

Maitland Gaol Boutique Accommodation

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 adaptive re-use of the former
Maitland Gaol Governor's and Lieutenant Governor's
Residences.

Prepared by Heritas for Maitland City Council

Issue E Final | 01 August 2024



Nominated Architect: Linda Babic, NSW 6869, AIA
Suite 6a, 27 Annie Street Wickham NSW 2293
ABN: 41 663 700 196
T | 0412 993 813 E | mail@heritas.com.au W | heritas.com.au

PROJECT BACKGROUND

Heritas is located on Awabakal County: land never ceded. We acknowledge the Wonnarua People 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 enhance 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 2 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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CONTENTS

1 THE HERITAGE ITEM	4
1.1 Site description	4
1.1.1 Heritage item	4
1.1.2 Heritage listings	4
1.1.3 Site and its context	5
1.1.4 The proposed works area	7
1.2 Site summary history	8
1.2.1 Documented history of Maitland Gaol	8
1.3 Physical Analysis	21
1.3.1 Landscape	21
1.3.2 Built Fabric	24
2 SIGNIFICANCE ASSESSMENT	42
2.1 Statement of Significance Maitland Gaol	42
2.1.1 Significance East Maitland Heritage Conservation Area (HCA)	42
2.1.2 Conservation Policies East Maitland Heritage Conservation Area (HCA)	44
2.1.3 Significance Maitland Gaol	45
2.1.4 General Conservation Policies for the Heritage Item	48
2.1.5 Conservation Strategy	49
2.2 Significance of the Proposed Works Area	50
3 PROPOSED WORKS	52
3.1 The Proposal	52
3.2 Background	54
4 HERITAGE IMPACT ASSESSMENT	56
4.1 Matters for Consideration	56
4.1.1 Fabric and Spatial Arrangements	56
4.1.2 Setting, Views and Vistas	56
4.1.3 Landscape	57
4.1.4 Use	57
4.1.5 Demolition	57
4.1.6 Curtilage	57
4.1.7 Moveable Heritage	58
4.1.8 Aboriginal Cultural Heritage	58
4.1.9 Historical Archaeology	58
4.1.10 Natural Heritage	60
4.1.11 Conservation Areas	60
4.1.12 Cumulative Impacts	60
4.1.13 The Conservation Management Plan	61
4.1.14 Heritage Items in the Vicinity	67
4.1.15 Commonwealth/National Heritage Significance	68
4.1.16 World Heritage Significance	68
5 SUMMARY AND RECOMMENDATIONS	69
6 APPENDICES	70
Appendix A: Historical Background	70
Appendix B: Heritage Considerations	70

Statement of heritage impact for:

Proposed works to the existing Lieutenant Governor's and Governor's residences at the former Maitland Correctional Centre accommodating a new boutique hotel. The proposal aims to enhance engagement with the site and support the ongoing operation of the Gaol as a significant cultural precinct. Significant contributory spaces are to be maintained and reused with the removal of intrusive structures that detract from the heritage values of the place.

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 item¹

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.

The current proposal relates to the two residential buildings located outside of the gaol boundary wall, and are described as the Governor's Residence and the Lieutenant Governor's Residence, the later of which is also known as the Head Warder's Residence and the Deputy Governor's Residence.

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	-
Significant Structures within the context of Maitland Correctional Centre		
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

¹ NSW State Heritage Inventory, Maitland Correctional Centre: Physical Description, 2011.

1.1.3 Site and its context

The context of Maitland Gaol is highly varied. The structure itself dominates the immediate context 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. Oriented south-west, the site is bound by John Street to the south-west, Lindesay Street to the north-east and Cumberland Street to the north-west. The greater context to the north is agricultural land, bisected by the Hunter River.



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, 2023.



Figure 2
Immediate context of 6-18 John Street, East Maitland with subject site identified in colour. The development area to the south-west of the Gaol complex is highlighted in red, shown here inclusive of the two residences and the central gatehouse.
source: SIX Maps adapted by Heritas, 2023.

The former Governor's and Lieutenant Governor's residences form part of a collective of service buildings that supported operation of the correctional centre. Completed during the second construction phase (1861-1887), the dwellings exemplify stylistic qualities of the Victorian Georgian movement commonly adopted by designers of public and utilitarian structures.² Designed under prolific Government Architect James Barnet, the Gatehouse arrangement with flanking residences resembles that of Goulburn and Bathurst gaols, a common architectural scheme employed by Barnet throughout his practice.³ As noted in the National Trust listing *the projecting Governor's wings either side of the main entrance with elaborate stairways within the courtyard and rusticated detail surrounds to windows are unusual features for Australian Colonial work.*

Between 1972 and 1980 an extensive capital works program was undertaken with conversion of the existing residences. Operation of Maitland Gaol as a correctional facility ceased in 1998 with the compound included on the NSW State Heritage Register the following year. Acquired by Maitland City Council in 1999, the site has since functioned as a multi-faceted tourism attraction.



PROVENANCE DIAGRAM

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 3
Maitland Gaol Provenance Diagram.
source: Heritas adapted from Maitland Council, 2023.

² Richard Apperly, Robert Irving, Peter Reynolds, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, p.42.

³ Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue 3, 25 July 2023, 4.1.2 The Second Stage of Maitland Gaol, p.32.

1.2 Site summary history

A historical timeline has been prepared to summarise the development of Maitland Gaol. Further details of the historical development of the complex are included in Appendix A of this report, and in the Draft Conservation Management Plan (CMP). 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.

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.
1846-1849	FIRST PHASE OF CONSTRUCTION: GATEHOUSE AND A WING
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.
1861-1887	SECOND PHASE OF CONSTRUCTION: LIEUTENANT GOVERNOR'S RESIDENCE, GOVERNOR'S RESIDENCE, SENTRY POST, ADMINISTRATION, CHAPEL, OFFICES AND HOSPITAL, B WING AND KITCHEN BLOCK
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 prisoners 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.

1876	Contractor Henry Noad completed residence for the Governor. Roof of entrance gate heightened.
1877	Construction of Deputy Governor's residence.
1881	Mounted Police Barracks buildings commences.
1883	THIRD PHASE OF CONSTRUCTION: EASTERN EXTENSION INCLUSIVE OF C WING, GYM AND EDUCATION AND VISITS CENTRE (STONECUTTER'S SHED)
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 goal. 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. Built 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	DEMOLITIONS, ALTERATIONS AND IMPROVEMENTS
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	MANAGEMENT CHANGES AND STATUS
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.

1.2.2 Documented History: Governor's and Lieutenant Governor's Residence

Maitland Gaol administration was managed under the authority of an external Sheriff and Deputy with a resident Governor who co-ordinated on-site operations. The Governor traditionally managed the workings of the complex whilst the Matron oversaw female inmates until the adoption of a female warder in 1852.⁴ The first Maitland Gaoler and Matron appointed were William Tristram and his wife Mary, former convicts previously employed at Newcastle Gaol (1845).⁵

Prior to construction of the existing quarters, the Governor and Deputy occupied a portion of the Gatehouse and small residence within the Gaol compound, which was later demolished and replaced by the Cookhouse and Kitchen. The subject residences were erected in 1875 during the second construction phase with completion of the Governor's residence in 1876 and the Lieutenant Governor's premises in 1877. Although little information pertaining to the historic development of the dwellings could be obtained, the following newspaper extract provides a detailed description of the buildings:

Maitland Gaol- Some extensive improvements and alterations are now being effected at the Maitland Gaol, which, when completed, will have a very handsome appearance. Great progress is being made with the new building in front of the gaol, intended for the chief warden's residence. The stone work is rapidly approaching completion. As previously stated, there are eight rooms in all, four of which are on the ground floor, to be used as store rooms and kitchen. Each of which are eighteen-feet by fifteen feet. The other four rooms are of the same dimensions. The building is of stone, on substantial foundation and is erected on the left of Mr. State's new quarters which have been completed. A portion of the garden on the right of Mr. State's residence has been railed off, and is to be made into a yard. It is thirty feet wide, and extends the whole length of the building. The rails, of an ornamental design are eight feet high and are fitted in a dwarf stone wall. There is a large iron gate leading to the back of the premises, and the garden is approached through another gate to the left. The railing has been continued some thirty or forty feet: to the front of these gaol, and from thence to the chief warden's residence. A large entrance gate is being erected, in line with the new buildings and some thirty feet from the present gate. The rails are extended on either side to the gaol wall. These are about four feet high. There are two sets of stone piers with ornamental caps...the whole of the work is being carried out by the prisoners, under investigation of Mr. John Telfer, in a thoroughly workmanlike manner.⁶

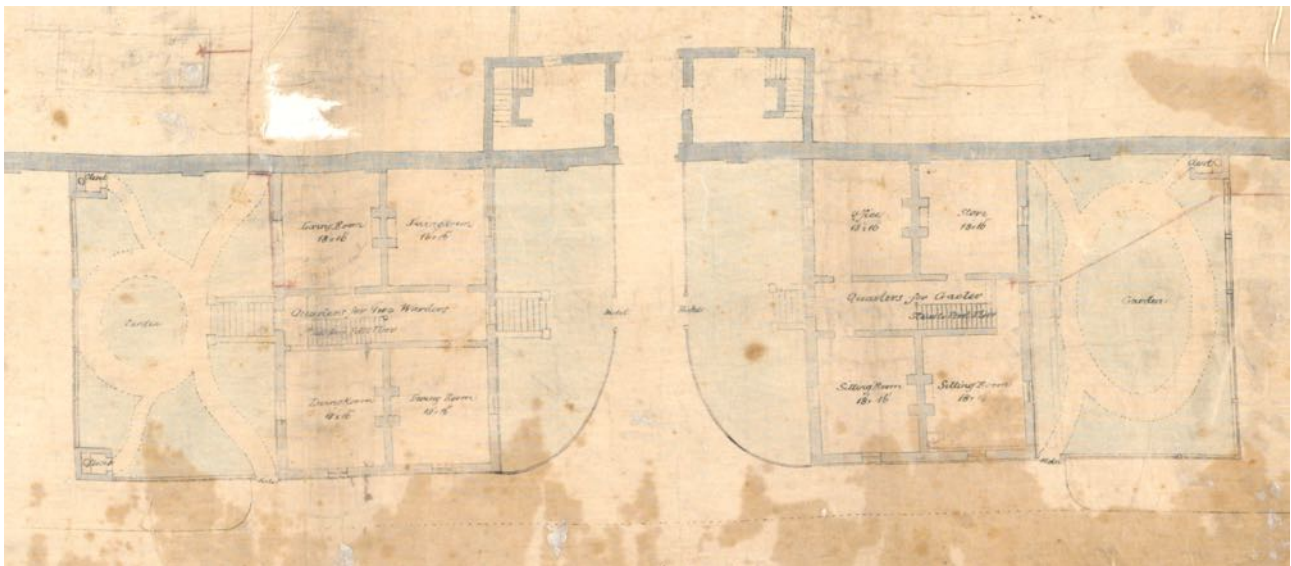


Figure 5

Maitland Gaol. Proposed Additions. Warders quarters plans, elevations and sections. Signature of architect (Barnet) appears on the plan, undated.

source: NSW State Archives, NRS-4335-4-[Plan794]-PC321/43, https://search.records.nsw.gov.au/primo-explore/fulldisplay?docid=ADLIB_RNSW111029419&context=L&vid=61SRA&lang=en_US&search_scope=Everything&adaptor=Local%20Search%20Engine&tab=default_tab&query=any,contains,maitland%20gaol&facet=tlevel,include,Digitally_Available&offset=30

⁴ Pamela B. Harrison, "A Hive of Concentrated Wickedness": A Short History of Maitland Gaol Part 1- The First 50 Years 1848-1898, Prison Life and Punishment: 1848-1866, p.13.

⁵ Pamela B. Harrison, Confined But Free: The Female Staff of Maitland Gaol in the 19th Century, Chapter 2: 1848-1849 Maitland Gaol & The First Matron: Mary Tristram, p.13.

⁶ The Maitland Mercury and Hunter River General Advertiser (NSW: 1843-1893), Thursday 18th July 1878, Local News, p.5. <https://trove.nla.gov.au/newspaper/article/18831404/148126>

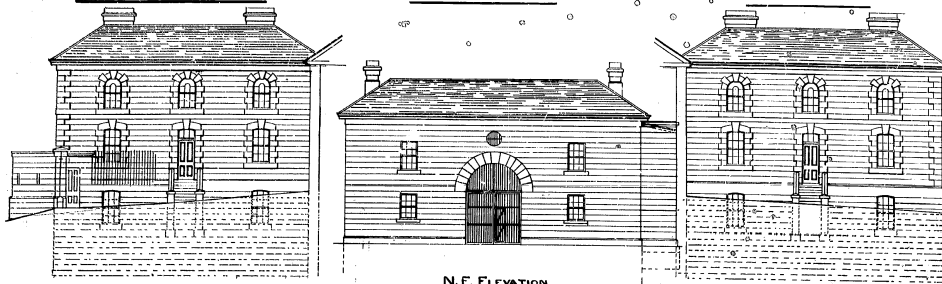
EAST MAITLAND H. M. GAOL.

N^o. X.

DEPUTY GOVERNOR'S QRS.

ENTRANCE LODGE.

GOVERNOR'S QRS.

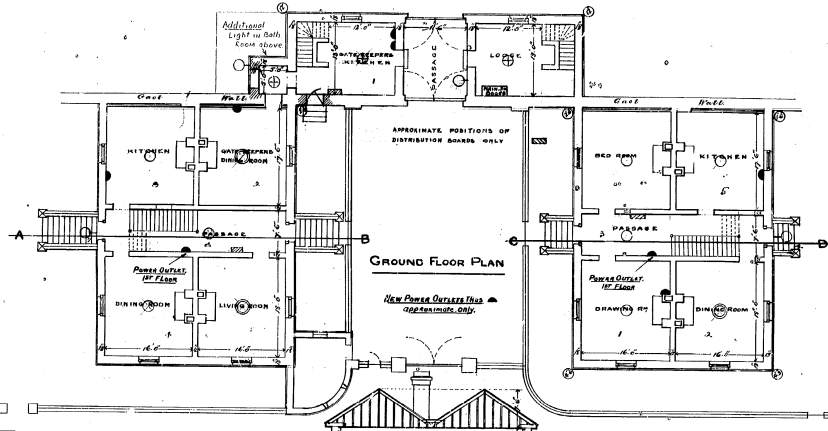


S.E. ELEVATION

N.E. ELEVATION

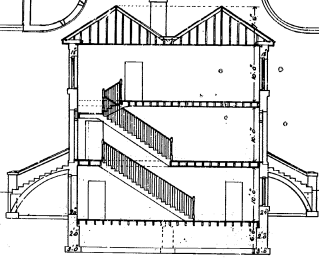
N.W. ELEVATION

ORIGINAL

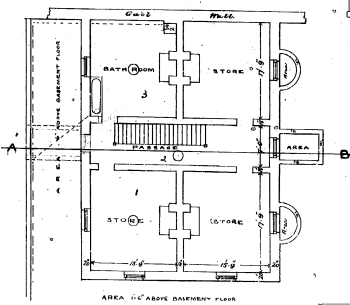


GROUND FLOOR PLAN

Notes from the notes by

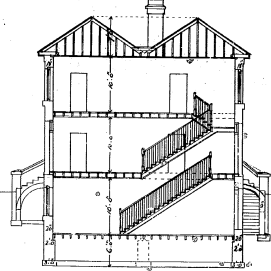


SECTION AB.

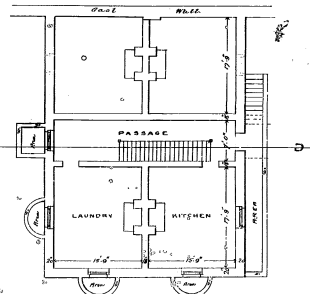


AREA DEPUTY GOVERNOR'S RESIDENCE

CHIEF WARDERS RESIDENCE



SECTION CD.



GOVERNOR'S RESIDENCE

PC321/A

2800

Handwritten signature and date: 16. 6. 25

Note: For Boiler House & Kitchen alterations see W.P. 234. Spec. & Plan N^o 5046 21 & 22

Handwritten signature: J. M. Blair
GOVERNMENT ARCHITECT

Figure 6
Deputy Governor's and Governor's plans, elevations and sections, 1925.
source: DPWNSW, Provided courtesy of Maitland City Council.

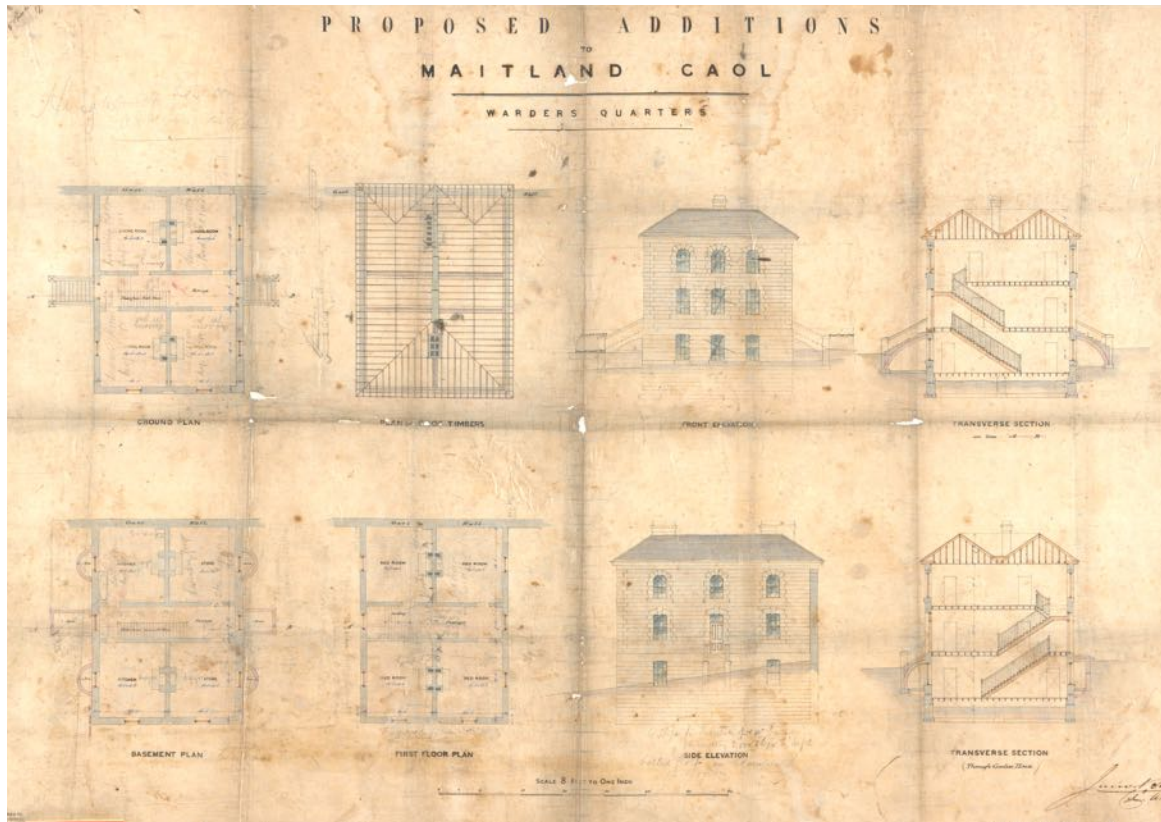


Figure 7

Maitland Gaol. Proposed Additions. Warders quarters plans, elevations and sections.

Signature of architect (Barnet) appears on the plan, 31/12/1876.

source: NSW State Archives, NRS-4335-4-[Plan798]-PC321/47, https://search.records.nsw.gov.au/primo-explore/fulldisplay?docid=ADLIB_RNSW111916808&context=L&vid=61SRA&lang=en_US&search_scope=Everything&adaptor=Local%20Search%20Engine&tab=default_tab&query=any,contains,maitland%20gaol&facet=tlevel,include,Digitally_Available&offset=30

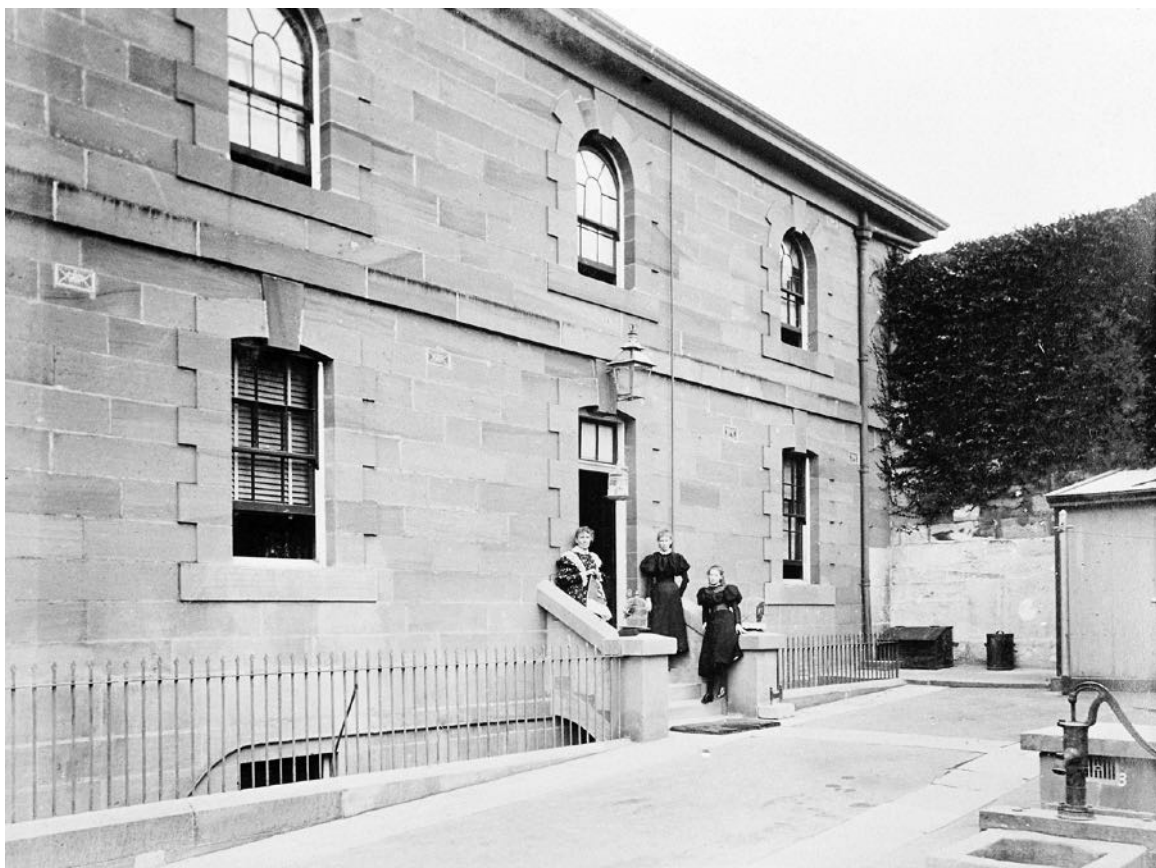


Figure 8

View of former Governor's Quarters, undated.

source: Provided courtesy of Zoe Whiting, Maitland City Council.

Correspondence Relating to Gaoler's New Quarters⁷

A recurring theme in Stace's correspondence relating to the new gaoler's quarters was the question of servants- probably a priority for his wife. Helen frequently expressed her dissatisfaction with female prisoners as servants, and Stace had already asked for an allowance to employ free servants instead. This was not permitted within the gaol walls, but the new residence was outside the gaol boundary, though immediately adjacent to it, and Stace's letters emphasise the lack of security if the prisoner servants were used there, bolstering his case to employ free servants for which he needed an allowance. On June 1 Stace wrote:

I have the honour to bring under your notice that the quarters nor building for the Officers in charge of the prison will be ready for occupation most probably early in 1876. The building being outside the walls, prison servants will not be at the service of this officer. This will not be a trifling loss. Under the circumstances I think I may reasonably apply to you for some compensation. While the allowance is undoubtedly a privilege and not a right, yet as there will actually be a disadvantage attending the removal to these quarters I hope you will be so good as to consider this application to my favour.

The reply has not been sighted but Stace wrote again on 29 June,

With reference to my application on the 1st inst- allowance in lieu of servants- I have the honour to further remark that I brought the question of having prisoner servants in the outside quarters 'with reference to plan' under notice in April 1872. I also then asked for compensation supposing I should be deprived of servants. My salary was increased 25 a year since January 74 but I believe without reference to this matter. If prisoner servants are to be taken outside I think the quarters should not be less secure against escape and communication than the quarters inside prison, barred windows would prevent neither. The quarters could be taken possession of in my absence and it would be impossible so to watch them. As to prevent communication with the outside, the outer door would have to be constantly kept locked and the females so closely supervised as to render their custody a serious burden.

Maclean informed Stace that he would consult with the Colonial Architect on the subject of the prisoners servants being employed in the new quarters. Stace was informed of the Colonial Architect's response at the end of August and Stace, presumably with Helen's support expressed objections to the recommendations, writing:

...I may perhaps be allowed to say that I foresee several difficulties attending this proposal. Iron rails round the quarters cannot be considered as sufficient security against escape nor will they prevent communication with the outside. If the windows are barred, the front and back doors of the quarters must always be locked if it is intended to confine women in the quarters. They cannot go into the outer yard or to a water closet without some person overlooking them. Their custody will be a constant source of anxiety.

Stace never hesitated to write to Maclean on the subject of the improvements to the design of buildings in the gaol, and it was in his own interests to do so on the subject of his new quarters which were under construction. On 7 April 1876 he wrote:

In the new quarters being built outside the prison there is no direct communication between the kitchen and the yard at the back of the quarters. The kitchen is underground and to go to the yard a person has to ascend the staircase. I beg to recommend that a flight of stairs be built from the underground passage window, which could be conserved into a doorway, to the level of the yard ground above. This would admit more light below, for the passage window is obscured by a flight of steps connecting the upper passage with the yard. The work can be done by prison labour.

Stace wrote again in July,

Mr Lewis, Clerk of Works, has instructed me that the quarters to be built outside the prison for the warders are to be commenced at once. I have taken the liberty of delaying the work for a few days, in the meantime respectfully submitting for your own and the Colonial Architects consideration the following particulars which might at all events modify the plan of the building it is proposed to put up. 1st the expense- I am told my quarters will have cost nearly £ 3000. Quarters for the officers to be precisely similar. 2nd in size and appearance there will be no distinction between the quarters for the officer in charge and those for warders. 3rd the buildings will be so close

⁷ Pamela B. Harrison, *Confined But Free: The Female Staff of Maitland Gaol in the 19th Century*, Chapter 16- 1876-1877, pp.94-98.

together there will be no privacy. As it is my new quarters are so close to the Lodge, it will be found very inconvenient, especially in the summer months when the front gate is left open (for ventilation to the confined rooms on each side) after muster till 9pm. 4th in winter the sun never strikes on the back of my new quarters owing to their being subtended by the boundary wall. If the warders quarters are to be similarly constructed it will hardly touch their front either during the same time of year. For these considerations I respectfully submit the plan of these quarters should be modified if it is considered desirable to build them.

He added:

There is a 5th and important matter- I would ask is it desirable that the Chief Warder and myself should both sleep outside the prison? A private door from the outside buildings in the interior of the prison will always be unsafe owing to the probability of being tampered with, inadvertently left open, unbolted or unlocked.

These objections were consistent with Helen and her husband's expectation that their new accommodation should demonstrate their superiority. In October another improvement occurred:

As the front and back of the new quarters outside the prison have a very plain appearance, and there is no protection from the weather, I have the honour to forward this application for two porches- one to cover each door way. I do not know the probable cost, of course this depends on the design and material employed.

The warder's quarters had still not been built in February 1879, when Sir Henry Parkes in reply to a question submitted by Mr Badgery in the Legislative Assembly, stated,

'That delay in the construction of the building at East Maitland for the gaolers' and warder's quarters was caused by want of decision as to whether the building should be one storey or two stories. The matter should be enquired into. Prison labour was withdrawn from the gaol and Courthouse reserves East Maitland, because it was required elsewhere.

Although the ongoing development of the former residences is undetermined, historic articles and documentation highlight a range of alterations and additions undertaken throughout the 20th century. Of note was painting of the exterior woodwork, iron, offices, fencing and four rooms of the residence in 1938. Incorporating vibrant tones of red and yellow, the fence posts were finished in signal red to give a distinctive appearance.⁸ Major works were proposed in the mid 1970s and early 1980s with modification of the Lieutenant Governor's building in conjunction with the amenities wing extension by the Department of Public Works. It remains unclear if the documented proposal was executed, however the locker rooms and amenities remain evident within the existing basement level. The drawings further highlight the extent of demolition works with removal of all skirting, redundant services, flooring, ceilings, and paint coatings to stonework.

⁸ The Maitland Daily Mercury (NSW: 1894-1939), Maitland Gaol, Saturday 5 November 1938, p.4.



Figure 9
View of former Governor's Quarters and Gaol entrance gates, undated.
source: DPWNSW, SLNSW, NRS-4481-4-206-[AF00198348].



Figure 10
View of former Lieutenant Governor's Quarters and adjoining Gatehouse, undated.
source: DPWNSW, SLNSW, NRS-4481-4-206-[AF00198342].



Figure 11
View of entrance to Maitland Gaol, undated. Mature trees indicated to the courtyard of the Lieutenant Governor's Residence.
source: Department of Public Works, State Archives, NRS-4481-4-206-[AF00198348].



Figure 12
View of Gatehouse (centre of frame) with Lieutenant Governor's residence at right, undated.
source: Department of Public Works, State Archives, NRS-4481-4-206-[AF00198345].



Figure 13
View of Gatehouse with Governor's residence at right, 28 January, 1958.
source: Newcastle Morning Herald, Newcastle Library, Hunter Photo Bank, 104 005524.



Figure 14
View of Lieutenant Governor's residence at left, and Governor's Residence at right, 28 January, 1958.
source: Newcastle Morning Herald, Newcastle Library, Hunter Photo Bank, 104 005523.

Proposed
Plan &
Elevation
Amenities &
Lieutenant
Governor's
Residence

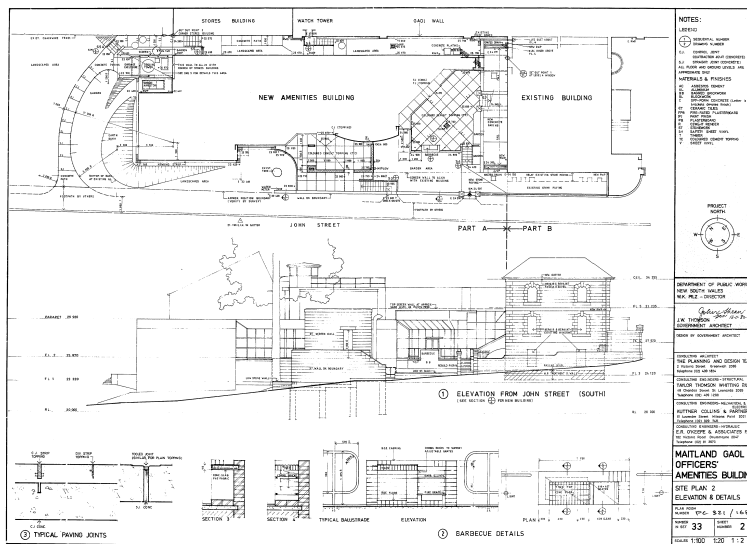


Figure 15
Proposed works to new and existing
buildings, Government Architect
J.W. Thomson, November, 1980.
source: DPWNSW, Provided
courtesy of Maitland City Council.

Proposed
Section
Amenities &
Lieutenant
Governor's
Residence

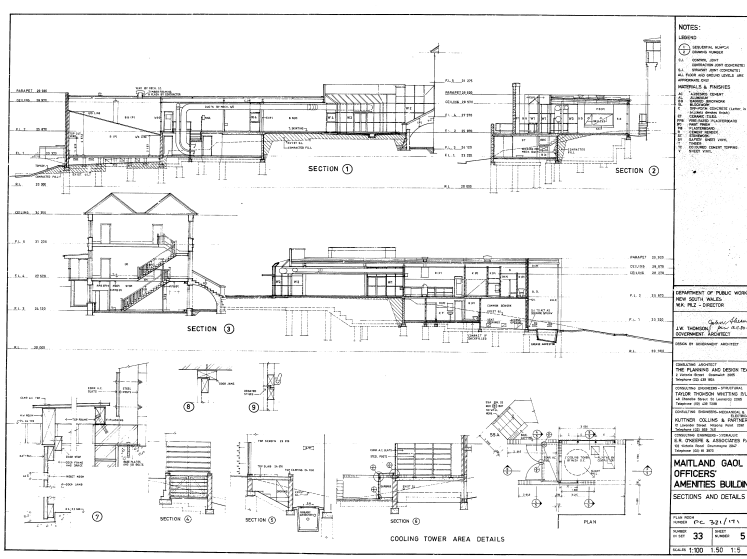


Figure 16
Proposed works to new and existing
buildings, Government Architect
J.W. Thomson, November, 1980.
source: DPWNSW, Provided
courtesy of Maitland City Council.

Proposed
Basement
Level
Amenities &
Lieutenant
Governor's
Residence

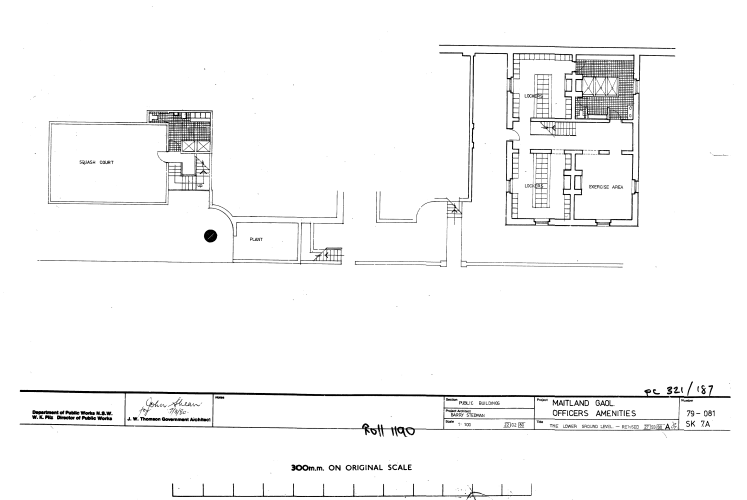


Figure 17
Proposed works to new and existing
buildings, Government Architect
J.W. Thomson, November, 1980.
source: DPWNSW, Provided
courtesy of Maitland City Council.

Proposed Ground Level Amenities & Lieutenant Governor's Residence

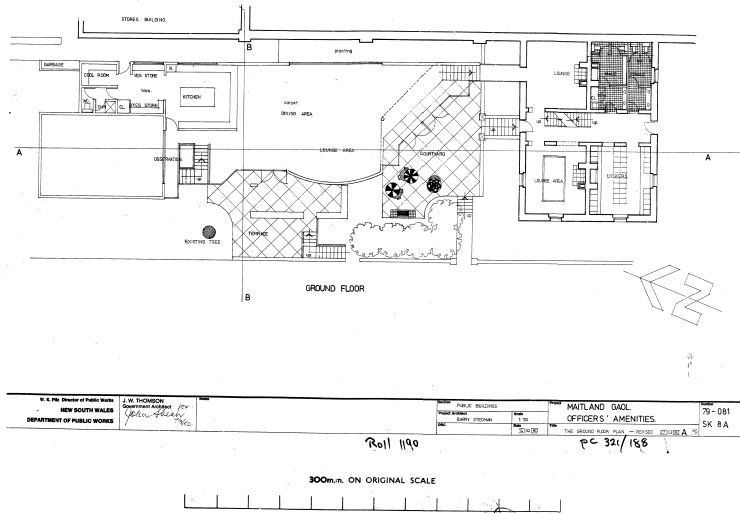


Figure 18
Proposed works to new and existing buildings, Government Architect J.W. Thomson, November, 1980.
source: DPWNSW, Provided courtesy of Maitland City Council.

Proposed Site Plan and Floor Plan Amenities & Lieutenant Governor's Residence

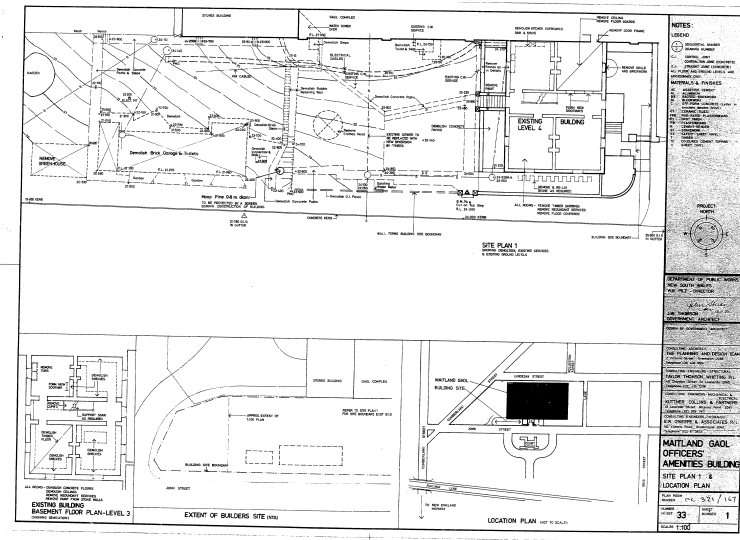


Figure 19
Proposed works to new and existing buildings, Government Architect J.W. Thomson, November, 1980.
source: DPWNSW, Provided courtesy of Maitland City Council.

Construction Details

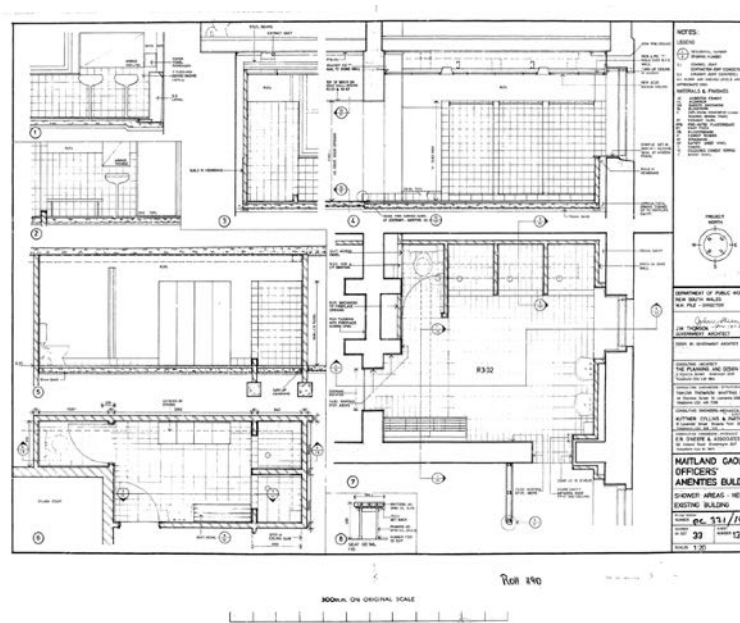


Figure 20
Proposed works to new and existing buildings, Government Architect J.W. Thomson, November, 1980.
source: DPWNSW, Provided courtesy of Maitland City Council.



Figure 21
 Aerial view of Maitland Gaol, 29 October, 1975. Note the courtyard at right of the Governor's residence and garage fronting John Street.
source: Newcastle Library, Hunter Photo Bank, 104 008675.



Figure 22
 Aerial view of Maitland Gaol, 29 October, 1975. Note the courtyard at left of the Governor's residence and garage fronting John Street.
source: Newcastle Library, Hunter Photo Bank, 104 008675.



Figure 23
Maitland Gaol, undated.
Source: Provided courtesy of Zoe Whiting, Maitland City Council.



Figure 24
Maitland Gaol, garage to Governor's residence at right.
source: Newcastle Morning Herald, Newcastle Library, Hunter Photo Bank, 104 008823.



Figure 25
Maitland Gaol, 02 February, 1978, showing Governor's Residence in foreground.
source: Newcastle Morning Herald, Newcastle Library, Hunter Photo Bank, 104 009714.



Figure 26
View of Maitland Gaol from Anzac Park, undated. The Governor's Residence is seen at extreme left.
source: Provided courtesy of Murray Wood, Maitland City Council on behalf of Gordon Sauber.



Figure 27
View of garage fronting John Street. Governor's Residence at extreme left.
source: Provided courtesy of Murray Wood, Maitland City Council on behalf of Gordon Sauber.

1.3 Physical Analysis

1.3.1 Landscape

Historic documentation highlights the original landscaped design of the former dwellings, each incorporating private courtyards with out-buildings. The southern fenced garden adjoining the Governor's residence has since been modified to accommodate a car-parking area, with the northern yard removed during construction of the 1980s amenities wing. The CMP notes *'the sites or spatial configuration, of the former gardens of the residences, once had some significance, reflecting 19th-century practice in providing some softening amenity and privacy for the official's families resident at the gaols, and an opportunity to grow fresh flowers and vegetables.'*⁹ Although little original plantings remain, historic sandstone fencing and entry pillars to the Gatehouse and Lieutenant Governor's quarters have been retained. The western boundary of the collective site fronting John Street is defined by a combination of concrete retaining walls and sandstone fencing with metal spearhead infill panels. Existing patron access is provided via a concrete ramp-way adjoining the northern façade of the Governor's Residence, flanked by rough sparrow-pecked and margined finished stone pillars. The entrance to the former amenities wing and Lieutenant Governor's building is provided via a concrete pathway connecting to the public thoroughfare, similarly marked by historic sandstone piers. Areas of mass planting border sections of the buildings with a combination of dense hedging, agapanthus, peace lilies and various fern species. As the proposed works are limited to the building interiors and external façades, a detailed assessment of existing landscaped elements has not been included within this report.

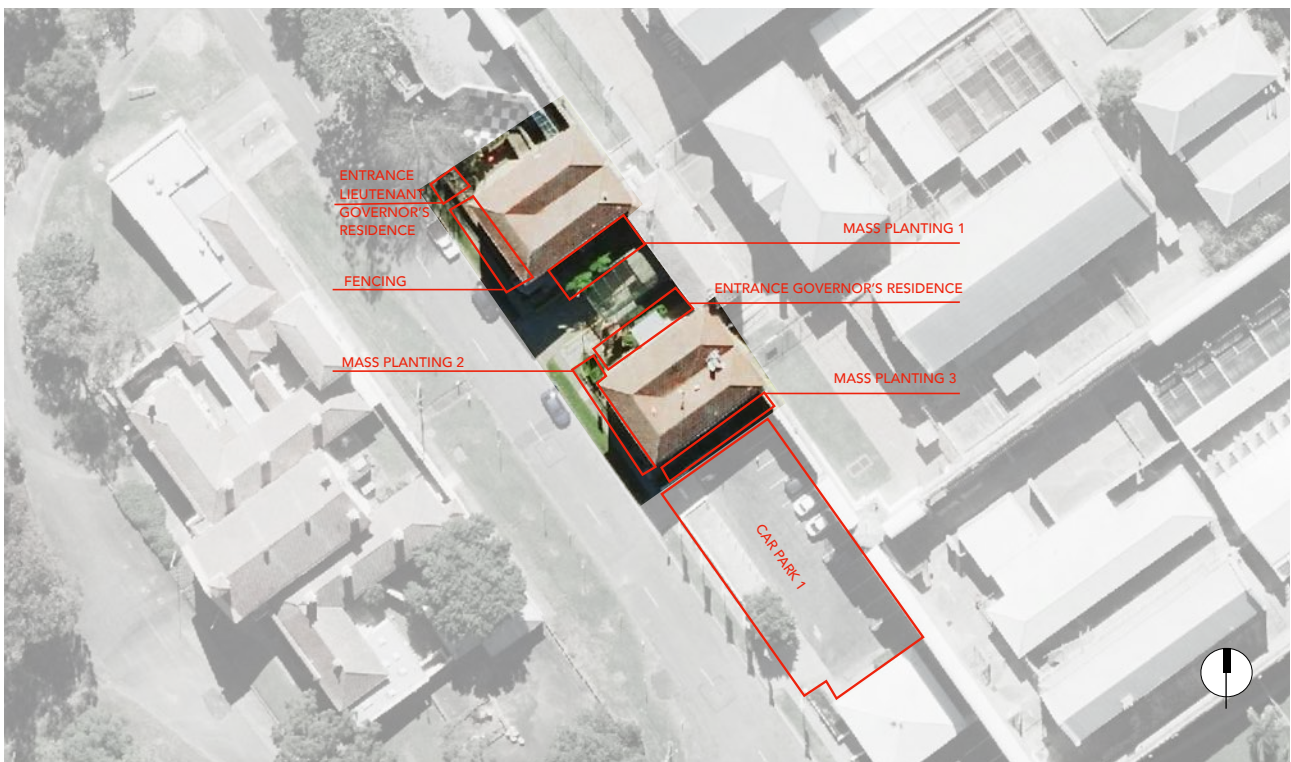








Figure 28

Aerial view of subject area with landscaped sections outlined in red.

source: Google Maps adapted by Heritas, 2023.

⁹ Conservation Management Plan Maitland Gaol, Eric Martin & Associates, CMP Update Revision D, 4.3.3 Landscape, p.68.

Location	Description	Reference	Reference
CAR PARK 1	<ul style="list-style-type: none"> -Bitumen spray-seal carpark bound by southern façade of Governor's residence, former Visits Processing Centre and Gaol perimeter wall -Vehicle access provided from John Street 		
ENTRANCE LIEUTENANT GOVERNOR'S RESIDENCE	<ul style="list-style-type: none"> -Sandstone pillars with flat top pier caps. Former paint coating removed 2019 -Stone retaining wall fronting John Street with mass planting - Concrete courtyard surrounding Basement level 		
FENCING	<ul style="list-style-type: none"> -Stepped sandstone fencing with curved to suit flat-bar coping and metal spear-head infill -Evidence of previous paint coating, removed in 2019 		

<p>MASS PLANTING 1</p>	<ul style="list-style-type: none"> -Dense mass planting between entry cage to Gatehouse and Lieutenant Governor's residence -Picked and margined stone pillars with flat top capping -Mature palm tree to western façade of Gatehouse 		
<p>MASS PLANTING 2</p>	<ul style="list-style-type: none"> -Mass planting area with established hedging defined by masonry edging -Spear topped metal palisade surrounding basement windows 		
<p>MASS PLANTING 3</p>	<ul style="list-style-type: none"> -Metal palisade fencing lining the southern façade -Concrete edging and hedging separating the pedestrian walkway from car park 1 		
<p>ENTRANCE GOVERNOR'S RESIDENCE</p>	<ul style="list-style-type: none"> -Picked and margin sandstone pillars with pyramid capping -Concrete access ramp adjoining entry alcove 		

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.¹⁰

Lieutenant Governor's Residence Exterior

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

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



Figure 29
View of Lieutenant Governor's residence and Sentry Box from John Street.
source: Heritas, 2023.



Figure 30
View of quoined arched window openings with sliding sash timber frames.
source: Heritas, 2023.

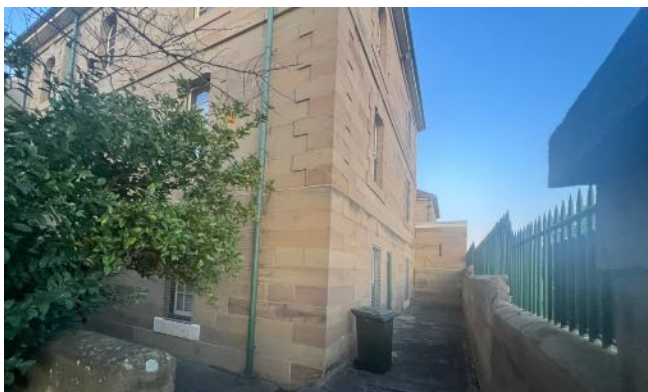


Figure 31
View of sandstone façade with decorative quoins, string course and rusticated windows. Masonry sills to the basement level have been painted, with security mesh infill to window openings.
source: Heritas, 2023.

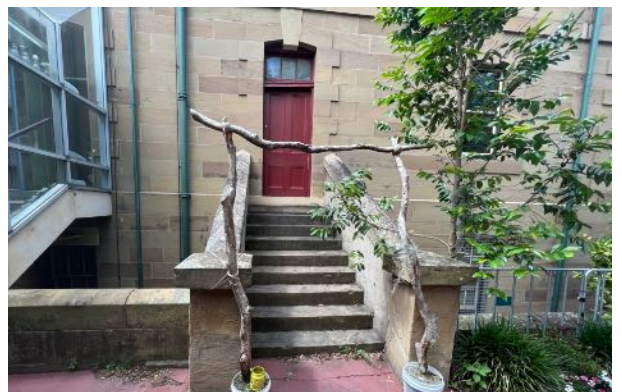


Figure 32
Northern stairway entrance to Lieutenant Governor's quarters. Timber four panel door with highlight window.
source: Heritas, 2023.

¹⁰ Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue 1, 5 January 2023, Appendix 3 Detailed Description and Inventory Sheets.

The former Lieutenant Governor’s residence presents qualities of the Victorian Georgian style with exposed stone walls, symmetrical façade, medium-pitched roof and restrained ornamentation. Of masonry construction, the building employs locally quarried Morpeth sandstone with simple decorative quoins and string coursing. Historic arched window openings are detailed with quoins, whilst new openings are rectilinear in form without quoins or keystones. Painted timber framed sliding sash windows are present throughout with traditional Victorian four panelled external entry doors with highlight window. The double hipped roof is clad in terracotta tiles with tiled ridge capping, fibre cement lined eaves, metal gutters, downpipes and rainwater heads. Note the former brick chimney stacks have been demolished. Pedestrian access is currently provided on the southern façade via a partially concealed metal security cage and swing gate with no surviving evidence of the original stairwell design. Internal access to the gaol complex is provisioned on the ground level of the eastern façade, visible from within the existing courtyard.

The general condition of external built fabric presents as fair, although there is evidence of salt attack to sections of stonework with corrosion of remnant metal fixtures/inserts. Excessive damp is present throughout the basement courtyard with areas of damaged render to the northern stairwell. A physical inspection of the roof, gutters and downpipes was not undertaken by Heritas.



Figure 33
 Glazed linkage (1980s extension) adjoining the northern façade of the former Lieutenant Governor’s quarters. Modified window opening with entry to late 20th century amenities.
source: Heritas, 2023.



Figure 34
 View of Lieutenant Governor’s Quarters beyond, from rear of existing cafe building, shown at right.
source: Heritas, 2023.



Figure 35
 Courtyard and northern entrance to basement level of Lieutenant Governor’s residence with stairwell over at right.
source: Heritas, 2023.



Figure 36
 Rendered masonry stairwell with ashlar coursing and saddleback coping. Areas of cracking outlined in red. Evidence of original exposed stonework to pillar at right.
source: Heritas, 2023.



Figure 37
View of southern façade with quoined windows and metal security grilles. Spearhead palisade fence to surrounds of former basement window opening (infilled with brickwork).
source: Heritas, 2023.



Figure 38
Stone façade with partially clad metal security cage over southern entrance.
source: Heritas, 2023.



Figure 39
Detailed view of security cage over southern entrance with metal bars and Corflute sheeting.
source: Heritas, 2023.



Figure 40
View of access door from ground level of Lieutenant Governor's residence to internal Gaol courtyard. Double hipped tiled roof with original chimneys removed.
source: Heritas, 2023.

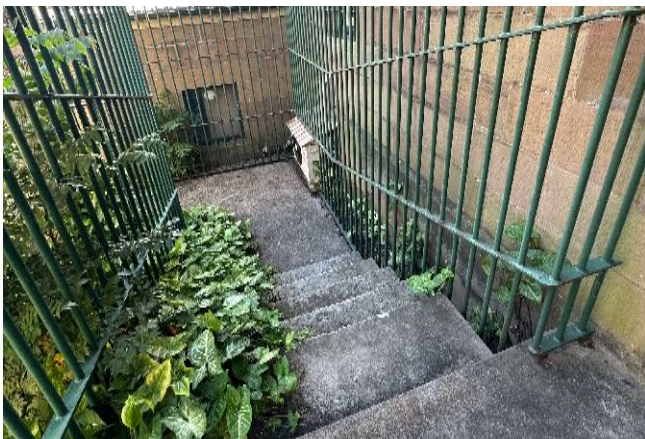


Figure 41
Detailed view of southern entrance to Lieutenant Governor's residence with caged surrounds.
source: Heritas, 2023.







Figure 42
Detailed view of basement window beneath glazed linkage.
source: Heritas, 2023.







Lieutenant Governor's Residence Interior

The former Deputy Governor's House shows a number of phases of internal change. The most intrusive being the separation of the building internally so that the upper basement and north-west half of the ground floor relate to the new 1980s amenity building. Not only has this confused the floor planning, it has converted the basement (whole floor plan) to a shower room bathroom, locker room and gym, the planning and finishes have retained few of the early features. A bathroom has been introduced on the upper level, this floor is otherwise relatively intact. There is a new doorway from the upper level passage into the former gatekeeper's bedroom. This room, as part of the residence building footprint was originally accessible only through a bathroom of the gatehouse (Asset No. 001), the doorway of which is now bricked in. Original elements, details and finishes remain in part on the ground and upper level; including, fire place surrounds, doors, cornices, joinery etc. The staircase appears to remain intact through all floors of the building. This building could be reused as a residence, or offices, or similar. Ideally, it would be returned to a singular use, with internal access to all spaces.¹¹




Basement Level Lieutenant Governor's Residence





Room	Description	Reference	Reference
GUEST ROOM 001	<ul style="list-style-type: none"> -Plasterboard ceiling with coved cornice -Linoleum flooring throughout -Exposed sandstone interior walls -Partially infilled fireplace opening with surrounds and mantel removed -Evidence of original fixings to stonework on chimney breast -Existing wall service penetrations <ul style="list-style-type: none"> - Windows boarded over - Extensive rising damp throughout - Ceiling mounted fluorescent lighting 		
GUEST ROOM 002	<ul style="list-style-type: none"> -Plasterboard ceiling with coved cornice -Bare sandstone internal walls with existing service penetrations and plasterboard partitions -Brick fireplace opening retained with mantel and surrounds removed -Plasterboard lining southern wall to be demolished -Extensive rising damp throughout <ul style="list-style-type: none"> - ceiling mounted fluorescent lighting throughout - Linoleum flooring 		

¹¹ Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue 3, 25 July 2023, Asset No. 2 Inventory Sheet.





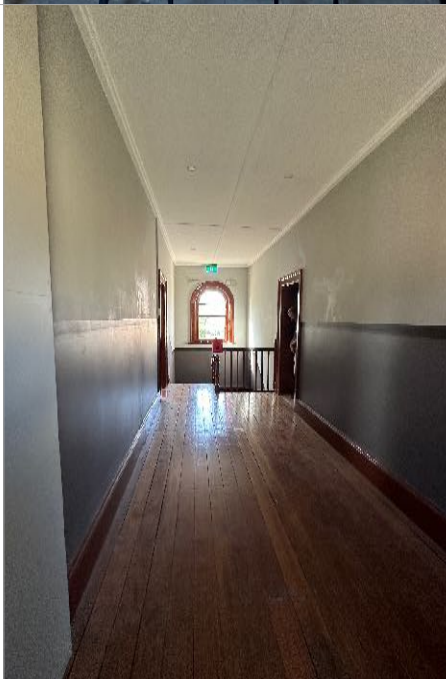
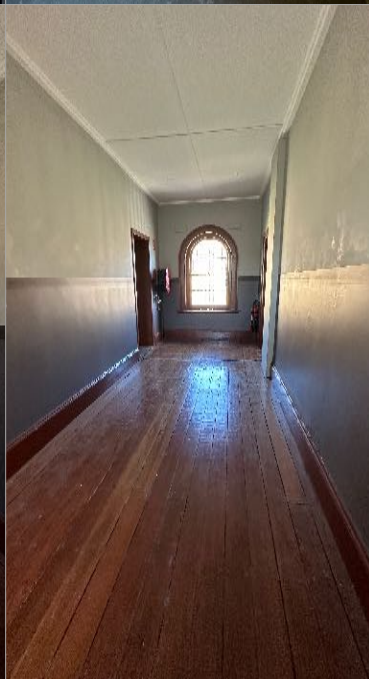
<p>CIRCULATION</p>	<ul style="list-style-type: none"> -Plasterboard ceiling with coved cornice -Linoleum flooring -Exposed sandstone blockwork and plasterboard partition walls -Painted timber staircase -Rising damp throughout - Ceiling mounted fluorescent lighting 		
<p>ROOM 01</p>	<ul style="list-style-type: none"> -Exposed sandstone walls with plasterboard partition -Concrete flooring throughout -Coved plasterboard ceiling -Fireplace entirely concealed with rendered coating -Bulkhead over window -Windows boarded over -Extensive rising damp throughout - ceiling mounted fluorescent lighting throughout 		
<p>ROOM 02</p>	<ul style="list-style-type: none"> -Tiled flooring throughout -Plasterboard ceiling, square set -Internal walls are a combination of plasterboard, sandstone and tiles with tiled skirting throughout -Chimney infilled with no mantel or surrounds remaining -Extensive rising damp throughout -Severe delamination of exposed sandstone 		





Ground Level Lieutenant Governor's Residence

Room	Description	Reference	Reference
<p>GUEST ROOM 101</p>	<ul style="list-style-type: none"> -Panelled plaster ceiling in poor condition -Concrete flooring with linoleum to bathroom -Original door architrave and skirting maintained, damaged in sections -Fluorescent light battens -Wall mounted conduit -Original window modified to door opening - Extensive damp throughout 		
<p>LOUNGE</p>	<ul style="list-style-type: none"> -Plasterboard lined ceiling with coved cornice and picture rail -Contemporary pendant light fittings -Fireplace opening infilled with mantelpiece, corbels and surrounds conserved -Original skirting retained -Carpet flooring throughout -Modified entry door with glazed pane -External doorway to courtyard concealed entirely 		
<p>GUEST ROOM 102</p>	<ul style="list-style-type: none"> -Panelled plaster ceiling with colonial style cornice -Infilled fireplace with mantel and corbels retained. Surrounds removed -Former hearth highlighted in floor board detail -Original skirting maintained -Contemporary pendant light fittings -Intrusive toilet fit-out with linoleum flooring and mid-height wall partitions. Door opening, architrave and skirting appears to be original fabric 		

<p>GUEST ROOM 103</p>	<ul style="list-style-type: none"> -Panelled plaster ceiling with decorative cornice -Original skirting and floor boards throughout -Contemporary pendant light fittings -Fireplace opening infilled with mantelpiece and corbels retained 		
<p>CIRCULATION</p>	<ul style="list-style-type: none"> -Timber floorboards throughout -Original skirting and door architraves conserved -Plasterboard ceiling with square-set cornice -Painted dado and dado line -Wall mounted conduit and plasterboard lined service duct -Detail of staircase underside differs from Governors Residence hallway lined with horizontal boards -Timber staircase with timber spindle balustrade and timber newel post 		

First Level Lieutenant Governor's Residence

Room	Description	Reference	Reference
GUEST ROOM 201	<ul style="list-style-type: none"> -Linoleum flooring to alcove and main room -Tiled flooring throughout WC -Interior stone walls rendered and painted -Portions of original skirting retained -Plasterboard ceiling 		
GUEST ROOM 202	<ul style="list-style-type: none"> -Internal opening to gatehouse infilled with brickwork -Linoleum flooring throughout -Skirting removed -Fireplace infilled with extensive deterioration on chimney breast -Painted concrete door threshold -Plaster panelled ceiling -Moisture damage to chimney breast with associated paint delamination 		
CIRCULATION	<ul style="list-style-type: none"> -Timber flooring with original skirting throughout -Timber staircase with newel posts and exposed treads -Painted wall dado and dado line -Original door architraves conserved -Plaster panelled ceiling with painted timber cornice 		

<p>GUEST ROOM 203</p>	<ul style="list-style-type: none"> -Timber flooring and original skirting throughout -Plasterboard ceiling -Fireplace conserved with mantel, corbels and hearth 		
<p>GUEST ROOM 204</p>	<ul style="list-style-type: none"> -Timber flooring and original skirting throughout -Plaster panelled ceiling -Fireplace conserved with mantel, corbels and hearth 		

Governor's Residence Exterior

Three-storey building, including basement, ashlar sandstone with heavily rusticated arched windows and corners, this building projects forward from the compound wall to form a three-sided court with its twin the lieutenant governor's house and the gatehouse. The chimney has been demolished.¹²



Figure 43
View of former Governor's residence from John Street.
source: Heritas, 2023.



Figure 44
View of sandstone façade with decorative quoins and string course.
source: Heritas, 2023.



Figure 45
Concrete access ramp with entry alcove at right.
source: Heritas, 2023.



Figure 46
View of northern façade of Governor's quarters with original sparrow-pecked pillar at right.
source: Heritas, 2023.

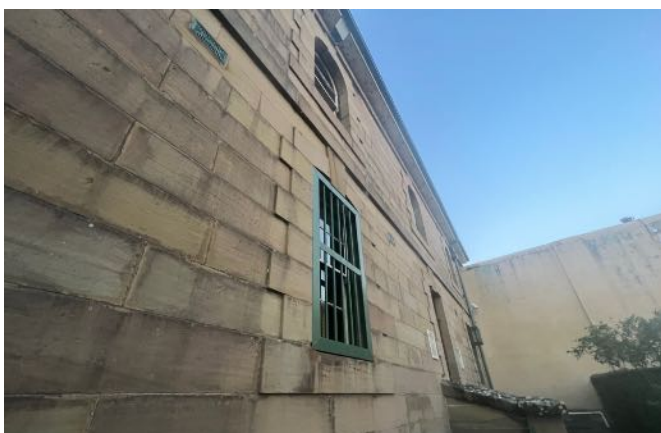


Figure 47
Detailed view of sash windows on southern façade with later metal security grilles.
¹² Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue 3, 25 July 2023, Asset No. 2 Inventory Sheet. source: Heritas, 2023.



Figure 48
Entrance to southern façade of Governor's residence with quoin doorway and ornamental wall vents. Masonry stairwell with saddleback coping.
source: Heritas, 2023.

The form and construction of the Governor's residence is an exact replica of the Lieutenant Governor's building, forming a collective symmetrical structure intersected by the entrance Gatehouse. Incorporating a late 20th century concrete ramp-way, pedestrian access is provided to the northern façade of the former dwelling via a single storey lean-to alcove. The original stone stairwell on the southern elevation has been conserved with other historic detailing including the ornamental wall vents, exposed masonry and quoins retained. The double hipped roof is similarly finished in terracotta tiles with the original chimneys removed.

The general condition of external built fabric presents as fair with evidence of salt attack and delamination to masonry walls. Damp is present throughout the basement courtyard with corrosion of metal wall fixtures. A physical inspection of the roof, gutters and downpipes was not undertaken by Heritas.



Figure 49
Metal spear head palisade fencing to surrounds of basement level windows.
Note delamination of stone at right of window.
source: Heritas, 2023.



Figure 50
View of ducting/service locations to double hipped roof of Governor's Residence.
source: Heritas, 2023.

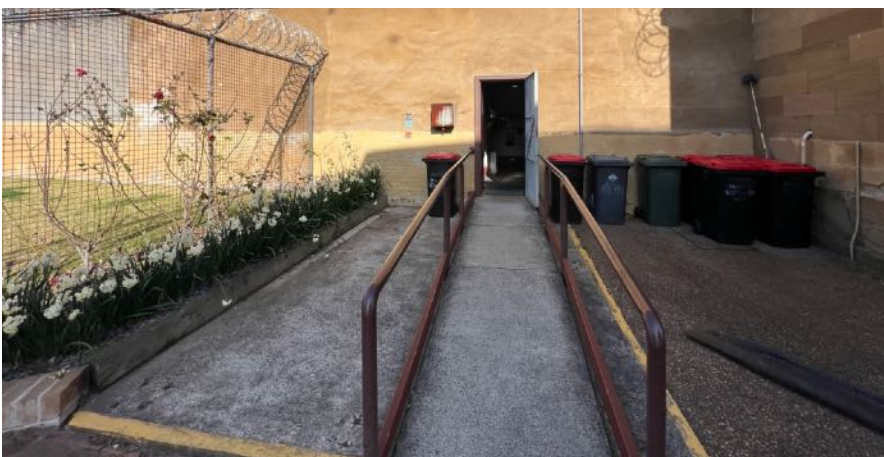










Figure 51
Entrance to internal courtyard of Gaol complex from eastern façade of Governor's Residence.
source: Heritas, 2023.

Governor's Residence Interior

The Governor's residence interior has been subject to ongoing alterations and additions, reflected in the extent of late twentieth century services and building fabric. Historic documentation highlights a large portion of original material inclusive of timber skirtings and ceilings was removed in the 1980s as part of a capital works program. Internal features of note include the original timber floor boards, fireplace openings/chimneys with the general spatial arrangement maintained (original room configuration with common hallways).







Basement Level Governor's Residence

Room	Description	Reference	Reference
GUEST ROOM 104	<ul style="list-style-type: none"> -Painted sandstone internal walls and chimney -Ripple iron ceiling throughout -Fireplace opening, decorative corbels and mantel retained -Concrete flooring throughout 		
GUEST ROOM 005	<ul style="list-style-type: none"> -Painted sandstone internal walls and chimney -Fireplace opening retained with mantel and surrounds removed -Concrete flooring throughout -Suspended plaster panel ceiling throughout 		







<p>CIRCULATION</p>	<ul style="list-style-type: none"> -Failure of paint coating to internal sandstone walls. Extensive rising damp -Concrete flooring throughout -Timber staircase with painted treads and balustrade -Underside lined in horizontal boards similar to Lieutenant Governors stair -Ripple iron ceiling over throughout space -Wall vent opening with hinged bars -Double-hung timber window at north end accesses Services 03 space 		
<p>SERVICES 03</p>	<ul style="list-style-type: none"> - Plastered stonework with paint finish, deteriorated by impact of a/c mounted in this location - Concrete slab flooring - Curved painted masonry ceiling over - Accessible from window opening 		

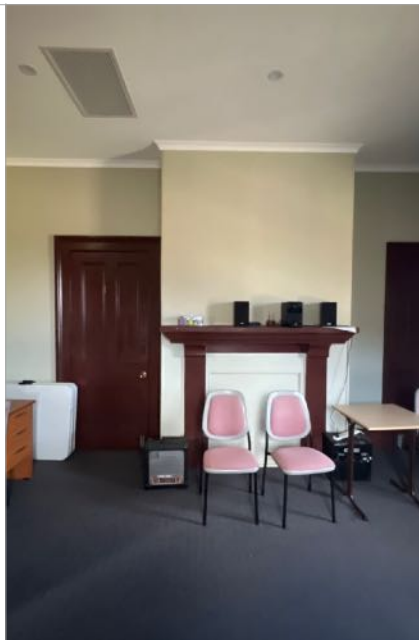
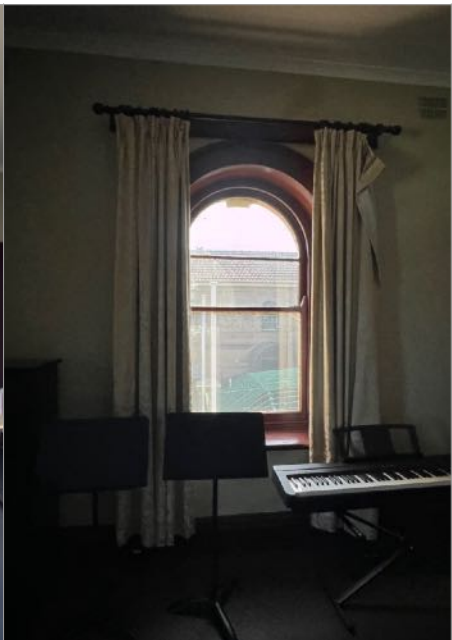
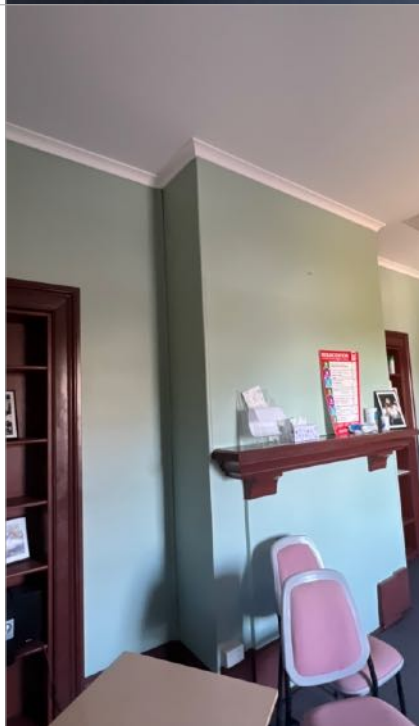

Ground Level Governor's Residence

Room	Description	Reference	Reference
<p>LOUNGE</p>	<ul style="list-style-type: none"> -Panelled plaster ceiling with decorative cornice -Original skirting and door architraves retained -Contemporary fixtures and fittings -Fireplace infilled with plasterboard. Mantel, corbels and surrounds conserved -Carpet flooring throughout -Contemporary internal wall displays -Mock metal security door -Contemporary suspended light fittings 		
<p>GUEST ROOM (ACC) 107</p>	<ul style="list-style-type: none"> -Carpet flooring -Tiled WC -Concrete slab store room -Carpet flooring throughout -Fireplace infilled with electric heater. Mantel piece and all other fittings removed -Plasterboard ceiling with cove cornice -Original skirting retained- painted finish -Mock metal security door - Contemporary suspended lighting 		
<p>CIRCULATION</p>	<ul style="list-style-type: none"> -Timber floor boards throughout -Plasterboard ceiling with decorative cornice throughout -Timber framed stair with carpeted treads -Original skirting maintained -Painted dado and dado line -Timber balustrade with newel post detail. -Decorative panelled underside -Contemporary pendant light fitting 		

<p>GUEST ROOM 105</p>	<ul style="list-style-type: none"> -Timber floor boards throughout -Panelled plaster ceiling (later) paired with original cornice -Former door openings infilled with shelving -Original timber skirting -Fireplace opening covered with compressed sheet. Mantel shelf, corbels and surrounds conserved -Contemporary pendant light fittings -Original window openings, sills and framing intact 		
<p>GUEST ROOM 106</p>	<ul style="list-style-type: none"> -Timber floor boards throughout -Plasterboard ceiling with original cornice retained -One former internal door architrave conserved. Second opening behind kitchenette entirely concealed -Original skirting -Fireplace infilled with electric heater forward mounted. Mantel piece, corbels and all other fittings removed -Contemporary pendant light fittings -Original window openings, sills and framing intact 		
<p>ALCOVE</p>	<ul style="list-style-type: none"> -Lightweight timber framed lean-to -Timber framed top-hung awning windows -Original painted masonry door threshold -Concrete rampway with metal tubular handrail 		

First Level Governor's Residence

Room	Description	Reference	Reference
<p>GUEST ROOM 205</p>	<ul style="list-style-type: none"> -Carpet flooring -Plasterboard ceiling with coved skirting -Original skirting preserved -Fireplace infilled with surrounds, mantel and corbels retained 		
<p>GUEST ROOM 206</p>	<ul style="list-style-type: none"> -Carpet and linoleum flooring -Portion of original skirting retained -Plasterboard ceiling with coved skirting throughout -Infilled fireplace with mantel and corbels conserved -Tiled WC with plasterboard wall partitions 		
<p>CIRCULATION</p>	<ul style="list-style-type: none"> -Carpet flooring throughout -Original skirting and door architraves retained -Painted datum -Plasterboard ceiling with coved skirting 		

<p>GUEST ROOM 207</p>	<ul style="list-style-type: none"> -Carpet flooring -Window opening to corridor infilled -Original internal doors retained -Plasterboard ceiling with coved skirting -Original skirting preserved -Fireplace infilled with surrounds, mantel and corbels retained 		
<p>GUEST ROOM 208</p>	<ul style="list-style-type: none"> -Carpet flooring throughout -Plasterboard ceiling with coved skirting -Original skirting retained -Fireplace infilled with mantel and corbels conserved -Former door openings infilled with joinery 		

Sentry Box

The Sentry box is a single storey sandstone addition to the Lieutenant Governor's residence, erected for sentries to guard the main entrance.



Figure 52
External view of the Sentry Box, facing north, with the Lieutenant Governor's residence behind.
source: Heritas, 2023.



Figure 53
External view of the Sentry Box, facing north-east, with the Lieutenant Governor's residence behind.
source: Heritas, 2023.



Figure 54
Entry to the Sentry Box, facing north.
source: Heritas, 2023.



Figure 55
Interior of Sentry Box with painted sandstone and timber framed windows.
source: Heritas, 2023.

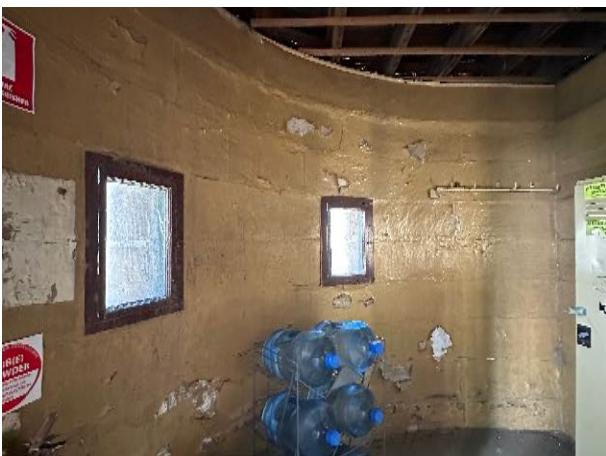


Figure 56
Peeling paintwork to stonework of Sentry Box interior.
source: Heritas, 2023.



Figure 57
Ceiling removed over Sentry Box.
source: Heritas, 2023.

2.1 Statement of Significance Maitland Gaol

2.1.1 Significance East Maitland Heritage Conservation Area (HCA)

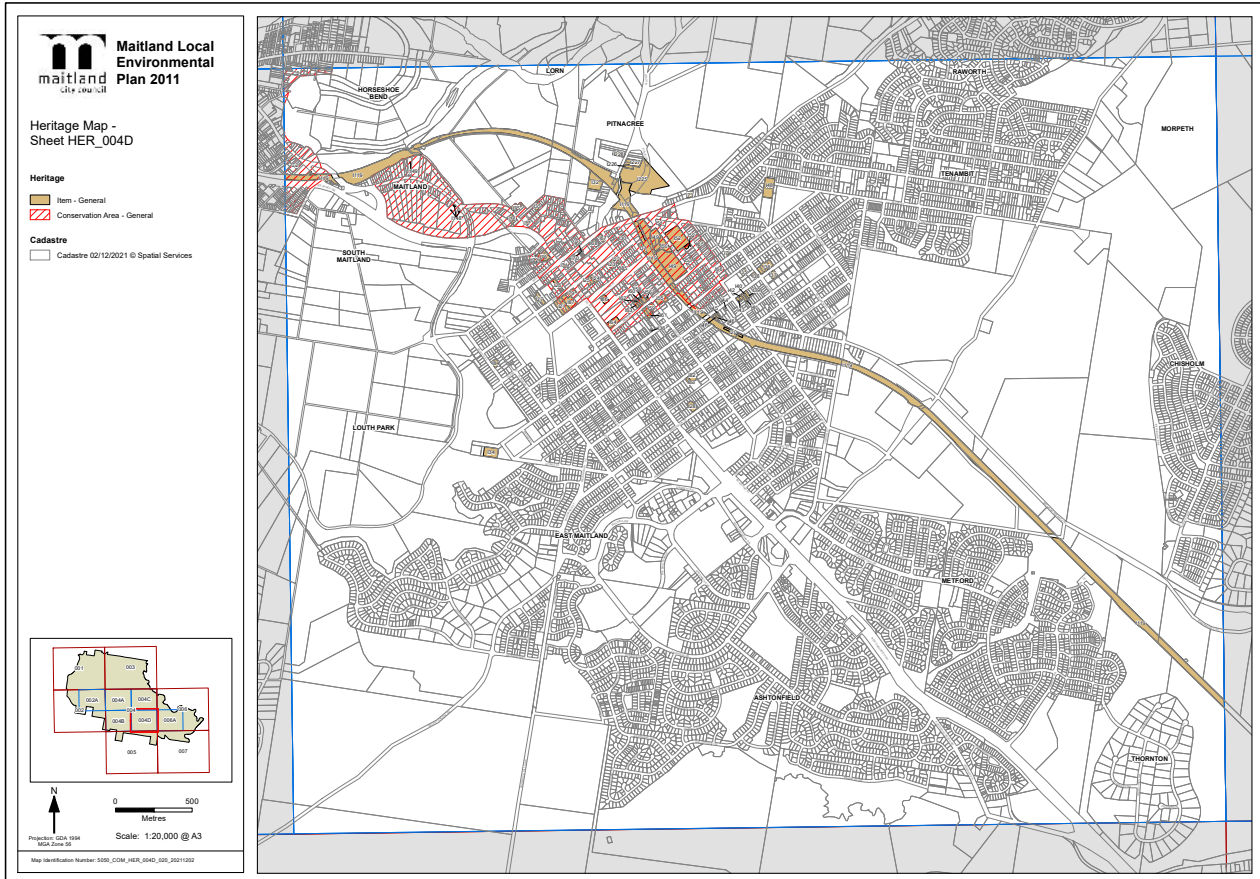


Figure 58

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.

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.

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

The NSW State Heritage Register lists the item's Statement of Heritage Significance 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 nineteenth 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).¹³

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
 0 25 50 75 100 Metres
 Scale: 1:1,400
 Datum/Projection: GCS GDA 1994

Legend
 SHR Curtilage
 Land Parcels
 Railways
 Roads
 LGAs
 Suburbs

Figure 59
 State Heritage Register Listing
 Card/ Curtilage Map, SHR
 01296, Plan 3096.
 source: State Heritage
 Inventory.

¹³ State Heritage Inventory, Maitland Correctional Centre: Statement of Significance, 2011. Accessed 09 August 2023.



Figure 60
Significance rating of various elements within Maitland Gaol.
source: Maitland Gaol CMP, Final Draft 2023, Figure 65, p71.

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 location¹⁴ (where L: Low, M: Moderate, H: High).

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.)	I	L
					Ground floor fitout (offices, toilets, etc.)	D/I	L
					First floor fitout (offices)	D	L
					Internal staircase (up to first floor and down to basement)	B	H
					Entry stairs, ramps and cages	I	L
003	Gatehouse - Deputy Roster Clerk Office (former house of Governor)	B	B	B	Basement - substantially intact	B	M
					Ground floor fitout	I	H
					First floor fitout	I	H
					Internal staircase (up to first floor and down to basement)	C	M

¹⁴ Eric Martin & Associates, Maitland Gaol Conservation Management Plan, Issue D Final Draft, 2023

004	Gatehouse (entry guard room)/ Sentry Box	B	B	B		B	L
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2.1.4 General Conservation Policies for the Heritage Item¹⁵

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.

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 19th 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.

¹⁵ Eric Martin & Associates, Maitland Gaol Conservation Management Plan, 6.0 Conservation Policy, Issue D Final Draft, 2023.

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 19th 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.

2.1.5 Conservation Strategy¹⁶

002 Gatehouse - Superintendent's Office (former house 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.

003 Former Governor's Residence

- Return the building to its original plan by removing as many newer internal walls as possible. If some existing toilets are essential for proposed uses they can remain. It is desirable to conserve the building (restore, reconstruct, preserve) with original details (particularly as public access is proposed) although retention of existing is possible if public access is restricted.
- This building may be adapted to a suitable new use, preferably one, which would return all levels to a single occupancy, having regard to the original plan and remaining significant elements.
- Investigate source of rising damp and seek to halt damage if ongoing. Repair stone as necessary.
- Internal changes to the building should aim to remove intrusive modern materials, later partitions and bathrooms etc with a view to re-establishing the original plan.

004 Sentry Post

- Retain the building undertake conservation work to return the building to earlier details and make it available for interpretative purposes.

¹⁶ Eric Martin, Maitland Gaol Conservation Management Plan, 6.0 Conservation Policy, Issue D FINAL DRAFT, 2023.

2.2 Significance of the Proposed Works Area

The significance of the proposed works area has been investigated in Section 2.1. The significant fabric of the Lieutenant Governor's and Governor's residences is detailed below.

Significant Fabric Lieutenant Governor's Residence

The former Deputy Governor's House shows a number of phases of internal change. The most intrusive being the separation of the building internally so that the upper basement and north-west half of the ground floor relate to the new 1980s amenity building. Not only has this confused the floor planning, it has converted the basement (whole floor plan) to a shower room bathroom, locker room and gym, the planning and finishes have retained few of the early features. A bathroom has been introduced on the upper level, this floor is otherwise relatively intact. There is a new doorway from the upper level passage into the former gatekeeper's bedroom. This room, as part of the residence building footprint was originally accessible only through a bathroom of the gatehouse (Asset No. 001), the doorway of which is now bricked in. Original elements, details and finishes remain in part on the ground and upper level; including, fire place surrounds, doors, cornices, joinery etc. The staircase appears to remain intact through all floors of the building. This building could be reused as a residence, or offices, or similar. Ideally, it would be returned to a singular use, with internal access to all spaces. This is a heritage significant building and has significant steps at both ground level entrances. It remains largely unused. Access to the upper level is through an internal staircase. Any major modifications or adaptive reuse would require an upgrade to the building to meet BCA and DDA compliance.¹⁷

Document	Element/Significance
Maitland Gaol Conservation Management Plan (2023) Prepared by Eric Martin & Associates	Floor: High except for the basement and bathrooms which have little significance.
	Skirting: High except for bathrooms.
	Walls: High, except for the walls and the bathrooms, and across the corridor on the basement and ground floor.
	Cornice: Little.
	Ceiling: Little significance. Plumbing in basement is intrusive.
	Window: Moderate.
	Architraves: High, except bathroom doors and windows which are little.
	Doors/Gates: Southwest room first floor door and two corridor doors and external doors on the ground floor High. Ground floor doors high. Southeast room door first floor is moderate. Other doors on ground and first floor have little significance. Basement corridor doors little. External basement door high.
	Lighting: Little significance.
	Fireplaces: Ground and first floor high except for infills. Basement high.
	Cupboards: Little.
	Air conditioning to northeast room: Intrusive.
	Stairs: High.

¹⁷ Eric Martin & Associates, Maitland Gaol Conservation Management Plan, Issue D Final Draft, 2023, Asset No. 2 Inventory Sheet.

Significant Fabric Governor's Residence

Three-storey building, including basement, ashlar sandstone with heavily rusticated arched windows and corners, this building projects forward from the compound wall to form a three-sided court with its twin the lieutenant governor's house and the gatehouse. The chimney has been demolished. The Governor's Residence is a heritage significant building and has steps at the eastern ground level entrance (off the car park) and an accessible entry ramp on the western side that leads to the main reception/administration area for the Gaol. Two meeting rooms and toilet facilities are located on the ground floor. There are no accessible toilet facilities. The internal staircase leads to the upper floor level, partially rented to Newcastle University for their Maitland Campus of the Conservatorium of Music. Any major modifications or adaptive-reuse would require an upgrade to the building to meet BCA and DDA compliance.¹⁸

Document	Element/Significance
Maitland Gaol Conservation Management Plan (2023) Prepared by Eric Martin & Associates	Floor: High although finishes are of little significance and basement floor is of moderate significance.
	Skirting: High.
	Walls: Original walls are high, all newer walls of little significance.
	Cornice (Ground Floor): High to the southeast room, moderate significance to the corridor on the ground floor and little significance to the rest.
	Cornice (Basement): High, except southeast room which is of little significance.
	Ceiling (Ground Floor): High to the southeast room, moderate significance to the corridor on the ground floor and little significance to the rest.
	Ceiling (Basement): High, except southeast room which is of little significance.
	Windows: Moderate, except for basement which is high.
	Door/Gates (Ground Floor): Little significance, except for the three doors to the first floor southwest room which are of high significance.
	Door/Gates (Basement): Internal doors high, external door of moderate significance.
	Architrave (Ground and First Floor): Original architraves on original door openings high, all others little.
	Architraves (Basement): Original architraves on original door openings high, all others little.
	Lighting: Intrusive.
	Fireplaces: High.
Stairs: High.	
All other internal fittings: Intrusive.	

¹⁸ Eric Martin & Associates, Maitland Gaol Conservation Management Plan, Issue D Final Draft, 2023, Asset No. 3 Inventory Sheet.

3 PROPOSED WORKS

3.1 The Proposal

The scope of works is for adaptive re-use of the Maitland Gaol Lieutenant Governor's and Governor's residences accommodating a boutique hotel with guest suites and communal lounge. Partial demolition is limited to the building interiors with removal of intrusive wall partitions, fixtures, fittings, and floor and ceiling coverings. The historic internal arrangement of each dwelling is conserved with new built fabric articulated through contemporary palettes and finishes.

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

Heritas. 231663. Maitland Gaol Boutique Accommodation

Revision/Date	Drawing No.	Drawing Title	Author
Issue D 03/11/23	DA 002	Precedents	Heritas
Issue D 03/11/23	DA 003	Basement Heritage Scope of Works	Heritas
Issue D 03/11/23	DA 004	Ground Floor Heritage Scope of Works	Heritas
Issue D 03/11/23	DA 005	First Floor Heritage Scope of Works	Heritas
Issue D 03/11/23	DA 006	Finishes Concept	Heritas

Purple Apple Access. PAA_23218 Access Report

Revision/Date	Reference	Document Title	Author
Rev 2 03/08/2023	PAA_23218	Plans - Boutique Accommodation	Purple Apple Access

Spectrum Acoustics. Project 212148R Noise Assessment

Revision/Date	Reference	Document Title	Author
Rev 2 August 2023	212148R	Noise Assessment Proposed Redevelopment Maitland Gaol	Spectrum Acoustics

BM+G. N220105 BCA Assessment Report

Revision/Date	Reference	Document Title	Author
Rev 3 14/09/2023	N220105	BCA Assessment Report: Maitland Gaol Redevelopment	BM+G

GML Heritage. 22-0199 Heritage Interpretation Plan

Revision/Date	Reference	Document Title	Author
Rev 5 14/09/2023	22-0199	Draft Final Heritage Interpretation Plan Maitland Gaol	GML Heritage

Maitland City Council Infrastructure & Works. DA2 Maitland Gaol Redevelopment

Revision/Date	Drawing No.	Drawing Title	Author
Rev A 2023	DA2-001_A	Cover Sheet & Location Plan Boutique Accommodation	Maitland City Council
Rev A 2023	DA2-002_A	Site _Roof Plan Boutique Accommodation	Maitland City Council
Rev A 2023	DA2-111_B	Plans- Boutique Accommodation	Maitland City Council

Revision/Date	Drawing No.	Drawing Title	Author
Rev A 2023	DA2-201_B	Elevations Boutique Accommodation	Maitland City Council
Rev A 2023	DA2-301_B	Sections Boutique Accommodation	Maitland City Council
Rev A 2023	DA2-601_B	Wall Details Boutique Accommodation	Maitland City Council

Umwelt. 23153 Maitland Gaol Redevelopment Archaeology

Revision /Date	Reference	Document Title	Author
FINAL September 2023	NA	Maitland Gaol Redevelopment Archaeology	Umwelt



Figure 63
Proposed Scheme, Elevations Boutique Accommodation, DA-201_B.
source: Maitland City Council, Rev A 2023.

3.2 Background

3.2.1 Methodology

This report has been undertaken in accordance with the requirements of the *Australia ICOMOS Burra Charter (2000)*, and more specifically the *Guidelines for preparing a statement of heritage impact* published by Environment and Heritage, Department of Planning and Environment (June 2023).

3.2.2 Limitations and Constraints

Independent research on the historical significance of the collective place was not undertaken as part of this report. The overall historic development of the site is taken directly from 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.¹⁹ The historic overview of the Lieutenant Governor's and Governor's residences is limited to locally available sources. 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 Indigenous 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.

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.

This assessment has been informed by the final draft Maitland Gaol Conservation Management Plan (Issue 4 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. This report acknowledges the conservation policies of the draft CMP, although the assessment/recommendations are not exclusively informed by this document.

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 the development to the former Lieutenant Governor and Governor's residences only. Additional works outlined within the Development plan inclusive of the 20th century amenities building and store have been previously assessed within a separate Statement of Heritage Impact as outlined on page 2 of this report.

¹⁹ 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 been undertaken.

Heritage NSW	
Throughout 2023	General discussion with heritage NSW in association with greater redevelopment of the gaol site
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 design alternatives were considered to achieve compliant egress and circulation within the former dwellings:

- (a) Installation of an internal lift to achieve compliant access between the basement levels and first floors was investigated. To facilitate this design large sections of original timber flooring, structural components and ceilings would be impacted with siting of the service shaft compromising the significant historic spatial configurations of the dwellings.
- (b) Siting of an external lift beyond the building envelope was considered, however discounted due to the perceived visual impact from both the primary frontage (John Street), gaol courtyard interior and immediate context of East Maitland. This design would further require demolition of extensive sections of historic sandstone block work whilst conflicting with the highly significant façade fenestration, pattern and form.

To mitigate the impacts of intrusive lift services an alternative fire engineered solution is favourable. Through retention of compliant egress and provision of accessible guest suites to the ground levels, compliance is achieved whilst negating further demolition of significant built fabric.

4 HERITAGE IMPACT ASSESSMENT

4.1 Matters for Consideration

4.1.1 Fabric and Spatial Arrangements

- a) It is recognised that change has been fairly continuous at the Gaol since its original construction, typical of a traditional working correctional facility. Although the 1970s and 80s alterations to the former Lieutenant Governor's and Governor's residence contribute to an understanding of the institution's late twentieth century expansion, the CMP recommends returning the buildings to their original plan. Adaptation for a suitable new use, one preferably which facilitates a single occupancy is also supported by the report, promoting interpretation of the residential nature of the subject structure. Adaptive reuse of the buildings furthermore highlight the independence from the Gaol complex and is detachment from the historic theme of incarceration. As such these published and endorsed recommendations informed the site masterplan, confirming the appropriateness of the structures for re-development.
- b) The built form of the subject dwellings has evolved progressively over the course of its operation as a gaol and tourist site. This physical evolution has led to a conglomeration of architectural styles and intrusive alterations that ultimately diminish the character of the place. The scope of works allows for removal of the unsympathetic 1970s alterations with introduction of intentionally modern and distinguishable fabric. The scheme intends to establish a new visual language within the historic structures, clearly identifiable as new yet not detracting.
- c) The proposal retains and conserves the original, significant fabric of the Governor and Lieutenant Governor's residences, with re-instatement of the former configuration and introduction of sympathetic interiors.
- 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 extent of the works is limited to the interiors of the dwellings, with the external presentation of the structures towards John Street unaffected. Removal of the detracting glazed linkage to the northern façade of the Lieutenant Governor's residence is a particularly positive aspect of the proposal, enhancing the clarity of the walled complex and interpretation of the Victorian Georgian dwelling.
- f) The existing door opening to proposed Guest Room 101 is to be infilled with historic sandstone, sourced from the Morpeth Road stone yard.
- g) Internally, the reinstatement of original fireplaces, retention of internal arrangements and historic built fabric contributes to the aesthetic significance of the residences.
- h) Although the material and finishes palette is currently under development, the proposed scheme is sympathetic to the historical use of the building and historic approach to new works throughout the Gaol. Detailing is deliberately subtle and refined as to not conflict with earlier and original fabric which establishes a considered precedent for future works within the significant precinct.
- i) The internal insertions employ simple architectural forms, materiality and restrained detailing commensurate with the design ethos of the Gaol.

4.1.2 Setting, Views and Vistas

- a) The internal works have a limited impact on the existing character of the Gaol complex, with the surrounding landscape and external structure retained, thus maintaining significant views of the heritage item.

4.1.3 Landscape

- a) No landscaping works have been proposed with the historically significant hoop pine markers to the Gaol entrance retained.
- b) Palisade fencing to the sandstone wall on the northern elevation is to be reinstated with details to match existing.

4.1.4 Use

- a) The works allow for the restoration of residential-type use for the original Governor's and Lieutenant Governor's residences and contributes to the interpretation of the structures. Supporting the continuation of the Gaol as a cultural destination aligning with the aims of the Maitland Gaol Correctional Centre Masterplan.
- b) Adaptive reuse of the structures will positively contribute to the range of visitor experiences offered at the Gaol, and ensure future operations of the site as a culturally significant destination.
- c) 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.'²⁰

4.1.5 Demolition

- a) The proposal includes minor demolition of internal, non-original wall on the ground floors of both the Governor and Lieutenant Governor's residences, in addition to the basement of the Lieutenant Governor's residence.
- b) The proposed demolition will not have any detrimental impact on the contributory significance of the structures to the Maitland Gaol complex, and aligns with Section 63 (3)c of the Heritage Act (1977).

Section 63 (3)c: "The building or work is situated (whether wholly or partly) in a place or precinct that is an item of State heritage significance, but is not itself such an item, and the approval body is of the opinion that the demolition of the whole of the building or work will not have a materially detrimental effect on the heritage significance of the place or precinct."

4.1.6 Curtilage

- a) The internal works have limited impact on the curtilage of the contributory structures, and the existing layout of the buildings is maintained.
- b) The works involve minor sub-surface excavation of concrete to the eastern elevation of the Lieutenant Governor's residence to access and remediate walls expressing rising damp. The works allow the conservation and protection of significant fabric and are considered acceptable.
- c) The new use for the spaces will incur a change in pedestrian movement and traffic, which could effect the nature of the existing curtilage.

DCP requirements relating to curtilage have been explored in Section 4.1.2, DCP 3.2 d) and g).

²⁰ Maitland Local Environmental Plan, 2011, Zone SP3 Tourist: Objectives of Zone.

4.1.7 Moveable Heritage

There is no known moveable heritage within the proposed development site, confirmed in consultation with Maitland Council Heritage Interpretation Specialist Zoe Whiting.

4.1.8 Aboriginal Cultural Heritage

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.

An Aboriginal Cultural Heritage Assessment is currently being undertaken by Umwelt.

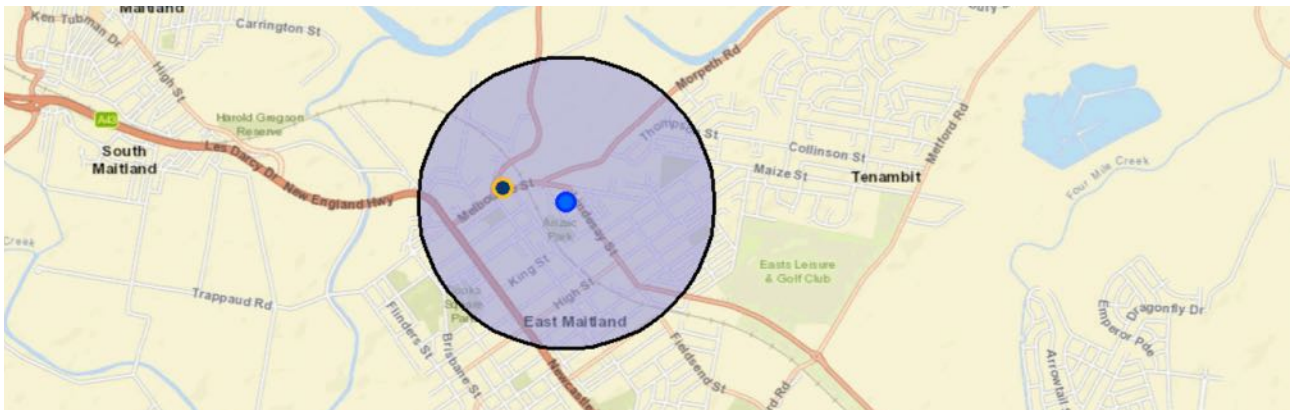


Figure 64
Extract of the AHIMS Basic Search within a 1km buffer of Maitland Gaol (6-18 John Street).
source: AHIMS, October 2023.

4.1.9 Historical Archaeology

The Conservation Management Plan does not assess the archaeological resource of the site, although references the potential for archaeological remains and the procedure for management of uncovered relics under *Section 6.0 Conservation Policy*:

'Any excavation on the site currently listed on the Local Environmental Plan as a heritage item (I.e. the whole of the property indicated below adjacent to John, Cumberland and Lindsay Street) will require an excavation permit from the Heritage Council in accordance with the Heritage Act and should be supervised by an archaeologist.

'The development of an unexpected finds protocol should precede any excavation work. There may also be archaeological remains of importance within the site that should at least be recorded. The stone footings of two demolished buildings (Females' Wing and Cookhouse, refer Figure 3) are likely to remain beneath the current ground surface.

'There are limited opportunities for new construction within the Gaol walls. New work is not essential, however if undertaken should be based on archaeological and photographic evidence.'²¹

Management of relics unveiled within the setting of the site is highlighted under *Section 7.3.2 Setting*:

²¹ Eric Martin and Associates, Maitland Gaol, Conservation Management Plan, Issue 1 Draft, 3 November 2022, p.67.

'Don't excavate more than 200mm unless you are certain you are following the line of an existing underground service. The archaeological resource is an important archive for understanding Australian history. Temporarily stop work if you uncover any archaeological relics such as old footings, drainage lines or artefacts. Notify the Property Manager.'²²

Figure 65, following, identifies areas of archaeological sensitivity dating to 2000.

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 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 (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.²³

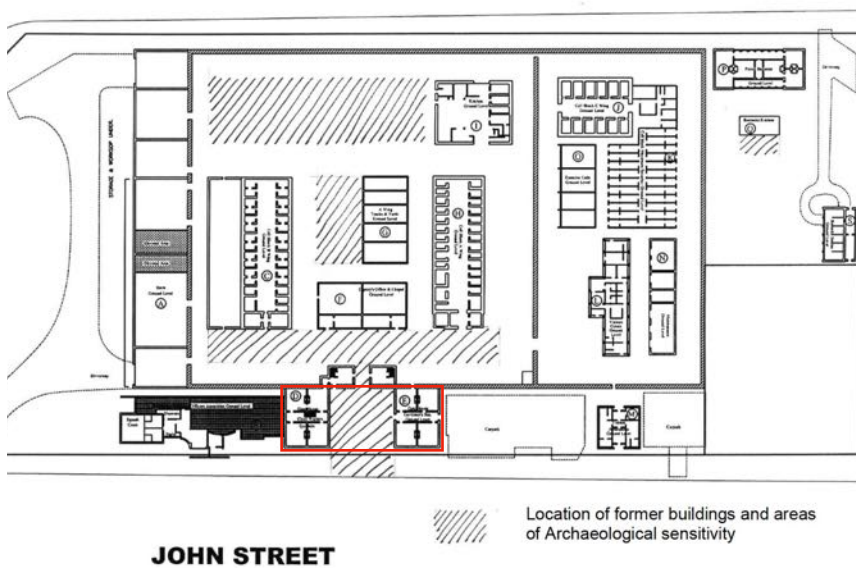


Figure 65

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

source: Eric Martin & Assoc, Maitland Gaol Conservation Management Plan (2000), Part 2, p101 .

The potential for Aboriginal archaeology, contained within Section 11.0 of the Umwelt report, is reproduced as follows:

On the basis of the information presented in this report, it is considered that there is low likelihood that the proposed works will result in harm to Aboriginal objects. In accordance with the due diligence code, it is assessed that no further Aboriginal heritage investigations are required, and works can proceed with caution.²⁴

²² Eric Martin and Associates, Maitland Gaol, Conservation Management Plan, Issue 1 Draft, 3 November 2022, p.79.

²³ Umwelt, Maitland Gaol Development Archaeological Assessment, 8.4 Statement of Significance, p.41.

²⁴ Umwelt, Maitland Gaol Development Archaeological Assessment, 11.1.2 Aboriginal Archaeology, p.51.

4.1.10 Natural Heritage

The subject site is not known to identify as a place with natural heritage values.

4.1.11 Conservation Areas

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 NSW.

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.

The scope of works does not impede upon significant plantings or heritage items located within the vicinity of the Gaol. The restrained site of development, contained to the interior of the former Lieutenant Governor and Governor's residences, gatehouse and sentry box, limits the visual impact of the proposal on the character of the locality.

4.1.12 Cumulative Impacts

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;
- renovated theatre with bar, foyer, auditorium (pax:256) and back of house; and
- 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 (pax: 76);
- Construction of basement staff parking; and
- Construction of enhanced access points.

Construction of a new 18 space gravel car park including two accessible parking spaces and associated landscaping.

Development Application 2:

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

- Boutique accommodation consisting of several guest rooms.

The proposed works to the Lieutenant Governor's and Governor's residences are relatively subtle in the greater scope of development, being limited almost entirely to the internal spaces with retention and conservation of the original, significant fabric. The development of boutique accommodation in these spaces contributes to the reimagining of the gaol complex as a unique mixed use cultural precinct, beyond that of a traditional historic tourist attraction. It returns the spaces to a use aligning with their original use, as residential accommodation.

The proposal additionally 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, whilst expanding the visitor experience and understanding of the gaol beyond a theme of incarceration.

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.

All of these works present an impact to the gaol site however, 'impact' must be considered not only in a negative but also a positive connotation. The works will have an overwhelmingly positive impact on the future of the gaol as a multi-functioning cultural designation and will provide ongoing income to provide economic and conservation sustainability for the place.

4.1.13 The Conservation Management Plan

The following tables are derived from the Maitland Gaol Conservation Management Plan Issue D (2023) prepared by Eric Martin & Associates with proposed alterations outlined.

General Conservation Policy²⁵

Policy Reference	Description	Consistency Assessment
Policy 11	• <i>Conserve the visual character of the Maitland Gaol in context of the early town plan for East Maitland.</i>	The scope of works fosters retention of the formal nature of the original street layout, axial siting and vistas. The visual character is unaffected.
Policy 12	• <i>Clarify, enhance and maintain the William Street axial vista and views of the walled complex.</i>	Not applicable.
Policy 13	• <i>Maintain the clarity of the walled complex.</i>	Removal of the intrusive glazed connection will enhance the clarity and interpretation of the walled complex and Lieutenant Governor's residence.
Policy 14	• <i>Maintain the clarity of open spaces between the formal built items (i.e. building and walls) of the Central Gaol.</i>	Introduced fabric is restricted to the building interiors ensuring the established formal relationship and connection between the residences, Sentry Box and Gatehouse is conserved.
Policy 16	• <i>Any repairs or additions carried out at the Gaol or Police Properties subject of this report should respect the character of the precinct by using the same palette of materials, or other materials carefully chosen to complement the existing colours and textures.</i>	Approach is to introduce new work in a minimal palette of restricted materials, finishes and colours.
Policy 17	• <i>New exterior signage and advertising should be carefully designed in keeping with the character of the 19th Century walled complex and discreetly located.</i>	Signage design to future detail.
Policy 19	• <i>Find a compatible use for all those parts of the original walled complex identified as of high or moderate significance.</i>	Adaptation of the dwellings to house boutique accommodation is deemed compatible with the historic residential nature of the buildings.
Policy 21	• <i>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.</i>	It is advised archival recording be undertaken, including documentation of existing intrusive fabric.
Policy 24	• <i>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.</i>	New development is almost entirely restricted to interiors however, it is considered inappropriate to construct new work in original material where not specifically a reconstruction. The proposed character of new works is considered sympathetic as it will be distinctly modern and recessive in colour and detailing.

²⁵ Maitland Gaol Conservation Management Plan, Eric Martin & Associates Architects, Final Draft Issue D, 28 July 2023, 6.0 Conservation Policy, p.80.

Policy 28	<ul style="list-style-type: none"> Do not paint currently unpainted surfaces such as stonework or brickwork. When painted elements require re-painting consider researching and re-instating the original external paint colour schemes. Internal colour schemes will last longer and can be left as they are or researched and re-instated in part as required. 	The proposed interior palette is currently under development, and will be informed by previous paint investigations conducted by Heritas. The nominated scheme should respect the Victorian character of the former dwellings whilst remaining visually distinctive as new, while not necessarily a reproduction of original. The approach is for adaptive reuse, not full reconstruction. Interpretation of original scheme will be included.
Policy 29	<ul style="list-style-type: none"> Ensure that any future upgrading of services involves the least possible impact on significant fabric. 	Conceptual design for new services utilises vertical service raisers, existing floor cavities, and existing lighting points. Ceilings throughout - except for Governor's Residence basement room Guest Room 004 - are all recent constructions and not original fabric.
Policy 30	<ul style="list-style-type: none"> Conserve evidence of the use of the place by keeping movable and removable items. 	No moveable heritage collections associated with the dwellings were identified.
Policy 31	<ul style="list-style-type: none"> Retain some evidence of security at the gaol. 	Historic evidence of security to the former Governor's and Lieutenant Governor's residences is retained through conservation of extant window bars and by the fact that the buildings are located outside the boundary wall of the secure gaol.
Policy 32	<ul style="list-style-type: none"> Remove and record miscellaneous elements that have a detrimental effect on the formal design of the gaol complex. 	Removal of existing uses will positively impact the spaces and return them to an interpretive experience. This policy will also be addressed through archival photographic recording prior to works.

Lieutenant Governor's Residence (Asset #2)

Element/ Significance	CMP Recommendation	Consistency Assessment
Floor: High except for basement and bathrooms which have little significance.	<ul style="list-style-type: none"> Retain original timber floors. The bathroom floors can be altered as desired but retain any original structure. Floor coverings can be changed as desired or preferably removed and timber floor exposed. Retain the basement floors but finishes can be modified as desired. 	Original timber floors are maintained and repaired throughout the residences. Concealed original timbers are to be exposed with removal of the unsympathetic linoleum and tiled flooring associated with the late twentieth century fit-out.
Skirting: High, except for bathrooms.	<ul style="list-style-type: none"> Retain all skirtings. They can be repainted as required, but preferably in original colours as determined by paint scrapes. 	Skirting retained where original. Colour scheme TBC.

<p>Walls: High, except for the walls around the bathrooms, and across the corridor on the basement and ground floor.</p>	<ul style="list-style-type: none"> • Retain original walls. Current openings in original wall can be retained or infilled if essential for new use. • The bathrooms can be removed totally if required, or retained as is if essential for new use. If the bathrooms are retained they can be renovated internally as desired. • Electrical fittings should be removed and more sympathetic ones installed. • The entrance to the gaol on the first floor northeast corner can be rendered over, but the opening to be clearly articulated in the render. Alternatively, it can be reopened. • Walls can be repainted, preferably in original colours. • The lining to the ground floor northern rooms can be retained or removed as desired. • The newer opening into the west wall north end can be retained but preferably to be filled in to original details. • The wall across the corridors at the ground floor and basement to be removed. • Picture rail to the ground floor northeast room should be removed. • The mechanical ductwork needs to be removed. • Rising damp is evident on the walls, but does not appear to be a major problem. Continue the maintenance program. • East wall appears to be a rendered masonry wall in front of the original stonework, however, it is recommended to retain it as it is. • Retain all skirtings as is. 	<p>The requirement to repaint walls in original colours is challenged by the current proposal. Paint layers are highly subject to change over time, aligning with current fashion. In this case, colours will be chose to provide the best possible interpretation of the original spaces coupled with their new use as boutique accommodation. It is envisioned that a more neutral scheme for existing fabric will sit alongside a more contrasting but neutral scheme for new works, letting the detail of the original architecture speak for itself.</p> <p>The newer opening into the west wall, north end, will be infilled and reconstructed to original detail as a window.</p> <p>Mechanical ductwork will be removed.</p> <p>Picture rail will be removed.</p> <p>Rising damp is an ongoing issue and will be addressed through the maintenance regime.</p> <p>Original skirtings are retained. New skirting is reconstructed where appropriate. Skirting for new work as part of adaptive reuse is to new detail.</p>
<p>Cornice: Little.</p>	<ul style="list-style-type: none"> • Reconstructing original cornices can be adopted if the rooms are to be used for interpretative purposes. 	<p>Some areas of cornice are proposed for reconstruction, where appropriate. For new works, e.g. in bathroom pods, a new square set detail will reinforce this as new work.</p>
<p>Ceiling: Little. Plumbing in basement is intrusive.</p>	<ul style="list-style-type: none"> • Retain existing as is. • Reconstructing original ceilings to be adopted if the rooms are to be used for interpretative purposes. • Ductwork in northeast room to be removed and ceiling made good. • Plumbing attached to ceilings can be retained, if necessary, but preferably removed. 	<p>The extent of removed ceilings is almost complete through both buildings therefore, the scope to reconstruct these to original detail is not only large, but original detailing in not known. For these reasons, ceilings will be constructed is simple plasterboard detailing.</p> <p>Ductwork in the north-east room is proposed for removal.</p> <p>Plumbing attached to ceilings will be removed.</p>
<p>Windows: Moderate.</p>	<ul style="list-style-type: none"> • Retain all windows, except, if the bathroom on first floor is removed, brick up window. • If windows ever need replacing, they should be reconstructed to original details. • Remove the air conditioning from the southwest window and reconstruct sash to original details. Hardware is to match original details. • Can be repainted as desired, preferably in original colours. • Sash lifts are not original and can be retained or replaced with ones to match original. 	<p>Windows to be fitted with minimum 6.38mm laminated glass in accordance with acoustic consultant recommendations to mitigate impacts of noise emissions from the Gaol. Gaps between frames and wall to be filled full depth with flexible sealant prior to fitting of architraves. Specified sealant type to be approved in conjunction with suitably qualified heritage consultant.</p> <p>Bathroom window on first floor is proposed for retention however, is recommended for removal with the wall on exterior and interior made good to match adjacent finishes.</p> <p>Air conditioning is removed as part of the proposal.</p> <p>Interior of window joinery will be repainted aspart of the works. Colour scheme TBC.</p> <p>Sash lifts are not proposed to change as part of the Development Application.</p>
<p>Architraves: High, except bathroom doors and windows which are little.</p>	<ul style="list-style-type: none"> • Retain existing. • Can be repainted, preferably in original colours. • Bathroom architraves to be retained if bathrooms are to be retained. Otherwise, they should be removed if bathrooms are removed. 	<p>Existing original architraves are retained and will be repainted in a colour scheme TBC. Bathroom architraves will be removed.</p>

Doors/Gates: Southwest room first floor door and two corridor doors and external doors on the ground floor High.	<ul style="list-style-type: none"> • Southwest room – retain door. Can be repainted, preferably in original colours. • Retain original rim lock. Deadlock and hasp and staple can be retained or removed as desired. 	All original doors are retained, with original hardware reused where possible. Where this is not possible, original hardware is to remain with new hardware installed adjacent.
Doors/Gates: Ground floor doors Considerable.	<ul style="list-style-type: none"> • Original doors are used in newer partitions. If the partitions are removed then the original doors should be reused inside the building where possible. Otherwise they should be stored on site. 	All original doors are retained and reused.
Doors/Gates: Southeast room door first floor is Moderate.	<ul style="list-style-type: none"> • Retain door. 	Door is retained.
Doors/Gates: Other doors on ground and first floor have Little significance.	<ul style="list-style-type: none"> • Can be retained or replaced. • If replaced, reconstruct original doors and hardware as per NW room. 	Mock gaol cell doors will be removed. Where new doors are required they will be reconstructed to match original details.
Doors/Gates: Basement corridors Little.	<ul style="list-style-type: none"> • The two corridor doors can be retained or replaced as desired. 	Doors in this location will be replaced. Details to be confirmed but will be in a lesser detail than other floors to reinforce a hierarchy of detail appropriate and typical for the building.
Doors/Gates: External basement door High.	<ul style="list-style-type: none"> • Retain. • Door may be re-painted, preferably in original colours. 	External basement door is retained and repainted, colour scheme TBC.
Lighting: Little.	<ul style="list-style-type: none"> • Lighting can be surface mounted. • Can be retained or replaced as desired. If replaced install more sympathetic lighting. 	New lighting is proposed to be installed, mostly, in existing locations however is a recessive, downlight arrangement. Existing pull chord switching will be used where possible. Where additional room lighting is necessary, table and floor lamps are proposed to minimise ceiling-mounted fittings.
Fireplaces: Ground and first floor High, except for infills.	<ul style="list-style-type: none"> • Retain all mantelpieces. • Re-paint as desired, preferably in original colours. • All inserts should be removed and a flush finished panel inserted inside the original openings. 	All existing original mantelpieces are retained. As part of the interpretation approach to the rooms, all existing currently infilled fireplaces will be re-opened and re-used for modern heating devices.
Fireplaces: Basement High.	<ul style="list-style-type: none"> • Retain as open structures. 	Fireplaces will be retained as open structures.
Cupboards: Little.	<ul style="list-style-type: none"> • Cupboards in north west room can be retained, but preferably removed. 	Cupboards are proposed to be removed.
Air Conditioning to northeast room: Intrusive.	<ul style="list-style-type: none"> • Remove and make good existing fabric. 	Air conditioning is proposed to be removed.
Stairs: High.	<ul style="list-style-type: none"> • Retain as is. • Reconstruct top of newel post if desired. • Stabilise the bottom newel post. • Balustrade to be stripped back and re-stain and varnish is preferred. • Finishes on stair can be replaced, but retain original timber. Exposing the original timber finish stair is preferred. 	Stairs are retained, with conservation works as required (to be detailed). Future works will need to be undertaken to make these BCA compliant for balustrade height.

Governor's Residence (Asset #3)

Element/ Significance	CMP Recommendation	Consistency Assessment
Floor: High although finishes are of little significance and basement floor is of moderate significance.	<ul style="list-style-type: none"> • <i>Original timber floors preferred, although existing finishes can remain or floors can be re-carpeted.</i> • <i>Retain concrete to basement.</i> 	<ul style="list-style-type: none"> • Remove carpet, tiled and linoleum flooring throughout with original timber floorboards re-finished. • Inspect existing concrete slab flooring to basement. Potential for core sample to confirm evidence of stone?
Skirting: High.	<ul style="list-style-type: none"> • <i>Retain existing.</i> • <i>Repaint in existing colours or original colours preferred.</i> 	<ul style="list-style-type: none"> • Conserve skirting throughout and re-finish. Re-instate skirting to damaged sections with profile details to match existing in all respects. • Re-paint in a sympathetic colour scheme.
Walls: Original walls are high, all newer walls of little significance.	<ul style="list-style-type: none"> • Existing configuration can be retained if essential, however, it is preferable to retain only original walls and remove all non-original walls. • Openings in original walls can be retained or infilled. Remove paint on basement walls and leave stone exposed. • Concrete render to the basement corridor retaining wall to be investigated and if stone is sound underneath remove concrete render. 	<ul style="list-style-type: none"> • Intrusive plasterboard wall partitions to be demolished throughout. • Paintwork to basement stonework to be removed. • Stonework to basement level to be exposed. • Existing openings to original walls to be conserved.
Cornice (Ground Floor): High to the southeast room, moderate significance to the corridor on the ground floor and little significance to the rest.	<ul style="list-style-type: none"> • <i>Existing can be retained but it is preferable to reinstate all original cornices throughout the house. Repainting in existing colours possible but original preferred.</i> 	<ul style="list-style-type: none"> • New cornice throughout finished in a sympathetic colour scheme. Reinstatement of original colours to be limited to historic fabric.
Cornice (Basement): High, except southeast room which is of little significance.	<ul style="list-style-type: none"> • <i>Replace cornice in southeast room of basement with cornice to match other basement rooms.</i> 	<ul style="list-style-type: none"> • Replace cornice throughout basement level with details to match existing.
Ceiling (Ground Floor): High to the southeast room, moderate significance to the corridor on the ground floor and little significance to the rest.	<ul style="list-style-type: none"> • <i>Existing can be retained but it is preferable to reinstate all original ceilings throughout the house.</i> • <i>Repainting in existing colours possible but original preferred.</i> 	<ul style="list-style-type: none"> • Plasterboard ceilings to be replaced throughout with sympathetic colour finish.
Ceiling (Basement): High, except southeast room which is of little significance.	<ul style="list-style-type: none"> • <i>Replace ceiling in southeast room of basement with ripple iron.</i> 	<ul style="list-style-type: none"> • Remove plasterboard ceiling to Services 02 and replace with ripple iron. Paint finish in sympathetic colour scheme.
Windows: Moderate, except for basement which is high.	<ul style="list-style-type: none"> • <i>Retain.</i> • <i>Retain in existing or original colours.</i> • <i>If the opportunities exist, reconstruct to original details.</i> 	<ul style="list-style-type: none"> • Existing timber window frames to be conserved with repairs where required. • Re-paint timber framed windows in a more sympathetic colour scheme. • Windows to be fitted with minimum 6.38mm laminated glass in accordance with acoustic consultant recommendations to mitigate impacts of noise emissions from the Gaol. Gaps between frames and wall to be filled full depth with flexible sealant prior to fitting of architraves.

Doors/Gates (Ground Floor): Little significance, except for the three doors to the first floor southwest room which are of high significance.	<ul style="list-style-type: none"> • Investigate the doors to the first floor southwest room to determine which is original as there are two different types in this room. • Elsewhere, put original doors in original openings and where non-original walls are retained, keep existing doors. • Repaint original colours for original doors even if reconstructed. • All other doors to be existing colours. 	<p>Colour scheme TBC.</p> <p>Original doors will be retained, others to be removed and reconstructed to match original details.</p>
Doors/Gates (Basement): Internal doors high, external door of moderate significance.	<ul style="list-style-type: none"> • External Doors: if details of the original doors can be obtained, replace with original door details and paint in original colours. Otherwise retain existing in existing colours. 	External door is retained.
Architraves (Ground and First Floor): Original architraves on original door openings high, all others little.	<ul style="list-style-type: none"> • Retain original architraves. • Reinstate architraves to original door openings. • Retain existing architraves to existing other doors if doors are retained. • Repaint original architraves in original colours. • Retain existing colours on all others. 	All original architraves retained. Colour scheme TBC.
Architraves (Basement): Original architraves on original door openings high, all others little.	<ul style="list-style-type: none"> • External door: if details of the original door architraves can be obtained, replaced with original door details and paint in original colours. Otherwise retain existing in existing colours. 	All original architraves retained. Colour scheme TBC.
Lighting: Intrusive.	<ul style="list-style-type: none"> • Install more sympathetic lights. 	<ul style="list-style-type: none"> • New recessed downlights are proposed. Current switching via pull chord is proposed to be retained.
Fireplaces: High.	<ul style="list-style-type: none"> • Retain existing boarded up as they are. • Install a mantelpiece to the ground floor northeast room. • Repaint all in original colours. 	<ul style="list-style-type: none"> • Remove fireplace infill and expose original hearth. Infill should be demolished to ensure adequate ventilation and increased interpretation. • Future detailed design approach is not to reconstruct mantelpiece but install new interpretive shelf in this location, for interpretation or original mantle. • Colour scheme TBC.
Stairs: High.	<ul style="list-style-type: none"> • Return stair to exposed timber treads. • Open up the stair to the basement. • Maintain the original stained timber. • Strip back balustrade to basement and refinish to match upstairs. 	<p>Timer stair will be conserved, paint stripped and refinished in original stained finish. Back balustrade will be refinished to match.</p> <p>Balustrade to be amended to BCA compliance in future detailing.</p>
All other internal fittings: Intrusive.	<ul style="list-style-type: none"> • All should be removed. 	

4.1.14 Heritage Items in the Vicinity

The subject site is nearby to the following listed heritage items, defined by Maitland Local Environmental Plan (2012) to be of local significance.

I49 Courthouse Parklands (Local Significance)

John Street, East Maitland

I50 Courthouse (Local Significance)

1 John Street, East Maitland

Important record of establishment of town as centre for government administration and long association with justice system. Continuity of use identified with community values. Excellent example of Victorian Italianate public architecture. Beautifully proportioned pediment surmounting arcaded entry and balancing side wings set strategically on vista of William Street to create dominant landmark in planned town.²⁶

I53 House (Local Significance)

26-28 John Street, East Maitland

Record of earliest phases of historic growth of town in proximity of gaol and courthouse. One of the earliest surviving houses in East Maitland in "low key" version of Regency style set in close proximity to street. Townscape and group value in relationship to "Law and Order" building group.²⁷

I65 "Nenagh" (Local Significance)

18-20 Lindesay Street, East Maitland

The following items of State significance identified under the NSW State Heritage Register are located within the immediate vicinity of the Gaol.

I19 East Maitland Railway Station Group (State Significance)

Main Northern Railway

I51 Police Station (State Significance)

2 John Street, East Maitland

The former East Maitland Police Lock-up is of considerable significance because it is well built, of local materials and adds to the coherent historic character of the Gaol/Courthouse group, it demonstrates the changes that have occurred in the police service over 120 years, and it demonstrates a standard Police Lock-up design, extensively used in the Hunter Valley, in the context of a police and gaol precinct. (Heritage Group, Conservation Plan, January 1998: 91).²⁸

The proposed development will primarily occur internally, thus the impact on nearby heritage items is not considered to be detrimental as their settings are maintained.

²⁶ State Heritage Inventory, Courthouse: Statement of Significance, 1998.

²⁷ State Heritage Inventory, House: Statement of Significance, 1998.

²⁸ State Heritage Inventory, Police Station (East Maitland): Statement of Significance, 1998.

4.1.15 Commonwealth/National Heritage Significance

The place does not meet the threshold for Commonwealth or national heritage significance.

4.1.16 World Heritage Significance

The place does not meet the threshold for world heritage significance.

5 SUMMARY AND RECOMMENDATIONS

The current proposal to adaptively reuse the former Governor's and Lieutenant Governor's residences for boutique accommodation involves relatively little change to the existing buildings, and includes removal of intrusive interventions that occurred in the late twentieth century. The approach is to conserve all original fabric and highlight this through new works in a simple and minimal materials and finishes palette. Required services are either restricted to floor cavities or to new service risers associated with new bathroom 'pods' in each room. The proposal represents a new layer of interpretation for the significant gaol site, allowing visitors a view of life not associated directly with incarceration. This aligns with the recently completed Tower Experience tour, experiencing the gaol site from the eyes of guard staff.

The works will provide long term financial sustainability, which will in turn support continued conservation of the place.

The following recommendations are made.

1. Archival recording should be undertaken and include documentation of existing intrusive fabric.
2. The works should not impact on existing security measures including external lighting and razor wire, being security items associated with the former operation of the correctional centre.
3. The main entrance door to the Governor's Residence must achieve BCA compliance, however, integration of an automatic sliding door may be inappropriate. An automatic swinging door, using the existing leaf, may be more appropriate. Detailed design will require guidance from a heritage consultant to achieve a sympathetic solution.
4. Future detailing should be developed in association with an appropriately qualified heritage consultant in order to achieve the most sympathetic developed design result.

Appendix A: Historical Background

Appendix B: Heritage Considerations

APPENDIX A: HISTORICAL BACKGROUND

1.0 Historic Development Maitland

1.1 Maitland Early History¹

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 Settlement²

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. Cunningham³

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

¹ Maitland City Council, Local History, 2018. www.maitland.nsw.gov.au

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

³ Helen Brayshaw, *Aboriginalities 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 Maitland⁴

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...”⁵ 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.

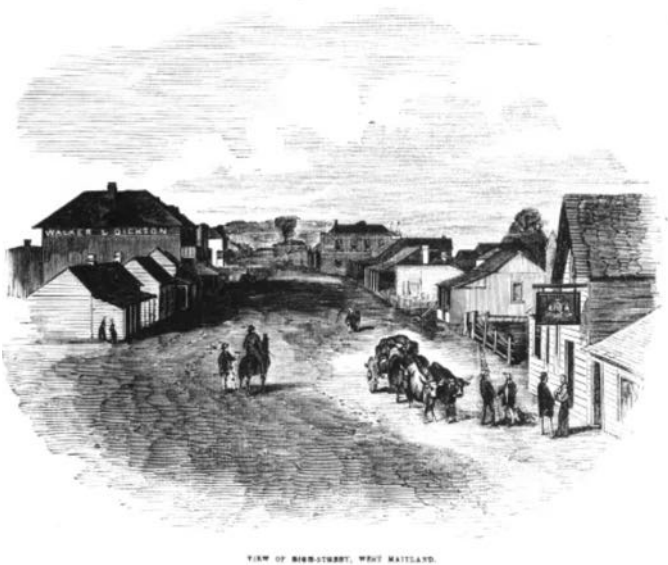


Figure 2
Artist's depiction of High Street, West Maitland, 1855.
source: Illustrated Sydney News, 31st March 1855, p.142.

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⁵ 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.

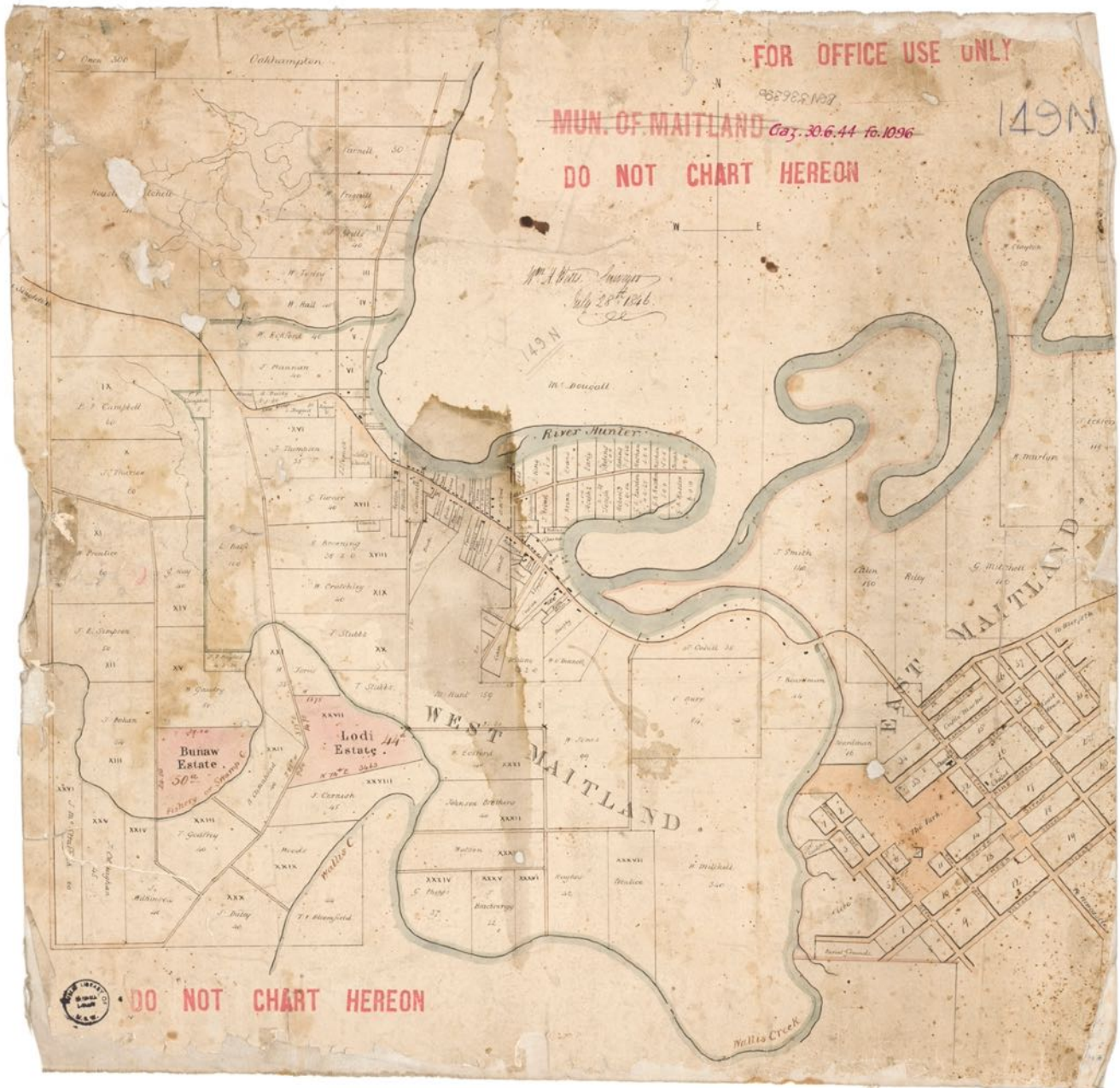


Figure 3
Map of East and West Maitland, Wm. H. Wells, Surveyor, 28th July, 1846.
source: SLNSW, Maps 0195, MMS ID 991018161629702626

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.

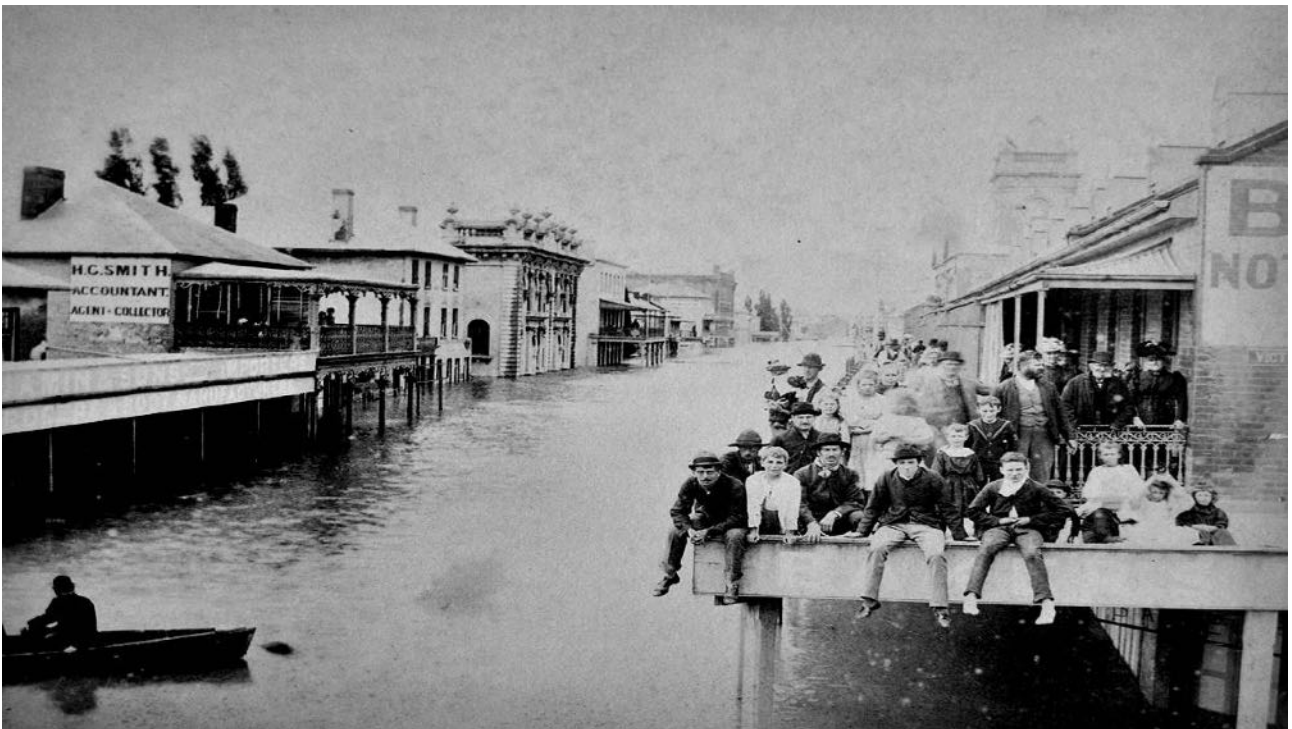


Figure 5
Maitland Flood, March 1893.
source: Maitland Mercury.



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

2.0 Historic Development Maitland Gaol

2.1 Rationale for the Gaol⁶

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."

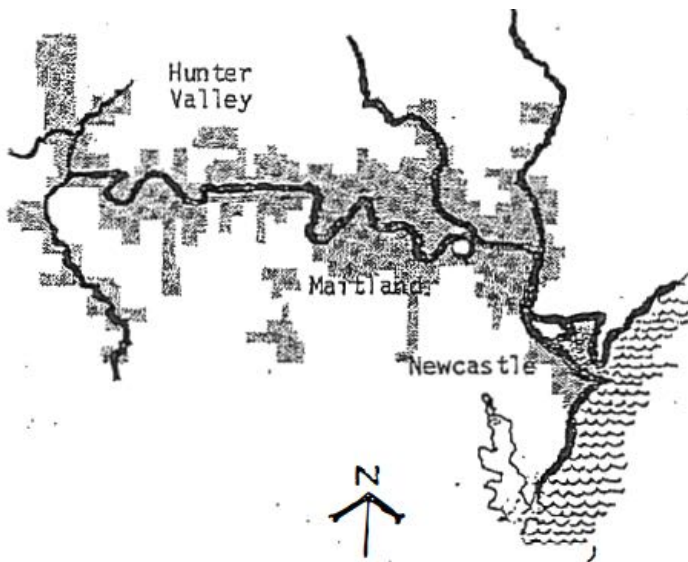


Figure 7
Land Grants in 1825.
source: Reproduced from Dept. of Public Works, *Development Plan-Phase One, 1980*, p.6.

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.⁷

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."

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

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

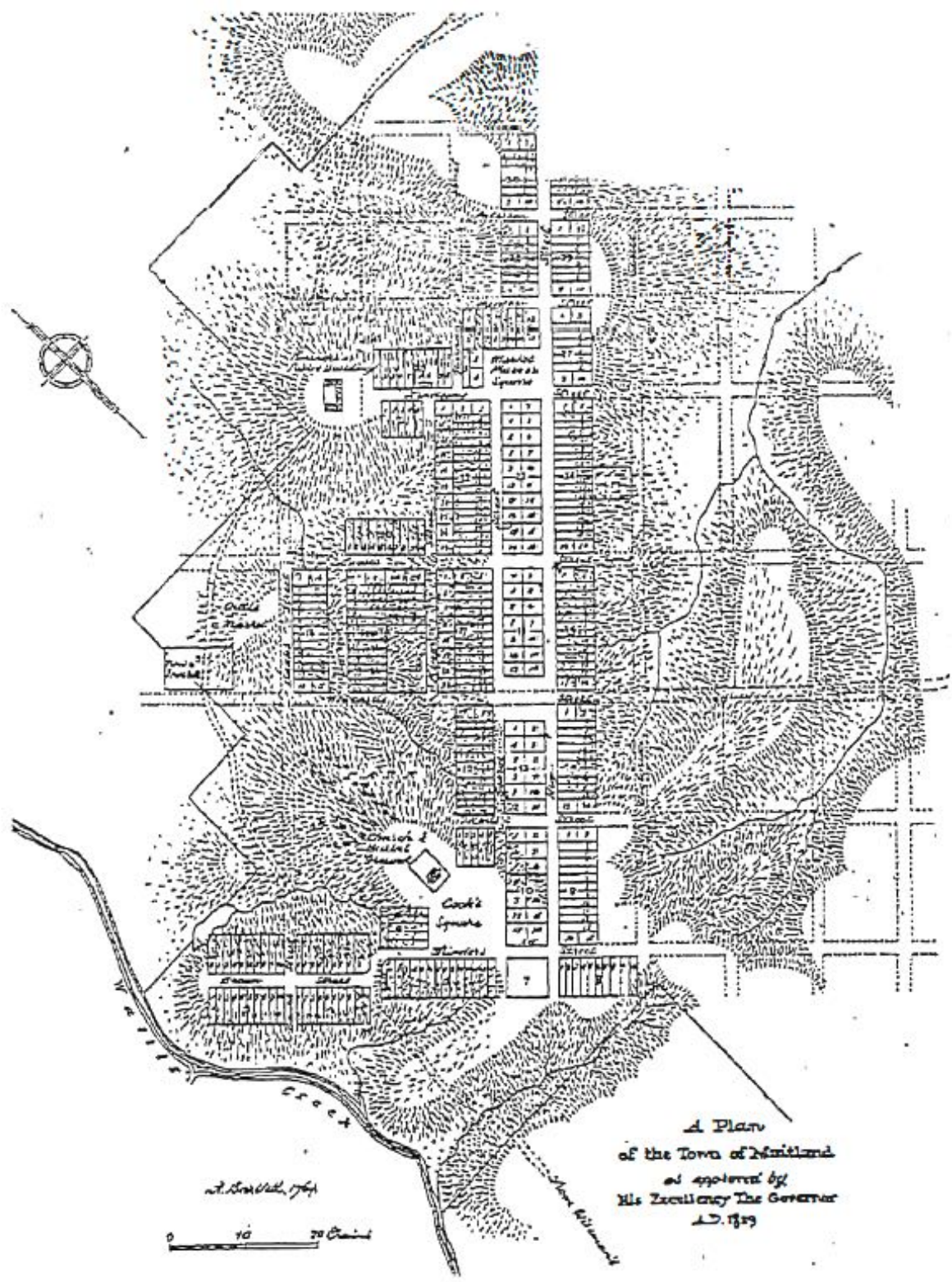


Figure 8
 Plan of the Town of Maitland as approved by the Governor, 1829.
 source: Redrawn by A. Bartlett for Australian Planning Institute, October 1965.

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.*⁸

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.

⁸ 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 1829.⁹ 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.¹⁰



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.

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

¹⁰ 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,

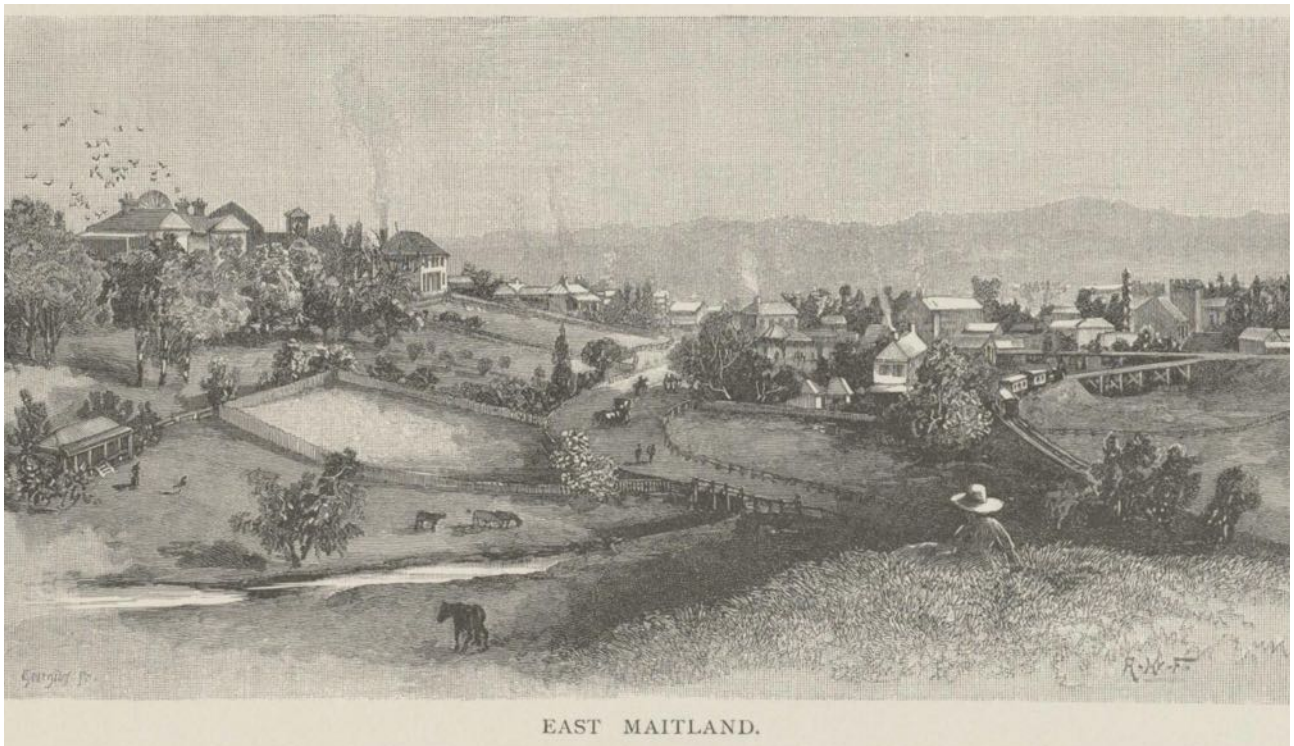


Figure 13
 East Maitland, 1886.
source: Picturesque Atlas of Australasia, Volume 1, p.106.

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.¹¹

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."¹² 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*,¹³ 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".¹⁴ 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".¹⁵ 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",¹⁶ and an allowance approved for

¹¹ J.S Kerr, *Design for Convicts*, p.105.

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

¹³ Kerr, J.S., *Design for Convicts*, p.105.

¹⁴ *Government Gazette*, 8 August 1837.

¹⁵ *ibid.*, 22/23 January, 1838

¹⁶ *ibid.*

the contractor to carry stone to the new site.¹⁷ 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".¹⁸ 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.

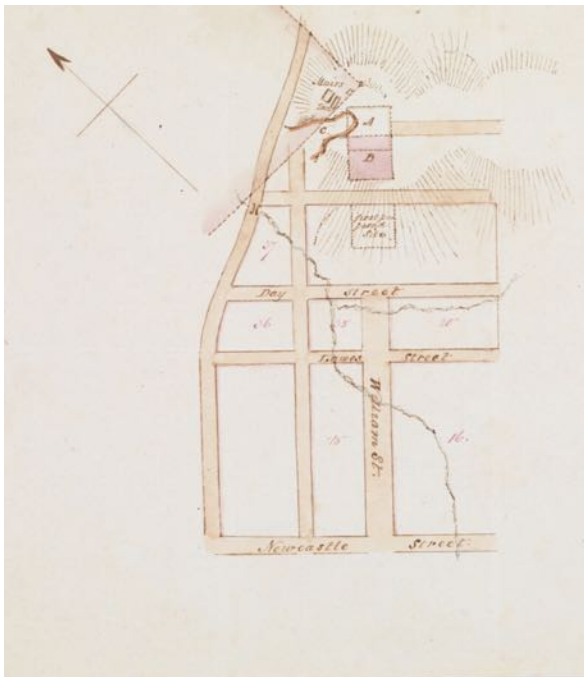


Figure 14
Township of Maitland, a sketch showing three sites considered for the Gaol. The actual site is marked 'B'.
Site 'A' was rejected because of an excavation at 'C'.
source: State Archives Office, Surveyor General's Sketch Book.

On 15 April 1839 the Colonial Architect, Mortimer Lewis, called tenders for the first stage of the proposed Maitland Gaol.¹⁹ 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.²⁰ 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 £15,000.²¹

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

¹⁷ *ibid.*, February, 1838.

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

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

²⁰ *ibid.*

²¹ 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.*²²

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."²³ 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.*²⁴

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.²⁵ 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."²⁶ 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.²⁷

Construction of the first wing of the gaol proceeded and by the end of 1845 the first cells were taking shape.²⁸ 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 1848.²⁹

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".

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

²³ *ibid.*

²⁴ *ibid.*

²⁵ "City's Rapid Growth ...", *Maitland Mercury*, 30 December 1866.

²⁶ Colonial Secretary to Colonial Architect, 4 June 1844.

²⁷ *ibid.*, 16 November 1844.

²⁸ Kerr, *Design for Convicts*, p.110.

²⁹ 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.

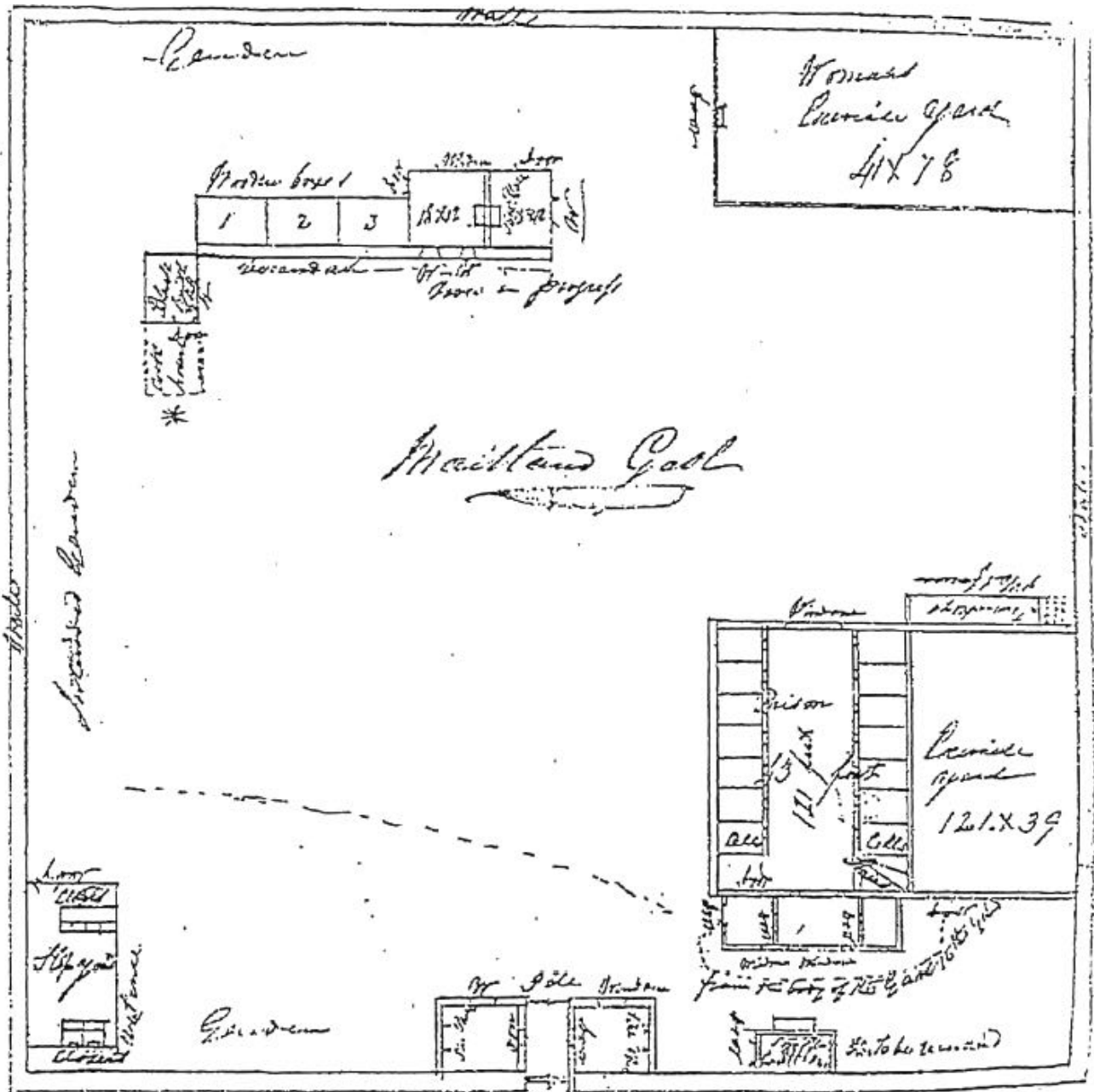


Figure 15
 Sketch plan of Maitland Gaol by James Cox, Gaoler, 1850.
 source: SA/NSW 2604B.

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).³⁰ 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.

³⁰ 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.

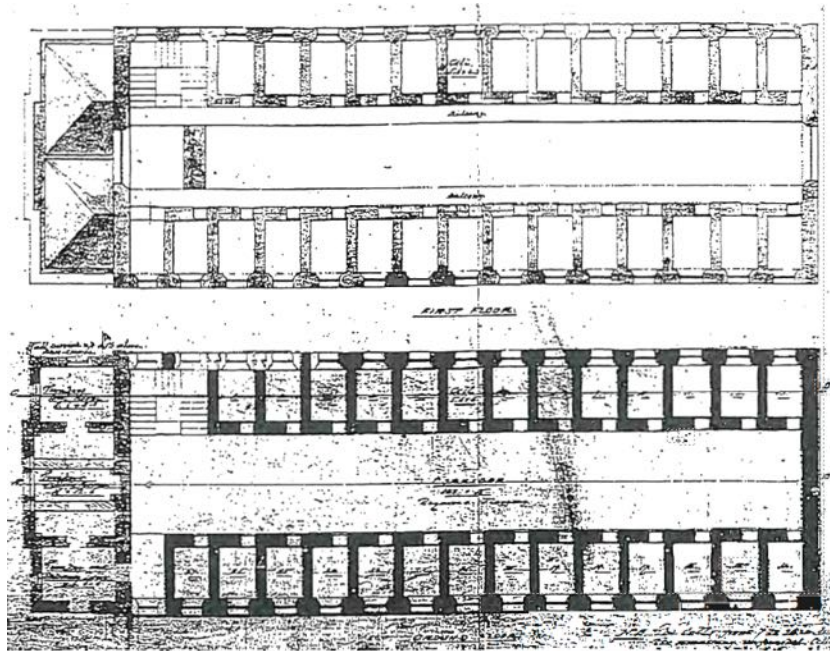


Figure 16
Ground and First Floor Plans of 'B' Wing, note in Lewis' handwriting reads: cells from 7 to 26 inclusively have been covered in (illegible) the remaining unfinished cells on the ground floor will shortly be ready for the ceiling plates'.
source: Detail from DPW&S Plan Room Drawing No. PC321/40.

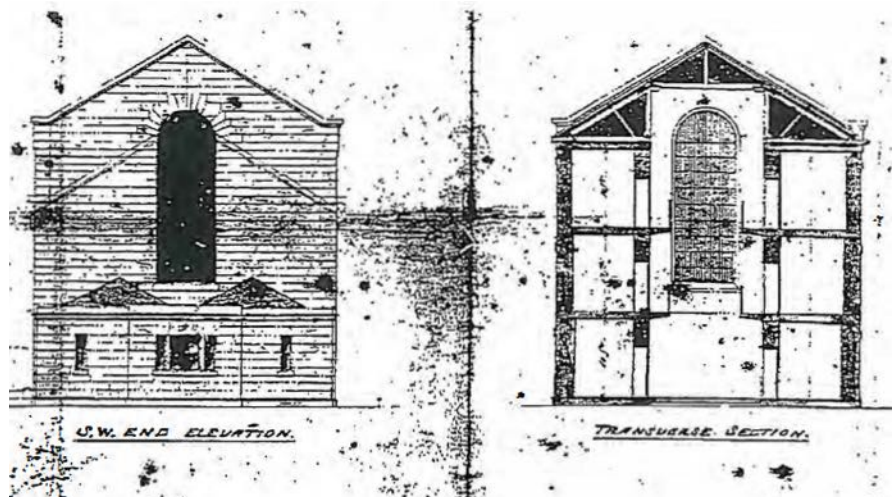


Figure 17
2-13 End Elevation and Cross Section of 'B' Wing, signed Mortimer William Lewis, 23 August 1866.
source: Detail from DPW&S Plan Room Drawing No. PC321/40.

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.³¹



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 1883.³² 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

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

³² *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."³³

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.³⁴ 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.³⁵

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."

³³ *ibid.*, 27 March 1884.

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

³⁵ *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.³⁶



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

³⁶ 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.

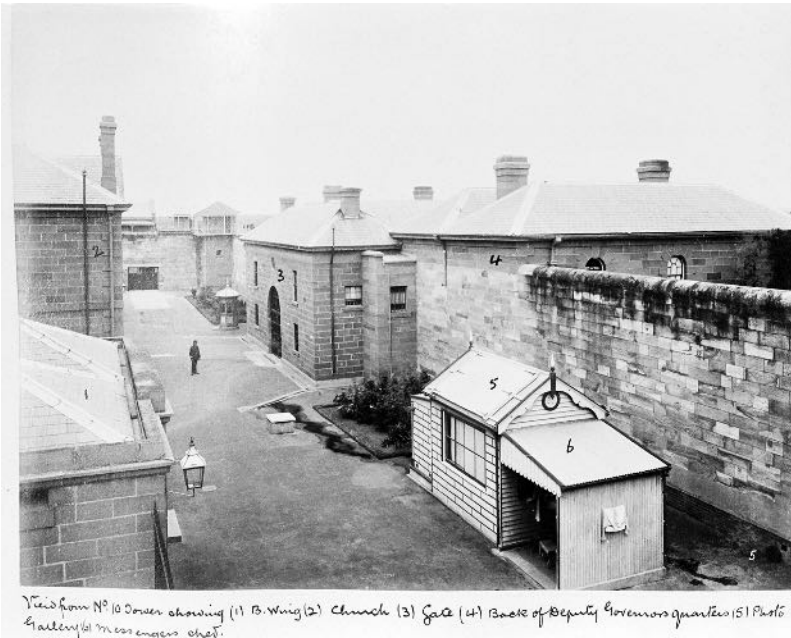


Figure 24
View from current No.4 Tower showing 'B' Wing and Church.
source: Department of Justice.



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

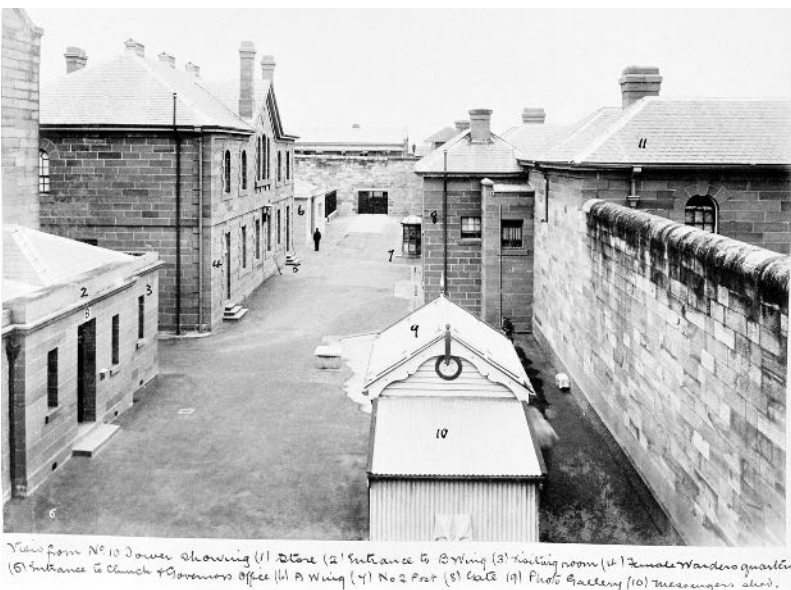


Figure 26
View from current No.4 Tower showing Store and entrance to 'B' wing.
source: Department of Justice.

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.³⁷

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."³⁸ 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."

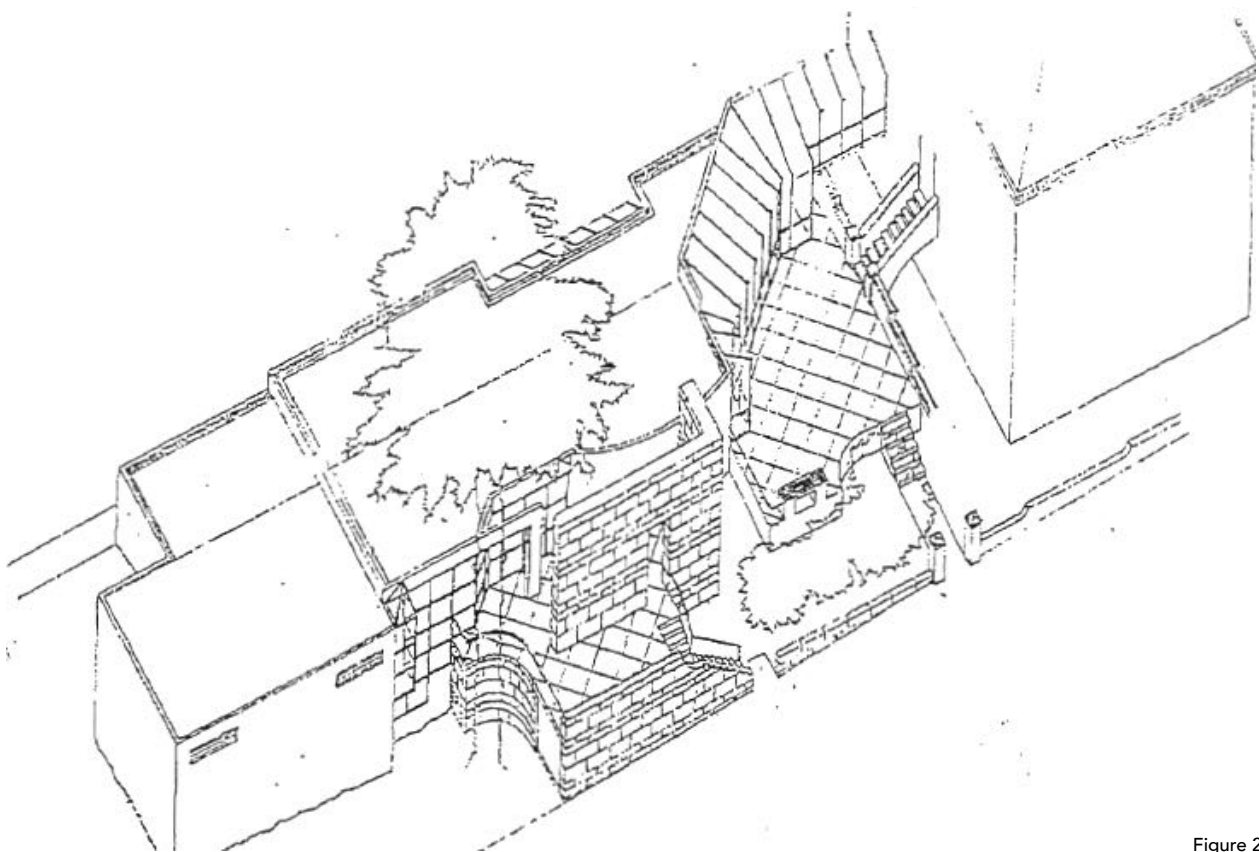


Figure 27
Officers' Amenities Extension, Axonometric, 7/3/80.
source: DPW&S Plan Room Drawing No. PC321/192.

³⁷ Annual Report, Comptroller-General of Prisons, 1951-52.

³⁸ *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.³⁹

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.⁴⁰

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.⁴¹

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.

³⁹ *ibid*, 1952-53.

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

⁴¹ *ibid*, 50.



Figure 28
Extensions to Maitland Gaol, by 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, by Newcastle
Morning Herald, July 1975, showing the
Store Building (Building 14), subject of the
current proposal.
source: Hunter Photo Bank, 104 008601.

2.11 Towers⁴²

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.

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

2.12 Security⁴³

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 Walls⁴⁴

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.

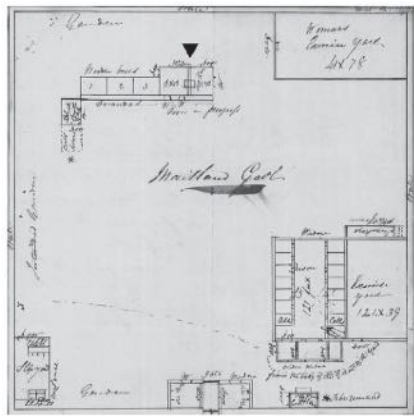



Figure 32
View of Maitland Gaol
from the west, January
1974. Depicts gaol
wall and entrance
prior to construction
of the Staff and
Warder's Amenities,
now café.
source: Hunter Photo
Bank, 104 008284.





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




⁴⁴ 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.⁴⁵

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.	

⁴⁵ 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.</p> <p>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.</p> <p>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.</p> <p>See alternate view in second image</p> <p>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.'⁴⁶

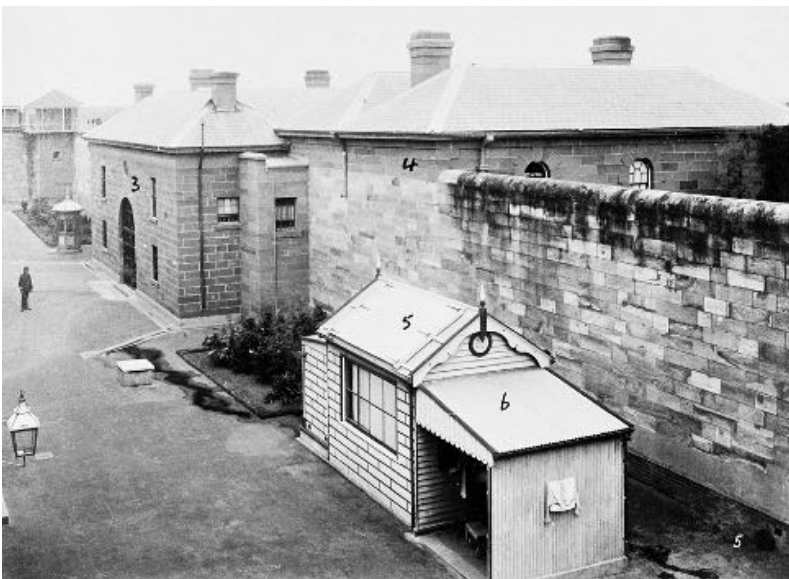


Figure 33
View of the Photo Gallery and Messenger's shed
with garden beds lining the perimeter walls.
source: Department of Justice.

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.⁴⁷ 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.'⁴⁸

⁴⁶ 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.

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

⁴⁸ 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.'⁴⁹



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



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

⁴⁹ 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."⁵⁰

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.⁵¹



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.

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

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

Maitland Gaol Boutique Accommodation

HERITAGE CONSIDERATIONS

FORMER GOVERNOR'S & LIEUTENANT GOVERNOR'S RESIDENCE

6-18 John Street, EAST MAITLAND NSW 2323

Issue E

12/12/2023

Lot 469 DP1002766

Heritage Significance: *Maitland Correctional Centre SHR No.01296 & LEP 1152*

HERITAS HERITAGE & CONSERVATION

Nominated Architect: Linda Babic, NSW ARB 6869, AIA

Suite 6a, 27 Annie Street WICKHAM NSW 2293 ABN: 41 663 700 196

T | 0412 993 813 E | mail@heritas.com.au W | heritas.com.au



Offenburg Prison, Germany



19th century prison conversion into a contemporary hotel retreat in Offenburg City. Hotel Liberty's 38 bedroom suites are situated within the former inmate blocks. Historic fabric was re-used throughout with cell hatches repurposed as framing elements with window bars incorporated into mirrors.



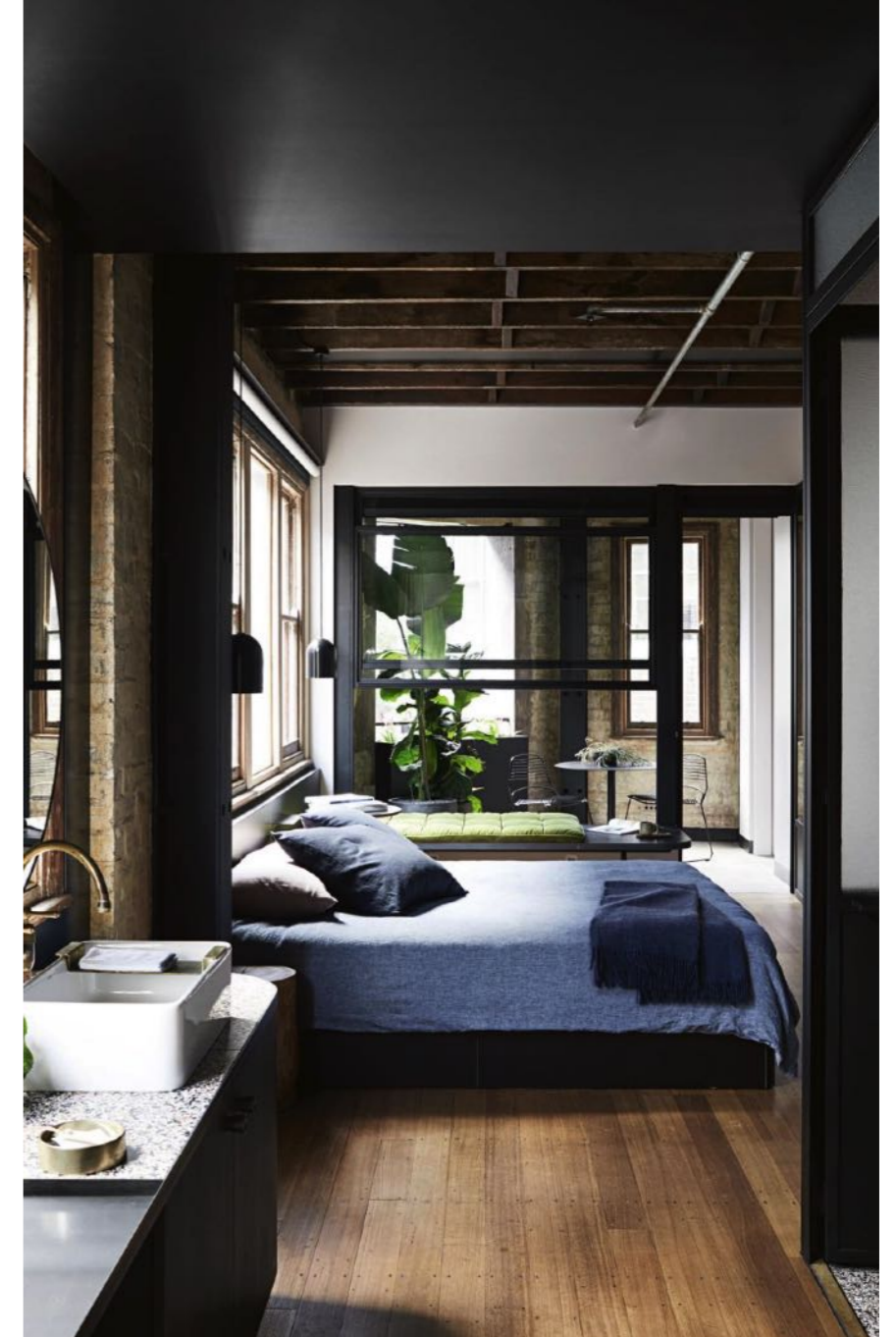
Adina Apartment Hotel, Pentridge Prison

HM Prison Pentridge adapted as a 106- room hotel inclusive of a restaurant, wine bar, events venue and wellness retreat.



Bodmin Jail Hotel, Cornwall

18th century prison restored and reinvented as a luxury boutique hotel.



Paramount House Hotel, Sydney

Amid a suite of heritage and inter-war buildings in Sydney's Surry Hills, Paramount House Hotel occupies a 3-storey 1930s brick warehouse, adjacent to the historic Paramount House (c.1940s). Completing an irregular city block once associated with film pioneers Paramount Pictures Studio, and 20th Century Fox Film Association, the hotel celebrates its historic context.



ABN 41 663 700 196
Suite 6a, 27 Annie Street
WICKHAM NSW 2293
Nominated Architect Linda Babic
NSW ARB 6869
T | 0412 993 813
E | mail@heritas.com.au
W | www.heritas.com.au

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SCALE AT A3

As Shown

AMENDMENTS

ISSUE	DRN	CHK	DATE	NOTES
A	KG	LB	06/07/2023	Significant Fabric Assessment
B	KG	LB	14/08/2023	Amendments
C	KG	LB	18/09/2023	Amendments
D	KG	LB	03/11/2023	Amendments
E	KG	LB	12/12/2023	Amendments

Plot Date
12/12/2023
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Maitland Gaol

Boutique Accommodation

Client
Maitland City Council

Site
6-18 John Street
Lot 469 DP1002766 EAST MAITLAND NSW 2323

Project No.
231663

DRAWING

Precedents

DRAWING NO. DA 002	DRAWN BY KG
REVISION E	CHECKED BY LB

Basement Heritage Scope of Works

GENERAL CONSERVATION WORKS:

01. New ceiling and cornice throughout.
02. Remove concrete flooring and expose original sub-floor flagstones if existing. All vinyl, carpet and tiled floor coverings to be removed.
03. Remove fireplace infill and expose original hearth.
04. New timber skirting painted in sympathetic colour scheme. Conserve all existing original skirting and re-finish. New skirting to match existing original detail. Areas of non-original skirting to be reconstructed to match original.
05. Re-paint timber framed windows in a sympathetic colour scheme.
06. Maintain pull-cord lighting.
07. Maintain exposed stonework and re-point.
08. Re-finish existing exposed timber flooring.
09. Maintain open fire-place and expose hearth.
10. Re-paint doors in a sympathetic colour scheme.
11. New sympathetic pendant lighting throughout.

NOTE:

- All ductwork and plumbing attached to ceilings to be removed throughout.
- Style and detail of new doors to match original.

Lieutenant Governor's Residence

CIRCULATION:

- Remove all late 20th century joinery and fittings including services.
- Upgrade timber staircase to achieve compliance. Re-paint timber stair with new carpet runner to treads only.
- Maintain exposed stonework and rectify rising damp (to future specification).
- Provide fire separation to ceiling.

GUEST ROOM 002:

- Remove all late 20th century joinery and fittings including services.
- Provide fire separation to ceiling.
- Maintain exposed stonework and rectify rising damp (to future specification).
- Remove unsympathetic external security grilles and internal coverings to W-002 and W-003.
- Restore double-hung windows to working condition. Repair where required with details to match existing.

GUEST ROOM 003:

- Remove all late 20th century joinery and fittings including services.
- Provide fire separation to ceiling.
- Timber door to be provided, painted in a sympathetic colour scheme.
- Maintain exposed stonework and rectify rising damp (to future specification).
- Remove unsympathetic external security grill to W-001.
- Restore double hung window to working condition. Repair where required with details to match existing.

GUEST ROOM 001(a):

- Remove all late 20th century joinery and fittings including services.
- Provide fire separation to ceiling.
- Maintain exposed stonework and rectify rising damp (to future specification).
- Re-swing D-003.
- Remove unsympathetic external security grill and internal covering to W-004.
- Restore double-hung window to working condition. Repair where required with details to match existing.

GUEST ROOM 001(b):

- Remove all late 20th century joinery and fittings including services.
- Provide fire separation to ceiling.
- Timber door to be provided, painted in a sympathetic colour scheme.
- Maintain exposed stonework and rectify rising damp (to future specification).

Governor's Residence

CIRCULATION:

- Upgrade timber staircase to achieve compliance. Re-paint timber stair with new carpet runner to treads only.
- Provide fire separation to ceiling. Re-instate existing ripple iron with new paint finish.
- Remove all existing coatings to internal walls and maintain exposed stonework. Rectify rising damp throughout (to future specification)
- Repair damaged sections of tongue and groove lining to underside of stair. New sympathetic paint finish.
- Seal existing internal wall vent. Fireproof.

GUEST ROOM 004:

- Remove all existing coatings to internal walls and maintain exposed stonework. Rectify rising damp throughout (to future specification).
- Provide fire separation to ceiling. Re-instate existing ripple iron with new paint finish.
- Remove internal coverings to W-006 and W-007 and restore to working condition.
- Re-use D-004 with new paint finish in a sympathetic colour scheme.
- Relocate services and consolidate cabling.
- Reconstruct vents and stone.

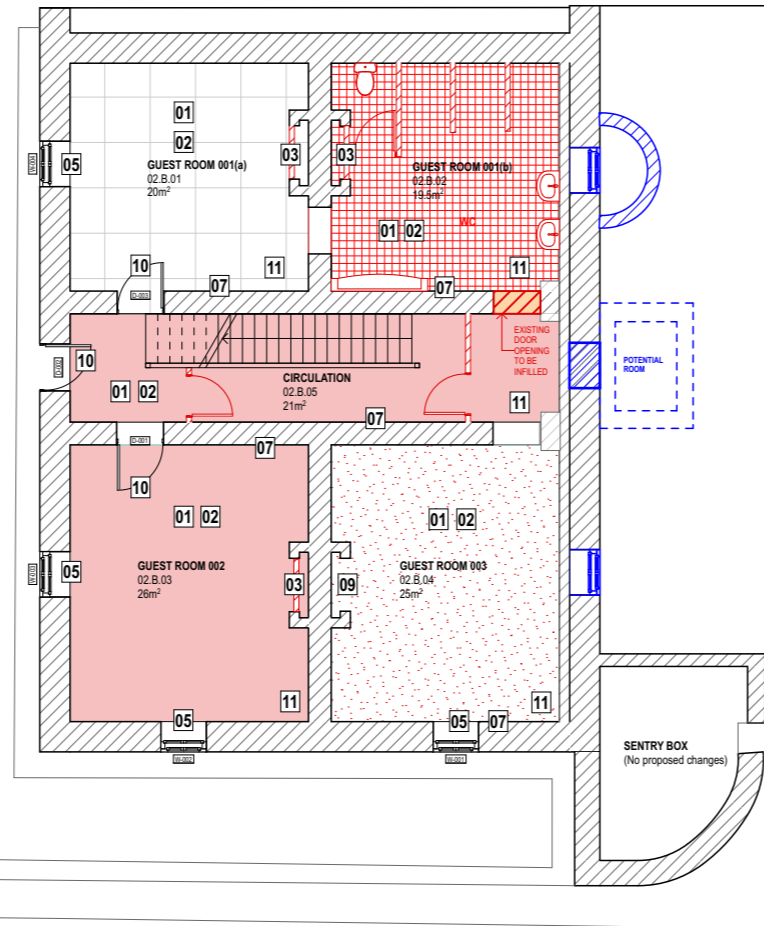
GUEST ROOM 005:

- Remove all existing coatings to internal walls and maintain exposed stonework. Rectify rising damp throughout (to future specification).
- Replace existing ceiling with ripple iron. Profile to match existing ceiling to Services 01.
- Restore W-008 and W-009 to working condition. Repair where required with details to match existing. Conserve external security bars.
- Construct new modern mantel to future detail.

SERVICES 03: Potential Laundry Store

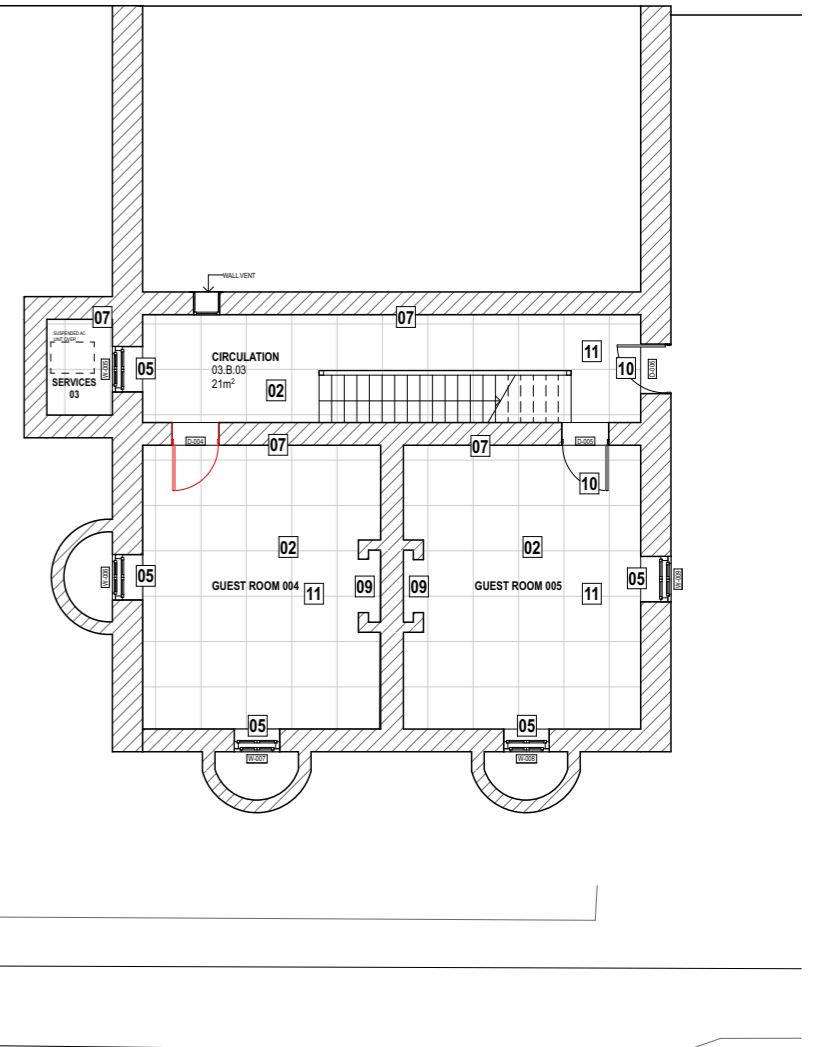
- Remove all existing coatings to internal walls and maintain exposed stonework. Rectify rising damp throughout (to future specification).
- Restore W-005 to working condition and maintain access from hallway. Repair where required with details to match existing.
- Relocate existing AC unit due to damp issues.

Lieutenant Governor's Residence



DEMOLISHED FABRIC DENOTED IN RED
POTENTIAL EXISTING BUILT FABRIC TO BE CONFIRMED. REFER TO HISTORIC PLAN

Governor's Residence



JOHN STREET
Basement Floor Plan

1:150



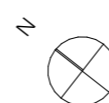
ABN 41 663 700 196
Suite 6a, 27 Annie Street
WICKHAM NSW 2293
Nominated Architect Linda Babic
NSW ARB 6869
T | 0412 993 813
E | mail@heritas.com.au
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SCALE AT A3

As Shown



AMENDMENTS

ISSUE	DRN	CHK	DATE	NOTES
A	KG	LB	06/07/2023	Significant Fabric Assessment
B	KG	LB	14/08/2023	Amendments
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E	KG	LB	12/12/2023	Amendments

Plot Date
12/12/2023
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Maitland Gaol

Boutique Accommodation

Client
Maitland City Council

Site
6-18 John Street
Lot 469 DP1002766 EAST MAITLAND NSW 2323

Project No.
231663

DRAWING

Basement Floor Plan Annotated

DRAWING NO. DA 003	DRAWN BY KG
REVISION E	CHECKED BY LB

Ground Floor Heritage Scope of Works

GENERAL CONSERVATION WORKS:

01. New ceiling and cornice throughout.
 02. Remove carpet, tiles and vinyl and re-finish original timber flooring.
 03. Remove fireplace infill and expose original hearth and cavity.
 04. Conserve all existing original skirting and re-finish. New skirting to match existing original detail. Areas of non-original skirting to be reconstructed to match original.
 05. Re-paint timber framed windows in a sympathetic colour scheme.
 06. Maintain pull-cord lighting.
 07. Re-paint internal walls and ceiling in a new sympathetic colour scheme.
 08. Re-paint doors in a sympathetic colour scheme.
 09. New sympathetic pendant lighting throughout.
- NOTE:
- Style and detail of new doors to match original.

Lieutenant Governor's Residence

CIRCULATION:

- Upgrade timber staircase to achieve compliance. New carpet runner to treads only.
- Maintain dado with subtle colour variation between upper and lower panels.
- Provide fire separation to ceiling.

GUEST ROOM 104:

- Replace D-011 with existing timber door to Guest Room 102 WC if suitable. Paint in a sympathetic colour scheme.
- Conserve existing internal sealed opening to D-013.
- Provide fire separation to ceiling.
- Remove picture rail.

GUEST ROOM 101:

- Remove all late 20th century wall partitions, joinery and fittings including services.
- Rectify rising damp throughout (details to future specification).
- Inspect sub-floor to confirm appropriate new material.
- Reinstall window to existing door opening. Reconstruct sill with existing stone from stone yard.
- Provide fire separation to ceiling.

GUEST ROOM 102:

- Remove all late 20th century wall partitions, joinery and fittings including services.
- Remove and retain timber door to existing WC to replace D-011.
- Provide fire separation to ceiling.

GUEST ROOM 103:

- Remove all late 20th century wall partitions, joinery and fittings including services.
- Remove and conserve D-009 for reuse to new internal entrance.
- Remove and conserve WC timber entrance door for re-use to D-016 opening if suitable (Work Space/Library).
- Provide fire separation to ceiling.

Governor's Residence

CIRCULATION:

- Upgrade timber staircase to achieve compliance. New carpet runner to treads only.
- Provide fire separation to ceiling.
- Remove all late 20th century joinery, fixtures and fittings including services.
- Re-finish existing timber floor boards, staircase and skirting throughout.
- Maintain dado with subtle colour variation between upper and lower panels.

LOUNGE:

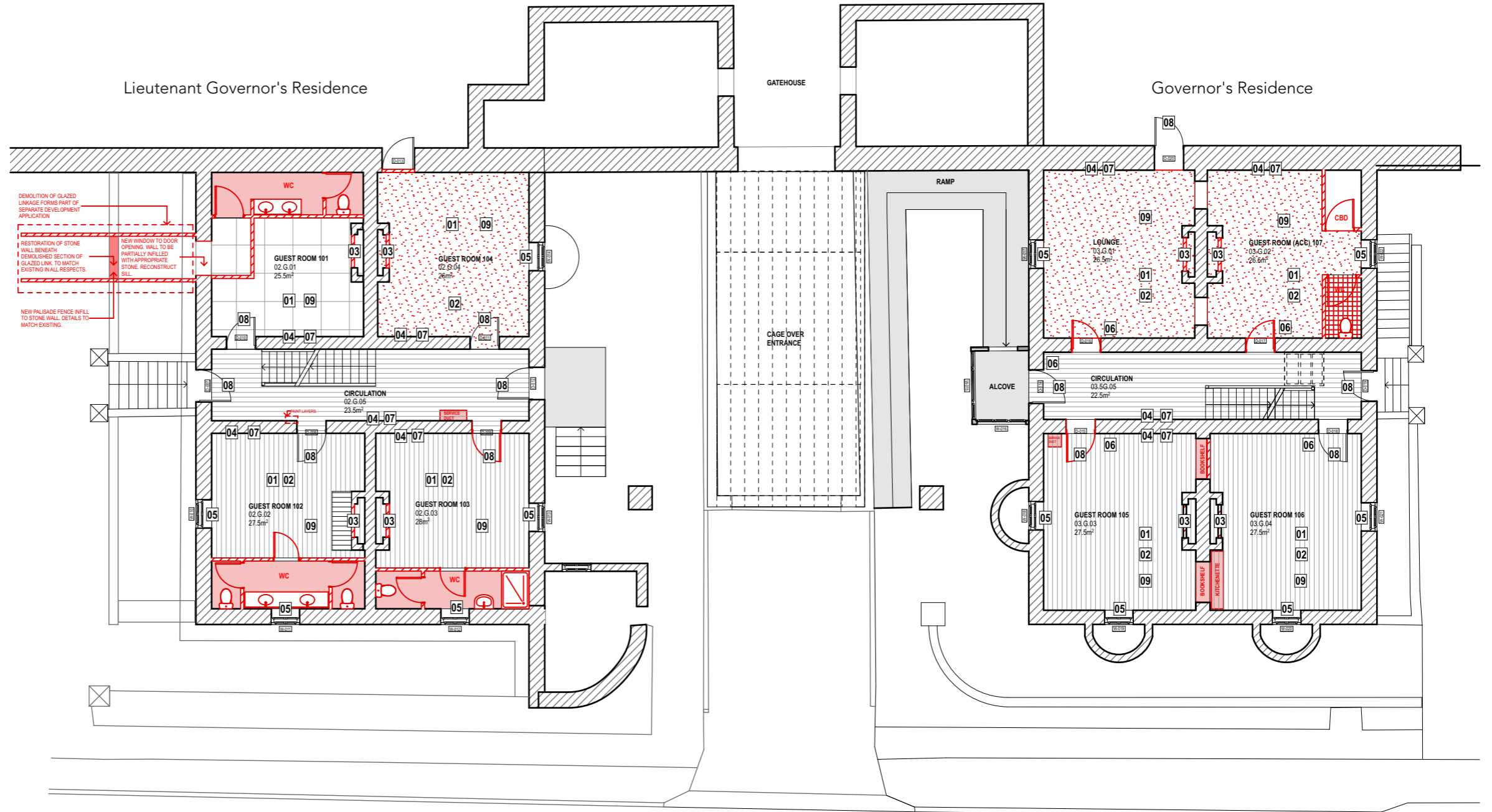
- Remove all late 20th century joinery, fixtures and fittings inclusive of services.
- Remove D-016 and replace with existing WC door to Guest Room 103 if suitable. Repaint in a sympathetic colour scheme.
- Upgrade D-020 to accessible standard.
- Provide fire separation to ceiling.

GUEST ROOM (ACC) 107:

- Remove all late 20th century wall partitions, fixtures and fittings including services.
- Provide new door to D-017.

GUEST ROOM 105:

- Remove all late 20th century joinery, fixtures and fittings including bookcase inserts to the former door openings.



DEMOLISHED FABRIC DENOTED IN RED

JOHN STREET
Ground Floor Plan

1:150



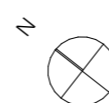
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SCALE AT A3

As Shown



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Maitland Gaol

Boutique Accommodation

Client
Maitland City Council

Site
6-18 John Street
Lot 469 DP1002766 EAST MAITLAND NSW 2323

Project No.
231663

DRAWING

Ground Floor Plan Annotated

DRAWING NO. DA 004
REVISION E
DRAWN BY KG
CHECKED BY LB

First Floor Heritage Scope of Works

GENERAL CONSERVATION WORKS:

01. New ceiling and cornice throughout.
02. Remove carpet, tiles and vinyl and re-finish original timber flooring.
03. Remove fireplace infill and expose original hearth. Re-instate mantel and surrounds where required.
04. Conserve all existing original skirting and re-finish. New skirting to match existing original detail. Areas of non-original skirting to be reconstructed to match original.
05. Re-paint timber framed windows in a sympathetic colour scheme.
06. Maintain pull-cord lighting.
07. Re-paint internal walls and ceiling in a new sympathetic colour scheme.
08. Re-finish existing exposed timber flooring.
09. Restore original fireplace.
10. Re-paint doors in a sympathetic colour scheme.
11. New sympathetic pendant lighting throughout.

NOTE:

- Style and detail of new doors to match original.

Lieutenant Governor's Residence

CIRCULATION:

Upgrade timber staircase to achieve compliance. New carpet runner to treads only.
Maintain dado with subtle colour variation between upper and lower panels.

ROOM 201:

Remove internal walls to Bath, tiled flooring and associated fixtures/fittings.
Demolish linoleum flooring. Confirm if original timbers have been preserved.
Remove joinery adjoining fireplace.

Governor's Residence

CIRCULATION:

Upgrade timber staircase to achieve compliance. New carpet runner to treads only.
Re-finish existing timber floor boards and skirting throughout.
Maintain dado with subtle colour variation between upper and lower panels.

ROOM 206:

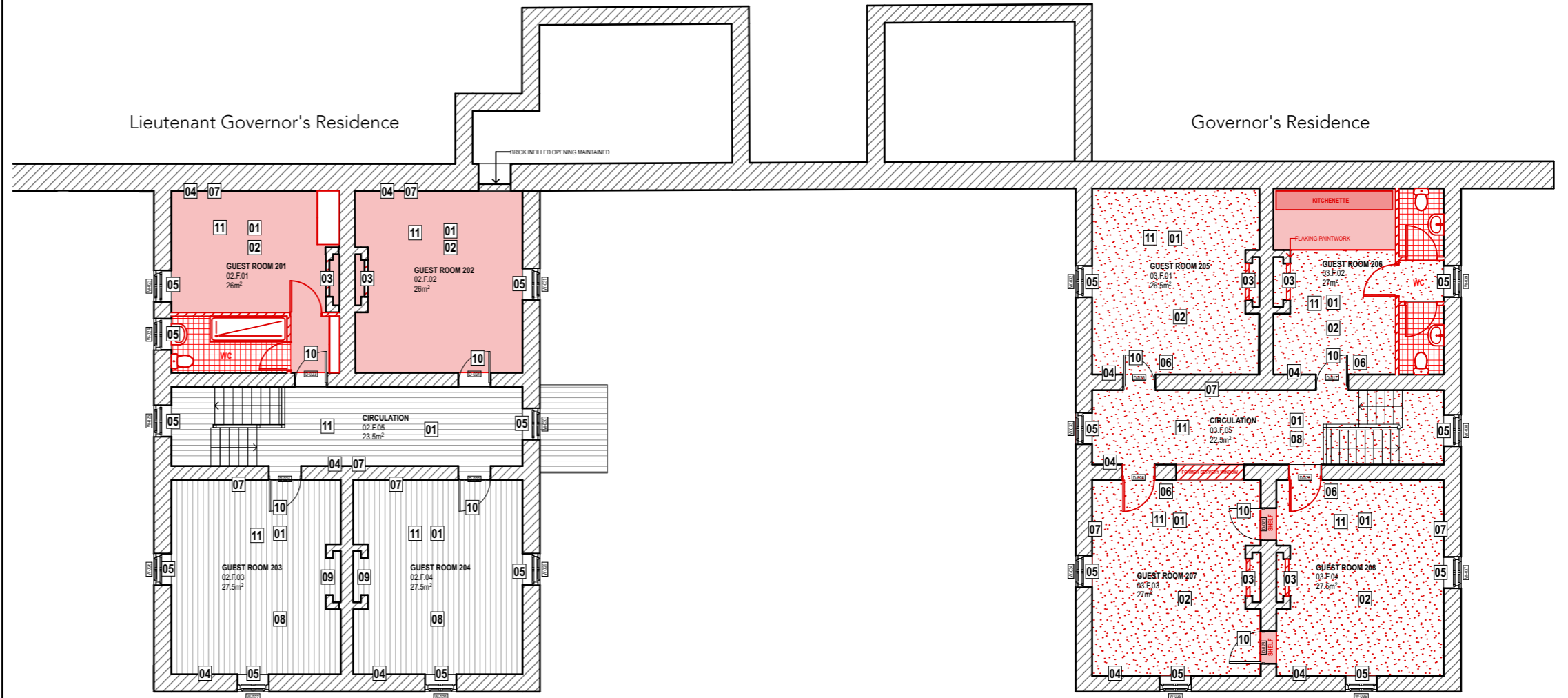
Remove all late 20th century fabric including internal walls, amenities and kitchenette.
Remove vinyl flooring, tiles and carpet.
Rectify cracked paintwork to chimney breast (details to future specification).

ROOM 207:

Infill former servery window to hallway and remove timber architrave. Interpret existing opening facing hallway.
Replace glazed entrance door with historic doors. Preserve existing architrave.
Re-use D-027 and D-028 to hallway openings if suitable.

ROOM 208:

Remove shelving infill to openings of D-027 and D-028.
Replace glazed entrance door with historic doors. Preserve existing architrave.
Re-use D-027 and D-028 to hallway openings if suitable.
Blistered paintwork to internal wall. Inspect roof for water ingress.



DEMOLISHED FABRIC DENOTED IN RED

First Floor Plan

1:150



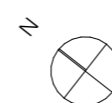
ABN 41 663 700 196
Suite 6a, 27 Annie Street
WICKHAM NSW 2293
Nominated Architect Linda Babic
NSW ARB 6869
T | 0412 993 813
E | mail@heritas.com.au
W | www.heritas.com.au

NOTES

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SCALE AT A3

As Shown



AMENDMENTS

ISSUE	DRN	CHK	DATE	NOTES
A	KG	LB	06/07/2023	Significant Fabric Assessment
B	KG	LB	14/08/2023	Amendments
C	KG	LB	18/09/2023	Amendments
D	KG	LB	03/11/2023	Amendments
E	KG	LB	12/12/2023	Amendments

Plot Date
12/12/2023
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Maitland Gaol

Boutique Accommodation

Client
Maitland City Council

Site
6-18 John Street
Lot 469 DP1002766 EAST MAITLAND NSW 2323

Project No.
231663

DRAWING

First Floor Plan Annotated

DRAWING NO. DA 005	DRAWN BY KG
REVISION E	CHECKED BY LB

FIXED CONSTRUCTION ELEMENTS



USE OF COLOUR TO DISTINGUISH BETWEEN OLD AND NEW (BLACK = NEW)
NEW BLACK BATHROOM MODULE WITH NEW BLACK BULKHEAD ABOVE FOR SERVICES



DECONSTRUCTION OF TRADITIONAL BATHROOM
DUAL PURPOSE VANITY PART OF ROOM (TEA/COFFEE)



LOOSE FURNISHING ELEMENTS



FREESTANDING BEDHEADS
WITH MINIMAL CONCEALED FIXING



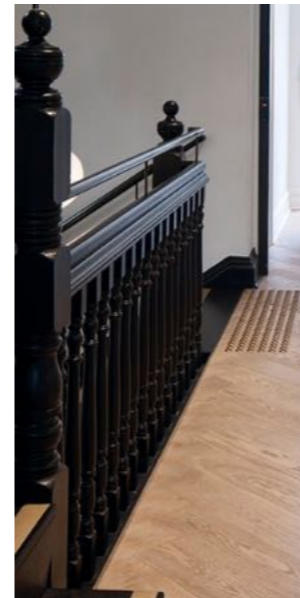
CLOTHES HANGING
WITH MINIMAL FIXING



REINSTATE FIREPLACES
NEW BLACK FIREBOX TO SIT AS SEPARATE ELEMENT
TO THE EXISTING STRUCTURE



EXPOSED SERVICES
AS NECESSARY AND WHERE APPROPRIATE



STAIR BALUSTRAID HANDRAIL
EXTENSION



STAIRCASE
RUG LAID CARPET, STEEL RODS WITH
EXISTING FLOOR EDGE EXPOSED
(TO ASSIST WITH ACOUSTICS)



GUEST ROOMS
RUG LAID CARPET, WITH EXISTING FLOOR
EDGE EXPOSED
(TO ASSIST WITH ACOUSTICS)

MAITLAND CITY COUNCIL - BOUTIQUE ACCOMMODATION
CONCEPT DIRECTION IMAGES - GUEST ROOMS CD40-C

PROJECT 222309 CONCEPT DRAWING JULY 2023

NOTE: Finishes concept provided courtesy of Andrea D'Cruz of D'Cruz.

	ABN 41 663 700 196 Suite 6a, 27 Annie Street WICKHAM NSW 2293 Nominated Architect Linda Babic NSW ARB 6869 T 0412 993 813 E mail@heritas.com.au W www.heritas.com.au	NOTES	SCALE AT A3	AMENDMENTS	Maitland Gaol Boutique Accommodation Client Maitland City Council Site 6-18 John Street Lot 469 DP1002766 EAST MAITLAND NSW 2323 Project No. 231663	DRAWING																												
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