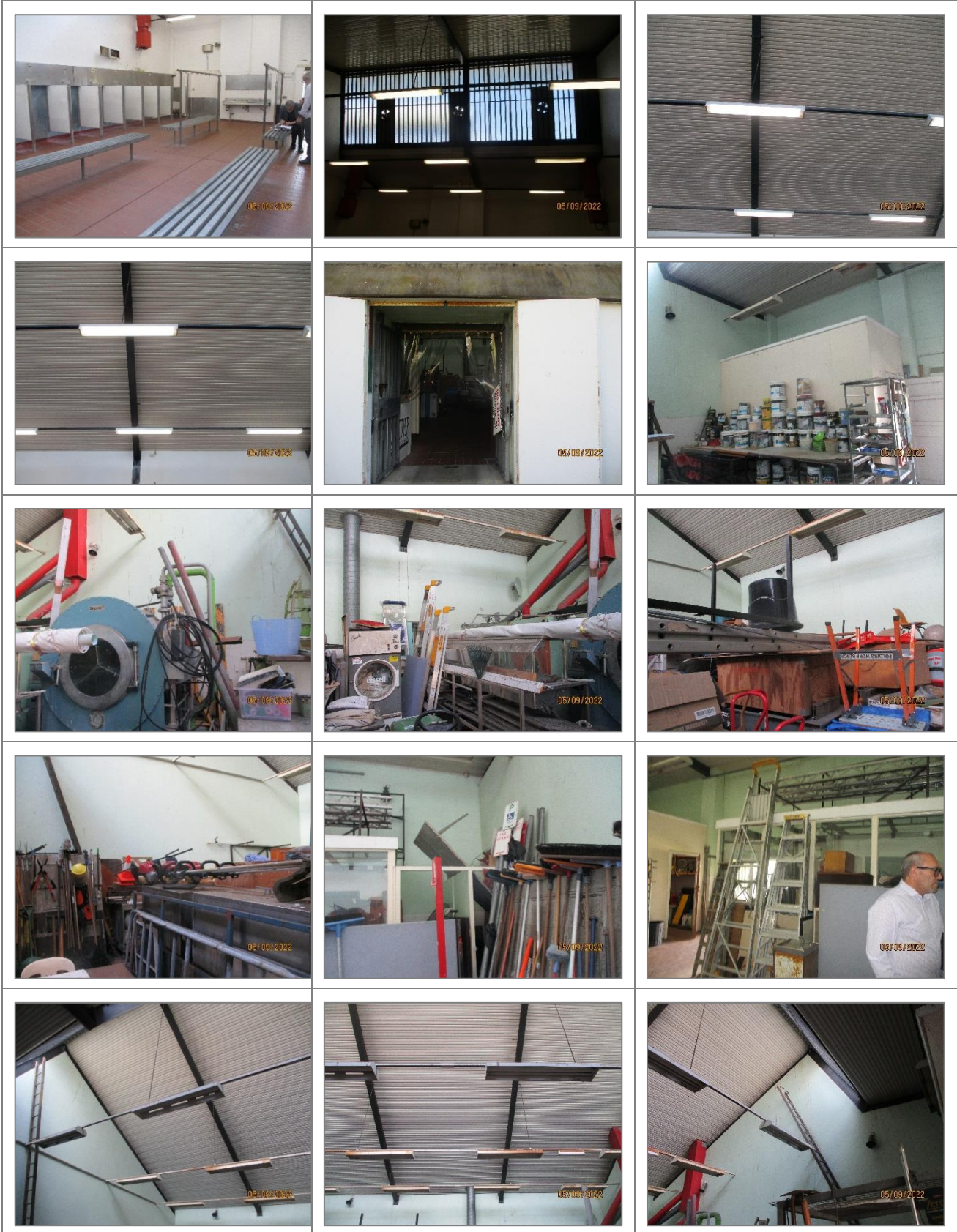


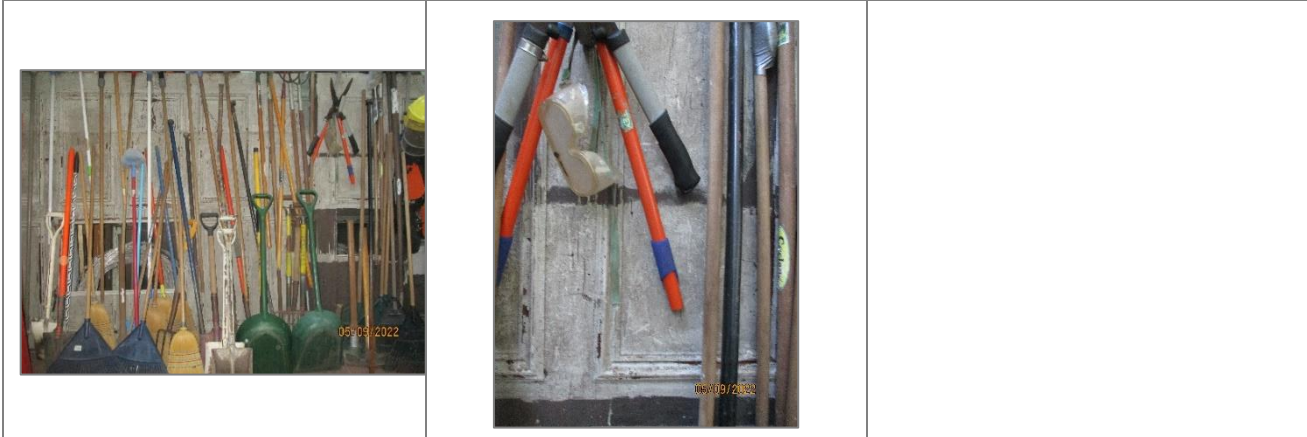


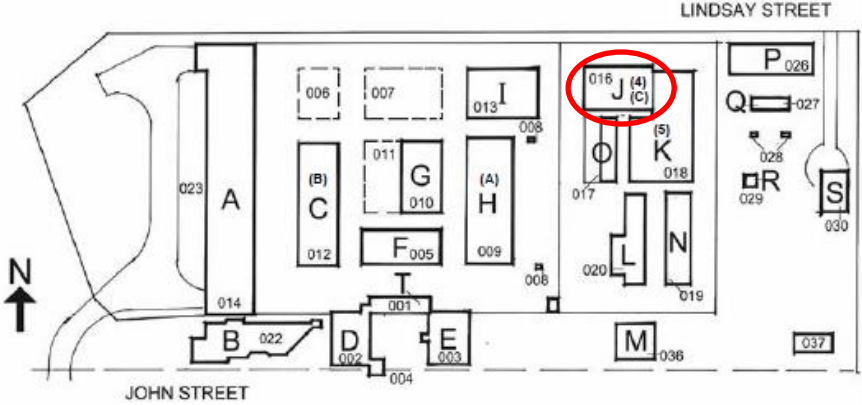










<b>Asset No: 16</b>	<b>BUILDING NAME: C Wing</b>
<b>Location: J</b>	

**Description:**  
 'C-wing' is a two-storey ashlar block building comprising 24 cells. Corrugated metal roofing has replaced the original slate. The upper-level external window openings have been modified to high level barred openings (cells were not originally intended for the upper level). The roof is a queen post truss with battens for slates which were the original roof covering.

**Building Images:** (further photographs attached).

<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 
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**Significance:**  
 C-Wing is a heritage significant building and, as for the other cell blocks, is only used for interpretation. It is of two levels with the upper level unavailable to the general public. It is accessible with ramp access and has egress available from both ends of the building.

<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Small seminars and overnight camping.</li> </ul>	<p><b>Significance Rating: High</b></p>
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<p><b>Comment:</b></p>	<p><b>Condition: Reasonable</b></p>
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Originally planned for ground floor cells and first floor workroom/hospital in 1891, it underwent reconstruction in 1899 to include cells on both floors.





**Conservation Strategy:**

Retain the building as is as far as is possible and ensure no reuse requires changes.

Only the central space would be suitable for small seminars.

A compatible use for '4-wing' as a multi-roomed building should be found if the building is not to be used as cell accommodation.

Retain the building in its current form, including exterior, cells, galleries, and common spaces. Retain evidence in the fabric of the building of its history and development.

Retain one cell and its fitout including the servicing panels and furniture and fixtures.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
016	Wing cell range (two-storey 'C' Wing)	B	-	-	Central space: bridges, walkways, rails, etc.	B	L
					Ceiling and roof structure	B	L
					Wire grid over void between galleries	C	M
					Control room ground floor	B	L
					Control room upper floor	B	L
					Original windows	B	L
					Cell configuration	B	L
					Cell furniture and fittings (i.e., power boards)	B	L
					Cell WC and basin	B	L
					Metal cell doors	B	L
Steel grille doors	B	L					


**Recommendations:**

Element	Significance	Recommendation
Floor	Moderate significance	Retain painted concrete. Repainting is possible, using existing colours.
Walls	High	Retain existing walls as they are. Repainting of areas where walls have deteriorated in existing colour can be undertaken but work to be restricted to patch painting. Retain evidence of signage and other graffiti exactly as they are.
Ceiling	High, except ceiling over central space which is of moderate significance.	Retain existing as is.
Window	High	Retain existing as is. Bird proofing openings with bird wire or expanded mesh to match existing to be maintained.



Element	Significance	Recommendation
Door/Gates	High	Retain as they are including paint colours. Repainting is considered unnecessary.
Lighting	Little	Retain existing or replace with similar.
Stairs	High	Retain as is.
Fittings Within Cells	Moderate	Retain as they currently exist. Temporary removal of loose items for cleaning and maintenance etc. is acceptable provided they are replaced. Temporary removal of fixed elements, if essential, is possible if no damage to any original fabric occurs and replacement using existing original fixings is guaranteed. If the fixings are not original the fixed elements can be removed, if essential provided no change to the fabric occurs. New fixings can be used to refix the fittings.
Fittings: railings, mesh ceiling	High for railings. Moderate for mesh ceiling.	Retain as is.

**PHOTOGRAPHS**

		
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<b>Asset No: 17</b>	<b>BUILDING NAME:</b>	<b>Exercise Cells</b>
<b>Location:</b> O		

**Description:**  
Four separate yards built during the 1991 upgrade of facilities at the Gaol.

**Building Images:** (further photographs attached).



**Significance:**  
These were constructed in the early 1990s as part of the construction of 5 Wing (Maximum Security). They were used by the prisoners allocated to the cells in C Wing as there was no exercise yard specifically attached to this wing. The building is unused and is only referred to in the interpretation of C Wing as part of the guided tours.

<b>Uses:</b> • Small seminars and overnight camping.	<b>Significance Rating: Little</b>
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<b>Comment:</b> Constructed during 1991 upgrade.	<b>Condition: Reasonable</b>
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**Conservation Strategy:**  
Retain or alter as desired.


**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
017	Yards	D	D	D	Recent addition in context of gaol evolution	D	H



<b>Recommendations:</b>		
<b>Element</b>	<b>Significance</b>	<b>Recommendation</b>
<b>Whole Building</b>	Little	Retain or alter as required. They are not really suitable for accommodation without alteration.
<b>Whole Building</b>	Little	Retain or alter as required. They are not really suitable for accommodation without alteration.

**PHOTOGRAPHS**

		
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<b>Asset No: 18</b>	<b>BUILDING NAME:</b>	<b>Maximum Security</b>
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<b>Location: K</b>		
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<b>Description:</b>
This is a relatively modern single storey cell block comprising 22 cells with individual yards.

<b>Building Images:</b> (further photographs attached).
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<p><b>EXTERIOR</b></p>	<p><b>INTERIOR</b></p>
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<b>Significance:</b>
This building was constructed in the early 1990s and is the last major construction undertaken at Maitland Gaol. It is a stark example of the difference between modern (at the time) and the 1800s cell blocks. The space has a small interpretive installation within two cells regarding the last death in custody which occurred in this wing in 1997. There is an office area with associated rooms and one standard toilet allocated to public use. Access is by an accessible entry via one door or through C Wing. This has recently been developed by tenants as a venue for an Escape Room activity.

<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Small Seminars</li> <li>• Overnight Camping</li> </ul>	<p><b>Significance Rating: Little</b></p>
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<b>Comment:</b>	<b>Condition: Reasonable</b>
Constructed as part of the 1991 upgrade.	

**Conservation Strategy:**  
 Retain or alter internally or externally as desired. No work to have any adverse impact of Asset 16.  
 Retain the overall footprint of the cell block and its relationship to '4-wing'. Substantial alteration to the internal layout would be acceptable if an example of typical cells is retained unaltered, for example, if cells 1 and 2 (and yards) are retained unaltered.

**Significance of Elements:**

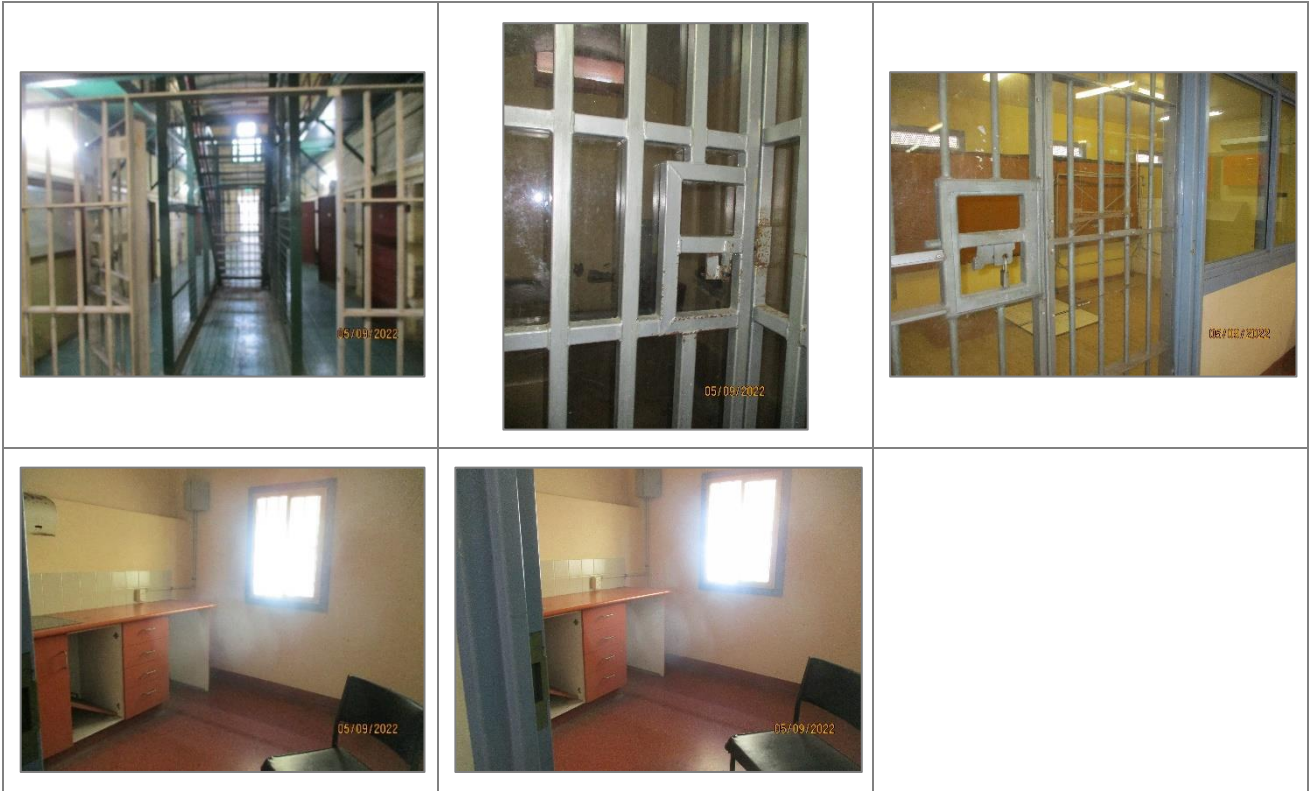
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
018	New Security Cell Block	D	D	D	Recent addition in context of gaol evolution	D	H

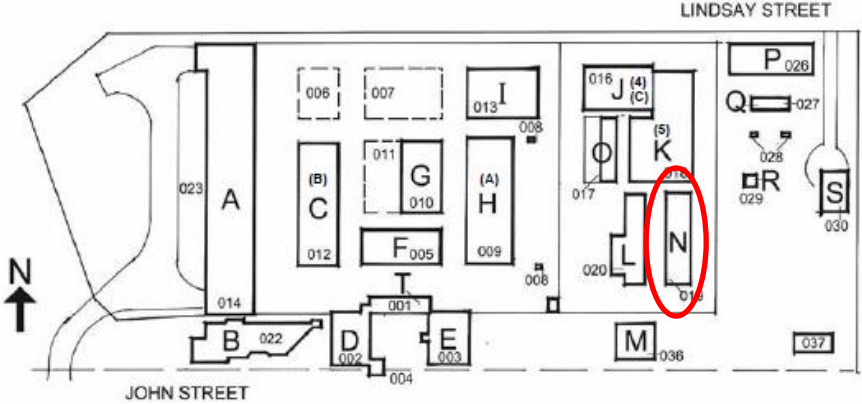
**Recommendations:**

Element	Significance	Recommendation
Whole Building	Little	Retain or alter as required. No alteration that adversely affects Asset 16 to be permitted.

**PHOTOGRAPHS**





<p><b>Asset No: 19</b></p>	<p><b>BUILDING NAME: Building N Maintenance Block</b></p>
<p><b>Location: N</b></p>	

**Description:**

The former maintenance workshop is a two storey sandstone (Ravensfield) gabled. It has open arcading to the ground floor facing the courtyard, with early grilles surviving in each arch.

The balcony provides access to the upper floors on the western side with compressed cement sheeting and decorative iron columns supporting a corrugated Colorbond roof. The current steel stair is a modern approximation of the original, in a new location.

The upper level is primarily one large space as built, with offices and toilets at the northeastern end.

The lower level contains a smaller central room used as an office with original joinery and ripple iron ceiling. The larger rooms either side are currently used as a gym (originally a tin smith) and a locker room (originally a carpenter).

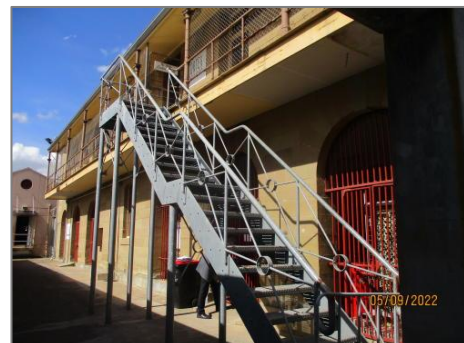
This building is of heritage significance and is virtually unused other than for storage. The building has only one access to the upper level via an open steel staircase and is therefore unavailable to the public. It contains a major collection of painted murals on the walls of the main room on the upper level. The lower level is also unused other than for minor storage

**Building Images:** (further photographs attached).

**EXTERIOR**



**INTERIOR**



**Significance:**

This building is of heritage significance and is virtually unused other than for storage. The building has only one access to the upper level via an open steel staircase and is therefore unavailable to the public. It contains a major collection of painted murals on the walls of the main room on the upper level. The lower level is also unused other than for minor storage.





<b>Uses:</b>		<b>Significance Rating: High</b>					
<ul style="list-style-type: none"> <li>• Interpretation</li> <li>• Mobile retail</li> </ul>							
<b>Comment:</b>		<b>Condition:</b>					
<p>Note: this information has been taken from the previous report as internal access was not possible.</p> <p>Balcony has been shortened and stair relocated.</p> <p>Modern services installed in many areas.</p>		<p>The building was not assessed as it was not available for access.</p>					
<b>Conservation Strategy:</b>							
<p>Retain the building with original walls but consider opening up the whole of the first floor. Improve presentation of grilles and consider reconstructing original ceiling.</p> <p>Seek a compatible use for the former workshops which retains the significant configuration of rooms and original fabric providing evidence of early use of the building (i.e. forge). The modern interior walls and infill walls to the arched colonnade (ground level) may be removed.</p> <p>Consider reconstructing the missing length of the balcony and access stair to the upper level in original form and location. Original roofing and cast iron columns (and flooring pending further investigation) should be retained. Replace missing column brackets, and timber flooring to the balcony.</p> <p>Remove air-conditioning ducts from upper level and condenser unit on balcony.</p> <p>Replace modern ceilings on both levels with metal profile similar to original.</p> <p>Preserve the wall murals on the upper level.</p>							
<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
019	Gymnasium and Education (Maintenance)	B	B	B	Grills to arches on ground floor	C	M
					Solid infill walls to arches	I	H
					Airconditioning condenser unit on balcony	I	H
					Airconditioning duct	D/I	H
					Modern mechanical lift/hoist	D/I	H
					Original balcony structure (incl. decorative iron posts)	B	L
					Modern Stair to upper level	D	M
					Murals in upper level room	C	L
					Remains of forge	B	L



<b>Recommendations:</b>		
<b>Element</b>	<b>Significance</b>	<b>Recommendation</b>
<b>Floor</b>	Structure high, except for northern room upper level. Finishes - little	Retain existing structure. Vinyl and carpet floor finishes can be replaced if necessary. Removing finishes and exposing original timber floors is preferred. If interpretation is proposed for the upstairs room then removal of the higher floor at the northern end should occur. Retention and exposure of concrete floors at ground level is preferred.
<b>Skirting</b>	Moderate significance	Retain existing skirtings. Repainting is possible in existing colours.
<b>Walls</b>	High, except for the internal partitions at the northern end of the upper floor.	Retain existing. Repainting to be only undertaken for essential touch up (such as around doorway on upper level northern end) and essential maintenance. Internal walls at northern end can be removed if the upper level is to be open for interpretation. The artwork upstairs to be conserved in situ including conservation work required to all paintings to ensure their ongoing preservation. (Conservation advice should be obtained). The graffiti downstairs to be retained as is. If it is considered offensive then an interpretative panel for the room to be placed in front of it.
<b>Cornice</b>	Little, except for the cornice to the two central rooms downstairs which are of moderate significance.	Replace cornice with original details. Retain existing cornice in the two central rooms downstairs.
<b>Ceiling</b>	Little, except for the two central rooms on the lower level which are high.	Replace ceilings with original details, except for the existing ceilings in the two central rooms downstairs, which should be retained.
<b>Window</b>	High	Retain. Repainting in existing or original colours for essential maintenance purposes only.
<b>Door/Gates</b>	External doors high, except the two infill panels behind the grille doors on the ground floor northern end which are of little significance. Internal doors - little.	External doors to be retained. Repaint as required in existing or original colours for essential maintenance. Grilled doors on the ground floor: if a door is required clear glaze the back of the grilles, and if a door is not required clear glaze the whole opening in frameless glass. Internal doors can be removed if the upper area is to be opened up for interpretation.
<b>Lighting</b>	Little	Replace the lighting with original details or unobtrusive lighting.
<b>Reveals</b>	High	Retain. Repainting in existing or original colours for essential maintenance purposes only.



<b>Mechanical duct work</b>	Intrusive	Remove the ductwork
<b>Plumbing on ground floor</b>	Little	Retain if required for new uses otherwise remove.
<b>Hoist</b>	Little	Remove and reinstate the floor (refer also BCA issues: access below).
<b>External Stair</b>	Little	Retain or reconstruct original details.
<b>Balcony</b>	Moderate	Retain or reconstruct original length and details.

**PHOTOGRAPHS**



<b>Asset No: 20</b>	<b>BUILDING NAME:</b>	<b>Visitors' Centre</b>
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<b>Location: L</b>	
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<b>Description:</b>
A handsome shed with chamfered, bracketed timber posts supporting Kingpost trusses. Corrugated zincalume has replaced the original corrugated iron as the hipped roof. To the west the shed is separated from the yard by two sandstone steps along the length of the shed.

<b>Building Images:</b> (further photographs attached).
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<b>EXTERIOR</b>	<b>INTERIOR</b>

<b>Significance:</b>
Constructed in the early 1990s as part of the last building program of Maitland Gaol, this is a recent building constructed under the envelope of an historic Stone Cutters shed of high heritage significance. It is used as part of the interpretive tours of the gaol both guided and self-guided. It contains two relatively modern toilets, one accessible. Combined with the Visits Processing Centre, it provides a Representation of the full visiting process as it was at the closure of the Gaol. The rooms attached at the back of the building are either unused or are used for minor storage purposes. Any major modifications or adaptive reuse would require an upgrade to the building to meet BCA and DDA compliance.

<b>Uses:</b>	<b>Significance Rating: High for the original stone cutter's shelter shed and little for the new building.</b>
<ul style="list-style-type: none"> <li>• Interpretation</li> <li>• Merchandising (retail / artisans display)</li> <li>• Functions or Small Group Seminars</li> </ul>	





<b>Comment:</b>	<b>Condition: Reasonable</b>
A demountable shed constructed under the original stone cutter's shelter shed which dates from the 1860's.	

**Conservation Strategy:**

Retain the building if required but demolish the building and return to the original shelter is preferred.

Ensure the survival and integrity of the original stonecutter's shelter shed. The enclosed structure erected within the shed has been introduced in a reversible manner. Ideally, this internal structure will be removed, however, its retention is acceptable in the near future. The protruding part of the infill building should be demolished.

**Significance of Elements:**

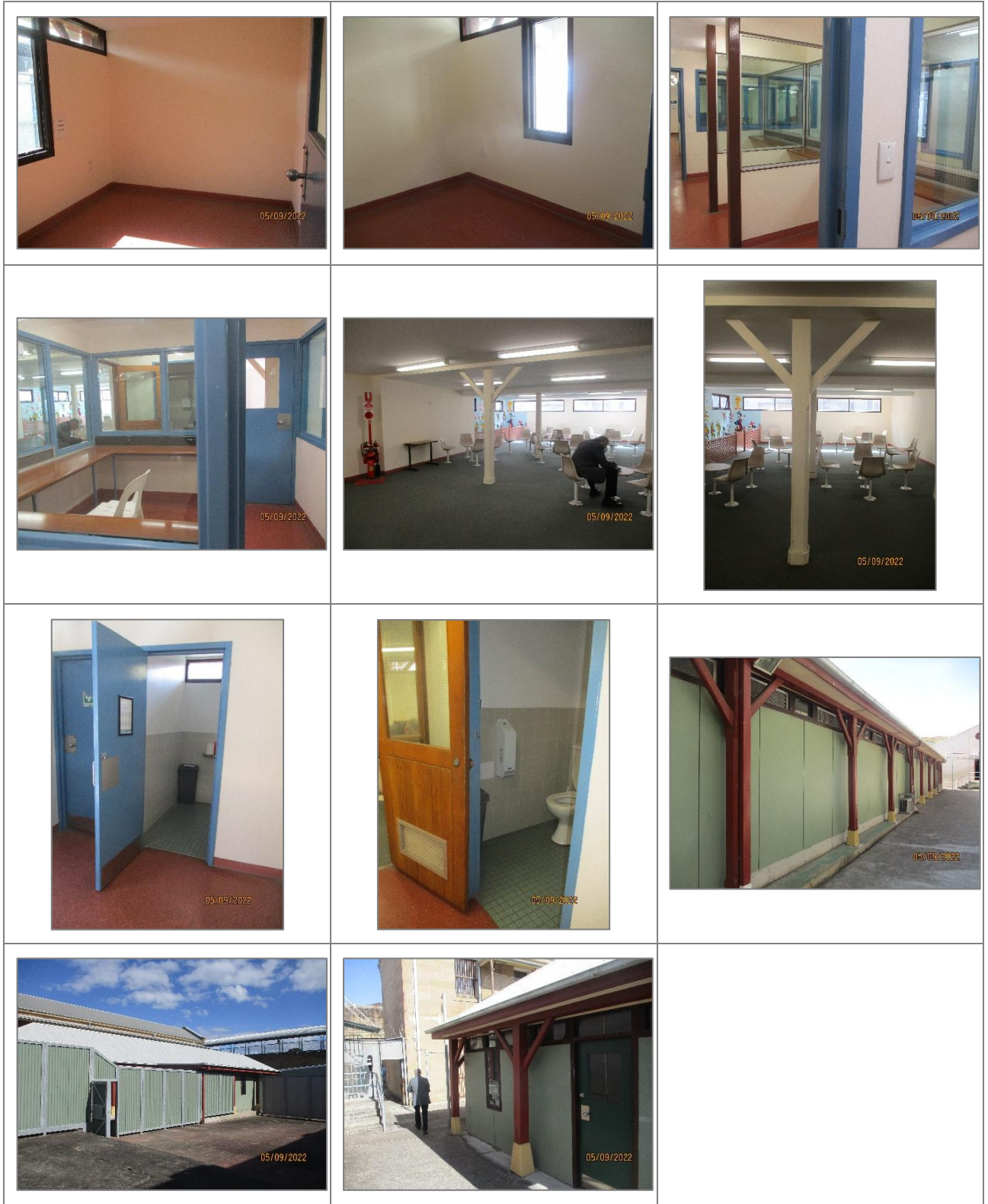
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
020	Contact and non-contact visits (originally open shelter shed)	B	B	Y	Post structure	B	L
					Roof structure	B	L
					Demountable sheds within the structure (reversible)	D/I	M
					Ramps etc. associated with sheds	D/I	M

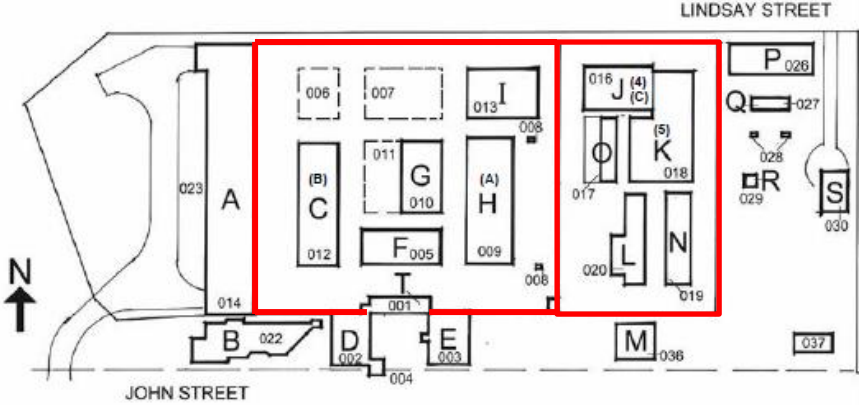

**Recommendations:**

Element	Significance	Recommendation
<b>Whole Building</b>	High for the Stone Cutter's Shelter Shed. Little for the rest.	Retain the original structure, repainting in existing or original colours. Retain or alter as desired, including removal, but not in any way that affects the original stone cutter's shelter shed. No extensions to be permitted.

**PHOTOGRAPHS**





<b>Asset No: 21</b>	<b>BUILDING NAME: Gaol Walls and Guard Posts</b>	
<b>Location:</b>		
<b>Description:</b> <p>The perimeter wall of the first compound is rendered sandstone with semi-circular coping. Quadrant capped buttresses were placed on the exterior to keep the interior face of the wall flush and difficult to climb. Access to the three watch towers was from the exterior of the compound.</p>		
<b>Building Images:</b> (further photographs attached).		
<b>EXTERIOR</b> 		
<b>Significance:</b>		
<p>A very important component of the Gaol and the main visible element around and within the complex.</p>		
<b>Uses:</b> <ul style="list-style-type: none"> <li>• Gaol walls.</li> <li>• Guard Posts are unused.</li> </ul>	<b>Significance Rating:</b> <ul style="list-style-type: none"> <li>• Walls - High</li> <li>• Guard - Posts little</li> </ul>	
<b>Comment:</b>	<b>Condition: Reasonable</b>	
<p>Walls are part of the original gaol, the Guard Posts were initially open structures and were rebuilt in the 1991 upgrade.</p> <p>Access to Tower 1 is supported as per 2022 proposal.</p>		
<b>Conservation Strategy:</b> <p>Retain walls and guard posts as is.</p> <p>Maintain the rendered finish of the walls of the central walled complex and the Ravensfield finish of the eastern extension.</p>		



Retain integrity of the perimeter walls of the Central Gaol complex and the Eastern Extension.  
Do not compromise the plain austere character of the perimeter walls by placing signs or otherwise obscuring them.

### Significance of Elements:

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
021	Walls and Towers	B	B (towers D)	towers D	Original walls	B	L
					Render over stone walls to main part of gaol	D	H
					Razorwire and other modern security elements	D/I	H
					Towers (all modern)	D/I	H
					Tower bases and staircases	B	L
					Modern catwalks on top of walls	I	H
					Various non-original openings in walls	C	M

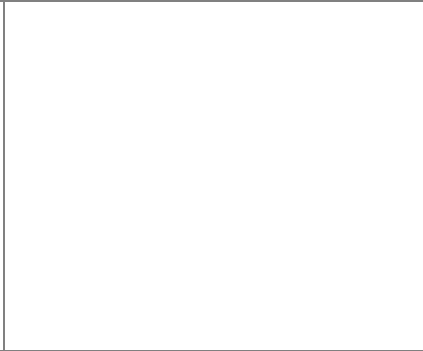
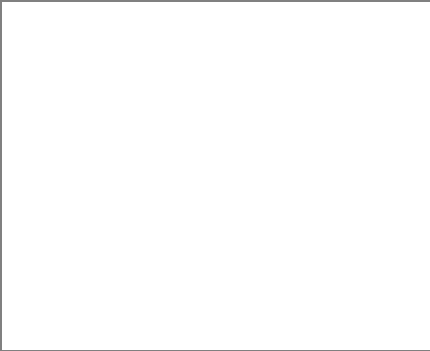
### Recommendations:

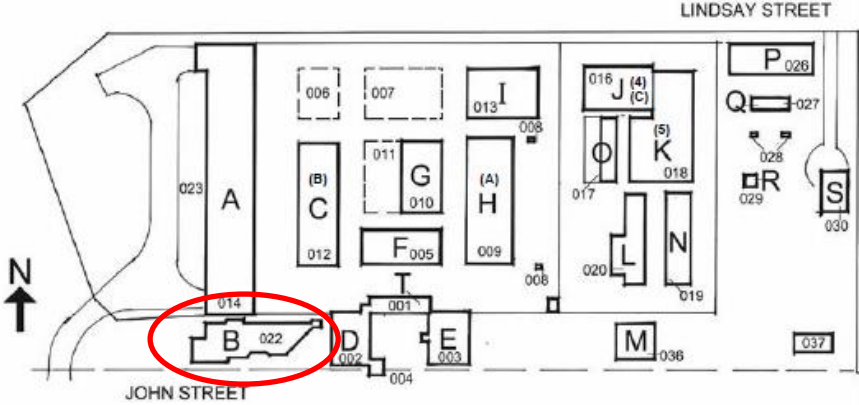

Element	Significance	Recommendation
Floor	Little	Retain Existing.
Walls	High for Gaol; little for guard posts.	Retain existing. Maintain exterior of guard posts by repainting as necessary.
Ceiling	Little	Retain existing.
Window	Little	Retain existing, repainting for maintenance purposes.
Door/Gates	Moderate	Retain existing.
Lighting	Little	Retain existing.
Stairs	Moderate	Retain timber stair including aluminium nosing.
Guard Post Fittings	Little	Retain existing.





**PHOTOGRAPHS**



<b>Asset No: 22</b>	<b>BUILDING NAME: Gaol Staff/Warder's Amenities/Café</b>	
<b>Location: B</b>		
<b>Description:</b> A modern addition for the work centre and accessed externally.		
<b>Building Images:</b> (further photographs attached).		
<b>EXTERIOR</b> 		
<b>Significance:</b> This building currently operates as a cafe and has significant steps to all external entries and to the current toilet amenities. It has no accessible entry or toilets and very limited toilets for its function as a cafe. There are spaces on different levels including a squash court at the lower level. The cafe is only accessed from John Street and has no through link to the Gaol site. Any major modifications or adaptive reuse would require an upgrade to the building to meet BCA and DDA compliance.		
<b>Uses:</b> <ul style="list-style-type: none"> <li>• Café</li> <li>• Video Presentation</li> </ul>	<b>Significance Rating: Little</b>	
<b>Comment:</b>	<b>Condition: Reasonable; café not inspected internally.</b>	
Part of the evolution of the gaol but conceals original gaol wall and has a detrimental effect on Asset 2.		
<b>Conservation Strategy:</b> Retain the building while it can be effectively used otherwise demolition should be considered. Remove link to Asset 2.		



No extensions and no change externally that will have an adverse impact on the gaol or setting. Internal changes as desired.

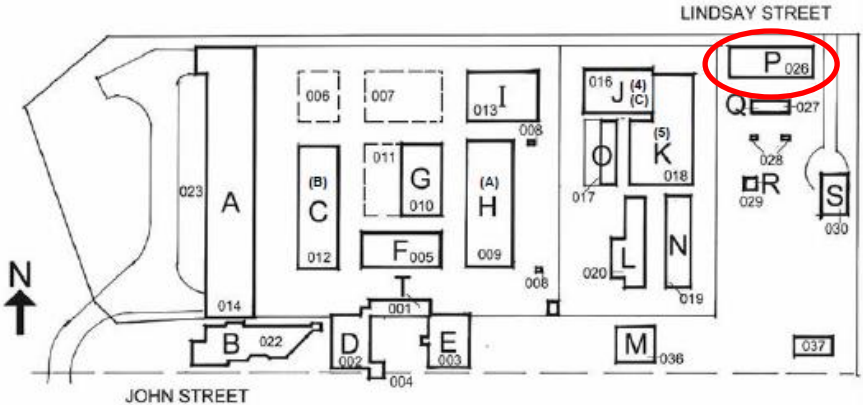


**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
022	Amenities extension	D/L	D/L	D/L	Recent addition	I	H

**Recommendations:**

Element	Significance	Recommendation
<b>Upper Level</b>	Little	The building can altered internally as desired or demolished. Any external change to be minimised and only permitted if it has no greater impact on the setting of the original gaol than existing. The link to Asset 2 to be removed and the original stonewall around light well reinstated. This will require female toilets to be installed within the building.
<b>Lower Level</b>	Little	The squash court can be reused for video presentations or otherwise, however, access will need to be resolved. Internally, there are no areas of significance so changes as deemed necessary can occur.



<p><b>Asset No: 26</b></p>	<p><b>BUILDING NAME:</b> Barracks</p>	
<p><b>Location:</b> P</p>		
<p><b>Description:</b></p> <p>A single storey building with a central portico on each long elevation and a simple gable roof. Sandstone arcade columns support sandstone Roman arches with accentuated keystones. Sandstone is also used for quoins and the arched heads to the pavilion windows. A timber picket fence separates the building from Lindsay Street.</p>		
<p><b>Building Images:</b> (further photographs attached).</p>		
<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 	
<p><b>Significance:</b></p> <p>Situated outside the Gaol walls on the eastern side of the site facing Lindsay Street, this group of buildings comprise the Police Barracks building, the separate Kitchen building, two separate toilets and the Stables. The Police Barracks (Building 26), the Kitchen (Building 27) and the Stables (Building 30) are heritage significant buildings.</p> <p>This group of buildings (minus the Stables) is currently tenanted to the Maitland Family History group. The main building has rear accessible entry although the kitchen and toilets are not accessible. The main building has no water service and so all activities requiring access to water are undertaken from the Kitchen building. There is a small modern brick building also on this site which was used to house a generator.</p>		
<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Art and craft displays and retail</li> <li>• Interpretation</li> <li>• Training rooms</li> </ul>	<p><b>Significance Rating: High</b></p>	



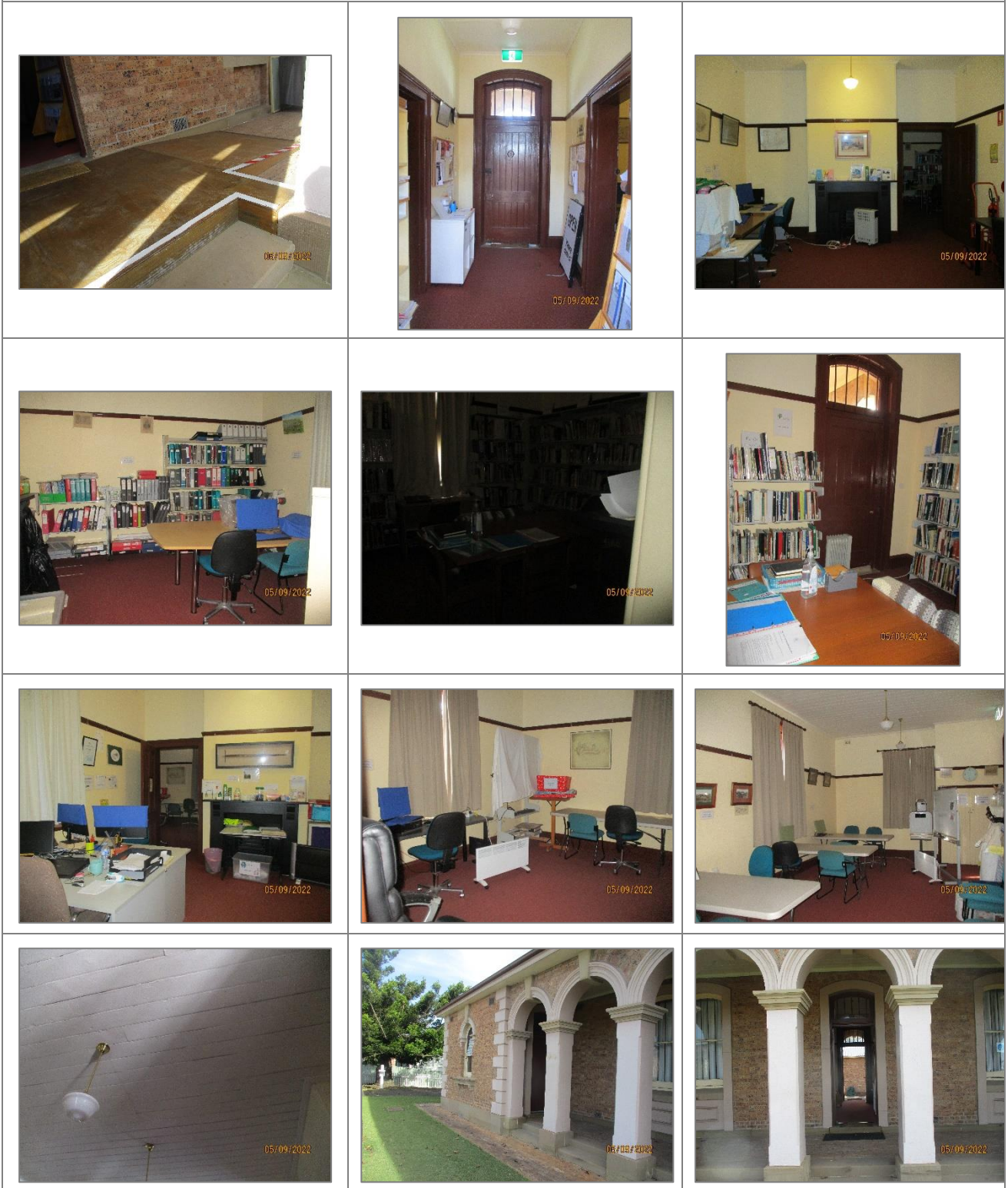


<b>Comment:</b>					<b>Condition: Reasonable</b>		
Largely unmodified except timber shingles and some ceilings replaced.							
<b>Conservation Strategy:</b>							
<p>The building should not be altered. There is a good opportunity to enhance the significance by reconstructing original ceilings and painting in the original colour scheme. Modern elements should not be permitted to be permanently installed.</p> <p>A compatible new use for the former Mounted Police Barracks should be sought and it should be conserved as a significant element of the Barracks group.</p> <p>The Barracks building should be restored, and introduction of modern elements restricted.</p>							
<b>Significance of Elements:</b>							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
026	Training (former Mounted Police Barracks)	B	B	B	Original	B	L
<b>Recommendations:</b>							
Element	Significance	Recommendation					
Floor	High, except the coverings are of little significance.	Retain the original flooring system. Carpet can be replaced. Exposure of timber floorboards preferred.					
Skirting	High	Retain. Repaint in original or existing colours.					
Walls	High	Maintain the render. Repaint in original or existing colours.					
Picture Rail	Moderate significance.	Investigate the authenticity of the picture rail, because it is not original, and if no picture rail existed originally, remove it. Otherwise retain existing picture rail.					
Cornice	West and southeast rooms high, the other rooms little.	Retain original cornices. Repaint in original or existing colours. Other existing cornices can be retained but is preferable to reinstate original cornices with original colours.					
Ceiling	West and southeast rooms high, the other rooms little.	Retain original ceilings. Repaint in original or existing colours. Other existing ceilings can be retained but is preferable to reinstate original ceilings with original colours.					
Window	High	Retain existing. Preferably repaint in original colours otherwise retain existing colours.					
Door/Gates	High	Retain existing. Preferably repaint in original colours otherwise retain existing colours.					
Lighting	Intrusive	Remove all existing lighting. Install less obtrusive lighting.					



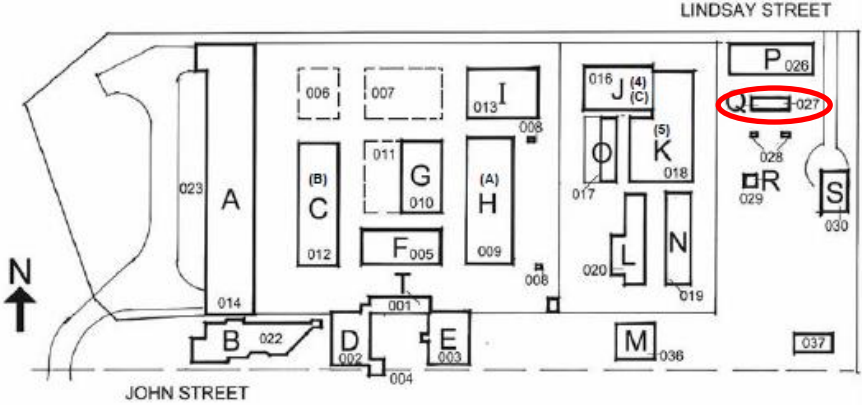


<b>Fireplaces</b>	High	Retain all.
<b>Curtains</b>	Intrusive	Remove and replace with window coverings, which are more appropriate.
<b>Cupboard</b>	Moderate	Retain and paint in original colours.

**PHOTOGRAPHS**







<p><b>Asset No: 27</b></p>	<p><b>BUILDING NAME: Barracks Kitchen Block</b></p>	
<p><b>Location: Q</b></p>		
<p><b>Description:</b> Single storey small building with a verandah at the sole door. A central chimney suggests that there were originally two rooms. Ravensfield sandstone has been used for the plinth/footing.</p>		
<p><b>Building Images:</b> (further photographs attached).</p>		
<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 	
<p><b>Significance:</b> Situated outside the Gaol walls on the eastern side of the site facing Lindesay Street, this group of buildings comprise the Police Barracks building, the separate Kitchen building, two separate toilets and the Stables. The Police Barracks (Building 26), the Kitchen (Building 27) and the Stables (Building 30) are heritage significant buildings. This group of buildings (minus the Stables) is currently tenanted to the Maitland Family History group. The main building has rear accessible entry although the kitchen and toilets are not accessible. The main building has no water service and so all activities requiring access to water are undertaken from the Kitchen building. There is a small modern brick building also on this site which was used to house a generator.</p>		
<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Undefined</li> </ul>	<p><b>Significance Rating: High</b></p>	
<p><b>Comment:</b> Once located in a walled enclosure with the toilets.</p>	<p><b>Condition: Reasonable</b></p>	





**Conservation Strategy:**

As future use in undefined the building should be preserved as is although if funds exist restoration (removal of toilet) could be considered.

The Former Barracks Kitchen should be retained and conserved as a significant element of the Barracks group.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
027	Training (former Barracks Kitchen)	B	B	B	Mostly original	B	L

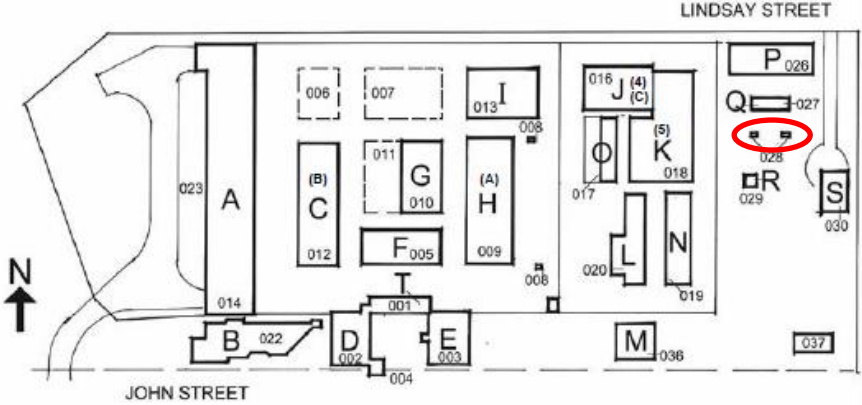


**Recommendations:**

Element	Significance	Recommendation
<b>Floor</b>	High, except for toilet which is of little significance Floor coverings are of little significance.	Retain original timber floors, although restumping of the western half is required. Removal of floor finishes back to original timber floor finishes preferred. New floor finishes can be applied if desired.
<b>Skirting</b>	High, except for the toilet.	Retain original and if toilet is removed, reinstate original skirting. Repaint in original colours preferred, although existing is acceptable.
<b>Walls</b>	High, except for the wall to the toilet which is of little significance.	Preferable to remove the toilet wall, but this can remain if toilet remains. Retain other walls. Repaint in original or existing colours.
<b>Cornice</b>	West end room moderate significance. East end room of high significance.	Retain original cornice, repaint in original colours preferred or existing colours acceptable. The cornice in the west room to be replaced with original cornice on the perimeter walls and painted original colours.
<b>Ceiling</b>	High	Retain. Repaint in original or existing colours.
<b>Window</b>	High	Retain. Repaint in original or existing colours.
<b>Door/Gates</b>	High, except door to toilet which is of little significance.	Retain existing. Repaint in original or existing colours. The toilet doors can be repainted any colour.
<b>Lighting</b>	Intrusive	Replace with something more appropriate.
<b>Fireplaces</b>	High	Fireplace to the east end to be retained.
<b>Bathroom Fittings</b>	Little	Removal preferred. Can be retained if toilet required.
<b>Kitchen Bench incl. Splashback</b>	Intrusive	Remove.



**PHOTOGRAPHS**






<b>Asset No: 28</b>	<b>BUILDING NAME: Police Toilets</b>	
<b>Location: Between R and P</b>		
<b>Description:</b> Small simple brick structures.		
<b>Building Images:</b> (further photographs attached).		
<b>EXTERIOR</b>  	<b>INTERIOR</b>  	
<b>Significance:</b>		
Utilitarian structures illustrative of the time.		
<b>Uses:</b> <ul style="list-style-type: none"> <li>No proposed use.</li> </ul>	<b>Significance Rating: Moderate</b>	
<b>Comment:</b> Original wall removed but toilets are intact.	<b>Condition: Reasonable</b>	
<b>Conservation Strategy:</b> Conserve the building as is as part of the Barracks Group.		



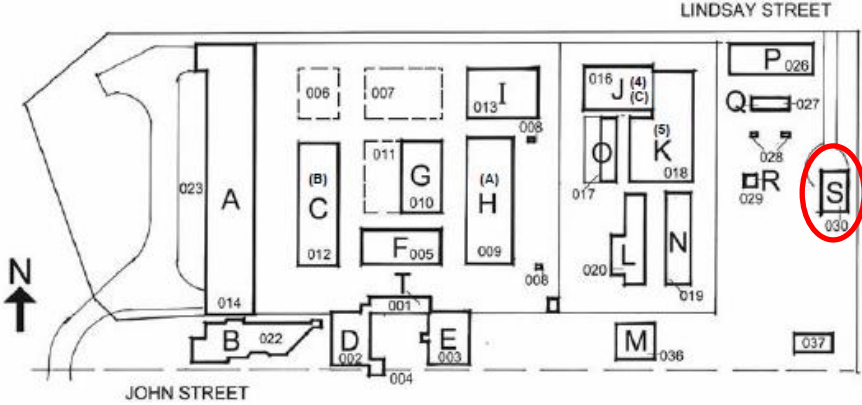


Significance of Elements:							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
028	Toilets for 'Training'	B	B	B	Mostly original	B	L

Recommendations:		
Element	Significance	Recommendation
Whole Building	Moderate	Conserve the building exactly as it currently exists.

PHOTOGRAPHS		
		
		





<p><b>Asset No: 30</b></p>	<p><b>BUILDING NAME:</b> <span style="float: right;"><b>Stables</b></span></p>	
<p><b>Location:</b> S</p>		
<p><b>Description:</b></p> <p>A single storey face brick shed. Of the five arched openings to the original stable four have been bricked in up to the arches which have been louvred. Two circular louvred openings vent the interior under the ridge. On the Lindsay St elevation there is evidence of either a large opening having been blocked in or of an arched structure having been removed.</p>		
<p><b>Building Images:</b> (further photographs attached).</p>		
<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 	
<p><b>Significance:</b></p> <p>Situated outside the Gaol walls on the eastern side of the site facing Lindesay Street, this group of buildings comprise the Police Barracks building, the separate Kitchen building, two separate toilets and the Stables. The Police Barracks (Building 26), the Kitchen (Building 27) and the Stables (Building 30) are heritage significant buildings.</p> <p>This group of buildings (minus the Stables) is currently tenanted to the Maitland Family History group. The main building has rear accessible entry although the kitchen and toilets are not accessible. The main building has no water service and so all activities requiring access to water are undertaken from the Kitchen building. There is a small modern brick building also on this site which was used to house a generator.</p>		
<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Interpretation</li> </ul>	<p><b>Significance Rating: High</b></p>	
<p><b>Comment/Condition:</b></p> <p>Most original arches are bricked up.</p>		



**Conservation Strategy:**

Retain the building as is with changes permitted to restore and reconstruct building.

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
030	Former stable	B	B	B	Modified and toilet added	D	M

**Recommendations:**

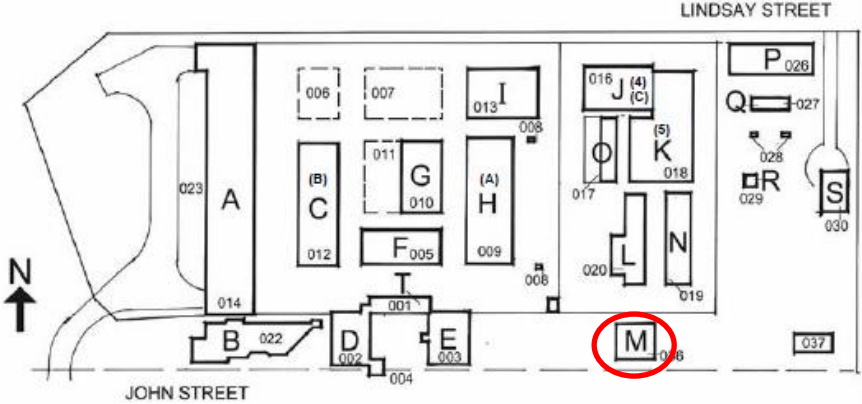
Element	Significance	Recommendation
<b>Floor</b>	Moderate, except for the toilet which is of little significance.	Retain existing concrete, although some investigation as to the existence of cobblestones below the concrete would be desirable. If cobblestones are found then the situation should be reassessed and if feasible the cobblestones exposed. Remove toilet floor.
<b>Walls</b>	High, except for centre divide and toilet walls which are intrusive.	Retain existing perimeter walls and wall between annex and stables. Repainting possible in any colour. Centre and toilet walls can be removed if desired.
<b>Ceiling</b>	High	Retain original shingle battens.
<b>Window</b>	High	Retain existing louvres and openings in party wall. Repaint in original colours where necessary.
<b>Door/Gates</b>	Moderate	Retain existing doors (the northwest door is older than the other two, but does not appear original) Repaint in original or existing colours.
<b>Lighting</b>	Intrusive	Replace with something more sympathetic.
<b>Chain Wire Enclosure</b>	Little	Remove or retain.

**PHOTOGRAPHS**







<b>Asset No: 36</b>	<b>BUILDING NAME:</b> <span style="float: right;"><b>Visits Processing Centre</b></span>
<b>Location: M</b>	

**Description:**  
This is a modern single storey building outside the gaol but with links to inside through the exterior wall.

**Building Images:** (further photographs attached).

<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p> 
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**Significance:**  
This building is located outside the Gaol perimeter walls and is currently rented for use as a Food Bank. It is the only location which has external access to the site other than the Main Gates and Governor’s Residence but as for the Governor’s Residence, it is a pedestrian access only and highly restricted. It is a relatively modern building and has accessible facilities. Any major modifications or adaptive-reuse would require an upgrade to the building to meet BCA and DDA compliance.

<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Ticketing and Administration</li> <li>• Commercial</li> </ul>	<p><b>Significance Rating: Little</b></p>
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<p><b>Comment:</b></p> <p>Part of the major upgrade in 1991</p>	<p><b>Condition: Reasonable</b></p>
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**Conservation Strategy:**  
The Visitors Centre if retained should be used (possibly as a secondary point of access to the site) in association with the new use and interpretation of the Gaol.





Significance of Elements:							
Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Element	Level of Significance	Tolerance
036	New building visits	D/L	D	D	Recent addition in context of gaol evolution	D	M

Recommendations:		
Element	Significance	Recommendation
Whole building	Little	Continue use. Adaptation or removal is possible.

**PHOTOGRAPHS**



<b>Asset No: 37</b>	<b>BUILDING NAME:</b>	<b>Old Police Building</b>
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<p><b>Location:</b> southeast corner of the site outside the walls.</p>	
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<p><b>Description:</b> This is a single storey masonry building with a low-pitched roof and roller shutters facing John Street.</p>
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<p><b>Building Images:</b> (further photographs attached).</p>
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<p><b>EXTERIOR</b></p>	
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<p><b>Significance:</b></p>
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A utilitarian building added late 20<sup>th</sup> Century which is intrusive.

<p><b>Uses:</b></p> <ul style="list-style-type: none"> <li>• Not defined.</li> </ul>	<p><b>Significance Rating: Intrusive</b></p>
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<p><b>Comment:</b></p> <p>Part of a more recent upgrade.</p>	<p><b>Condition: Fair</b></p>
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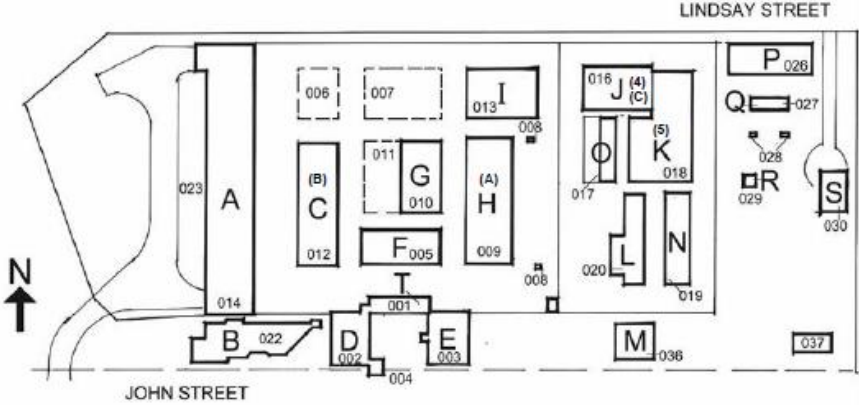

<p><b>Conservation Strategy:</b></p> <p>Can be retained and used but preference is for it to be demolished.</p>
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Element	Significance	Recommendation
<b>Whole Building</b>	Intrusive	<p>Can be reused for any purpose including any internal change as desired.</p> <p>No external extensions permitted.</p> <p>External change is permitted provided it does not impact further on the significance of the site.</p> <p>The preferred solution is to demolish it.</p>



**PHOTOGRAPHS**

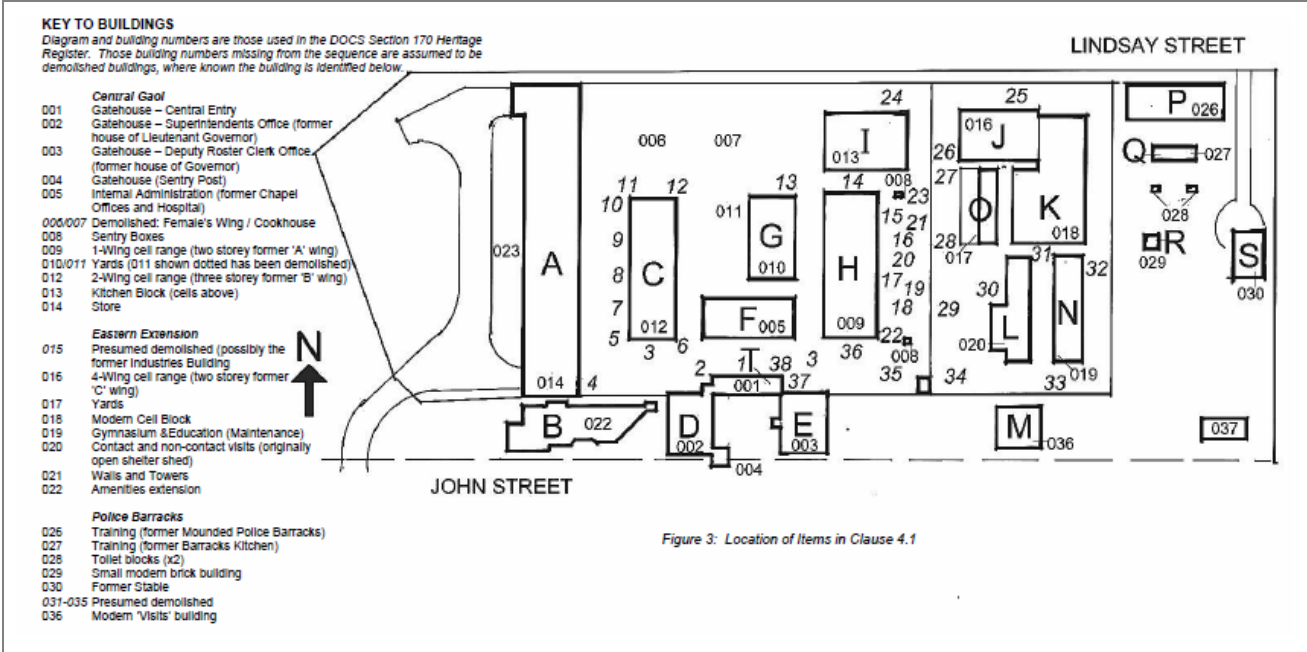


<b>Asset No:</b>	<b>BUILDING NAME: External Spaces within the Gaol</b>	
<b>Location:</b>		
<p><b>Description:</b></p> <p>This covers the external spaces within the Gaol and includes details related to access for people with disabilities as well as heritage conservation issues.</p>		
<p><b>Building Images:</b> (further photographs attached).</p>		
<p><b>EXTERIOR</b></p> 		
<p><b>Significance:</b></p>		
<p>Many details have changed and generally pavements have little significance; fences and gates are of moderate significance; and there are some intrusive elements.</p>		
<p><b>Uses:</b></p>	<p><b>Significance: varies</b></p>	
<p><b>Comment:</b></p>	<p><b>Condition: Quite good</b></p>	
<p>A collection of items and details that have evolved with time.</p>		
<p><b>Conservation Strategy:</b></p> <p>Conserve where possible.</p>		
<p><b>Significance of Elements:</b></p> <p>Refer comments in recommendations below.</p>		





**Recommendations:**



Issue	Recommendation
1. Inside the main gate there is a gate stop in the centre which protrudes above the surface about 50mm with masking tape highlighted around it.	Paint the gate stop in contrasting colour (yellow).
2. A heavy steel grate inside the main gate has 25mm gaps and 200mm long.	Add solid (checker plate) cover over main access route at least 2m wide.
3. Pavement beyond the Entry consists of bitumen, exposed aggregate with brick bands or brickwork with gatic covers over service trenches and pits set flush with the surface. Gradings are generally fairly flat except where otherwise noted. Access to the buildings is usually through steps and ramps, which are commented on with the particular buildings.	No action
4. There are some step-ups in areas where former Sentry Boxes were located and these are not highlighted as potential hazards.	Paint perimeter edge (50mm) in contrasting colour (yellow).
5. The south access into the Exercise Yard of Asset 12 has a 50mm step down into the brick pavement, a worn threshold and an access gate 610mm wide and another step down internally of 20 mm. The gate is normally open.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
6. Chainwire fences with razor wire installed in the 1990's are of little. The fences around the original exercise yards are of high significance.	The modern fences should remain unless essential for access and then hinged panels should be installed. The earlier fences around the exercise yards should remain, repainting in existing colours for maintenance purposes only.



7. Markings in the Exercise Yard are exposed to weathering.	All markings on concrete paving in the exercise yard should be recorded and retained as is without touch up or treatment. Once they may have weathered away over the years repainting may be considered.
8. Existing benches in the Exercise Yard are exposed to weathering.	Existing benches should remain as is. Repainting (for maintenance purposes) in existing colours is possible. The timbers to be left as they are and not replaced.
9. The shelter on Asset 12 is rated as being of high significance. It has steel posts and roof battens are in poor condition in areas and roof sheeting is lifting.	The shelter on Asset 12 should have the timber posts reconstructed to original details. Roof sheeting can be replaced with corrugated metal and battens replaced as necessary retaining all sound existing material and only replacing deteriorated material.
10. The toilets in the yard of Asset 12 are exposed to the elements.	Toilets in courtyards to be retained as is with only originally painted surfaces repainted for essential maintenance. Paint in existing colours.
11. The step up at the north entrance to the Asset 12 Exercise Yard is 200 mm, the gate which normally remains open is 650 mm wide.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
12. Concrete paving north of Asset 12 is reasonably even as is the Exercise Yard where the former cells (Asset 11) were.	No action required.
13. Some grates near the kitchen block have 25mm gaps, 350 mm long with additional gaps at the end.	All grates in main circulation areas to be rotated or replaced with complying grate (max 130mm x 13mm in direction of travel).
14. Access to the Kitchen block is on grade.	No action
15. Northern access to Asset 9 Exercise Yard is through a gate 780 mm wide and 170mm step down which is slightly uneven.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
16. The Exercise Yard is slightly uneven but generally okay.	No action
17. The step up to the verandah varies from 0mm on the north end to 70mm on the south end.	Leading edge to be identified by a 50mm wide contrasting band (yellow).
18. Original elements of yard are rated high significance.	Original posts to be retained or repainted for essential maintenance in existing colours. The existing verandah post to the northeast corner to be re-positioned and stabilised.
19. The toilets remain in the Exercise Yard of Asset 9 and are exposed to the elements.	The toilet area to be retained as is and only painted for essential maintenance in existing colours.
20. The existing timber benches in the Exercise Yard are exposed to weathering.	Timber benches around the yards to be retained as are and only painted for essential maintenance in existing colours.



<p>21. Markings in the Exercise Yard are exposed to weathering.</p>	<p>All line markings to remain as is and left to weather naturally, but be fully recorded at this stage so that the information is always available and once totally worn away the issue of repainting can be readdressed.</p>
<p>22. The gate at the south end at Asset 9, Exercise Yard is 450 mm wide with a step up of 150 mm. The gate is very heavy and when opened intrudes into the circulation space.</p>	<p>Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).</p>
<p>23. The Sentry Boxes (Asset No 8) are rated of little significance.</p>	<p>Sentry posts to remain as is, repainting externally for essential maintenance only in existing colours.</p>
<p>24. Ramp into the eastern part of the Gaol section from near Asset 13 is 4.6m long with a rise of 460mm (1 in 10), handrail is 890mm high with a top and mid rail, 60mm diameter, no kerb rail, handrail does not extend to base of ramp and ramp is 1m wide at its narrowest point. The doorway entering into the area near Asset 16 is 760 mm wide.</p>	<p>Rebuild ramp and handrail to comply with codes and standards.</p>
<p>25. The area around Asset 16 has some bollards, which provide some hazard to the visually impaired.</p>	<p>These are not in the normal interpretation route so no action is proposed.</p>
<p>26. The paving west of Asset 16 is patchy but reasonable. One panel of concrete that appears to be an access hatch is cracked. The ramp back to Asset 17 is 2.65m long and 340mm high against the old external wall but has only a 200mm fall, across 2.9m against Asset 16 which complies so no change should be required. This provides access into Assets 16 and 18.</p>	<p>Replace cracked panel of concrete. No work to ramped paving.</p>
<p>27. Access to front of the Asset 17 is partly through an area of synthetic turf over concrete and partly via concrete. A gate at the south end, normally left open, is 900 m wide with a cross fall of 50mm.</p>	<p>No work required.</p>
<p>28. Access from gate near Asset 17 back to the other levels west of Asset 20 is via a very steep ramp, which rises 400mm over 2m.</p>	<p>An accessible ramp should be provided in this area.</p>
<p>29. The area west of Asset 20 is a mixture of concrete panels with some synthetic grass. The access back towards the south end is by a large open gate.</p>	<p>No action as it provides a useful surface and is of some interpretative benefit. Once worn and potentially dangerous remove it and retain existing concrete substrate.</p>
<p>30. The access to Asset 20 from the west is through a heavy gate 900mm wide, which is normally left open. A steep ramp then provides access back into Asset 18. The rise here is about 800mm over 5.8m. There is access back into Asset 20, but as this is not the primary means of access. Access into the north end of Asset 20 is through a door 750mm wide on grade, which has a door knob handle at 1.7m high.</p>	<p>No change as access is available to Asset 18 from the north end. No change as access to Asset 20 is from the south. Widen northern door to Asset 20.</p>



<p>31. Access towards the Asset 19 includes a grate with 20mm gaps, 180mm long, a mixture of old and newer concrete which is reasonably level, a gate (1300mm wide) exists towards the east side which is normally open, which then provides an access along the east side of the building. There is a small ramp between the east side of Asset 18 and Asset 19 which rises about 140mm over 2.4m and the rest of the area is fairly level although there are a couple of bollards in the middle of the concrete.</p>	<p>Orient grate across direction of travel. No change is considered necessary. These are not in a normal circulation area so no action is proposed.</p>
<p>32. Access along west side of Asset 19 is quite reasonable with a gentle fall towards the south. The posts supporting the stair and the lower part of the stair is open. The stair to Asset 19 upper level has open treads, no contrasting nosings.</p>	<p>Provide a barrier to prevent hitting underside of stair. Add contrast strip to nosing.</p>
<p>33. The access towards the south is 830 mm wide, a heavy gate which is normally kept open. Access along the south side of Asset 20 is reasonably even with a mixture of new and old concrete.</p>	<p>No action</p>
<p>34. Access west towards the front entrance is through a large opening and old gates, which are also kept open. The toilet underneath the central South Guard Box is available for male and female but is not accessible with a 760mm wide door and 140mm step. Plus a 190mm step back to the main paving level.</p>	<p>No action. An accessible toilet is required somewhere on site and be signposted.</p>
<p>35. The Sentry Box (Asset 8) is left open without a door. The door opening is 735mm wide with a 110mm step.</p>	<p>No access is required as you can see into it from outside.</p>
<p>36. South of Asset 9 is a large gate and a smaller gate, paving on grade.</p>	<p>No action</p>
<p>37. Access into Asset 3 from the yard varies from 0mm mm to 90 mm with a yellow band indicating a step and a step up into Asset 3 is 190 mm and opening width of 820 mm and a recessed door.</p>	<p>Maintain yellow band. Refer report on Asset 3.</p>
<p>38. There is a small dish drain against Asset 1 but it is not in the main access route.</p>	<p>No action required.</p>

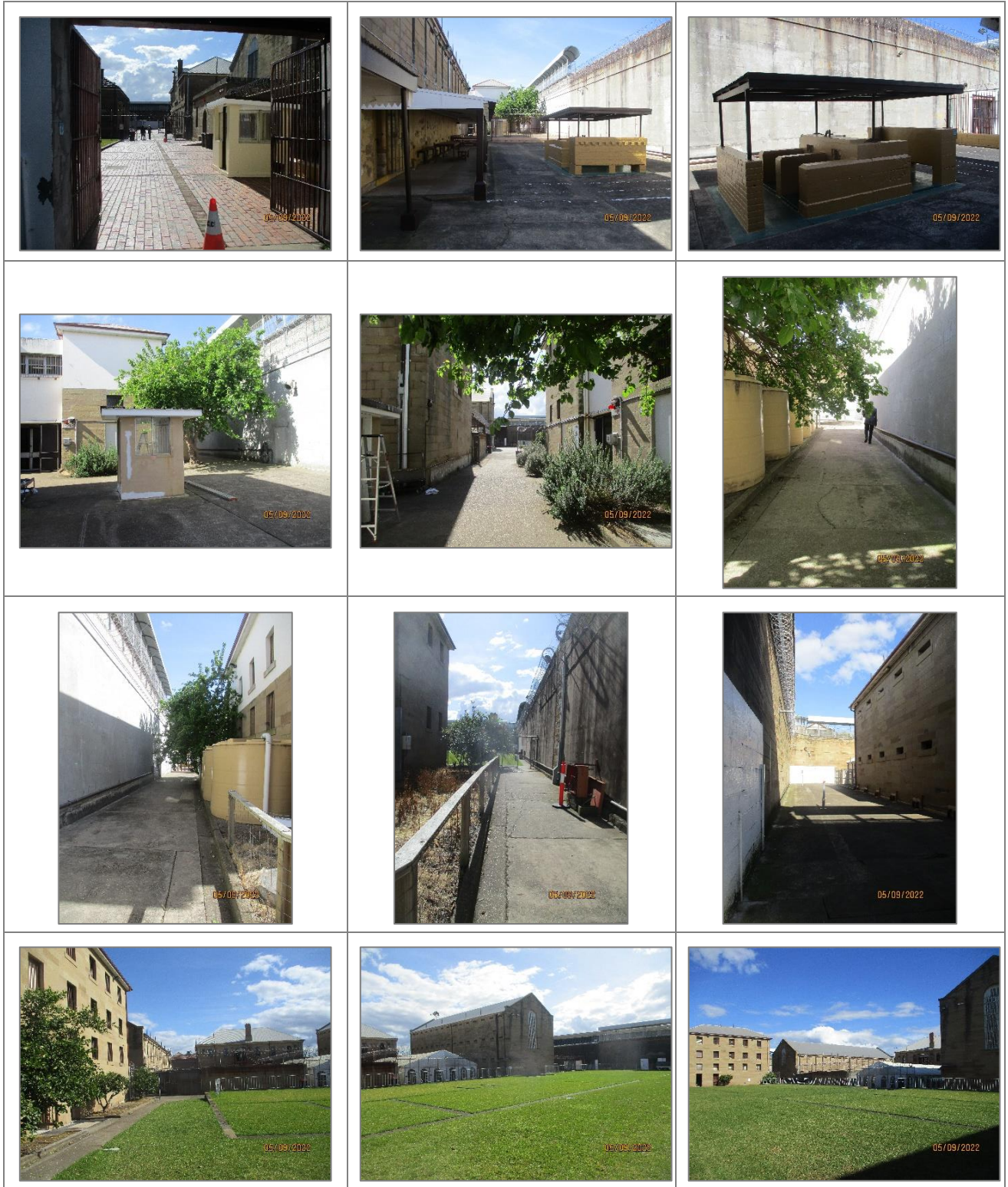




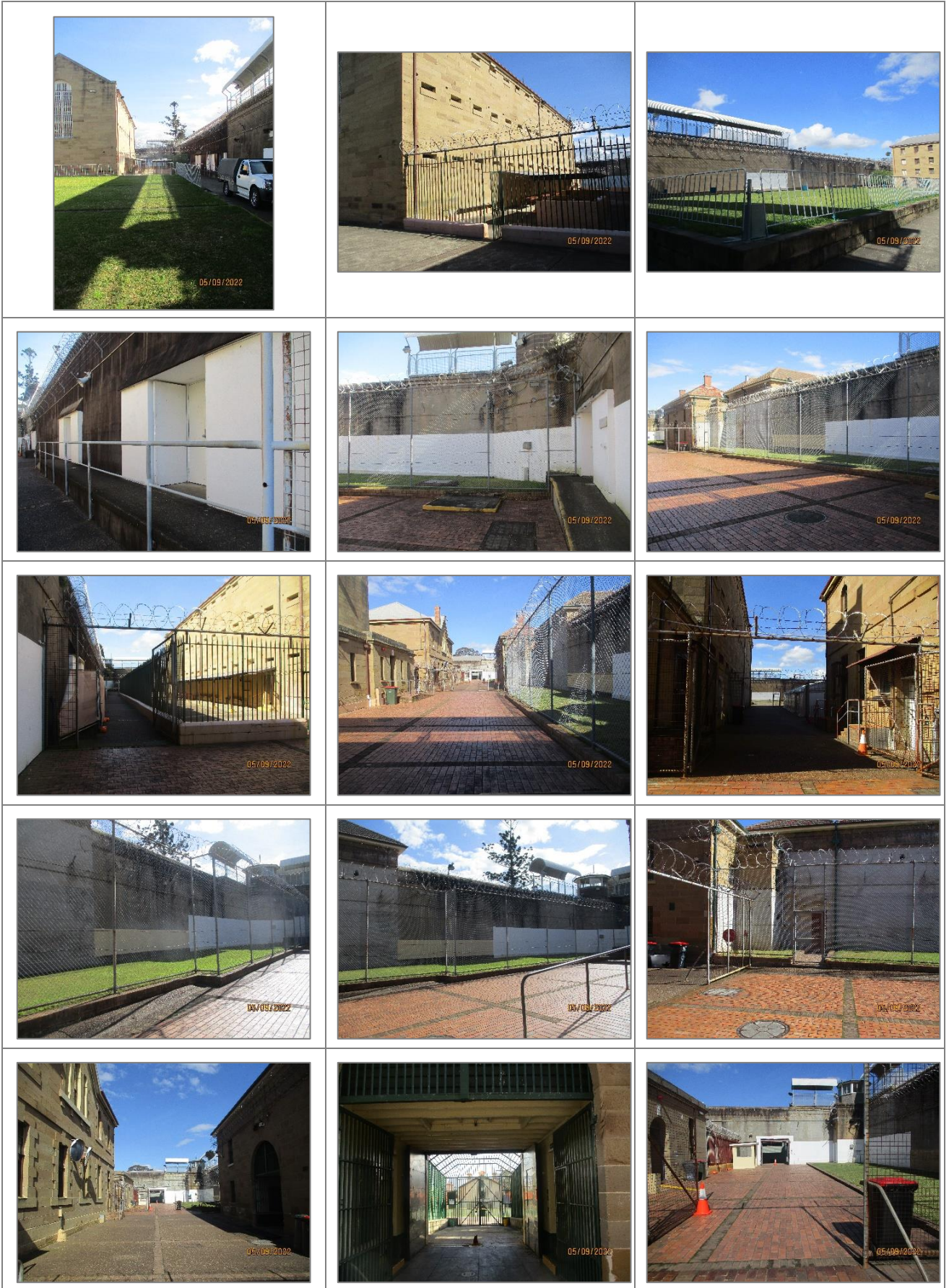
PHOTOGRAPHS















## ATTACHMENT 4 BURRA CHARTER



# THE BURRA CHARTER

The Australia ICOMOS Charter for  
Places of Cultural Significance 2013



Australia ICOMOS Incorporated  
International Council on Monuments and Sites

## **ICOMOS**

ICOMOS (International Council on Monuments and Sites) is a non-governmental professional organisation formed in 1965, with headquarters in Paris. ICOMOS is primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation. It is closely linked to UNESCO, particularly in its role under the World Heritage Convention 1972 as UNESCO's principal adviser on cultural matters related to World Heritage. The 11,000 members of ICOMOS include architects, town planners, demographers, archaeologists, geographers, historians, conservators, anthropologists, scientists, engineers and heritage administrators. Members in the 103 countries belonging to ICOMOS are formed into National Committees and participate in a range of conservation projects, research work, intercultural exchanges and cooperative activities. ICOMOS also has 27 International Scientific Committees that focus on particular aspects of the conservation field. ICOMOS members meet triennially in a General Assembly.

## **Australia ICOMOS**

The Australian National Committee of ICOMOS (Australia ICOMOS) was formed in 1976. It elects an Executive Committee of 15 members, which is responsible for carrying out national programs and participating in decisions of ICOMOS as an international organisation. It provides expert advice as required by ICOMOS, especially in its relationship with the World Heritage Committee. Australia ICOMOS acts as a national and international link between public authorities, institutions and individuals involved in the study and conservation of all places of cultural significance. Australia ICOMOS members participate in a range of conservation activities including site visits, training, conferences and meetings.

## **Revision of the Burra Charter**

The Burra Charter was first adopted in 1979 at the historic South Australian mining town of Burra. Minor revisions were made in 1981 and 1988, with more substantial changes in 1999.

Following a review this version was adopted by Australia ICOMOS in October 2013.

The review process included replacement of the 1988 Guidelines to the Burra Charter with Practice Notes which are available at: [australia.icomos.org](http://australia.icomos.org)

Australia ICOMOS documents are periodically reviewed and we welcome any comments.

## **Citing the Burra Charter**

The full reference is *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*. Initial textual references should be in the form of the *Australia ICOMOS Burra Charter, 2013* and later references in the short form (*Burra Charter*).

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The Burra Charter consists of the Preamble, Articles, Explanatory Notes and the flow chart.

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# The Burra Charter

(The Australia ICOMOS Charter for Places of Cultural Significance, 2013)

## Preamble

Considering the International Charter for the Conservation and Restoration of Monuments and Sites (Venice 1964), and the Resolutions of the 5th General Assembly of the International Council on Monuments and Sites (ICOMOS) (Moscow 1978), the Burra Charter was adopted by Australia ICOMOS (the Australian National Committee of ICOMOS) on 19 August 1979 at Burra, South Australia. Revisions were adopted on 23 February 1981, 23 April 1988, 26 November 1999 and 31 October 2013.

The Burra Charter provides guidance for the conservation and management of places of cultural significance (cultural heritage places), and is based on the knowledge and experience of Australia ICOMOS members.

Conservation is an integral part of the management of places of cultural significance and is an ongoing responsibility.

### Who is the Charter for?

The Charter sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance, including owners, managers and custodians.

### Using the Charter

The Charter should be read as a whole. Many articles are interdependent.

The Charter consists of:

- Definitions Article 1
- Conservation Principles Articles 2–13
- Conservation Processes Articles 14–25
- Conservation Practices Articles 26–34
- The Burra Charter Process flow chart.

The key concepts are included in the Conservation Principles section and these are further developed in the Conservation Processes and Conservation Practice sections. The flow chart explains the Burra Charter Process (Article 6) and is an integral part of

the Charter. Explanatory Notes also form part of the Charter.

The Charter is self-contained, but aspects of its use and application are further explained, in a series of Australia ICOMOS Practice Notes, in *The Illustrated Burra Charter*, and in other guiding documents available from the Australia ICOMOS web site: [australia.icomos.org](http://australia.icomos.org).

### What places does the Charter apply to?

The Charter can be applied to all types of places of cultural significance including natural, Indigenous and historic places with cultural values.

The standards of other organisations may also be relevant. These include the *Australian Natural Heritage Charter*, *Ask First: a guide to respecting Indigenous heritage places and values* and *Significance 2.0: a guide to assessing the significance of collections*.

National and international charters and other doctrine may be relevant. See [australia.icomos.org](http://australia.icomos.org).

### Why conserve?

Places of cultural significance enrich people's lives, often providing a deep and inspirational sense of connection to community and landscape, to the past and to lived experiences. They are historical records, that are important expressions of Australian identity and experience. Places of cultural significance reflect the diversity of our communities, telling us about who we are and the past that has formed us and the Australian landscape. They are irreplaceable and precious.

These places of cultural significance must be conserved for present and future generations in accordance with the principle of inter-generational equity.

The Burra Charter advocates a cautious approach to change: do as much as necessary to care for the place and to make it useable, but otherwise change it as little as possible so that its cultural significance is retained.



## Articles

### Article 1. Definitions

For the purposes of this Charter:

- 1.1 *Place* means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
- 1.2 *Cultural significance* means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.  
  
Cultural significance is embodied in the *place* itself, its *fabric*, *setting*, *use*, *associations*, *meanings*, *records*, *related places* and *related objects*.  
  
Places may have a range of values for different individuals or groups.
- 1.3 *Fabric* means all the physical material of the *place* including elements, fixtures, contents and objects.
- 1.4 *Conservation* means all the processes of looking after a *place* so as to retain its *cultural significance*.
- 1.5 *Maintenance* means the continuous protective care of a *place*, and its *setting*.  
  
Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.
- 1.6 *Preservation* means maintaining a *place* in its existing state and retarding deterioration.
- 1.7 *Restoration* means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.
- 1.8 *Reconstruction* means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.
- 1.9 *Adaptation* means changing a *place* to suit the existing *use* or a proposed use.
- 1.10 *Use* means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

## Explanatory Notes

Place has a broad scope and includes natural and cultural features. Place can be large or small: for example, a memorial, a tree, an individual building or group of buildings, the location of an historical event, an urban area or town, a cultural landscape, a garden, an industrial plant, a shipwreck, a site with in situ remains, a stone arrangement, a road or travel route, a community meeting place, a site with spiritual or religious connections.

The term cultural significance is synonymous with cultural heritage significance and cultural heritage value.

Cultural significance may change over time and with use.

Understanding of cultural significance may change as a result of new information.

Fabric includes building interiors and sub-surface remains, as well as excavated material.

Natural elements of a place may also constitute fabric. For example the rocks that signify a Dreaming place.

Fabric may define spaces and views and these may be part of the significance of the place.

See also Article 14.

Examples of protective care include:

- maintenance – regular inspection and cleaning of a place, e.g. mowing and pruning in a garden;
- repair involving restoration – returning dislodged or relocated fabric to its original location e.g. loose roof gutters on a building or displaced rocks in a stone bora ring;
- repair involving reconstruction – replacing decayed fabric with new fabric

It is recognised that all places and their elements change over time at varying rates.

New material may include recycled material salvaged from other places. This should not be to the detriment of any place of cultural significance.

Use includes for example cultural practices commonly associated with Indigenous peoples such as ceremonies, hunting and fishing, and fulfillment of traditional obligations. Exercising a right of access may be a use.

## Articles

- 1.11 *Compatible use* means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.
- 1.12 *Setting* means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.
- 1.13 *Related place* means a *place* that contributes to the *cultural significance* of another place.
- 1.14 *Related object* means an object that contributes to the *cultural significance* of a *place* but is not at the place.
- 1.15 *Associations* mean the connections that exist between people and a *place*.
- 1.16 *Meanings* denote what a *place* signifies, indicates, evokes or expresses to people.
- 1.17 *Interpretation* means all the ways of presenting the *cultural significance* of a *place*.

# Conservation Principles

## Article 2. Conservation and management

- 2.1 *Places of cultural significance* should be conserved.
- 2.2 The aim of *conservation* is to retain the *cultural significance* of a *place*.
- 2.3 *Conservation* is an integral part of good management of *places of cultural significance*.
- 2.4 *Places of cultural significance* should be safeguarded and not put at risk or left in a vulnerable state.

## Article 3. Cautious approach

- 3.1 *Conservation* is based on a respect for the existing *fabric, use, associations* and *meanings*. It requires a cautious approach of changing as much as necessary but as little as possible.
- 3.2 Changes to a *place* should not distort the physical or other evidence it provides, nor be based on conjecture.

## Article 4. Knowledge, skills and techniques

- 4.1 *Conservation* should make use of all the knowledge, skills and disciplines which can contribute to the study and care of the *place*.

## Explanatory Notes

Setting may include: structures, spaces, land, water and sky; the visual setting including views to and from the place, and along a cultural route; and other sensory aspects of the setting such as smells and sounds. Setting may also include historical and contemporary relationships, such as use and activities, social and spiritual practices, and relationships with other places, both tangible and intangible.

Objects at a place are encompassed by the definition of place, and may or may not contribute to its cultural significance.

Associations may include social or spiritual values and cultural responsibilities for a place.

Meanings generally relate to intangible dimensions such as symbolic qualities and memories.

Interpretation may be a combination of the treatment of the fabric (e.g. maintenance, restoration, reconstruction); the use of and activities at the place; and the use of introduced explanatory material.

The traces of additions, alterations and earlier treatments to the fabric of a place are evidence of its history and uses which may be part of its significance. Conservation action should assist and not impede their understanding.

## Articles

4.2 Traditional techniques and materials are preferred for the *conservation* of significant *fabric*. In some circumstances modern techniques and materials which offer substantial conservation benefits may be appropriate.

### Article 5. Values

5.1 *Conservation* of a *place* should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others.

5.2 Relative degrees of *cultural significance* may lead to different *conservation* actions at a place.

### Article 6. Burra Charter Process

6.1 The *cultural significance* of a *place* and other issues affecting its future are best understood by a sequence of collecting and analysing information before making decisions. Understanding cultural significance comes first, then development of policy and finally management of the place in accordance with the policy. This is the Burra Charter Process.

6.2 Policy for managing a *place* must be based on an understanding of its *cultural significance*.

6.3 Policy development should also include consideration of other factors affecting the future of a *place* such as the owner's needs, resources, external constraints and its physical condition.

6.4 In developing an effective policy, different ways to retain *cultural significance* and address other factors may need to be explored.

6.5 Changes in circumstances, or new information or perspectives, may require reiteration of part or all of the Burra Charter Process.

### Article 7. Use

7.1 Where the *use* of a *place* is of *cultural significance* it should be retained.

7.2 A *place* should have a *compatible use*.

## Explanatory Notes

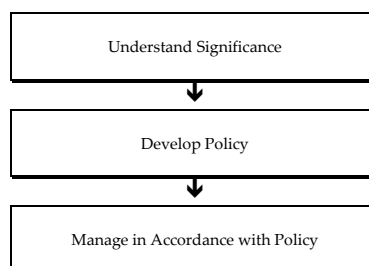
The use of modern materials and techniques must be supported by firm scientific evidence or by a body of experience.

Conservation of places with natural significance is explained in the Australian Natural Heritage Charter. This Charter defines natural significance to mean the importance of ecosystems, biodiversity and geodiversity for their existence value or for present or future generations, in terms of their scientific, social, aesthetic and life-support value.

In some cultures, natural and cultural values are indivisible.

A cautious approach is needed, as understanding of cultural significance may change. This article should not be used to justify actions which do not retain cultural significance.

The Burra Charter Process, or sequence of investigations, decisions and actions, is illustrated below and in more detail in the accompanying flow chart which forms part of the Charter.



Options considered may include a range of uses and changes (e.g. adaptation) to a place.

The policy should identify a use or combination of uses or constraints on uses that retain the cultural significance of the place. New use of a place should involve minimal change to significant fabric and use; should respect associations and meanings; and where appropriate should provide for continuation of activities and practices which contribute to the cultural significance of the place.

## Articles

### Article 8. Setting

*Conservation* requires the retention of an appropriate *setting*. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the *cultural significance* of the *place*.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.

### Article 9. Location

- 9.1 The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2 Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3 If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place* of *cultural significance*.

### Article 10. Contents

Contents, fixtures and objects which contribute to the *cultural significance* of a *place* should be retained at that place. Their removal is unacceptable unless it is: the sole means of ensuring their security and *preservation*; on a temporary basis for treatment or exhibition; for cultural reasons; for health and safety; or to protect the place. Such contents, fixtures and objects should be returned where circumstances permit and it is culturally appropriate.

### Article 11. Related places and objects

The contribution which *related places* and *related objects* make to the *cultural significance* of the *place* should be retained.

### Article 12. Participation

*Conservation*, *interpretation* and management of a *place* should provide for the participation of people for whom the place has significant *associations* and *meanings*, or who have social, spiritual or other cultural responsibilities for the place.

### Article 13. Co-existence of cultural values

Co-existence of cultural values should always be recognised, respected and encouraged. This is especially important in cases where they conflict.

## Explanatory Notes

Setting is explained in Article 1.12.

For example, the repatriation (returning) of an object or element to a place may be important to Indigenous cultures, and may be essential to the retention of its cultural significance.

Article 28 covers the circumstances where significant fabric might be disturbed, for example, during archaeological excavation.

Article 33 deals with significant fabric that has been removed from a place.

For some places, conflicting cultural values may affect policy development and management decisions. In Article 13, the term cultural values refers to those beliefs which are important to a cultural group, including but not limited to political, religious, spiritual and moral beliefs. This is broader than values associated with cultural significance.



# Conservation Processes

## Article 14. Conservation processes

*Conservation* may, according to circumstance, include the processes of: retention or reintroduction of a *use*; retention of *associations* and *meanings*; *maintenance*, *preservation*, *restoration*, *reconstruction*, *adaptation* and *interpretation*; and will commonly include a combination of more than one of these. Conservation may also include retention of the contribution that *related places* and *related objects* make to the *cultural significance* of a *place*.

## Article 15. Change

15.1 Change may be necessary to retain *cultural significance*, but is undesirable where it reduces cultural significance. The amount of change to a *place* and its *use* should be guided by the *cultural significance* of the place and its appropriate *interpretation*.

15.2 Changes which reduce *cultural significance* should be reversible, and be reversed when circumstances permit.

15.3 Demolition of significant *fabric* of a *place* is generally not acceptable. However, in some cases minor demolition may be appropriate as part of *conservation*. Removed significant fabric should be reinstated when circumstances permit.

15.4 The contributions of all aspects of *cultural significance* of a *place* should be respected. If a place includes *fabric*, *uses*, *associations* or *meanings* of different periods, or different aspects of cultural significance, emphasising or interpreting one period or aspect at the expense of another can only be justified when what is left out, removed or diminished is of slight cultural significance and that which is emphasised or interpreted is of much greater cultural significance.

## Article 16. Maintenance

*Maintenance* is fundamental to *conservation*. Maintenance should be undertaken where *fabric* is of *cultural significance* and its maintenance is necessary to retain that *cultural significance*.

## Article 17. Preservation

*Preservation* is appropriate where the existing *fabric* or its condition constitutes evidence of *cultural significance*, or where insufficient evidence is available to allow other *conservation* processes to be carried out.

Conservation normally seeks to slow deterioration unless the significance of the place dictates otherwise. There may be circumstances where no action is required to achieve conservation.

When change is being considered, including for a temporary use, a range of options should be explored to seek the option which minimises any reduction to its cultural significance.

It may be appropriate to change a place where this reflects a change in cultural meanings or practices at the place, but the significance of the place should always be respected.

Reversible changes should be considered temporary. Non-reversible change should only be used as a last resort and should not prevent future conservation action.

Maintaining a place may be important to the fulfilment of traditional laws and customs in some Indigenous communities and other cultural groups.

Preservation protects fabric without obscuring evidence of its construction and use. The process should always be applied:

- where the evidence of the fabric is of such significance that it should not be altered; or
- where insufficient investigation has been carried out to permit policy decisions to be taken in accord with Articles 26 to 28.

New work (e.g. stabilisation) may be carried out in association with preservation when its purpose is the physical protection of the fabric and when it is consistent with Article 22.

## Articles

### Article 18. Restoration and reconstruction

*Restoration* and *reconstruction* should reveal culturally significant aspects of the *place*.

### Article 19. Restoration

*Restoration* is appropriate only if there is sufficient evidence of an earlier state of the *fabric*.

### Article 20. Reconstruction

20.1 *Reconstruction* is appropriate only where a *place* is incomplete through damage or alteration, and only where there is sufficient evidence to reproduce an earlier state of the *fabric*. In some cases, reconstruction may also be appropriate as part of a *use* or practice that retains the *cultural significance* of the place.

20.2 *Reconstruction* should be identifiable on close inspection or through additional *interpretation*.

### Article 21. Adaptation

21.1 *Adaptation* is acceptable only where the adaptation has minimal impact on the *cultural significance* of the *place*.

21.2 *Adaptation* should involve minimal change to significant *fabric*, achieved only after considering alternatives.

### Article 22. New work

22.1 New work such as additions or other changes to the *place* may be acceptable where it respects and does not distort or obscure the *cultural significance* of the place, or detract from its *interpretation* and appreciation.

22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the *cultural significance* of the *place*.

### Article 23. Retaining or reintroducing use

Retaining, modifying or reintroducing a significant *use* may be appropriate and preferred forms of *conservation*.

### Article 24. Retaining associations and meanings

24.1 Significant *associations* between people and a *place* should be respected, retained and not obscured. Opportunities for the *interpretation*, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant *meanings*, including spiritual values, of a *place* should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

## Explanatory Notes

Places with social or spiritual value may warrant reconstruction, even though very little may remain (e.g. only building footings or tree stumps following fire, flood or storm). The requirement for sufficient evidence to reproduce an earlier state still applies.

Adaptation may involve additions to the place, the introduction of new services, or a new use, or changes to safeguard the place. Adaptation of a place for a new use is often referred to as 'adaptive re-use' and should be consistent with Article 7.2.

New work should respect the significance of a place through consideration of its siting, bulk, form, scale, character, colour, texture and material. Imitation should generally be avoided.

New work should be consistent with Articles 3, 5, 8, 15, 21 and 22.1.

These may require changes to significant fabric but they should be minimised. In some cases, continuing a significant use, activity or practice may involve substantial new work.

For many places associations will be linked to aspects of use, including activities and practices.

Some associations and meanings may not be apparent and will require research.

## Articles

### Article 25. Interpretation

The *cultural significance* of many *places* is not readily apparent, and should be explained by *interpretation*. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## Conservation Practice

### Article 26. Applying the Burra Charter Process

26.1 Work on a *place* should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

26.2 Written statements of *cultural significance* and policy for the *place* should be prepared, justified and accompanied by supporting evidence. The statements of significance and policy should be incorporated into a management plan for the place.

26.3 Groups and individuals with *associations* with the *place* as well as those involved in its management should be provided with opportunities to contribute to and participate in identifying and understanding the *cultural significance* of the place. Where appropriate they should also have opportunities to participate in its *conservation* and management.

26.4 Statements of *cultural significance* and policy for the *place* should be periodically reviewed, and actions and their consequences monitored to ensure continuing appropriateness and effectiveness.

### Article 27. Managing change

27.1 The impact of proposed changes, including incremental changes, on the *cultural significance* of a *place* should be assessed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes to better retain cultural significance.

27.2 Existing *fabric*, *use*, *associations* and *meanings* should be adequately recorded before and after any changes are made to the *place*.

### Article 28. Disturbance of fabric

28.1 Disturbance of significant *fabric* for study, or to obtain evidence, should be minimised. Study of a *place* by any disturbance of the fabric, including archaeological excavation, should only be undertaken to provide data essential for decisions on the *conservation* of the place, or to obtain important evidence about to be lost or made inaccessible.

## Explanatory Notes

In some circumstances any form of interpretation may be culturally inappropriate.

The results of studies should be kept up to date, regularly reviewed and revised as necessary.

Policy should address all relevant issues, e.g. use, interpretation, management and change.

A management plan is a useful document for recording the Burra Charter Process, i.e. the steps in planning for and managing a place of cultural significance (Article 6.1 and flow chart). Such plans are often called conservation management plans and sometimes have other names.

The management plan may deal with other matters related to the management of the place.

Monitor actions taken in case there are also unintended consequences.

## Articles

28.2 Investigation of a *place* which requires disturbance of the *fabric*, apart from that necessary to make decisions, may be appropriate provided that it is consistent with the policy for the place. Such investigation should be based on important research questions which have potential to substantially add to knowledge, which cannot be answered in other ways and which minimises disturbance of significant fabric.

### Article 29. Responsibility

The organisations and individuals responsible for management and decisions should be named and specific responsibility taken for each decision.

### Article 30. Direction, supervision and implementation

Competent direction and supervision should be maintained at all stages, and any changes should be implemented by people with appropriate knowledge and skills.

### Article 31. Keeping a log

New evidence may come to light while implementing policy or a plan for a *place*. Other factors may arise and require new decisions. A log of new evidence and additional decisions should be kept.

### Article 32. Records

32.1 The records associated with the *conservation* of a *place* should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

32.2 Records about the history of a *place* should be protected and made publicly available, subject to requirements of security and privacy, and where this is culturally appropriate.

### Article 33. Removed fabric

Significant *fabric* which has been removed from a *place* including contents, fixtures and objects, should be catalogued, and protected in accordance with its *cultural significance*.

Where possible and culturally appropriate, removed significant fabric including contents, fixtures and objects, should be kept at the place.

### Article 34. Resources

Adequate resources should be provided for *conservation*.

*Words in italics are defined in Article 1.*

## Explanatory Notes

New decisions should respect and have minimal impact on the cultural significance of the place.

The best conservation often involves the least work and can be inexpensive.

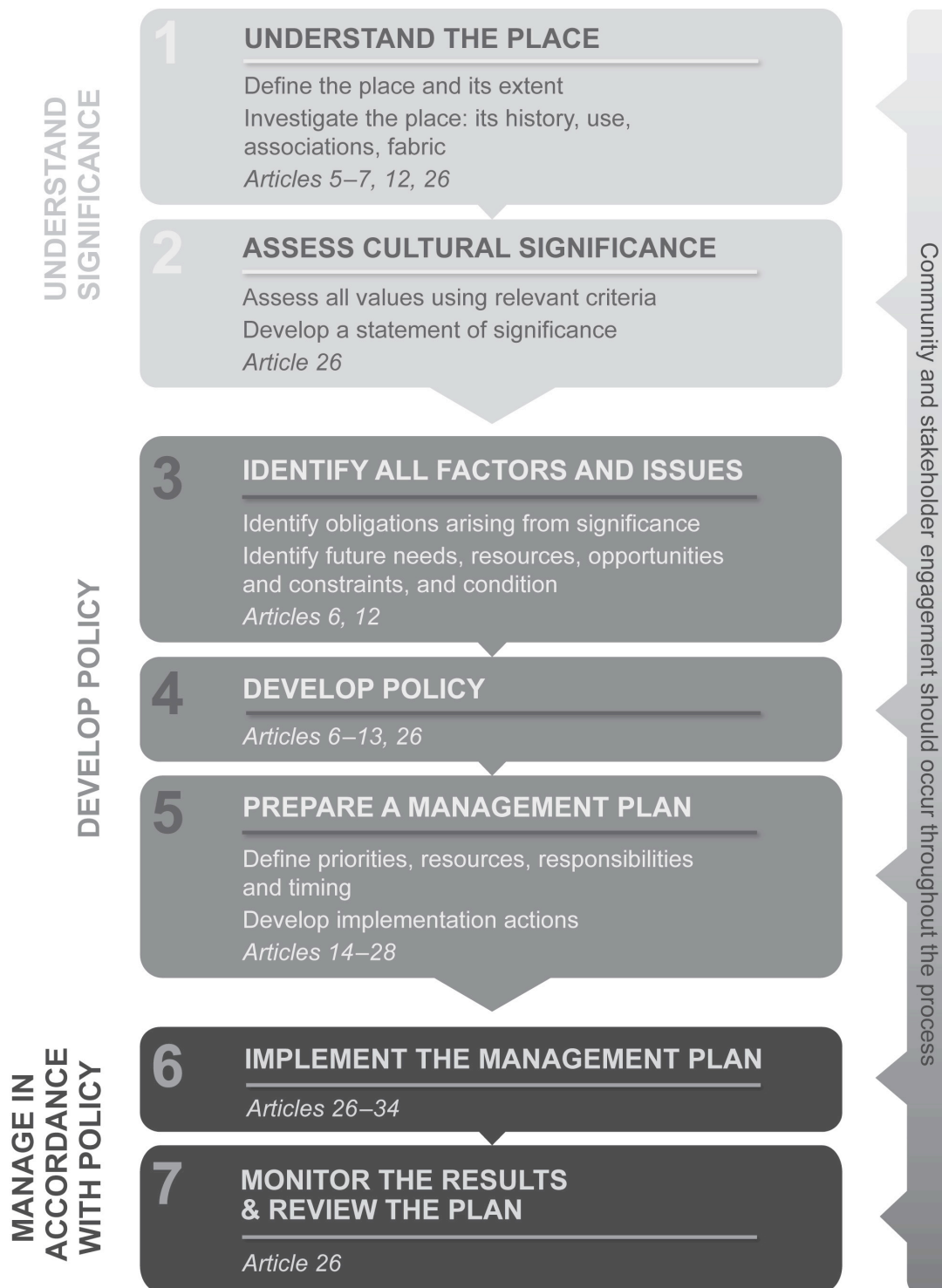


# The Burra Charter Process

## Steps in planning for and managing a place of cultural significance

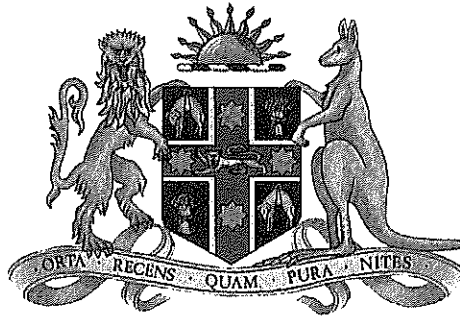
The Burra Charter should be read as a whole.

Key articles relevant to each step are shown in the boxes. Article 6 summarises the Burra Charter Process.



## ATTACHMENT 5 NSW HERITAGE STANDARD EXEMPTIONS





# *Government Gazette*

of the State of

New South Wales

**Number 262–Planning and Heritage**

**Friday, 17 June 2022**

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The New South Wales Government Gazette is the permanent public record of official NSW Government notices. It also contains local council, non-government and other notices.

Each notice in the Government Gazette has a unique reference number that appears in parentheses at the end of the notice and can be used as a reference for that notice (for example, (n2019-14)).

The Gazette is compiled by the Parliamentary Counsel's Office and published on the NSW legislation website ([www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au)) under the authority of the NSW Government. The website contains a permanent archive of past Gazettes.

To submit a notice for gazettal, see the Gazette page.

## ORDER UNDER SECTION 57(2) OF THE HERITAGE ACT 1977

Standard exemptions for engaging in or carrying out activities/ works otherwise prohibited by section 57(1) of the *Heritage Act 1977*.

I, the Hon James Griffin MP, Minister for Environment and Heritage, pursuant to subsection 57(2) of the *Heritage Act 1977*, on the recommendation of the Heritage Council of New South Wales do by this Order, effective at the time of publication in the New South Wales Government Gazette:

1. revoke the order made on 9 November 2020 and published in the Government Gazette Number 318 of 13 November 2020; and
2. grant the exemptions from subsection 57(1) of the *Heritage Act 1977* that are described in the attached Schedule.

The Hon James Griffin MP  
Minister for Environment and Heritage

Signed this 2<sup>nd</sup> day of June 2022.

### SCHEDULE OF STANDARD EXEMPTIONS TO SUBSECTION 57(1) OF THE *HERITAGE ACT 1977* MADE UNDER SUBSECTION 57(2)

#### General Conditions:

1. These general conditions apply to **all** of the following standard exemptions.
2. These standard exemptions apply to **all** items of **all** values listed on the NSW State Heritage Register or subject to an Interim Heritage Order (termed 'item' or 'items' for the purpose of these standard exemptions), including Aboriginal cultural heritage.
3. These standard exemptions are available to the owner of a listed item or item subject to an Interim Heritage Order, or any person with the consent in writing of that owner, or if the item is situated on Crown Land, as defined in the *Crown Land Management Act 2016*, the lawful occupier.
4. Anything done under the standard exemptions must be carried out by people with knowledge, skills and experience appropriate to the work (some exemptions require suitably qualified and experienced professional advice/ work).
5. The standard exemptions do not permit the removal of any significant fabric. Significant fabric means all the physical material of the place/item including elements, fixtures, landscape features, contents, relics and objects which contributes to the item's heritage significance.
6. The standard exemptions do not permit the removal of relics or Aboriginal objects.

If relics are discovered, work must cease in the affected area and the Heritage Council must be notified in writing in accordance with section 146 of the *Heritage Act 1977*. Depending on the nature of the discovery, assessment and an excavation permit may be required prior to the recommencement of work in the affected area.



If any Aboriginal objects are discovered, excavation or disturbance is to cease, and Heritage NSW notified in accordance with section 89A of the *National Parks and Wildlife Act 1974*. More information is available at <http://www.environment.nsw.gov.au/licences/ACHregulation.htm>

Aboriginal object has the same meaning as in the *National Parks and Wildlife Act 1974*.

7. Activities/ works that do not fit strictly within the exemptions described below require approval by way of an application under section 60 of the *Heritage Act 1977*.
8. The standard exemptions are self-assessed. It is the responsibility of a proponent to ensure that the proposed activities/ works fall within the standard exemptions.
9. The proponent is responsible for ensuring that any activities/ works undertaken by them meet all Relevant standards and have all necessary approvals.
10. Proponents must keep records of any activities/ works for auditing and compliance purposes by the Heritage Council. Where advice of a suitably qualified and experienced professional has been sought, a record of that advice must be kept. Records must be kept in a current readable electronic file or hard copy for a reasonable time.
11. It is an offence to do any of the things listed in section 57(1) of the *Heritage Act 1977* without a valid exemption or approval.
12. A person guilty of an offence against the *Heritage Act 1977* shall be liable to a penalty or imprisonment, or both under Section 157 of the *Heritage Act 1977*.
13. Authorised persons under the *Heritage Act 1977* carry out inspections for compliance.
14. The standard exemptions under the *Heritage Act 1977* are not authorisations, approvals or exemptions for the activities/ works under any other legislation, Local Government and State Government requirements (including, but not limited to, the *Environmental Planning and Assessment Act 1979* and the *National Parks and Wildlife Act 1974*).
15. The standard exemptions under the *Heritage Act 1977* do not constitute satisfaction of the relevant provisions of the National Construction Code for ancillary works.
16. Activities or work undertaken pursuant to a standard exemption must not, if it relates to an existing building, cause the building to contravene the National Construction Code.
17. In these exemptions, words have the same meaning as in the *Heritage Act 1977* or the relevant guidelines, unless otherwise indicated. Where there is an inconsistency between relevant guidelines and these exemptions, these exemptions prevail to the extent of the inconsistency. Where there is an inconsistency between either relevant guidelines or these exemptions and the *Heritage Act 1977*, the Act will prevail.
18. The *Heritage Manual* (1996, Heritage Office and Department of Urban Affairs & Planning) and *The Maintenance Series* (1996 republished 2004, NSW Heritage Office and Department of Urban Affairs & Planning) guidelines must be complied with when undertaking any activities/ works on an item. These guidelines are available on the Heritage NSW website.

## **STANDARD EXEMPTION 1: MAINTENANCE AND CLEANING**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

### Specified activities/ works:

- a) The maintenance of an item to retain its condition or operation.
- b) Application of protection coatings such as limewash, polish, oils and waxes to an item.
- c) Cleaning to remove surface deposits, organic growths or graffiti from an item.

### Relevant standards:

- d) Specified activities/ works must not involve removal of or damage to significant fabric.
- e) New materials or finishes may only be introduced to non-significant fabric where this does not impact the significance of the item, uses a colour sympathetic to the item, does not detract from the item and does not reduce the ability to appreciate the item.
- f) Protective coatings may only be applied to surfaces which have previously had these coatings. Existing finishes such as oils and waxes for timber must continue to be used rather than modern alternative protective coatings.
- g) Surface patina important to the item's heritage significance must be preserved during maintenance and cleaning.
- h) Cleaning of significant fabric may only use low-pressure water less than 100 psi and neutral detergents.

## **STANDARD EXEMPTION 2: REPAIRS TO NON-SIGNIFICANT FABRIC**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

### Specified activities/ works:

- a) Repair (such as refixing and patching) of damaged or deteriorated non-significant fabric.
- b) Replacement of missing, damaged or deteriorated non-significant fabric that is beyond further maintenance.

### Relevant standards:

- c) Specified activities/ works must not involve alteration to, damage to, or the removal of, significant fabric.
- d) Only missing, damaged or deteriorated non-significant fabric that is beyond further repair or maintenance may be replaced.
- e) Any new materials must not exacerbate the decay of significant fabric due to chemical incompatibility, obscure existing significant fabric or limit access to significant fabric for future maintenance.

## **STANDARD EXEMPTION 3: ALTERATION TO NON-SIGNIFICANT FABRIC**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The alteration of an item involving the introduction of new fabric and/or the removal of non-significant fabric.

Relevant standards:

- b) The specified activities/ works must not impact the heritage significance of the item.
- c) Significant fabric of the item must not be impacted.
- d) Relics must not be impacted.
- e) Work must not involve construction of extensions or additions where these may impact the item's setting, views to or from the item, obscure existing significant fabric, impact relics and/or impact significant landscape layout, landscape elements or vegetation.
- f) The positioning and size of walls, windows and doors is not altered.
- g) Significant finishes, surfaces (including flooring) and fixtures must not be impacted.
- h) Any new fabric must be sympathetic to but can be distinguished from the appearance, composition, detailing, size, position and finish of existing fabric.
- i) Non-significant fabric must be identified as non-significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as non-significant fabric in written advice prepared by a suitably qualified and experienced heritage professional before it can be removed.
- j) Installation of new fabric must be in accordance with the policies of a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or in written advice prepared by a suitably qualified and experienced heritage professional before installation.
- k) Any new fabric must not impact setting or views to or from the item, obscure existing significant fabric or limit access to existing fabric for future maintenance.
- l) Any new penetrations must be:
  - i. limited in number; and
  - ii. made through non-significant fabric or mortar joints only.
- m) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- n) Any new fabric must not exacerbate the decay of existing fabric or risk the destruction of existing significant fabric due to chemical incompatibility, vibration, percussion or explosive flammability.

**STANDARD EXEMPTION 4: ALTERATION TO INTERIORS OF NON-SIGNIFICANT BUILDINGS**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Alteration to the interior of a non-significant building.

Relevant standards:

- b) The specified activities/ works to the non-significant building must not impact the heritage significance of the item.
- c) Significant fabric of the item must not be impacted.
- d) Relics must not be impacted.
- e) Work must not involve construction of extensions or additions where these may impact

the item's setting, views to or from the item, obscure existing significant fabric, impact relics and/or impact landscape values.

- f) Non-significant buildings must be either:
- i. buildings identified as non-significant in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as non-significant building in written advice prepared by a suitably qualified and experienced heritage professional, and/or
  - ii. buildings constructed since the listing of the item on the State Heritage Register or the publication of an interim heritage order in the Gazette, which applies to the land.

#### **STANDARD EXEMPTION 5: REPAIR OR REPLACEMENT OF NON-SIGNIFICANT SERVICES (Mechanical, Electrical and Plumbing)**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

##### Specified activities/ works:

- a) Repair or replacement of non-significant services on or in an item, such as cabling, plumbing and wiring (excluding telecommunications and fire safety systems).
- b) Activities/ works necessary to upgrade or replace existing non-significant lighting fixtures and fittings within buildings/structures and or/affixed to buildings/ structures.

##### Relevant standards:

- c) The specified activities/ works must not involve alteration to, damage to, or the removal of, significant fabric. The specified activities/ works must not impact significant views and landscape values.
- d) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- e) Any new hardware must not be attached to the primary or significant façade(s) and must be discreetly located to reduce negative visual impact.
- f) Replacement fabric must appear the same, be sympathetic to the item's fabric and unobtrusive.
- g) Activities/ works must use existing service routes, cavities or voids or replace existing surface mounted services.
- h) Reuse of existing fixing points in significant fabric is permitted.
- i) Any new fabric must not obscure significant fabric or limit access to significant fabric for future maintenance.
- j) Any new fabric must not exacerbate the decay of existing fabric or risk the destruction of existing significant fabric due to chemical incompatibility, vibration, percussion or explosive flammability.
- k) Replacement surface mounted services must be the same or less intrusive than the surface mounted services they replace.
- l) Existing service routes and/or conduits may be deleted if the installation can be streamlined into one existing service route, cavity or void.



## **STANDARD EXEMPTION 6: NON-SIGNIFICANT TELECOMMUNICATIONS INFRASTRUCTURE**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

### Specified activities/ works:

- a) Upgrade or installation of telecommunication infrastructure.
- b) Upgrade of existing telecommunication towers.

### Relevant standards:

- c) Activities/work must not involve alteration to, damage to, or the removal of, significant fabric.
- d) The specified activities/ works must not impact significant views to or from the item and landscape values, including landscape or archaeological features.
- e) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- f) Any new hardware must not be attached to the primary or significant façade(s) and must be discreetly located to reduce negative visual impact.
- g) Any new fabric must not obscure significant fabric or limit access to significant fabric for future maintenance.
- h) Reuse of existing fixing points in significant fabric is permitted.
- i) Existing service routes and/or conduits may be deleted if the installation can be streamlined into one existing service route, cavity or void.
- j) There is no increase in height of any existing telecommunication towers or vantage point and no more than a 20% increase in the size of the antenna array on the approved tower or fixing point.
- k) Telecommunications infrastructure must be able to be later removed without damage to the significant fabric of the item.

## **STANDARD EXEMPTION 7: FIRE SAFETY DETECTION AND ALARM SYSTEMS**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

### Specified activities/ works:

- a) Upgrade to, or installation of, a fire safety detection and alarm system. Note: this exemption does not apply to fire suppression systems (for example sprinklers).

### Relevant standards:

- b) Fire safety system elements must not obscure, affix to, penetrate, remove or otherwise damage significant fabric.
- c) The specified activities/ works must not impact landscape values or obstruct significant views to and from the item.
- d) Fire safety system elements must not unnecessarily obscure significant fabric, limit access to significant fabric for future maintenance, exacerbate the decay of significant fabric or risk the destruction of significant fabric due to chemical incompatibility.
- e) Reuse of existing fixing points in significant fabric is permitted.
- f) Any fire safety system elements must be:
  - i. not attached to primary façade(s);
  - ii. grouped with existing services where possible;
  - iii. consolidated with existing conduits where possible;

- iv. discreetly located to reduce negative visual impact while maintaining the need for easy identification and access.
- g) Fire safety system elements must be able to be later removed without damage to the significant fabric of the item.

### **STANDARD EXEMPTION 8: EXCAVATION**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

#### Specified activities/ works:

- a) Excavation or disturbance of land that is:
  - i. for the purpose of exposing underground utility services infrastructure which occurs within an existing service trench, or
  - ii. to carry out inspections or emergency maintenance or repair on underground utility services, or
  - iii. to maintain, repair, or replace underground utility services to buildings, or
  - iv. to maintain or repair the foundations of an existing building, or
  - v. to expose survey marks, or
  - vi. associated with feral animal/insect eradication.
- b) Removing contaminated soil.

#### Relevant standards:

- c) Activities/ works must not disturb or remove any relics.
- d) Excavation must not compromise the structural integrity of any heritage structure or significant landscape elements.
- e) Activities/ works must not affect archaeological evidence, for example the archaeology of foundation trench deposits from the time of original construction.
- f) If an environmental assessment is required under Part 5 of the *Environmental Planning and Assessment Act 1979* (NSW) in relation to "b) of the specified activities/works, the assessment must be undertaken prior to commencing any work to remove the contaminated soil.

### **STANDARD EXEMPTION 9: PAINTING**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

#### Specified activities/ works:

- a) Paint removal, surface preparation and repainting of the already painted fabric of an item.
- b) Painting non-significant fabric.
- c) Paint scrapes to inform decisions about repainting or to find evidence of original or earlier colour schemes.

#### Relevant standards:

- d) Activities/ works must not involve the disturbance or removal of earlier paint layers other than those which have failed by chalking, flaking, peeling or blistering (unless for the purpose of undertaking a paint scrape).

- e) When painting already painted significant fabric, activities/ works must involve application of an isolating layer, to protect significant earlier layers and provide a stable basis for repainting.
- f) Painting significant fabric must use the same colour scheme and paint type as an earlier or existing scheme.
- g) For removal of earlier failed paint layers, the paint removal method/s used must be verified by a suitably qualified and experienced professional to not affect significant fabric. Paint removal must be immediately followed by recoating using the same colour scheme to protect the exposed surface.
- h) New paint must be appropriate to the substrate.
- i) Painting must not endanger the survival of earlier paint layers.
- j) Painting of non-significant fabric must:
  - i. use a colour sympathetic to the item,
  - ii. not detract from the item,
  - iii. not reduce the ability to appreciate the item.
- k) Paint scrapes must be inconspicuous and made by a professional experienced in the technique.

**STANDARD EXEMPTION 10: RESTORATION OF FABRIC THAT FORMS PART OF THE SIGNIFICANCE OF THE ITEM (SIGNIFICANT FABRIC)**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Returning significant fabric, which has been removed or dislodged, to a known earlier location.
- b) Revealing a known earlier significant configuration, including reassembling existing elements or removing non-significant accretions and/or obstructions.

Relevant standards:

- c) The specified activities/work must not involve damage to, or the removal of significant fabric.
- d) The specified activities/work must not introduce new material other than fixings and fastenings.
- e) Any new fixings and fastenings must use existing penetrations where possible.
- f) Any new penetrations must be:
  - i. limited in number; and
  - ii. made through non-significant fabric or mortar joints only.
- g) Work to reveal a known earlier configuration must be guided by historical evidence for the earlier configuration of that item.
- h) Significant fabric must be identified as significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as significant fabric in written advice prepared by a suitably qualified and experienced heritage professional.
- i) Revealing a known earlier configuration must be in accordance with the policies of a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as significant fabric in written advice prepared by a suitably qualified and experienced heritage professional.

- j) Non-significant accretions and/or obstructions must be identified as non-significant fabric in the listing on the State Heritage Register or the gazetted Interim Heritage Order, or a Conservation Management Plan, Conservation Management Strategy, Heritage Collections Plan, Archaeological Management Plan or Aboriginal Place Management Plan or identified as significant fabric in written advice prepared by a suitably qualified and experienced heritage professional, before it can be removed.
- k) Work must be carried out by a suitably qualified person with heritage experience.

#### **STANDARD EXEMPTION 11: SUBDIVISION OF NON-SIGNIFICANT BUILDINGS**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

##### Specified activities/ works:

- a) Subdivision under the *Strata Schemes Development Act 2015* (termed Strata subdivision) of the interior of a building that is not of heritage significance and which has been constructed since the listing of the item on the State Heritage Register or the publication of an Interim Heritage Order in the NSW Government Gazette.
- b) Subdivision under the *Strata Schemes Development Act 2015* (termed Strata subdivision) of the exterior of an item for car spaces.

##### Relevant standards:

- c) Strata subdivision under this exemption must not subdivide the curtilage of an item other than for car spaces in an existing area identified for carparking.
- d) Strata subdivision must not involve alterations to the external appearance of the building other than that permitted by other exemptions under the *Heritage Act 1977*.

#### **STANDARD EXEMPTION 12: TEMPORARY STRUCTURES**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

##### Specified activities/ works:

- a) The construction or installation of a temporary structure or structures.

##### Relevant standards:

- b) Activities/ works must not involve alteration to (including penetrations), damage to, or the removal of, significant fabric.
- c) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.
- d) Temporary structure/ structures may be internal or external to items or buildings.
- e) The temporary structure or structures must not be located where it could:
  - i. damage (including through use of the temporary structure) significant fabric or
  - ii. endanger significant fabric, including landscape or archaeological features, or
  - iii. obstruct significant views to and from the item, or
  - iv. detract from the significance of the item, or
  - v. reduce the ability to appreciate the item.
- f) Existing public access to the item must be maintained and not restricted.
- g) The temporary structure or structures must not be erected for more than 30



- consecutive calendar days (inclusive of set-up, pack-down and removal).
- h) No further temporary structure or structures may be erected again on the site, under this exemption within a period of 90 calendar days.

### **STANDARD EXEMPTION 13: VEGETATION**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

#### Specified activities/ works:

- a) Weeding (including poisoning of weeds), watering, mowing, manual clearing of paths and drains, top-dressing, pest control and fertilizing.
- b) New planting of species sympathetic to the item.
- c) Pruning to control size, improve shape, condition, flowering or fruiting.
- d) Removal of non-significant diseased, dying, dead and/or dangerous trees and/or plant material.
- e) Tree surgery.

#### Relevant standards:

- f) Activities/ works must not alter the significant layout, contours, plant species or other significant landscape features or views.
- g) Pruning of significant vegetation must not exceed 30% of the tree canopy within a period of two years.
- h) Tree surgery may only be performed by a qualified arborist, horticulturist or tree surgeon and must be necessary for the health of those plants.
- i) Selective herbicide should be used when poisoning weeds. Herbicide should be applied using:
  - i. spot application around significant elements of the heritage item (e.g. ornamental or symbolic plants, remnant native vegetation, structures, exposed relics and moveable items) to avoid adverse impacts to these; and
  - ii. spraying in non-significant areas of the curtilage.
- j) Removal of diseased, dead, dying or dangerous trees and/or plant material must not disturb archaeological relics (for example through stump grinding or removal of tree boles, in such situations stumps and tree boles should be left in place).

### **STANDARD EXEMPTION 14: BURIAL SITES AND CEMETERIES**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

#### Specified activities/ works:

- a) Creation of a new grave or interment of ashes or continued use of existing family vaults.
- b) Erection of monuments or grave markers (excluding above-ground chambers, columbaria or vaults).
- c) Traditional maintenance activities/ works in accordance with Standard Exemptions for maintenance, repairs and cleaning including:
  - i. re-blackening, re-leading or re-gilding of existing inscriptions; or
  - ii. re-application of traditional coatings such as limewash where these were previously applied.

- d) Addition of memorial inscriptions or attachment of memorial plaques to existing monuments or grave furniture (includes grave markers, grave kerbing or grave surrounds).
- e) Excavation or disturbance of land for carrying out conservation or repair of monuments or grave markers.

Relevant standards:

- f) Existing significant fabric must not be disturbed or removed as part of creation of a new grave or interment or use of existing family vault.
- g) New monuments or grave markers must be in keeping with and not conflict with the existing character of the place, including materials, size, colour and form; however, new monuments and grave markers should be distinguishable on close inspection from the existing monuments and markers.
- h) Additional inscriptions or plaques must be in keeping with the existing size, materials, form, colour and lettering of the original monument.
- i) Additional inscriptions or plaques must not overshadow or obscure the original monument.
- j) Relettering of existing inscriptions must only be carried out to maintain appearance and legibility.
- k) Relettering must only be carried out using traditional methods and materials which are the same as the existing lettering on the monument or grave marker.
- l) Relettering of monuments must not involve re-cutting of existing inscriptions.
- m) Conservation, repair or relettering of monuments or grave markers must be directed, supervised and carried out by a suitably qualified and experienced heritage professional.
- n) There must be no disturbance to human remains, relics in the form of grave goods, associated landscape features or Aboriginal cultural heritage values.

**STANDARD EXEMPTION 15: SIGNS**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The installation of temporary signs located behind or on the glass surface of a commercial tenancy window.
- b) The installation of temporary real estate signs notifying of an auction, sale or letting.
- c) Removal, repairs or replacement of modern non-significant site interpretation and/or waymarking signs.
- d) The installation of new non-illuminated site interpretation and/or waymarking signs.
- e) Relocation of non-illuminated site interpretation and/or waymarking signs.

Relevant standards:

- f) Temporary signs must not be affixed to significant fabric of the item, internally illuminated or flashing.
- g) Temporary commercial tenancy window signs must be removed within 60 calendar days of erection and temporary real estate signs must be removed within 14 calendar days after the auction, sale or letting.
- h) Temporary signs must not conceal or involve the removal of or damage to significant pre-existing signs.
- i) Replacement interpretation and/or waymarking signs must not exceed the size of the original sign area and must be in the same location.

- j) Installation of new interpretation and/or waymarking signs or relocation or interpretive and/or waymarking signs must:
  - i. not obscure, affix to, penetrate or otherwise damage heritage fabric, including landscape or archaeological features, or obstruct significant views to and from the heritage item. Reuse of existing fixing points is permitted,
  - ii. not be in the form of a mural or artwork,
  - iii. be for the sole purpose of providing information to assist in the interpretation of the item's heritage significance or to navigate the item,
  - iv. be able to be later removed without causing damage to the significant fabric of the item,
  - v. not be of a modular or cantilever structure, or over 2 square metres in size,
  - vi. not be commercial in any way unless in the form of a freestanding flag or banner associated with a building used for a purpose which requires such promotion, for example a theatre, gallery or museum.
- k) Any excavation must comply with Standard Exemption 8: Excavation relevant standards.

#### **STANDARD EXEMPTION 16: FILMING**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

##### Specified activities/ works:

- a) The use of an item as a set or backdrop for filming in a manner that may result in the temporary movement and/or alteration of an item.

##### Relevant standards:

- b) The specified use of the heritage item as a set or backdrop for filming is permitted for up to 60 calendar days in a calendar year.
- c) Any activities/ works must be temporary, reversible and must have no physical impact to significant fabric, landscape elements and/or archaeological relics.
- d) No permanent activities/ works are to be undertaken to the item.
- e) No painting or special effects are to be physically applied to significant fabric.
- f) Significant fabric must be protected from damage by using bumpers, gaskets and/or matting.
- g) No penetrations into significant fabric are permitted. Clamping or bracing to the item's significant fabric may be used.
- h) Consent must be provided by the owner or lawful occupier of the item to the use of the item as a set or backdrop for filming.
- i) The item must not be moved except as permitted by Standard Exemption 17 - Moveable Heritage Items.

#### **STANDARD EXEMPTION 17: TEMPORARY RELOCATION OF MOVEABLE HERITAGE ITEMS**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

##### Specified activities/ works:

- a) The temporary relocation of moveable heritage items, including contents, fixtures and objects.

Relevant standards:

- b) The item must be identified as a moveable heritage item on the State Heritage Register or gazetted Interim Heritage Order.
- c) Relocation must only be for the purpose of ensuring the moveable heritage items' security, maintenance or preservation, conservation or exhibition of moveable heritage items.
- d) The moveable heritage items must be returned to their location within 180 calendar days of their relocation (inclusive of packing, moving and transit time).
- e) Maintenance, preservation or conservation activities/ works are not permitted under this exemption. These activities may be covered under other exemptions or may require approval.
- f) The moveable heritage items must be safely stored and adequately protected from damage during any temporary relocation.
- g) An inventory (including photos) and information about the items and their permanent location must be retained with the moveable heritage items in their temporary space.

**STANDARD EXEMPTION 18: COMPLIANCE WITH MINIMUM STANDARDS AND ORDERS**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Specified actions required for the purposes of compliance with minimum standards set out in:
  - i. Part 3 of the Heritage Regulation 2012, or
  - ii. An Order under section 120 of the *Heritage Act 1977*, or
  - iii. An Order under Schedule 5 Part 1 or Part 2 of the *Environmental Planning and Assessment Act 1979* which is consistent with a submission by the Heritage Council under Schedule 5 Part 4 Clause 3 (Orders affecting heritage items) of that Act.

Relevant standards:

- b) Activities/ works required by an order under the *Environmental Planning and Assessment Act 1979* must be consistent with a submission by the Heritage Council under Schedule 5 Part 4 Clauses 3 of that Act.

**STANDARD EXEMPTION 19: SAFETY AND SECURITY**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) The erection of temporary security fencing, scaffolding, hoardings or surveillance systems to prevent unauthorised access, or to secure public safety.
- b) Emergency stabilisation activities/ works necessary to secure safety where a structure or landscape feature (such as a tree) has been irreparably damaged or destabilised and poses a safety risk to its users or the public.
- c) Installing and operating temporary equipment and/or material to prevent water ingress from a weather event.



Relevant standards:

- d) Installation and operation of any temporary equipment specified in a) and b) above must not impact on significant fabric (including landscape or archaeological features) and the item's overall heritage significance.
- e) Any temporary security fencing, scaffolding, hoardings or surveillance systems must not be erected for more than 180 calendar days (inclusive of setup and pack down).
- f) No further temporary fencing, scaffolding, hoardings or surveillance may be erected again on the site, under this exemption within a period of 365 calendar days.
- g) Work must not permanently change or alter the structure such as the configuration of the floor space, or any architectural or landscape features.
- h) Any new penetrations must be:
  - i. limited in number; and
  - ii. made through non-significant fabric or mortar joints only.
- i) Work must not result in an increase in the floor space of any building or structure.
- j) Installation and operation of any temporary equipment or material specified in "c) of the specified activities/works, must be to minimise damage to significant fabric.

**STANDARD EXEMPTION 20: EMERGENCY SITUATIONS AND LIFESAVING**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

Specified activities/ works:

- a) Any activities/ works that would be in contravention of subsection 57(1) of the *Heritage Act 1977* that is solely for the purpose of:
  - i. saving or protecting human life under imminent threat in an emergency,
  - ii. securing the safety of a ship endangered by stress of weather or navigational hazards,
  - iii. dealing with an emergency involving serious threat to the environment,
  - iv. preventing imminent serious damage to property or any heritage item in an emergency.

Relevant standards:

- b) The activities/ works must have been immediately necessary for the identified purposes.<sup>1</sup>
- c) The activities/ works were reasonable and justifiable in the circumstances.
- d) The activities/ works were proportionate to the damage the item has suffered and to the risk of further damage. The effects of the activities/ works must be adequately mitigated or remedied.

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<sup>1</sup> Incidents likely to cause serious damage and require actions necessary to save or protect life could include: an uncontrolled escape, spillage or leakage of a substance, an uncontrolled implosion, explosion or fire, an uncontrolled escape of gas or steam, an uncontrolled escape of a pressurised substance, exposed live electrical parts, fall or release from a height of any plant, substance or thing, the collapse, overturning, failure or malfunction of, or damage to, any plant that is required to be designed or registered (for example a collapsing crane), the collapse or partial collapse of a structure, the collapse or failure of an excavation or of any shoring supporting an excavation, the inrush of water, mud or gas. <https://www.safeworkaustralia.gov.au/doc/incident-notification-fact-sheet>

## **STANDARD EXEMPTION 21: CHANGE OF USE**

The following specified activities/ works to an item do not require approval under subsection 57(1) if the specified activities/ works are undertaken in accordance with each of the relevant standards prescribed below.

### Specified activities/works:

- a) Development that is the change of use, commencement of an additional or temporary use, of land, a building or work to which a listing on the State Heritage Register applies.

### Relevant standards:

- b) Activities/works must not involve the alteration of fabric, layout or setting of the listed item.
- c) Activities/works must not involve the carrying out of activities/ works other than that permitted by other exemptions under these standard exemptions or the *Heritage Act 1977*.
- d) Activities/works must not involve the cessation of the primary use for which the listed item was erected, a later significant use, or the loss of significant associations with the listed item by current users.
- e) Activities/works must not involve a temporary use greater than 90 calendar days (inclusive of set-up and pack-down time).

## ATTACHMENT 6 HISTORICAL DEVELOPMENT



## 2.0

# HISTORY OF MAITLAND GAOL

The text of this section is based on a report by the Consultant Historian, Dr J.W. Turner.<sup>1</sup>





## 2.1 INTRODUCING MAITLAND GAOL

Maitland Gaol is located between John and Lindsay Streets, East Maitland. It has been in use since the 1840s but from time to time its function within the N.S.W. prison system has changed. During the last century it served as the main gaol of northern New South Wales, taking in both short and long term prisoners and some special prisoners from other areas.

Early in the present century the role of the gaol altered to take in mainly short term male prisoners from the northern areas of the state: it became the reception prison for the Hunter Region and served in this capacity until the 1950s. It also housed particular classes of prisoners such as those in need of protection or special treatment.

By the 1950s the future of the gaol was doubtful because it was considered outdated but by 1967 it was classified as a maximum security prison: <sup>2</sup> it still plays that role.

## 2.2 RATIONALE FOR THE GAOL

European settlement of the Hunter Valley was delayed by the presence of a penal settlement at Newcastle and the first land grants were not made until 1821. Attracted by the availability of fertile land in a well-watered valley, settlers began to rush to the area in 1823 and by the end of the decade the Hunter was one of the most populous districts in New South Wales. As T.M. Perry remarked in *Australia's First Frontier, The Spread of Settlement in New South Wales, 1788-1829*, "by 1829 it had become the most populous and intensively used of all" the areas outside Cumberland to be considered for farming development."

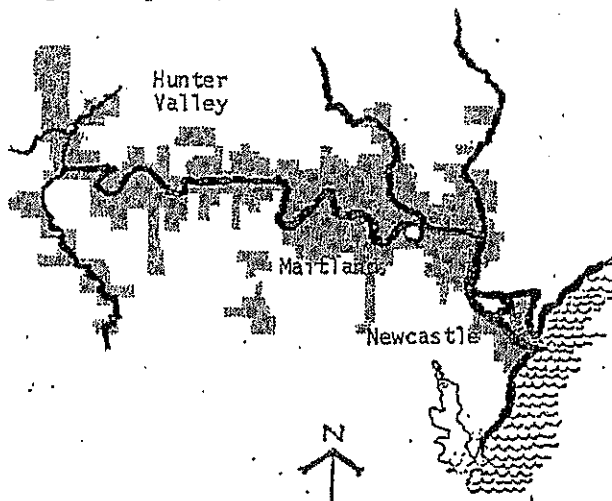


Fig. 2-1 Land Grants in 1825 (Reproduced from Dept of Public Works, Development Plan - Phase One, 1980, p.6)

As settlement proceeded a town became necessary to serve commercial purposes and to provide the usual government services such as law and order and administration. Newcastle was expected to become the main town in the Valley but its location was disadvantageous once steam navigation reached the Colony in 1831. With paddle steamers available Morpeth, at the head of navigation, became the port of the region and would have been its main town if the land there had not already been alienated by the Crown. In these circumstances the Governor decided in 1829 to establish a town as close to the head of navigation as possible and on high ground to avoid the floods to which the Hunter was already subject. He chose what is now East Maitland but was simply named Maitland in 1829 when the town was laid out.

The town plan of East Maitland has been singled out by D.L. Jeans as the most distinguished design in Sir Thomas Mitchell's long period as surveyor-general. The plan was based on a right-angled triangle, with the apex at the junction of the Newcastle and Morpeth roads where a cattle market adjoined the inn already on the site. Separating the residential and commercial sectors of the town and relegating noxious activities to its fringe, Mitchell placed the main commercial axis, High Street, with vistas

provided by the placement of sites for public buildings in line with their open ends. The higher ground is occupied in this way by a plan which attempts to exploit the possibilities offered for a variety of internal spaces and vistas while contributing an attractive feature as a whole for the aesthetic improvement of the surrounding areas.<sup>3</sup>

At the head of Lindesay Street, Mitchell located the "Barracks and Public Building", close to the site now occupied by Maitland Gaol. Although the gridiron design minimised the impact of the triangular design on the remaining sides of the triangle, the western boundary was highlighted by the retention of an avenue of trees in the park, which Mitchell reserved as he considered it "important to supply by art the natural defects of the country even with respect to the ornamental."

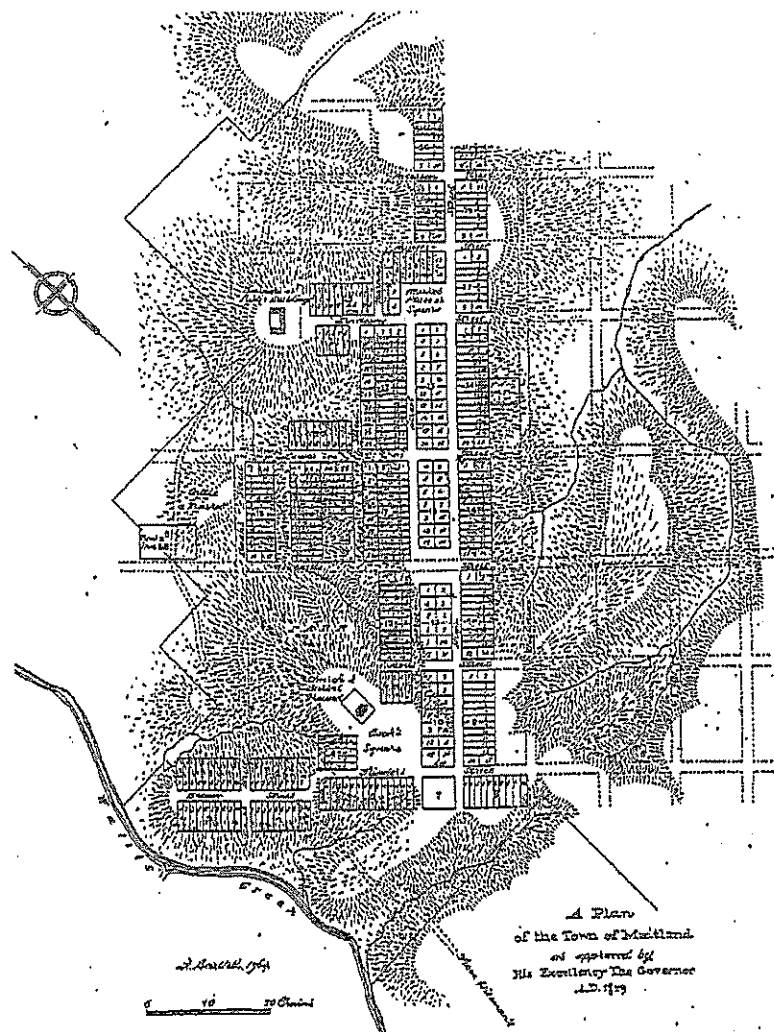


Fig. 2-2 Plan of the Town of Maitland as approved by the Governor 1829 (Re-drawn by A Bartlett for Australian Planning Institute Journal, October 1965.)

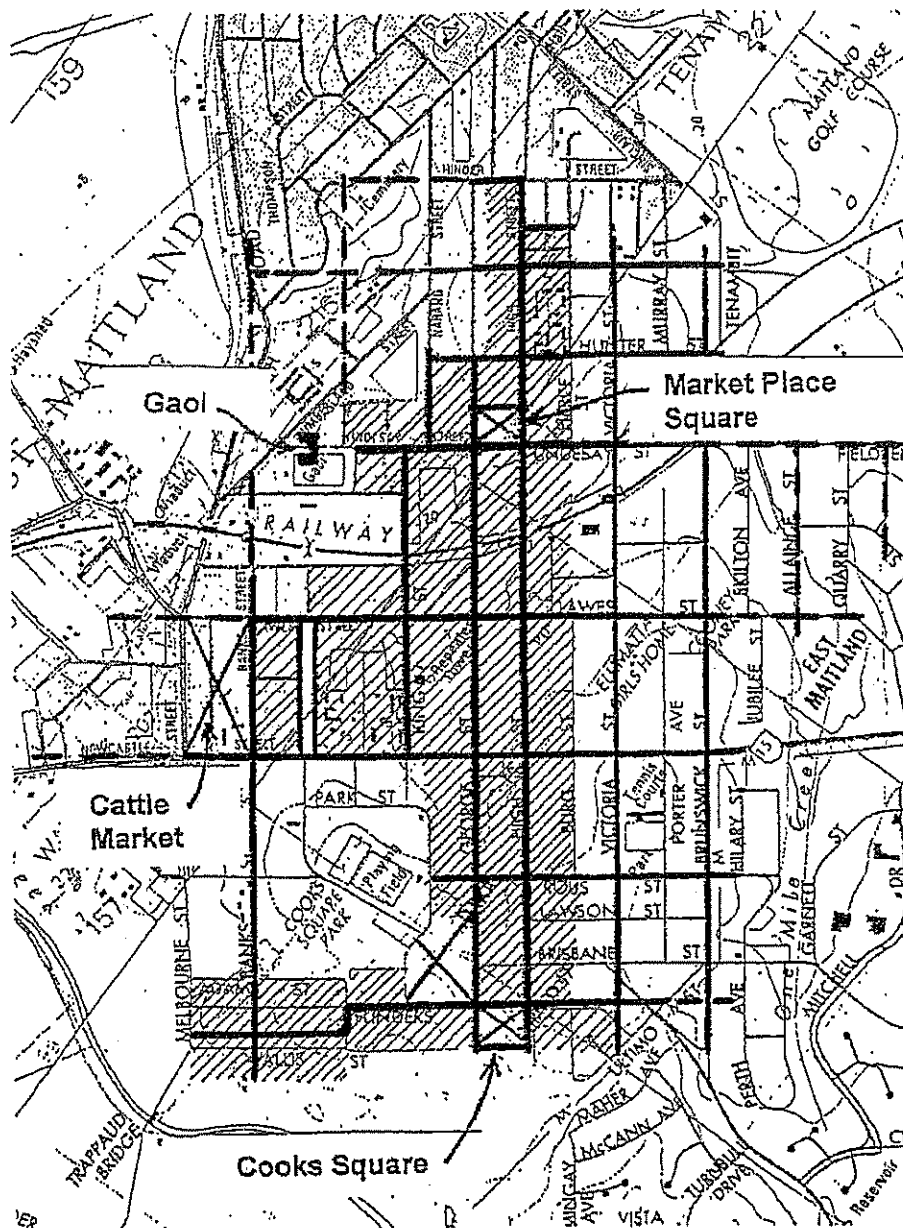


Fig. 2-3 Current Plan of East Maitland. (Hatched area and heavy lines indicate town as intended in Fig 2-2 1829, overlaid with the actual plan today. Source Topographic map 1:25,000 Maitland 9232-4-S and Beresfield 9232-3-N.)

One and a half centuries later, and after White's design had been subjected to various unfriendly intrusions, the author of the State Heritage Inventory for the Hunter Region still thought highly of this plan:

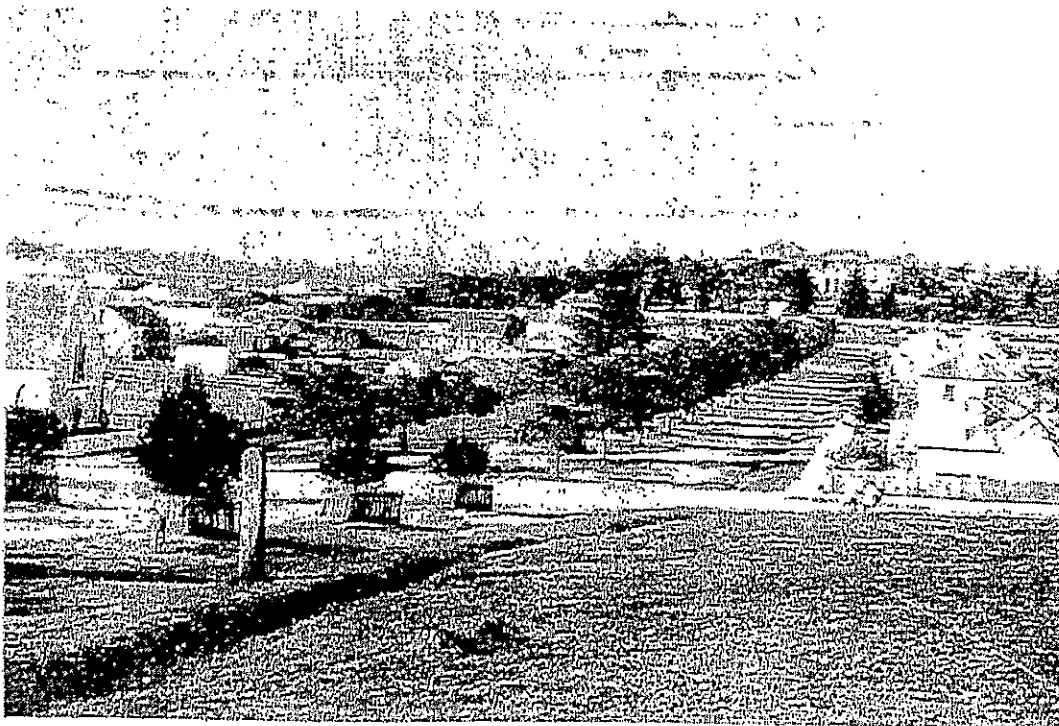
The land then rises generally to the south and south-east. Within the town the highway and the railway enter from Wallis Creek and run along the floor of a depression between two minor ridges. There are major open spaces at the spur of each of these ridges with views between them across the main business centre. The feature has been exploited by a tree-lined axis running along William Street which links the two. The views from Cooks Park in the south across to the Court House in the north are outstanding. From the other direction St. Peters Church dominates the view.

and

By far the best visual feature is the vista along William Street to the Court House. It would be one of the very few axial vistas in Australia either planned or unintentional. It is broken at its north-eastern end by the railway line. This has no real impact on the vista from Cooks Square. From the Court House however there is no similar vista. This is partly due to the railway line and partly to the fact that St. Peters Church is off the centre-line of the axis. There are nevertheless excellent views from the Court House and from a small footbridge over the railway itself.

The view takes in the large simple roof shapes of colonial style buildings, trees, chimneys and the more dominant large old institutional buildings. In spite of the presence of a number of modern buildings the area still maintains much of its historic character.<sup>4</sup>

The photograph of figure 2-4 clearly shows the William Street axial vista towards the gaol and courthouse.



*Figure 2-4 William Street, Looking towards the gaol, c.1880 (SPF)*

In providing for a court house and gaol the Government in 1829 was not necessarily expecting that the gaol would serve the whole region: at that early stage of development, it is doubtful if Newcastle had been written off as the principal town of the Hunter Valley.

The gaol in Newcastle was constructed between 1816 and 1818 purely to serve the penal settlement. After the area was opened to free settlers it began to serve as the gaol of the northern region, holding convict workers sentenced to terms of imprisonment as punishment for minor offences, convicts awaiting assignment to employers and people awaiting trial for serious offences. It had room for 166 prisoners according to a return prepared in 1836 but it rarely held so many. However, the gaol had not been soundly built, was not very secure and suffered from a more serious disadvantage: it was at the extremity of the district it served and prisoners often had to be escorted from other parts

their trial. Such travel was slow and expensive because the prisoners had to be escorted. Clearly, a gaol more centrally situated would save time and money: the Government would have to find the funds to build a new one.

### 2.3 AGITATION FOR A NEW GAOL IN MAITLAND

Although the 1829 Plan of the Town of Maitland (fig 2-2) indicates the concept of the future town, an undated map, (fig 2-5) showing the planned boundaries, with farmhouses on some grants and a scatter of buildings at the junction of the Newcastle to West Maitland and Morpeth roads, is more indicative of the extent of settlement in 1829.<sup>5</sup> The development of the town is charted in the following photographs (Figs. 2-6 to 2-8).

During the 1830s the Maitland area continued to develop and by 1841 the eastern and western sections had a total population of 2,768, second only to Parramatta (5,389) in New South Wales apart from Sydney and roughly twice the size of the population of Newcastle. It was not only the principal town of the Hunter Valley, it was playing a key role in the development of the northern districts of the Colony. As early as 11 June 1835, the *Colonist* reported that the Government was "determined to erect the public buildings required for the neighbourhood on the east side of the creek (Wallis) ... It is shortly expected that a Court House, a Jail and an Episcopalian Church will shortly [sic] be erected." On 26 October 1835 the Colonial Secretary called tenders for clearing, stumping and burning off fifty acres in East Maitland, including the gaol and court house reserve, the cattle market, Banks Street as far as the Police Barracks, William Street, the church reserve, King Street and part of Lowe's (later Lawes) Street.<sup>6</sup>



Figure 2-5 Undated map, AO 3628



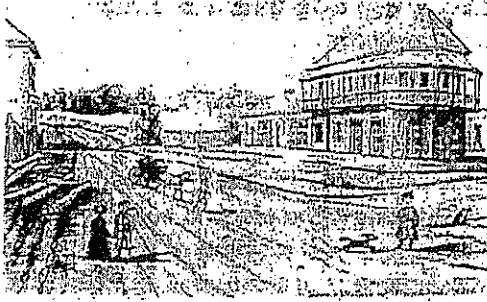


Figure 2-6 Entrance to East Maitland by the Morpeth Road, by John Hardwick, c.1853 (SPF)

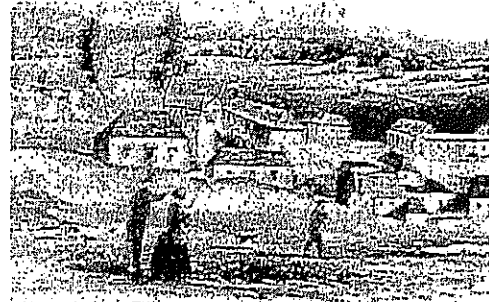


Figure 2-7 East Maitland, by F.C. Terry 1855 (SPF)



Figure 2-8 East Maitland, from the Picturesque Atlas of Australasia, 1888

## 2.4 DESIGNING THE GAOL

Mortimer Lewis Senior (1796-1879), Colonial Architect from 1835 until 1849, designed several gaols which are known as "Inspectors' Gaols" because their design was influenced by the penal philosophy of Inspectors of Prisons in England. Concerned to provide for the separation of prisoners into separate classes to prevent contamination and to allow a range of punishments, especially for female prisoners, Lord Glenelg, the Secretary of State for the Colonies, directed Governor George Gipps in 1837 to introduce the Inspectors' system to New South Wales. As J.S. Kerr points out, this led to the construction of gaols of this type at Port Phillip, Bathurst, Goulburn and Maitland.<sup>7</sup>

These new gaols were intended to allow the isolation of prisoners so that they could be reformed by methods explained by A.G.L. Shaw in *Convicts and the Colonies*, as "cellular isolation, in the form of 'separate confinement' with only instructors and officials to mitigate the prisoners' solitude."<sup>8</sup> To accomplish this the Inspectors

safe custody and the classification of prisoners, and is situated at a distance of 20 miles from the assize town."<sup>19</sup> They claim that nearly £6,000 had been spent on the walls of the gaol without any benefit to the district or the Government.

Although this petition met with a cool response from the Governor, who pointed out that the construction of the gaol had always been conditional on the availability of prison labour, a foundation stone was laid on February 16, 1844, perhaps to placate public opinion. The stone was laid within the gaol enclosure, near the north-west corner. Inside the stone was placed a sealed bottle containing several coins of the reigns of George III, George IV, William IV and Queen Victoria and an inscription stating that

On the 16th day of February, in the year of Our Lord, 1844, in the seventh year of the reign of her most gracious Majesty, Queen Victoria, and in the sixth year of the administration of the Government of New South Wales by his Excellency, Sir George Gipps, the first stone of this gaol was laid by Edward Denny Day Esq., Police Magistrate of Maitland: Mortimer William Lewis Esq., Colonial Architect.<sup>20</sup>

With the wall in progress, the Government Architect called tenders on 15 April 1839 for the erection of "the new gaol at Maitland" but contracts were not let because the tendered prices were too high and there were to be considerable additional delays in construction, partly because of the onset of depression in 1843.<sup>21</sup> In the meantime the gaol site came into limited use.

In October 1843 two Aborigines, Harry and Melville, who had been convicted at the Maitland Assizes of the murder of a white child at Stanhope, were brought from the Newcastle Gaol to East Maitland for execution: they spent their last night "lodged in one of the empty boxes in the new gaol yard ..." <sup>22</sup>. The boxes referred to were probably those previously in use to house convicts engaged in road work in the Maitland district. As they were now standing within the walls of the gaol they may have been used for other prisoners as well as Harry and Melville.

### The First Wing of the Prison

By 18 May 1844 arrangements had been made for the extraction of stone from a quarry at Morpeth, the work to be done by a convict ironed gang based at East Maitland.<sup>23</sup> The gang had to walk to the quarry and back each day and this would have reduced the output of stone but the Governor refused to allow the men to be based at Morpeth. To supervise the work at the quarry and the gaol Mortimer Lewis Junior moved from Sydney to act "as clerk of works at the New Gaol Maitland."<sup>24</sup> East Maitland stone had been tried, possibly from an excavation to the north west of the site of the gaol (Fig. 2-12) but it proved to be inferior.<sup>25</sup>

Construction of the first wing of the gaol proceeded and by the end of 1845 the first cells were taking shape.<sup>26</sup> This early work may have been carried on by convict labour but the *Government Gazette* of 13 January 1846 called for masons and builders to tender for "the erection of the New Gaol, Maitland during the year 1846" and the resulting contract was awarded to the Sydney firm, Brodie and Craig, which also won the right to carry the work through to the opening of the gaol at the end of 1848.<sup>27</sup>

It appears that this stage of the gaol was constructed by free labour rather than prisoners. Workers would have been recruited locally to supplement Brodie and Craig's Sydney workers. The Government's interests were protected by Mortimer Lewis Junior, the son of the Colonial Architect. Lewis Junior was in fact, if not in title, the

Government Architect for the Hunter Valley and had much to do with the gaol throughout its long period of construction.

Work on the gaol continued into 1848 and on 30 December of that year, the *Maitland Mercury* reported that one wing of the intended complex was ready for occupation. The detailed description of the gaol forms Appendix 1 to this report.

When the first prisoners were admitted the prison consisted of one wing containing 28 cells, 26 measuring 12ft. by 8ft. and two single cells (for the condemned) measuring 5ft. by 8ft., all of the cells being 10ft. high.

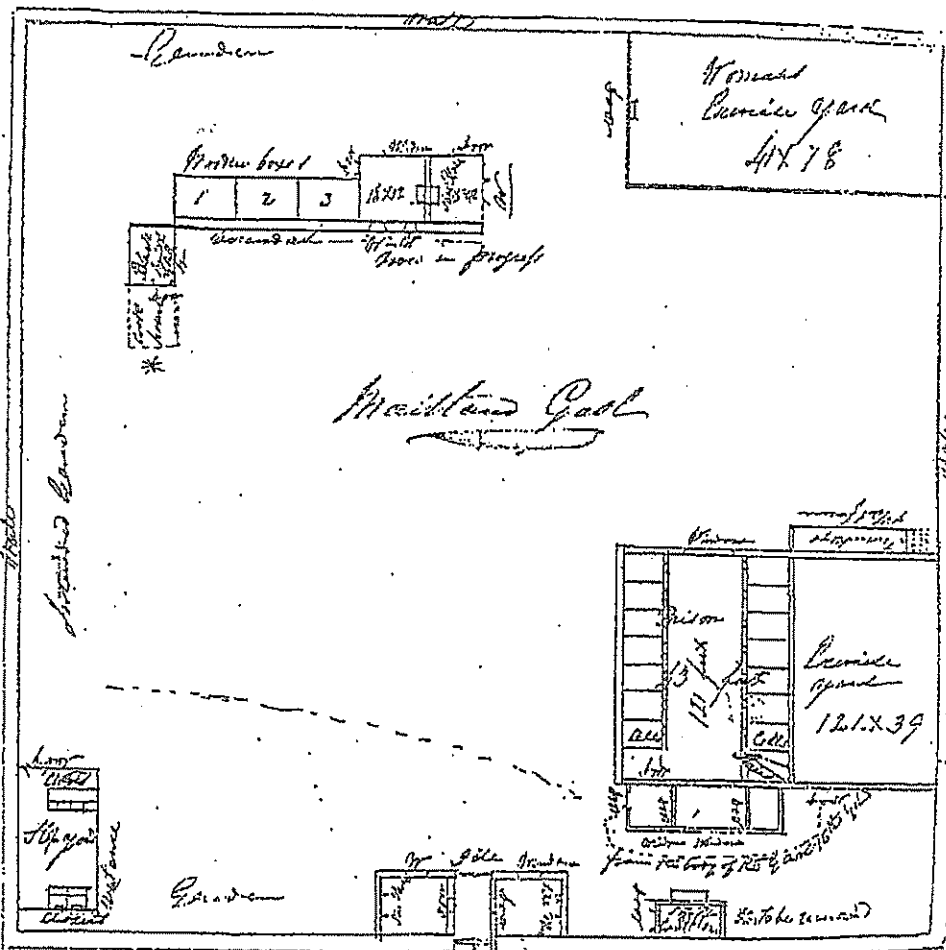


Fig. 2-11 Sketch plan of Maitland Gaol by James Cox, Gaoler, 1850, A/NSW 2/604B

At one end of the wing was a nearly completed one storey building of three rooms, an entrance room, a turnkey's room and a turnkey's bedroom. A stone kitchen was being built near the turnkey's end of the wing and a lodge was being constructed on each side of the entrance gateway to form "a handsome residence".

The reporter from the *Maitland Mercury* was also impressed by the appearance of the gaol which had "a very handsome and well finished effect" but expressed his concern about the inadequacy of accommodation for the gaol staff and his hopes for a second wing to provide for female prisoners.

In a report which became Appendix 3 to the 1980 Development Plan, Brian Roser recorded further details of the first construction phase, namely:

Peter Nicol Russell contracted to deliver 48 cast iron girders for the upper floors of the three storey section. (10 Dec. 1847)

Tenders called for the timber roof sections. (15 May 1848)

Patrick Meehan and Edward Manning contracted to supply iron railings to the balconies and staircase. (26 Feb. 1849)

The gallows were constructed in Sydney.

James Powell contracted to supply the iron gates. (11 April 1849)

As the tenders listed by Roser reveal, the gaol was still incomplete when it opened at the beginning of 1849. Apart from the unfinished buildings there was no separate building for female prisoners when Maitland took over from Newcastle as gaol of the region. This is evident from a plan of the prison drawn by James Cox, the gaoler in August 1850.<sup>28</sup> At that stage the complex consisted of a perimeter wall and gate house, A Wing and adjacent exercise yard, women's exercise yard in the eastern corner, a slop yard with closets in the western corner, three wooden accommodation boxes, a blacksmith's shop and a partly constructed two-room building.

### The Second Construction Phase

After a comparative lull in construction in the 1850s, the pace quickened as Roser points out: stone came from Ravensfield Quarry near Bishop's Bridge, about 5 miles south west of Maitland district and for monumental purposes. A combination of free and convict labour was used to carry out the following work:

- 1861 a range of solitary confinement cells later incorporated in the north-western wing.
- 1862 stone stockpiling began again.
- c.1863 watch towers and temporary and permanent hospital.
- 1864-5 lower range of cells of north-western wing.
- 1866 Lewis, Junior, designed upper two ranges of cells in north-western wing and Thomas Alston commenced their construction.
- 1867 John Paton carried out drainage works at the gaol and court house.
- 1868 (onwards) the construction of warders' quarters and governor's residence flanking the John Street entrance and the replacement of the original governor's and wardens' accommodation with a two storey block (chapel, school and workshops) opposite the John Street entrance and between the cell blocks: a range of workshops and yards were built behind this structure from 1870. Fencing was carried out at the gaol in 1868.
- 1875 The present houses for the Governor and Lieutenant Governor flanking the entrance were completed by contractor Henry Noad.
- 1887 Cell ranges on the upper floors of B Wing completed.

### The Original Design Completed

According to Roser, the additions undertaken in 1875 were practically completed by the end of 1876 after J. Sullivan had plastered the gaoler's quarters in the last quarter of that year. Although aware of subsequent changes, Roser sees the gaol as having been designed and completed, more or less faithfully, within three decades and under the auspices of the two government architects Lewis and Barnet: "the gaol is basically a product of some 30 years of unrelenting toil from its commencement under Mortimer Lewis to its completion under James Barnet." However, research undertaken for this report indicates a much later date for the completion of the upper floors of the north-western wing.

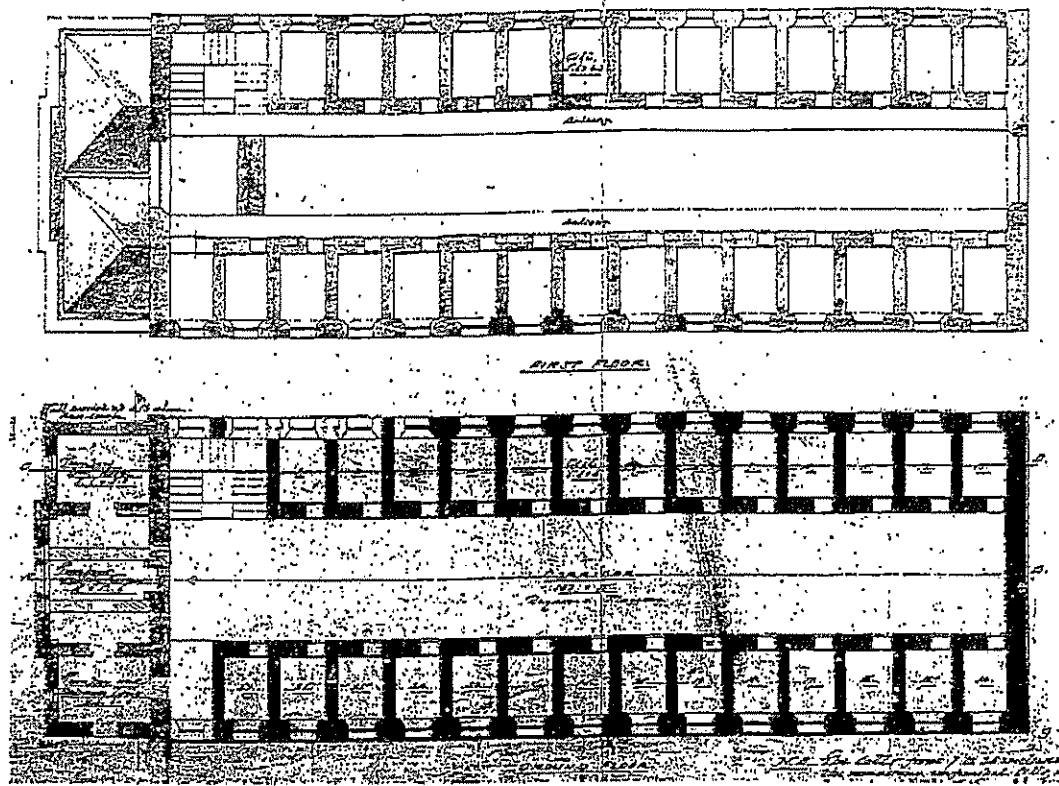


Fig. 2-12 Ground and First Floor Plans of 'B' Wing, Note in Lewis' handwriting reads: cells from 7 to 26 inclusively have been covered in (illegible) the remaining unfinished cells on the ground floor will shortly be ready for the ceiling plates'. (Detail from DPW&S Plan Room Drawing No. PC321/40)

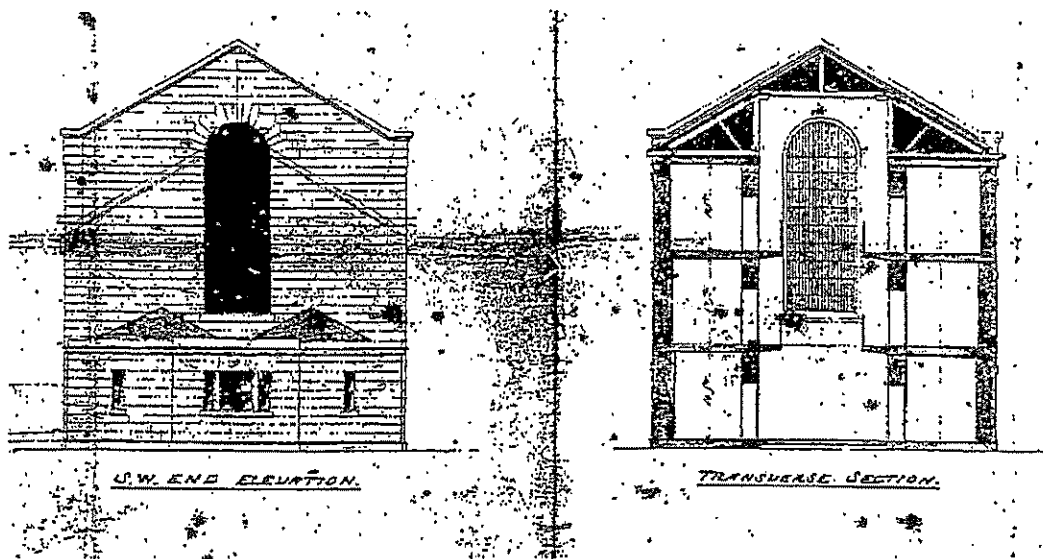


Fig. 2-13 End Elevation and Cross Section of 'B' Wing, Signed Mortimer William Lewis, 23 August 1866 (Detail from DPW&S Plan Room PC 321/40)

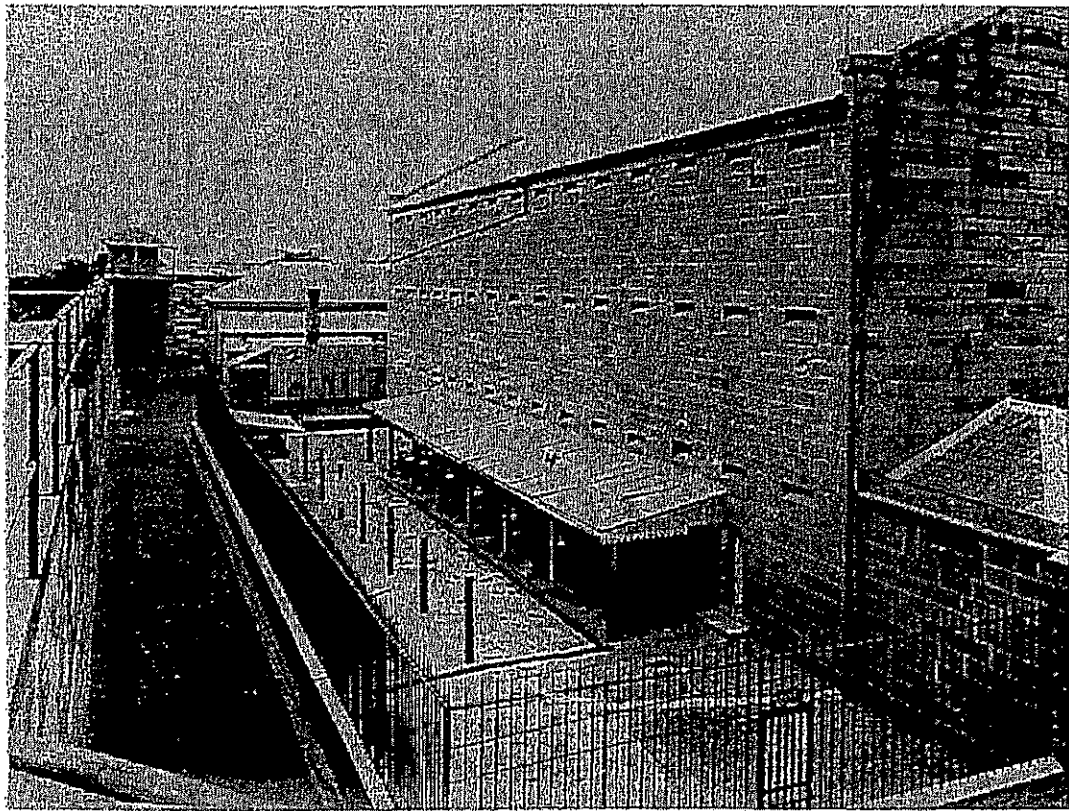


A newspaper cutting, tentatively dated 16 September 1887 and confirmed by internal evidence to emanate from that period (Appendix 2) shows that this work was not completed until 1887. Drawings signed by Mortimer Lewis Jnr. indicate that only the ground floor of B Wing had been completed by August 1866, not three floors as Roser believed.

### Late Nineteenth Century Developments

During the 1880s the development of the gaol continued both inside and outside the original walls. The cell ranges on the second and third floors of B Wing, designed in 1866 and completed in 1887, added 84 cells to the gaol's accommodation. They were inspected by a journalist, probably in September 1887:

This consists solely of sleeping cells. A wide corridor runs down the centre, well lighted by the large windows at either end. To the right and the left, running the whole length of the building, are the cells, both upstairs and on the ground-floor. An open gallery on the first floor runs round the interior of the building. All the cells in this wing are single cells. There are 84 of them, and the whole of them are at present in use.<sup>29</sup>



*Fig. 2-14 View from tower showing 'B' wing in foreground, n.d. (photographic views of NSW prisons DOCS)*

While this work was in progress an additional area on the eastern side of the gaol was being enclosed to become its "eastern extension".

Construction carried out by contractors is relatively easy to trace through the calling of tenders but work performed by prison labour is not nearly so visible in the records. According to newspaper references, the long contemplated extension of the southern wall of the gaol was in progress by May 1883<sup>30</sup>. A "graceful pine and other trees that have been an ornament to the locality" had been removed to allow the extension of the side walls as far as the fence between the police quarters and the gaol. In March 1884

the *Maitland Mercury* recorded that good progress had been made with the walls of the extension which would be 20ft. high, 130ft. wide and 264ft. deep. The new section was intended to be used for labour yards and other purposes. John Lowe was supervising the convicts' work which was "of stone on very substantial foundations, and will be in harmony with the main structure."<sup>31</sup>

The date of completion of the extension's walls has not been located but planning for the new enclosure was under way. Intended in 1886 to provide four airing yards to facilitate the separation of different classes of prisoners during exercise periods, the new area had been committed by 1888 to a women's cell range, a laundry, a hospital for women, workshops and another proposed cell range.<sup>32</sup> Progress in the implementation of this plan is documented in the Annual Report of the Controller of Prisons for 1891 which announces the completion of new and convenient workshops, the commencement of "the new wing for females" and "the formation of six classification yards. When finished, these yards will greatly improve the organisation of the gaol."

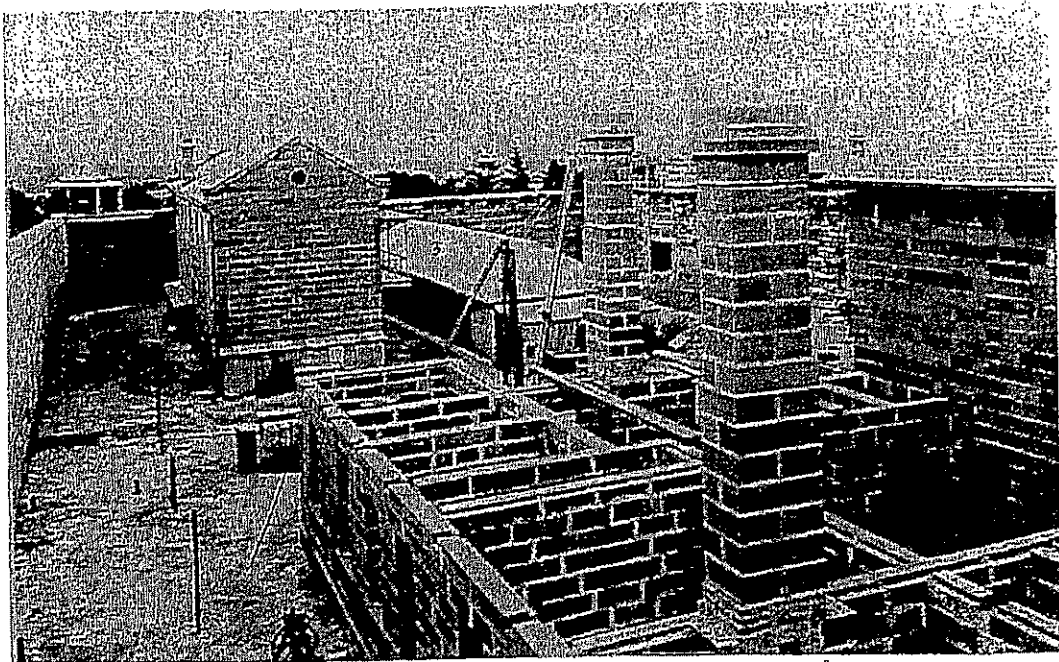


Fig. 2-15 The Eastern Extension, construction of new female cell wing in foreground, c.1897, (photographic views of NSW prisons DOCS)

According to Kerr and Annable the ground floor of C wing was designed for cell accommodation with a work-room, hospital and attendant's room on the upper floor and by 1897 the female warder's quarters were ready to be roofed. However, it was then decided to convert the upper floor to a second tier of cells and to accomplish this major changes were required. Kerr and Annable<sup>33</sup> detail changes to windows and ventilators and the removal of most of the construction on the upper floor and, on the ground floor, changes to the south-west entrance and the stairs which were replaced by a metal staircase and gallery.

It seems that the post 1897 changes to the buildings of the eastern extension were due to F.W. Neitenstein, who became Controller General of N.S.W. Prisons in 1896 after spending nearly two decades as Commander and Superintendent of the nautical school ships *Vernon* and *Sobraon*. He and his assistant, Sam McCauléy, then proceeded to reform comprehensively the N.S.W. prison system according to principles which Kerr

defines as "restricted association, the preservation of individual prisoner identity and giving extra emphasis to the reformation of juveniles and first timers."

In 1895 a chimney stack 65ft. high was erected in the gaol to serve a new steam cooking plant and hot water system for baths. Its stone base, which was 12ft. wide and about the same height, was built by prisoners but the brickwork was carried out by a contractor, Mr. Edges. Lasseter and Co. of Sydney were importing the cooking plant from the Lymington Works in England.<sup>34</sup>

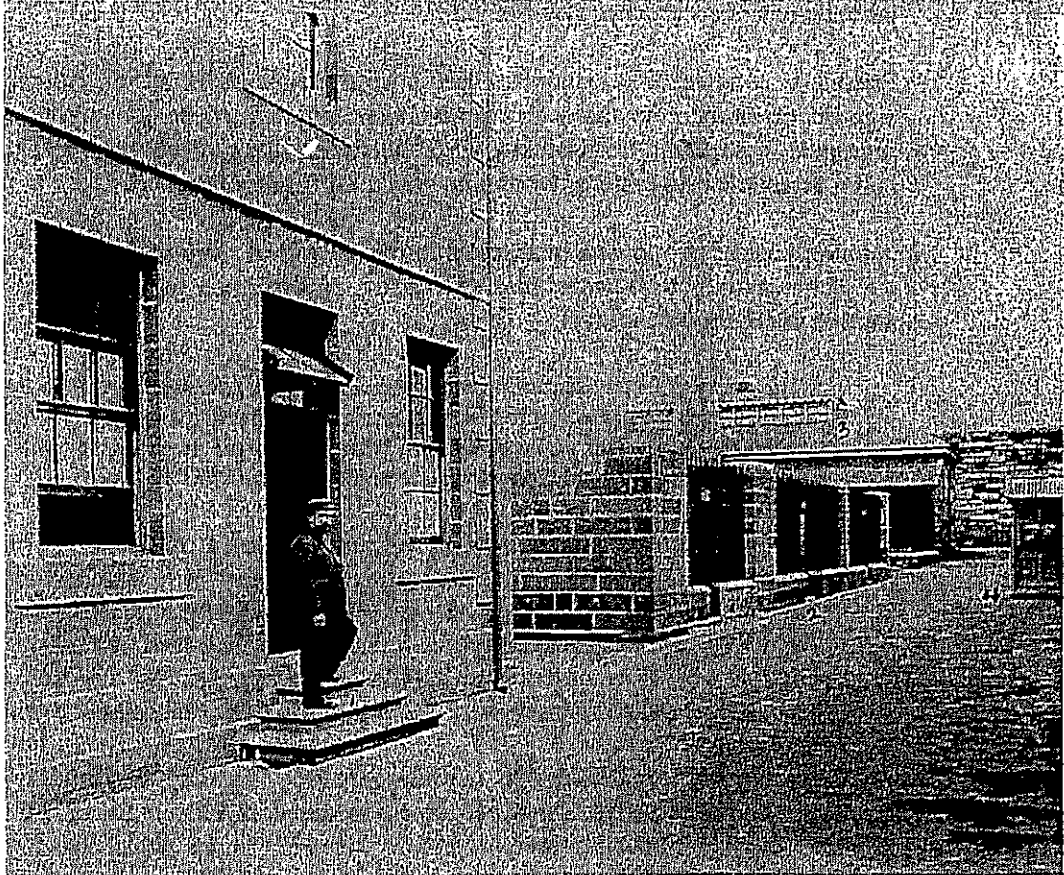


Fig.2-16 Cookhouse with new chimney stack, gaol office on left, c.1897 (photographic views of NSW prisons DOCS)

## 2.6 THE GAOL IN THE PRESENT CENTURY

The opening of Sydney's Long Bay Gaol early in this century and the removal of many prisoners to State asylums brought a long period of gaol re-organisation to an end. The policies of the Comptroller General Neitenstein were re-affirmed by his deputy, Sam McCauley, who took over the top job in 1914, and the role of Maitland Gaol was determined. It would serve as the reception prison for the Hunter Region and also accommodate special prisoners. As the 1914 annual report of the Controller General explained:

Maitland Gaol, owing to its situation as a centre of a rapidly growing district, and the opening of important railway lines, will be made more use of in future. With its facilities for the carrying on of trades, for the proper control of prisoners, and being within a reasonable distance of Sydney, it is admirably suited for the treatment of prisoners whom it may be found desirable to remove from the large gaols for special reasons.

In fulfilling this role the gaol received male and female prisoners and this continued until 1951 when overcrowding led to the exclusion of females.<sup>35</sup>

The term "prisoners whom it may be desirable to remove from the large gaols" gave the authorities wide scope. Among those selected were prisoners found guilty of sexual crimes and in 1925 the Gaoler reported "the classification of the gaol as one set apart for sexual offenders and prisoners for special treatment was rigorously adhered to."<sup>36</sup> Naturally, the nature of this treatment was not made public nor were any more details provided in the report for 1937 which pointed out that "the special treatment for sexual perverts has been successfully carried out."

Prisoners considered to require special protection from other prisoners formed a significant element in the gaol's population and also those the authorities wished to segregate or separate from others. In 1990, when the gaol held 185 prisoners, 44 were being protected the eastern compound was used for this purpose.

Another special group was mentioned in the Governor's report for 1952-53: these were the homosexuals who were praised for their obedience to prison rules but created another problem for the staff.

The recidivist homosexual prisoner is beginning to present a problem that will have to receive consideration in the near future as the daily average for that type of prisoner has risen to seventeen. Such a number of prisoners of this type is harder to supervise and keep separate from other prisoners.<sup>37</sup>

As mainly short-sentenced prisoners were admitted, large numbers passed through the gaol each year. In 1915, for example, the daily average was 97 males and 3 females but 711 prisoners were imprisoned there during the year. By 1925 the daily average was 131 males and 2 females and the total for the year was 596 received and 632 discharged. By 1952, when capacity was assessed at 120, the daily average was 137 and it had become necessary to place three prisoners in some cells, a practice considered undesirable.

The daily average exceeded 230 in the year 1957-58 and the Annual Report of the Department of Corrective Services described the gaol as too small and outmoded to continue as the Hunter's principal prison. However, the possibility remained of its retention as a reception prison after modernisation. The Department was planning to build a multi-purpose classification prison in the coalfields area but had not yet found a site.

The plans for Cessnock Corrective Centre were drawn up in 1963, altered in 1968 and the centre opened in 1972. It emerged after this long period as a complex of four medium security blocks within a double security fence guarded from four watchtowers. This left the maximum security role to Maitland Gaol. Accordingly the Government took steps to improve the prison and its amenities.

## 2.7 AN EXTENSION OF LIFE FOR THE GAOL

Between 1972 and 1980 an extensive programme of alterations and improvements was undertaken at Maitland, costing almost \$2.5m. (in January 1980 dollars). A great many other changes were also under way in 1980 when the Department of Corrective Services commissioned a development plan for the gaol. These included a new officers amenities block and the air conditioning of the hospital and tailors' shop.<sup>38</sup>

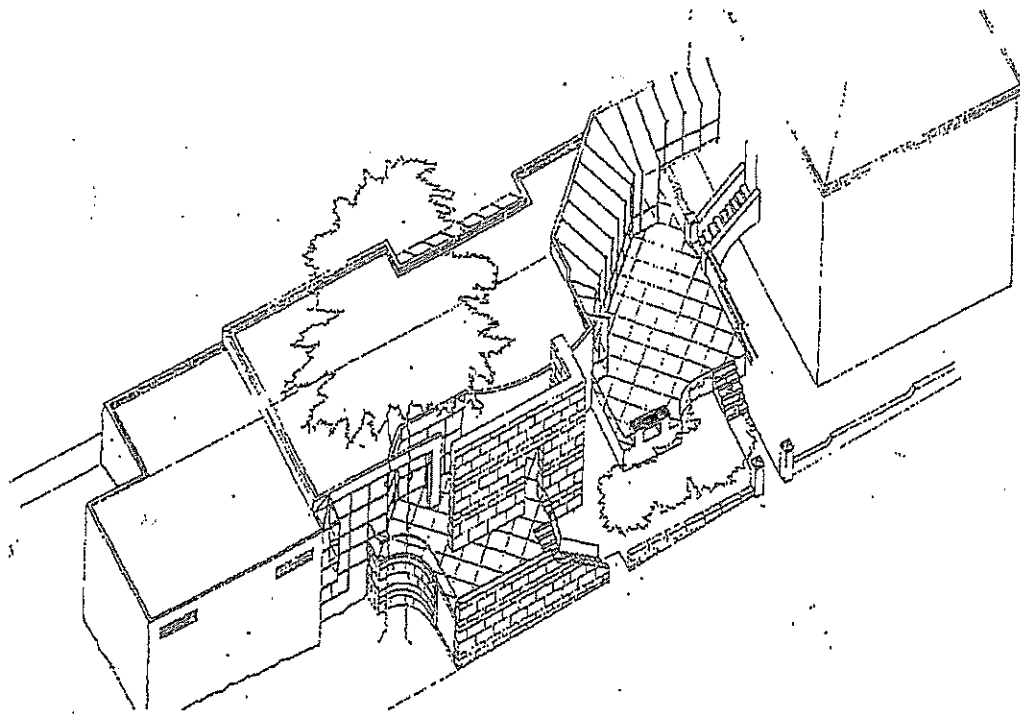


Fig. 2-17 Officers' Amenities Extension, Axonometric 7/3/80, (DPW&S Plan Room No. PC 321/192)

**Capital Works 1972 to 1980** <sup>39</sup>

New Kitchen and Boiler House	\$2,583
Conversion of Existing Residences	\$14,559
Water Services	\$28,332
External Development	\$1,333,186
New Kitchen	\$375,011
Police Barracks	\$93,922
Workshop Rebuilding	\$52,053
Electrical Reticulation	\$146,500
Security Tower to West	\$27,449
Store	\$61,480
Fire Mains	\$19,023
Security	\$57,426
Dental Surgery and Special Office Accommodation	\$6,694
Contact Visiting Area	\$54,979
Electrical Upgrading	\$53,889
Officers' Amenities	\$75,181
Air Conditioning of Saddlery Shop	\$10,000
New Laundry Equipment	\$10,000
New Public Address System	\$15,000
<b>TOTAL FUNDS EXPENDED</b> in constant terms of January 1980 dollars	<b>\$2,460,515</b>



Additions and alterations to the Gaol in the period between 1980 and 1997 are possibly the most significant in the recent history of the Gaol in terms of visual impact on the whole complex. These changes are of two major types:

- construction of a new cell wing and yards, general upgrading and visitation facilities in the Eastern Extension of the Gaol and
- increased security measures generally including new catwalks, steel fenced areas, razor wire and electronic surveillance etc.

Specific dates and details of these recent changes have not been researched for this report, however would be available through DPWS and DOCS records at the time.

## 2.8 THE GAOL IN OPERATION

### Religion in the Gaol

The gaol was opened just after the era of convict transportation had ended in New South Wales but many of its features continued to affect the gaols of the Colony. The British authorities had placed great faith in the power of religion to assist in the reformation of prisoners. Religious tracts and bibles were issued to the convicts in great numbers and attendance at church services was obligatory even when military officers had to conduct the services because clergymen were unavailable. The belief that religion could assist in rehabilitation continued to influence the design of colonial gaols and the life of prisoners and it was inevitable that a chapel would be built at Maitland.

The chapel was part of a two storey block built in 1867-68 on the site of the original Governor's and warder's accommodation just opposite the entrance.<sup>40</sup> Workshops occupied the ground floor and the first floor was given over to the chapel and a school room. The chapel was the only room in the prison with some claim to softness and beauty. Spartan as it was compared to churches beyond the walls, the extensive use of cedar in the furniture and its timber ceiling offered some relief to the stone which predominated elsewhere.



Fig. 2-18 Interior of Chapel, (photographic views of NSW prisons DOCS)

Year by year the chaplains (Catholic, Presbyterian, Methodist and Anglican) made their reports listing their attendances and almost invariably testifying to the attentiveness and excellent behaviour of the prisoners. In 1915, for example, the Rev. Francis O'Gorman reported "I am happy to state that our ministrations, as well as the visits of the Sisters of Mercy, were fully availed of." In the same year the Presbyterian chaplain commented "I have invariably found the men most attentive and well behaved. The various officials have always treated me with the greatest courtesy", and the Methodist chaplain reported "the conduct of the prisoners has been very good, and they have shown interest in the truths of the Gospel brought under their notice. I have hope that these services, with lessons from the Divine Word and the Life of the Divine Saviour especially, will under God's blessing, issue in those results that shall make for the moral and spiritual benefit of those concerned."

The Church of England Chaplain made a more detailed report, thanking the gaol staff profusely for their support, as the ministers invariably did: perhaps this meant that the warders were always present during services to maintain order if required. During 1915 the prisoners had received seven addresses on temperance from members of the clergy and Archdeacon Walter Tollis commented:

I would add that many who come under my care are, I believe, victims of the drinking habit, engendered by the drinking customs of the day. They fall through sins of weakness rather than through wilful and deliberate wrong doing. The Comptroller-General, if I may venture to say so, deserves the warmest thanks of all friends of the prisoners for his advocacy of temperance addresses for the benefit and uplifting of those who suffer through lack of self control.

The Archdeacon went on to praise the prison system in general:

I have the honor to report that during the past year everything, as far as I am competent to judge, has been done to effectively carry out the rules and regulations of the excellent system which the authorities have formulated for the treatment of the inmates of H.M. Gaols.

As I remarked in a former report, the reformation of the offenders is kept strictly in view, and every facility is given to encourage, both the wilful and the weak, to amend their ways.

I desire again to thank the Governor and his Staff for the kind and ready assistance afforded me in the prosecution of my duty. The inmates are most respectful and attentive during Divine Service, and I have reason to believe that they are grateful for the provision made for their moral and spiritual welfare.<sup>41</sup>

Whether the prisoners were really as attentive and respectful as the minister reported and how they really felt about lectures on temperance is open to doubt. In more recent times attendance at religious observances in the gaol have fallen away but so, too, have such attendances by other Australians.

In the 1960s the chapel was still in regular use by the Catholic, Methodist, Anglican and Salvation Army denominations and one prison officer recalls choirs of boys and girls performing there.<sup>42</sup> Concert parties also used the chapel for performances before the prisoners. The 1980 Development Plan - Phase One referred to "the recent" sub-division of the chapel to provide a classroom and offices.

### Industrial Activities

Long before Maitland Gaol opened penologists recognised that prisoners should be given some form of employment but this was not always done. After the gaol began to operate three main types of employment were practised there. One was the performance of routine cleaning and food preparation tasks considered necessary to the conduct of the prison. Another was the extension and improvement of the gaol buildings, an activity that occupied many of the gaol inmates during most of the last century. The third category involved the practice of a variety of trades of utility to the Government or, more rarely, the wider community.

A journalist visiting the gaol in 1887 noted that six prisoners were engaged in bookbinding and lithography and four years later the Annual Report of the Gaoler referred to the completion of "new and convenient workshops" and "several useful trades now being carried on in them."<sup>43</sup> In 1896 the Annual Report listed "bootmaking, tailoring, tinsmithing, bookbinding, lithography, blacksmithing, painting, stonecutting, carpentry, asphaltting, washing, in addition to the usual work in the ordinary service of the gaol." Land was also being prepared for cultivation and the Gaoler believed that market gardening would be beneficial to the prisoners and remunerative to the Government. The Return of the Value of Prisoner's Labour, detailed in the 1896 Annual Report shows the variety of work undertaken in Maitland Gaol. (Appendix 3)

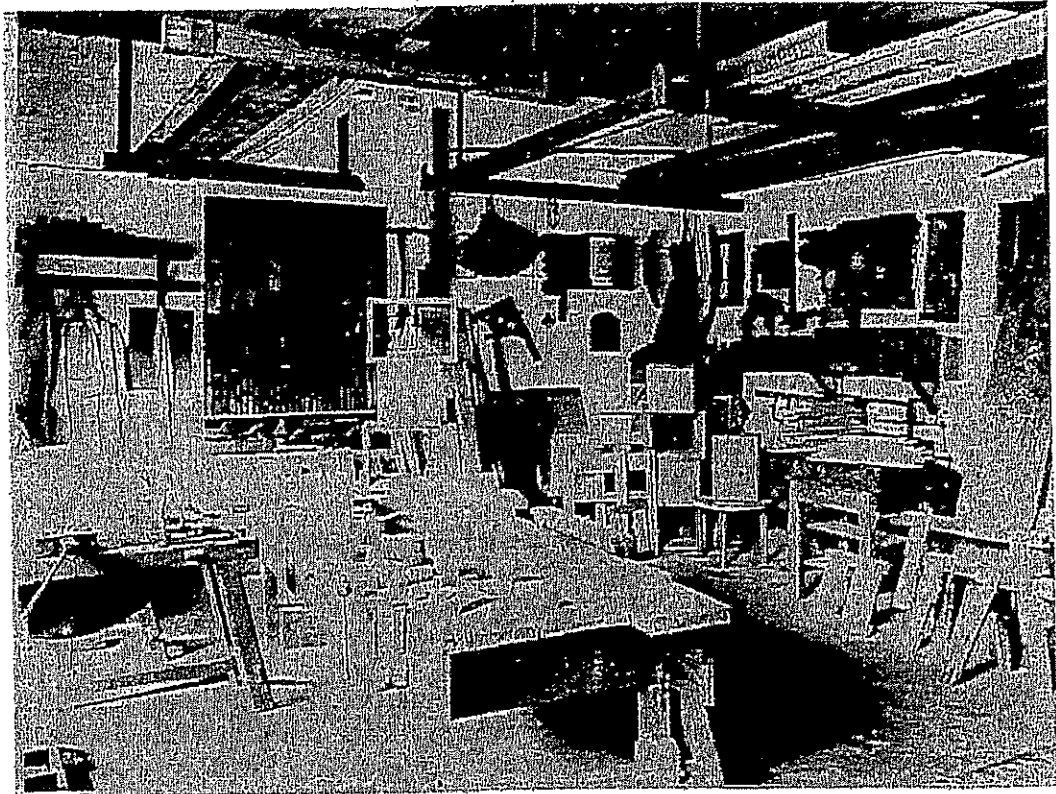


Fig. 2-19 Interior of Carpenter's Shop, (photographic views of NSW prisons DOCS)

In the present century the Government has continued to employ prisoners in what Fiori Rinaldi, in *Australian Prisons*, has called "cottage industries" but in response to union pressure has usually restricted production to items for use in the gaol or in other government departments.<sup>44</sup> A survey of Goulburn, Parramatta and Bathurst Gaols in 1972 showed that sewing, joinery, bookbinding, bootmaking, sheet metal/tin working, matmaking, brushmaking, soft toymaking and blacksmithing were in progress and many of these activities also existed at Maitland at various times.<sup>45</sup> As Rinaldi shows, the

employment of prisoners at extremely low wages in trades which are often disagreeable to them and having little or no relevance to the outside world is so inefficient and unrewarding that it is really only token work. Market gardening at Maitland may have been an exception to this rule.

Using several allotments of land in the vicinity of the gaol, the prisoners produced large quantities of vegetables for government use. In his annual report for the year ending June 1937, the Gaoler recorded the production of 37,000 lbs. weight of vegetables including a ton of potatoes and 4,480 pounds of pumpkins from "the extra ground near the Court House." From three acres of ground recently acquired from the Railways Department came 3,472 pounds of potatoes, 2,240 pounds of pumpkins and two tons of lucerne.

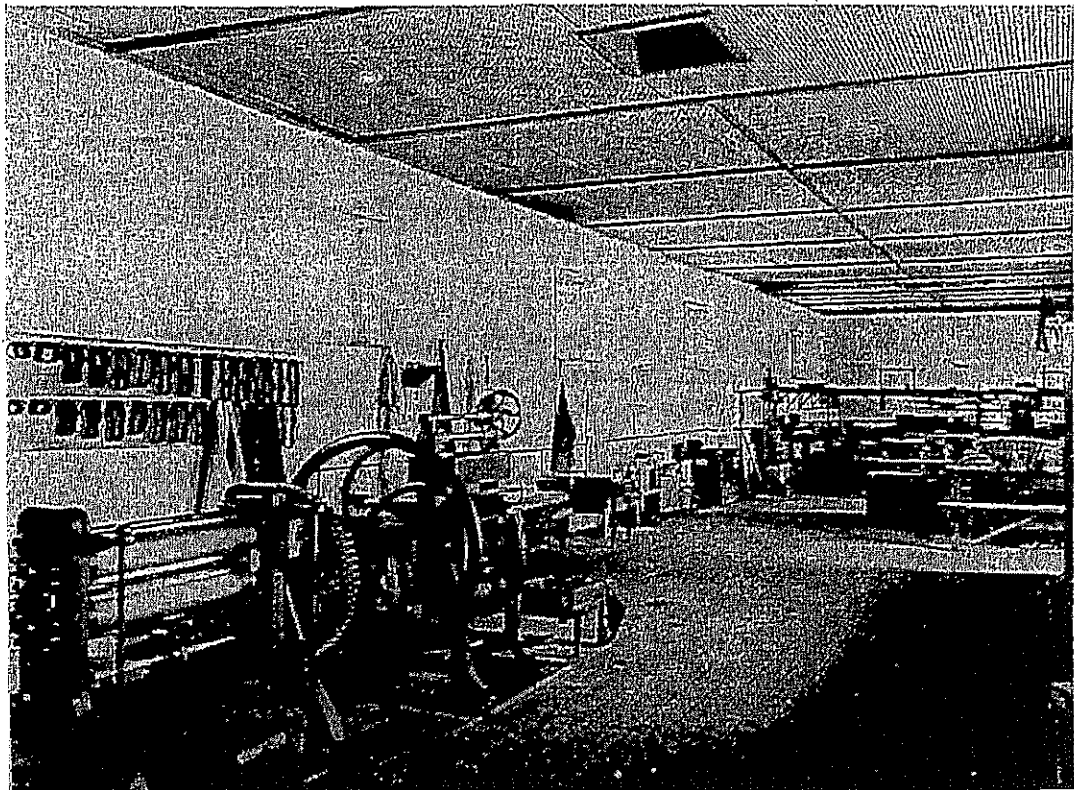


Fig. 2-20 Interior of Bootmaker's, Bookbinder's and Tailor's Shop, (photographic views of NSW prisons DOCS)

### Educational Activities

From the appointment of the first clerk to the gaol soon after it opened there was an opportunity for prisoners to learn to read and write. Apart from keeping the records and attending to correspondence, the clerk was expected to conduct classes in reading and writing. By the 1880s the Gaol Chapel was used during weekdays as a schoolroom and illiterate prisoners were required to participate in a course of reading and writing conducted by a bank clerk, an embezzler who offered "a course of elementary training in those arts, beginning with the old time-honoured pot-hooks and hangers."<sup>46</sup>

In 1887 there was a library of 300 volumes available to prisoners but their suitability in terms of subject and age is not known. The visitor who recorded these details also reported that writing materials were provided:

At the entrance to the corridor is a table containing writing paper and envelopes, at which prisoners may at stated times write to their friends - the letters, of course, having to pass the eye of one of the officials before being posted. Should the convicts be of a literary turn of mind they are supplied with paper, and are allowed to give free vent to their [inclinations]. But this sort of thing is rare with them.<sup>47</sup>

Since World War II there has been a big improvement in educational opportunities for prisoners but how successful this has been is difficult to gauge.

Rod Kirkpatrick, staff reporter of the *Maitland Mercury*, reviewed the courses available to prisoners in 1967. Outside gaol working hours (8 am - 4 pm) on weekdays inmates were free to study and sixteen were doing correspondence courses from Sydney Technical College. Their subjects included wool classing, ticket writing, building, motor maintenance, accounting and general education to the Intermediate Certificate level. However, Mr. Justice Nagle's *Report of the Royal Commission into N.S.W. Prisons* (1978), found that the prison environment was prejudicial to educational activities and that "a drastic overhaul of the Department's educational organisation is needed. ... Education should not be merely an adjunct to the prime function of containment: it should be an integral part of the whole system."<sup>48</sup>

### Punishments

During the long history of the gaol it has witnessed all the traumas associated with Australian maximum security prisons including corporal and capital punishment. Flogging was an integral part of the convict system in force when the gaol was being constructed and sentences imposed by local magistrates would have been inflicted inside the walls of the gaol as early as 1843. In October of that year two Aborigines, Harry and Melville, who had been convicted of the murder of a child at Stanhope near Glendon, were hanged in the yard of the gaol. This appears to have been the first execution on the site and, perhaps, the most tragic:

After the ropes had been adjusted, the Rev. Mr. Wilton said, "Melville and Harry acknowledge that the Governor has done right in taking their lives, and die confessing the crime they have committed." The clergyman then left the unhappy men, and in a few minutes the bolt was drawn and the drop fell. Harry struggled for a long time, and appeared to suffer a great deal. Melville being a heavier man died sooner, though it was some time before the quivering in his limbs subsided. After hanging for an hour their bodies were lowered from the gallows, and placed in coffins, and buried in the grave yard. Both the prisoners during the whole of the awful scene conducted themselves as became men in their awful situation.<sup>49</sup>

Executions at the gaol occurred at the rate of one or two a year from 1849 until 1854 and then became less frequent. In this period the only crimes to attract capital punishment were murder and rape. In 1860 two men were hanged on the same day, one for rape and the other for murder. Jim Crow, an Aboriginal, was convicted for a rape at Thalaba near Dungog and John Jones for the murder of a woman at Maitland. One week later a phrenologist announced that he would lecture at East Maitland, Hinton and Morpeth "on the casts and skulls of murderers, including casts of the heads of Jones and Jim Crow".<sup>50</sup> Thereafter, executions became rarer and the second last in the gaol occurred in 1871. The very last, the hanging of a man from the Scone district took place in 1897.

Until 1861 these executions were open to the public and large numbers of people attended, including many women and children. "Several hundred persons, including a



great number of children and some women", reported the *Maitland Mercury*, 21 August 1849, witnessed the hanging of a murderer and two years later, after a sensational murder trial, the crowd was estimated at between one and three thousand. The largest crowd ever to attend an execution at the gaol was reported to have seen the hanging in 1851 of a man who had murdered his wife: both of them were Maitlanders and this was believed to have been responsible for the large turnout.

From 1861 executions were carried out before a selected audience of police and leading citizens but this did not prevent the public taking a keen interest in these events. In the days before the last execution in 1897, despite the horror of the community at "the terrible outrage committed on his step-daughter" by the murderer, various attempts were made to save him from the gallows. A petition for his reprieve was presented to the Government without success and then, on the eve of the execution, the Rév. Henry Yarrington, Rector of St. Marys, Maitland, sent a telegram to the Acting Premier, J.M Brunker, urging a reprieve:

Terrible gloom over town and district about execution tomorrow morning. Could not temporary reprieve be granted to enquire into sexual insanity? Case quite isolated in character. Several reprieves for worse crimes lately. Mercifully reconsider before too late.<sup>51</sup>

This appeal was also rejected. These efforts to prevent another hanging, the first in twenty six years, show the changes that had occurred in community attitudes towards capital punishment.

Whereas executions at the gaol were given a great deal of attention in local newspapers, corporal punishment was usually not reported. Admittedly, in its early history flogging would have been so common an occurrence as to have no news value but with the passing of the age of convict transportation the cat-of-nine tails became redundant. Nevertheless the strap remained in use and in 1884 it was used at Maitland Gaol as a result of a sentence for indecent assault on a nine year old girl. The prisoner received twelve months gaol and fifteen strokes of the lash and the *Maitland Mercury*, 20 March 1884, reported the whipping in horrifying detail:

The whipping was privately conducted: no one was admitted to witness it except Dr. Spink, the visiting surgeon, and the governor of the gaol, and gaol officials. The other prisoners had not been released from their cells, and had no knowledge of what was about to take place. Dr. Spink examined the lad, who from the moment of his incarceration, appeared to dread very much the punishment awaiting him. At a quarter past 6 o'clock everything was in readiness, and on being strapped to the "horse" the prisoner yelled loudly, and he continued to sob bitterly as each stroke of the strap fell across his buttocks, which as usual in such cases, were quite bare. He appeared to realize very keenly the undesirable nature of the chastisement, and his flesh bore evidences that the flagellator had done his work effectively, though there was an entire absence of anything like excessive severity. The prisoner was afterwards removed to his cell to reflect on his conduct.

The whip continued to be used in executing court sentences in New South Wales until 1905 when, it appears, the State's last sentence of this kind was carried out in Maitland Gaol. In March 1905 a man was convicted of having attempted to commit a homosexual act outside Marconi's Circus, then performing at Newcastle. The Judge believed that the jury had taken a generous view of the matter and sentenced the prisoner to four years penal servitude and ten strokes of the whip.

## Notorious Prisoners

In nearly 150 years of operation tens of thousands of prisoners have passed through the doors of the gaol, some to stay only a few days, others many years. Among them have been many desperate and dangerous prisoners and given the space available here and the closed nature of Corrective Services records, it is impossible to give a comprehensive account of all the prisoners who would deserve attention in a full history of the gaol. The following brief references are drawn mainly from articles based on research by Professor John Ramsland, the author of a forthcoming history of N.S.W. prisons entitled *With Just But Relentless Discipline: A Social History of Corrective Services of N.S.W.* The articles appeared in the *Maitland Mercury* of 31 July and 1 and 3 August 1996.

One of the gaol's most famous nineteenth century inmates was Louis Bertrand, the Sydney dentist who murdered the husband of one of his lovers and was sentenced to death in 1866 but reprieved on technical grounds and sent to gaol for life.

The Bertrand affair, according to Robert Travers, author of *The Amorous Dentist*, "had all the elements of a Victorian melodrama - a mustachioed villain with a penchant for disguise, a terrified young wife, a beautiful *femme fatale*, passionate love letters, a secret diary, murder and blackmail, everything, in fact, to make a rattling good blood-and-thunder epic in the old style." Bertrand became the longest serving prisoner in N.S.W. history, remaining in gaol for twenty eight years, and in 1887 a journalist saw him playing the organ in the chapel of Maitland Gaol

The only other person in the room at this time is a prisoner sitting at an organ and playing with a great deal of taste, and with exquisite feeling, some of the fine old tunes so well known in the English Church. I have a good side view of the organist, whose form, as it bent over the keyboard now and again, was like that of a man wrapped completely up in his religious feelings and in the beautiful and solemn prayers that welled out in melody from the instrument before him at the touch of his skilful fingers. A man with a piercing eye, a full, dark auburn beard and hair, and a somewhat prominent nose. "Who is that?" I asked, in a low voice - "That," replied the warder, "is the chapel organist - one of our convicts, you see" - and he was evidently quite proud of the presence of such a musician amongst them. "A convict?" I repeated somewhat incredulously - "but he has a beard, and his hair is not cut - Who is he? What is his crime?" "Oh, that is Bertrand." "What, the notorious Bertrand who murdered Mr. Kinder?" "The same".<sup>52</sup>

In the present century the gaol has contained many murderers and attempted murderers, including J.F. Hayes, E.G. Steiner, Darcy Dugan, Kevin Crump, "Mad Dog" Denning, John Travers and Ivan Milat. "Chow" Hayes, as he was known, survived a life sentence for the murder of another gangster in the 1930s to be still alive today in his nineties. Steiner, who committed a murder in 1916, first escaped from Bathurst Gaol, was moved to Maitland and in 1922 escaped again. After breaking out of his cell into the main yard of the gaol he used a rope to climb the outside wall, a process that took five hours because the rope kept breaking and had to be repaired. The escapee managed to board a train for Sydney but was recaptured at Woy Woy and returned to Maitland where he later died. Denning, another murderer, was among seven hardened criminals who escaped from the gaol in 1977 to the consternation of local residents. Fortunately they were re-captured the same day.<sup>53</sup>

The presence of men like Crump, Travers and Milat, in particular, is a powerful reminder of the need for maximum security institutions.

### Unionists as Prisoners

Situated in the principal coal mining district of New South Wales and one with a strong union tradition, Maitland Gaol has accommodated, from time to time, prisoners whose incarceration resulted partly or wholly from their occupation. From the 1860s when miners were imprisoned in the gaol for breaking their contracts, through to the 1930s, when unionists were sentenced to gaol terms as a result of the 1929-30 lockout, Maitland has accommodated this special type of prisoner.

In 1905, for example, over 300 wheelers, the young men who moved coal from the mine face to the point where machinery took over its delivery to the surface, were summonsed for ceasing work, some of them being fined and others serving gaol sentences. In 1930, in a period of great industrial unrest, the major mines of the South Maitland coal field were closed for over a year and local courts sent some militant unionists to gaol for up to five months, in some cases with hard labour. One unionist who served time there as a result of the Rothbury Riot of 1929 had a son and nephew who were prison officers at Maitland two decades later.<sup>54</sup>

### Female Prisoners

Female prisoners, though in a minority, were a normal part of the gaol's population from 1848 until early in the present century. From then on they were present only in very small numbers and for short periods. In the 1850s Gaoler Wallace had only two ranges of cells, an upper and a lower and he used the upper range only for females. They spent the day in an exercise yard created for their use in 1849.<sup>55</sup> Although in a small minority, females continued to serve in the gaol and the eastern extension was intended partly for their use.

An 1888 plan proposed a new women's cell range (C Wing) with a shelter shed and earth closets in the adjacent yard and a hospital for women in the eastern extension. By 1894 female warders' quarters and a hospital for women were planned for the south-west wall of C Wing and the annual report of the Comptroller-General of Prisons for 1896 listed Maitland as one of the Colony's principal prisons for women. However, only a decade later, when the women's section of Long Bay Gaol opened, policy changed and henceforth Maitland only received females on a very short term basis. In the 1950s it was not uncommon for two or three women to be held in the gaol but only to serve sentences too short to permit their removal to Long Bay. A prison officer who joined the staff of the gaol in 1962 and served there for thirty years cannot recall any female prisoners.<sup>56</sup>

### The Riot of 1975

Riots have occurred periodically in Australian gaols since 1952 when the first modern riot occurred at Yatala. There was a major incident at Bathurst Gaol in 1974 when three quarters of the prison was destroyed and damage was estimated to exceed five million dollars.<sup>57</sup> Smaller riots occurred at Goulburn and Townsville and on 29 October 1975 Maitland was the scene of a riot. The Minister for Police and Corrective Services, Mr. John Waddy, visited the gaol in the morning but left without hearing from prisoners who had asked to speak to him about alleged injustices, the conditions of parole and the quality of their food. In protest about 100 prisoners, including many serving life sentences, began to demonstrate, demanding an investigation of their grievances.

Before they were forced to return to their cells, the rioters took control of the tailor's shop and started a fire which caused damage estimated by the *Newcastle Morning Herald* at \$100,000. After several discussions between the gaol superintendent and a deputation from the prisoners failed to resolve the confrontation, police and warders used teargas and batons to force the prisoners back into their cells at about 9 p.m. According to the *Herald's* reports, a large collection of weapons was found in the prisoners' possession, including:

96 daggers made from dismantled tailor's shears, maces made from bolts and weights stolen from the recreation store, bows and arrows made from drain-cleaning canes and welding rods, acid bombs, guillotine blades, hammers, saws, pipe extensions with screwdrivers jammed in the end and blades from material cutting machines.<sup>58</sup>

In the aftermath of this riot several prisoners had their terms extended for damaging government property amid claims of injustice, bashing by warders and prisoners being forced to run the gauntlet between officers armed with batons and pick handles.<sup>59</sup> Many weeks passed before conditions at the gaol returned to normal.

### The Staff

As one of the smaller gaols of New South Wales, Maitland did not employ the full range of professional officers found in some of the larger establishments. Thus it relied on visiting doctors, dentists and chaplains who were drawn from the Maitland community on a part-time basis when required. This practice would have fostered town-gaol relations and may have acted to alleviate the narrowness of institutional life.

Staffed in the beginning by a gaoler, the matron (usually the gaoler's wife), a clerk-teacher and a number of warders, the gaol was a significant local employer right through its long life. The first two gaolers enjoyed a very short tenure, being dismissed after escapes from the gaol but the third, Mr. John Wallace, served from 1851 until 1867. As the prisons service developed, the gaolers and their deputies usually stayed for relatively short periods, moving on up the ladder to promotion to larger gaols, but this was not the case with the prison officers who tended to serve for long periods, making Maitland "a stable gaol" in staff terms. A deputy-governor who served 34 years at Maitland from about 1950 testifies to the stability of the prison officers' service and another long term officer from the modern period recalls that two officers had a very large lottery win but stayed on the staff regardless of their change of circumstances.<sup>60</sup>

In 1990 there were 113 custodial staff employed at the gaol working three shifts: non-custodial numbers varied but did not exceed ten people.<sup>61</sup>

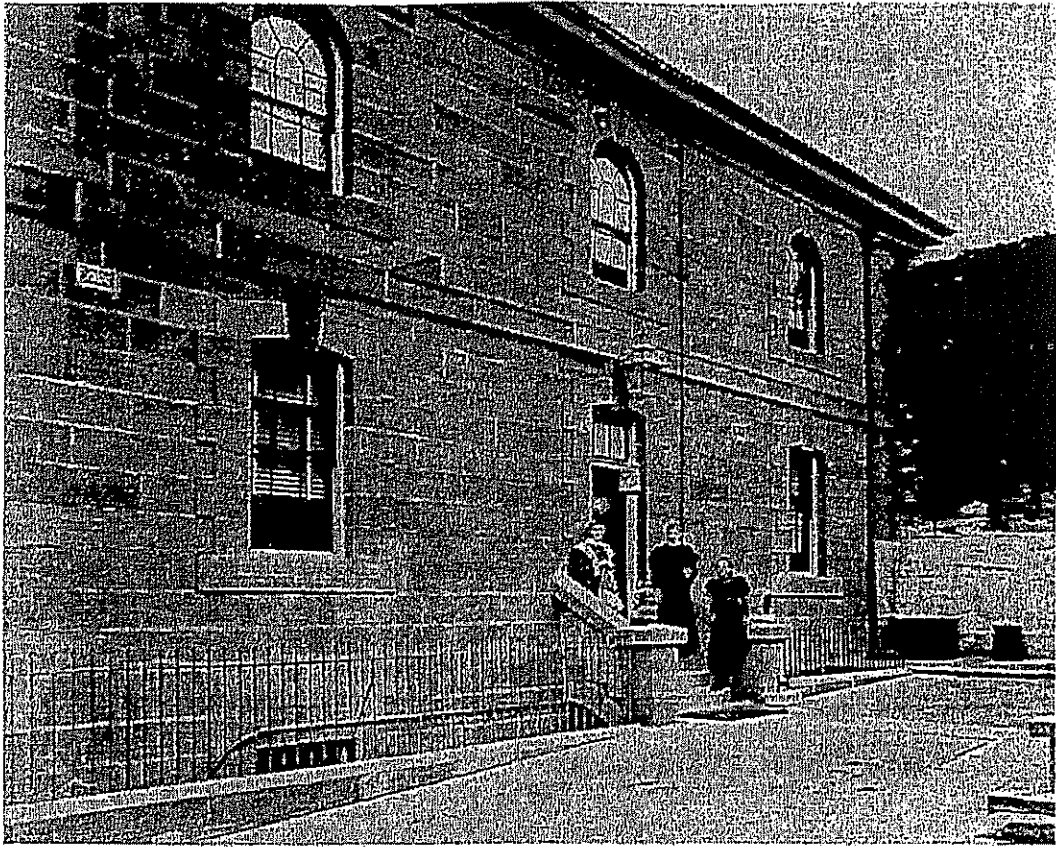


Fig. 2-21 Governor's Quarters, (photographic views of NSW prisons DOCS)

### The Health of Prisoners

In similar terms to those used by the chaplains, the gaolers and visiting surgeons consistently reported on the good health of the inmates. In 1915, for example, the gaoler commented:

The health of the prisoners has been good, no prisoners having to be treated in the hospital. This is very satisfactory, as the prison population of this gaol is of the vagrant class, and many of them more fit for a benevolent asylum than a gaol.

Five years later, the gaoler wrote:

The health of the prisoners has been good, there being no deaths or cases of serious illness ... The gaol hospital has now been furnished throughout to accommodate 6 patients, and fitted for minor operations should same at any time be necessary.

In 1924 the annual report made the usual claim to good health, there having been no deaths nor even any serious illnesses:

Constant attention was paid to the vital questions of sanitation, and the providing of wholesome and well-cooked food. Many prisoners left the gaol better, physically, than on their reception.

Given modern knowledge of institutional life and official reports about other N.S.W. gaols, such claims about the food and health of prisoners should not be taken at face



value. Perhaps, a complete history of the gaol would reveal that conditions were not accurately reflected in the annual reports of the prisons department.

## 2.9 THE NAGLE ROYAL COMMISSION AND MAITLAND GAOL

In 1976 Justice Nagle was appointed to conduct a Royal Commission into "the general working of the Department of Corrective Services of New South Wales" and his report was highly critical of many conditions in the gaols of the state. Although the Royal Commissioner reserved his most severe criticisms for other gaols, he also condemned certain practices at Maitland. There had been no time for the Commission to investigate "grave allegations of the illegal use of force against prisoners" at Maitland (p.28) but he condemned the treatment of the prisoners classified as "intractables" ("tracs" in prison parlance) at Maitland and other gaols. Despite departmental policy that prisoners should be confined one to a cell, at Maitland prisoners had been housed four to a double cell in the 1970s. Psychiatric services were not available at Maitland (nor at four other country gaols) and there were too few prison staff so that inmates were often locked in their cells at 4.10 p.m. and not released until the following morning, far too long a confinement according to Justice Nagle. Moreover, it had been the practice at Maitland and Parramatta gaols not only to segregate prisoners but also to deprive them of privileges, a policy disapproved of by the Commissioner. There was evidence, too, of unjust punishments being inflicted by a visiting magistrate at Maitland gaol.

## 2.10 SUMMING UP 150 YEARS

The changes in N.S.W. prisons from 1848, at the tail end of the convict era, to the present have been enormous. Living conditions today would have been beyond the comprehension of the staff and inmates of 1848 and yet there is one constant: the gaol, by definition, denies freedom of movement to people who have enjoyed it all their adult lives. Inevitably, such a limitation is resented by the prisoners and that is the critical factor which dominates life in gaol. Gaol staff have had to maintain the detention function of the institution within the rules and restraints imposed by the State of New South Wales through its Corrective Services Department. The gaol was created by the Colony of New South Wales and in its structure and history it reflects the changing attitudes of the parent society towards those citizens who break its rules. Events in the gaol and the experiences of, perhaps, as many as 150,000 prisoners, should not be seen in isolation but as inextricably connected to the wider community.

Over its long history Maitland Gaol witnessed a great deal of misery ranging from executions and floggings to the unhappiness that comes from the boredom and loneliness of prison life. Injustice, bullying, brutality and assault have undoubtedly occurred there and at the other extreme of prison experience there have undoubtedly been kindnesses, friendships and rehabilitations. It would be a brave historian who attempted to demonstrate, on the basis of a swift survey of the records, that Maitland Gaol was more efficient or cruel or humane than the other prisons of the state. However, it should be noted that it has not been shown by official enquiry to compare with the excesses of prison life that have occurred in the present century at Bathurst, Grafton and Katingal.

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