

# MAITLAND GAOL CONSERVATION MANAGEMENT PLAN



Prepared by

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For

Maitland City Council

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architecture | access | heritage

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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 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 Lindsay 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 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
- 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



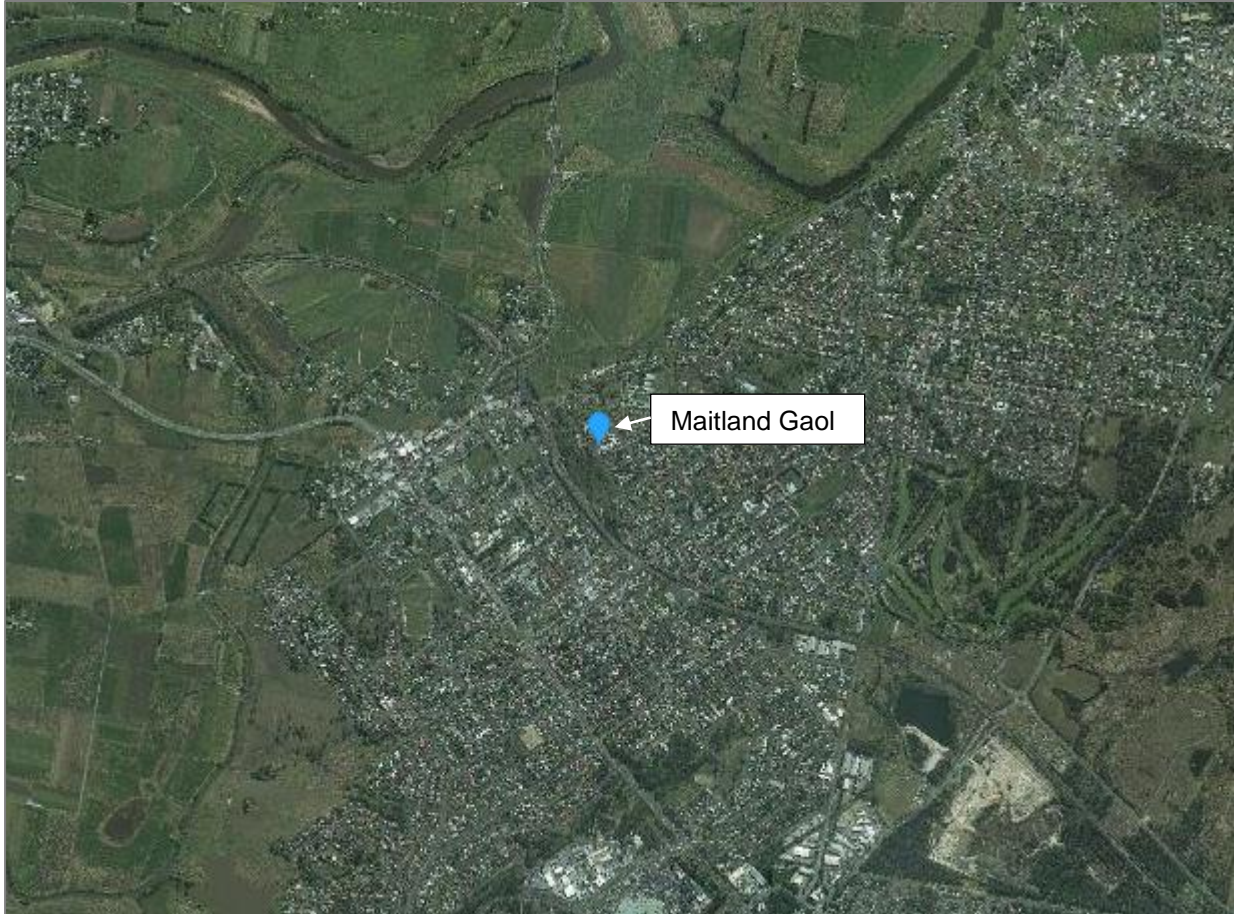


The Gaol is also part of the East Maitland Heritage Conservation Area<sup>5</sup> and controlled by DCP 2011 which has special conditions for this area (refer Attachment 2).

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.

### 1.10 Limitations

Consultation with First Nations communities was not undertaken as part of this report. It is acknowledge that balanced and sensitive storytelling is crucial for this site. It is known that for First Nations communities, deaths in custody are a raw and painful reality. The history of Maitland Gaol and the First Nations prisoners incarcerated on site or employed as trackers by the colonial authorities connects the Gaol with diverse communities across NSW and interstate to Queensland and Victoria over its 150-year span. As part of the ongoing interpretation it is crucial to commit to understanding and documenting First Nations experiences and connections to Maitland Gaol as an integral part of ongoing interpretation, and to raise awareness of the impact of Australia's penal system on First Nations communities during the nineteenth and twentieth centuries. As such Maitland City Council will be undertaking an Aboriginal Cultural Heritage Study for the site.



## 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 Kamillaro<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 Darkinung. The Awabakal had contact with the Darkinung (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 land owners 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 goal

*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
Stage Three/Eastern Extension	(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 Archeological 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





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 court house.
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	B Wing completed with cell ranges on the upper floors, adding 84 cells the goal.
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.

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

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



1925	Maitland Gaol confirmed as “set apart for sexual offenders”.
1951	Female prisoners no longer housed at the gaol.
1954	Alterations to Mounted Police Barracks takes place to serve as East Maitland Police Station.
<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.
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>23</sup>
2000	Maitland Gaol commences operation as a tourism venture, providing tours of the interpreted site. <sup>24</sup>
2018	Maitland City Council appointed as the Crown Land Manager for Maitland Gaol. <sup>25</sup>
2020	Maitland Gold Development Plan and Site Masterplan adopted by Council.

## 2.7 Further Improvements<sup>26</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 and boiler house;
- Conversion of existing residences;
- Water service;
- External development;
- Police barracks;
- Workshop rebuilding;
- Security tower to the west; and
- Officers’ amenities.

<sup>23</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>24</sup> Ibid, 8.

<sup>25</sup> Future of Maitland Gaol, 2022, Maitland City Council, <https://www.maitland.nsw.gov.au/maitland-your-say/engagements/future-of-maitland-gaol>

<sup>26</sup> Maitland Gaol Tower Experience. HIS s2.13





### 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:

- 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 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>27</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.

More recent changes to security have not compromised original fabric 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.

### 2.7.8 Post 2000 Works

This has included:

External walls

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<sup>27</sup> Ibid s2.14.



- make safe (remove loose render from stone walls) by the NSW Heritage Stoneworks.
  - o Remove loose sandstone and concrete debris from overhanging sections of the surrounding walls;
  - o Removal of cement render from a nominated area on the surrounding wall as a trial for a methodology for future repairs; and
  - o Removal of overhanging loose sandstone from building facades where accessible.

Building 4 – Former Sentry Post

- Replace roofing.

Building 5 – Former Chapel, offices and hospital

- Chimney rebuilt with seismic stabilization.

Building 9 – A Wing

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

Building 12 – B Wing

- Roofing, gutters and downpipes replaced to the entry

Building 14 – Store

- Replace RWH's and gutters.

Building 22 – café / old staff warders

- Replace roofing

Building 19 – gym and education

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

Building 20 – visitors centre / old stone cutters pavilion

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

Building 26 – 30 – Police Barracks

- 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
- Removal of hanging lights and fan fixtures
- Paint scraping to find original paint colours and reveal paintings

Chapel (2011)

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

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

Tailors 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

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.

Gatehouse (2020)

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

### 2.7.9 Maitland Gaol Maintenance Strategy<sup>28</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.

The work has included:

- Wall investigation (March 2020) stonemasons removed a damaged section of render and examined the underlying stone quality and stability;
- 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).

:

<sup>28</sup> <https://www.maitlandgaol.com.au/history/recent-works/>



### 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 2 and the location of each building is shown in Figure 3.



**Figure 2: Site Plan**

*Source: Google Maps*



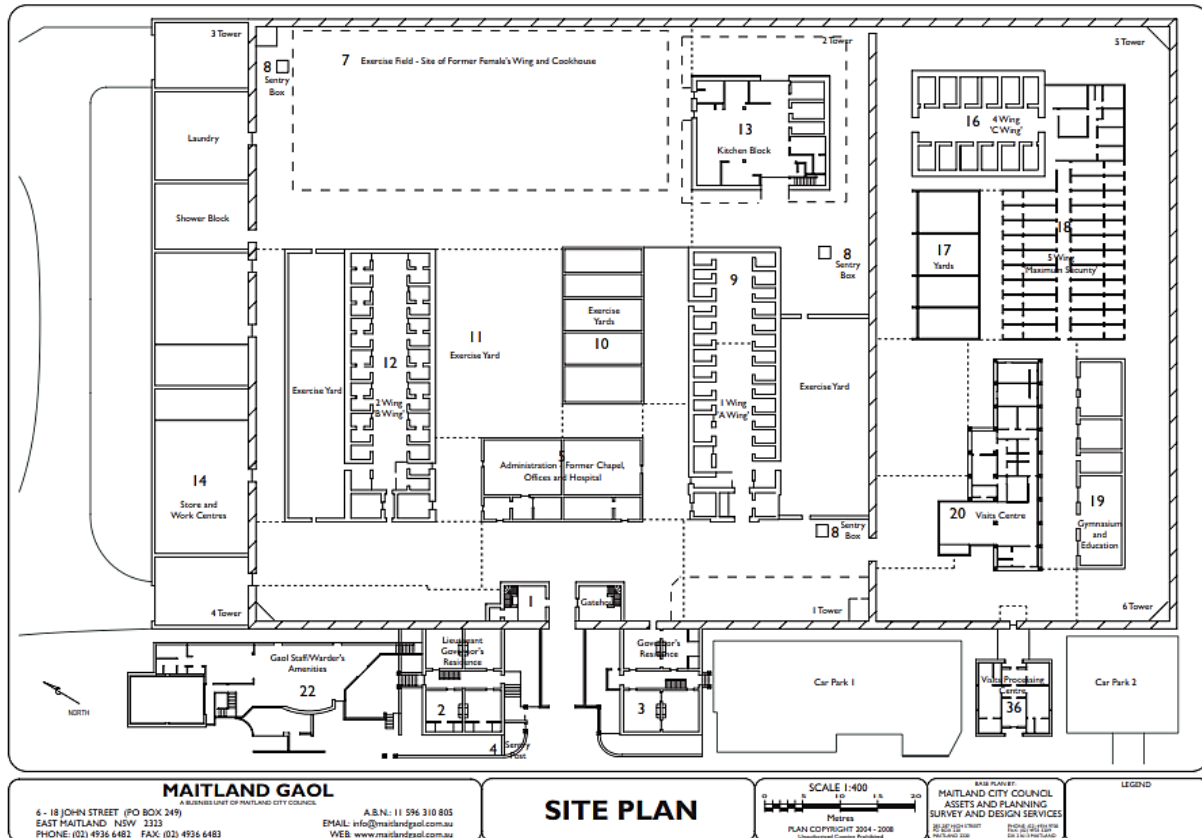


Figure 3: Site Plan

Source <https://www.maitlandgaol.com.au/wp-content/uploads/sites/21/2022/04/maitlandgaol-site-plan-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**

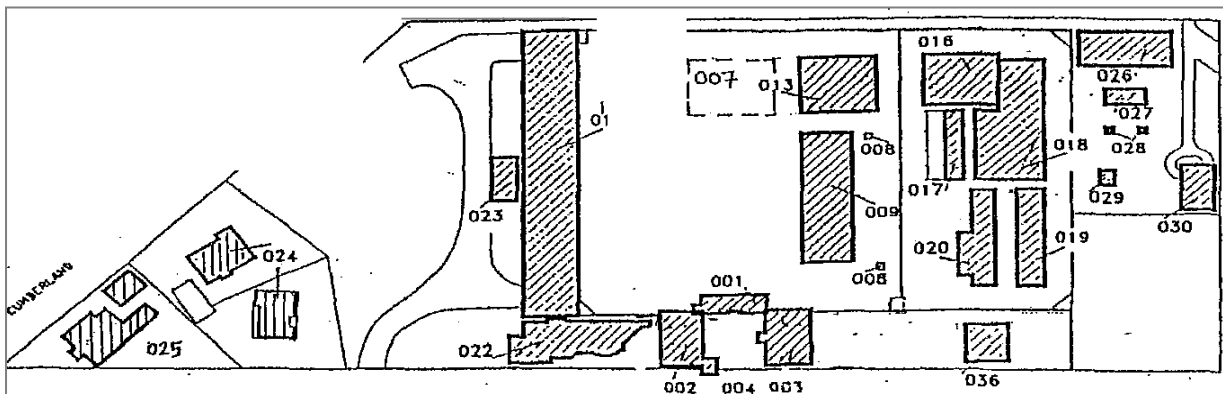
- 23 Demountable (no longer on site)\*
- 24 Police Residences\*
- 25 Former Police lock up (at apex of corner)\*

**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 4: 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 brick/concrete wall.

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.

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>29</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, 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. Towers.*

<sup>29</sup> Maitland Correctional Centre and Police Properties: Conservation Plan, 1999, The Heritage Group, Department of Public Works & Services.



**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.

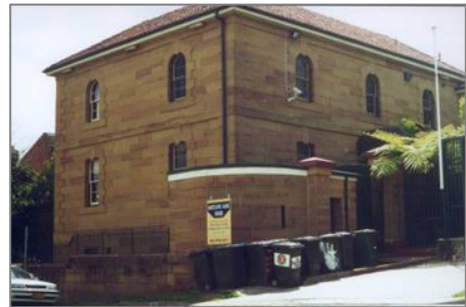
**Condition: Reasonable**



**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**



**Building 5 Administration and Former Chapel**

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.

**Condition: Quite good**





**Building 6 Exercise Field**

This is the site of the demolished female wing and cook house.

**Condition: Good**



**Building 7 Exercise Field**

This is the site of the demolished female wing and cook house.

**Condition: Good**



**Building 8 Sentry Box**

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

**Condition: Reasonable**

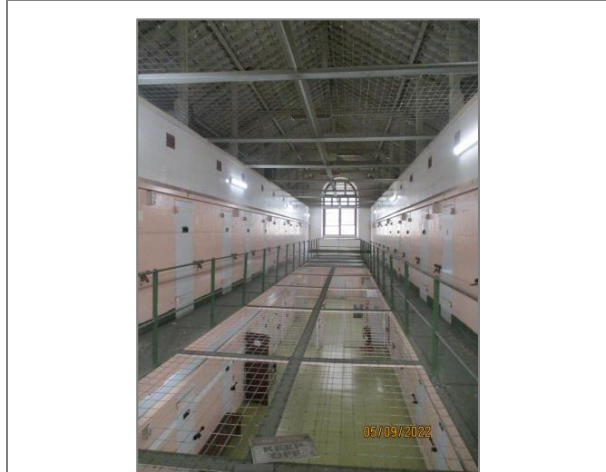
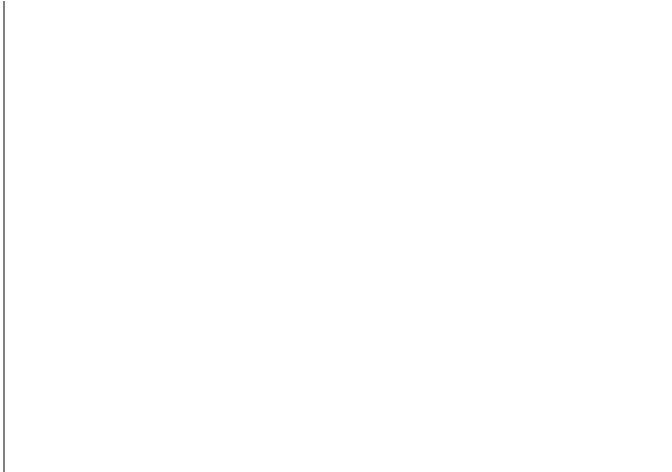


**Building 9 A-Wing**

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.

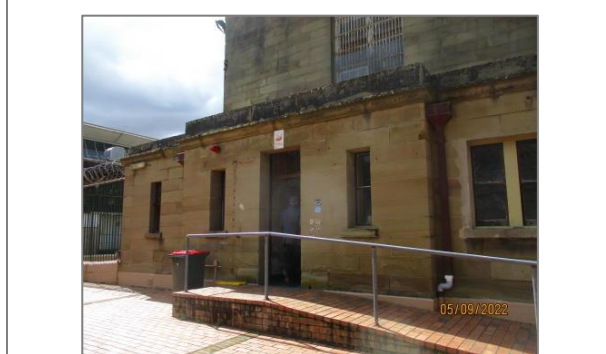
**Condition: Quite good**



**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**



**Building 14 Store and Work Centres**  
An orange brick building which sits along the entire north-west elevation of the gaol  
**Condition: Reasonable**



<p><b>Building 15 Former Industries Building</b> Demolished to allow Building 14.</p>	
<p><b>Building 16 C-Wing</b> '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.  <b>Condition: Reasonable</b></p>	 
<p><b>Building 17 Yards</b> Four separate yards built during the 1991 upgrade of facilities at the Gaol.  <b>Condition: Reasonable</b></p>	
<p><b>Building 18 5 Wing Maximum Security Building</b> This is a relatively modern single storey cell block comprising 22 cells with individual yards.  <b>Condition: Reasonable</b></p>	





**Building 19 Gymnasium and Education Building**

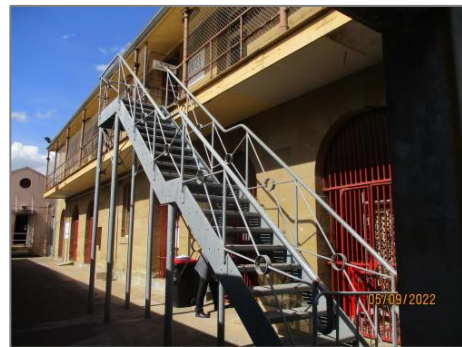
The former maintenance workshop is a two storey sandstone (Ravensfield) gabled. It has open arcading to the ground floor facing the courtyard, with early grilles surviving in each arch.

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>	
<p><b>Building 26 Former Mounted Police Barracks</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>Condition: Reasonable</b></p>	





**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**



	
<p><b>Building 29 Brick Building</b> A modern orange brick building. <b>Condition: Quite good</b></p>	
<p><b>Building 30 Stables</b> 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. <b>Condition: Reasonable</b></p>	 
<p><b>Buildings 31-35</b> Modern buildings now demolished.</p>	

**Building 36 Visits Processing Centre**

This is a modern single storey building outside the gaol but with links to inside through the exterior wall.

**Condition: Reasonable**



**Building 37 Garages/Store**

This is a single storey masonry building with a low-pitched roof and roller shutters facing John Street

**Condition: Fair**



## 4.0 ANALYSIS AND STATEMENT OF SIGNIFICANCE

### 4.1 Analysis

This heritage assessment is mainly against the NSW Heritage Criteria<sup>30</sup>:

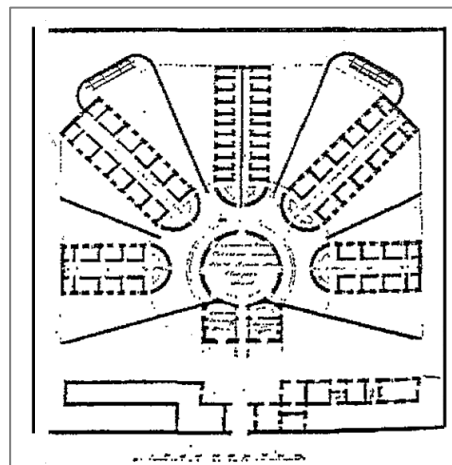
1. *an item is important in the course, or pattern, of NSW's cultural or natural history*
2. *an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history*
3. *an item is important in demonstrating aesthetic characteristics 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>31</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 5 Plans for New Gaols at Maitland and Parramatta, 1837**

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

<sup>30</sup> <https://www.environment.nsw.gov.au/topics/heritage/request-a-heritage-listing/nominate-an-item-for-listing-on-the-state-heritage-register>

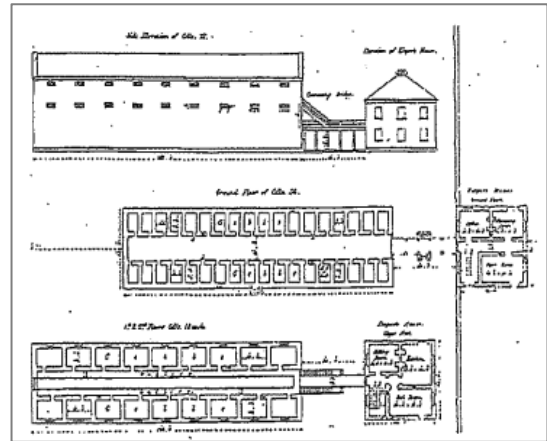
<sup>31</sup> Kerr, J.S., *Design for Convicts*, 1987, p.104.



the expert advisor and Lewis the executor of the works'.<sup>32</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.

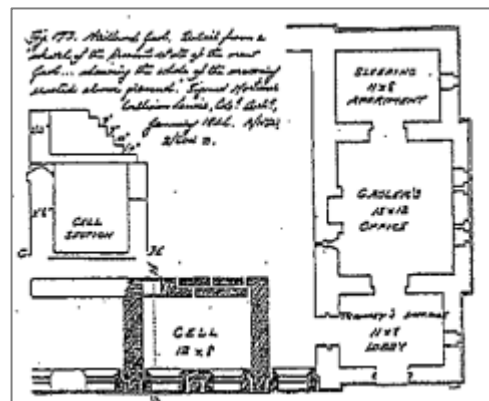
This three-storey, galleried cell block with single cells on the ground floor and larger cells above has been identified by Kerr as the model for the last four country gaols built in this period: Bathurst, Goulburn, Port Phillip and Maitland.

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

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



**Figure 7 Detail from plan of 'A' Wing by Mortimer Lewis, 1846**

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



**Figure 8 Interior of A Wing**

Source: EMA 2022 (6901)

<sup>32</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' 'Ying 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>33</sup>

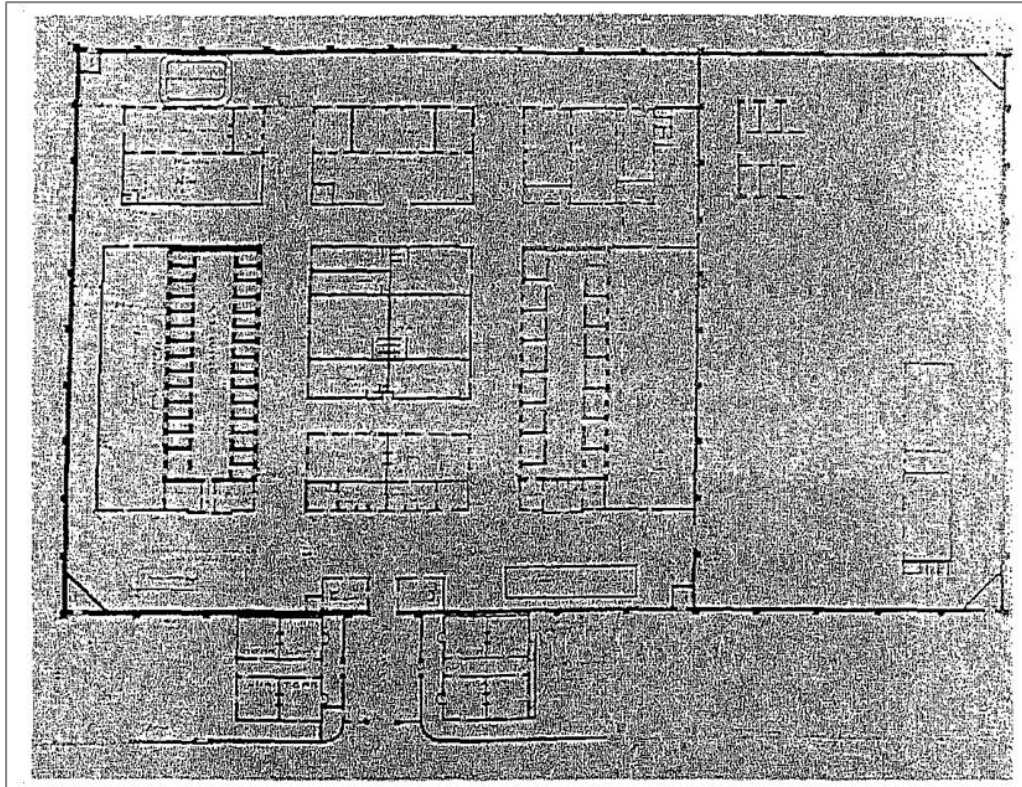
Gaol and Date	No/ size cells/ max. capacity	Type of Gaol	Current Status
Berrima 1834-39	42 cells max. size 7'x6'6"	Radial plan based on English SIPD design.	Demolished except for perimeter wall and gatehouse
Darlinghurst (First Stage 1836-41)	24 single cells 60 six man cells	Radial 3 storey wings.	Dis-established 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 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>34</sup>

<sup>33</sup> Annable, R. and Kerr, J.S., Maitland Gaol Provisional Assessment of the Eastern Extension and Conservation Guide, February 1991, p.6.

<sup>34</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 9 Plan of Maitland Gaol c1891-4**

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

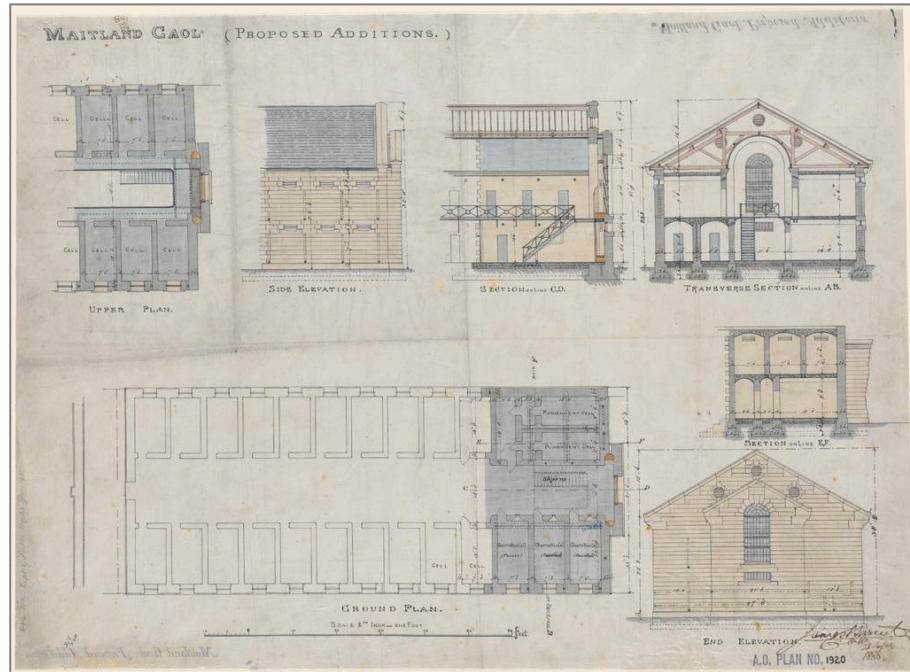
As the comparative chronology on the following page shows, the design for the completion of Maitland Gaol was carried out at the beginning of Barnett's 28 years in office, it was the first of the many gaol buildings for which he was responsible. A series of two-storey 12-cell country gaols had been completed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



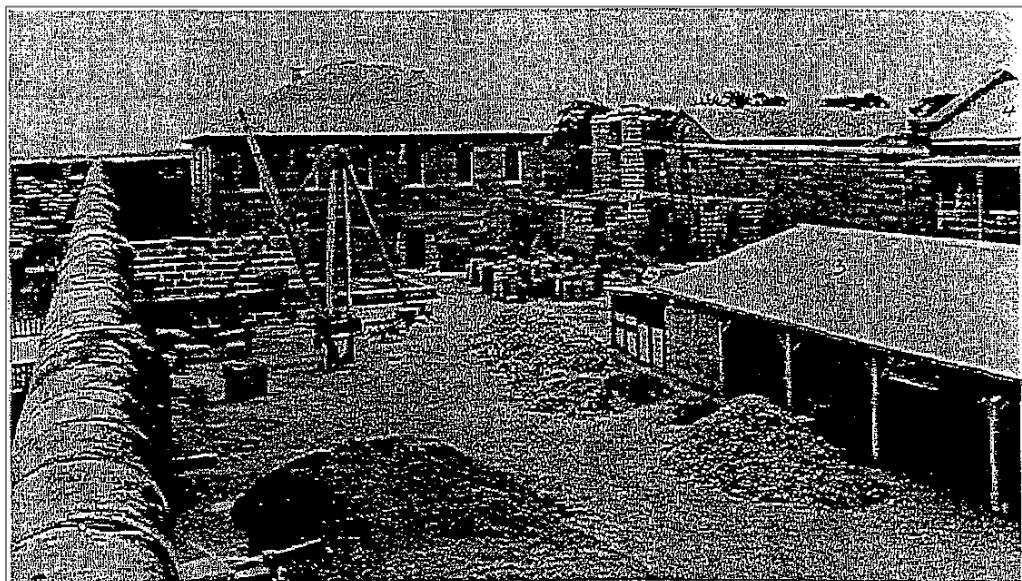




**Figure 12 Proposed Addition by Barnet 31 August 1888**

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 13 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**

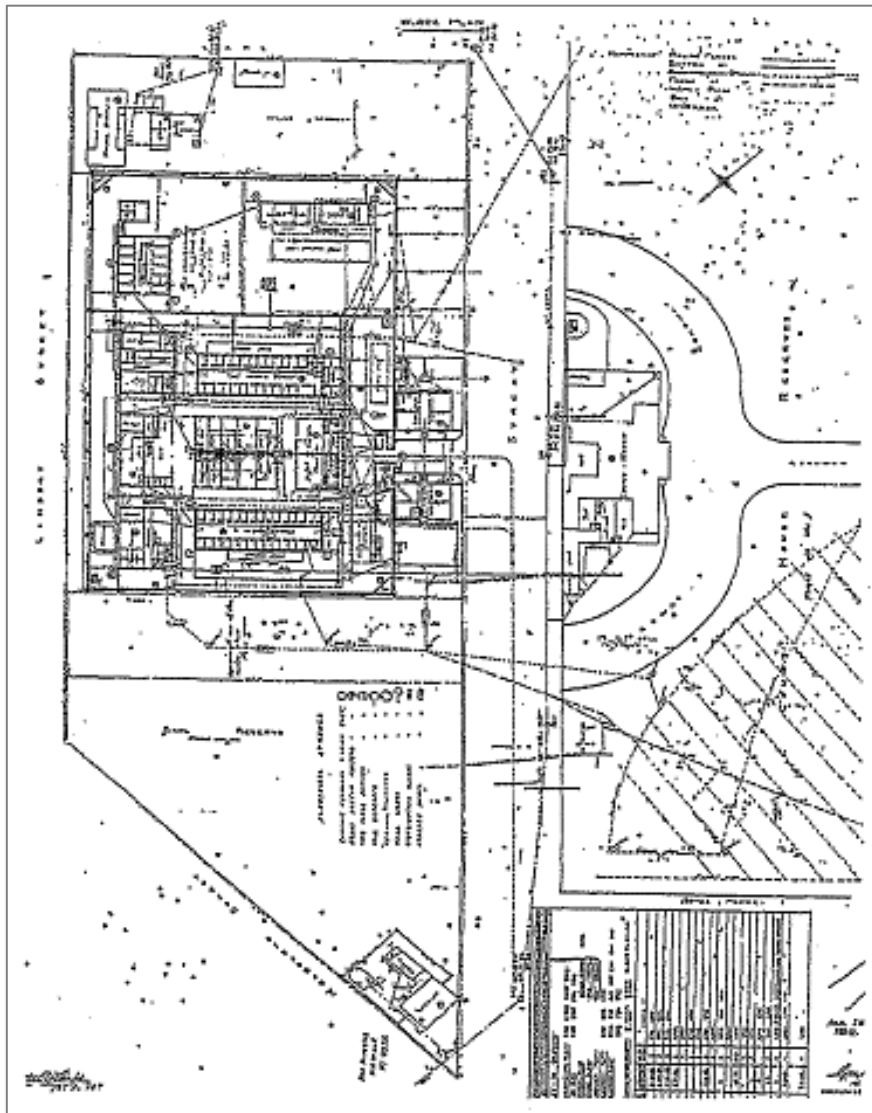
Recent additions to the Gaol also have their interest. The western extension (Asset No. 023), built in the 1970s somewhat insensitively in brick, contrasts with the contextualism of the 1980s officers' facilities built facing John Street. Recent additions relative to the Eastern Extension are discussed 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 14) is dated 1925.



**Figure 14 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.*

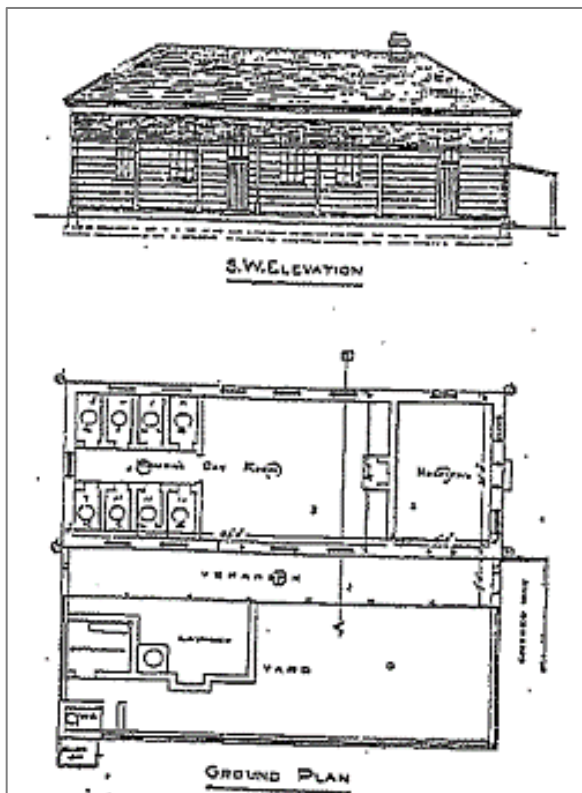


#### 4.1.5.1 Central Gaol (Demolitions and Major Alterations)

Figure 14 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:

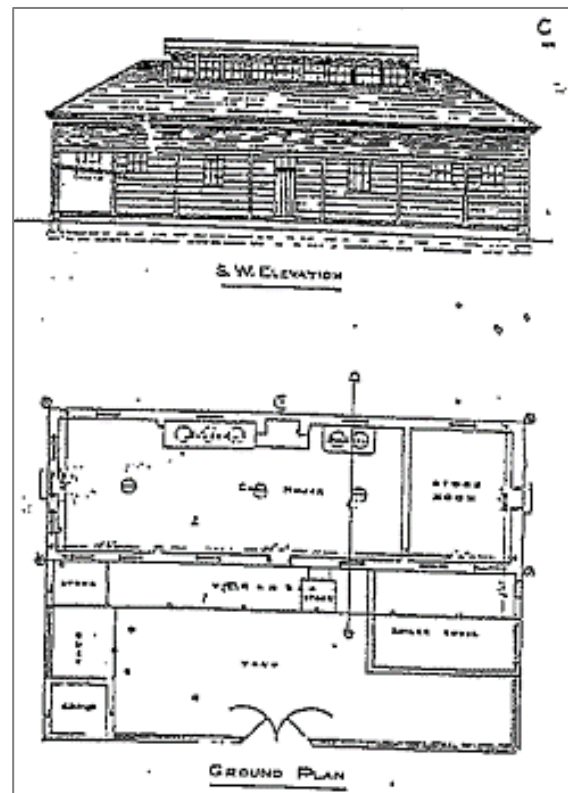
- Female compound
- Cookhouse
- Hospital, and Bathroom & Morgue.

A plan dated 1925<sup>36</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.



**Figure 15 Plan and Elevation of the Female's Wing dated 1925.**

Source: DPWS Plan Room NO PC321/7



**Figure 16 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>37</sup>, but it is not known if this took place. As there are a number of plans indicating a number of proposals for changes relating to the cookhouse in the 1970s and the structure does not exist in any of the 1990s plans, it is assumed that this building was demolished in the 1970s. 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

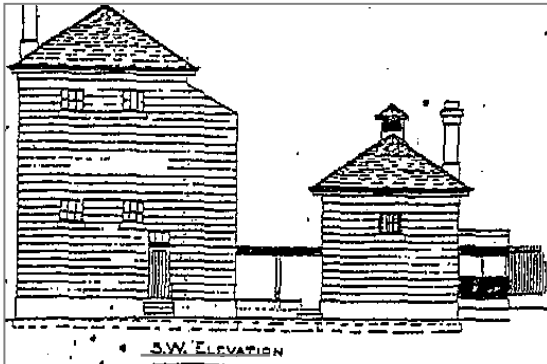
<sup>36</sup> PC 321/33- DPW&S Plan Room

<sup>37</sup> PC 3 21/222 - DPW&S Plan Room

drawings) was probably demolished sometime been 1971 when it features in plan form and 1974<sup>38</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>39</sup> indicates a proposal to create cells on the upper 2 levels.



**Figure 17 South-west elevation. Hospital (left) and the Bathroom and Morgue (right)**

Source: DPWS Plan Room NO PC321/9



**Figure 18 Kitchen Block. Kitchen block with cells above.**

Source: EMA 2022 (6975)

The forms of the original two buildings are still clearly recognisable when an early drawing is compared with a current photograph (Figure 17 and Figure 18). Asset 013 are still recognisable as can be seen by comparing Figure 17 and Figure 18, however the fabric has been substantially changed in many ways. The buildings have been joined (c.1974)<sup>40</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.



**Figure 19 Kitchen Interior – Ground floor**

Source: Source: EMA 2022 (6989)

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

<sup>38</sup> PC 3211183 (1971) and PC 321/113- DPW&S Plan Room

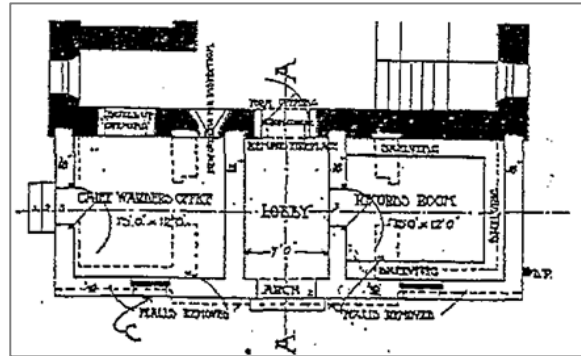
<sup>39</sup> PC 321/161- DPW&S Plan Room

<sup>40</sup> PC321/113-DPW&SPlanRoom

current building on the site, and then later extended to the north-east and a second storey added: (**Error! Reference source not found.**). The stone of the 'earlier' building, being in such poor condition, suggesting that it was built of (inferior) East Maitland stone<sup>41</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.

However, in calculating the dimensions noted on the sketch, it is realised that the sketch is out of proportion, showing a shorter building that built. Comparing cell numbers and dimensions of the Cox sketch with an 1891-94 plan (Figure 20), 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 East Maitland 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 20), used Ravensfield also.

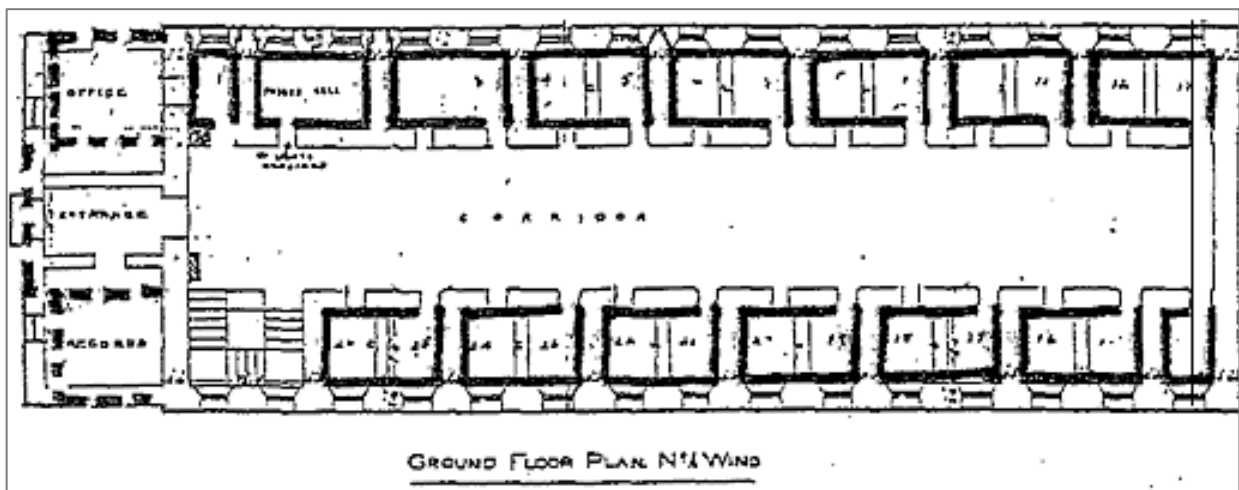


**Figure 20 Front rooms of A wing. Detail of a plan dated 1900 signed by W.L. Vernon showing the reconstruction.**

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>42</sup> Figure 20 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 21 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.

<sup>41</sup> refer Section 2.5 Constructing the Gaol -This report.

<sup>42</sup> Annable, R. and Kerr, J.S., 1991, Plate 2.



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 (Figure 22). The original doorway has a rebate on the inner face to house the iron grille in the closed position. The rebate creates a 'nib' from the internal cell wall, which is tapered outwards to be wider outside the cell (Figure 23)



**Figure 22 View from inside a typical A Wing cell without a grille door. There is no rebate in the reveal. This opening was created at the time of doubling the cell numbers.**

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

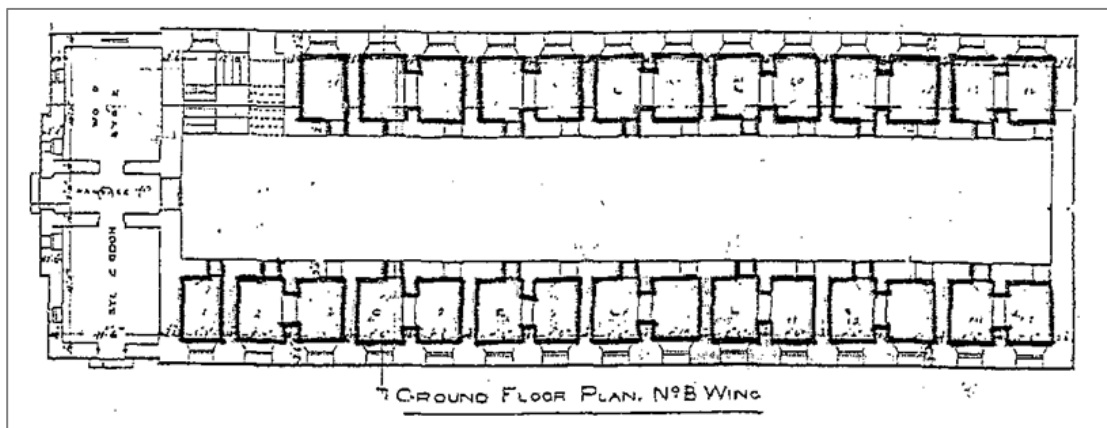


**Figure 23 View from inside a typical A Wing cell with a grille door and a solid door. There is a rebate to house the grille door in the closed position.**

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

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 24).



**Figure 24 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 14).<sup>43</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.

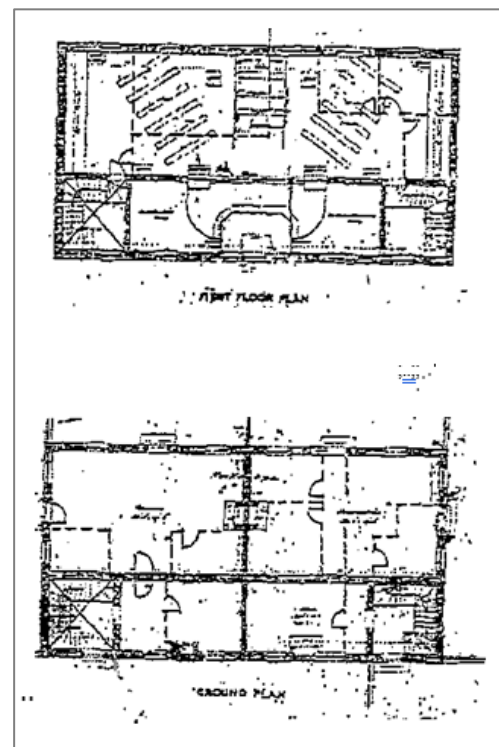
According to the plans, some plumbing was introduced to each cell after 1943 and before 1971. A plan dated 1945 indicates provision of electric lights to each cell. Each cell has a w.c. pan and basin, most being stainless steel.

#### 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 25) 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 26).

Historic photographs indicate that the chapel and general office were spaces of a high quality (Figure 26).

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 25 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

<sup>43</sup> PC 3211222- DPWS Plan Room



**Figure 26 General Office Interior n.d. c.1897.**

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

#### **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>44</sup> demolition of half of the complex. By comparing early and recent site plans it appears that the yards have been modified twice.



**Figure 27 Interior of a typical yard**

*Source: EMAA 2022 (6972)*

<sup>44</sup> PC 321/222- DPW&S Plan Room

An earlier site plan of c1867<sup>45</sup> shows six larger yards attached to the former chapel. A subsequent configuration (base plan for Figure 28) 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;
- blocking up (with sandstone) of southeast opening to yard and opening to the sky, and opening up of other end; and

The current remaining yards are those shown in solid outline in Figure 28. The toilet walls and integral bench probably post dates 1925.

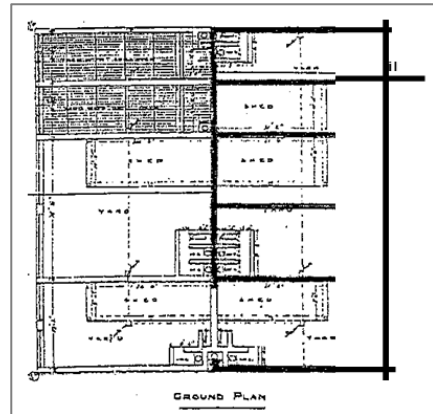
#### 4.1.10 Eastern Extension (Demolitions and Alterations)

A report by Annable and Kerr<sup>46</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 13).

However, the 1925 plan (Figure 14) 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>47</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 14) 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.



**Figure 28 Floor plan of the Special Yards based on an early plan c. 1925.**

Source: DPWS Plan Room NO PC321/1.



**Figure 29 View of the Eastern Extension. Shows the new Yards in the foreground and the cell block behind.**

Source: EMA 2022 (7020)

<sup>45</sup> PC 321/43- DPW&S Plan Roan

<sup>46</sup> Annable, R, and Kerr, J.S., 1991

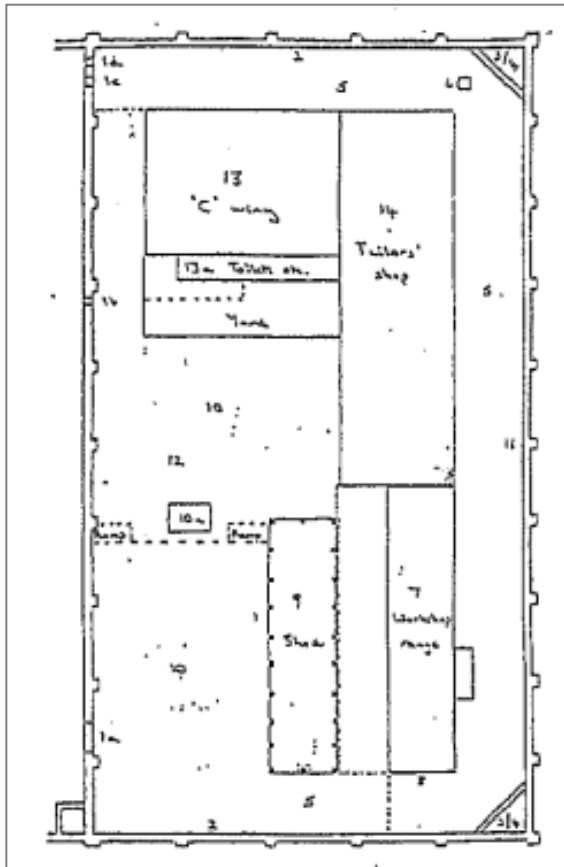
<sup>47</sup> Annable, R. and Kerr, J.S., 1991



The Annable and Kerr report was prepared as an assessment of the proposed 1991 alterations and additions, which were subsequently carried out. This major upgrade was the most significant change to the Eastern Extension this century, which resulted in the current configuration (Figure 31) The site prior to the 1991 work is shown in Figure 30.

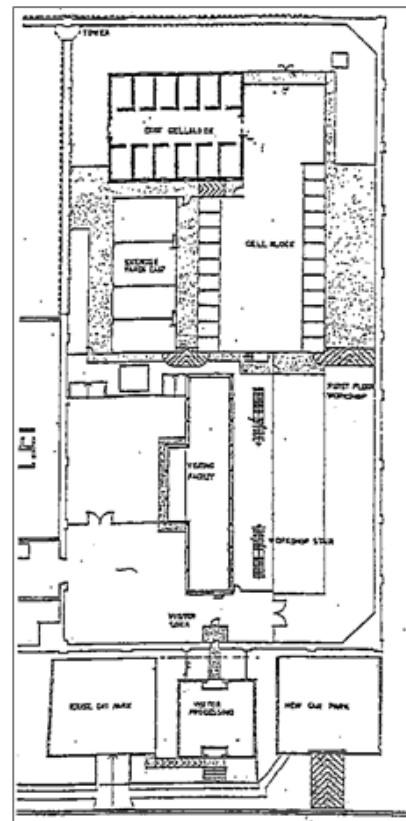
The 1991 work is summarised as follows:

- Demolition of the c.1975 Industries building (Tailors).<sup>48</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.



**Figure 30 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 31 Proposed work 1991 (as completed) for the Eastern Extension.**

*DPWS Plan Room NO PC321/270*

<sup>48</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)



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

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>49</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 octagonal towers.<sup>50</sup> The west tower of the central gaol is octagonal, the access stair rising through the triangular form at the corner (Figure 29). 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>51</sup> (Figure 32).

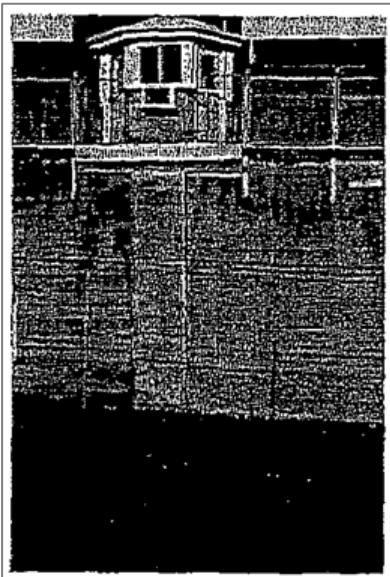


Figure 32 East tower of central gaol.



Figure 33 Detail photograph of the same tower as in Figure 32 East tower of central gaol.



Figure 34 Interior photograph of the early timber stair inside a triangular.

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

<sup>49</sup> Annable & Kerr, 1991, Plate 2

<sup>50</sup> The base to these towers has been created by a later wall, forming a triangle in plan in the corner.

<sup>51</sup> PC 321/235- DPW&S Plan Room

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 33). 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 method and a variety of technologies. Originally, the walls, watch towers and entry gates in combination with staff would have been the extent of security.

In more recent times, the traditional means of security have not been 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 are employed to a high degree. The staff also carry a remote monitor which indicates the to the central TV where they are at any time in the gaol. The gates and doors to each section building or room/cell of the Gaol are all padlocked. The watch towers are occupied by staff with guns. Windows and doors have external grilles of varying types and ages. The 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 recent security means described above are a direct result of reduction in staff numbers at the Gaol and has been introduced largely in the last 10 years 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 recent 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>52</sup>

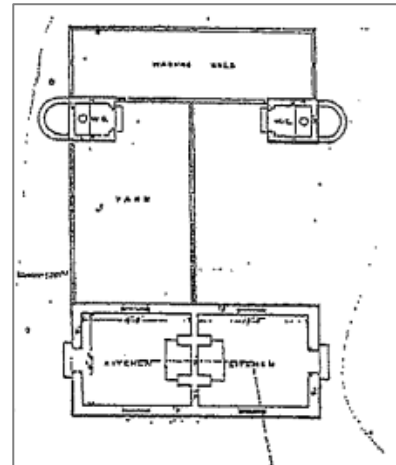
As the base for mounted police with regional responsibilities, the East Maitland barracks has special significance. Active in the more remote areas, particularly in the pursuit of stock thieves, the mounted police played a vital role in law enforcement in Northern New South Wales. According to O'Sullivan, "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>53</sup>

<sup>52</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>53</sup> O'Sullivan, J., Mounted Police in New South Wales, Adelaide, 1979, p.139

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 35 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>54</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.

#### 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>55</sup> This view is supported in the results of the survey by Turner.<sup>56</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 have not been much affected by the potential danger of escapee behaviour and there is little evidence that the prison is 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>57</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.

<sup>54</sup> O'Sullivan, J., Mounted Police in New South Wales, Adelaide, 1979, p.139

<sup>55</sup> Turner, J.W., Preliminary Statement of Social Significance, Dec 1997.

<sup>56</sup> This view is supported in the results of the 1997 survey by J. W. Turner

<sup>57</sup> *ibid*, p2

In reality, the survey results show that very few live in constant fear. The vast majority think 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>58</sup>

#### **MAITLAND COMMUNITY GENERALLY**

There can be no doubt that the Maitland community is well aware of the economic value of the gaol to the district. At a time of high unemployment the closure of a large state-funded institution which had provided secure employment over one and a half centuries is a matter of concern. This concern appears to over-ride the less satisfactory aspects of the type of work involved. The indirect employment opportunities (service related) that the Gaol provides to the community are also highly valued.

It is also clear that the Maitlanders are 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.

##### *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, 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.

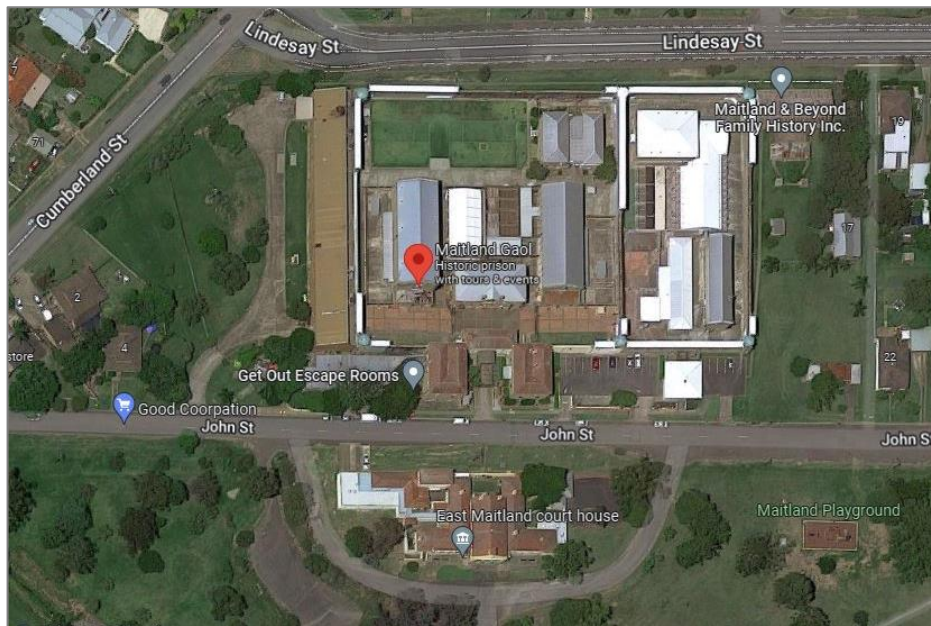
The Gaol was erected behind the Court House (Figure 36), reinforcing the sense of a legal precinct. Like a big stick held behind the Court's back with the blunt end just visible, the Gaol reminded viewers, that punishment awaited those who transgressed the law. Subsequently, the Church of St. Peters 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.

<sup>58</sup> "Maitland Gaol- Category A1 Upgrade Statement of Environmental Effects", Planning Workshop, 1991, p.17





**Figure 36 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 36) does not bear this out. The aerial photographs (Figure 36) also makes it clear that the original twin buildings on either side of the entrance to the Gaol (the Governor's and Deputy 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 36)

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**

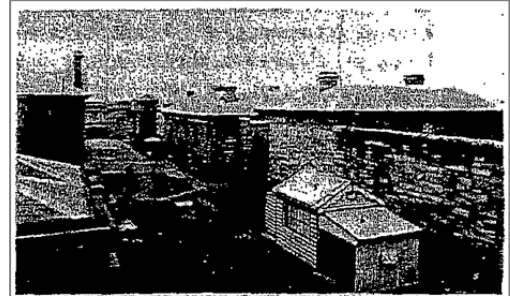
There is little information about the development of the grounds within the study area, and no plans or maps showing the details of plantings, either within or outside the Gaol.



**WITHIN THE WALLS**

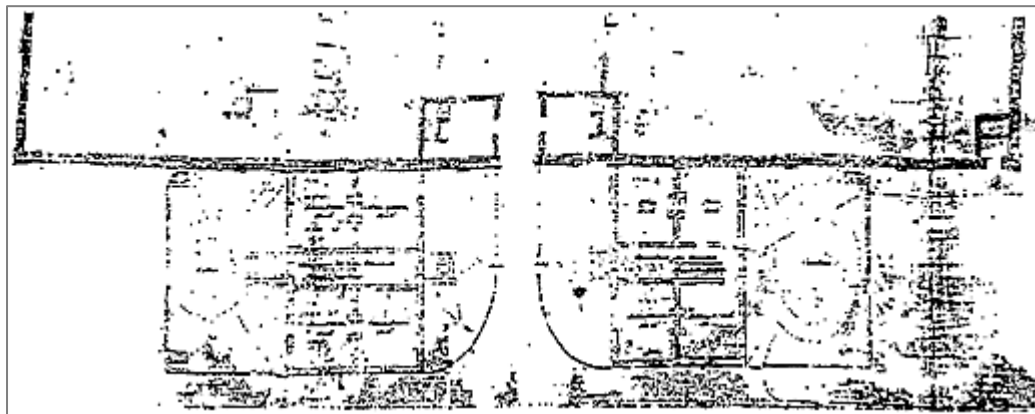
An early photograph, c.1897 (Figure 37) shows a small square of shrubs just inside and to the west of the main entry gate of the Gaol. They appear to be ornamentals, or possibly tall herbs. Today, however, there is nothing of landscape interest within the Gaol itself. Instead, one has to go beyond the Gaol walls to identify such elements.

In the space between the Gaol walls and the road, an early plan dated c1867 (Figure 38) shows the dotted outline of formal gardens 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. A subsequent plan c1885 (Figure 39) 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.



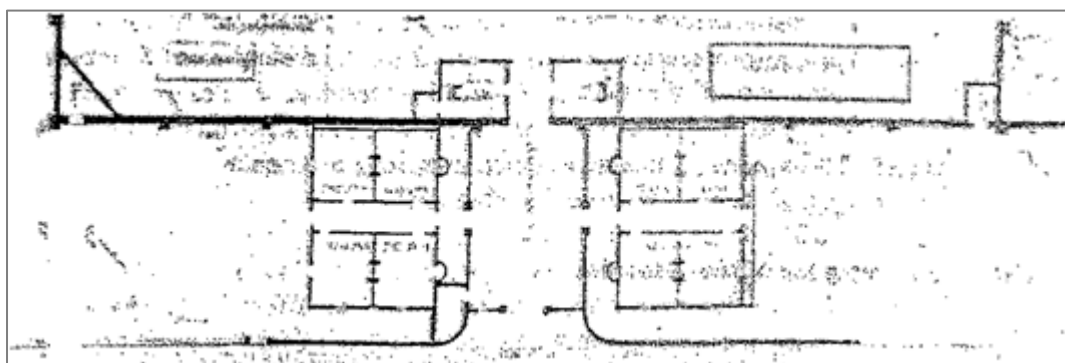
**Figure 37. A small garden (centre) is visible beside the Entry Gate and at the back of the Deputy Governor's Quarters, c1897.**

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



**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.**

*Source: DPWS Plan Room PC321/43*



**Figure 39 A later plan of the Gaol, c1885 showing the garden yards, simplified.**

*Source: DPWS Plan Room PC321/43*

However, from early photographs<sup>59</sup> there are a few tantalising glimpses of dark shrubs, possibly Cypressess 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>60</sup> shows that until recently 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 (Figure 36).

### 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>61</sup>



**Figure 40 The c1890 Hoop Pine near the former Deputy Governor's Residence, west of the main entrance to the Gaol.**

Source: EMA 2022 (7124)

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.

### STREET FRONTAGES

On the perimeter of the Gaol along Lindsay 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

##### **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

<sup>59</sup> *ibid.*, Attachment 3, p.12

<sup>60</sup> Mayne-Wilson, W., Landscape Conservation Report on the Maitland Correctional Centre- Stage 2, September 1997, pp 8 & 9

<sup>61</sup> DOCS Survey Plan No. 9064

in the 1993 aerial photograph – Figure 36). 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.

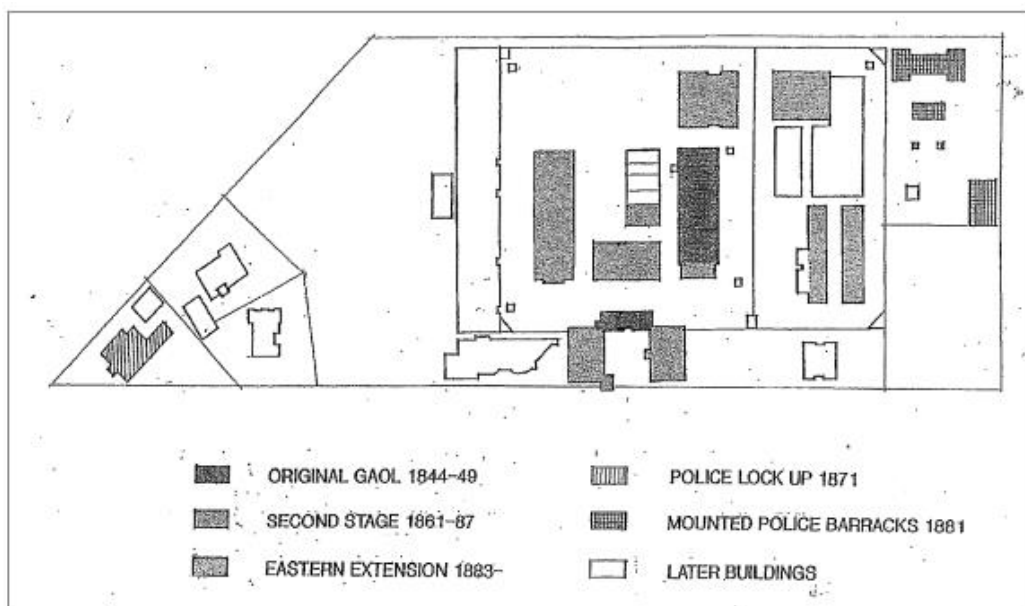
Within the grounds of the former Police Barracks are two Loquat trees and one Citrus tree, and an unidentified fruit tree of the Prunus family. None of these appears likely to have heritage significance. A driveway on the east of the site, leading from Lindsay St. to the former stables has been planted 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.

**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.

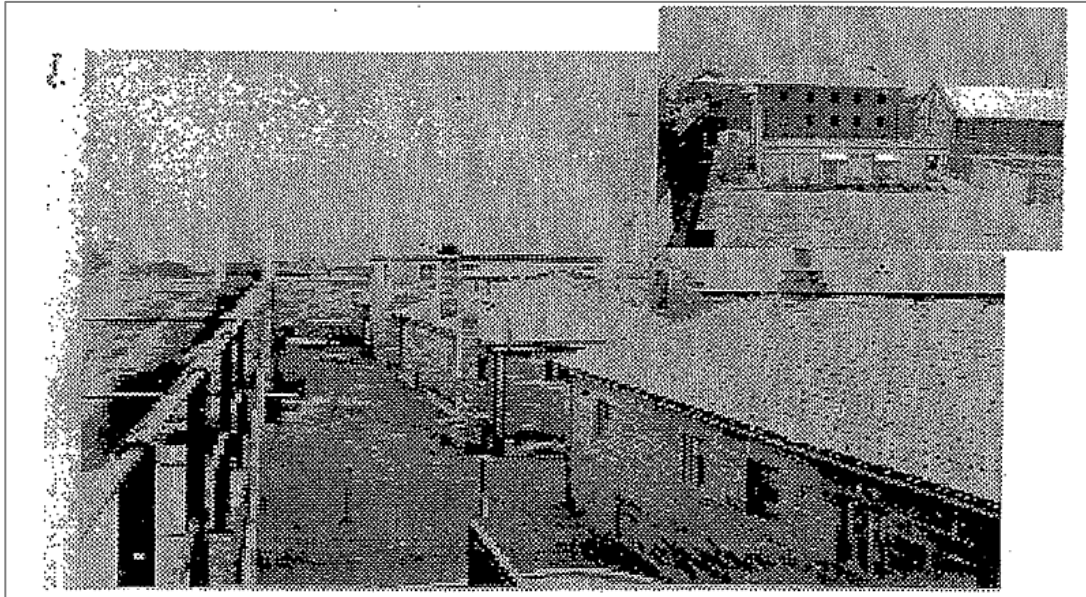


**Figure 41 Maitland Correctional Centre & Police Properties Site Plan showing periods of development.**

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

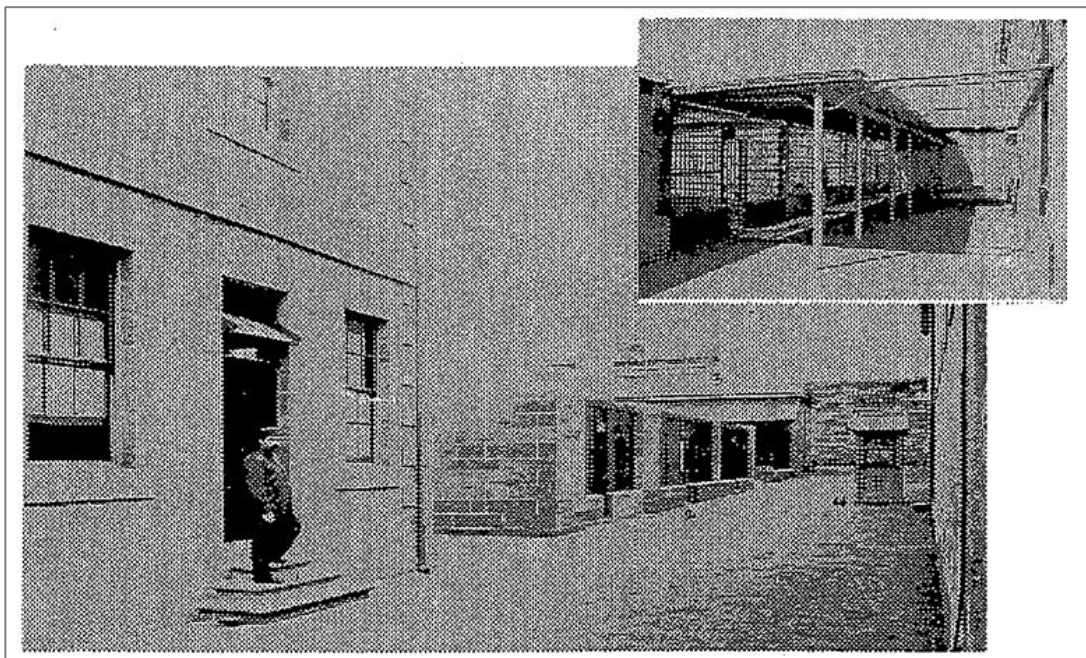


#### 4.1.19 Photographic Comparison of the Gaol using c1897 and 1998 Photographs



**Figure 42** 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.

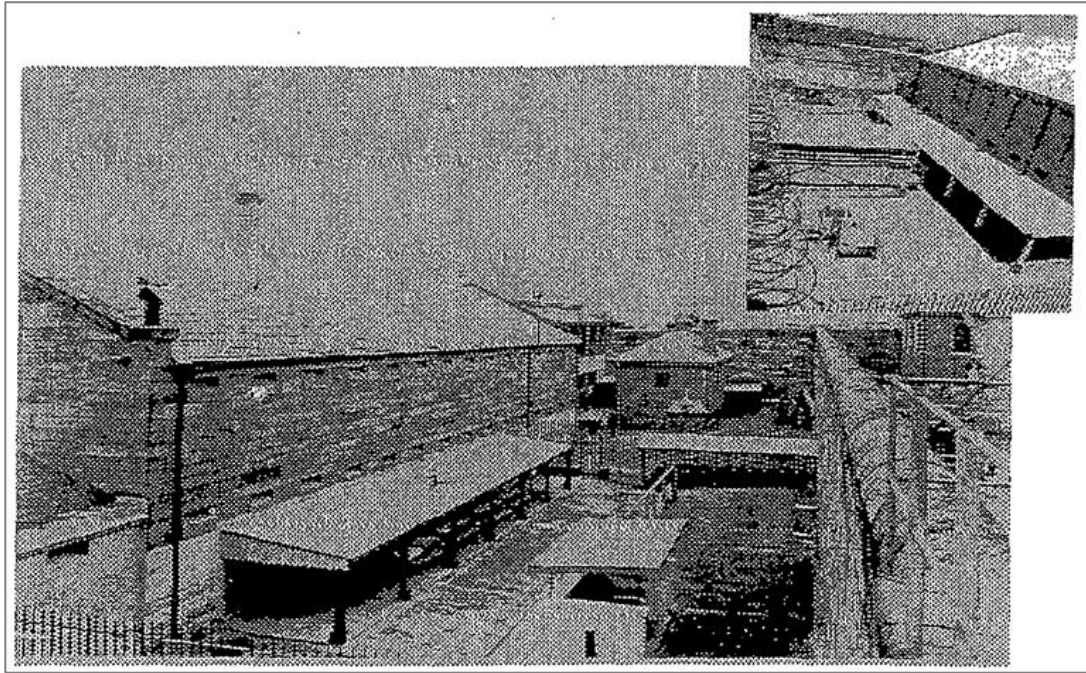
*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*



**Figure 43** 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.

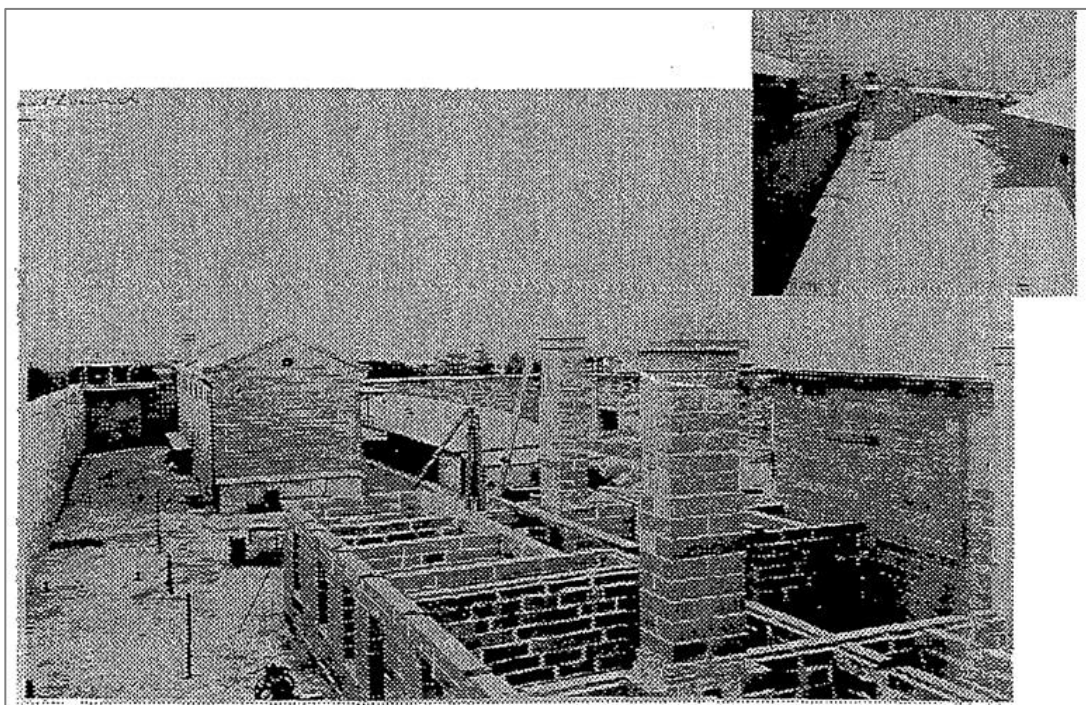
*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*





**Figure 44 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: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

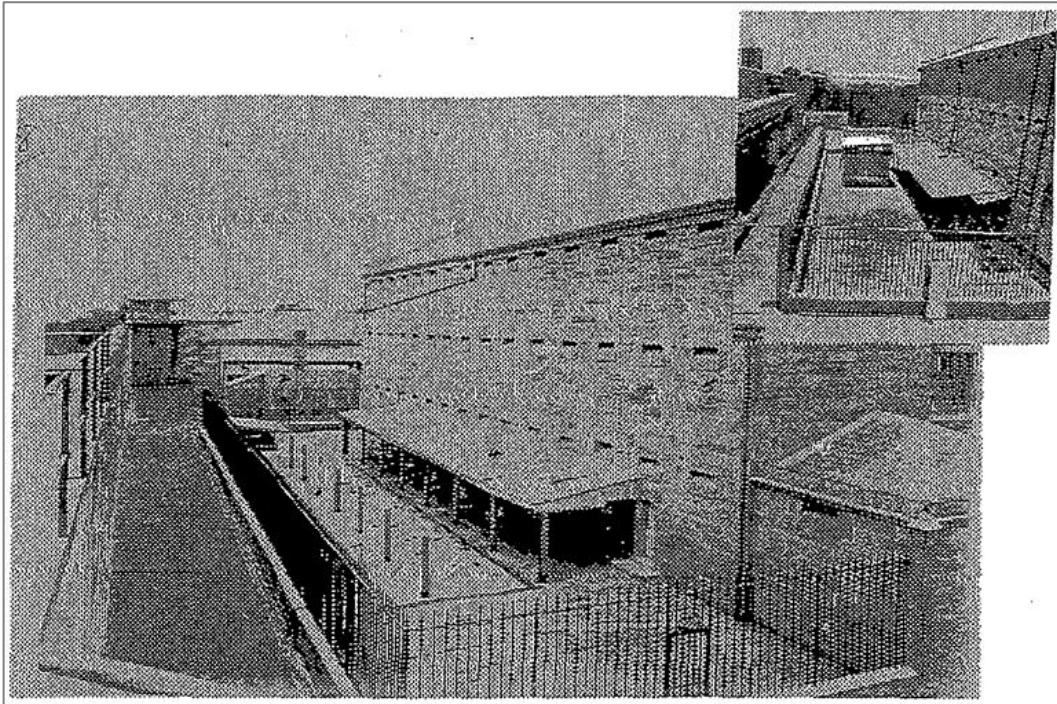


**Figure 45 View from East Tower, Eastern Extension looking towards Asset No 019 and 020.**

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

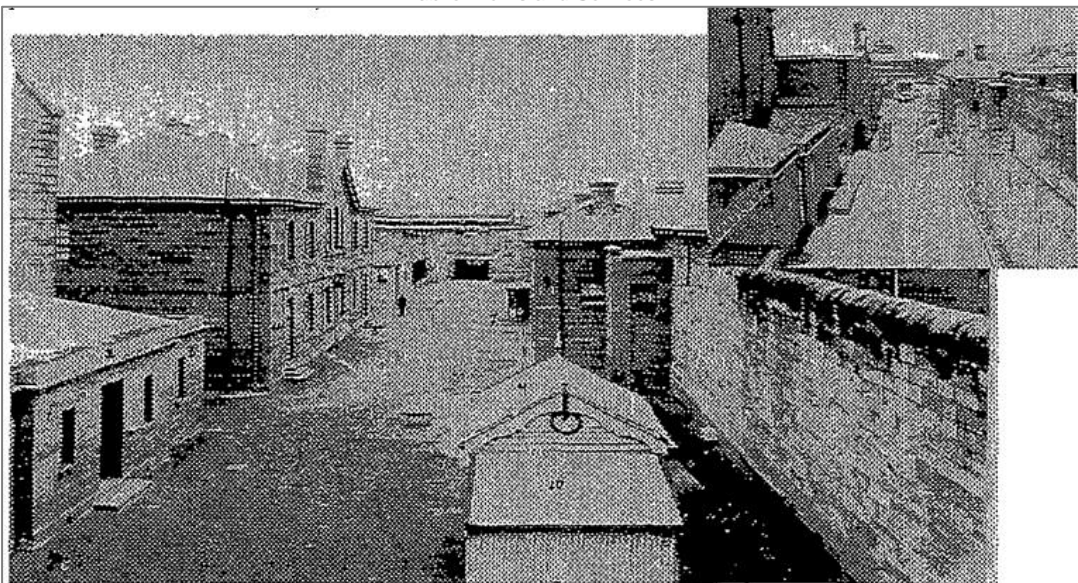




**Figure 46 View from West Tower of central gaol complex looking at yard of Asset No. 012.**

There is little change from c1897 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: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

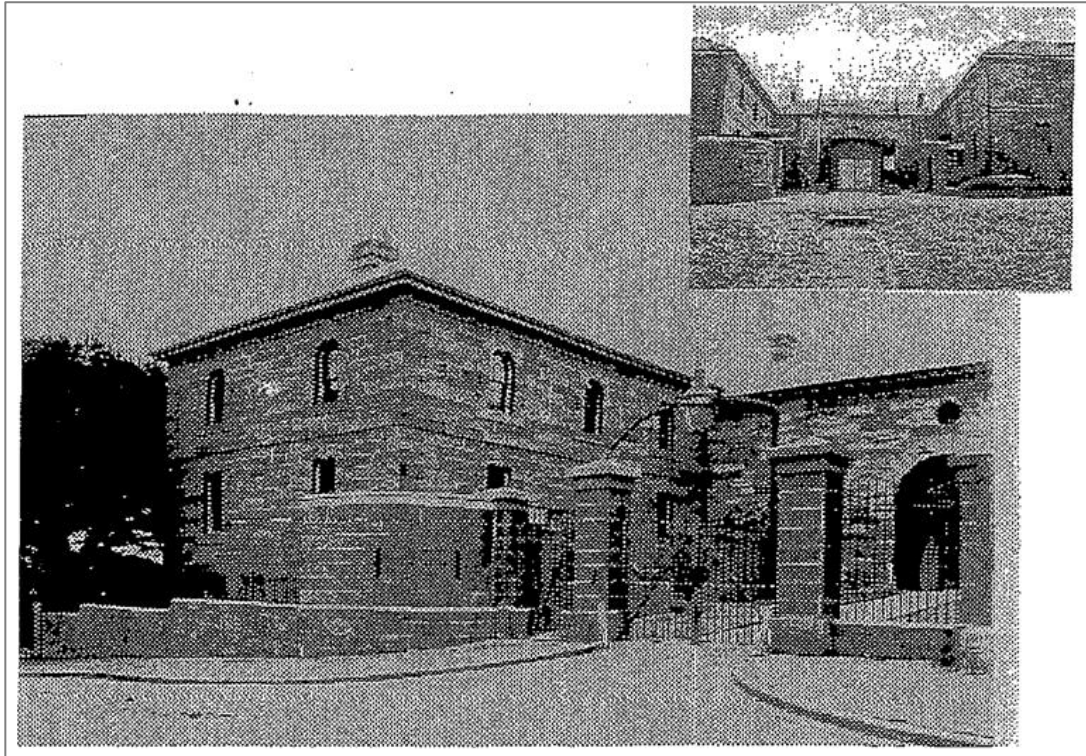


**Figure 47 View from West Tower of central gaol complex looking south-east.**

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





**Figure 48 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: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

## 4.2 Historic Themes <sup>62</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 has been continuously used as a gaol.
- 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.

<sup>62</sup> Masterplan

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 is accepted by the community for the economic benefits it confers.
- 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 is valued by both warders and serious offenders as a 'safe gaol' affording immediate community, employees and inmates a relatively safe working and living environment.

The gaol in the context of East Maitland:

- Is an important component of the group of nearby historic buildings, (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 & 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 Deputy 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.

#### 4.4 Statement of Significance

The following statement of significance is taken from the NSW State Heritage Register listing<sup>63</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.*

##### **Criteria e) Research Potential**

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

<sup>63</sup> <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5012147>

#### 4.5 Elements of Significance<sup>64</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>64</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 49

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 glass window	C	L
					Office and kitchen fitout in building generally	D/I	H
Partition walls in hospital area	I	H					
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
					Wire grid over void between galleries	D/I	M



Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					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
					Stone stair	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)	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
					Cell furniture and fittings (i.e., power boards)	B	L

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					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
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
					Tower bases and staircases	B	L
					Modern catwalks on	D/I	H

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance
					top of walls		
					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>65</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 then 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>66</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 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>65</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>66</sup> As updated at 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 50 years after the death of the architect which will be in 2025.

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.

The only moral right that remains is with the designers over the past 50 years. 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 is 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 (ACT)**

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.

#### **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.
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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 (Le. the whole of the property indicated below adjacent to John, Cumberland and Lindsay Street) 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 3) are likely to remain beneath the current ground surface.

**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.

Experiences and connections of aboriginals to Maitland Gaol to be an integral part of the interpretation.

Interpretation plans for the site should address issues such as an interpretation centre or facility within the complex, oral histories<sup>67</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:

- be based on archaeological and photographic evidence

<sup>67</sup> Nine Network, A Current Affair, December 1997

- 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 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 36

**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 Lindsay 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.

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

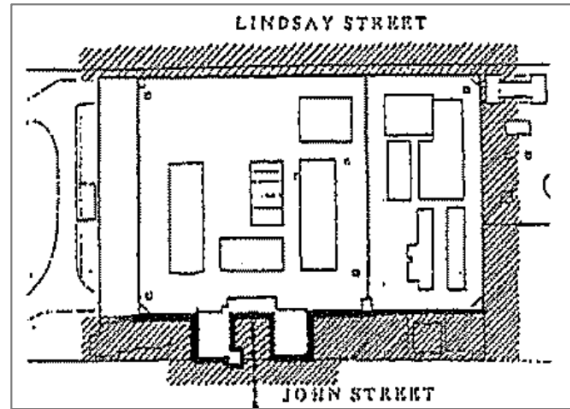
**Conservation Policy 12: Clarify, enhance and maintain the William Street axial vista and views of the walled complex.**

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

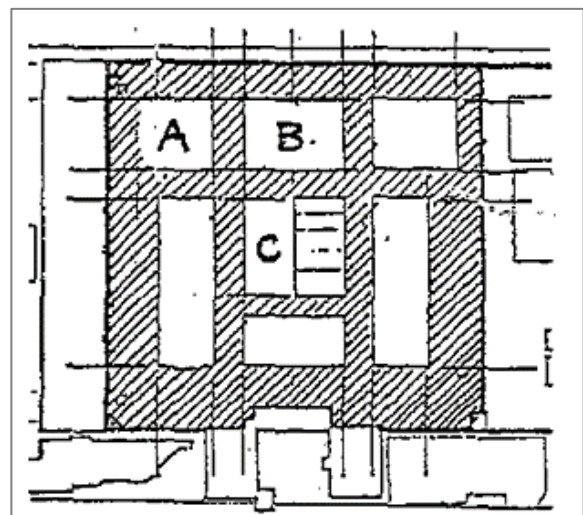
*Source: Maitland Correctional Centre and Police Properties: Conservation Plan, 1998, The Heritage Group, Department of Public Works and Services.*

**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 51) 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 51 The open space pattern of the central gaol.**

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

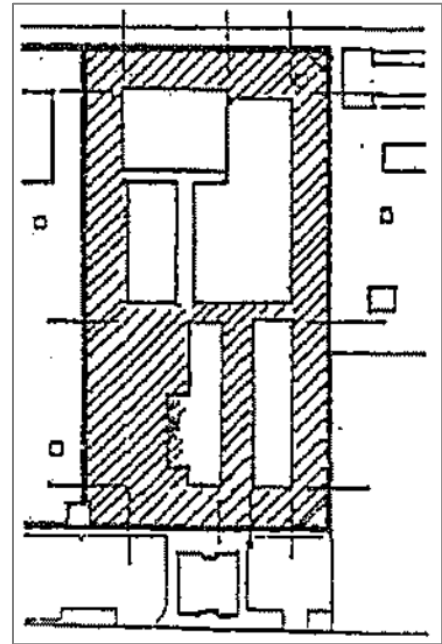
No new permanent structures should be erected in the circulation space of the main gaol (hatched). Small secondary structures only may be constructed in these areas if based on the notion of the sentry boxes and research (i.e. 19th century photographs).

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 52 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 or minor alterations should be carried out in compatible materials. New buildings should be identifiably new and separated physically from the existing buildings. New designs need not mimic the old but the ability to build in harmony with the existing character depends on the designer's sensitivity and skill. 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.

**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>68</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 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.**

<sup>68</sup> The Burra Charter, refer Attachment 4.

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

Currently the roofs of all the major buildings belonging to the Correctional Centre are new white Colorbond. While this unity of material and colour gives the gaol buildings a collective identity it tends to overpower the architectural character. The exception to this is the gatehouse group of buildings which have terracotta tiled roofs. These match the roofs of the Courthouse directly in front of the Gaol. Early photographs show that all roofs associated with the 19th century Gaol were originally slate. Should the roofs of the Gaol require recladding, 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 Lindsay 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 returned 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.



**Figure 53 Typical cell door bolt and lock. This lock is one of the more recent Abloy Lock types.**

*Source: EMA 2022 (6958)*

Even murals and graffiti add to the significance of the prison and should be retained. As James Kerr puts it<sup>69</sup>.

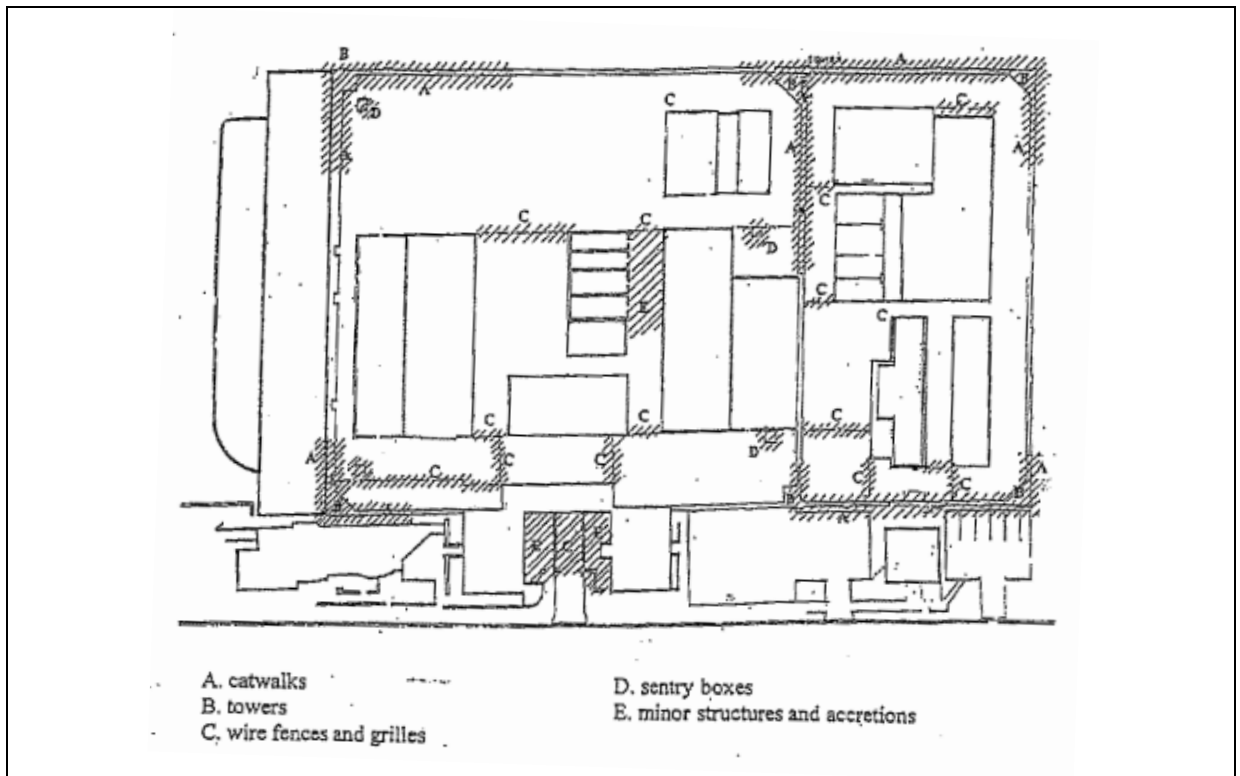
*'murals and graffiti help fill the massive vacuum left when prisoners and staff are removed. Such work represents an immediate and compelling reminder of emotional attitudes within a prison'.*

Significant 'fixed' items that should be retained include: iron and steel gates, cell doors and all hardware, cell grill doors, signage, graffiti. 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.

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

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<sup>69</sup> Kerr



**Figure 54 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 54) 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 55 Typical security fences etc. (Eastern Extension)**

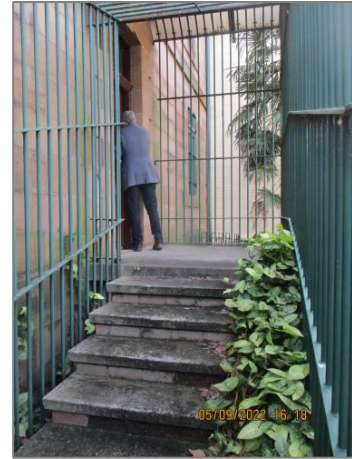
*Source: EMA 2022.*

**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 54) 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 56).



**Figure 56 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;
2. replacing rusted gutters and downpipes; and
3. replacing deteriorated stone.

It is also required that no materials be replaced unless essential and all work to be carefully undertaken and executed to a 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, secure loose/squeaky floorboards.

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 in Finance in the first instance.
<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, site occupier.
<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 prior to undertaking any work.
<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.
<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. 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 cause unanticipated long-term damage.	<b>Do</b> repair heritage materials with the same or similar materials – 'like with like' -. If the same material is no longer available, seek the most compatible option.

DON'T	WHY	DO
<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. 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	Ensure ventilation openings remain open.

DON'T	WHY	DO
	activity.	
<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.
<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.
<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 heritage interest that remain hidden	Repaint in original colour schemes or seek advice where required.

DON'T	WHY	DO
	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 interest that remain hidden beneath layers of paintwork.	Repaint in original colour schemes or seek advice where required.



## 8.0 Bibliography

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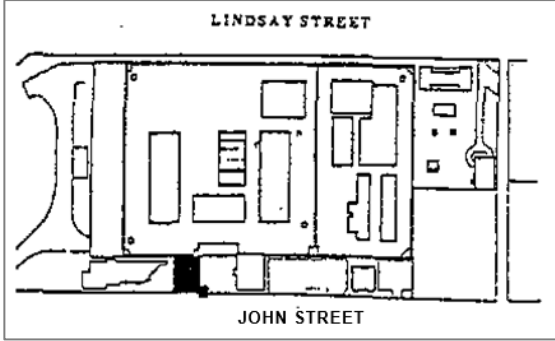
## ATTACHMENT 1 CITATIONS

**ATTACHMENT 2 EAST MAITLAND DCP 2011**

**ATTACHMENT 3 DETAILED DESCRIPTION AND INVENTORY SHEETS**



<b>Asset No: 2</b>	<b>9.0 BUILDING NAME: CHIEF WARDEN'S QUARTERS</b>
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<p><b>Description:</b></p> <p>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.</p>	<p><b>Location:</b></p> 
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**Building Images: (further photographs attached).**

<p><b>EXTERIOR</b></p> 	<p><b>INTERIOR</b></p>  
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**Detailed Description**

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.

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>Uses</b>	<b>Significance Rating: Considerable</b>
Administration for Tour Programs/currently unused.	

**Significance of Elements:**

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance for change
002	Gatehouse – Superintendent's	B	B	B	Basement – fitout (gym, showers, etc.)	I	L

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level of Significance	Tolerance for change
	Office (former house of Lieutenant Governor)				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

**Comment/Condition:**

The building shows a number of phases of internal change.

Some elements have been removed such as chimneys and eastern entry stairs.

**Conservation Strategy:****Policies:**

- 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.

Element	Significance	Recommendation
<b>Floor</b>	<ul style="list-style-type: none"> <li>• Considerable except for 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>• Considerable, 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>
<b>Walls</b>	<ul style="list-style-type: none"> <li>• Considerable, 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 renovated internally 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> </ul>

		<ul style="list-style-type: none"> <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 needs to be removed.</li> <li>• Rising damp is evident on the walls, but does not appear to be a major problem. Continue the 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>• Some</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>
<b>Architraves</b>	<ul style="list-style-type: none"> <li>• Considerable, 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 considerable.</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 considerable.</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</li> </ul>	<ul style="list-style-type: none"> <li>• Retain door.</li> </ul>

	first floor is some.	
	<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 considerable.</li> </ul>	<ul style="list-style-type: none"> <li>Retain.</li> <li>Door may be repainted, preferably in original colours.</li> </ul>
<b>Lighting</b>	<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>Considerable, 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>Considerable</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 north west 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>Considerable</li> </ul>	<ul style="list-style-type: none"> <li>Retain as is.</li> <li>Reconstruct top of newell post if desired.</li> <li>Stabilize the bottom newell post.</li> <li>Balustrade to be stripped back and re-stain and varnish is preferred.</li> <li>Finishes on stair can be replace, but retain original timber. Exposing the original timber finish stair is preferred.</li> </ul>
<b>Built-in Fittings</b>		
<b>Photographs [            to be added            ]</b>		



## ATTACHMENT 4 BURRA CHARTER

## **ATTACHMENT 5 NSW HERITAGE STANDARD EXEMPTIONS**

## ATTACHMENT 6 HISTORICAL DEVELOPMENT