

# Maitland Gaol Redevelopment

STATEMENT of HERITAGE IMPACT

*Maitland Correctional Centre*  
(SHR No. 01296) (LEP No. I152)

6-18 John Street  
Lot 469 DP1002766  
East Maitland NSW 2323

Statement of heritage impact for redevelopment works to  
Maitland Gaol.

Prepared by Heritas for Maitland City Council

**Issue E Final | 06 August 2024**



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# PROJECT BACKGROUND

Heritas is located on Awabakal County: land never ceded. We acknowledge the Wonnarua peoples as the Traditional Owners of the Maitland region on which this report is focused and pay respects to Elders past, present and emerging.

Maitland Gaol is the longest continuously operating correctional institution in New South Wales. The facility closed in 1998 and was converted to a tourism facility in 2000 under the management of Maitland City Council. In January 2022 the NSW State and Federal governments announced a funding grant for the redevelopment of the Gaol to deliver a substantial part of its 2020 Development Plan including capital investment in a new activity hub with enhanced access and connectivity, innovative interpretation, along with the provision of event infrastructure and boutique accommodation. The Maitland Gaol Redevelopment will be staged across three separate Development Applications consisting of:

## Development Application 1:

Redevelopment of the 'Store' building (Building 14) to provide:

- A new ticketing office and gift store;
- New administration office space;
- Upgraded amenities;
- Construction of DDA access, ramps and stairs;
- Demolition of existing laundry; and
- Construction of a new loading dock.

Redevelopment of the 'Gaol Staff / Warder's Amenities' building (Building 22) consisting of:

- Demolition of Building 22;
- Construction of a new café;
- External and internal landscaping; and
- Construction of enhanced access points.

Construction of new carpark

- Construction of a 16 space car park including two accessible parking spaces;
- Associated landscaping; and
- Construction of accessible pathways.

## Development Application 2:

Refurbishment of the 'Lieutenant Governor and Governor's residences' (Buildings 2 and 3) to provide:

- Boutique accommodation consisting of several guest rooms.

## Development Application 3:

Future works for the redevelopment of the 'Store' Building to provide:

- Additional amenities;
- Renovated theatre with bar, foyer, amphitheatre;
- Renovated back of house; and
- Construction of external DDA ramp.

**This Statement of Heritage Impact relates to Development Application 1 only.** This report has been undertaken in accordance with the requirements of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* (2013) and, more specifically, *Guidelines for preparing a statement of heritage impact* by Environment and Heritage, NSW Department of Planning and Environment (2023). These guidelines note that a Statement of Heritage Impact should recognise and acknowledge measures proposed to conserve the significance of heritage items.

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## Statement of heritage impact for:

Partial demolition of the existing wall structure to the north-west portion of the gaol, with removal of the intrusive 1970s café building and adaptive re-use of the c1980 store and work centre building.

## Author Identification

This Statement of Heritage Impact was prepared by the following Heritas Architecture team members:

- Kate Glanville (B.Arch., M.Arch): site inspections, report research, report preparation
- Linda Babic (B.A., B.Arch., M.Herit.Cons.): site inspections, report preparation, report review

All photographs, diagrams and drawings have been prepared by Heritas, unless otherwise stated.

## Prepared for:

Maitland City Council

# 1 THE HERITAGE ITEM

## 1.1 Site description

Maitland Gaol is listed as an item of heritage significance on the NSW State Heritage Register (SHR No. 01296) and the City of Maitland Local Environmental Plan 2011 (LEP No. 152). The gaol was removed from the Corrective Services NSW Section 170 Heritage & Conservation Register following a review of that register undertaken by GML Heritage, in 2017. The former correctional facility is situated within the East Maitland Heritage Conservation Area (C3) of local significance, pursuant to Schedule 5 of the Maitland LEP 2011.

### 1.1.1 Heritage item<sup>1</sup>

The Maitland Gaol complex is positioned on top of the main hill at East Maitland. It is the focal point of the town and an important confirmation of the axial town planning concept of the Surveyor General of that time, Sir Thomas Mitchell. The site comprises of a stern, inscrutable sandstone complex enclosed by 7.5m walls reinforced by gun towers (Dapin, 2019, 28). Featuring buildings mainly of sandstone and metal roofing, the building structures are set out on the same north-west bearing as the predominant street pattern of East Maitland. The cell block Wings 'A' and 'B' were located symmetrically about the Gate House axis in the 1840s being of equal distance from the axis. The houses of the Governor of the Gaol and of the Lieutenant-Governor project forwards from the perimeter wall to form a court, with the main entrance at the far end. The condition of the complex is varying, although generally good-fair.

### 1.1.2 Heritage listings

Table 1: Statutory heritage listings

Listing Type	Item name and document details	Listing number
Local heritage conservation area	East Maitland Heritage Conservation Area	C3
Local heritage item	Maitland Correctional Centre	152
NSW State Heritage Register	Maitland Correctional Centre (including Police Barracks)	SHR No. 01296
National Trust	Part of Courthouse and Gaol Precinct	-
<b>Significant Structures within the context of Maitland Correctional Centre</b>		
State significance	Police Station	SHR No. 01296
Local significance	Police Outbuildings and Stables	152
Local significance	Warden's Cottage and Lockup (former)	152
State significance	East Maitland Railway Station Group	SHR No. 01135
Local significance	East Maitland Courthouse	150
Local significance	Courthouse Parklands	149
Local significance	House (26-28 John Street)	153
Local significance	"Neragh" (18-20 Lindesay Street)	165
State Significance	Former Post Office and Stables	131

<sup>1</sup> State Heritage Inventory, Maitland Correctional Centre: Physical Description, 2011.

### 1.1.3 Site and its context

The site occupies land between John Street and Lindesay Street, East Maitland, and originally extended to Morpeth Road. Remnant associated structures within this context include the police barracks and the police residence, along with sites previously used for gardens and stone stockpiling.

The context immediately beyond the gaol is highly varied. The structure itself dominates the immediate area in its positioning at the top of a rise, at the end of the original civic planning axis of East Maitland and overlooking the East Maitland Courthouse and the East Maitland Post Office (former). These significant civic buildings are set within a greater context of low density residential development, with the Main North Line railway (Great Northern Railway) intersecting the area at the low point, beneath the gaol and courthouse to the west. The gaol complex is buffered on the west, north and partially on the south by parkland, including Anzac Park. The greater context to the north is agricultural land, bisected by the Hunter River.

During operation as a gaol, the site was subject to continual changes, notably the eastern extension (1850s), the north-west Store additions (c1975), the officers' amenities building (c1980), the Visits Centre (c1992), and demolition of the Kitchen Block (1990s). The place ceased use as a gaol in the late 1990s, with Maitland City Council taking over management for adaptive re-use as a tourism site in the early 2000s.



Figure 1  
Location of 6-18 John Street within wider context of East Maitland. Subject site is identified in colour.  
**source:** SIX Maps adapted by Heritas 2022.



Figure 2  
Immediate context of 6-18 John Street, East Maitland with subject site identified in colour. The proposed development area at the north-west of the gaol complex is highlighted in red.  
**source:** SIX Maps adapted by Heritas 2022.

### 1.1.4 The proposed works area

The proposed works area comprises of the buildings and areas at the north-west of the site, specifically the c1980 amenities block (now café), the c1975 store building, the 1840s perimeter wall in this area, and a portion of the internal courtyard space. The works also include vehicle parking along the north-west of the store building. The extent of works for this Development Application are generally described in the DA Staging Plan (DA1-010\_B).



Figure 3  
Aerial view of local context. Location of Maitland Gaol indicated with development site highlighted in red. **source:** Google Maps adapted by Heritas, 2023.

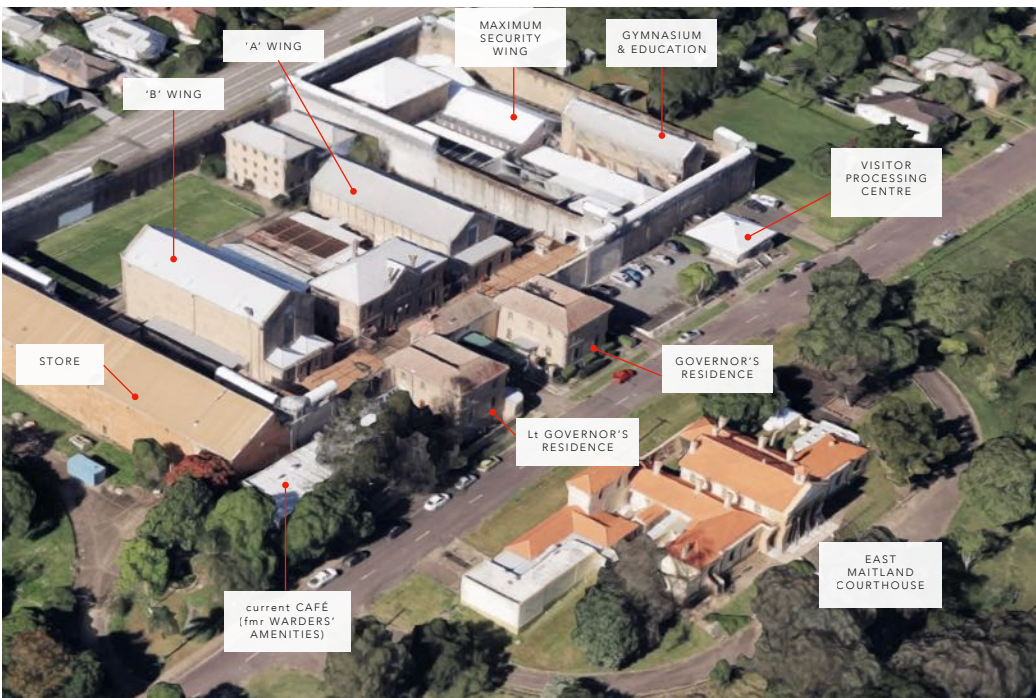


Figure 4  
Aerial view of the gaol site. **source:** Google Maps adapted Heritas, 2023.



PROVENANCE DIAGRAM - - - - - Extent of works area

GAOL COMPLEX

Date	1839	1844-1849	1861-1887	1887	c1891	c1897	c1899	c1975	c1980	c1991
Reference	Original perimeter walls	Gatehouse (1) & A Wing (9)	Lieutenant Governor's Residence (2), Governor's Residence (3), B Wing (12), Administration (5) & Kitchen Block (13)	Wall extension	Gymnasium/ Education (19) and Visits Centre (20)	C Wing (16)	Alterations to A Wing (9) and C Wing (16) upper level	Store (14)	Gaol Staff/ Warder's Amenities (22)	Visits Processing Centre (36) & Maximum Security (18)

TOWERS

Date	1866	1866	c1887	1887	1887	c1980s-1990s
Reference	1 Tower	3 Tower	4 Tower	5 Tower	6 Tower	2 Tower

Figure 5  
Provenance diagram of the gaol site.  
General area of proposed works indicated.  
source: Heritas, 2023 adapted from Maitland Council

## 1.2 Site summary history

A historical timeline has been prepared to summarise the development of Maitland Gaol. A more comprehensive history is included in Appendix A of this document, and within the draft Heritage Management Plan (Eric Martin & Associates, Final Draft Issue 4, 28 July 2023). Note the CMP does not detail a comprehensive Indigenous history of the subject site and/or broader context.

### 1.2.1 Documented history of Maitland Gaol

The following table has been summarised from the historical overview contained within the Draft Conservation Management Plan prepared by Eric Martin and Associates (2023) in consultation with Zoe Whiting (Heritage Interpretation Specialist) of Maitland City Council.

Table 2: Summary history

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.
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.
<b>1846-1849</b>	<b>FIRST PHASE OF CONSTRUCTION: GATEHOUSE AND A WING</b>
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.
<b>1861-1887</b>	<b>SECOND PHASE OF CONSTRUCTION: LIEUTENANT GOVERNOR'S RESIDENCE, GOVERNOR'S RESIDENCE, SENTRY POST, ADMINISTRATION, FORMER CHAPEL OFFICES AND HOSPITAL, B WING AND KITCHEN BLOCK</b>
1861	Prisoners commence construction of B Wing. Construction of yard for Juvenile prisoners. Hard labour prisoners employed to landscape areas outside walls. Stone stockpiling begins again.
1862	Watch towers and temporary and permanent hospital are erected. Prisoners construct water tank for courthouse.
1863	Lower range cells are added to north-western wing (B Wing).
1866	Mortimer Lewis, Junior designs upper two range of cells in the north-western wing. Construction commences by Thomas Alston. Lower range of cells are completed by prisoners in B Wing, some cells in use. Work is commenced on upper two floors by contractor using free labour. Erection of southern and northern watchtowers commenced by prison labour.
1867	Drainage works are carried out by John Paton, at the gaol and court house. B wing completed in November, watchtowers in use.
1868	Construction of Warden's quarters and governor's residence. Replacement of the original governor's and warden's accommodation with a two-storey block containing chapel, school and workshops. A range of workshops and yards were constructed behind the original governor's residence and warden's accommodation. Prisoners commence building of hospital for male prisoners.
1870	Construction by prisoners of day shelter and workplace for female prisoner with hospital on upper floor (building to be located behind A Wing).
1871	Police Lockup building is completed. Building intended for female prisoners complete. Construction of laundry and bathhouse commence.
1872	Prisoners commence construction of Chapel and workplace for male prisoners.
1873	Chapel and workplace complete.



1874	Construction of Governor's quarters by contractors commenced.
1875	Contractor Henry Noad completed residences for the Governor and Lieutenant Governor. Roof of entrance gate heightened.
1877	Construction of Deputy Governor's residence.
1881	Mounted Police Barracks buildings commences.
1883	<b>THIRD PHASE OF CONSTRUCTION: EASTERN EXTENSION INCLUSIVE OF C WING, GYM AND EDUCATION AND VISITS CENTRE (STONECUTTER'S SHED)</b>
1883	Construction commenced on perimeter wall for eastern extension of gaol.
1886	Eastern extension construction commences for airing yards.
1887	B Wing completed with cell ranges on the upper floors, adding 84 cells the gaol. Garden and farming land reclaimed. Garden moved outside the walls of the gaol. Animal farming adjacent the courthouse. Eastern extension wall complete.
1888	Further construction to the Eastern extension for women's C Wing, laundry, hospital and workshops.
1895	Chimney stack and boilers installed for a steam cooking plant and hot water system. Build by prisoners with brickwork carried out by a contractor, Mr Edges.
1896	Maitland Gaol listed as one of the Colony's principal prisons for women.
1897	Eastern extension ready to be roofed.
1914	Police Lockup converted to a residence with a new cell block and yard behind.
1914	Maitland Gaol confirmed as a reception prison for Hunter Region and for "special" prisoners.
1925	Maitland Gaol confirmed as "set apart for sexual offenders".
1930s	Acquisition of Anzac Park and Melbourne Street reserve. The land on Melbourne Street was leased to the Department of Prisons until 1963.
1951	Female prisoners no longer housed at the gaol.
1954	Alterations to Mounted Police Barracks takes place to serve as East Maitland Police Station.
1964	Anzac Park and Melbourne Steet reserve on Melbourne Street acquired by the Department of Prisons (as it was then known) for the sum of £103 and gazetted on 24 January 1964.
1970-1991	<b>DEMOLITIONS, ALTERATIONS AND IMPROVEMENTS</b>
1971	Demolition of Female's wing.
1972	Cessnock Corrective Centre opens as a medium security prison and leads to Maitland Gaol being designated maximum security.
1972-1980	Major capital works including new kitchen and boiler house, conversion of existing residences, water service, external development, police barracks, workshop rebuilding, security tower to the west and officers' amenities.
1979	Former Mounted Police Barracks (East Maitland Police Station) is restored as office space for the gaol and later used as a museum/craft shop in the 1980s.
1980	NSW Department of Corrective Services commissioned a development that included a new officers' amenities block and air-conditioning of the tailor's shop.
1981	Official opening of the Maitland Gaol Museum.
1991	Changes to the Eastern extension.
1996	<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.
2000	Maitland Gaol commences operation as a tourism venture, providing tours of the interpreted site.

2018	Maitland City Council appointed as the Crown Land Manager for Maitland Gaol.
2020	Maitland Gaol Development Plan and Site Masterplan adopted by Council.

### 1.2.2 Documented history of the Store and Amenities buildings

Major capital works to the gaol occurred in the 1970s and included the construction of a store and works centre, with laundry and shower block inclusive. The structure is a linear, brick form with skillion roof, stretching the entire length of the north-west boundary wall, and is the largest building in the gaol complex. Soon after, in c1980, the officers' amenities building was constructed along the front boundary wall of the gaol, in the south-west corner. This structure is the current Bread and Water café, leased to external operators. The Maitland Gaol Heritage Management Plan (Final Draft, Issue 4) provides minimal further detail on the history of these later structures.



**Figure 6**  
View of Maitland Gaol from the west, undated. Depicts gaol boundary wall at left, against which the current Building 14 (Store) is situated. The two-storey gabled roof structure (B-Wing) is shown beyond, and the Lieutenant-Governor's and Governor's residences are at right. Gaol gardens in foreground.  
**source:** Cultural Collections, University of Newcastle.



**Figure 7**  
View of Maitland Gaol from the west, January 1974. Depicts gaol wall and entrance prior to construction of the Staff and Warders' Amenities, now café.  
**source:** Hunter Photo Bank, 104 008284.



**Figure 8**  
Extensions to Maitland Gaol, reported in  
Newcastle Morning Herald, July 1975,  
showing the Store Building (Building 14),  
subject of the current proposal.  
**source:** Hunter Photo Bank, 104 008602.



**Figure 9**  
Extensions to Maitland Gaol, reported in  
Newcastle Morning Herald, July 1975,  
showing the Store Building (Building 14),  
subject of the current proposal.  
**source:** Hunter Photo Bank, 104 008601.

## 1.3 Physical Analysis

### 1.3.1 Landscape

It is noted within the draft Heritage Management Plan there is little information pertaining to the development of the grounds within the gaol site, with no documentary evidence of planting details.

'An early photograph 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 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 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 c1897, 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.

From early photographs there are a few tantalising glimpses of dark shrubs, possibly Cypresses or Pines, which appear to be growing in or close to the two official gardens. There is a passing mention of them in the History (this report) Late Nineteenth Century Developments: 'A graceful pine and other trees that have been an ornament to the locality' had been removed from the eastern sector of the block 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 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 westward.<sup>2</sup>

Planting to the rear of the police barracks, adjacent to the walled compound, provides a greater area of turf and a few trees. Similarly, the area to the north-west containing the former police lock-up and former gaol residences is well-treed and provides a landscape buffer on this side of the gaol. Ultimately, the soft landscape character of the gaol relies on the surrounding parklands.

In the Planning Approval Strategy for Maitland Gaol Redevelopment by Barr Planning (2022) it is mentioned that disused petrol bowsers were located off the north-west corner of Building 14, suggesting a potential for soil contamination.<sup>3</sup>

'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...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.'<sup>4</sup>

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<sup>2</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, 4.1.16 Landscaping of the Gaol Site.

<sup>3</sup> Barr Planning. (October 2022). *Planning Approval Pathway Strategy: Maitland Gaol Redevelopment*. Maitland City Council.

<sup>4</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, 4.1.15 Axial Siting.



Figure 10  
View of stone yard looking towards railway overpass  
on Melbourne Street.  
**source:** Heritas, 2023.



Figure 11  
View looking across former market garden site with  
Morpeth Road at left.  
**source:** Heritas, 2023.



Figure 12  
Stormwater outlet to the former market garden site.  
**source:** Heritas, 2023.



Figure 13  
View looking north-west across the former market garden  
towards Pitnacree Road.  
**source:** Heritas, 2023.



Figure 14  
View of rock-walled memorial pond with mature palm trees to John Street.  
**source:** Heritas, 2022.



Figure 15  
Jacaranda and Murraya hedging to external wall of 1970s addition.  
**source:** Heritas, 2022.



Figure 16  
View of Anzac Park looking towards railway overpass. East Maitland Courthouse and Gaol beyond at right,  
**source:** Heritas, 2023.



Figure 17  
View looking north-east from Anzac Park towards Maitland Gaol.  
Note the mature Hoop pines towards John Street.  
**source:** Heritas, 2023.



Figure 18  
View of paved internal courtyard looking south-east towards the gate house and Lieutenant Governor's Residence. Turfed area extending along the perimeter wall bound by brick edging and security mesh fencing.  
**source:** Heritas, 2022.



Figure 19  
View looking south-west towards the rear of 'B' Wing. Ramp to 1970s addition at right with concrete pathways to surrounds.  
**source:** Heritas, 2022.



Figure 20  
Turfed grounds to the northern corner of the Gaol denoting the exercise field and former site of the females wing and cookhouse, looking south-east.  
**source:** Heritas, 2022.



Figure 21  
Existing pedestrian access to 1980 café (former Amenities) flanked by stone pillars. Masonry wall concealed by established Murraya hedging with mature Nettle Berry forming a leafy canopy over the concrete entrance pathway.  
**source:** Heritas, 2022.

It is interesting to note the similarities in plantings between Anzac Park and the Gaol, assumed to be associated with the correctional facility's acquisition of the grounds in the mid twentieth century. Mature Hoop pines are densely populated towards John Street forming an easily identifiable destination marker within the local context of East Maitland. There is no evidence of the former garden pavilion identified (Appendix A, Figure 36), with the existing car park extension likely impacting upon any remaining built fabric.

A small memorial garden is located to the north-west corner of the site fronting John Street, erected in 1988 as a bicentennial project. The memorial features around a central rock-walled pond with flagpole and commemorative plaque reading:

"This flag pole was erected as a bicentennial commemorative project to honour all those Governors/Superintendents and their staff who served under them 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. They appear to have been planted in the early 1970s, 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."<sup>5</sup>

Plantings in this memorial garden area were described in 1998 as reflecting 'a typical suburban front garden plantings of the period, probably rain from those currently and cheaply available at the local nursery... Linking this present with the front entrance are three tall, mature Peppermint Gums ... They appear to have been planted in the early 1970s, about the same time as the Eucalypt and Bottle Brush trees in the far north-west corner of the triangular reserve ... they have little or no heritage value, other than demonstrating common amenity planting practice of institutions in the 1970s.'<sup>6</sup>

The site of the market garden acquired by the Gaol in 1938 is located to the western side of Morpeth Road, however, there is little remnants associated with the former use of the plot. Restricted access due to uneven terrain limited the extent of physical investigation although no obvious remains of the original storage sheds could be identified. There was also no evidence of the vegetable patches shown in historical photographs. Refer to Section 2.14 of Appendix A.

As noted within the draft HMP (Issue 4) 'there is little information about the development of the grounds...and no plans or maps showing the details of plantings, either within or outside the Gaol...there is nothing of landscape interest within the Gaol itself. Instead, one has to go beyond the Gaol walls to identify such elements.'<sup>7</sup>

The landscape within the gaol boundary walls is, unsurprisingly, sparse of landscape, with some small areas of turf relieving expanses of masonry. The site of the Maitland Gaol Precinct is predominately level, with some slight sloping at the north-western end where the former Police Barracks are located.

The immediate context of the gaol complex contains turf, small garden beds and street tree plantings. A large Hoop Pine remains as a historic entry marker to the gaol and is reflective of earlier landscaping. As one of the only remaining early plantings on the collective site, this tree maintains a moderate to high degree of significance, reflective of the late Victorian taste for monumental, sculptural plantings often used as identification markers for important sites.

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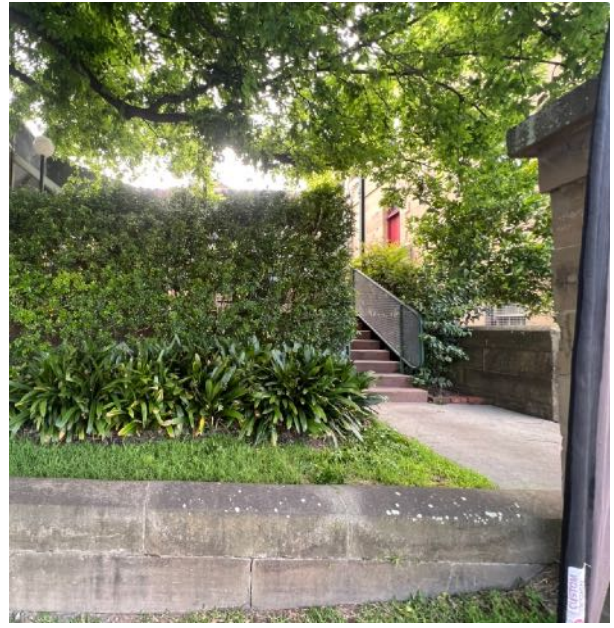
<sup>5</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates, Final Draft Issue 4, 28 July 2023, 4.1.17 Landscaping of areas associated with the Gaol, p.57.

<sup>6</sup> Maitland Correctional Centre and Police Properties Conservation Plan, Department of Public Works and Services, February 1998, p.78.

<sup>7</sup> Maitland Gaol HMP Draft, 4.1.16 Landscaping of the Gaol site, p.48.



**Figure 22**  
 Ravensfield stone retaining wall with curved coping to western boundary. Concrete stairs to 1970s addition beyond. Mass planting bed of Agapanthus and Murraya hedges at right. Café concealed from John Street via the stone wall with dense plantings.  
*source: Heritas, 2022.*



**Figure 23**  
 View of Ravensfield stone retaining wall defining portion of the western boundary with established planting screening the 1970s development from the public domain. Access to the café is provided from the concrete stairway at right, with the former Lieutenant Governor's quarters beyond.  
*source: Heritas, 2022.*



**Figure 24**  
 Mature Hoop Pine to boundary of perimeter wall. This significant tree marks the entrance to the Gaol complex. Nettle Berry at right to be removed as part of works.  
*source: Heritas, 2023.*



**Figure 25**  
 Café terrace defined by a combination of temporary and fixed metal fencing with mesh infill. Painted concrete ground surface with scattered low lying planter beds. Views towards John Street and the East Maitland Court House are predominantly screened by mature Nettle Berry and Murraya hedging defining the western boundary.  
*source: Heritas, 2022.*



### 1.3.2 Built Fabric

The built fabric of the gaol is described in the draft Conservation Management Plan (CMP) (Issue D Final Draft) prepared by Eric Martin and Associates Architects. The following fabric analysis has been informed by the CMP.<sup>8</sup>

The built fabric of the gaol is also described in a Conservation Management Plan undertaken by the Department of Public Works and Services (1998). The fabric analysis of the walls and western extension from that document is reproduced below.

#### Perimeter Walls (1840s)

'The walls of the gaol display evidence of changes to the Gaol over the years. The most noticeable alterations 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. ...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 [of] changes in use at the Gaol.'<sup>9</sup>



Figure 26

Partially rendered Morpeth sandstone perimeter walls to western corner of Gaol with troweled coursing. Octagonal watch house above constructed of concrete block. Metal framed gantry platforms to tops of wall with corrugated roof covering.  
**source:** Heritas, 2022.



Figure 27

Lower portion of Morpeth sandstone perimeter wall with rendered finish.  
**source:** Heritas, 2022.



Figure 28

Security mesh fencing to internal courtyard. Note the vent to the wall beyond, providing ventilation to Tower 4.  
**source:** Heritas, 2022.



Figure 29

View of rendered sections to internal face of sandstone perimeter walls. Note the entrance from the Lieutenant Governor's Residence garden, beyond.  
**source:** Heritas, 2022.

<sup>8</sup> Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue 1, 5 January 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>9</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, 3.2.2 Built Fabric, p.15.



**Figure 30**  
North-west elevation to the 1970s store and workshop building,  
viewed from the service road.  
**source:** Heritas, 2022.



**Figure 31**  
View looking north-east towards the 1970s brick store  
with chimney stack beyond.  
**source:** Heritas, 2022.



**Figure 32**  
North-west elevation to the brick Store building with metal cladding  
and metal roller door.  
**source:** Heritas, 2022.



**Figure 33**  
Internal opening to perimeter wall providing access to the former  
Laundry space within the Store building.  
**source:** Heritas, 2022.

### Store & Work Centres (c1975)

'The western extension, built in the 1970s somewhat insensitively in brick, contrasts with the contextualism of the 1980s officers' facilities built facing John Street.'<sup>10</sup>

'An orange brick building which sits along the entire north-west elevation of the gaol. This building dates from the 1970s and is the largest of the site's buildings. It is subdivided into a number of separate rooms and uses over two levels.'<sup>11</sup>

#### Lower Level

'The Lower Level is currently accessible from the external compound only (to the west) and is used for Council's Events section storage and storage for the café tenant. The lower level also includes the Boiler House on the far northern end of the building which is still equipped with the original 1970s equipment but is used for storage as is the rest of the level.'

#### Upper Level

'The Reception Store is on the far southern end of the building and is accessible only from inside the Gaol site. It serves as basic storage for the Maitland Gaol Collection that includes items of heritage significance to the site. The Saddlery is located next to the Store and is currently tenanted as storage for Maitland Musical Society.'<sup>12</sup>

<sup>10</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>11</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>12</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

## **Auditorium**

'The Auditorium is in the middle of this building and has been returned to its original configuration and purpose. It is the largest of the currently available open function spaces on the site. It can seat up to 200 in theatre style and has a raked seating area on the southern side of the room and is currently used for this purpose. It includes several large interpretation display cabinets for the Gaol's various displays throughout the year and has basic lighting, audio and video presentation equipment installed. The room provides a good venue for various activities requiring a large, versatile space.'<sup>13</sup>

## **Shower Block**

'The Shower Block is on the northern end of the building adjacent to the Auditorium. It is currently used for tour interpretation purposes and is the site of one of the major escapes from the site and as such is important in presenting the Maitland Gaol story. It has no other use at present.'<sup>14</sup>

## **Laundry**

'The Laundry is the last room on the northern end of the building, accessible from inside the Gaol perimeter and is currently used as a maintenance workshop and store. It contains many examples of the laundry equipment used at the time of the Gaol's closure.'<sup>15</sup>

## **Café (c1980)**

'The Café is a modern addition for the works centre that is accessed externally. This building currently operates as a commercial food outlet and has significant steps to all external entries and to the current toilet amenities. It has no accessible entry or toilets and very limited toilets for its function as a café. There are spaces on different levels including a squash court at the lower level. The café is only accessed from John Street and has no through link to the Gaol site.'<sup>16</sup>

## **Lieutenant Governor's Residence (1868)**

'The former Lieutenant Governor's Residence and Governor's Residence both present as a three-storey building, including basement, of ashlar sandstone and heavily rusticated [sic] arched windows and corners. The buildings project forwards from the compound wall and form a three-sided court with the gatehouse. The chimneys have been demolished, as have the eastern projecting stairs of the Lieutenant Governor's Residence, with an unsympathetic security stair built in its place. The Lieutenant Governor's Residence is in poor condition due to lack of use, whilst the Governor's Residence is in reasonable condition, bar substantial rising damp in the basement.'<sup>17</sup>

'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.'<sup>18</sup>

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<sup>13</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>14</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>15</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>16</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>17</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.

<sup>18</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates Architects, Final Draft Issue 4, 28 July 2023, Appendix 3 Detailed Description and Inventory Sheets.



Figure 34  
Internal view of Reception Store with exposed trusses, brick walls and concrete blockwork.  
**source:** Heritas, 2022.



Figure 35  
View of exposed brick walls with clear glazed clerestory windows and timber lined raked ceiling.  
**source:** Heritas, 2022.

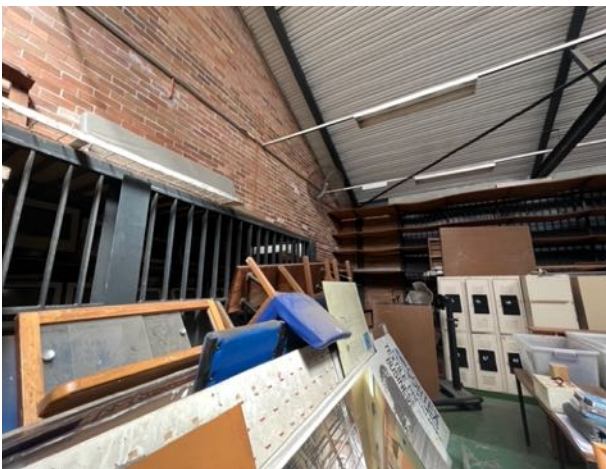


Figure 36  
Moveable heritage collection contained within the reception store.  
Raked ceiling lined with timber boarding.  
**source:** Heritas, 2022.



Figure 37  
View of clerestory windows with metal security grille over the Reception Store.  
**source:** Heritas, 2022.

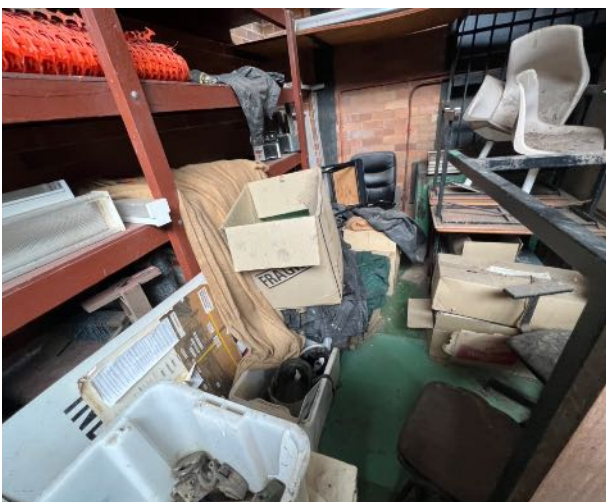


Figure 38  
Example of items held within the moveable heritage collection.  
**source:** Heritas, 2022.



Figure 39  
Concrete framed portal entrance to the Reception Store as viewed from the internal courtyard.  
**source:** Heritas, 2022.



Figure 40  
Access to the adjoining Theatre from the Saddlery.  
*source: Heritas, 2022.*



Figure 41  
View of exposed brickwork to interior of Saddlery  
with timber lined raked ceiling.  
*source: Heritas, 2022.*



Figure 42  
Raked ceiling with clerestory windows and ducting over Saddlery.  
*source: Heritas, 2022.*



Figure 43  
Saddlery used for storage of items of the Maitland Musical Society.  
*source: Heritas, 2022.*



Figure 44  
View of Saddlery used as a storage facility.  
*source: Heritas, 2022.*



Figure 45  
View of clerestory windows over the Saddlery with the  
entrance from the Gaol courtyard at left.  
*source: Heritas, 2022.*



Figure 46  
View of Auditorium with tiered seating arrangement exposed blonde brick walls and raked ceiling. Display cabinets shown beyond.  
**source:** Heritas, 2022.



Figure 47  
View of Auditorium from ground level looking towards entrance to Saddlery. Entrance to the main Gaol courtyard at left. Linoleum floor covering with a combination of exposed brick and rendered masonry wall treatments.  
**source:** Heritas, 2022.



Figure 48  
Stall partitions to perimeter of shower block.  
**source:** Heritas, 2022.



Figure 49  
Shower block area with tiled floor finish, rendered wall surface and timber lined raked ceiling. Central seating area with shower partitions lining the internal walls.  
**source:** Heritas, 2022.

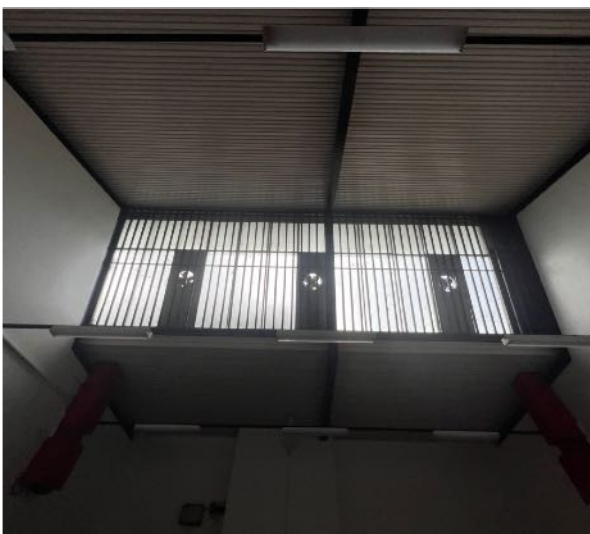


Figure 50  
View of clerestory windows over the shower block with metal security grilles and exhaust fans.  
**source:** Heritas, 2022.



Figure 51  
Concrete framed portal entrance with heavy metal security doors to perimeter wall of Gaol.  
**source:** Heritas, 2022.



Figure 52  
Access to laundry provided via an opening to the original 1839 perimeter wall.  
**source:** Heritas, 2022.



Figure 53  
Open plan laundry housing equipment formerly used during operation of the Gaol.  
**source:** Heritas, 2022.



Figure 54  
Glazed linkage between the former Amenities Building (now café) and original Lieutenant Governor's Residence.  
**source:** Heritas, 2022.



Figure 55  
View of former amenities building constructed of brickwork with metal framed glazed entrance portal. Access provided via double doors from the outdoor terrace. Stone perimeter wall to Gaol complex visible beyond.  
**source:** Heritas, 2022.



Figure 56  
View of the external face of the perimeter wall visible from the café stairwell.  
**source:** Heritas, 2022.

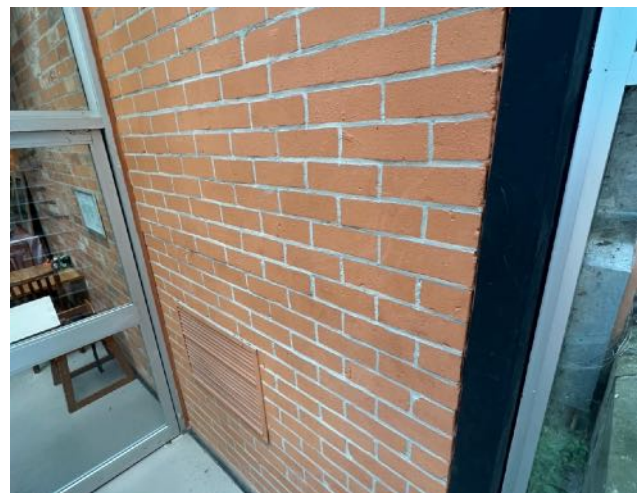


Figure 57  
Exposed brick wall and glazed panels to linkage between café and Governor's Residence.  
**source:** Heritas, 2022.



**Figure 58**  
View of ashlar Morpeth sandstone wall to a portion of the John Street boundary with spear topped metal balustrade. Concrete paving to former Lieutenant Governor's Residence surrounds.  
**source:** Heritas, 2022.



**Figure 59**  
Ravensfield stone wall with curved coping adjacent to the café entrance steps. Ashlar stone façade of the Lieutenant Governor's Residence beyond.  
**source:** Heritas, 2022.



**Figure 60**  
Entrance to the Lieutenant Governor's Residence from the existing café terrace. Timber framed door with triple paned highlight window. Simple keystone and quoining detail to door surrounds.  
**source:** Heritas, 2022.



**Figure 61**  
View of patterned wall with sandstone coping to entrance steps. Stone pillars at right.  
**source:** Heritas, 2022.



### 1.7.3 Archaeology

An independent archaeological report has been prepared by Umwelt Environmental Consultants. The Statement of Significance contained within Section 8.4 of that report is reproduced below.

*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 (Heritage NSW Maitland Correctional Centre). The Gaol site (and any archaeological resource that may be present) could provide evidence of changing penal attitudes and practices over the last 150 years.*

*With the exception of the closets and the possibility of exposing material within the wall cavities, the potential for well provenanced significant archaeological remains to be exposed is considered to be low. If deposits of accumulated material are present associated with one (or both) of the closets shown on the 1860s plan they could provide a time capsule of data relating to the lives of the prison wardens. If material is exposed within the wall cavity it could provide evidence relating to the construction of the Gaol from the 1840s, and the people who built the walls.<sup>19</sup>*

Previous investigations of the stone perimeter wall show a 70mm cavity - a possible location of internal archaeology.



Figure 62

Annotated analysis of Morpeth stone perimeter wall construction informed by investigative works undertaken by specialist stonemason Trevor Dyal in the 1990s.

source: Murray Wood, Maitland City Council.

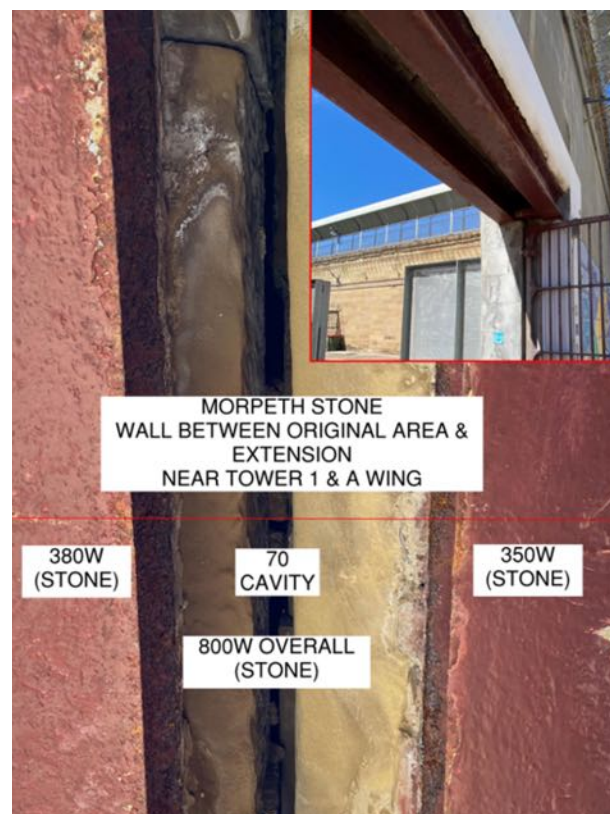


Figure 63

Detailed analysis of Morpeth stone wall construction with two skins of blockwork and an internal cavity. These cavities may contain archaeological material.

source: Murray Wood, Maitland City Council.

<sup>19</sup> Umwelt, Maitland Gaol Development Archaeological Assessment, Final, 11 September 2023, Section 8.4 Statement of Significance, p.41.

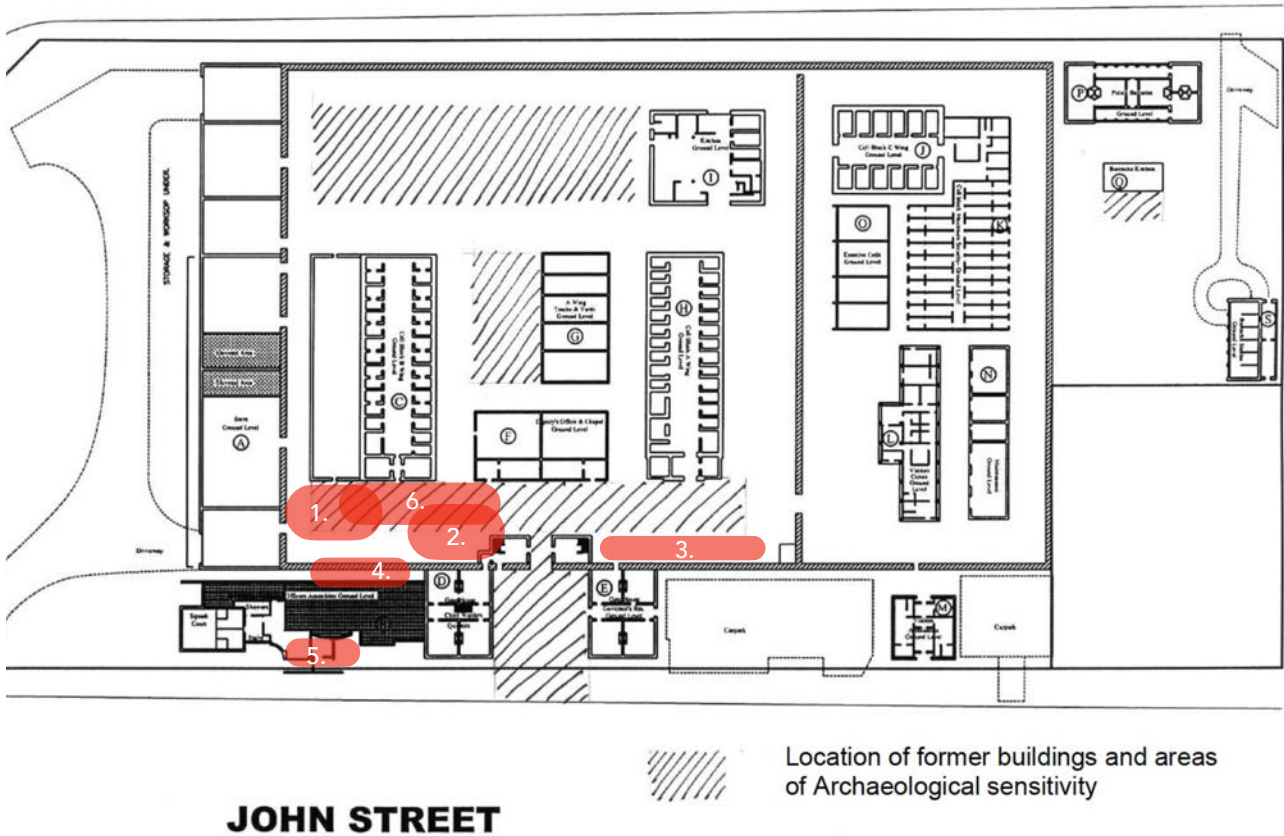


Table 2: Summary of proposed archaeological works

Location	Nature of Works	Development Proposal
1	Sub-surface Excavation	Minor excavation for footings of new rampway.
2	Sub-surface Excavation	Minor excavation for footings of new heritage pavillion and planting beds.
3	Sub-surface Excavation	Minor excavation for new planting bed.
4	Internal Excavation	Removal of Ravensfield stone for new opening to perimeter wall.
5	Sub-surface Excavation	Demolition of existing Basement level erected as part of the 1980s extension.
6	Surface Excavation	New ground surface treatment to internal courtyard.

Figure 64

Location plan of former buildings and areas of archaeological sensitivity. Area of work proposed by the current scope denoted in red.

source: Base plan Eric Martin & Assoc, Maitland Gaol Heritage Management Plan Part 2, p101, adapted by Heritas .

## 2.1 Statement of Significance for Maitland Gaol

### 2.1.1 Significance East Maitland Heritage Conservation Area (HCA)

The site falls within the boundary of the East Maitland Heritage Conservation Area. The HCA retains heritage values as stated by Maitland City Council in the Maitland City Wide Development Control Plan: Part E Special Precincts (2017, updated), reproduced below.

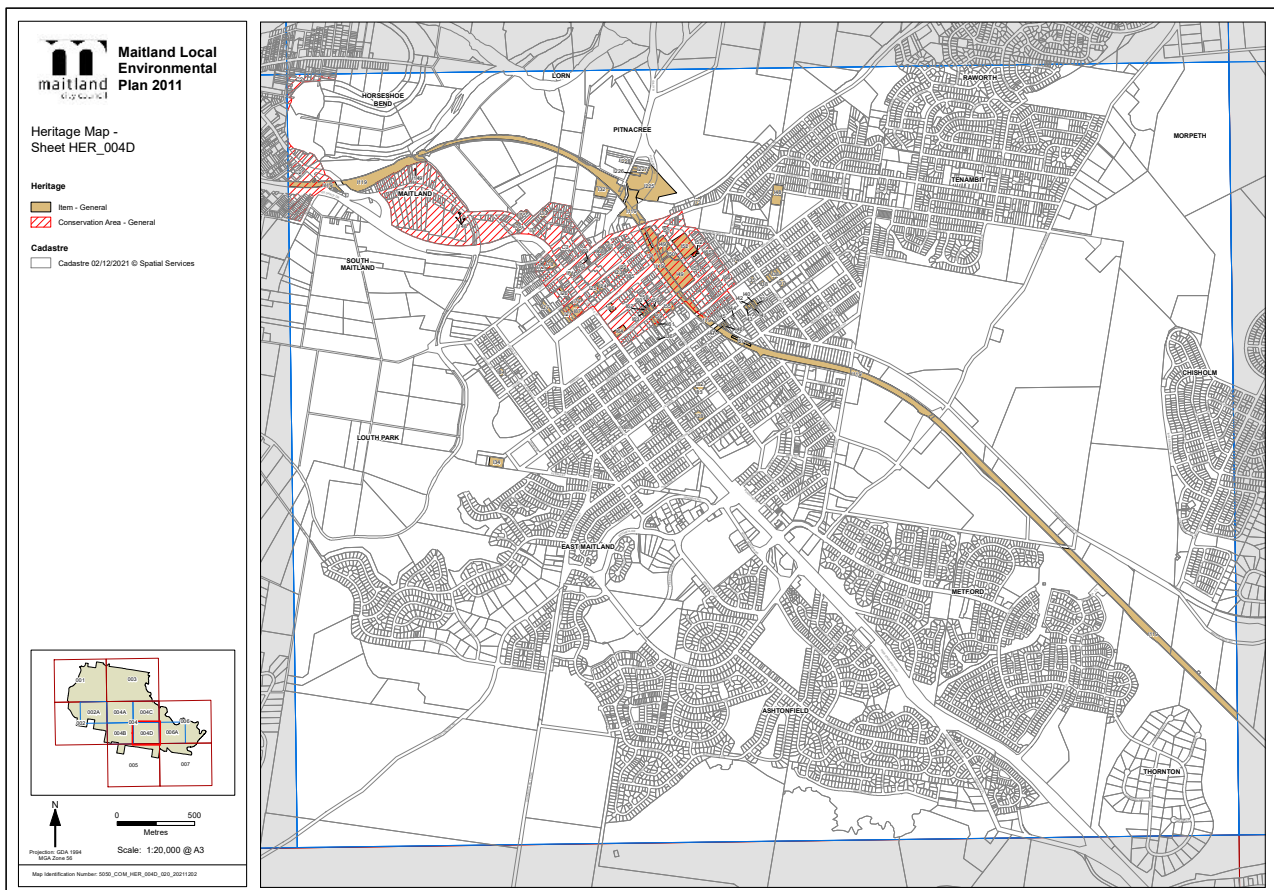


Figure 65  
 Maitland Heritage Map, 2011. Maitland Gaol identified as an item of heritage significance within the East Maitland Heritage Conservation Area.  
**source:** Maitland City Council, Maitland Local Environmental Plan.

*East Maitland is significant as a unique township because of its origins primarily as an administrative centre. Although it has experienced a degree of change to its buildings and streetscapes, there is still abundant evidence of its origins based primarily on government functions, with links to the convict period.*

*The area's aesthetic significance and visual character is a direct product of the interrelationship between its unique collection of residential, commercial, and government/institutional buildings, particularly dating from the mid nineteenth century.*

*The visual character of the area is determined principally by the William Street axial linkage between the predominant hillside location of the Court House and Stockade Hill to the north and Cooks Square Heritage Park, to the south. The adjacent King and Banks Streets have almost equal historical/visual significance. King, George and High Streets tie the area now north of the railway line, with the lands around the route of the highway. In and around the Banks to King Street precinct, adjacent to the rail corridor, the early nineteenth century vintage of the town is*

evident, with remaining residential development being of small scale. The scale and form of buildings is similar in the western section, with more recent, as well as grander public buildings, occupying higher ground and spreading out from this area. Melbourne Street retains much of its early nineteenth century commercial precinct character.

The visual character of East Maitland is a direct product of its collection of residential, commercial and government buildings, particularly dating from the mid nineteenth Century.

## **Landscape and Streetscape**

In 1829 Sir Thomas Mitchell centred the regular grid pattern of streets on the principal axis of William Street and the visual impact of this concept remains the defining characteristic of the landscape. To this day, William Street retains its central avenue of Moreton Bay Figs linking the East Maitland Courthouse on the northern ridge to Cooks Square Heritage Park on the southern ridge. The impact of the avenue as originally conceived, can still easily be appreciated.

The other defining characteristic of the East Maitland Heritage Conservation Area is the railway corridor. The corridor breaks the William Street vista but the mid-late Victorian buildings associated with the advent of the railway, contribute to the area's individual character.

The landscape setting of the Courthouse (and adjacent Gaol), with William Street and the adjoining Cooks Square Heritage Park ridge-line is a unique example of town planning from the early nineteenth century in New South Wales. The maturity of the trees, particularly between Lawes and Williams Streets and around the Courthouse provides an attractive framework for the Government buildings and emphasises the original formal street layout.

At the northern and southern edges of the Heritage Conservation Area interesting views are available southwards, while the area between the highway and railway line is relatively flat.

The character of the Heritage Conservation Area changes at its western extremity where development is less formal, on a more intimate scale and is more associated with the eastern edges of development of Central Maitland than with East Maitland. The western edges of the Heritage Conservation Area is totally low-lying land, unlike the land flanking William Street.

Other than in and around William and Banks Streets, street plantings and formalised footpaths are uncommon. The formalised footpaths of the streets adjacent to the Gaol and Courthouse tie these streets to William and Banks in early significance (they include High Street, which currently lies beyond the Conservation Area).

## **Buildings**

There is a mix of period, type and scale of dwellings with the mid nineteenth century masonry dwellings of one and two storeys strongly represented in and around Banks and William Streets. Smaller timber dwellings are more common on the western and north-western edges. More substantial Californian Bungalow (and more recent) dwellings are associated with the higher ground adjacent to the highway and in High Street.

There are also intrusive light industrial developments on the western edge of the Conservation Area and in King Street. These buildings, including supermarkets and car repair and sales buildings are of inconsistent scale and design.

The character of East Maitland is determined by the contribution of streetscape elements, (such as the parks at the terminations of its major vistas and the street widths and street plantings of William and Banks Streets) and the landform, as much as it is by its wealth of nineteenth and early 20th Century quality buildings.

In addition to identified heritage items there are many other buildings and streetscape elements which contribute to the character of East Maitland. The character of William Street is defined by its central avenue of trees, as well as the domestic scale of its early buildings, while Banks Street defined the eastern edge of early commercial development.

There are also significant street character "Reference" buildings in High Street which have visual importance in describing the history of early development of East Maitland (e.g. the nineteenth century buildings associated with the former Maitland Boys' High School), which is an integral component of the Heritage Conservation Area.

## Statement of Significance

*East Maitland's historic significance is in its surviving record of the urban growth of Maitland. It is a relatively rare example of a town with origins based primarily on government functions, with links to the convict period and early immigration (Caroline Chisholm House).*

*Its government functions, continued in the ongoing use of the Gaol (over almost 150 years), Courthouse and Lands Office and in the preservation of the former police buildings and Post Office, contribute to both historic and social significance.*

*The Heritage Conservation Area's aesthetic significance is derived from its collection of residential, government, institutional and commercial buildings of all its periods of historic growth and their visual inter-relationship, in particular the strong axial composition based on the prominent hillside location of the Court House and Stockade Hill.*

## 2.1.2 Conservation Policies East Maitland Heritage Conservation Area (HCA)

### What to Conserve:

- Retain significance of the area as a relatively rare example of a town based on government/administrative functions;
- Retain formal street plantings and footpaths in and around William and Banks streets;
- Retain the landscape setting of the major administrative buildings such as the Courthouse and formal nature of original street layout;
- Retain street widths of original townships and terminations of major vistas at parks;
- Retain scale of original residential development within the limits of original township;
- Retain original subdivision pattern, lot sizes and building setbacks.
- Original layout of sandstone kerb and guttering.

### What to Encourage:

- Generally low density, residential development retaining existing subdivision layout;
- High quality of new and infill commercial design through better guidelines and more stringent controls.

### What to Avoid

- Large scale medium density development on large lots or at the rear of existing dwellings on larger lots;
- Re-subdivision of large residential lots;
- Inadequately controlled expansion of "Support Business" and "Special Business" uses in the Heritage Conservation Area.

### 2.1.3 Significance Maitland Gaol

Maitland Correctional Centre is identified as an item of State heritage significance pursuant to the NSW State Heritage Register and the Maitland Local Environmental Plan (2011). The site is also situated within the boundary of the East Maitland Heritage Conservation Area (HCA). The significance of Maitland Gaol has been well documented previously, and is not revisited as part of this Statement of Heritage Impact. The significance is stated within the *Maitland Correctional Centre and Police Properties Conservation Plan, Final Draft, February 1998* and is reproduced below.

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.

#### **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 past 150 years.
- Has a high status and received 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 architectural quality and skilful use of local stone.

#### **Summary**

The following matrix summarises the nature and level of significance assigned to each part of the site under consideration (where B: Considerable Significance, C: Some Significance, D: Little Significance, I: Intrusive).

#### **Nature + Level of Significance**

Nature of Significance	Walled Gaol complex	Axial Siting on Town Plan
Historic	B	B
Aesthetic	B	B
Social	C	C

# Heritage Council of New South Wales



State Heritage Register - SHR 01296, Plan 3096  
 Maitland Correctional Centre  
 John Street, East Maitland

Gazettal Date: 2 April 1999



Scale: 1:1,400  
 Datum/Projection: GCS GDA 1994

**Legend**

- SHR Curtilage
- Land Parcels
- Railways
- Roads
- LGAs
- Suburbs

Figure 66  
 State Heritage Register Listing  
 Card/ Curtilage Map, SHR  
 01296, Plan 3096.  
 source: State Heritage  
 Inventory.

The significance of Maitland Gaol as a place has been documented in several previous reports, and is not revisited as part of this Statement of Heritage Impact. The Heritage Management Plan for the place is currently under review.

The statement of significance is stated within the *Maitland Correctional Centre and Police Properties Conservation Plan, Final Draft, February 1998*.

*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.

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 past 150 years.
- Has a high status and received 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 architectural quality and skilful use of local stone.

The statement of significance in the current Maitland Gaol Heritage Management Plan, Final Draft, Issue 4 (Eric Martin & Associates, July 2023) reproduces the current SHR listing (dating to April 2011), as follows.

*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.*



## 2.1.4 Significance of the proposed work area

### Summary

The following matrix summarises the nature and level of significance assigned to each part of the work area under consideration (where B: Considerable Significance, C: Some Significance, D: Little Significance, I: Intrusive).<sup>20</sup>

Table 4: Nature + Level of Significance

Nature of Significance	walled gaol complex	axial siting on town plan
Historic	B	B
Aesthetic	B	B
Social	C	C

### Schedule of significant fabric

The following table relates to particular elements of each building. 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 (where L: Low, M: Moderate, H: High).<sup>21</sup> Refer also Figure 63, following.

Table 5: Schedule of Significant Fabric

Asset No	Name of Building	Architectural Form	Internal Configuration	Original Fabric	Notes	Level	Tolerance
002	Gatehouse-Superintendent's Office (former house of Lieutenant Governor)	B	B	B	Basement- fitout (gym, showers, etc.) Ground floor fitout (offices, toilets, etc.) First floor fitout (offices) Internal staircase (up to first floor and down to basement) Entry stairs, ramps and cages	I D/I D B I	L L L H L
014	Store	D	D	D	Machinery and other loose equipment items Fitout for offices, storage, etc.	C D/I	H H
021	Walls and Towers	B	B (towers D)	(towers D)	Original walls Render over stone walls to main part of gaol Razorwire and other modern security elements Towers (all modern) Tower bases and staircases Modern catwalks on top of walls Various non-original openings in walls	B D D/I D/I B D/I C	L H H H L H M
022	Amenities Extension	D/L	D/L	D/L	Recent addition	D/I	H
-	External Spaces within the Gaol	-	-	-			

<sup>20</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates, Final Draft Issue 4, 28 July 2023.

<sup>21</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates, Final Draft Issue 4, 28 July 2023.

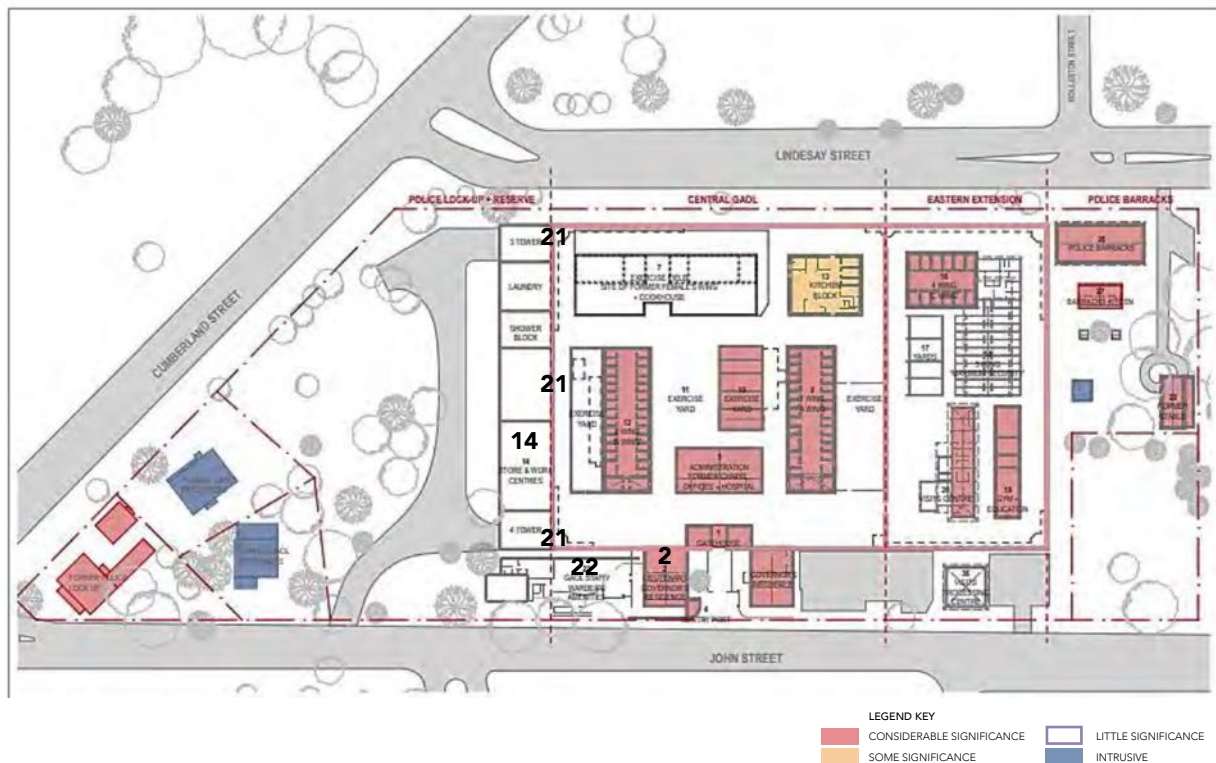


Figure 67

Levels of Significance, with building numbers identified indicating areas of proposed work.

source: Maitland Gaol Heritage Management Plan, Eric Martin & Associates, Final Draft Issue 4, 28 July 2023, 4.7 Significance of Elements.

## 2.1.5 General Conservation Policies for the Heritage Item<sup>22</sup>

### What to Conserve:

- 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.
- Conserve the visual character of the Maitland Gaol in context of the early town plan for East Maitland.
- Maintain the clarity of the walled complex.
- Maintain the clarity of open spaces between the formal built items (i.e. building and walls) of the Central Gaol.
- Maintain the clarity of the open spaces between the formal built items (i.e. building and walls) of the Eastern Extension.
- 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.
- Conserve evidence of the use of the place by keeping movable and removable items.
- Retain some evidence of security at the Gaol.
- Remove and record miscellaneous elements that have a detrimental effect on the formal design of the gaol complex.

<sup>22</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates, Final Draft Issue 4, 28 July 2023.

### **What to Encourage:**

- 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.
- 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.
- Repairs and additions carried out at the Gaol 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.
- Clarify, enhance and maintain the William Street axial vista and views of the walled complex.
- 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.
- Find a compatible use for all those parts of the original walled complex identified as of high or moderate significance.
- Ensure that the buildings continue to receive correct and timely maintenance.

### **What to Avoid**

- Avoid busy commercial signage that may dilute the formal quality of the Gaol. New exterior signage should be carefully designed in keeping with the character of the 19<sup>th</sup> Century walled complex and discreetly located.
- 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.
- Ensure that any future upgrading of services involves the least possible impact on significant fabric.

## **2.1.6 Conservation Strategy<sup>23</sup>**

The following conservation strategies for spaces relevant to this proposal are taken from the draft Heritage Management Plan (Issue 4, 28 July 2023).

### **002 Chief Warden's Quarters (former residence of Lieutenant Governor)**

- Return the building to its original plan by removing as many newer internal walls as possible. If some existing toilets are essential for proposed uses they can remain. It is desirable to conserve the building (restore, reconstruct, preserve) with original details (particularly if public access is proposed) although retention of existing is possible if public access is restricted.
- This building may be adapted to a suitable new use, preferably one, which would return all levels to a single occupancy, having regard to the original plan and significant elements.
- Remove detrimental internal and external additions to the building, to regain significance lost or concealed. Consider removing facilities in the basement of the building and returning to a more compatible use with regard to significance of the space and care of original fabric.

### **021 Gaol Walls and Guard Posts**

- Retain walls and guard posts as is.
- Maintain the rendered finish of the walls of the central walled complex and the Ravensfield finish to the eastern extension.
- Retain integrity of the perimeter walls of the Central Gaol complex and the Eastern Extension.
- Do not compromise the plain, austere character of the perimeter walls by placing signs of otherwise obscuring them.

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<sup>23</sup> Maitland Gaol Heritage Management Plan, Eric Martin & Associates, Final Draft Issue 4, 28 July 2023.

#### **022 Gaol Staff/Warder's Amenities/Café**

- Rain walls and guard posts as is.
- Maintain the rendered finish of the walls of the central walled complex and the Ravensfield finish to the eastern extension.
- Retain integrity of the perimeter walls of the Central Gaol complex and the Eastern Extension.
- Do not compromise the plain, austere character of the perimeter walls by placing signs of otherwise obscuring them.

#### **- External Spaces within the Gaol**

- Conserve where possible.

### 3.1 The Proposal

The scope of works is for partial demolition of the existing wall structure to the north-west portion of the gaol, with removal of the intrusive 1970s café building and adaptive re-use of the c1980 store and work centre building. The development proposal outline has been divided into specific areas, as follows.

#### Café & Courtyard

The existing c1980 café is proposed for demolition in its entirety, including removal of the contemporary linkage to the former Lieutenant Governor's Residence. All Ravensfield stone walls in this area are to be dismantled, conserved and relocated to the stone yard, situated nearby on Morpeth Road, for use in future restoration works.

Construction of a new café is nominated to the external north-western corner of the Gaol, contained within a glazed rectilinear structure. Offset from the contributory perimeter walls, the building is highlighted as a distinct architectural entity. The internal arrangement of the space revolves around a central kitchen, with indoor and outdoor seating strategically placed to offer views across the rural setting, adjacent Anzac Park and Courthouse. Further panoramic vistas are offered via a new rooftop terrace accessible from a new lift shaft. The proposed food and beverage outlet will support future events, functions and exhibitions whilst providing the primary visitor access to the site. Internal access to the Ticket Office/Gift Shop is provisioned to the rear of the commercial space through a new opening to the southern wall of the former Store. Pedestrian access is provided from John Street via a series of steps flanked by a terraced garden feature wall with decorative planting. A new entry gallery, loading and lift access is also to be developed in the western corner of the site. The basement entry is proposed to be accessed from the north-west.

The landscape concept has been prepared by Urbis which aims to 'present an arrival and courtyard space, incorporating streetscape design'.<sup>24</sup> The proposal features a rosemary garden and bench seating within the public domain fronting John Street which will positively enhance the streetscape. A raised lawn terrace is proposed to the southern corner of the café forecourt defined by a contemporary steel bar balustrade adjoined by an outdoor seating area with glass balustrade. The proposal includes a loose gravel courtyard buffer to the Lieutenant Governor's Residence, with planting beds of correa and liquorice plant positioned to frame the entrance. Outdoor lighting is provisioned throughout to highlight stair risers, and features of the building.

A lightweight metal ramp-way is positioned within the internal courtyard providing access from the new portal opening to the ticket office. The ramp fits snugly into the north-west corner of the courtyard.

New planting areas are proposed to the internal perimeter of the Gaol walls, referencing the former ornamental and vegetable gardens indicated in historic photographs and plans. To the north-west of the gate-house a freestanding heritage pavilion is proposed interpreting the original single storey weatherboard photo gallery and messengers shed.

Three established trees and six smaller trees are removed from adjacent the footpath area. The Hoop Pine marker tree is retained.

#### Perimeter Walls

A section of the north-west Morpeth stone perimeter wall is proposed for partial demolition, allowing for the introduction of two new openings with steel reveals, providing a new pedestrian entrance and adequate fire egress for visitors.

#### Store & Work Centres

The existing store building is to be retained with minor modifications to accommodate a new public access point to the gaol. Incorporating an open plan information centre, the design includes a ticket office, gift shop and space for interpretive displays.<sup>25</sup> A lift is provided to the western wall with stairs to the east allowing access to a new upper floor administration facility for staff and tour guides.

Gender neutral amenities will service the proposed café and ticketing areas, and the future auditorium.

<sup>24</sup> Urbis. (August 2023). *Maitland Gaol: Landscape Development Application Report*.

<sup>25</sup> Barr Planning. (October 2022). *Planning Approval Pathway Strategy: Maitland Gaol Redevelopment*. Maitland City Council.

#### Tower 4

The western side of Tower 4 will be revealed by the work.

#### Memorial Garden

There are no works to the Memorial Garden as part of the current application.

#### Car Park

Sixteen new car spaces are proposed, in the location of an existing turf area, along the northern side of the Store building.



Figure 68  
Aerial views of gaol showing areas of proposed work.  
**source:** Google Maps, adapted by Heritas.

The material upon which this assessment has been based is the following documentation.

Table 6: Reviewed proposal documentation

<b>Architecture</b>			
Revision/Date	Drawing No.	Drawing Title	Author
Rev A Development Application Issue	DA1 - 001	Cover Sheet	Maitland City Council
Rev E Development Application Issue	DA1 - 002	Site / Roof Plan	Maitland City Council
Rev B Development Application Issue	DA1 - 010	DA Staging Plan	Maitland City Council
Rev B Development Application Issue	EX - 100	Survey Plan	Maitland City Council
Rev B Development Application Issue	EX - 101	Existing Plans	Maitland City Council
Rev O Development Application Issue	DA1 - 101	Plan - Basement	Maitland City Council
Rev Q Development Application Issue	DA1 - 102	Plan - Ground Floor	Maitland City Council
Rev L Development Application Issue	DA1 - 103	Plan - First Floor / Loft	Maitland City Council
Rev H Development Application Issue	DA1 - 121	Demolition Plan - Basement	Maitland City Council
Rev H Development Application Issue	DA1 - 122	Demolition Plan - Ground Floor	Maitland City Council
Rev H Development Application Issue	DA1 - 123	Demolition Plan - First Floor / Loft	Maitland City Council
Rev L Development Application Issue	DA1 - 201	Elevations	Maitland City Council
Rev M Development Application Issue	DA1 - 301	Sections	Maitland City Council
Rev C Development Application Issue	DA1 - 401	Colours & Finishes	Maitland City Council
Rev G Development Application Issue	DA1 - 601	Wall Details	Maitland City Council
<b>Landscape</b>			
Revision/Date	Document No.	Title	Author
21 July 2023	-	Landscape Development Application Report	Urbis
21 July 2023 Rev D	1	Maitland Gaol Planting Plan	Urbis
<b>Archaeology</b>			
Revision/Date	Document No.	Title	Author
September 2023 Final	23153 R02	Maitland Gaol Redevelopment: Archaeology	Umwelt Environmental & Social Consultants
<b>Access</b>			
Revision/Date	Document No.	Title	Author
03 August 2023 Rev 2	PAA_23218	Maitland Gaol Redevelopment MAIN WORKS	Purple Apple Access
<b>Arborist</b>			
Revision/Date	Document No.	Title	Author
13 January 2023	-	Arboricultural Impact Assessment Report	Jospeh Pidutti Consulting Arborist

<b>BCA</b>			
<b>Revision/Date</b>	<b>Document No.</b>	<b>Title</b>	<b>Author</b>
14 September 2023 Rev 3	N220105	BCA Assessment Report	BM+G
<b>Civil</b>			
<b>Revision/Date</b>	<b>Drawing No.</b>	<b>Drawing Title</b>	<b>Author</b>
03 October 2023 Rev D	CIV-010	General Arrangement Plan	DRB Consulting Engineers
03 October 2023 Rev D	CIV-020	Basement Floor Civil Works Plan - Sheet 1	DRB Consulting Engineers
03 October 2023 Rev D	CIV-021	Basement Floor Civil Works Plan - Sheet 2	DRB Consulting Engineers
03 October 2023 Rev D	CIV-030	Ground Floor Civil Works Plan	DRB Consulting Engineers
03 October 2023 Rev D	CIV-031	Ground Floor Civil Works Plan	DRB Consulting Engineers



## 3.2 Background

### 3.2.1 Methodology

This report has been undertaken in accordance with the requirements of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance* (2013) and, more specifically, *Guidelines for preparing a statement of heritage impact* by Environment and Heritage, NSW Department of Planning and Environment (2023). These guidelines note that a Statement of Heritage Impact should recognise and acknowledge measures proposed to conserve the significance of heritage items.

### 3.2.2 Limitations and Constraints

The overall historical development of the site is taken directly from several documents, including the *Maitland Correctional Centre and Police Properties Conservation Plan* prepared by Department of Public Works and Services (1998). Historic information included within that document was based on research undertaken by Consultant Historian, Dr J.W. Turner.<sup>26</sup> This assessment is also informed by the draft *Maitland Gaol Heritage Management Plan* (Issue 3, 25 July 2023) prepared by Eric Martin & Associates. The report encompasses the collective site inclusive of the former Police Barracks, Lock-Up, Exercise Yards, Lieutenant's Residence, Kitchen Block and Wings. The historical development of the perimeter walls is provided courtesy of Maitland City Council on behalf of Maitland Gaol. Various, specific historical research has also been completed by Heritas, and by Maitland Council. This report addresses European cultural heritage significance only.

Consultation with the Mindaribba Local Aboriginal Land Council (LALC) and First Nations communities was not directly undertaken by Heritas to inform this report. Heritas acknowledges Maitland Gaol represents a significant place of trauma for Indigenous Peoples associated with long term patterns of abuse and injustice. As Aboriginal deaths in custody remains an ongoing and painful reality, representation of First Nations experiences and connections must be addressed as part of the sites history. Interpretation therefore must reflect on the enduring impacts of Australia's penal system on Aboriginal communities.

Referenced document repositories do not detail the Indigenous history and significance of Maitland Gaol or the broader context of East Maitland. This report is limited to a basic AHIMS search with a comprehensive Aboriginal Cultural Heritage Assessment (ACHA) to be undertaken by Umwelt Environmental & Social Consultants.

The objective of the Aboriginal Cultural Heritage Assessment is to facilitate and support an in-depth understanding of Aboriginal cultural heritage values (both intangible and tangible) in connection with the subject site, assess potential impacts and establish appropriate management strategies. A significant aspect of the ACHA methodology involves engagement with the Mindaribba Local Aboriginal Land Council (LALC) in addition to formal consultation with the Aboriginal community. Background research, literature reviews and an analysis of field investigations are to be detailed with inclusions and recommendations as part of a report.

On-site investigations were conducted by Heritas, however were limited to an on-ground inspection. An assessment of the roof condition does not form part of this report.

The assessment is based on DA documentation only, therefore does not fully detail the proposed works. This assessment of impact is for proposed redevelopment works to primarily the twentieth century staff amenities building and works store, as outlined above. Proposed adaptive re-use of the former Governor's and Lieutenant-Governor's residences is addressed under a separate Development Application.

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<sup>26</sup> Turner, J.T., *The History of Maitland Correctional Centre*, Revised Report, December 1997.

### 3.2.3 Pre-lodgement Consultation

The following pre-lodgement consultation has taken place.

Table 7: Pre-lodgement consultation

Heritage NSW	
20 December 2022	Formal meeting
January 2023 - May 2023	Ongoing informal meetings, emails and telephone calls
09 March 2023	Site inspection by Heritage NSW staff
16 March 2023	Revised design and response issued
16 June 2023	Heritage NSW non-objection email received
Heritage Council (Approvals Committee)	
31 January 2023	Formal meeting
04 April 2023	Formal meeting
24 May 2023	Workshop with Heritage NSW, Heritage Council Approval Committee, TZG Architects, Heritas Architecture
Mindaribba Local Aboriginal Land Council	
14 September 2023	Delivery of draft documentation by Maitland Council for duly constituted meeting, 18 September 2023. Liaison ongoing with Maitland Council.

### 3.2.4 Considerations of Alternatives

The following alternatives were considered during the design process.

1	Entry to site from street	<p>Numerous options were explored.</p> <p>The preferred option of entry through the gatehouse - the original entry - was not suitable due to fire and safety egress requirements based on the use of the site.</p> <p>Entry via the north side of the complex was also explored however was discounted due to the lack of visibility from the street approach and the need for associated substantial signage to direct visitors. This option also required an excessive amount of steps, due to topography.</p> <p>Entry through the front/south side of the complex, at/near the site of the former Visits Centre was discounted as being too distant from the location of the new café and adaptive re-use space of the former store building which is proposed to house amenities and auditorium.</p> <p>Entry from Lindesay Street was discounted as too confusing for visitors, and inappropriate, as this is the rear of the site.</p> <p>The use of existing openings to the perimeter wall in lieu of the proposed entrance was explored however discounted due to their non-compliance with current accessibility requirements. Key DDA constraints are outlined below, and are from the Maitland City Council document <i>Maitland Gaol Development: Background information for Heritage NSW, Accessibility Study (AS1428)</i>, p15.:</p> <ul style="list-style-type: none"> <li>• 2.25m change in level between the existing café (Building 22), the internal courtyard and the existing store building (Building 14).</li> <li>• An additional 2.2m change in level from the café street entry to the café level.</li> <li>• A site sloping in two directions, a 10% grade at street resulting in a 3.5m change in level from one entry to another and a 5% grade north-west along the store building.</li> <li>• The only site access and egress is through the Gate House (Building 1) being 3m wide and 1.6m above the street level. This entry is not DDA compliant.</li> <li>• The access point through the Gate House exceeds a 1 in 14 slope. The only way to make this compliant would be to do a switchback access ramp that would be visually intrusive to the heritage significance of the entry space and impede the functionality of this entry.</li> <li>• It is important to note there is currently no DDA compliant access to the site.</li> <li>• The key constraint for NCC/BCA compliance for means of egress is:</li> <li>• There is only one egress point to the street (3m wide).</li> <li>• The aggregated width for a population of 1450 people (an extremely conservative figure) is 10m, resulting in a non-compliance of 7m.</li> </ul> <p>Expansion of the existing openings was considered however, the impact on the character and circulation of the former residences was deemed too adverse. Increasing the size of the opening to the gatehouse was further considered however this would have an unacceptable impact on the main entrance. This would also require installation of a 1:14 ramp to John Street including raising of the ground level to the area of high architectural and archeological significance.</p>
2	Lift location	<p>With the new entrance established as fronting John Street, to the north of the former Lieutenant Governor's residence, a lift was explored in this location. This concept was then discounted due to its high visibility within the streetscape. Subsequently, the lift was relocated to the rear of the new café, where it can also service the accessible parking area.</p>

3	Entry to site through wall	<p>A new entry “portal” through the perimeter wall is proposed, adjacent to the new café on the north end of the John Street frontage. Alternative designs for this portal included one large opening, as well as the opening in slightly different locations along this section of wall. The single opening was ultimately discounted as the required width necessitated breaching an engaged pier.</p> <p>A number of options were explored for detailing of the opening, including the use of the removed stone blocks (referencing a similar opening at Hyde Park Barracks, Sydney). The current design using metal plates as reveals provides visitor flow direction, as well as the opportunity to provide viewing windows into the cavity the wall.</p> <p>Openings both within and beside the new café are crucial transformational changes required for the balance of the development works to connect each other and the community for the first time. These apertures provide an opportunity to establish a visual connection between the public domain and Gaol interior, previously constrained to paying patrons only. Development of these physical connections are considered to be the most sympathetic manner in which to deal with current DDA non-compliance as well as general access/egress and fire compliance issues currently restricting the value and scale of development works within the site. Over the course of the Gaol's historic development several breaches to the boundary wall have been employed as a means to facilitate the effective operation of the correctional facility. This proposal continues that approach. Although the wall was compromised by these insertions the heritage value of the place was ultimately not reduced, even by cumulative changes. Compromising of the wall to facilitate better usage of the site was always acceptable to government.</p>
4	Ramp access from courtyard	<p>The existing levels of the site require a ramped access in the new design. A number of ramp options was explored including external to the perimeter wall in a number of styles. The ramp within the courtyard was also explored in a number of styles including an elongated spiral to also act as an art installation. This was discounted in review as too distracting.</p> <p>Consideration was given to providing access from the existing level of the café space, to minimise the extent of demolition. This resulted in the requirement for two stairway connections, causing for the enclosure of the external doorway to Tower 3. Identified as a significant element within the HMP, this solution was discounted due to its obstruction of the historic access point.</p> <p>Installation of an accessible ramp to the external perimeter walls in lieu of the internal courtyard proposal was investigated. This design allowed for preservation of the internal courtyard grounds in existing condition although interpretation of the perimeter walls was compromised. In order to achieve compliance with current standards the structure would be located within close proximity to the former Lieutenant Governor's residence. As the landscaped setting is a critical aspect of the building's significance this solution was deemed inappropriate. Its discounting is supported by the HMP.</p>
5	Back of house	<p>The re-working of the auditorium space in the store building requires the shower block to be re-purposed for back-of-house use. An accessible toilet/shower facility as positioned in the north-west corner of the shower room, tucked behind the stage. On review, this was relocated to the loading dock space in order to ultimately provide a greater interpretive experience for visitors to the shower block.</p>
6	Re-use of buildings	<p>The adaptive re-use of the existing café (former staff amenities) was explored but discounted due to the age and poor condition of the structure, and upgrading not being feasible.</p>
7	Service entry at rear	<p>The rear service entry is existing however, is not entirely functional for purpose. The “bump-in” and “bump-out” of events requires loading of large quantities of furniture and equipment and the existing arrangement through the rear of the services building is non-compliant with AS1428 and inadequate for loading event equipment. The widening of the existing opening in the stone perimeter wall in this location was considered preferable to a new opening, elsewhere.</p>

## 4 HERITAGE IMPACT ASSESSMENT

### 4.1 Matters for Consideration

#### 4.1.1 Fabric and Spatial Arrangements

- a) It is recognised that change has been continuous at the Gaol since its original construction, and that this would have been typical of the working gaol. Although the 1970s and 80s buildings contribute to an understanding of the institution's late twentieth century expansion, the development site to the north-west portion of the Gaol has been nominated for redevelopment based on its level of previous disturbance and the relatively young age of structures in this location. The draft Heritage Management Plan highlights the store building as suitable for re-use within its current envelope with alterations to the interior and western elevation deemed acceptable. Similarly the former Gaol Staff/Warder's Amenities is rated of little significance with the conservation strategy noting demolition as a possible future solution. These published and endorsed recommendations informed the masterplan for the site and confirmed the suitability of the structures for re-development.
- b) The built form of the Gaol has evolved progressively over the course of its 18 decades of operation as a correctional facility and tourist site. This physical evolution has led to a conglomeration of architectural styles that ultimately changes the character of the complex. The scope of works allows for removal of the intrusive 1980s amenities building and associated built fabric with development of an intentionally modern structure. This high quality architectural form aims to establish a new visual language with the heritage structure, clearly identifiable as new yet not overpowering.
- c) Generally, the proposed materiality is sympathetic to the historical use of the building, the historical approach to new works throughout the gaol, and the historical building fabric. The material palette of dark coloured metals and glazed elements ensures new works are clearly articulated. Detailing is also deliberately minimal so as not to confuse the work with earlier and original detailing. This sets a considered precedent for future works at the Gaol.
- d) The architectural style of the development is complementary to the existing and emerging character of East Maitland and will contribute positively to the existing diversity of built fabric in the conservation area. The modern fabric highlights the heritage structure more effectively than mimicking a heritage style, and is considered be a more appropriate response.
- e) The use of a simple architectural form and materiality continues the design ethos of the Gaol.
- f) The selection of glazed materials to the café building assists in minimising the visual bulk of the structure when viewed from the public domain. The use of visually permeable materials also allows for an appreciation of the external perimeter wall and Tower 4 currently obscured by the eastern masonry wall of the former Warder's Amenities building (current café).
- g) The design incorporates a simple façade with minimal projections/obtrusive elements and avoids mock heritage details as to not disrupt the streetscape pattern or detract from historically significant fabric. International examples, such as The Louvre by I.M.Pei, demonstrate how successful this approach can be.
- h) The proposed café is considerably setback from the former Lieutenant Governor's residence maintaining the independence and setting of the significant building. Although an internal connection is proposed between the new space and gaol complex, this opening is located to the western wall of the store building, which is of little significance. The development is also offset from the perimeter wall to allow for independence, and interpretation of the external entrance to Tower 4.
- i) The proposed new café structure complements the geometric alignment and orientation pattern of the significant existing buildings.
- j) The scale and massing of the new development is subservient to the existing complex inclusive of the perimeter walls and 1970s addition. The height of the building has been reduced beneath the established height of the boundary wall, store building, and former Lieutenant Governor's Residence to ensure the visual presentation and dominance of these historic elements is preserved. The new work is well-positioned within the challenging topography and existing built forms of the site.
- k) The café building is deliberately sited behind the building line of the adjacent Lieutenant Governor's Residence. This design measure successfully reduces the visual impact of the proposal and conserves significant view corridors.
- l) Although the design incorporates an extensive glazed façade, vertical mullions have been incorporated to suggest vertical orientation.

- m) Undercroft parking to the basement level continues use of the vehicle access-way from John Street. This negates the need for further service entrances which may compromise the significant landscaped setting.
- n) The basement carpark is accessed from the north-western corner of the store building, screened from the streetscape via the existing mature plantings.
- o) The collective plain, austere character of the external boundary walls is retained with no new surface treatments nominated. The proposal further reveals these boundary wall to John Street.
- p) The new opening to the perimeter wall is articulated by a simple metal reveal which is sympathetic to the material palette of the complex whilst clearly distinguishing the works as new. Although the portal opening represents an impact on part of the wall fabric, the detailing currently proposed is subtle and respectful, not taking away from the solidity of the wall or its ability to demonstrate nineteenth century security.
- q) The new opening to the perimeter wall provides an engaging and contemporary public entry while providing compliance with emergency egress requirements.
- r) The visual impact of the metal reveals has been minimised through the considered use of a dark coloured surface treatment (Murobond Carbon) which is commensurate with the utilitarian character and existing material/colour palette of the complex. The proposed material will clearly distinguish the modern works, reducing any distraction from significant original fabric such as the sandstone blockwork. Specifically, the use of steel angles with considered spacings is supported, as the detail allows for interpretation of the wall construction, further contributing to a wholistic visitor experience.
- s) Stonework removed as part of the proposed portal will be salvaged and preserved at the Gaol stone yard site situated on Morpeth Road. This significant material will be reserved for future conservation works to the original 'A Wing' building.
- t) The openings have been designed to suit the historic stone coursing. Over the course of the Gaol's historic development new breaches to the boundary walls have been provided to support the operations of the gaol and correctional facility. Many of these apertures have since been infilled, highlighting the reversible nature of the proposal and the continual nature of change at the site. With retention of the stone blocks the works may be reversed to support a future restoration.
- u) Although access to the Gaol was originally provided from the Gatehouse, the proposed entrance to the north-western perimeter wall has been nominated to allow for the future growth of the site as a leading tourist destination in conjunction with adaptive re-use of the Auditorium as an events space. In order to accommodate for increased patronage the new physical interface is deemed mandatory for improving accessibility to the commercial space, auditorium and amenities.
- v) The new aperture to the perimeter wall will allow for a visual connection between the Gaol grounds and streetscape reaffirming the public nature of the cultural site and its new use as a multi-faceted precinct. This will not take away its interpretive value as a gaol.
- w) A new window opening in the Store (new ticket office/gift shop) has been articulated through the use of metal reveals rather than expressed solely as voids. These openings are within fabric assessed as being of little significance by the HMP, therefore, the impact is considered minimal.
- x) Expansion of the existing service opening in the laundry, within the existing original boundary wall, is considered essential to support future large scale events at the Gaol. The opening will double in width however, is considered to have a negligible overall impact on fabric whilst having a significantly positive impact on operations of the cultural space.
- y) Reinstatement of the external door to Tower 4 is a particularly positive aspect of the proposal that highlights the security design of the original Gaol complex. Reconstruction of this entrance will contribute to the broader interpretive experience from the perspective of former prison officers and enhance visitor engagement in conjunction with the new guard tower experience. Within close proximity to the glazed walls of the café and new portal entrance, the door will be highly visible to all visitors and offers a prompt for deeper experience and interpretation. The entry door is proposed to be recessed and to match the detail of access doors to the other towers. This, or a new metal door, can be considered respectful. Refer to Figure 64, following.
- z) The scope of works includes removal of the unsympathetic glazed stair link structure between the existing café and the former Lieutenant Governor's Residence, and allows for reconstruction of the original window in this location. This conservation strategy aligns with updated HMP that recommends 'the newer opening into the west wall north end be retained but preferably to be filled in to original details.'<sup>27</sup>

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<sup>27</sup> Asset No: 2 Chief Warden's Quarters p.3. Appendix

- aa) The proposed roller door shutter to the southern Laundry wall has not been detailed. As this door will presumably be most often closed, its aesthetic presentation into the gaol grounds is important. It is suggested the door be solid metal in presentation, perhaps similar to the recent new door installation facing the courtyard at Tower 1.
- bb) The proposed portal openings incorporate a stacked trellis security door located in the wall cavity. These will be out of site during opening hours but still allow views into the site when closed.
- cc) A realignment of the portal opening to between two pilasters was considered however, the topography of the site in this location prevented this approach.



Figure 69

View of the setback between the gaol boundary wall (left) and the former Amenities Building, now café (right), with former Lieutenant Governor's Residence beyond. The wall at left displays a patched area in the foreground, locating the former entry door to Tower 4.

**source:** Heritas 2023.

#### 4.1.2 Setting, Views and Vistas

- a) Significant view corridors to and from the heritage item are maintained with major vistas terminating at Anzac Park and Morpeth Road conserved.
- b) Although the development will be visible from locations in the immediate context of East Maitland, the impact on nearby heritage items is not considered to be detrimental. Settings and associations between buildings are maintained.
- c) Enhancement of the streetscape is achieved by the provision of a contemporary commercial space distinct from the heritage fabric, and communal courtyard. Public engagement with the heritage item, specifically the north-western corner of the site, will be greatly enhanced.
- d) Development of a new highly architectural structure will positively enhance the visual presentation of the north-western corner of the site and public domain fronting John Street. Departing from traditional roof forms and

façade compositions, the building is unapologetically modern, but stylistically recessive public building within the tourist precinct. This approach is based on an internationally recognised design ethos of juxtaposition for new work in old settings. 'The original remains fully legible; there is no blurring of boundaries, no transfer of architectural elements, no "call and response". The new piece is integrated into the functional pattern of the combined work (it is often accessed through the original building), but it contributes through a kind of quiet aloofness, a distance. The visual separation is established by a combination of distinct styles, different materials palettes, contrasting colours and textures, or volumetric abstraction. This formal separation of two worlds adds to the value of each.'

- e) The work will allow enhanced views of the historically significant landscape of East Maitland including the original town planning axis established by surveyor George White in 1829 and its relationship to other significant government buildings of the settlement. The proposal will also increase the visual connection between the former Gaol, Anzac Park and the original market gardens to Morpeth Road, demonstrating the Gaol's ongoing land acquisition in support of its ongoing self-sufficiency.

#### 4.1.3 Landscape

- a) The development ensures the retention of the historically significant hoop pine which is a critical marker of the Gaol entrance. All other plantings proposed for removal are not deemed of significance nor contribute to the collective landscaped setting of the Gaol complex or greater East Maitland Heritage Conservation Area.
- b) Removal of the intrusive café courtyard and the mature plantings around it allows for introduction of a formalised and more open landscaped setting to the north-west elevation of the former Lieutenant Governor's Residence, referencing the original garden design in this location. The works also ensure preservation of the significant stone entrance pillars flanking John Street.
- c) Existing footings will be retained where possible to protect the root system of the significant hoop pine.
- d) Removal of existing mature plantings (refer Figure 66) currently screening the western façade of the Lieutenant Governor's Residence, on approach along John Street, will enhance interpretation of the structure from the proposed commercial space and the public domain. The proposed courtyard design incorporates low-lying plantings as to not interfere with the appreciation of the significant façade. The marker Hoop Pine is retained.



**Figure 70**  
View of the existing John Street plantings on approach from the north-west. Aside from the Hoop Pine, these plantings have been assessed as having no heritage significance.

**source:** Heritas 2022.



- e) The proposal includes the establishment of a vehicle parking area on the north-west elevation of the 1970s Store building. It utilises an existing concrete driveway crossover to the site, from John Street, which currently provides in internal roadway access to the loading dock (at the west) and plant room (at the east). The parking bays are proposed to be located along a currently turfed section immediately adjacent to the building (refer Figure 68). Documentary evidence suggests this area, prior to the construction of the Store building, was part of a greater landscaped area that was used for market gardens. Historical images (refer Figure 67), though not detailed, indicate that the garden area was slightly distanced from the perimeter wall. Nevertheless, the construction of the Store building and associated hardstand would have significantly disturbed the area, impacting on any archaeological relics potentially present. The archaeological report is silent on *this specific area*, as is the Draft Heritage Management Plan (2023) and its precursor document Conservation Management Plan Part 2 (2000). The works sympathetically propose gravel, with interspersed tree planting.



Figure 71

View of the gaol from the north-west, showing market gardens on slope beneath the perimeter wall. Undated.  
**source:** D'Ombra, Athel, 1901-1985, Maitland Gaol, Maitland, NSW, [B10398-N0438]. *Living Histories*,



Figure 72

View of the gaol grounds outside of perimeter wall, looking north-west, with Store building at right.  
**source:** Heritas 2022.

- f) The internal courtyard proposal will return this space to a previously known character. Refer to Appendix A, Figure 33, showing the Photo Gallery and Messenger's Shed in context. The works to enable this will include removal of the more recent brick paving and edging, and fenced turf area (of unknown but recent date). Landscape finishes are detailed in the landscape report, and include for a loose gravel courtyard with paving to indicate the former structure and an underground tank, as well as reconstruction of a former garden bed adjacent to the Lieutenant Governor's Residence. Although not specifically detailed, the proposed surface materials and fixtures are considered sympathetic to the existing surrounding heritage fabric. The acid-etched concrete paving indicating the former Lieutenant Governor's garden layout will significantly enhance the understanding of gaol life outside the walls, beyond incarceration.

#### 4.1.4 Use

- a) The proposal ensures continuation of the operation of the historic Gaol in its adaptive re-use as a cultural destination and aligns with the aims of the Maitland Gaol Correctional Centre Masterplan (2020) endorsed by Maitland City Council.
- b) The collective scheme allows for the introduction of interpretive elements that will enhance public understanding of the Gaol and its cultural significance. Historically, the visitor experience has not encompassed former structures or landscaped elements such as the messenger shed and photograph gallery as well as the various market gardens. Representation of these components will assist in broadening public knowledge of the site and its daily operations.
- c) The proposal reimagines the Gaol complex as a unique mixed use cultural precinct, beyond that of a traditional historic tourist attraction. With integration of casual outdoor seating, new public openings and communal spaces, the design aims to foster community participation and public engagement with the site, previously restricted to paying patrons only. Social activation of the precinct further intends to enhance the public appreciation of the Gaol and its cultural significance. It is recognised that some physical change is necessary to achieve this and although some of the proposed works may not completely align with the draft HMP, it must be noted that much of that document reflects its original November 2000 approach, when the site was freshly decommissioned. Twenty-three years on, the site now retains a significant new layer of history, which must be acknowledged and considered in its future conservation.
- d) The development aligns with the objectives of the Maitland LEP (2011) by 'protecting and enhancing the State heritage significance of Maitland Gaol by promoting adaptive re-use and tourism uses within the Gaol precinct.'<sup>28</sup>
- e) The project aims to establish a new source of revenue that will support the future sustainability, self-sufficiency, ongoing management and conservation of the historic site. All components of the development are considered imperative to the activation, safe and efficient operations of the multi-faceted precinct. These works will ensure the place maintains its cultural significance within both the local context and greater New South Wales region.
- f) Adaptive re-use of these spaces will positively contribute to the visitor experience of the collective Gaol complex and ensure future operations of the site as a culturally significant destination.
- g) Adaptive re-use of the Store as the ticket office allows for removal of the existing information centre from the former Governor's Residence and hence, a more suitable future use for that space.
- h) The proposal ensures retention of the gate house opening to the internal courtyard of the Gaol, retaining the understanding of the site's original circulation.
- i) New facilities for the loading and unloading of vehicles are housed within the Laundry space, deemed of little significance by the HMP. This development is contained within the existing built envelope of the 1970s addition and is screened from public view.
- j) The proposal will contribute to an increased viability for the tourist destination, and therefore will enhance the landmark status of the Gaol. This in turn increases the engagement of the public with the heritage of East Maitland, Maitland, and early NSW.

#### 4.1.5 Demolition

- a) Removal of built fabric assessed as being intrusive by the draft HMP, and removal of landscaping, further clarifies views of the walled complex.
- b) The proposal allows for demolition of the intrusive 1980s amenities building which currently compromises the visual character of the Gaol complex. Removal of the unsympathetic glazed linkage between this building and

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<sup>28</sup> Maitland Local Environmental Plan, 2011, Zone SP3 Tourist: Objectives of Zone.

the former Lieutenant Governor's Residence will further improve interpretation of the historic structure. The 1980s construction is in a poor condition.

#### 4.1.6 Curtilage

- a) The curtilage boundary of the gaol will not change. Works will enhance views of the complex, leading to a better understanding of the site within its context.

#### 4.1.7 Moveable Heritage

- a) The scope of works includes relocation of the existing moveable heritage collection (currently housed within the Store) for public display within 'A' wing. This collection is significant as evidence of the original use of the gaol and its relocation for public display will greatly enhance the interpretation of the site.

#### 4.1.8 Aboriginal Cultural Heritage

- a) This report does not address indigenous cultural heritage, however a basic search of Heritage NSW AHIMS Web Services was conducted 13 October 2023. The search confirmed no Aboriginal sites or places have been formally recorded at 6-18 John Street with one Aboriginal site located to the north-west along Melbourne Street. An extensive AHIMS search has been conducted by Umwelt Environmental Consultants with further Aboriginal Cultural Heritage information detailed in their archaeology report.
- b) An Aboriginal Cultural Heritage Assessment is currently being undertaken by Umwelt.

#### 4.1.9 Historical Archaeology

- a) The existing archaeological potential of the specific development site has been assessed independently by Umwelt Environmental & Social Consultants. The final structural solution for any footings should be carefully designed with respect to recommendations of the archaeology report. Historical plans indicate services, an underground tank, and former buildings in the location of proposed courtyard works.

#### 4.1.10 Natural Heritage

- a) Not applicable. The stated significance of the place does not retain natural heritage values.

#### 4.1.11 Conservation Areas

- a) The design of the new development is of high quality in keeping with the recommendations for infill development within the East Maitland Heritage Conservation Area.
- b) The proposal will contribute to an increased viability for the tourist destination, and therefore will enhance the landmark status of the Gaol. This in turn increases the engagement of the public with the heritage of East Maitland, Maitland, and early NSW.
- c) The scope of works does not impede upon significant plantings or heritage items located within the vicinity of the Gaol. The reduced site of development contained to the north-western corner further mitigates the visual impact of the proposal on the character of the locality.
- d) The provision of new public facilities and amenities will positively enhance the public appreciation of the former gaol and correctional facility.
- e) The value of East Maitland Heritage Conservation Area are maintained by the proposed works. A new insertion into the streetscape will add another layer to the character of the historical context however, this is not considered to present a detrimental impact to the area. Interpretation of the historical planning axis will not be impacted; conversely, it will be more easily interpreted from the public rooftop of the proposed café. The statement of significance for the HCA points to its example as a town primarily based on government functions, continued in the ongoing use of the gaol, courthouse and lands office and the preservation of the police buildings and post office. Since the writing of the statement of significance, all but the courthouse are now adaptively re-used, without a reduction in the overall significance of the collection to the conservation area.

#### 4.1.12 Cumulative Impacts

- a) Previous approvals for the gaol site include its original, adaptive reuse in c2000, which established a future direction for the site as a tourist destination. Subsequent approvals include the more recent Maitland Gaol Tower Experience, which conserves (with adaptation) two guard towers for a new visitor experience of the gaol from the perspective of the staff, and gives visitors the opportunity to view the gaol from the perimeter wall catwalk. This work included demolition of a non-original toilet facility, insertion of a new, modern stair within Tower 1, and works to two guardhouse structures. Tower 6 has retained its original timber serial staircase, which is showcased through a glass floor panel within the guardhouse level.
- b) A masterplan for the site was prepared and finalised in July 2020, by TonkinZulaikaGreer Heritage. This masterplan referenced similar precedent sites including Dubbo Gaol, Melbourne Gaol, Sandhurst Gaol and Darlinghurst Gaol. The current proposal for Maitland Gaol reflects the endorsed Masterplan.
- c) Cumulative impacts are recognised however, are part of the masterplan to transition the site from a working gaol to a cultural tourism destination. This approach has been central to Maitland Council's management plan and takeover since the late 1990s. Impacts are mitigated by an understanding of the site as a place with cultural heritage values important to the people of NSW whilst also understanding that without acceptance of some change, the site cannot feasibly be conserved. Cumulative impacts can also be considered positive impacts if they contribute to the long term conservation of a place.

#### 4.1.13 The Conservation Management Plan

- a) Introduction of new buildings within the Gaol grounds is discouraged within the draft Heritage Management Plan. A ramp is nominated to the internal courtyard which will provide equitable access to the ticket office, in turn allowing for activation of the Store, previously under-utilised as a storage room for the Gaol's moveable heritage collection. Although this siting presents a minor insertion adjacent to the existing buildings and within their setting, the significance of the precinct is ultimately not considered to be devalued by the necessary but modern insertion. The gaol has a history of smaller structures being progressively built when required, such as sentry boxes, and of division of courtyard space, such as fencing of exercise areas. The continuation of this development history is considered appropriate, adjusted for the new use as a cultural destination. It is also considered to align with the HMP policy for adaptive re-use.

A consistency assessment of the proposed works against the relevant policies and strategies of the draft Heritage Management Plan is given below, in Table 9.

HMP Policy No.	HMP Policy	Consistency Assessment
Policy 11	Conserve the visual character of the Maitland Gaol in context of the early town plan for East Maitland.	The proposal will not diminish the relationship between the gaol, court house and police properties and the William Street town planning axis. The early town plan remains, and the visual connection to Anzac Park, Melbourne Street Reserve and the East Maitland train station is retained.
Policy 12	Clarify, enhance and maintain the William Street axial vista and views of the walled complex.	While actioning much of this would fall to public authorities, the proposal contributes to this policy by removing the existing café and associated link to the Lieutenant Governor's building, which will reveal more of the perimeter wall and give an opportunity to interpret the original garden on the north side of the residential building. Interpretation of the axial vista is improved by viewing made available from the rooftop terrace.

Policy 13	Maintain the clarity of the walled complex.	The clarity of the wall has been compromised by later additions including the Visits Centre, the Store, and the Amenities building (now café). The proposal improves this by removing the Amenities building and revealing a larger portion of the perimeter wall. The new café also sits away from the perimeter wall and full wall glazing will allow greater interpretation of adjacent original fabric, including Tower 4, which has been obscured externally for many decades.
Policy 14	Maintain the clarity of open spaces between the formal built items (i.e. building and walls) and the Central Gaol.	The proposal will not diminish the interpretation of the clear, open spaces within the gaol grounds and that were part of a security strategy. This was part of the original design of the gaol. The current proposal includes to construct an interpretive structure in place of the earlier Photo Gallery and Messengers Shed (refer Appendix A, figures 24 and 26). Although this will add a built item to the courtyard, its inclusion as a interpretive construction is considered acceptable.
<b>HMP Strategies</b>	<b>Strategy</b>	<b>Consistency Assessment</b>
014 Building A (Store)	The building should not be extended. No alteration to the east side (the original gaol wall) but some alterations (if essential) can occur to the west side. Internal alterations can occur as desired.	The building is not extended. Significant alterations occur inside. The exterior is altered on the west, with additional openings.
014 Building A (Store)	Find a use for the Store within its current envelope. This use could be associated with the future use of the Gaol, or be quite distinct.	The Store building is reused for the main ticketing office, new amenities, and administration office.
021 Gaol Walls and Guard Posts	Retain walls and guard posts as is.	The proposal includes a new penetration in the boundary wall, giving a main access point for the site. The guard posts remain as existing. The original entry to Tower 4 is exposed and interpreted.
021 Gaol Walls and Guard Posts	Maintain the rendered finish of the walls of the central walled complex and the Ravensfield finish of the eastern extension.	The existing finish of boundary walls is maintained.
021 Gaol Walls and Guard Posts	Retain integrity of the perimeter walls of the Central Gaol complex and the Eastern Extension.	The boundary wall from external view will be exposed with the demolition of the Amenities/café building. The integrity of the wall will be slightly diminished by the proposed portal opening however, it is considered that the interpretive and engagement value of this will heighten the visitor experience and lead to increased success of the site as a multi-function cultural destination. The proposal of two smaller openings, in lieu of one larger opening, reduces the overall impact and retains the existing pilaster.

021 Gaol Walls and Guard Posts	Do not compromise the plain austere character of the perimeter walls by placing signs or otherwise obscuring them.	Despite the proposal to introduce an entry portal to the boundary wall, the austerity of the overall wall is considered retained. The removal of the existing café building assists in displaying more of the austere nature of the wall by separating the former Lieutenant Governor's residence from the new café structure.
022 Gaol Staff/Warder's Amenities/Café	Retain the building while it can be effectively used otherwise demolition should be considered. Remove link to Asset 2.	The building is in a poor condition and is unsuitable for re-use. The proposal is for complete removal, including the intrusive connection to the Lieutenant Governor's Residence (Asset 2).
022 Gaol Staff/Warder's Amenities/Café	No extensions and no change externally that will have an adverse impact on the gaol or setting. Internal changes as desired.	The building is proposed for removal.

#### 4.1.14 Materials

- a) The general materials palette includes sandstone cladding, dark coloured applied finishes, and glass - simple pallets to recess against the historical nineteenth century fabric. This approach will clearly distinguish interventions as new fabric and is an accepted approach for new works. The use of random linear stone cladding will assist in distinguishing the material against the historical sandstone blackwork of the nineteenth century fabric without visually competing with it. A consistency in colour selections of Murobond Graphite, Woodland Grey, and Dark Bronze Kinetic powdercoat collectively establishes the new work, in a refined and simple palette.

## 5 SUMMARY AND RECOMMENDATIONS

### 5.1 Summary

The redevelopment of Maitland Gaol, under three separate proposals, outlines a collection of significant works proposed to significantly enhance the existing adaptive re-use of the site as a multi-function cultural heritage destination. The place is an integral part of the former government town of East Maitland, sitting on an early planning axis and in context with a courthouse, post office, police buildings, and lands office. The gaol ceased to operate as such in January 1998, and it then transitioned to an adaptive re-use as a tourist destination. Twenty-five years of operation has confirmed the model of solely tourism is unable to provide long-term sustainability for the site. Recent reviews to enable forward planning included condition assessment, maintenance strategy, site masterplan, plan of management, extensive research and stakeholder engagement, benchmarking and market analysis. Multiple options were considered in a process undertaken by Capitol Insight and TonkinZulaikaGreer. The current development proposal - one of three - is part of a strategy to achieve sustainability for the State-significant site and is based on over nine years of research and planning.

Works, including new parking, demolition of the Amenities building, adaptive re-use of the Store building, the proposed entry portal, through the perimeter wall, new equitable access, and a number of courtyard interpretive works, will not diminish interpretation and understanding of the site as a former gaol. The site has multiple, physical layers of history as a gaol and although the foundation of built fabric from this period is nineteenth century, the twentieth century operations necessitated a multitude of changes that have left a great number of modifications to fabric. The physical fabric of the site is merely one aspect of its significance, which clearly demonstrates a continual process of change. The currently proposed works will not diminish this history, nor the ability to interpret it. The works are largely aligned with the Heritage Management Plan for the place, granted, with some outlying works that enable a compliant modern scope within a nineteenth century site. The works programme will progress the site into a regional multi-use precinct with contemporary facilities that enable Maitland Gaol's aspiration to become the leading iconic tourist attraction in the Hunter region.

The works programme to enable this unavoidably involves impact to fabric. Acknowledgment of this has played a central role in the planning process, leading to the decision to focus the works on more recent and less historically significant buildings within the site. Efforts have been made to mitigate the impact on more significant fabric through collaboration and consultation with stakeholders and a commitment to interpret changes, ultimately providing a deeper understanding of the continuing story of the site.

### 5.2 Recommendations

The following recommendations are given:

- 
- Archival photographic recording of the existing state of the 1980s café and 1970s store building, perimeter stone walls impacted by the proposal, internal courtyard and context should be undertaken prior to any works commencing.
  - 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.
  - The work should incorporate some initial investigation of the composition of the existing stone perimeter walls currently concealed by the former Officers' Amenities building. This will further inform the final detailed design and support opportunities for interpretation of the structural detail of the perimeter wall.
  - Signage should follow policy guidelines given in the HMP for the Gaol, and not be fixed to significant fabric.
  - Interpretation of specific areas within the internal courtyard or other areas of high exposure should be explored once the final solution for the works is resolved.
  - Interpretation of the original perimeter wall at the site of the proposed opening should be further explored. This may be in the form of an inlay to the metal reveal or ground surface treatment that highlights the construction

method and original location of the presumed two stone skins with internal cavity. This should be additional to the proposed exposed view of the wall cut, shown in the current drawing set (DA1-601\_G).

- Interpretation of the original external access to Tower 4 should be further investigated and detailed. This may be illustrated through simple signage or inclusion of discussion within the guided tour, or reconstruction of the door.
- Signage generally should be of good quality, well maintained, adequate and effective in promoting the City's tourist attractions. This should be detailed as part of the interpretation plan and should be professionally designed in line with an overall style guide for way finding at the site. A brand identity for the gaol is to be developed, as part of the overall Interpretive Plan for the site (GML, 14 September 2023).
- The vegetable garden should clearly state the unclear history of this. Interpretation should include a broader understanding of the garden history of the gaol - both productive and ornamental, internally and externally.
- The relocation of the movable heritage collection from the Store building should include the recording of all items, in a format recommended by NSW Heritage and Museums & Galleries of NSW.



## 6 APPENDIX A

Historical Background  
from a number of sources; compiled and prepared by Heritas

# APPENDIX A: HISTORICAL BACKGROUND

## 1.0 Historic Development Maitland

### 1.1 Maitland Early History<sup>1</sup>

Maitland and the surrounding area has a long history and significance in Australia. The area's original inhabitants were the people of the Wonnarua Nation, 'people of the mountains and the plains.' Neighbouring clans included the Worimi, Darkinjung, Kamilaroi, Geawegal, Gringai, Awabakal and Wiradjuri communities. This tribe believed that the great spirit Baiame opened eyes that were steeped in chasms of eternity that created the great hills, valleys, forests and living beings in and around Maitland. This dreamtime story also acknowledged the establishment of the Hunter, Williams and Paterson rivers.

### 1.2 Colonial Settlement<sup>2</sup>

Newcastle was officially discovered by Europeans when Lieutenant Shortland of the ship *Reliance* recorded its position as they sailed past the mouth of the Hunter River in September 1797. An in-depth survey of the area did not occur until 1801 which prompted the establishment of an outpost consisting of a non-commissioned officer, eight privates and twelve prisoners. This first attempt did not persist, and in February 1802 Governor King decided it would be withdrawn. In 1804, a second settlement was established and the town of Newcastle, originally named King's Town, was proclaimed. It was from this point that the systematic exploration and exploitation of the Hunter River region began.

As the colony of NSW expanded in the early nineteenth century, the fertile lands of the Hunter Valley region were soon discovered and a colonial outpost established. It was not for some time after Newcastle had been re-established in 1804 that the surrounding areas were populated by Europeans. By 1813 there were several settlers in Patterson's Plains, although, still none were recorded for the future site of Maitland. Governor Macquarie visited the area in 1818, giving the name Wallis Plains, after the commandant of Newcastle, Captain Wallis, to the land that is now Maitland. Settlement then began with nine convicts and two free men who occupied the land without legal title as "tenants at will". These select few were allowed approximately 30 acres of land each fronting the Hunter River.

Wallis Plains began here as an isolated settlement. It was accessible only by the Hunter River, which was at the time a tortuously meandering 112 kilometre journey taking twelve hours and dependent upon two favourable tides. Despite this, during the 1820s there was a gradual shift away from a high proportion of convicts in the area towards a population of mainly free settlers. The official change came about quickly, as the land bounding the Hunter River was opened for settlement in December of 1821. Immediately after, the government ceased using Newcastle as a penal settlement, moving operations north to the more remote Port Macquarie area between 1822 and 1823.

Having opened the region, the possibility of growth in Maitland was then dependent on a continuing influx of settlers. Convict cedar cutters, their overseers and small farmsteads sparsely occupied the area, yet the population slowly swelled and created demand for infrastructure such as transport, stores and inns. Described as:

*'being originally densely wooded, required great labour in clearing, a disadvantage, however, amply compensated by the amazing fertility of the soil which is alluvial, and still subject to being covered with water during high flood. The country back from the river consists of rising hills, inferior soil, with fertile flood vine bushes, watered by lagoons communicating with the river.'* 1826 P. Cunningham<sup>3</sup>

A cutter packet named the *Lord Liverpool* began sailing the twelve hour journey between Sydney and Newcastle weekly sometime in the mid-1820s. By 1828 it is stated that two ships then made the journey regularly between Newcastle and Wallis Plains; one of these could have been the *Perseverance* which operated as early as 1824. Although there was a road from Richmond to Wallis Plains open to the public from the March 1823, there was not yet the need for a proper road bridging Newcastle to the area. An increase in people justified the establishment of a permanent store; the first in

<sup>1</sup> Maitland City Council, Local History, 2018. [www.maitland.nsw.gov.au](http://www.maitland.nsw.gov.au)

<sup>2</sup> E. Williams, AMAC Archaeological, Historic Research East Maitland Mechanics Institute, May 2018, pg.5

<sup>3</sup> Helen Brayshaw, *Aboriginals of the Hunter Valley*, 1986, *Descriptions of the Environment-Maitland*, pg. 23.

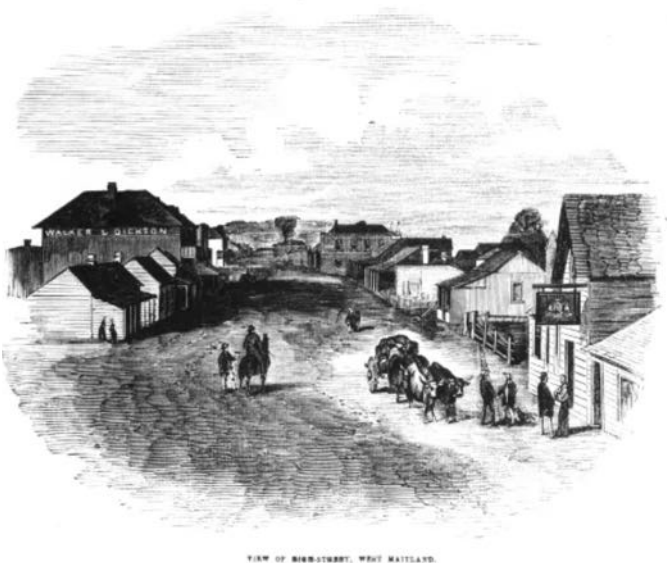
Maitland opened by Powditch and Boucher on High Street, close to the river at Wallis Plains. In 1826 Mrs Hunt, fondly known as Molly Morgan, built the Angel Inn, the first at Wallis Plains. In this year Mrs Hunt also made a considerable donation of £100 towards the construction of a school that was completed in 1829.

### 1.3 Development of Maitland<sup>4</sup>

Even though the fertile plains of the Hunter River and the town at Wallis Plains proved popular amongst the settlers, it was not the first site of Maitland. The government surveyor, George Boyle White, was instructed in 1828 to survey the land that is currently East Maitland in order to lay out the official town. The area was chosen for its higher ground and was bestowed with wide streets and orderly, official buildings. Conversely Wallis Plains was a flood prone “raw and vigorous settlement”, with a narrow winding High Street peopled with “mud-caked riders and teamsters... the road-weary, the restless, the resentful...”<sup>5</sup> However, the advent of the steamship brought about a boom to the Hunter Valley as the ships could travel between Sydney and Morpeth in under twelve hours. Wallis Plains was fast becoming one of the most important towns outside of Sydney as a centre for commerce. The regular and swift steamships that moored at Morpeth meant that goods could be shipped more efficiently to the north via this hub as opposed to the route over the Blue Mountains. Furthermore, the rich alluvial river flats made Maitland the granary of New South Wales. The area produced most of its wheat locally until wheat rust broke out in the 1860s and the farming moved to drier parts.



**Figure 1**  
Artist's impression of West Maitland, 1837.  
**source:** Robert Russell, National Library of Australia.



**Figure 2**  
Artist's depiction of High Street, West Maitland, 1855.  
**source:** *Illustrated Sydney News*, 31st March 1855, p.142.

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<sup>5</sup> Archer, C. and Walsh, B. (2007) *Maitland on the Hunter* Second Edition, CB Alexander Foundation, Tocal, 31 Kennedy, M. J. (1992) *Hauling the Loads: A History of Australia's Working Horses and Bullocks*. Melbourne University Press pg. 27.

The dichotomy that grew between the two Maitlands from their earliest days was still notable into the 1880s. The ornate buildings and grounds of East Maitland were at odds with the busy commercial side of West Maitland. Trade directories demonstrate the large scale of business in the area and in 1867 West Maitland was the site of over three hundred businesses, eighty-two tradesmen, twenty auctioneers and fifteen professionals. The pre-eminence of the town began to decline during the 1860s as Maitland suffered through the wheat rust outbreak and Newcastle finally took on its role of regional centre. The situation was expedited by the siltation of the Hunter River that made river travel difficult, and in conjunction with the rise of northern rail transport with its terminus at Newcastle. Even though West Maitland was a part of the rail network by 1858, the 1864 extension to Singleton was cited as a contributing factor in their decline of progress. By the late 1870s it was thought that much of Maitland's trade was being lost to Singleton with the rail.

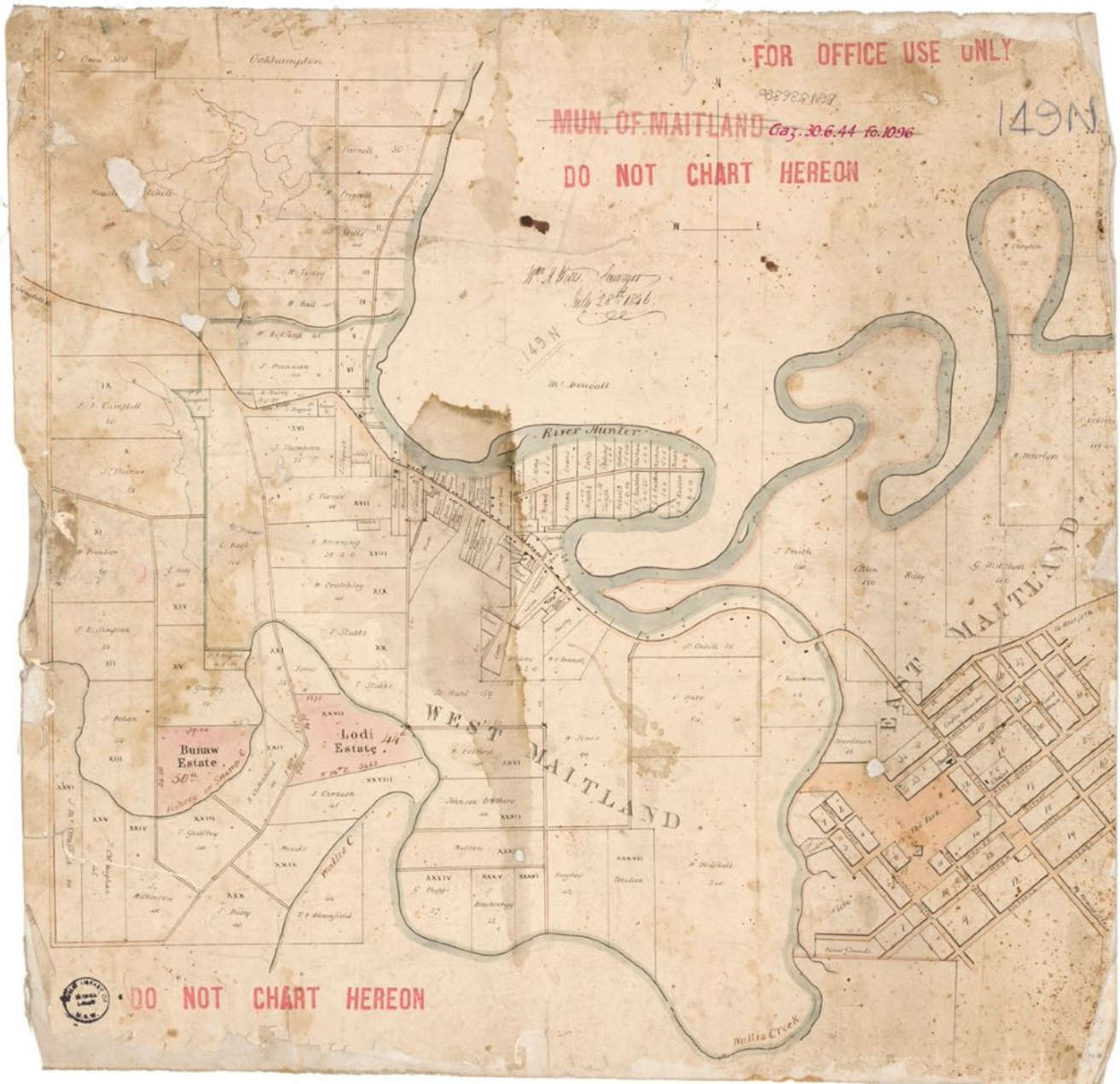


Figure 3  
Map of East and West Maitland, Wm. H. Wells, Surveyor, 28th July, 1846.  
source: SLNSW, Maps 0195, MMS ID 991018161629702626

In order to persist living in the area the community required modern infrastructure. Gas services were the first available to the town, established by J. W. Tuck in 1860, and by 1878 Maitland's streets were lit with the first gas lamps. The town first requested funding to obtain a permanent fresh water supply in 1855, although land resumptions were not made until 1879 and the first section not completed until 1883. Finally, the entire scheme was complete in 1884. Electricity lagged far behind and was not present in Maitland until 1922.



Figure 4  
 West Maitland Commercial Buildings, September 1878.  
 source: University of Newcastle  
 Cultural Collections.

Coal mining became an important economic trend for Maitland during the turn of the century. Between 1903 and 1907 specifically, the extracts from South Maitland Coal Fields increased from providing 13% of the northern districts output to 31%. The mines at Greta, just north-west of Maitland, were producing half the state's coal output by 1914. By the late 1920s coal was even considered to equal or exceed the important role of agriculture in the economy. As the coal mining industry restructured throughout the 1950s and 1960s, thousands of miners were relieved of their jobs only to find work in the expanding smelting work force. The 1970s saw the economy of the region come to rely more firmly on the diversity of business activities and the industrial sector had retreated. This situation continued until the 1980s when the rising cost of oil and demand for steaming coal reignited the industry.

There have been numerous devastating floods witnessed in the Hunter Valley since European settlers took up residence there. It is notable that the community has persisted in their occupation of the flood prone area despite recurring damage to life and land. Whilst the waters brought alluvial sediment to the flood plains that enriched the agricultural soils, on many occasions the damages outweighed this benefit. The inundations were so strong as to twice flout the instalment of floodgates in the 1870s, and often changed the course of the river itself. Throughout the last two centuries, land owners would join forces, committees were formed and deals with the government made. Yet the river consistently overpowered the embankments, stone walls and gates. The most severe flood ever recorded for the region was in 1955

reaching 12.1 metres and in modern terms inflicted over two billion dollars in damages. The aftermath saw a fundamental shift in land use in the area. Heavy depositions of sand rendered up to twelve farm holdings infertile and encouraged the re-establishment of a natural flood plain at Bolwarra to redirect the water. Since then a series of levees, spillways, control banks and more floodgates were constructed which have so far successfully protected central Maitland and the expanding urban areas from minor to moderate flooding.

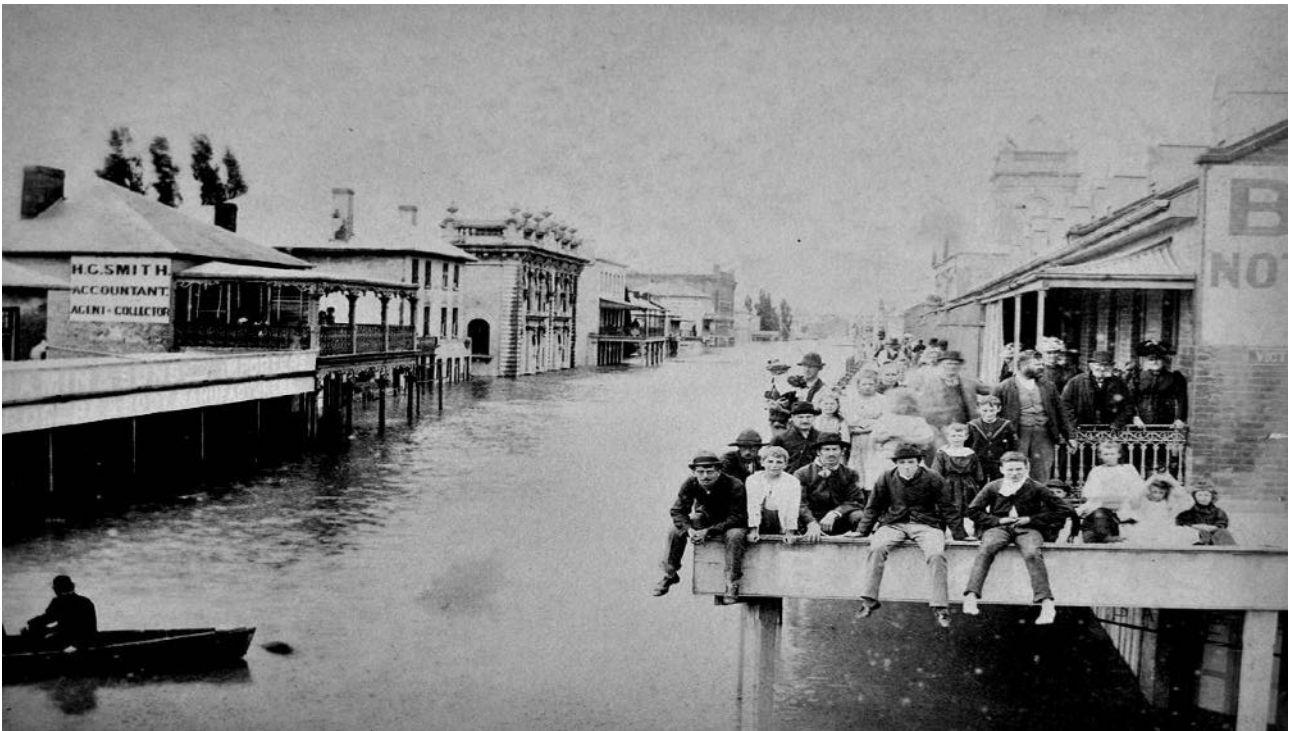


Figure 5  
Maitland Flood, March 1893.  
*source: Maitland Mercury.*



Figure 6  
Maitland Flood, February 1955.  
*source: Picture Maitland, Hunter Valley Conservation Trust.*

## 2.0 Historic Development Maitland Gaol

### 2.1 Rationale for the Gaol<sup>6</sup>

European settlement of the Hunter Valley was delayed by the presence of a penal settlement at Newcastle and the first land grants were not made until 1821. Attracted by the availability of fertile land in a well-watered valley, settlers began to rush to the area in 1823 and by the end of the decade the Hunter was one of the most populous districts in New South Wales. As T. M. Perry remarked in *Australia's First Frontier, The Spread of Settlement in New South Wales, 1788-1829*, "by 1829 it had become the most populous and intensively used of all the areas outside Cumberland to be considered for farming development."

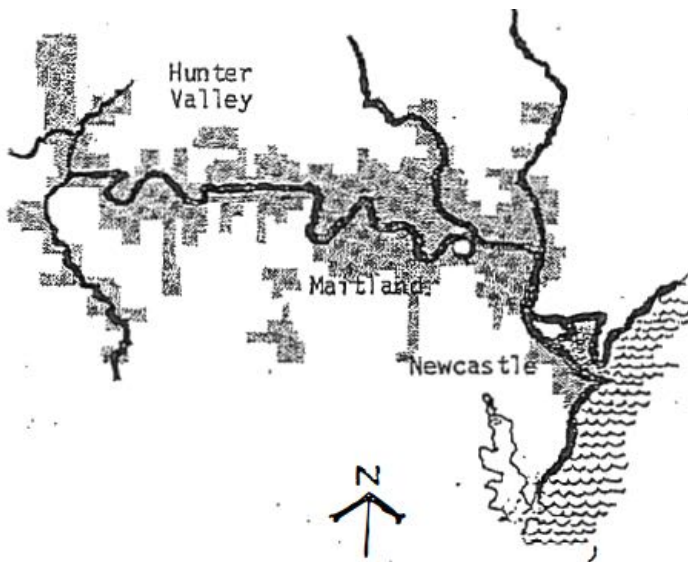


Figure 7  
Land Grants in 1825.  
source: Reproduced from Dept. of Public Works, Development  
Plan-Phase One, 1980, p.6.

As settlement proceeded a town became necessary to serve commercial purposes and to provide the usual government services such as law and order and administration. Newcastle was expected to become the main town in the Valley but its location was disadvantageous once steam navigation reached the Colony in 1831. With paddle steamers available Morpeth, at the head of navigation, became the port of the region and would have been its main town if the land there had not already been alienated by the Crown. In these circumstances the Governor decided in 1829 to establish a town as close to the head of navigation as possible and on high ground to avoid the floods to which the Hunter was already subject. He chose what is now East Maitland but was simply named Maitland in 1829 when the town was laid out.

The town plan of East Maitland has been singled out by D. L. Jeans as the most distinguished design in Sir Thomas Mitchell's long period as surveyor-general. The plan was based on a right-angled triangle, with the apex at the junction of the Newcastle and Morpeth roads where a cattle market adjoined the inn already on the site. Separating the residential and commercial sectors of the town and relegating noxious activities to its fringe, Mitchell placed the main commercial axis, High Street, with vistas

*provided by the placement of sites for public buildings in line with their open ends. The higher ground is occupied in this way by a plan which attempts to exploit the possibilities offered for a variety of internal spaces and vistas while contributing an attractive feature as a whole for the aesthetic improvement of the surrounding areas.<sup>7</sup>*

At the head of Lindesay Street, Mitchell located the "Barracks and Public Building", close to the site now occupied by Maitland Gaol. Although the gridiron design minimised the impact of the triangular design on the remaining sides of the triangle, the western boundary was highlighted by the retention of an avenue of trees in the park, which Mitchell reserved as he considered it "important to supply by art the natural defects of the country even with respect to the ornamental."

<sup>6</sup> Maitland Correctional Centre & Police Properties: Conservation Plan, Buildings Branch Heritage Group, February 1998. p.7-68.

<sup>7</sup> D. L. Jeans, "Town Planning in New South Wales 1829-1842", in Australian Planning Institute Journal, October 1965, p.193.

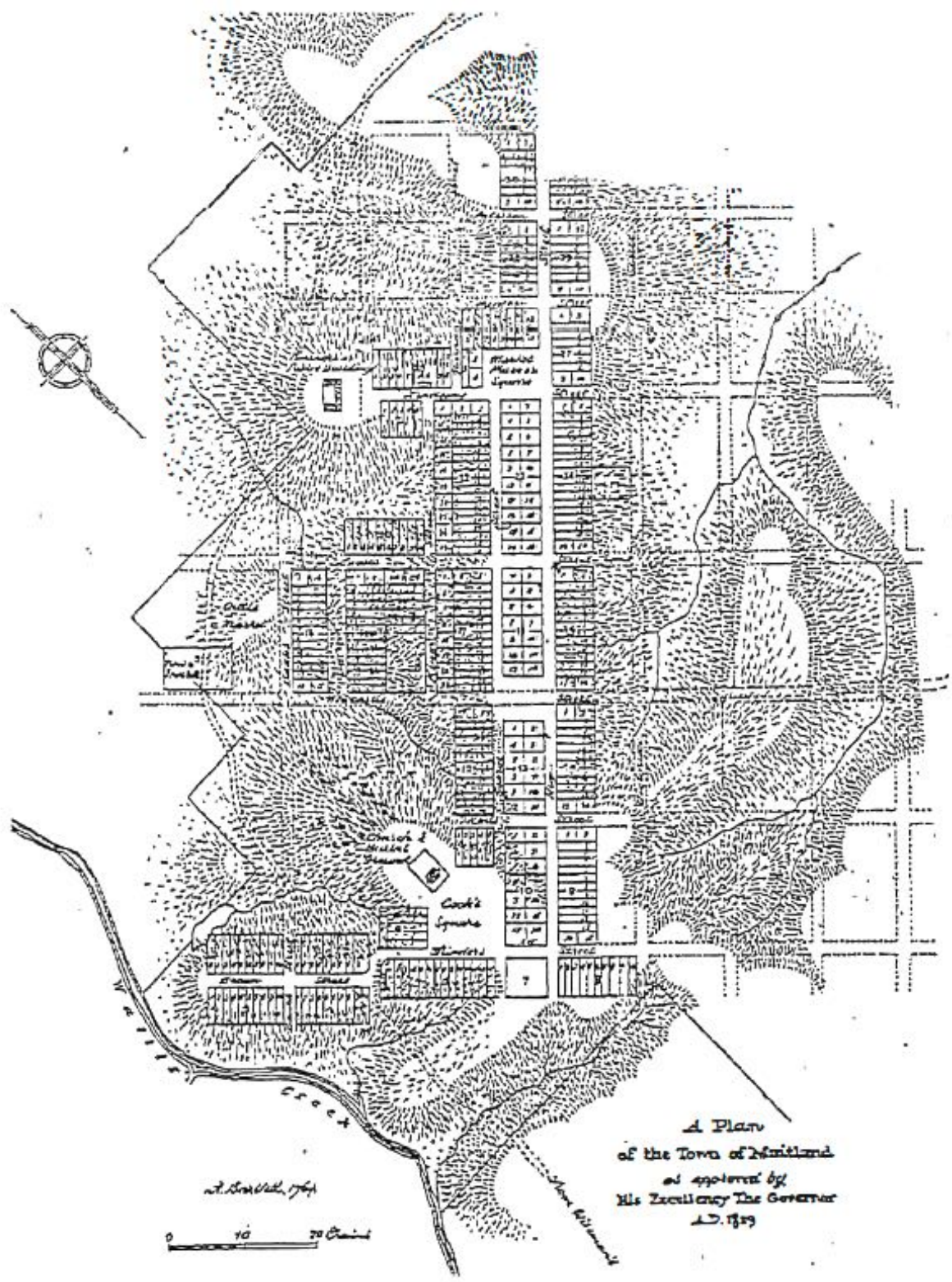


Figure 8  
Plan of the Town of Maitland as approved by the Governor, 1829.  
source: Redrawn by A. Bartlett for Australian Planning Institute, October 1965.



One and a half centuries later, and after White's design had been subjected to various unfriendly intrusions, the author of the State Heritage Inventory for the Hunter Region still thought highly of this plan:

*The land then rises generally to the south and south-east. Within the town the highway and the railway enter from Wallis Creek and run along the floor of a depression between two minor ridges. There are major open spaces at the spur of each of these ridges with views between them across the main business centre. The feature has been exploited by a tree-lined axis running along William Street which links the two. The views from Cooks Park in the south across to the Court House in the north are outstanding. From the other direction St. Peters Church dominates the view. By far the best visual feature is the vista along William Street to the Court House. It would be one of the very few axial vistas in Australia either planned or unintentional. It is broken at its north-eastern end by the railway line. This has no real impact on the vista from Cooks Square. From the Court House however there is no similar vista. This is partly due to the railway line and partly to the fact that St. Peters Church is off the centre-line of the axis. There are nevertheless excellent views from the Court House and from a small footbridge over the railway itself.*

*The view takes in the large simple roof shapes of colonial style buildings, trees, chimneys and the more dominant large old institutional buildings. In spite of the presence of a number of modern buildings the area still maintains much of its historic character.*<sup>8</sup>

The photograph in Figure 8 clearly shows the William Street axial vista towards the gaol and courthouse.



Figure 9

William Street, looking towards the gaol, c1884.

source: SLNSW, 1wNW5xkn, *At Work and Play - images of rural life in NSW 1880-1940*.

In providing for a court house and gaol the Government in 1829 was not necessarily expecting that the gaol would serve the whole region: at that early stage of development, it is doubtful if Newcastle had been written off as the principal town of the Hunter Valley.

The gaol in Newcastle was constructed between 1816 and 1818 purely to serve the penal settlement. After the area was opened to free settlers it began to serve as the gaol of the northern region, holding convict workers sentenced to terms of imprisonment as punishment for minor offences, convicts awaiting assignment to employers and people awaiting trial for serious offences. It had room for 166 prisoners according to a return prepared in 1836 but it rarely held so many. However, the gaol had not been soundly built, was not very secure and suffered from a more serious disadvantage: it was at the extremity of the district it served and prisoners often had to be escorted from other parts following their trial. Such travel was slow and expensive because the prisoners had to be escorted. Clearly, a gaol more centrally situated would save time and money: the Government would have to find the funds to build a new one.

<sup>8</sup> State Heritage Inventory for the Hunter Region.

## 2.2 Agitation for a new gaol in Maitland

Although the 1829 Plan of the Town of Maitland (Figure 9) indicates the concept of the future town, an undated map, (figure 11) showing the planned boundaries, with farmhouses on some grants and a scatter of buildings at the junction of the Newcastle to West Maitland and Morpeth roads, is more indicative of the extent of settlement in 1829.<sup>9</sup> The development of the town is charted in the following photographs (figures 9-11).

During the 1830s the Maitland area continued to develop and by 1841 the eastern and western sections had a total population of 2,768, second only to Parramatta (5,389) in New South Wales apart from Sydney and roughly twice the size of the population of Newcastle. It was not only the principal town of the Hunter Valley, it was playing a key role in the development of the northern districts of the Colony. As early as 11 June 1835, the Colonist reported that the Government was "determined to erect the public buildings required for the neighbourhood on the east side of the creek (Wallis) ... It is shortly expected that a Court House, a Jail and Episcopalian Church will shortly [sic] be erected." On 26 October 1835 the Colonial Secretary called tenders for clearing, stumping and burning off fifty acres in East Maitland, including the gaol and court house reserve, the cattle market, Banks Street as far as the Police Barracks, William Street, the church reserve, King Street and part of Lowe's (later Lawes) Street.<sup>10</sup>



Figure 10

Plan for the town of Maitland, 1829.

source: State Library of NSW, Z/M2 811.259/MAITLAND/1829/1 , M2 811.259/MAITLAND/1829/1.

<sup>9</sup> W.A. Wood, Dawn in the Valley: The Early History of the Hunter Valley Settlement, Sydney, 1972, p.247.

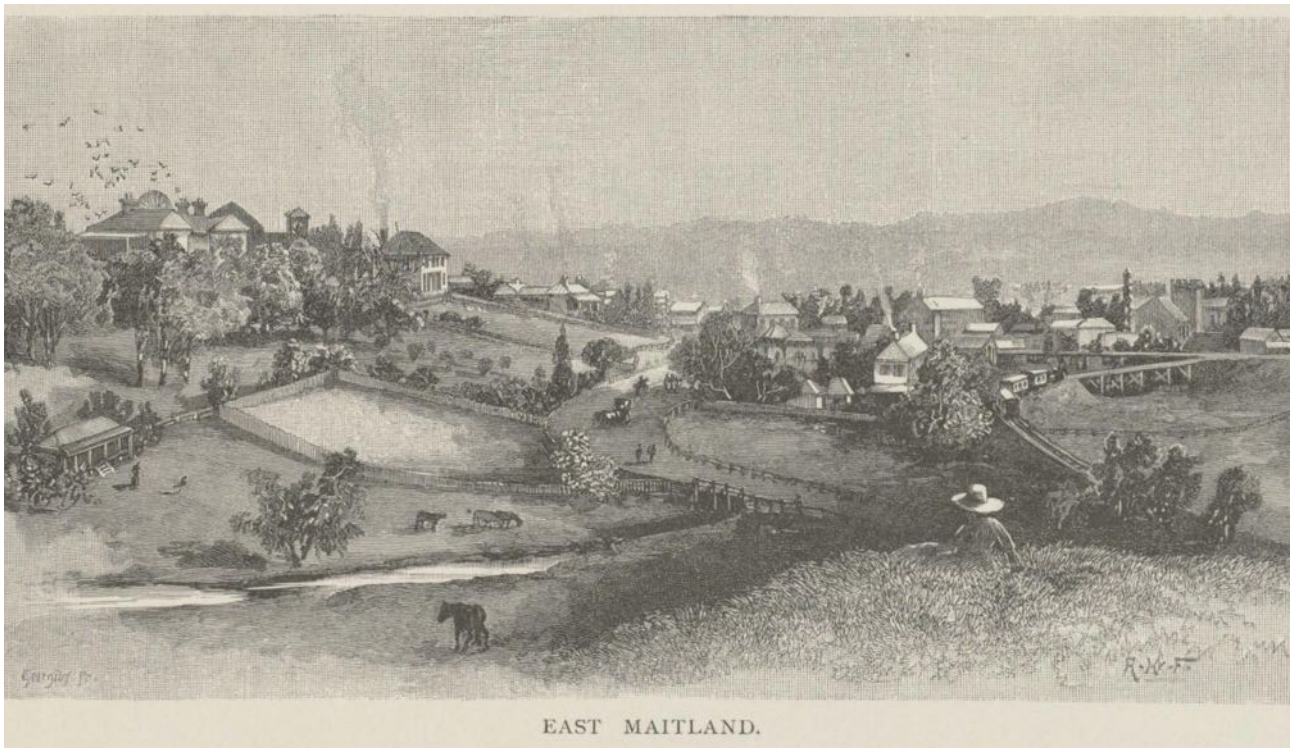
<sup>10</sup> Government Gazette, 26th October 1835.



**Figure 11**  
 Entrance to East Maitland by the Morpeth Road, by John Hardwick, c.1835.  
**source:** SLNSW , oDgr2MzQK182N, *Views in Victoria, New South Wales and Tasmania, 1853* / John W. Hardwick.



**Figure 12**  
 1853 Frederick Terry (1827 - 1869) View of East Maitland (1853/1855) Steel engraving Sheet: 21.0 x 26.9 Plate: 17.8 x 25.5 Image: 10.3 x 15.3 Inscribed: printed in the plate margins, l.l. "Fleury, del, 1853."; lower c. "View of East Maitland./ Sands & Kenny, Sydney & Melbourne; and Sands & Son, London." l.r. "No.12." Purchased 1968 1968:46 Courtesy Newcastle Region Art Gallery  
**source:** University of Newcastle, Cultural Collections,



**Figure 13**  
 East Maitland, 1886.  
**source:** Picturesque Atlas of Australasia, Volume 1, p.106.

## 2.3 Designing the Gaol

Mortimer Lewis Senior (1796-1879), Colonial Architect from 1835 until 1849, designed several gaols which are known as "Inspectors' Gaols" because their design was influenced by the penal philosophy of Inspectors of Prisons in England. Concerned to provide for the separation of prisoners into separate classes to prevent contamination and to allow a range of punishments, especially for female prisoners, Lord Glenelg, the Secretary of State for the Colonies, directed Governor George Gipps in 1837 to introduce the Inspectors' system to New South Wales. As J.S. Kerr points out, this led to the construction of gaols of this type at Port Phillip, Bathurst, Goulburn and Maitland.<sup>11</sup>

These new gaols were intended to allow the isolation of prisoners so that they could be reformed by methods explained by A. G. L. Shaw in *Convicts and the Colonies*, as "cellular isolation; in the form of 'separate confinement' with only instructors and officials to mitigate the prisoners' solitude."<sup>12</sup> To accomplish this the Inspectors recommended that British prison cells be 12ft. x 8ft. and equipped with mechanical heating, ventilating and waste disposal apparatus. In New South Wales this expensive design was modified to reduce costs and allow for climatic differences. As a result, as Kerr points out in *Design for Convicts*,<sup>13</sup> the heating arrangements and privy facilities were omitted but Maitland Gaol inherited the 12ft. x 8ft. cells with a complicated system of ventilation. Moreover, the overall gaol plan favoured by the Inspectors, two parallel ranges of cells similar to the County prison in Philadelphia, U.S.A., was adopted in Maitland. Kerr believes that a second range of cells was intended for all Governor Gipps' country gaols but only those at Port Phillip and Maitland were actually built.

The ventilation system was noted by the Maitland Mercury on 30 December 1848:

*'The arrangements for ventilating these cells are admirable, and it is stated have found to answer very well in England: in the centre of the outer wall of each cell a perpendicular tube is cut out of the solid stone, which communicates at the bottom with a small opening on the floor of the cell, and at the top with three similar openings, one of which opens into the cell, and two into the outer air, at some distance on each side of the tube; while on the opposite side of the cell a horizontal tube is cut in the centre of the passage wall, which communicates with two small openings on the floor of the cell, and with three similar ones on the passage floor, at some distance from either of the inner openings. And in addition to these four openings, there are two open windows at the top of each cell, cut out of the solid stone, and each about six or seven inches in depth. There is also a circular opening at an outer corner of the floor of each cell, opening direct to the outer air in a downward direction, to allow the escape of water, &c; this is also cut out of the solid stone.'*

## 2.4 Constructing the Gaol

The original plan was implemented in several stages between 1837 and 1887 and since then change has been fairly continuous.

With the central part of the town cleared, the Colonial Secretary called tenders on 8 August 1837 for the erection of the masonry exterior wall of "a gaol at Maitland".<sup>14</sup> This contract was awarded to Ross Coulter of East Maitland who could not have started work until the last quarter of 1837. The site of the gaol wall was not at the head of Lindesay Street, as suggested in Mitchell's 1829 plan, but on the cattle market reserve at the apex of his triangular plan.

It is possible that this site was chosen because it would have placed the gaol at the extreme boundary of the town, as far as possible from the commercial centre. However, the late 1830s were years of severe drought in the Hunter Valley and it is likely that the true nature of the site was not apparent at the time of selection. In January 1838, the Acting Governor ordered cessation of work when it was found that "the site selected for the Gaol and Court House on the reserve for the Cattle Market .. [was] too low and swampy and unfit for the purpose". At this stage, "not more than about 400 pounds" had been spent on building the wall and it was decided that the stone would "still be available for other purposes".<sup>15</sup> A new site was approved "for the Gaol and Court House on-the crest of the Hill reserved for barracks and other public buildings to the south east of the original reserve for the purpose under consideration",<sup>16</sup> and an allowance approved for

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<sup>11</sup> J.S Kerr, *Design for Convicts*, p.105.

<sup>12</sup> A.G.L Shaw, *Convicts and the Colonies*, Melbourne (2nd edition), 1977, p.267.

<sup>13</sup> Kerr, J.S., *Design for Convicts*, p.105.

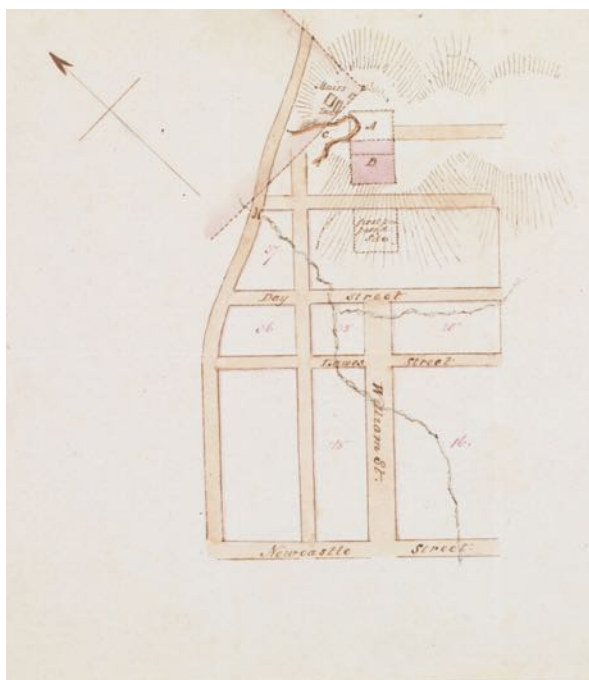
<sup>14</sup> *Government Gazette*, 8 August 1837.

<sup>15</sup> *ibid.*, 22/23 January, 1838

<sup>16</sup> *ibid.*

the contractor to carry stone to the new site.<sup>17</sup> Mitchell had envisaged the "barracks and other public buildings" as a focal point at the head of Lindesay Street, but the front of the new gaol faced William Street, which was indicated but not named in the approved plan of 1829. Although a variation on the original plan, the positioning of the gaol remained true to the Surveyor-General's planning philosophy, and the width of William Street allowed the development of a more spectacular view corridor than would have been possible had the complex faced Lindesay Street.

In their Development Plan - Phase One (1980) W.K. Pilz et.al. state that a public building already existed on the William Street axis of the Court House Gaol reserve: "it is assumed that this building was the temporary Court House and lock-up".<sup>18</sup> This belief appears to be based on one version of the 1829 town plan but it seems highly unlikely as the site had not been cleared and the Government leased a building for use as a court house in Newcastle Street, East Maitland during the 1830s. It may be that the public building shown on the map used by Pilz et.al. was included merely as a symbol: it does not appear on two other versions of the 1829 plan now held at Newcastle Regional Library.



**Figure 14**  
Township of Maitland, a sketch showing three sites considered for the Gaol. The actual site is marked 'B'.  
Site 'A' was rejected because of an excavation at 'C'.  
**source:** State Archives Office, Surveyor General's Sketch Book.

On 15 April 1839 the Colonial Architect, Mortimer Lewis, called tenders for the first stage of the proposed Maitland Gaol.<sup>19</sup> It was common practice for the Government to approve funds for major public buildings in stages, according to the money available. The tenders for excavating, stonework and brickwork were rejected on the ground that they were too high and so there was a further delay.<sup>20</sup> Returns of the Public Works Department indicate that the new gaol wall was "constructing" during the years 1838, 1839 and 1840, but there is no building activity recorded at Maitland Gaol during 1840, 1841 and 1842, in contrast to intense activity recorded at Goulburn and Bathurst, where funds of £15,000 and £19,500 respectively were allocated for gaol construction in 1842. However, Maitland reappears in the record for 1843 when the "New Gaol" is under construction, at an estimated expenditure of £15,000.<sup>21</sup>

In that year, in the midst of a severe economic depression, the citizens met at East Maitland to petition to Governor and Legislative Council for the completion of the gaol. Although large sums of money had been voted by the Legislative Council for the gaol's construction, the residents were concerned that no progress had been made for more than three years:

*Your petitioners would respectfully direct your Excellency's attention to the fact that the sum of £3,000 was voted by the first Legislative Council towards the completion of the gaol at East Maitland. That for upwards of three*

<sup>17</sup> *ibid.*, February, 1838.

<sup>18</sup> Dept. of Public Works, Development Plan- Phase 1 Descriptive Model of Maitland Gaol, Dept of Corrective Services, 1980, p.15.

<sup>19</sup> J. Roser, Appendix 3 to Dept. of Public Works, Development Plan - Phase One Descriptive Model at Maitland Gaol, Dept. of Corrective Services, 1980.

<sup>20</sup> *ibid.*

<sup>21</sup> Annual Returns of the Colony of New South Wales, NSW State Archives.

*years no progress whatever has been made with the gaol, although during that period the respective sums of £5,000, £3,000 and £5,000 were voted by the late Legislative Council.*<sup>22</sup>

Pointing out that Maitland was the assize town for a district stretching at far south as Broken Bay and including New England, the petitioners condemned the gaol at Newcastle as "insecure and inadequate" and "miserably deficient, both as regards the safe custody and the classification of prisoners, and is situated at a distance of 20 miles from the assize town."<sup>23</sup> They claim that nearly £6,000 had been spent on the walls of the gaol without any benefit to the district or the Government.

Although this petition met with a cool response from the Governor, who pointed out that the construction of the gaol had always been conditional on the availability of prison labour, a foundation stone was laid on February 16, 1844, perhaps to placate public opinion. The stone was laid within the gaol enclosure, near the north-west corner. Inside the stone was placed a sealed bottle containing several coins of the reigns of George III, George IV, William IV and Queen Victoria and an inscription stating that:

*On the 16th day of February, in the year of Our Lord, 1844, in the seventh year of the reign of her most gracious Majesty, Queen Victoria, and in the sixth year of the administration of the Government of New South Wales by his Excellency, Sir George Gipps, the first stone of this gaol was laid by Edward Denny Day Esq., Police Magistrate of Maitland: Mortimer William Lewis Esq., Colonial Architect.*<sup>24</sup>

## 2.5 The First Wing of the Prison

By 18 May 1844 arrangements had been made for the extraction of stone from a quarry at Morpeth, the work to be done by a convict ironed gang based at East Maitland.<sup>25</sup> The gang had to walk to the quarry and back each day and this would have reduced the output of stone but the Governor refused to allow the men to be based at Morpeth. To supervise the work at the quarry and the gaol Mortimer Lewis Junior moved from Sydney to act "as clerk of works at the New Gaol Maitland."<sup>26</sup> East Maitland stone had been tried, possibly from an excavation to the north west of the site of the gaol but it proved to be inferior.<sup>27</sup>

Construction of the first wing of the gaol proceeded and by the end of 1845 the first cells were taking shape.<sup>28</sup> This early work may have been carried on by convict labour but the Government Gazette of 13 January 1846 called for masons and builders to tender for "the erection of the New Gaol, Maitland during the year 1846" and the resulting contract was awarded to the Sydney firm, Brodie and Craig, which also won the right to carry the work through to the opening of the gaol at the end of 1848.<sup>29</sup>

It appears that this stage of the gaol was constructed by free labour rather than prisoners. Workers would have been recruited locally to supplement Brodie and Craig's Sydney workers. The Government's interests were protected by Mortimer Lewis Junior, the son of the Colonial Architect. Lewis Junior was in fact, if not in title, the Government Architect for the Hunter Valley and had much to do with the gaol throughout its long period of construction.

Work on the gaol continued into 1848 and on 30 December of that year, the Maitland Mercury reported that one wing of the intended complex was ready for occupation.

When the first prisoners were admitted the prison consisted of one wing containing 28 cells, 26 measuring 12ft. by 8ft. and two single cells (for the condemned) measuring 5ft. by 8ft., all of the cells being 10ft. high.

At one end of the wing was a nearly completed one storey building of three rooms, an entrance room, a turnkey's room and a turnkey's bedroom. A stone kitchen was being built near the turnkey's end of the wing and a lodge was being constructed on each side of the entrance gateway to form "a handsome residence".

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<sup>22</sup> "City's Rapid Growth Led to First Gaol", in *Maitland Mercury*, 30 December 1866.

<sup>23</sup> *ibid.*

<sup>24</sup> *ibid.*

<sup>25</sup> "City's Rapid Growth ...", *Maitland Mercury*, 30 December 1866.

<sup>26</sup> Colonial Secretary to Colonial Architect, 4 June 1844.

<sup>27</sup> *ibid.*, 16 November 1844.

<sup>28</sup> Kerr, *Design for Convicts*, p.110.

<sup>29</sup> Roser, B., Appendix 3 to Dept. of Public Works, Development Plan - Phase One Descriptive Model. of Maitland Gaol, Dept of Corrective Services, 1980.

The reporter from the Maitland Mercury was also impressed by the appearance of the gaol which had "a very handsome and well finished effect" but expressed his concern about the inadequacy of accommodation for the gaol staff and his hopes for a second wing to provide for female prisoners.

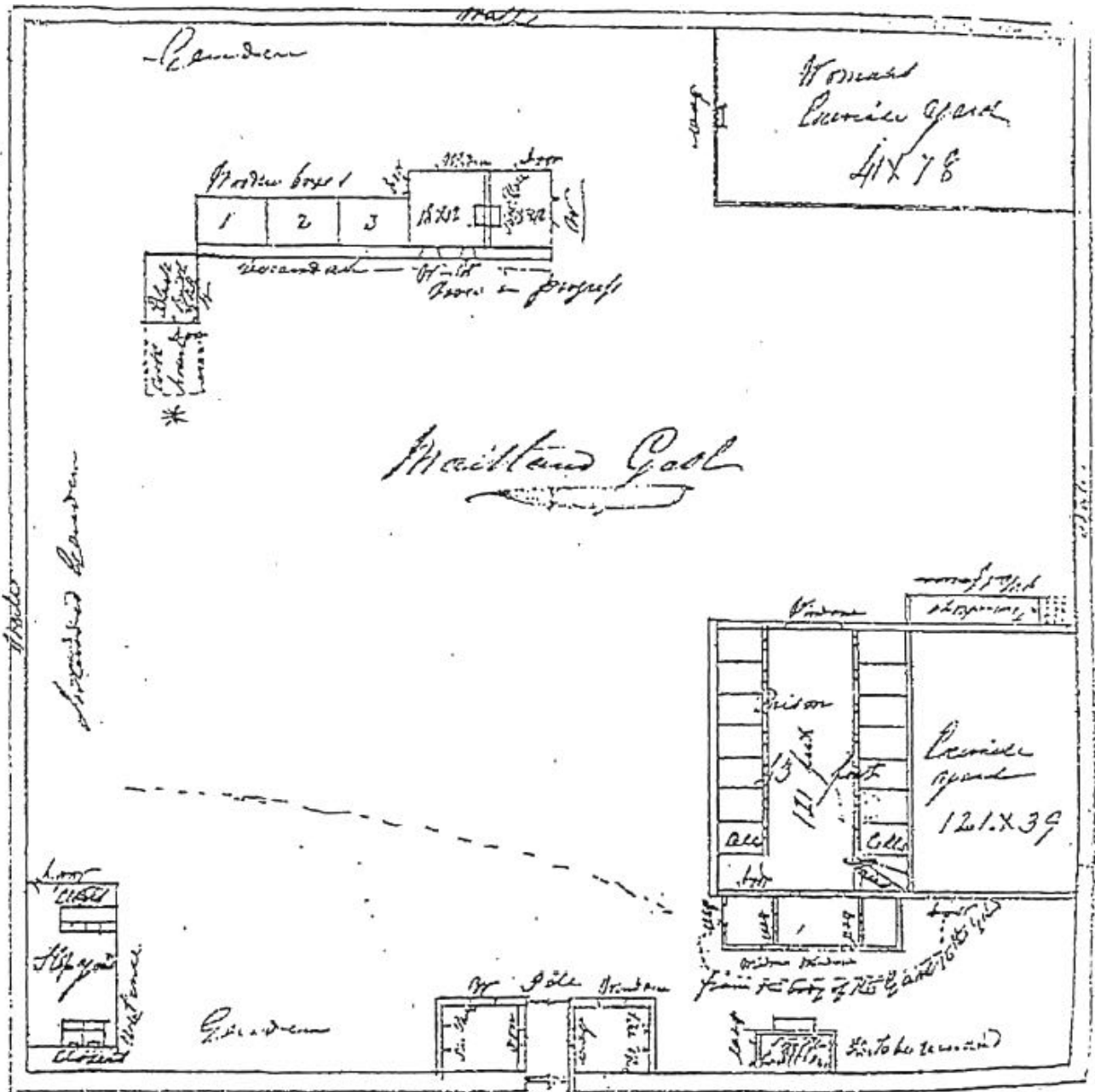


Figure 15  
 Sketch plan of Maitland Gaol by James Cox, Gaoler, 1850.  
 source: SA/NSW 2604B.

In a report which became Appendix 3 to the 1980 Development Plan, Brian Roser recorded further details of the first construction phase, namely:

*Peter Nicol Russell contracted to deliver 48 cast iron girders for the upper floors of the three storey section. (10 Dec. 1847)*

*Tenders called for the timber roof sections. (15 May 1848).*

*Patrick Meehan and Edward Manning contracted to supply iron railings to the balconies and staircase. (26 Feb. 1849).*

*The gallows were constructed in Sydney.*

*James Powell contracted to supply the iron gates. (11 April 1849).*

As the tenders listed by Roser reveal, the gaol was still incomplete when it opened on 30 December 1848. Apart from the unfinished buildings there was no separate building for female prisoners when Maitland took over from Newcastle as gaol of the region. This is evident from a plan of the prison drawn by James Cox, the gaoler in August 1850 (Figure 16).<sup>30</sup> At that stage the complex consisted of a perimeter wall and gate house, A Wing and adjacent exercise yard, women's exercise yard in the eastern corner, a slop yard with closets in the western corner, three wooden accommodation boxes, a blacksmith's shop and a partly constructed two-room building.

## 2.6 The Second Construction Phase

After a comparative lull in construction in the 1850s, the pace quickened as Roser points out: stone came from Ravensfield Quarry near Bishop's Bridge, about 5 miles south west of Maitland district and for monumental purposes. A combination of free and convict labour was used to carry out the following work:

**1861-** Prisoners commence construction of B Wing with the erection of the yard for Juvenile prisoners. Hard labour was also employed to landscape areas beyond the external walls. Stone stockpiling commences again.

**1862-** Water tank servicing the Courthouse constructed by prisoners.

**1866-** Lower range of cells completed by prisoners in B Wing with some cells in use. Works commence on the upper two floors by a contractor using free labour. The Southern and Northern watchtowers were also commenced by prison labour during this period.

**1867-** B Wing completed in November with the watchtowers in use.

**1868-** Prisoners commence building of hospital for male inmates.

**1869-** Hospital completed although is utilised as a day shelter and workplace for female prisoners.

**1870-** Construction by prisoners of day shelter and workplace for female prisoners with hospital on upper level (building to be located behind A wing).

**1871-** Building intended for female prisoners complete. Construction of the laundry and bathhouse commence.

**1872-** Prisoners commence construction of Chapel and workplace for male prisoners.

**1873-** Chapel and workplace complete.

**1874-** Construction of Governor's quarters by contractors commenced.

**1875-** The present house for the Governor flanking the entrance was completed by contractor Henry Noad. The former residence was demolished with the roof of the entrance gate increased.

**1877-** Construction of the Deputy Governor's residence.

**1883/84-** Construction commenced on the perimeter wall for the eastern extension of Gaol.

**1887-** Eastern extension wall complete.

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<sup>30</sup> Kerr, J.S., *Design for Convicts*, p.109



## 2.7 Completion of the Original Design

According to Roser, the additions undertaken in 1875 were practically completed by the end of 1876 after J. Sullivan had plastered the gaoler's quarters in the last quarter of that year. Although aware of subsequent changes, Roser sees the gaol as having been designed and completed, more or less faithfully, within three decades and under the auspices of the two government architects Lewis and Barnet: "the gaol is basically a product of some 30 years of unrelenting toil from its commencement under Mortimer Lewis to its completion under James Barnet." However, research undertaken for this report indicates a much later date for the completion of the upper floors of the northwestern wing.

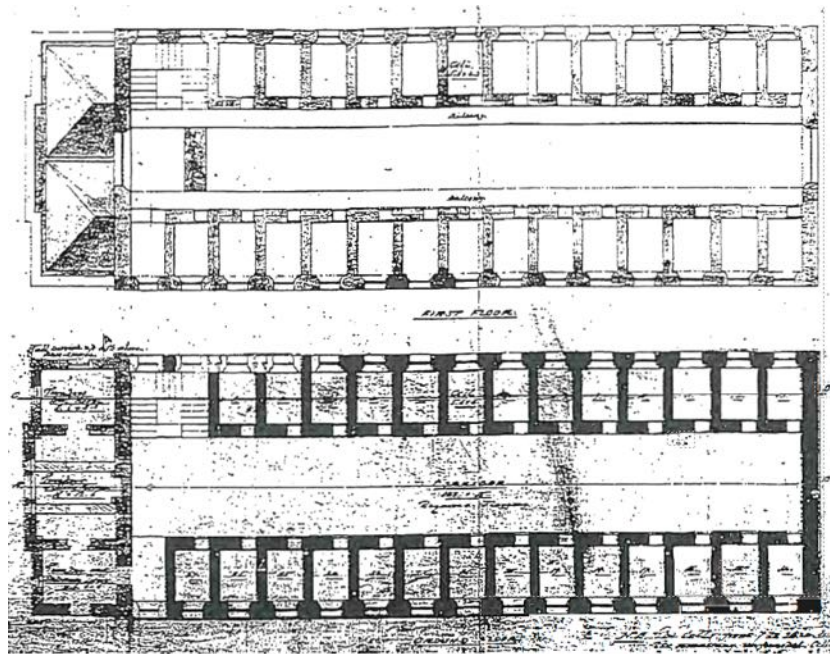


Figure 16  
Ground and First Floor Plans of 'B' Wing, note in Lewis' handwriting reads: cells from 7 to 26 inclusively have been covered in (illegible) the remaining unfinished cells on the ground floor will shortly be ready for the ceiling plates'.  
*source: Detail from DPW&S Plan Room Drawing No. PC321/40.*

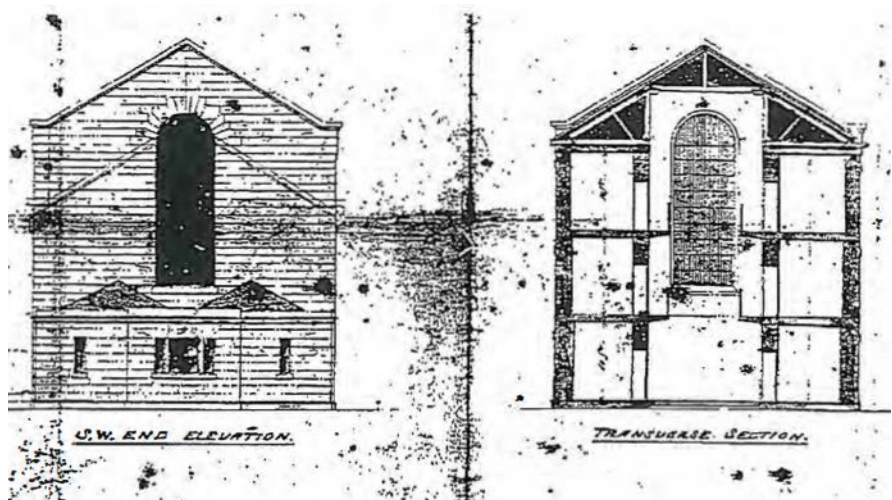


Figure 17  
2-13 End Elevation and Cross Section of 'B' Wing, signed Mortimer William Lewis, 23 August 1866.  
*source: Detail from DPW&S Plan Room Drawing No. PC321/40.*

A newspaper cutting, tentatively dated 16 September 1887 and confirmed by internal evidence to emanate from that period shows that this work was not completed until 1887. Drawings signed by Mortimer Lewis Jrn. indicate that only the ground floor of B Wing had been completed by August 1866, not three floors as Roser believed.

## 2.8 Late Nineteenth Century Developments

During the 1880s the development of the gaol continued both inside and outside the original walls. The cell ranges on the second and third floors of B Wing, designed in 1866 and completed in 1887, added 84 cells to the gaol's accommodation. They were inspected by a journalist, probably in September 1887:

*This consists solely of sleeping cells. A wide corridor runs down the centre, well lighted by the large windows at either end. To the right and the left, running the whole length of the building, are the cells, both upstairs and on the ground-floor. An open gallery on the first floor runs round the interior of the building. All the cells in this wing are single cells. There are 84 of them, and the whole of them are at present in use.<sup>31</sup>*



Figure 18

View from the tower showing 'B' wing in foreground, undated.  
source: Photographic views of NSW Prisons DOCS.

While this work was in progress an additional area on the eastern side of the gaol was being enclosed to become its "eastern extension".

Construction carried out by contractors is relatively easy to trace through the calling of tenders but work performed by prison labour is not nearly so visible in the records. According to newspaper references, the long contemplated extension of the southern wall of the gaol was in progress by May 1883.<sup>32</sup> A "graceful pine and other trees that have been an ornament to the locality" had been removed to allow the extension of the side walls as far as the fence between the police quarters and the gaol. In March 1884 the *Maitland Mercury* recorded that good progress had been made with the walls of the extension which would be 20ft. high, 130ft. wide and 264ft. deep. The new section was intended to be

<sup>31</sup> Appendix 2 - "Maitland Gaol", cutting from an unidentified newspaper, dated 17 September 1887, Newcastle Region Public Library, Maitland Gaol File.

<sup>32</sup> *Maitland Mercury*, 3 May 1883.

used for labour yards and other purposes. John Lowe was supervising the convicts' work which was "of stone on very substantial foundations, and will be in harmony with the main structure."<sup>33</sup>

The date of completion of the extension's walls has not been located but planning for the new enclosure was under way. Intended in 1886 to provide four airing yards to facilitate the separation of different classes of prisoners during exercise periods, the new area had been committed by 1888 to a women's cell range, a laundry, a hospital for women, workshops and another proposed cell range.<sup>34</sup> Progress in the implementation of this plan is documented in the Annual Report of the Controller of Prisons for 1891 which announces the completion of new and convenient workshops, the commencement of "the new wing for females" and "the formation of six classification yards. When finished, these yards will greatly improve the organisation of the gaol."



Figure 19  
The Eastern Extension, construction of new female cell wing in foreground, c1897.  
*source: Photographic views of NSW Prisons DOCS.*

According to Kerr and Annabel the ground floor of C wing was designed for cell accommodation with a work-room, hospital and attendant's room on the upper floor and by 1897 the female warder's quarters were ready to be roofed. However, it was then decided to convert the upper floor to a second tier of cells and to accomplish this major changes were required. Kerr and Annable detail changes to windows and ventilators and the removal of most of the construction on the upper floor and, on the ground floor, changes to the south-west entrance and the stairs which were replaced by a metal staircase and gallery.<sup>35</sup>

It seems that the post-1897 changes to the buildings of the eastern extension were due to F. W. Neitenstein, who became Controller General of N.S.W. Prisons in 1896 after spending nearly two decades as Commander and Superintendent of the nautical school ships *Vernon* and *Sobraon*. He and his assistant, Sam McCauley, then proceeded to reform comprehensively the N.S.W. prison system according to principles which Kerr defines as "restricted association, the preservation of individual prisoner identity and giving extra emphasis to the reformation of juveniles and first timers."

<sup>33</sup> *ibid.*, 27 March 1884.

<sup>34</sup> Annabel, Rosemary and Kerr, J.S., Maitland Gaol provisional assessment of the eastern extension for planning workshop, February 1991, p.19.

<sup>35</sup> *ibid.*, 27 March 1884.

In 1895 a chimney stack 65ft. high was erected in the gaol to serve a new steam cooking plant and hot water system for baths. Its stone base, which was 12ft. wide and about the same height, was built by prisoners but the brickwork was carried out by a contractor, Mr. Edges. Lasseter and Co. of Sydney were importing the cooking plant from the Lymington Works in England.<sup>36</sup>



Figure 20  
Cookhouse with new chimney stack, gaol office on left, c1897.  
*source: Photographic views of NSW Prisons DOCS.*

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<sup>36</sup> Maitland Weekly Mercury, 12 October 1895.



Figure 21  
View of workshops, undated.  
*source: Maitland Mercury Archives.*



Figure 22  
Entrance gates to Gaol, undated.  
*source: Maitland Mercury Archives.*



Figure 23  
External view of Governor's Quarters, undated.  
*source: Maitland Mercury Archives.*

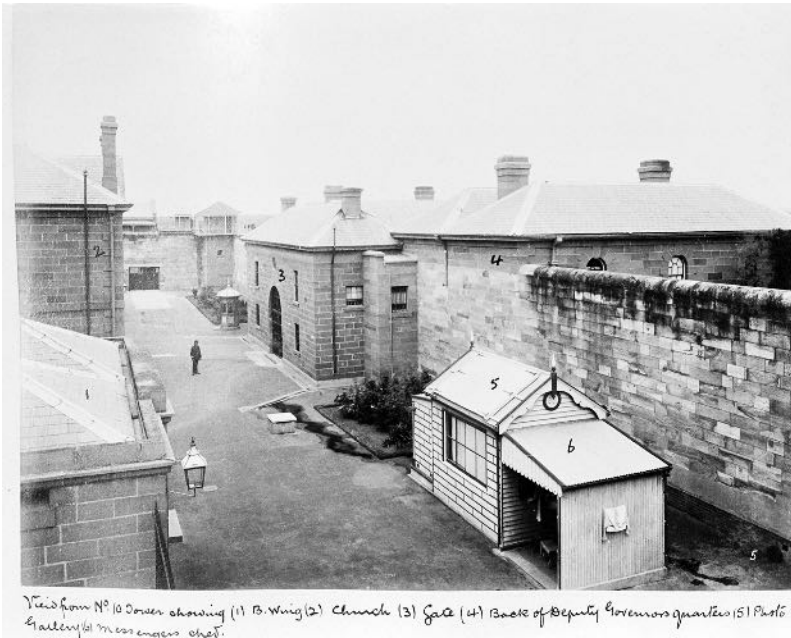


Figure 24  
View from current No.4 Tower showing 'B' Wing and Church.  
source: Department of Justice.



Figure 25  
View from current No.6 Tower showing Governor's Quarters.  
source: Department of Justice.

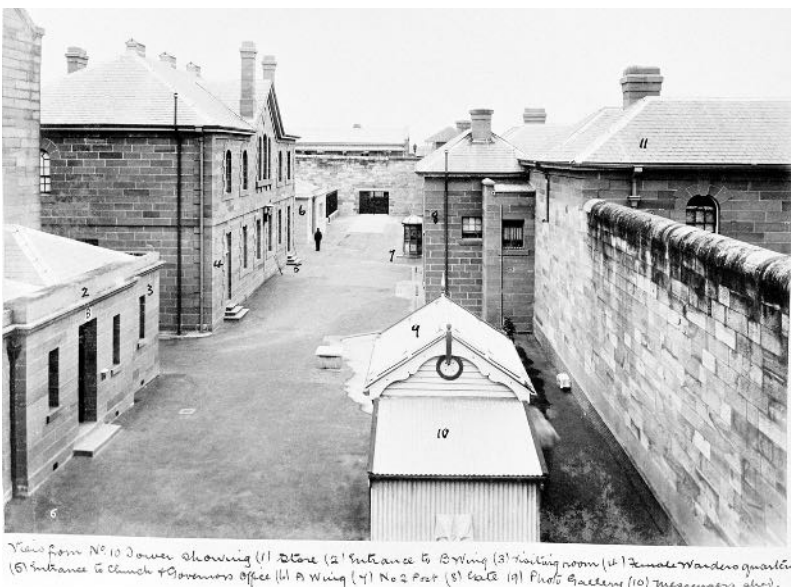


Figure 26  
View from current No.4 Tower showing Store and entrance to 'B' wing.  
source: Department of Justice.

## 2.9 The Gaol in the Twentieth Century

The opening of Sydney's Long Bay Gaol early in this century and the removal of many prisoners to State asylums brought a long period of gaol re-organisation to an end. The policies of the Controller General Neitenstein were re-affirmed by his deputy, Sam McCauley, who took over the top job in 1914, and the role of Maitland Gaol was determined. It would serve as the reception prison for the Hunter Region and also accommodate special prisoners. As the 1914 annual report of the Controller General explained:

*Maitland Gaol, owing to its situation as a centre of a rapidly growing district, and the opening of important railway lines, will be made more use of in future. With its facilities for the carrying on of trades, for the proper control of prisoners, and being within a reasonable distance of Sydney, it is admirably suited for the treatment of prisoners whom it may be found desirable to remove from the large gaols for special reasons.*

In fulfilling this role the gaol received male and female prisoners and this continued until 1951 when overcrowding led to the exclusion of females.<sup>37</sup>

The term "prisoners whom it may be desirable to remove from the large gaols" gave the authorities wide scope. Among those selected were prisoners found guilty of sexual crimes and in 1925 the Gaoler reported "the classification of the gaol as one set apart for sexual offenders and prisoners for special treatment was rigorously adhered to."<sup>38</sup> Naturally, the nature of this treatment was not made public nor were any more details provided in the report for 1937 which pointed out that "the special treatment for sexual perverts has been successfully carried out."

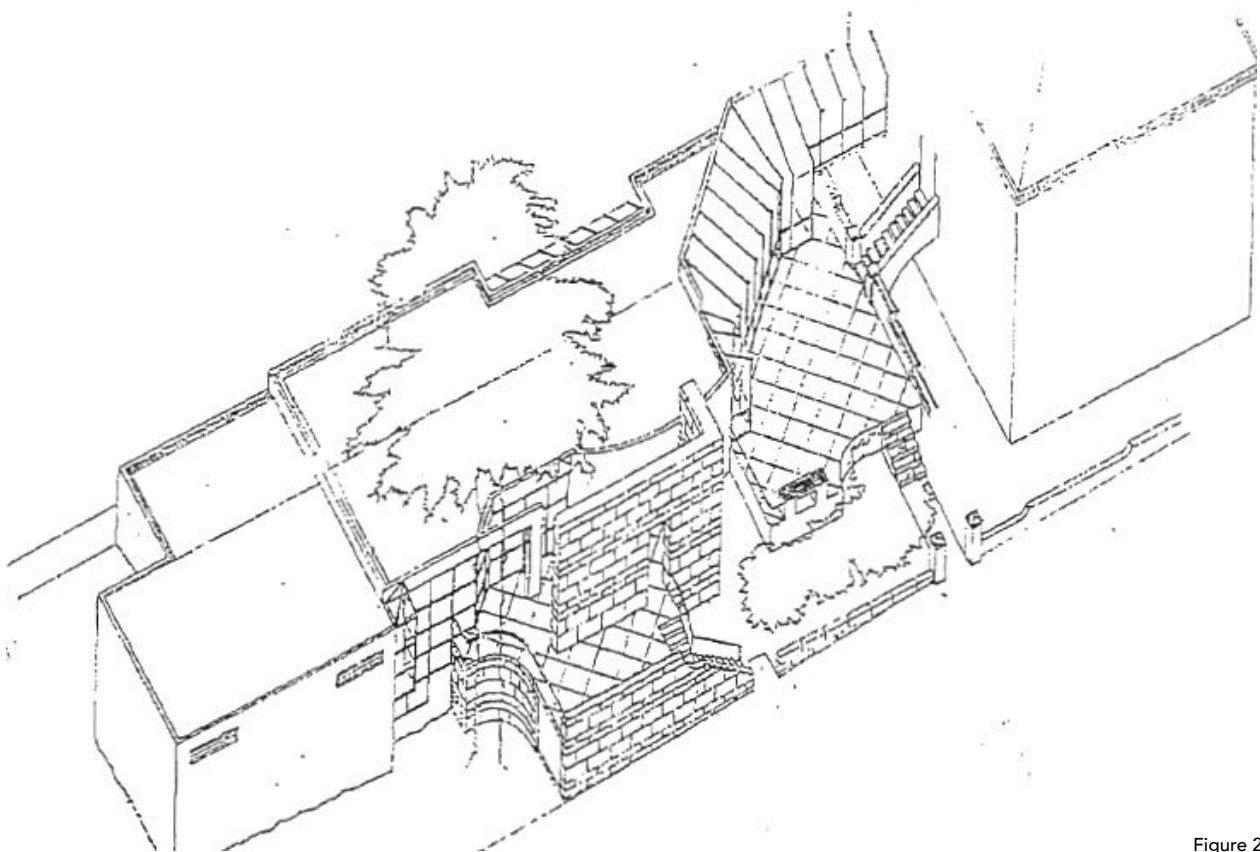


Figure 27  
Officers' Amenities Extension, Axonometric, 7/3/80.  
source: DPW&S Plan Room Drawing No. PC321/192.

<sup>37</sup> Annual Report, Comptroller-General of Prisons, 1951-52.

<sup>38</sup> *ibid.*, 1925.

Prisoners considered to require special protection from other prisoners formed a significant element in the gaol's population and also those the authorities wished to segregate or separate from others. In 1990, when the gaol held 185 prisoners, 44 were being protected - the eastern compound was used for this purpose.

Another special group was mentioned in the Governor's report for 1952-53: these were the homosexuals who were praised for their obedience to prison rules but created another problem for the staff.

The recidivist homosexual prisoner is beginning to present a problem that will have to receive consideration in the near future as the daily average for that type of prisoner has risen to seventeen. Such a number of prisoners of this type is harder to supervise and keep separate from other prisoners.<sup>39</sup>

As mainly short-sentenced prisoners were admitted, large numbers passed through the gaol each year. In 1915, for example, the daily average was 9.7 males and 3 females but 711 prisoners were imprisoned there during the year. By 1925 the daily average was 131 males and 2 females and the total for the year was 596 received and 632 discharged. By 1952, when capacity was assessed at 120, the daily average was 137 and it had become necessary to place three prisoners in some cells, a practice considered undesirable.

The daily average exceeded 230 in the year 1957-58 and the Annual Report of the Department of Corrective Services described the gaol as too small and outmoded to continue as the Hunter's principal prison. However, the possibility remained of its retention as a reception prison after modernisation. The Department was planning to build a multi-purpose classification prison in the coalfields area but had not yet found a site.

The plans for Cessnock Corrective Centre were drawn up in 1963, altered in 1968 and the centre opened in 1972. It emerged after this long period as a complex of four medium security blocks within a double security fence guarded from four watchtowers. This left the maximum security role to Maitland Gaol. Accordingly the Government took steps to improve the prison and its amenities.

## 2.10 An Extension of Life for the Gaol

Between 1972 and 1980 an extensive programme of alterations and improvements was undertaken at Maitland, costing almost \$2.5m (in January 1980 dollars). A great many other changes were also under way in 1980 when the Department of Corrective Services commissioned a development plan for the gaol. These included a new officers' amenities block and the air conditioning of the hospital and tailors' shop.<sup>40</sup>

Capital works from 1972 to 1980 included the new kitchen and boiler house, conversion of existing residences, water services, external development, police barracks, workshop rebuilding, security tower to the west, and officers' amenities.<sup>41</sup>

Additions and alterations to the gaol in the period between 1980 and 1997 are possibly the most significant in the recent history of the gaol in terms of visual impact on the whole complex. These changes are of two major types:

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

Specific dates and details of these recent changes have not been researched for this report, however would be available through DPWS and DOCS records at the time.

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<sup>39</sup> *ibid*, 1952-53.

<sup>40</sup> Department of Public Works, Development Plan-Phase One Descriptive Model of Maitland Gaol, Dept of Corrective Services, 1980, p.50.

<sup>41</sup> *ibid*, 50.





Figure 28  
Extensions to Maitland Gaol, reported in  
Newcastle Morning Herald, July 1975,  
showing the Store Building (Building 14),  
subject of the current proposal.  
**source:** Hunter Photo Bank, 104 008602.



Figure 29  
Extensions to Maitland Gaol, reported in  
Newcastle Morning Herald, July 1975,  
showing the Store Building (Building 14),  
subject of the current proposal.  
**source:** Hunter Photo Bank, 104 008601.

## 2.11 Towers<sup>42</sup>

There are currently six octagonal towers on the perimeter walls. None of the tower buildings (above the wall coping) form part of the original fabric. All towers are accessed by an external door in the gaol wall (excepting Tower 1 but where it appears an external access was likely original). Inspection of the existing structures revealed the tower base was added after construction of the main walls. The site plan dated 1850 does not indicate these towers with the earliest evidence highlighted in a site plan from 1899. This documentation noted two square (the north and south corners of the central gaol) and three octagonal towers. The west tower of the central gaol is octagonal, the access stair rising through the triangular form at the corner. The east and southern towers of the Eastern Extension are both octagonal. According to the site plans, the sixth tower was added in 1991.

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. The nineteenth century photographs indicate that the original towers were of stone construction with the walkways extending as far as the flat coping stones of the walls (i.e. providing the walking surface, refer Figure 28), and had iron handrails. The remainder of the wall copings are curved. The original catwalks were extended by an earlier version of the current design. This earlier catwalk also perched over the walls, with a timber deck and no roof.

Despite the poor aesthetic quality of the recent towers and covered walkways, they are significant as contemporary structures indicating continued use of surveillance for security at the Gaol from the nineteenth century to the end of the twentieth century.



**Figure 30**  
View of current No.5 Tower adjacent to  
Police Barracks, Maitland Gaol, by  
Newcastle Morning Herald, 28th January  
1958.  
**source:** Hunter Photo Bank, 104 005522.



**Figure 31**  
View of current No.5 Tower adjacent to  
Police Barracks Maitland Gaol, by  
Newcastle Morning Herald, 28th January  
1958.  
**source:** Hunter Photo Bank, 104 005522.

<sup>42</sup> Maitland Correctional Centre & Police Properties: Conservation Plan, Buildings Branch Heritage Group, February 1998. p.66

## 2.12 Security<sup>43</sup>

With ongoing operation of the gaol over 150 years, the evolution of security measures is evident. There are a number of layers of surveillance methods and various technologies that provide insight into the development of security, originally limited to only the watch towers and entrance gates.

In more recent times the traditional means of security have not been compromised. Additional introduced fabric includes wire mesh fences, controlling movement of prisoners and visitors in the open spaces of the gaol, closed circuit TV monitor systems, infrared beams and razor wire around the perimeter of the gaol employed to a high degree. The gates and doors to each section, building or room/cells are all padlocked. The watch towers were occupied by staff with guns. Windows and doors have external grilles of varying types and ages, all of considerable significance.

## 2.13 Walls<sup>44</sup>

The walls of the Gaol display evidence of changes to the correctional facility 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.

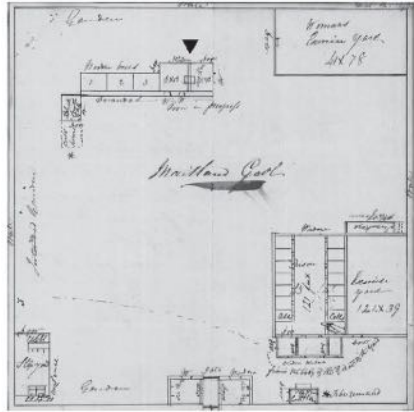



Figure 32  
View of Maitland Gaol  
from the west, January  
1974. Depicts gaol  
wall and entrance  
prior to construction  
of the Staff and  
Warder's Ammenities,  
now café.  
**source:** Hunter Photo  
Bank, 104 008284.





<sup>43</sup> Maitland Correctional Centre & Police Properties: Conservation Plan, Buildings Branch Heritage Group, February 1998, p.68

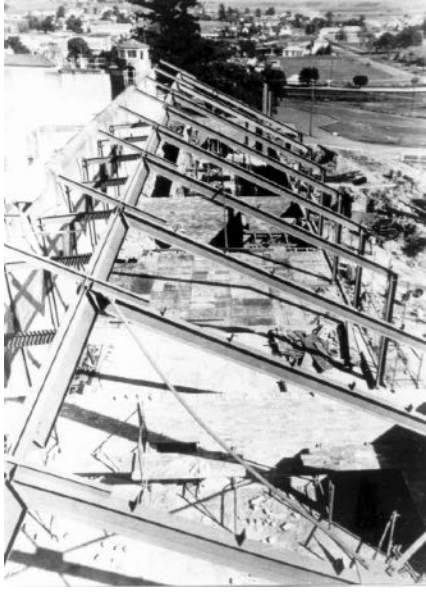


<sup>44</sup> Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, 4.1.11 Walls and Towers, p.42.

The table below summarises key dates pertaining to the historic development of the perimeter walls.<sup>45</sup>

DATE	DEVELOPMENT	SUPPORTING IMAGES
1840	Original wall completed by contractor Ross Coulter (Scottish stonemason) – at a total cost of £6000. Coulter had moved the stone already quarried for the project from the previous site below John St in East Maitland.	
1844 (16 Feb)	Foundation stone laid near the wall in the north-west corner of the Gaol yard. It contains a time capsule.	
1848	At the time of occupation, the Maitland Mercury described the wall  274ft in length (parallel to John St)  261 ft on the northern wall, at right angles to John St.  2ft and 6 inches thick	
1849	Prisoners move into the Gaol on December 30, 1848. The plan (pictured) was drawn by the second gaoler James Cox. It was forwarded to the Colonial Secretary in correspondence following his appointment.  Ref: Life and Death in Maitland Gaol-Pam Harrison 2014	
1866	Erection of southern and northern watch towers (now tower 1 & tower 3)	
1883-84	Construction commenced of perimeter wall for eastern extension of gaol.	
1887	Eastern extension wall complete	
1897	Series of photographs taken at the request of the Comptroller of Prisons Captain Neitenstein. Wall views attached. Looking closely at this image, there has been some repairs and possible rendering to the bottom course of blocks – perhaps the last two rows. There also appears to be brick here – perhaps as infill? There could have been alterations made to the wall when the residences were built at the front. The patterns in the stone are a good indicator that it is Morpeth stone. Ref:  Photographs – New South Wales Corrective Services Museum	
1937 (June)	Annual report indicated that gaol walls 'requiring' a coating of concrete had been attended to.	

<sup>45</sup> Maitland Gaol, Historic Summary: Maitland Gaol Wall Timeline, 2023-01-06, by Maitland City Council.

<p>1953 (Feb)</p>	<p>Cement rendering of the main walls of the gaol proceeding, the filling of the west and northern walls have been completed and the topcoat of the western wall finished to the end of B Wing yard. Rainy conditions had suspended the work, as well as other projects. But it was expected to be completed within 3 months</p>	
<p>1953 (June)</p>	<p>Cement Rendering works continuing, as reported in Gaoler's correspondence to the Comptroller of Prisons.</p>	
<p>1958</p>	<p>Rear 'original' wall completely rendered. That is number 3 tower in the corner, with original cookhouse roof and chimney visible almost at the centre link of the image.  Ref: Photograph Laczkowski Collection</p>	
<p>1960s (unknown exact date)</p>	<p>This series of photographs was found at the Corrective Services Repository – the date is unknown. Through an understanding of the site, it was deduced it was likely in the 1960s. As you can see the wall in question was almost completely covered internally by a building. See alternate view in second image  Ref: Photographs Laczkowski Collection</p>	
		
<p>1965 (July)</p>	<p>Wall appears rendered during the snowfall of 1965</p>	

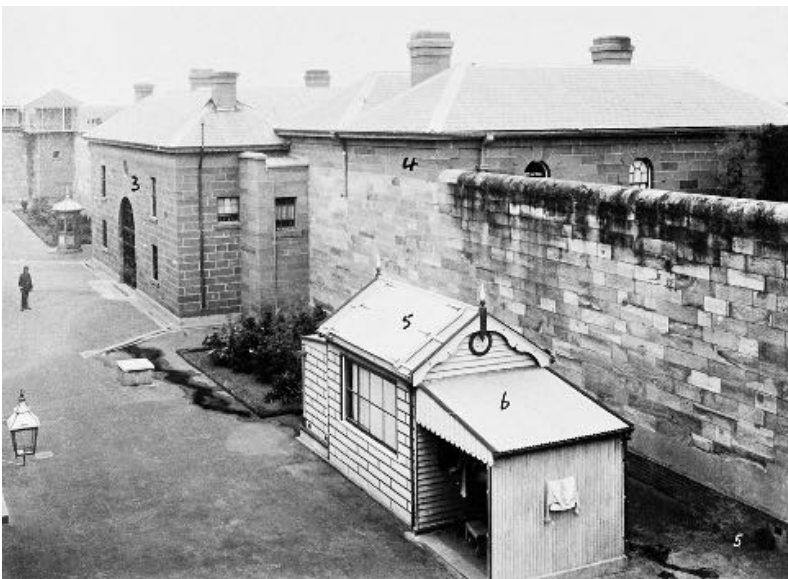
1975	Major extension of the site to the West, built of brick. Original wall breached with 6 doorways added to extension.	
1980	Officers Amenities Constructed – blocking the rendered south wall and redirecting access to the tower.	
1992	<p>Section of wall on the south side (in the extension) is opened for access during the 'redevelopment' of Maitland Gaol. This side of the site was closed (no prisoners) for the work to be completed. 5 Wing and the visits centre were brought into the site in prefabricated reinforced concrete panels.</p> <p>Investigative works undertaken at the same time indicated the Morpeth stone perimeter walls consist of two skins of approximately 350mm thick stone blocks with a "mud" joint between resulting in a total 700mm-800mm thick wall. The wall includes random "key" stones which tie the two skins together.</p> <p>Ref: Photograph Laczkowski Collection</p>	
Post closure	<p>Limited work, apart from make safe, has been undertaken on the walls since closure of the site. During 2019 Heritage Stonemasons removed a section of render on the north wall, where indents were completed, and a complete section was repointed with lime mortar. This work was undertaken with money from the Public Reserves Management Fund Grant (2017/2018).</p> <p>Ref: PRMFP 2017/2018 project acquittal</p>	

## 2.14 Landscaping

It is noted within the Conservation Management Plan there is little information pertaining to the development of the grounds within the Gaol site, with no documentary evidence of planting details.

'An early photograph (Figure 36) 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 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 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.

From early photographs there are a few tantalising glimpses of dark shrubs, possibly Cypresses or Pines, which appear to be growing in or close to the two official gardens. There is a passing mention of them in the History (this report) Late Nineteenth Century Developments: 'A graceful pine and other trees that have been an ornament to the locality' had been removed from the eastern sector of the block 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 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 westward.'<sup>46</sup>



**Figure 33**  
View of the Photo Gallery and Messenger's shed  
with garden bed behind the Lieutenant Governor's  
Residence.  
**source:** Department of Justice.

Further historic research has highlighted the significance of original market gardens housed within the gaol where vegetables were sourced as rations for those incarcerated. Inmates were also employed in the gardening operations of the gaol reserve from the mid nineteenth century onwards, in addition to other work such as boot making, book binding and general construction.<sup>47</sup> In 1900 the vegetable garden was located to the outside of the gaol walls tended to by prisoners under the supervision of warden and former farmer Mr. W. Curtain. This garden previously stood as a barren paddock which was later converted into a fine garden. 'To any institution, but especially to a gaol a good vegetable garden is a valuable adjunct.'<sup>48</sup>

<sup>46</sup> Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue 1, 5 January 2023, 4.1.16 Landscaping of the Gaol Site, pp.48-49.

<sup>47</sup> The Maitland Mercury and Hunter River General Advertiser (NSW: 1843-1893), Maitland Gaol, Thursday 20th June 1872, p.3.

<sup>48</sup> Newcastle Morning Herald and Miners' Advocate (NSW: 1876-1954), East Maitland Gaol, Monday 13th August 1900, p.8.



Figure 33  
View of the Orchard at Maitland Gaol, 1880.  
**source:** Newcastle Regional Library

'One of the main occupations of prisoners in Maitland Gaol is that of gardening. The Gaol has a fine vegetable garden where everything from a succulent cucumber to the monster pumpkin is produced. The garden is several acres in extent and is irrigated from a large septic tank. Situated on the side of a hill, it is well drained. Just at present about an acre and a half is covered with prolific growth of sweet potatoes, quite enough it would seem to serve all the gaols of the State. During one especially good season no less than 10 tons of potatoes was sent to other Gaols throughout the State, who were not so fortunately situated. Only a small picket fence separates the prisoners at this work from the outside world... of course there us a lynx-eyed warder in the offing with loaded rifle, but the cares of his job do not seem to weigh unduly heavily upon him.'<sup>49</sup>



Figure 34  
Gardens at Maitland Gaol, 1880.  
**source:** Newcastle Regional Library



Figure 35  
View across Gardens at Maitland Gaol, 1880.  
**source:** Newcastle Regional Library

<sup>49</sup> Newcastle Sun (NSW: 1918-1954), Gaol Garden, Tuesday 2nd May 1922, p.7.



In 1938 extensive improvements to the landscape were undertaken at the direction of Gaol Governor Mr. C. H. Graham. Reported in the Maitland Mercury:

'The Maitland Gaol and its surroundings have been considerably brightened by work carried out...This consists of mainly painting. All the exterior woodwork of the gaol, the iron, offices and four rooms of residences attached to the gaol, as well as the fences surrounding it and the Courthouse and Anzac Park have been painted in red and yellow. All fence posts are in signal red and this gives them a distinctive appearance. The material for painting the park fence was supplied by the Sheriff's Office and that for the remainder by the Prisons Department, the value of paint and brushes provided by the later being £57. The work was carried out by prison labour.

The electrical installation throughout the gaol is being overhauled, a contract having been let for their work by the Public Works Department. An additional light is being installed to the John-Street entrance to the gaol, and two others in extensions inside the building. Points are also being placed in various parts of the building. Since the control of the gardens near the courthouse, now known as Anzac Park, reverted to the gaol authorities, a wonderful change has been made in their appearance. Previously they had been neglected and were in a wild state. Now they present a beauty spot.

Dead trees have been removed, flower beds cleaned, new plots laid down and the pathways are kept trim. There are beds of roses, antirrhinums, petunias and many other flowers and many trees and shrubs have been planted. Along the northern and eastern edges of the park jacarandas have been grown, jacarandas and oleanders on the eastern side, and on the boundary near the railway are hydrangeas. It is here, against the closely cut lawns, the newly painted fences are conspicuous.

In John-Street between the court house and the main entrance to the gaol, there has been planted a row of palm trees, with phlox surrounding each.

The Tailor's Shop: Inside the main entrance to the gaol, lawns of kikuyu grass have been laid down. In one of the yards there was a small lucerne patch, but this has been converted into a vegetable garden and in it are potatoes, beans, lettuce and tomatoes, all in splendid condition.

The growing of vegetables and the tailor's shop are two important parts of the Maitland Gaol activities, and the work in the latter is most interesting. All the clothing used by the inmates is made and a considerable quantity is made for asylums and other Government institutions.

Particularly interesting is the making of the hats. The palm leaves arrive at the shop in their natural state and the finished article is turned out from the room. Hammocks and all kinds of clothing are also made. The tailor's shop at Maitland Gaol is one of the largest of its kind in the State.

It will no doubt come as a surprise to many to know that not only does the Maitland gaol grow sufficient vegetables to supply itself all the year round, but it is also able to send some to other Government institutions. During the past 12 months over five tons of vegetables were sent away.

In the ground on the western slope of the gaol at present there are growing spinach, cabbage, onions, sweet potatoes, tomatoes, carrots and beetroots and these form part of the prisoners' rations, they getting a liberal allowance of vegetables with their daily meals.

Land reclaimed: A little while ago the department acquired five acres of land on the western side of Morpeth Road near East Maitland railway station, and a great transformation had been brought about there. It was formerly an eyesore, much of it being swampy land, the rest being over-run with weeds and paspalum grass. It is now a first-class market garden area.

Under the direction of Governor Graham and his staff, this land was drained and levelled and is now growing crops of excellent quality. Part of it has been retained for the grazing of the cows belonging to the gaol, but the remainder has been sown to lucerne, potatoes, beans, corn, cabbage, marrows and pumpkins. The digging of the potatoes will commence shortly and it is expected that a wonderful yield will result.

On this area a substantial shed of stone with an iron roof was completed this week. It is used to store tools and the vegetables. Another fine shed has been erected in the vegetable garden at the side of the gaol. This is also of stone walls and iron roof, is 27ft 6 in by 14ft., with iron grill door and windows, these being covered with small mesh wire netting to make the building rat proof. The floor is of stone slabs.

Various other changes have been made by Mr. Graham, which tend to more efficient working. "We greatly appreciate what Mr. Graham has done", a member of the staff remarked. "He has been inspiration to all."<sup>50</sup>

Prior to acquisition of the garden on Morpeth Road, a large vegetable patch was situated on the western side of the external perimeter wall. This land also acted as a 'prison farm' as the Gaol had milking cows and pigs, as well as horses to cart vegetables up the hill and into the site. Over the course of the site's history the gardens progressively changed, often attributed to the prisoners ability and willingness to tend the areas. At some stage the internal gardens were converted to ornamentals which continuously changed based on popularity. Canna Lilies were often present, with flowers occasionally resurfacing in certain conditions. Gardens remained in front of A-Wing up until the closure of the site, likely to have been alternated between vegetables and annuals following the closure of the gaol garden in the 1980s.<sup>51</sup>



**Figure 36**  
Gaol Gardens, East Maitland, c1900, photographed by George Thomas Chambers.  
**source:** Maitland Library, Picture Maitland.



**Figure 37**  
View of Maitland Gaol, East Maitland, c1900.  
**source:** Maitland Library, Picture Maitland.



**Figure 38**  
View of Maitland Gaol, East Maitland, c1930. Note the established trees to John Street.  
**source:** Maitland Library, Picture Maitland.



**Figure 39**  
Morpeth Passenger Train, NSW. Passenger train crossing the Morpeth Road at East Maitland with Gaol gardens in foreground, c1940.  
**source:** Maitland Library, Picture Maitland.

<sup>50</sup> The Maitland Daily Mercury (NSW: 1894-1939), Maitland Gaol, Saturday 5th November 1938, p.4.

<sup>51</sup> Zoe Whiting, Heritage Interpretation Specialist Maitland Gaol, Email correspondence, 20th January 2023.