ERIC MARTIN AND ASSOCIATES
CONSERVATION ARCHITECTS

10/68 JARDINE STREET
KINGSTON ACT 2604
PHONE: 02 6260 6395
FAX: 02 6260 6413
EMAIL: EMAA@EMAA.COM.AU

MAITLAND GAOL
Conservation Management Plan
PART 2

Final Report

Photograph by Eric Martin & Associates

Prepared by

ERIC MARTIN AND ASSOCIATES
CONSERVATION ARCHITECTS

10/68 Jardine Street
KINGSTON ACT 2604
Phone: 02 6260 6395
Fax: 02 6260 6413
Email: emaa@emaa.com.au

For

Maitland City Council

9927
November 2000

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EXECUTIVE SUMMARY

This report is an annexure to the 1998 Conservation Plan and provides a detailed conservation strategy for the site which will assist the future masterplan and use of the Gaol complex.

The report supports the policies within the 1998 Conservation Plan and takes the view that the new uses should be largely non invasive so little change to the existing buildings is required particularly for elements of higher significance. This general view is modified for buildings of low significance which can undergo greater adaptation (eg Asset 14: Store) or should be demolished (eg. Asset 29: Compressor Building).

The preferred action is to generally retain all elements of the gaol complex as it currently exists unless it is intrusive, is of low significance and needs to change to suit new and effective use. Other changes can occur if it is essential for conservation needs, essential for Building Code of Australia requirements or for access and egress.

The conservation process is to retain the building as they currently are or restore them to the original details (if known) if it is essential to recover a much higher significance for interpretation. Any change should be preceded by recording by means of drawings and photographs archived with Maitland City Council.

Ongoing maintenance is essential but it needs to endeavour to preserve existing fabric as far as possible. Painting is required externally on an ongoing basis, but it should be restricted to originally painted surfaces. Other surfaces should be left to weather naturally. Internal painting should be restricted to essential needs only and all important elements such as signage, graffiti should remain unpainted. Artwork in assets 5, 13 and 19 require immediate professional Conservation Advice and protection.

Archaeological control is required on site. This needs to be a watching brief on all excavation in sensitive areas of known or possible earlier structures and a monitoring process with an archaeologist on call for all other area. Archaeological investigation is required to the Prison Farm.

All potential change as a result of new uses needs to have detailed plans prepared and checked to ensure compliance with the detailed strategy in this report.

Signage, Interpretation and temporary exhibitions can occur but need not be invasive and can be managed to be effective.

The objective of the whole report is to provide a clear, practical and workable document to make conservation of this significant asset easier.

1.0 INTRODUCTION

1.1 Introduction

This report forms an annexure to the final draft Conservation Plan for the Maitland Correctional Centre and Police Properties Feb 1998 and is effectively a completion of the Conservation Plan to assist in the detailed planning for the commercial adaptive reuse of the site.

1.2 Brief

The brief was issued by Maitland City Council.

The completion of the Conservation Plan is sought to:

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

A full copy of the brief is included as Addenda 1.

1.3 Background

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

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

Throughout 1998, a process of inviting proposals for the use of the site took place. The culmination of this process was an announcement in February 1999 by the Hon. Richard Amery, Minister for Land and Water Conservation, that Maitland City Council was the preferred proponent. MCC has been offered a fifty (50) year lease on the historic site, and is currently finalising lease negotiations.

The consortium, 'Landmark Tourism' is currently operating from the site offering tourism based activities.

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

1.4 Methodology

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

- Maitland Correctional Centre and Policy Properties: Conservation Plan Final Draft 1998
- Statement of Environmental Effects for Commercial Reuse of Maitland Gaol March 2000
- Response to Conservation Plan by NSW Heritage Office June 1999
- Maitland Gaol Condition Assessment Survey and Asset Maintenance Plan November 1998
- Maitland Gaol Maintenance Strategy 2000-2004

This information was reviewed.

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

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

The report is presented in a format that includes:

- One page with essential information from elsewhere in the Conservation Plan. This has been duplicated for convenience only.
- A conservation strategy. This is a policy which forms the basis for determining detailed recommendations. It is influenced by significance and use. It acknowledges potential uses but provides guidelines on what is suitable without adversely affecting significance.
- Detailed recommendations on what can or should occur with the building.

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

1.5 Authorship

The work was undertaken by Eric Martin of Eric Martin & Associates with assistance of Geraldine Martin and review by Nicholas Goodwin.

1.6 Acknowledgements

We appreciate the assistance of:

Leanne Harris	Environmental Strategist	Maitland City Council
Clare James	Heritage Advisor	Maitland City Council
Evelyn King and Staff		Landmark Tourism

Bill Abercrombie	Caretaker of Gaol	Dept Correctional Services

1.7 Qualifications

In addressing Building Code of Australia and access aspects only the principle issues that could affect the building have been considered. A full BCA compliance report for potential uses or a full access audit have not been undertaken.

It is suggested that additional advice on details could be sought from the Heritage Council of NSW Fire, Access and Services Advisory Panel (FASAP) if deemed necessary.

2.0 OVERVIEW

2.1 The Site

The site for this study is bounded by John, Lindsay and Cumberland Streets and includes the Gaol and Police Properties but excludes the Police residences. A site plan with site plan number and asset number is attached as Figure 1.

KEY TO BUILDINGS

Diagram and building numbers are those used in the DOCS Section 170 Heritage Register. Those building numbers missing from the sequence are assumed to be demolished buildings, where known the building is identified below.

Central Gaol

001 Gatehouse – Central Entry
002 Gatehouse – Superintendents Office (former house of Lieutenant Governor)
003 Gatehouse – Deputy Roster Clerk Office (former house of Governor)
004 Gatehouse (Sentry Post)
005 Internal Administration (former Chapel Offices and Hospital)
006/007 Demolished: Female's Wing / Cookhouse
008 Sentry Boxes
009 1-Wing cell range (two storey former 'A' wing)
010/*011* Yards (011 shown dotted has been demolished)
012 2-Wing cell range (three storey former 'B' wing)
013 Kitchen Block (cells above)
014 Store

Eastern Extension

015 Presumed demolished (possibly the former Industries Building
016 4-Wing cell range (two storey former 'C' wing)
017 Yards
018 Modern Cell Block
019 Gymnasium &Education (Maintenance)
020 Contact and non-contact visits (originally open shelter shed)
021 Walls and Towers
022 Amenities extension

Police Barracks

026 Training (former Mounded Police Barracks)
027 Training (former Barracks Kitchen)
028 Toilet blocks (x2)
029 Small modern brick building
030 Former Stable
031-035 Presumed demolished
036 Modern 'Visits' building

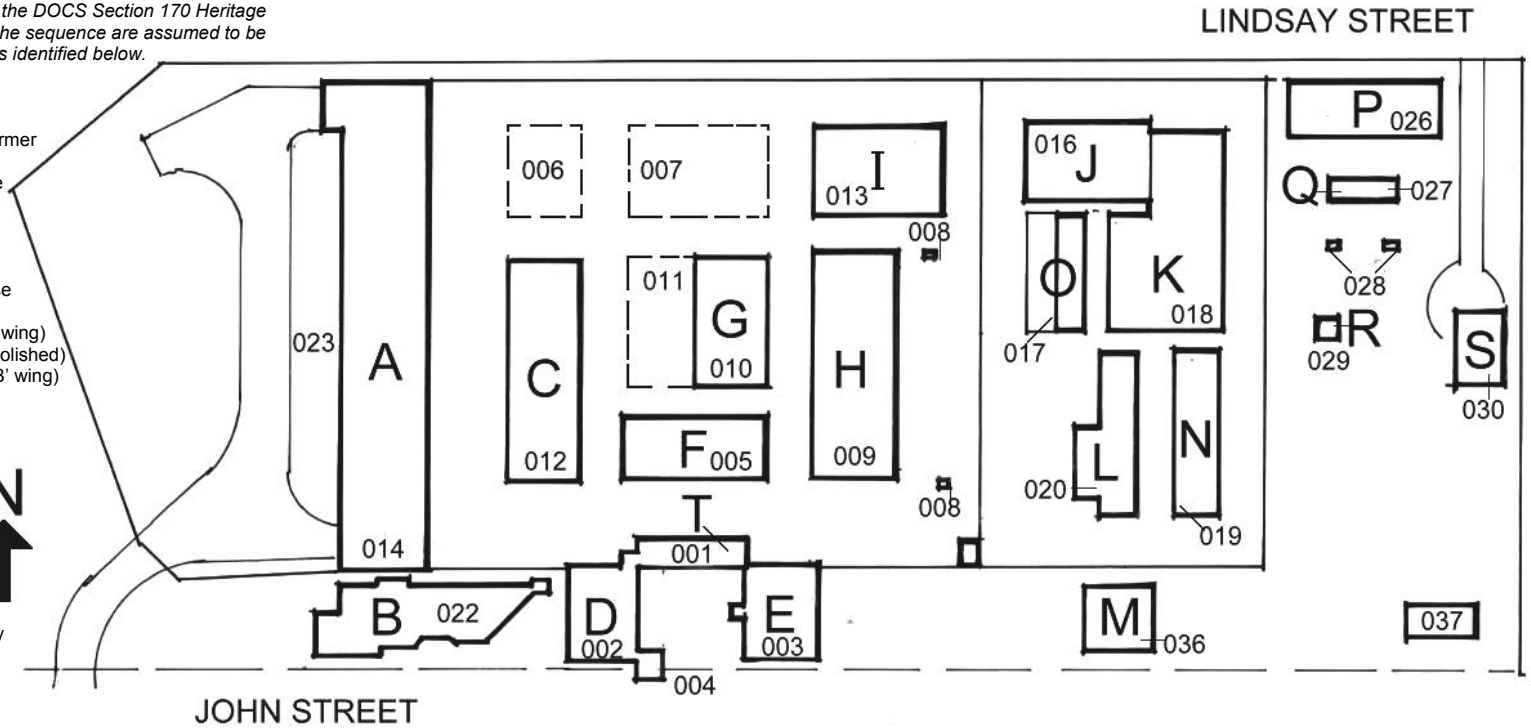

Figure 1 Key to Buildings

2.2 Levels Of Significance

The levels of significance adopted are those used in the Conservation Plan clause 6.2.

Level of Significance	***Code***	***Description***	***Treatment***
Exceptional Significance	A	This is the highest level of cultural significance (eg Sydney Opera House, early part of Parramatta Gaol). It applies to Maitland Gaol as an entity but not to its individual components.	
Considerable Significance	B	Items, which deserve to be included on any national or state, register and would be subject to statutory conservation measures. This category includes the remaining parts of the gaol complex completed around the turn of the century.	Aim to retain all fabric. If adaptation is necessary for the continued use of the place, minimise changes, removal and obscuring of significant fabric and give preference to changes which are reversible.
Some Significance	C	This level contains the threshold for listing on a national or state register. It includes later fabric and minor subsidiary parts of the 19th century institution.	Aims to retain most of the fabric. If adaptation is necessary, more changes can be made than would be possible for fabric of considerable significance but the same principles apply.
Little Significance	D	Fabric in this category has little heritage significance. It either has a neutral impact on heritage values or would be too destructive to remove.	Fabric of little significance may be retained or removed as required for the future use of the place, provided that its removal would cause no damage to more significant fabric.
Intrusive	I	This category includes items, which impair heritage value either by being visually intrusive or by obscuring more significant parts.	Intrusive fabric should be removed or altered to reduce its impact when the opportunity arises, whilst minimising damage to adjacent fabric of significance.

A site plan showing levels of significance is attached as Figure 2.

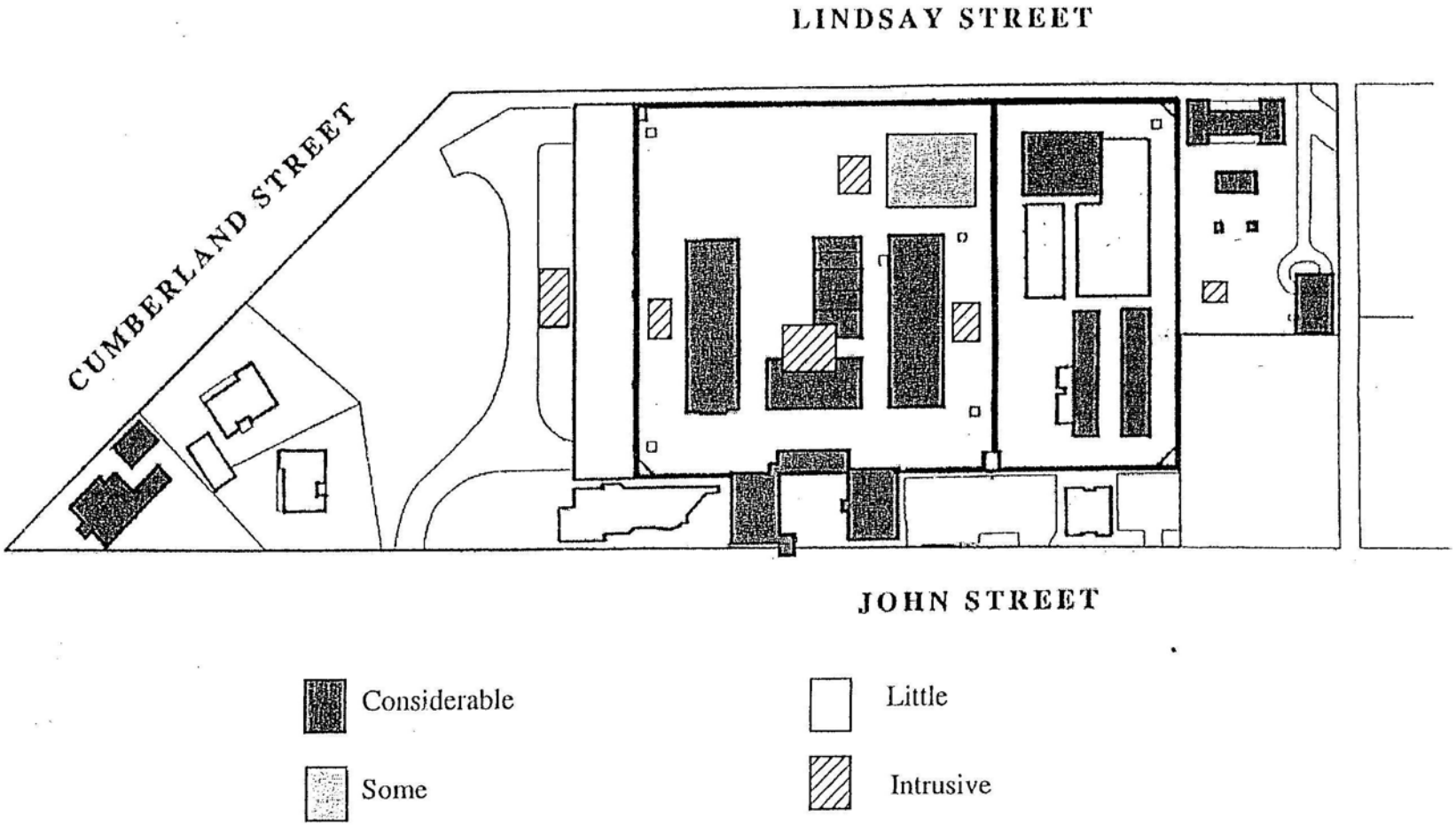

Figure 2 Site Plan Showing Levels of Significance as detailed in clause 2.2
(Copied from Figure 6.1 of Conservation Plan)

2.3 Conservation Policy

The report supports the policies within the Conservation Plan but generally takes the view that the new uses will be largely non invasive so little change is required particularly of elements of higher significance.

We support the view which retains the existing components and finishes unless they are intrusive or damaging as they all contribute to the total story of Maitland Gaol. This approach is modified when a much higher level of significance will be achieved by a particular change or for items of low significance where greater change is possible.

The difficulty of more extensive restoration depends on whether the documentary evidence exists for the earlier details, the cost, and if the changes really achieve an added interpretative benefit. Where a preference is stated it is not mandatory only a preferred option which would be good to do if possible.

If any work involves a change to existing fabric the existing conditions should be recorded by measured drawing and photographs to be held by Maitland City Council.

At this stage there is no priority offered about the recommendations made.

2.4 Basic Conservation Techniques

These are detailed in Section 5, but provide further specific recommendations which support the Conservation Strategy and Policy outlined in this sections 3 & 4.

3.0 BUILDING REPORTS

3.01 Gatehouse Central

BUILDING IMAGES:		***SITE PLAN NUMBER:*** T	***ASSET NUMBER:*** 1
PREVIOUS USE: • Entry	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Considerable		
PROPOSED USES: • Service Entry and Toilet facility	***SIGNIFICANCE OF ELEMENTS: (from 6.6 page 95)*** • Iron grill gates to gaol. C • Sheet metal gates to driveway. D • Modern iron cage to driveway. I • Internal stair (up to first floor). B • Security and related services equipment. C		
COMMENTS: (from pages 119 – 120) The centerpiece of the gaols public façade which is mainly intact and one of the earliest structures on site. Original slate roof replaced with terra cotta tiles and the upper level changed internally.			

EXISTING POLICIES (from page 120 and 121):

7.6.1 Maintain the important axial relationship of these buildings to each other and William Street. The street presence of these buildings would be improved, by removal of the unsympathetic pillars, stairways, minor additions and modern security bars, and reinstatement.

7.6.2 Retain the overall external form of the central gatehouse and the central passage way as the primary entry to the Gaol. The layout of the rooms in their current form should remain, however a return to the original connections would be easily achieved.

CONSERVATION STRATEGY

The building to be retained with appropriate conservation work to reinforce significance.

While a toilet can be provided it will not be accessible.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Considerable, although vinyl finish is of little significance and the concrete topping under the stair is of little significance.	Retain existing floor. Remove vinyl and return to earlier floor is preferred.
Skirtings	Little	Remove skirtings and have none.
Walls	Considerable, except for the enclosures either side of the chimneys, which are of little significance, but for first floor east side, south end which has some significance.	Remove all internal walls and return to original configuration. Retain a rendered finish as stone appears to have been sparrow picked when the render was applied. Retain the existing paint colour or repaint in a stone colour.
Cornices	Little	Existing cornices can be retained but it would be preferable to remove these and reinstate original details. If existing cornices are retained repaint in the existing colour.

		Otherwise reinstate original colours on original cornices.
Ceilings	Little	Existing ceilings can be retained but it would be preferable to remove these and reinstate original details. If existing ceilings are retained repaint in the existing colour. Otherwise reinstate original colours on original ceilings.
Windows	Considerable for original windows which are north side except for ground floor east end. However, hardware on the windows is not original therefore of little significance. Rest of windows of little significance.	Retain existing, although it is preferable to reinstate original details to all windows including hardware. This would require replacing windows of little significance.
Doors	Earlier doors of considerable significance, others of little significance. Earlier doors are the entry door to the ground floor east room, the door under the stair in the east room, and the door between the two rooms on the first floor, However, the door under the stair is not in its original location. All doors have been sheeted over in metal.	Retain original doors and hardware, including the one under the stair even if the wall is removed. If the west half needs a door then install a door similar to the east half. Others doors to be removed when partitions are removed. Colours to original doors to be investigated and doors painted in original colours.
Architraves	Little	If original detail of architraves can be determined install to original details. Otherwise install simple rectangular architraves where required and paint in original colours.
Lighting	Intrusive	Replace when ceilings are replaced with something more sympathetic.

Fittings internal	Little	Remove all.
Fireplaces	Considerable	Retain original fireplaces, including some investigation of ground floor rooms to determine if there were fireplaces. If original openings were bricked up leave them as they are. Otherwise, insert flush finish cover panels.
Stairs	Considerable	Retain as is.
Entry Gates	Considerable	Retain as is

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	No access to ground floor due to steps	Ramps will be intrusive to the space therefore use must remain non public.
	No access to first floor	As no access to ground floor then no access needs to be provided to the first floor but use must remain non public.
BCA	No handrail to stairs	Install a handrail
	Nosings not contrasted	As first floor remains non public retain stairs as is.

3.02 Building D Chief Warden's Quarters (Superintendents Office or Lieutenant Governor Residence)

BUILDING IMAGES:		***SITE PLAN NUMBER:*** D	***ASSET NUMBER:*** 2
PREVIOUS USE: • Offices, administration, lunchrooms	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Considerable		
PROPOSED USES: • Administration for Tour Programs	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 95):*** • Basement – fitout (gym, showers, etc) I • Ground floor – fitout (offices, toilet, etc) D/I • First floor – fitout (offices) D • Internal Staircase (up to first floor and down to basement) B • Entry stairs, ramps and cages I		
COMMENTS (from page 121): The building shows a number of phases of internal change. Some elements have been removed such as chimneys and eastern entry stairs.			
EXISTING POLICIES (from page 121): **7.6.3** 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. **7.6.4** Remove detrimental internal and external additions to the building, to regain significance lost or concealed. **7.6.5** 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.			

CONSERVATION STRATEGY:

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

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Considerable except for basement and bathrooms which have little significance.	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.
Skirtings	Considerable, except for bathrooms.	Retain all skirtings. They can be repainted as required, but preferably in original colours as determined by paint scrapes.
Walls	Considerable, except for the walls around the bathrooms, and across the corridor on the basement and ground floor.	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 internally renovated as desired. Electrical fittings should be removed and more sympathetic ones installed. The entrance to the gaol on the first floor north east 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 north east room should be removed. The mechanical ductwork to be removed.

		Rising damp is evident on the walls, but does not appear to be a major problem. Continue a 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.
Cornices	Little	Retain existing as is. Reconstructing original cornices can be adopted if the rooms are to be used for interpretative purposes.
Ceilings	Little significance. Plumbing in basement is intrusive.	Retain existing as is. Reconstructing original ceilings to be adopted if the rooms are to be used for interpretative purposes. Ductwork in north east room to be removed and ceiling made good. Plumbing attached to ceilings can be retained if necessary, but preferably removed.
Windows	Some	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 south west 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.
Architraves	Considerable, except bathroom doors and windows which are little.	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.
Doors	South west room first floor door and two corridor doors and external doors on the ground floor considerable.	South west 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.
	Ground floor doors considerable.	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.

	South east room door first floor is some.	Retain door.
	Other doors on ground and first floor have little significance.	Can be retained or replaced. If replaced, reconstruct original doors and hardware as per NW room.
	Basement corridor doors little	The two corridor doors can be retained or replaced as desired.
	External basement door considerable.	Retain. Door may be repainted, preferably in original colours.
Lighting	Little significance.	Lighting can be surface mounted. Can be retained or replaced as desired. If replaced install more sympathetic lighting.
Fireplaces (ground and first floor)	Considerable, except for infills.	Retain all mantelpieces. Repaint as desired, preferably in original colours. All inserts should be removed and a flush finished panel inserted inside the original openings.
Fireplace (basement)	Considerable	Retain as open structures.
Cupboards	Little.	Cupboards in north west room can be retained, but preferably removed.
Air conditioning to north east room	Intrusive	Remove and make good existing fabric.
Stairway	Considerable	Retain as is. Reconstruct top of newell post if desired. Stabilise the bottom newell post. Balustrade to be stripped back and restain and varnish is preferred. Finishes on stair can be replace, but retain original timber. Exposing the original timber finish stair is

		preferred.
External Entry: Stairs, ramps and security fences	Intrusive	Retain as is or preferably remove.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	No access to basement, ground and first floor	If the building is used for administration only then access can be managed. Any staff member who has a physical disability that prevents access is to be located in other administrative areas that are accessible. If the building is to be made accessible then reopening the access through the northern wall and an accessible path to it could provide access to the ground floor. Access to other floors would need a lifting device to provide access to all floors.
	No accessible toilet	This may not be problem if no toilets are provided within the building. However if the building is made accessible and toilets provided then one will need to be accessible.
Egress	Only one exit to first floor which was the open timber stair.	The distance of travel is small but if an alternate egress is required open up the former exit to Asset 1.
Fire Protection	No fire protection is provided	Provide essential services in the least intrusive way.

3.03 Governor's House

BUILDING IMAGES: (*L to R*) Exterior; Interior; Basement; First Floor		***SITE PLAN NUMBER:*** E	***ASSET NUMBER:*** 3
PREVIOUS USE: • Office, administration • Lunchrooms	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Considerable		
PROPOSED USES: • Wine Centre • Gallery • Coffee and Cake	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 95):*** • Basement – substantially intact B • Ground floor – fitout D/I • First floor – fitout D/I • Internal staircase (up to first floor and down to basement) D		
COMMENTS (from page 122:) Original layout and some fittings remain.			
EXISTING POLICIES (from page 122): **7.6.6** 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. **7.6.7** Investigate source of rising damp and seek to halt damage if ongoing. Repair stone as necessary. **7.6.8** 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.			

CONSERVATION STRATEGY:

Return the building to its original plan by removing as many newer internal walls as possible. If some existing toilet 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.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Considerable, although finishes are of little significance and basement floor is of some significance.	Original timber floors preferred, although existing finishes can remain or floors can be recarpeted. Retain concrete to basement.
Skirtings	Considerable	Retain existing. Repaint in existing colours or original colours preferred.
Walls	Original walls considerable, all newer walls of little significance.	Existing configuration can be retained if essential, however, it is preferable to retain only original walls and remove all non original walls. Openings in original walls can be retained or infilled. Remove paint on basement walls and leave stone exposed. Concrete render to the basement corridor retaining wall to be investigated and if stone is sound underneath remove concrete render.
Cornices (Ground Floor)	Considerable to the south east room, some significance to the corridor on the ground floor and little significance to the rest.	Existing can be retained but it is preferable to reinstate all original cornices throughout the house. Repainting in existing colours possible but original preferred.

Cornices (Basement)	Considerable, except south east room which is of little significance	Replace cornice in south east room of basement with cornice to match other basement rooms.
Ceilings (Ground Floor)	Considerable to the south east room, some significance to the corridor on the ground floor and little significance to the rest.	Existing can be retained but it is preferable to reinstate all original ceilings throughout the house. Repainting in existing colours possible but original preferred.
Ceilings (Basement)	Considerable, except south east room which is of little significance.	Replace ceiling in south east room of basement with ripple iron.
Windows	Some except for basement which is Considerable	Retain. Retain in existing or original colours. If the opportunities exist, reconstruct to original details.
Doors (Ground Floor)	Little significance, except for the three doors to the first floor southwest room which are of considerable significance.	Investigate the doors to the first floor south west 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.
Doors (Basement)	Internal doors considerable, external door of some significance.	External doors: if details of the original doors can be obtained, replaced with original door details and paint in original colours. Otherwise retain existing in existing colours.
Architraves (Ground and First Floor)	Original architraves on original door openings considerable, all others little.	Retain original architraves. Reinstate architraves to original door openings. Retain existing architraves to existing other doors if doors are retained. Repaint original architraves in original colours.

		Retain existing colours on all others.
Architraves (Basement)	Original architraves on original door openings considerable, all others little.	External door: if details of the original door architraves can be obtained, replaced with original door details and paint in original colours. Otherwise retain existing in existing colours.
Lighting	Intrusive	Install more sympathetic lights.
Fireplaces	Considerable	Retain existing boarded up as they are. Install a mantelpiece to the ground floor north east room. Repaint all in original colours.
Stair	Considerable	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.
All other internal fittings.	Intrusive	All should be removed.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	No access to basement, ground and first floor.	Make the entry through the north door accessible and provide an accessible path to it. Access to other floors would need a lifting device within one room.
	No accessible toilet	This may not be problem if no toilets are provided within the building. However if the building is made accessible and toilets provided then one will need to be accessible.

Egress	Only one exit to first floor, which uses the open timber stair.	The distance of travel is small and alternative measures (e.g. fire protection) should be considered before an extra stair is contemplated. Restricted use of the first floor may result.
Fire Protection	No fire protection is provided.	Provide essential services in the least intrusive way.

3.04 Sentry Post (Gatehouse)

BUILDING IMAGES:	***SITE PLAN NUMBER:*** Not Provided	***ASSET NUMBER:*** 4

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Guard Posts	• Considerable
PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS:***
• Not defined.	• Not provided in 6.6 page 95

COMMENTS:
No details on page 121.

EXISTING POLICIES:
None stated on page 121.

CONSERVATION STRATEGY:

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

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floor	Considerable, except vinyl which is of little significance	Return floor to original floor under the vinyl.
Walls	Considerable.	Repainting possible in original colours.
Ceiling	Little	Retain existing FC ceiling, however, investigate the original ceiling and if details exist about it reinstate original details.
Windows	Some significance to the small windows and little significance to the larger window.	Retain existing unless the original details of the windows can be found, when reconstruction to the original details is preferred.
Door	Considerable.	Retain and repaint in existing or original colours.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	A step exists at entry and is therefore not accessible.	As room can be appreciated from the doorway, no ramp is required.
	Door is too narrow for access requirements.	As room can be appreciated from the doorway, no change is required.

3.05 Internal Administration

BUILDING IMAGES:				***SITE PLAN NUMBER:***	***ASSET NUMBER:***
Exterior			**Interiors:** Dispensary (*Top Left*) Administration Area (*Top Right*) Hospital (*Bottom Left*) Chapel (*Bottom Right*)	F	5

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Chapel, Offices, Hospital	• Considerable

PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS: (from 6.6 page 95)***	
• Interpretation	• Stair up to former chapel	B
• Retail	• Modern ceiling lining panels over timber boards	I
• Art Gallery	• Original timber ceiling boards	B
	• Concrete floor	D
	• Signage related to hospital / dispensary	C
	• Modern Steel stair and security cage	I
	• Modern steps and ramps	I
	• Exposed roof structure on upper level	B
	• Coloured glass window	C
	• Office and kitchen fitout in building generally	D/I
	• Partition walls in hospital area.	I

COMMENTS (from page 123):

Significantly altered on ground floor.

EXISTING POLICIES (from pages 123 – 124):

7.6.12 Remove all intrusive walls and finishes and make good remaining original finishes.

7.6.13 Retain and conserve all existing original features including joinery and fireplaces, and consider restoring all original features, such as missing glazing bars.

7.6.14 Reinstate demolished stair as a means to gaining acceptable access and egress to the upper level of the building in preference to retaining the intrusive external steel stair at the rear of the former Chapel.

7.6.15 Retain front elevation central coloured window. (Further investigation required).

CONSERVATION STRATEGY:

Reinforce the significance by returning the building to the original layout with finishes and details to match original.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Timber considerable. Infill floor to south west room first floor – little. Concrete little. Finishes little.	Retain existing but preferably reinstate original timber floors. Finishes can be altered or retained as required.
Skirtings	Little	Retain if internal partitioning to be retained. Appears there may have been no skirtings originally, therefore none to be installed unless details reveal otherwise.

Walls	Original walls considerable. (These are the main walls shown in Figure 5.22) Other walls little.	Maintain rendered original walls in original colours. Preferably remove non-original walls. If internal walls remain, retain existing colour scheme. Investigate chapel walls to see if originally painted or not. If they were unpainted, paint in stone colour. Infill fire escape door if fire escape is removed. Remove tiles on the wall of the Chapel. Preserve the original painting on the east wall of chapel (seek specialist conservation advice).
Cornices	Little except for the south west and south east rooms on the first floor which are considerable.	Retain existing if internal walls remain. Otherwise reinstate original cornice to original colours. Retain original cornices in original colours. Remove others.
Ceilings	Timber board ceilings considerable. Other ceilings little.	Retain board ceilings and paint in original colours. If internal walls are retained, retain existing ceilings in existing colours. If internal walls removed, reinstate original timber ceilings in original colours. Remove the ceiling in the altar to reveal the original ceilings above.
Windows	Considerable, except for toilet window, which is of little significance.	Retain original windows reconstructing deteriorated or altered sections, including installing hardware to match original. If internal partitioning and toilet is removed, infill toilet window. Install 2 vertical glazing bars to south west window and original hardware to all windows. (*Note: most of the glass in the south windows appear original*). Reconstruct window on north side if fire escape is removed. Conserve painted windows and if paint begins to deteriorate seek specialist conservation advice. Infill and west window of Dispensary (south west room of ground floor)
Doors	External door to south side east end, west side south end and doors at top of stairs considerable, others little	Retain north and south external doors, repainting in original colours. If internal partitioning remains, keep other doors as existing. If area is returned to original layout reconstruct external doors on west, east and north to original details.

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

BCA ISSUES

	PROBLEM	RECOMMENDATION
Access	No access is provided to the ground floor.	As public use is proposed ramped access is required to each half of the ground floor. Ramp to comply with codes. Access between north and south sides of the ground floor to include a ramp.
	Doors are currently too narrow and not accessible.	In reconstructing original door design they need to meet access codes or ensure they are always open when the building is open.
	No access to upper floor for wheelchairs.	If public use of the first floor is proposed, a lift will be required. It can be installed in the south west room, or in place of the existing external fire escape stair. If lift is installed in south west corner, install a complying fire escape around lift. If lift is installed in place of the existing fire escape stair, reconstruct original stair in south west corner (refer figure 5.22 of CMP) and seek dispensation for egress.
Egress	Main entry stair does not comply because it has too many risers, handrail too low, and no contrast on nosings.	Retain stair as is and seek dispensation.
Toilets	No toilets provided.	These will be required (including accessible ones) somewhere within the gaol.

3.09 A Wing

BUILDING IMAGES:		***SITE PLAN NUMBER:***	***ASSET NUMBER:***
		H	9

PREVIOUS USES:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Gaol Cells	• Considerable

PROPOSED USES	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 95):***	
• Tours and interpretations	• Central space: bridges, stone galleries, iron rails etc	B
• Small events and functions	• Ceiling and roof structure	B
	• Copper water tanks	C
	• Wire grid over void between galleries	D/I
	• Control room ground floor	B
	• Control room upper floor	D/I
	• Ground floor cage	D
	• Original windows	B
	• Stone stair	B
	• Cell configuration	B

COMMENTS (from page 124):

The only surviving example of the Inspectors Gaols by Mortimer Lewis. There have been some changes to a number of cells and other elements added.

EXISTING POLICIES (from page 124 and 125):

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

7.6.17 Retain at least one pair of single cells on each level intact with existing fittings and furnishings as an example of the divided cell plan (see note below).

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

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

CONSERVATION STRATEGY:

Existing policy 7.6.17 is not supported. The existing cell layout should be retained as is particularly given the proposed uses.
For tours, retention of existing elements is an important part of the interpretation even elements that are relatively recent. For functions the only space suitable is the central area on the ground floor. The conservation strategy is to retain as much as possible as is and only, undertake essential maintenance where required.

ELEMENT	*SIGNIFICANCE*	*RECOMMENDATION*
Floors	Some significance, East store of little significance.	Retain painted concrete. Repainting is possible, but must be in existing colours eg beige to the beige area only. Unpainted section near control post to remain unpainted. Retain existing vinyl in the East storeroom or remove it back to bare concrete. The West storeroom floor to be repainted in green when essential.
Skirtings	Some significance	Retain existing painted skirting. Repainting in existing colours for maintenance purposes is possible.
Walls	Considerable, except:	Retain existing walls as they are. Minimal patch repainting of areas where walls have deteriorated (i.e. where paint has flaked off at ground level) in existing colours can be undertaken.

	• Room at south end first floor in central space, which is of little significance. • Divider in the middle of the ground floor central space which is of little significance.	Retain evidence of signage including Perspex nameplates and other graffiti exactly as they are (no repainting). Ventilators should be retained as is despite the fact some are missing and damaged. Retain as is. Retain as is.
Ceilings	Considerable, except West store which is of little significance.	Retain existing as is. Preference is to reinstate original ripple iron ceiling in West store and paint in original colours.
Windows	Considerable	Retain existing as is. Birdproof openings with bird wire or expanded mesh to match existing to be maintained.
Doors and gates	Considerable, except the door to the South room in the central space on the first floor, which is of little significance.	Retain as they are including paint colours. Repainting is considered unnecessary except the external face of the West door which may be painted in original colours for maintenance purposes. Retain door to south room on first floor as is.
Lighting	Little	Retain existing or replace with similar.
Fittings within Cells	Some	Retain as they currently exist. Temporary removal of loose items for cleaning and maintenance etc. is acceptable provided they are replaced. Temporary removal of fixed elements, if essential, is possible if no damage to any original fabric occurs and replacement using existing original fixings is guaranteed. If the fixings are not original the fixed elements can be removed, if essential provided no change to the fabric occurs. New fixings can be used to refix the fittings.

Fittings in West Store	Little	Preferable to remove including splash backs.
Stairs	Considerable	Retain existing as is.
Fittings: Railings cage and gates to upper levels.	Considerable	Retain existing as is.

BCA ISSUES

	PROBLEM	***RECOMMENDATION***
Access	Ramp is at 1 to 10 and too steep.	Reconstruct at 1 in 14.
	No kerb or hand rails to ramp.	Install hand and kerb rails.
	Doors are heavy.	Leave doors open when building is available for access.
	No access to upper floors for wheelchairs.	No action as the space can be appreciated from ground floor. The cells are the same on upper levels as the ground floor and the walkways on the upper floors are too narrow for access by wheelchairs. There is no major need or requirement to access the upper levels.
	Stairs have no contrasting nosing.	Do nothing for the same reasons as above.
	Handrail to stairs is too high at 1m.	No action. Same reasons as above.
Egress	4 exits exist although the 3 to the West and East sides are 610 mm wide.	Retain all existing exits and seek dispensation for reduced width.

	No emergency lighting or exit lights.	Convert sufficient of the existing lights to emergency lighting and provide exit signs at each exit.
	Only 1 exit from upper level exists.	Restrict use of the upper level to interpretive purposes and guided tours with restricted numbers only.

3.10 A Wing Yards

BUILDING IMAGES:		***SITE PLAN NUMBER:*** G	***ASSET NUMBER:*** 10 (11 Demolished)
PREVIOUS USES • Exercise area	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Considerable		
PROPOSED USES • Trade Shows	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 96):*** • Enclosure (walls, bars, roofing) C • Extended roofing I • Fixed furniture/facility fixtures C		
COMMENTS (from page 125): The yards have been modified from original layout.			
EXISTING POLICIES (from page 126): **7.6.20** Maintain the yards in their current configuration with existing fixtures and grilles etc. The blocked in original opening to the south-western most yard could be reopened. Recent and unsympathetic shelter structures erected in the space between the yards and 'F-wing' should be removed. **7.6.21** Consider marking the original plan of the demolished yards in the paving.			

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

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Some significance	Retain as is.
Walls	Some significance	Retain as is. Original finish appears to be sandstone and the removal of the paint may occur by natural or artificial means. Repainting of the walls should not happen.
Ceilings	Some significance	Retain existing. Repainting in existing colours to preserve the metal.
Gates	Some significance	Retain. Repaint in original colours as required to preserve them.
Fittings	Some significance	Retain existing fittings.
Cover over the yard between G and H	Little	Remove cover unless considered essential for proposed future use.

BCA ISSUES

	PROBLEM	***RECOMMENDATION***
Access	Gates into yards only 550mm wide. Dishdrain along yards.	Leave as is as yards can be appreciated from outside.

3.12 Cell Block B

BUILDING IMAGES:	***SITE PLAN NUMBER:*** C	***ASSET NUMBER:*** 12

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Gaol cells	• Considerable

PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS: (from 6.6 page 96)***	
• Tours and interpretations	• Central spaces: bridges, stone galleries, iron rails etc.	B
• Small events and functions	• Ceiling and roof structure	B
	• Copper water tanks	C
	• Wire grid over void between galleries	D/I
	• Control room ground floor	B
	• Control room upper floor	D/I
	• Stone stair	B
	• Cell configuration	B
	• Cell furniture and fittings (ie power boards)	C
	• Cell WC and basin	C
	• Timber cell doors (and door furniture)	B
	• Steel cell grille doors (and door furniture)	B
	• Associated yard (basewall, fence, lean-to, toilets)	C

COMMENTS (from page 126):

Cells were originally all single but now most are doubles.

It is one of two surviving examples of "inspectors Gaols" but has had a few changes such as offices, mesh, toilet fittings and staff escape route.

POLICIES: (from pages 126 and 127)

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

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

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

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

CONSERVATION STRATEGY:

Existing policy 7.6.23 is not supported. The existing cell layout should be retained, particularly given the proposed use.
For tours, retention of existing elements is an important part of the interpretations even elements that are relatively recent. For functions the only space suitable is the central area on the ground floor. The conservation strategy is to retain as much as possible as is, undertake essential maintenance only.

ELEMENT	*SIGNIFICANCE*	*RECOMMENDATION*
Floors	Some significance	Retain painted concrete. Repainting is possible, but must be the existing green colour. Retain existing vinyl in dentist's room.
Skirtings	Some significance	Retain existing painted skirting. Repainting in existing colour for maintenance purposes is possible. Retain existing skirtings in dentist's room. Repaint in existing colours as required for essential maintenance.

Walls	Considerable except office walls which are same. Minimal patch.	Retain existing walls as they are. Repainting of areas where walls have deteriorated (ie where paint has flaked off at ground level) in existing colours can be undertaken. Retain evidence of signage and other graffiti exactly as they are (no repainting). Repainting of walls in dentist's room in existing colours is possible.
Ceilings	Considerable, except the two south rooms which are of little significance.	Retain existing as is. Repainting of dentist's ceiling in existing colours is possible.
Windows	Considerable	Retain existing as is. Birdproofing openings with bird wire or expanded mesh to match existing to be maintained.
Doors and gates	Considerable, except door to dentist's room which is of little significance.	Retain as they are including paint colours. Repainting is considered unnecessary. Repainting the dentist's door for maintenance purposes is possible.
Lighting	Little	Retain existing or replace with similar.
Fittings Within Cells	Some	Retain as they currently exist. Temporary removal of loose items for cleaning and maintenance etc. is acceptable provided they are replaced. Temporary removal of fixed elements, if essential, is possible if no damage to any original fabric occurs and replacement using existing original fixings is guaranteed. If the fixings are not original the fixed elements can be removed, if essential, provided no change to the fabric occurs. New fixings can be used to refix the fittings.
Fittings in Dentist's room	Some	Retain as is.
Stairs	Considerable	Retain as is.

Fittings: railings, cage and gates to upper levels	Considerable	Retain as is.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	Ramp is at 1 to 12 and too steep.	Reconstruct at 1 in 14.
	No kerb at side of ramp.	Add a kerb rail between balusters.
	Handrail is too high.	Install handrail at correct height.
	Doors are heavy.	Leave doors open when building is available for access.
	No access to upper floors for wheelchairs.	No action as the space can be appreciated from ground floor. The cells are the same on upper levels as the ground floors and the walkways are too narrow. There is no major need or requirement to access the upper levels.
	Stairs have no contrasting nosing.	Do nothing for the same reasons as above.
	Handrail to stairs is too high at 1100 mm.	No action. Same reasons as above.
	No handrail to dentist.	Install handrail.

Egress	Only 1 exit exists.	Provide an exit through one of the western cells towards the west, which will include a new doorway in the original wall. Door construction to match that of the existing external door. Dispensation will be required for reduced width of cell door. If the building is to be used for guided tours only then a risk management approach could support the retention of only the existing exit.
	No emergency lighting or exit lights.	Convert sufficient of the existing lights to emergency lighting and provide exit signs at each exit.
	Only one exist from upper level.	Restrict use of the upper level to interpretation purposes and guided tours with restricted numbers only.

3.13 Kitchen

BUILDING IMAGES:		SITE PLAN NUMBER:	ASSET NUMBER:
		I	13

PREVIOUS USE:	SIGNIFICANCE RATING (from figure 6.1, page 92):
• Preparation of Meals with Gaol cells and recreation above.	• Some

PROPOSED USES:	SIGNIFICANCE OF ELEMENTS (from 6.6 page 96):	
• Interpretation	• Additions and alteration to form one building from two	D
• Food Packaging and processing	• Kitchen finishes and fitout	D
• Small group training and overnight accommodation.	• Cell configuration	D
	• Cell furniture and fittings (i.e. shelves and powerboard)	D
	• Cell WC and basin	D

COMMENTS (from page 127):

Initially two buildings which were linked at ground and first floors.

EXISTING POLICIES (from page 127):

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

CONSERVATION STRATEGY:

No external change but interior can be substantially altered as desired on the ground floor but minimal change to upper levels.
Original artwork on walls to be conserved. This will restrict the use of some rooms for interpretation only.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Some to upper floors, little to ground floor.	Retain or change ground floor. Retain existing upper floor including paint colour Repaint in existing colour as required.
Skirtings	Some to upper floors, little to ground floor.	Retain or change ground floor. Retain painted skirtings. Repainting as required for maintenance purposes in existing colours.
Walls	External Walls to original buildings and cell walls of some significance, others little.	Retain external walls and original walls to east building. Other walls can be altered as desired. Retain existing paint and graffiti in all cells. Central space of first floor can be repainted in existing colours.
Cornices	Little	Retain or change.
Ceilings	Some to upper floors, little to ground floor.	Retain or change ground floor. Retain painted concrete. Repainting in existing colours for maintenance purposes as required.
Windows	Little	Retain existing or reconstruct original windows in west and east sides to original details.

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

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	No access to upper levels for people with disabilities.	If the building is to be provided for accommodation and is the only accommodation on site, then access to the first floor is required, with one unit and ensuite facilities to be made accessible. Lift to be installed in central space between the two original buildings. If accommodation is provided elsewhere on site and an accessible unit provided at ground floor, no lift is required in this building. If the first floor is to be used for interpretative purposes as part of the tour program and not for accommodation a lift should be provided as recommended above.
Egress	The width to the north west stair is to narrow.	Retain existing details and seek dispensation for the width of the doorway.

3.14 Building A Store

BUILDING IMAGES:		***SITE PLAN NUMBER:*** A	***ASSET NUMBER:*** 14
PREVIOUS USE: • Storage • Laundry • Shower facility • Leather shop • Theatrette	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Little		
PROPOSED USES: • Small events, drama and functions • Music events (e.g. Jazz, Country) • Mobile retail (i.e. markets) • Retail incorporating interpretation and storage	***SIGNIFICANCE OF ELEMENTS: (from 6.6 page 96)*** • Machinery and other loose equipment items C • Fitout for offices, storage etc. D/I		
COMMENTS (from page 136): Constructed c1970 at a time of expansion of the gaol.			
EXISTING POLICIES: (from page 136) **7.8.1** Find a use for the Store within its current envelope. This use could be associated with the future use of the Gaol, or be quite distinct.			

CONSERVATION STRATEGY

The building should not be extended. No alteration to the east side (the original gaol wall) but some alterations (if essential) can occur to the west side. Internal alterations can occur as desired.

ELEMENT	*SIGNIFICANCE*	*RECOMMENDATION*
Whole Building	Little	No changes to the east wall particularly the original gaol wall. Minor changes acceptable to west wall if essential for new uses. Internal change including demolition, alteration etc can occur as desired.
Boiler House	Little significance for the brick section and less significance for the corrugated metal extension.	Any alteration can occur to the building including the removal of fittings, equipment. The RHS framed weld mesh gates can be altered if desired. Located within the building are two original panels and 1 original door from the gaol. These need to be retained until their exact location is resolved and a decision made about their reinstatement or conservation.
Lower Level Store	Little	Any change can occur inside the building including removal of walls, partitions, services. The only items that need to be resolved in respect to the conservation of the prison is the future of several Aboriginal art works. If the art works are to leave the prison then they should be catalogued and recorded so that the information is available for the future interpretation of the gaol.

Saddlery, Biobox, Laundry, Showerroom, Theatre	Little	As for whole building.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	All ramped access to east side are too steep and have no kerb.	Rebuild ramps, kerbs and handrails to comply where public access is required.
	Doors are too narrow, too heavy, locks too high.	Where public access is required clear 800mm width access to be provided by leaving doors open when building is used, widening doors such as unequal doors where double doors currently exist.
Egress	Exit egress and emergency lighting not provided.	Depending on use these will be required.

3.16 C Wing

BUILDING IMAGES:		***SITE PLAN NUMBER:*** J	***ASSET NUMBER:*** 16
PREVIOUS USE: • Gaol cells	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Considerable		
PROPOSED USES: • Small seminars and overnight camping.	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 96 – 97):*** • Central space: bridges, walkways, rails etc B • Ceiling and roof structure B • Wire grid over void between galleries C • Control room ground floor B • Control room upper floor D/I • Original windows B • Cell configuration B • Cell furniture and fittings (i.e. power boards) B • Cell WC and basin B • Metal cell doors B • Steel cell grille doors B		
COMMENTS (from page 128): Originally planned for ground floor cells and first floor workroom / hospital in 1891, it underwent reconstruction in 1899 to include cells on both floors.			

EXISTING POLICIES: (from page 129)

7.6.27 A compatible use for '4-wing' as a multi-roomed building should be found if the building is not to be used as cell accommodation.

7.6.28 Retain the building in its current form, including exterior, cells, galleries, and common spaces. Retain evidence in the fabric of the building of its history and development.

7.6.29 Retain one cell and its fitout including the servicing panels and furniture and fixtures.

CONSERVATION STRATEGY:

Retain the building as is as far as is possible and ensure no reuse requires changes.

Only the central space would be suitable for small seminars.

ELEMENT	*SIGNIFICANCE*	*RECOMMENDATION*
Floors	Some significance	Retain painted concrete. Repainting is possible, using existing colours.
Walls	Considerable	Retain existing walls as they are. Repainting of areas where walls have deteriorated in existing colour can be undertaken but work to be restricted to patch painting. Retain evidence of signage and other graffiti exactly as they are.
Ceilings	Considerable, except ceiling over central space which is of some significance.	Retain existing as is.
Windows	Considerable	Retain existing as is. Birdproofing openings with bird wire or expanded mesh to match existing to be maintained.

Doors and gates	Considerable	Retain as they are including paint colours. Repainting is considered unnecessary.
Lighting	Little	Retain existing or replace with similar.
Fittings Within Cells	Some	Retain as they currently exist. Temporary removal of loose items for cleaning and maintenance etc. is acceptable provided they are replaced. Temporary removal of fixed elements, if essential, is possible if no damage to any original fabric occurs and replacement using existing original fixings is guaranteed. If the fixings are not original the fixed elements can be removed, if essential provided no change to the fabric occurs. New fixings can be used to refix the fittings.
Stairs	Considerable	Retain as is.
Fittings: railings, mesh ceiling	Considerable for railings. Some for mesh ceiling.	Retain as is.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	West entry ramp is at 1 to 8 and too steep.	Use the ramp access between Asset 16 and Asset 17.
	Doors are heavy.	Leave doors open when building is available for interpretation. A reasonable view into the cells is available from the doorway.
	No access to upper floor for wheelchairs.	No action as the space can be appreciated from ground floor. The cells are the same on upper level as the ground floors and the walkways are too narrow.
	Stairs have no contrasting nosing.	Do nothing for the same reasons as above.

	Treads are open	No action. Same reasons as above.
	No unit can be made accessible if the building is to be used for accommodation.	Make an accessible unit in Asset 18.
Egress	No emergency lighting or exit lights.	Convert sufficient of the existing lights to emergency lighting and provide exit signs at each exit.
	No alternate egress from first floor.	A second stair may not be required given the low risk with non combustible finishes that exist. If a second stair is mandatory then public accommodation should be restricted to the ground floor only as the provisions of a second stair is not acceptable.

3.17 Exercise Cells

BUILDING IMAGES:		***SITE PLAN NUMBER:*** O	***ASSET NUMBER:*** 17
PREVIOUS USE: • Exercise area	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Little		
PROPOSED USES: • Small seminars and overnight camping.	***SIGNIFICANCE OF ELEMENTS: (from 6.6 page 97)*** • Not stated as it is a recent addition in context of gaol evolution		
COMMENTS (from page 129): Constructed during 1991 upgrade.			
EXISTING POLICIES: None defined in page 129 – 130.			

CONSERVATION STRATEGY

Retain or alter as desired.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	Little	Retain or alter as required. They are not really suitable for accommodation without alteration.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	Step at access gate.	If cells are to be accessible through an interpretive program or other uses then a ramped access will be required and the gates opened up for use.

3.18 Maximum Security

BUILDING IMAGES:		***SITE PLAN NUMBER:*** K	***ASSET NUMBER:*** 18
PREVIOUS USE: • Control room • Gaol cells.	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Little		
PROPOSED USES: • Small Seminars • Overnight Camping	***SIGNIFICANCE OF ELEMENTS:*** • No statement in 6.6 as it is a recent addition in the context of Gaol evolution.		
COMMENTS (from pages 129 – 130): Constructed as part of the 1991 upgrade.			
EXISTING POLICIES (from page 130): **7.6.30** Retain the overall footprint of the cell block and its relationship to '4-wing'. Substantial alteration to the internal layout would be acceptable if an example of typical cells is retained unaltered, for example, if cells 1 and 2 (and yards) are retained unaltered.			

CONSERVATION STRATEGY:

Retain or alter internally or externally as desired. No work to have any adverse impact of Asset 16.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	Little	Retain or alter as required. No alteration that adversely affects Asset 16 to be permitted.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	Access is available to the building through the path and ramp between Asset 16 and 17, except a threshold of 20mm exists. If the wing is to be converted to accommodation one accessible unit and accessible facilities should be provided in one of the cells of Asset 18 or one of the rooms adjacent to the control room.	Install a threshold ramp.
	South steps have no contrasting nosings on treads.	Install contrasting nosing.

3.19 Building N Maintenance Block

BUILDING IMAGES:		***SITE PLAN NUMBER:***	***ASSET NUMBER:***
		N	19

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Gym • Computer room • General purpose building	• Considerable
PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 97):***
• Interpretation • Mobile retail	• Grills to arches on ground floor — C • Solid infill walls to arches — I • Air-conditioning condenser unit on balcony — I • Air-conditioning duct — D/I • Modern mechanical lift / hoist — D/I • Original balcony structure (incl. Decorative iron posts) — B • Modern Stair to upper level — D • Murals in upper level room — C • Remains of forge — B

COMMENTS (from page 130):

Balcony has been shortened and stair relocated.

Modern services installed in many areas.

EXISTING POLICIES (from page 131):

7.6.31 Seek a compatible use for the former workshops which retains the significant configuration of rooms and original fabric providing evidence of early use of the building (i.e. forge). The modern interior walls and infill walls to the arched colonnade (ground level) may be removed.

7.6.32 Consider reconstructing the missing length of the balcony and access stair to the upper level in original form and location. Original roofing and cast iron columns (and flooring pending further investigation) should be retained. Replace missing column brackets, and timber flooring to the balcony.

7.6.33 Remove air-conditioning ducts from upper level and condenser unit on balcony.

7.6.34 Replace modern ceilings on both levels with metal profile similar to original.

7.6.35 Preserve the wall murals on the upper level.

CONSERVATION STRATEGY:

Retain the building with original walls but consider opening up the whole of the first floor. Improve presentation of grilles and consider reconstructing original ceiling.

ELEMENT	*SIGNIFICANCE*	*RECOMMENDATION*
Floors	Structure considerable, except for northern room upper level. Finishes little	Retain existing structure. Vinyl and carpet floor finishes can be replaced if necessary. Removing finishes and exposing original timber floors is preferred. If interpretation is proposed for the upstairs room then removal of the higher floor at the northern end should occur. Retention and exposure of concrete floors at ground level is preferred.

Skirtings	Some significance	Retain existing skirtings. Repainting is possible in existing colours.
Walls	Considerable, except for the internal partitions at the northern end of the upper floor.	Retain existing. Repainting to be only undertaken for essential touch up (such as around doorway on upper level northern end) and essential maintenance. Internal walls at northern end can be removed if the upper level is to be open for interpretation. The artwork upstairs to be conserved in situ including conservation work required to all paintings to ensure their ongoing preservation. (Conservation advice should be obtained). The graffiti downstairs to be retained as is. If it is considered offensive then an interpretative panel for the room to be placed in front of it.
Cornices	Little, except for the cornice to the two central rooms downstairs which are of some significance.	Replace cornice with original details. Retain existing cornice in the two central rooms downstairs.
Ceilings	Little, except for the two central rooms on the lower level which are considerable.	Replace ceilings with original details, except for the existing ceilings in the two central rooms downstairs, which should be retained.
Windows	Considerable	Retain. Repainting in existing or original colours for essential maintenance purposes only.
Reveals	Considerable	Retain. Repainting in existing or original colours for essential maintenance purposes only.
Doors	External doors considerable, except the two infill panels behind the grille doors on the ground floor northern end.	External doors to be retained. Repaint as required in existing or original colours for essential maintenance. Grilled doors on the ground floor: if a door is required clear glaze the back of the grilles, and if a door is not required clear glaze the whole opening in frameless glass.

	Internal doors little	Internal doors can be removed if the upper area is to be opened up for interpretation.
Lighting	Little	Replace the lighting with original details or unobtrusive lighting.
Mechanical duct work	Intrusive	Remove the ductwork.
Kitchen & toilet fittings on upper level	Little	Remove if the upper level is to be opened up for interpretation.
Plumbing on ground floor	Little	Retain if required for new uses otherwise remove.
Hoist	Little	Remove and reinstate the floor (refer also BCA issues: access below).
External Stair	Little	Retain or reconstruct original details.
Balcony	Some	Retain or reconstruct original length and details.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	Ramps to ground floor rooms are too steep.	Install complying ramps to the two end rooms on the ground floor. Manage the use so that the central room does not require access, otherwise install a ramp to the central room.
	No access to upstairs for wheelchairs.	Install a recessed hydraulic platform lift at the northern end of the walkway and recess into pavement of ground floor. Alternatively if the northern ground floor room is made available for

		general access the hoist can be replaced with a platform lift for wheelchairs.
	The threshold ramps on the upper floor doors do not comply.	Install complying threshold ramps.
	Door hardware is too high.	Manage use so that doors are opened when the building is available for use.
	No contrasting strips on the nosings of the stairs.	Install contrast bands across the nosings.
Egress	Only one exist from upper floor	Install a second stair to match existing if essential.
Fire Protection	No fire protection is provided.	Provide essential services in the least intrusive way.

3.20 Visitors' Centre

BUILDING IMAGES:		***SITE PLAN NUMBER:***	***ASSET NUMBER:***
		L	20

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Offices, Visitor Meeting Areas	• Considerable for the original stone cutter's shelter shed and little for the new building.

PROPOSED USES:	***SIGNIFICANCE of ELEMENTS (from 6.6, page 97):***	
• Interpretation	• Post structure	B
• Merchandising (retail / artisans display)	• Roof Structure	B
• Functions or Small Group Seminars	• Demountable sheds within the structure (reversible)	D/I
	• Ramps etc. associated with shed.	D/I

COMMENTS (from page 132):

A demountable shed constructed under the original stone cutter's shelter shed which dates from the 1860's – 1890's.

EXISTING POLICIES (from page 132):

7.6.36 Ensure the survival and integrity of the original stonecutter's shelter shed. The enclosed structure erected within the shed has been introduced in a reversible manner. Ideally, this internal structure will be removed, however, its retention is acceptable in the near future. The protruding part of the infill building should be demolished.

CONSERVATION STRATEGY:

Retain the building if required but demolish the building and return to the original shelter is preferred.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	Considerable for the Stone Cutter's Shelter Shed. Little for the rest.	Retain the original structure, repainting in existing or original colours. Retain or alter as desired, including removal, but not in any way that affects the original stone cutter's shelter shed. No extensions to be permitted.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	The access ramp does not comply.	Alter ramp so that it does comply.
	The steps have no contrasting nosings.	Install contrasting nosings.
	Doors into the building are less than 800mm.	Install wider doors with lever handles or keep doors open when building is available for use.

3.21 Gaol Walls and Guard Posts

BUILDING IMAGES:		***SITE PLAN NUMBER:*** Not Provided	***ASSET NUMBER:*** 21
PREVIOUS USE: • Gaol Walls and Guard Posts	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Walls Considerable • Guard Posts little		
PROPOSED USES: • Gaol Walls • No use for Guard Posts	***SIGNIFICANCE OF ELEMENTS (from 6.6, page 97):*** • Render over stone walls to main part of gaol — D • Razorwire and other modern security elements — D/I • Towers (all modern) — D/I • Tower bases and staircases — B • Modern catwalks on top of walls — D/I • Various non-original openings in walls — C		

COMMENTS (from page 122 – 123):

Walls are part of the original gaol, the Guard Posts were initially open structures and were rebuilt in the 1991 upgrade.

EXISTING POLICIES (from page 123):

7.6.9 Maintain the rendered finish of the walls of the central walled complex and the Ravensfield finish of the eastern extension.

7.6.10 Retain integrity of the perimeter walls of the Central Gaol complex and the Eastern Extension.

7.6.11 Do not compromise the plain austere character of the perimeter walls by placing signs or otherwise obscuring them.

CONSERVATION STRATEGY:

Retain walls and guard posts as is.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Little.	Retain existing.
Walls	Considerable for gaol, little for guard posts	Retain existing. Maintain exterior of guard posts by repainting as necessary.
Ceilings	Little	Retain existing.
Windows	Little	Retain existing, repainting for maintenance purposes.
Doors	Some	Retain existing.
Lighting	Little	Retain existing.
Stair	Some	Retain timber stair including aluminium nosing.
Guard Post Fittings	Little	Retain existing.

BCA ISSUES

	PROBLEM	RECOMMENDATION
Access	No access for wheelchairs	As no public access is generally proposed, no change is necessary. If opened to the public (and the north east corner guard post involves the least steps) it will not be available for some disabled people.
Egress	Steep spiral stairs that do not comply.	As access is restricted no change proposed.

3.22 Officers' Amenities

BUILDING IMAGES:	***SITE PLAN NUMBER:*** B	***ASSET NUMBER:*** 22

PREVIOUS USE: • Café • Squash Centre	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Little
PROPOSED USES: • Café • Video Presentation	***SIGNIFICANCE OF ELEMENTS (from 6.6 page 97):*** • Recent Addition D/I

COMMENTS: (from page 137)

Part of the evolution of the gaol but conceals original gaol wall and has a detrimental affect on Asset 2.

EXISTING POLICIES:

None provided under 7.8 page 137

CONSERVATION STRATEGY:

Retain the building while it can be effectively used otherwise demolition should be considered. Remove link to Asset 2.

No extensions and no change externally that will have an adverse impact on the gaol or setting. Internal changes as desired.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Upper Level	Little	The building can altered internally as desired. Any external change to be minimised and only permitted if it has no greater impact on the setting of the original gaol than existing. The link to Asset 2 to be removed and the original stonewall around light well reinstated. This will require female toilets to be installed within the building.
Lower Level	Little	The squash court can be reused for video presentations or otherwise, however, access will need to be resolved. Internally, there are no areas of significance so changes as deemed necessary can occur.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	No access to upper level for wheelchairs. Refer also 4.2 (23) and (24).	Options are: • Install a ramp between the existing entry at the street level to the external deck and plant a hedge along the street to screen it; or • Provide an access to the lower level and an internal lift between the two levels; or • Provide a platform lift in lieu of the ramp.

	No accessible toilets provided to the café.	Install accessible toilet wherever possible.
Balustrades	Balustrade around outside deck does not comply.	Install a complying balustrade which has minimum impact on the Asset 2.
Stairs	Stairs to lower level – contrasting nosings and vinyl finish has deteriorated.	Make good.
	Front entrance steps – contrasting bands to nosings do not comply.	Install contrasting nosings that do comply.

3.26 Barracks

BUILDING IMAGES:		***SITE PLAN NUMBER:*** P	***ASSET NUMBER:*** 26

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• No usage in recent time	• Considerable
PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS:***
• Art and Craft displays and retail • Interpretation • Training rooms	• Not defined in 6.6, page 97

COMMENTS (from page 135):

Largely unmodified except timber shingles and some ceilings replaced.

EXISTING POLICIES (from page 133 and 134):

7.7.3 A compatible new use for the former Mounted Police Barracks should be sought and it should be conserved as a significant element of the Barracks group.

7.7.4 The Barracks building should be restored, and introduction of modern elements restricted.

CONSERVATION STRATEGY:

The building should not be altered. There is a good opportunity to enhance the significance by reconstructing original ceilings and painting in the original colour scheme. Modern elements should not be permitted to be permanently installed.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Considerable, except the coverings are of little significance.	Retain the original flooring system. Carpet can be replaced. Exposure of timber floorboards preferred.
Skirtings	Considerable.	Retain. Repaint or in original or existing colours.
Walls	Considerable, except picture rail is of some significance.	Maintain the render. Repaint in original or existing colours. Investigate the authenticity of the picture rail, because it is not original, and if no picture rail existed originally, remove it. Otherwise retain existing picture rail.
Cornices	West and south east rooms considerable, the other rooms little.	Retain original cornices. Repaint in original or existing colours. Other existing cornices can be retained but is preferable to reinstate original cornices with original colours.
Ceilings	West and south east rooms considerable, the other rooms little.	Retain original ceilings. Repaint in original or existing colours. Other existing ceilings can be retained but is preferable to reinstate original ceilings with original colours.

Windows	Considerable	Retain existing. Preferably repaint in original colours otherwise retain existing colours.
Doors	Considerable	Retain existing. Preferably repaint in original colours otherwise retain existing colours.
Lighting	Intrusive	Remove all existing lighting. Install less obtrusive lighting.
Fireplaces	Considerable.	Retain all.
Curtains	Intrusive	Remove and replace with window coverings, which are more appropriate.
Cupboard	Some	Retain and paint in original colours.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	Steps to verandah and into building	Provide access as in Section 4.2 (15)
	Door widths (not measured)	If they do not comply manage access so that doors remains open when building is open.

3.27 Barracks Kitchen Block

BUILDING IMAGES:	***SITE PLAN NUMBER:*** Q	***ASSET NUMBER:*** 27

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• No usage in recent time	• Considerable
PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS:***
• Undefined	• Not defined in 6.6, page 97

COMMENTS (from page 134):

Once located in a walled enclosure with the toilets.

EXISTING POLICIES (from page 134):

7.7.5 The Former Barracks Kitchen should be retained and conserved as a significant element of the Barracks group.

CONSERVATION STRATEGY:

As future use in undefined the building should be preserved as is although if funds exist restoration (removal of toilet) could be considered.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Considerable, except for toilet which is of little significance Floor coverings are of little significance.	Retain original timber floors, although restumping of the western half is required. Removal of floor finishes back to original timber floor finishes preferred. New floor finishes can be applied if desired.
Skirtings	Considerable, except for the toilet.	Retain original and if toilet is removed, reinstate original skirting. Repaint in original colours preferred, although existing is acceptable.
Walls	Considerable, except for the wall to the toilet which is of little significance.	Preferable to remove the toilet wall, but this can remain if toilet remains. Retain other walls. Repaint in original or existing colours.
Cornices	West end room some significance. East end room of considerable significance.	Retain original cornice, repaint in original colours preferred or existing colours acceptable. The cornice in the west room to be replaced with original cornice on the perimeter walls and painted original colours.
Ceilings	Considerable.	Retain. Repaint in original or existing colours.
Windows	Considerable.	Retain existing. Repaint in original or existing colours.

Doors	Considerable, except door to toilet which is of little significance.	Retain existing. Repaint in original or existing colours. The toilet doors can be repainted any colour.
Lighting	Intrusive.	Replace with something more appropriate.
Fireplaces	Considerable.	Fireplace to the east end to be retained.
Mantelpiece to west room	Considerable.	Retain. Repaint in original or existing colours.
Bathroom fittings	Little	Removal preferred. Can be retained if toilet required.
Kitchen Bench incl. splashback.	Intrusive.	Remove.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	Threshold Step	No actions if uses do not require access. Spaces can remain as is for interpretation as they can be adequately appreciated from the doorway.

3.28 Police Toilets

BUILDING IMAGES:	***SITE PLAN NUMBER:*** -	***ASSET NUMBER:*** 28

PREVIOUS USE: • Toilet	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Some
PROPOSED USES: • No proposed use	***SIGNIFICANCE OF ELEMENTS(from figure 6.6 page 98):*** • No details provided

COMMENTS (from page 134):
Original wall removed but toilets are intact

EXISTING POLICIES (from page 134):
7.7.6 Conserve as part of the barracks group

CONSERVATION STRATEGY:

Conserve the building as is.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	some	Conserve the building exactly as it currently exists

3.29 Compressor Building

BUILDING IMAGES:	***SITE PLAN NUMBER:*** R	***ASSET NUMBER:*** 29
PREVIOUS USE: • No usage in recent times.	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Intrusive	
PROPOSED USES: • No proposed use.	***SIGNIFICANCE OF ELEMENTS: (from 6.6 page 98)*** • Not original, intrusive in this context	
COMMENTS: (from page 134) Constructed c1977		
EXISTING POLICIES: (from page 134) **7.7.7** The building may be demolished in the context of improving the setting of the former Police Barracks complex.		

CONSERVATION STRATEGY:

Remove the building.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	Intrusive	Demolish.

3.30 Stables

BUILDING IMAGES:	***SITE PLAN NUMBER:*** S	***ASSET NUMBER:*** 30

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• No usage in recent times.	• Considerable
PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS:***
• Interpretation	• No comment made in 6.6, page 98

COMMENTS (from page 134):

Most original arches bricked up.

EXISTING POLICIES (from page 135):

7.7.8 Retain and conserve the former stables building.

CONSERVATION STRATEGY:

Retain the building as is with changes permitted to restore and reconstruct building.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Floors	Some, except for the toilet which is of little significance.	Retain existing concrete, although some investigation as to the existence of cobblestones below the concrete would be desirable. If cobblestones are found then the situation should be reassessed and if feasible the cobblestones exposed. Remove toilet floor.
Walls	Considerable, except for centre divide and toilet walls which are intrusive.	Retain existing perimeter walls and wall between annex and stables. Repainting possible in any colour. Centre and toilet walls can be removed if desired.
Ceilings	Considerable.	Retain original shingle battens.
Windows	Considerable.	Retain existing louvres and openings in party wall. Repaint in original colours where necessary.
Doors	Some	Retain existing doors (the north west door is older than the other two, but does not appear original) Repaint in original or existing colours.
Lighting	Intrusive.	Replace with something more sympathetic.
Chain wire enclosure	Little	Remove or retain.

BCA ISSUES

	PROBLEM	RECOMMENDATION
Access	Ramps at entry too steep	Refer 4.2 (11)
	Doors not accessible	When building is open doors to remain open.
	Step exists between the two sections.	No change as external access between sections is provided and each section is visible from each other.

3.36 Visitors Administration Centre

BUILDING IMAGES:		***SITE PLAN NUMBER:*** M	***ASSET NUMBER:*** 36
PREVIOUS USE: • Administration; Visitor Access	***SIGNIFICANCE RATING (from figure 6.1, page 92):*** • Little		
PROPOSED USES: • Ticketing and Administration • Commercial •	***SIGNIFICANCE OF ELEMENTS:*** • Not defined in 6.6, page 98		
COMMENTS (from page 137): Part of the major upgrade in 1991			
EXISTING POLICIES (from page 137): 7.8.2 The Visitors Centre if retained should be used (possibly as a secondary point of access to the site) in association with the new use and interpretation of the Gaol.			

CONSERVATION STRATEGY:

The building can remain while viable uses are found for it. It can equally be demolished or internally altered as desired. No extensions that impact on the significance of the Gaol to be permitted.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	Little	Building can remain as is or be removed, but should not be extended. Can be altered internally as desired.

BCA ISSUES

	PROBLEM	**RECOMMENDATION**
Access	The access ramp to entry does not comply. (No landing at main door, no kerb).	Keep door open when building is open. Alter ramp (kerb) so that it does comply.
	The steps have no contrasting nosings or handrails.	Install contrasting nosings and handrails.
	Entry door is too narrow.	Widen door.
	Staff door beyond foyer is too narrow.	Widen door should staff require it.

3.37 Old Police Building

BUILDING IMAGES:	***SITE PLAN NUMBER:***	***ASSET NUMBER:***
	Not Provided	Not Provided (37 Added)

PREVIOUS USE:	***SIGNIFICANCE RATING (from figure 6.1, page 92):***
• Police Lock up	• Intrusive
PROPOSED USES:	***SIGNIFICANCE OF ELEMENTS:***
• Not defined.	• Not provided in 6.6.

COMMENTS:
No details provided.

EXISTING POLICIES:
Not provided.

CONSERVATION STRATEGY:

N/A

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole Building	Intrusive	Can be reused for any purpose including any internal change as desired. No external extensions permitted. External change is permitted provided it does not impact further on the significance of the site. The preferred solution is to demolish it.

Note: Building not inspected internally

4.0 EXTERNAL SPACES

4.1 External Spaces within the Gaol

The following report discusses the accessibility of external spaces and some conservation issues related to the external spaces (refer Figure 3 for location). It also makes recommendations to conserve the elements or overcome any problems.

KEY TO BUILDINGS

Diagram and building numbers are those used in the DOCS Section 170 Heritage Register. Those building numbers missing from the sequence are assumed to be demolished buildings, where known the building is identified below.

Central Gaol

001 Gatehouse – Central Entry
002 Gatehouse – Superintendents Office (former house of Lieutenant Governor)
003 Gatehouse – Deputy Roster Clerk Office (former house of Governor)
004 Gatehouse (Sentry Post)
005 Internal Administration (former Chapel Offices and Hospital)
006/007 Demolished: Female's Wing / Cookhouse
008 Sentry Boxes
009 1-Wing cell range (two storey former 'A' wing)
010/*011* Yards (011 shown dotted has been demolished)
012 2-Wing cell range (three storey former 'B' wing)
013 Kitchen Block (cells above)
014 Store

Eastern Extension

015 Presumed demolished (possibly the former Industries Building
016 4-Wing cell range (two storey former 'C' wing)
017 Yards
018 Modern Cell Block
019 Gymnasium &Education (Maintenance)
020 Contact and non-contact visits (originally open shelter shed)
021 Walls and Towers
022 Amenities extension

Police Barracks

026 Training (former Mounded Police Barracks)
027 Training (former Barracks Kitchen)
028 Toilet blocks (x2)
029 Small modern brick building
030 Former Stable
031-035 Presumed demolished
036 Modern 'Visits' building

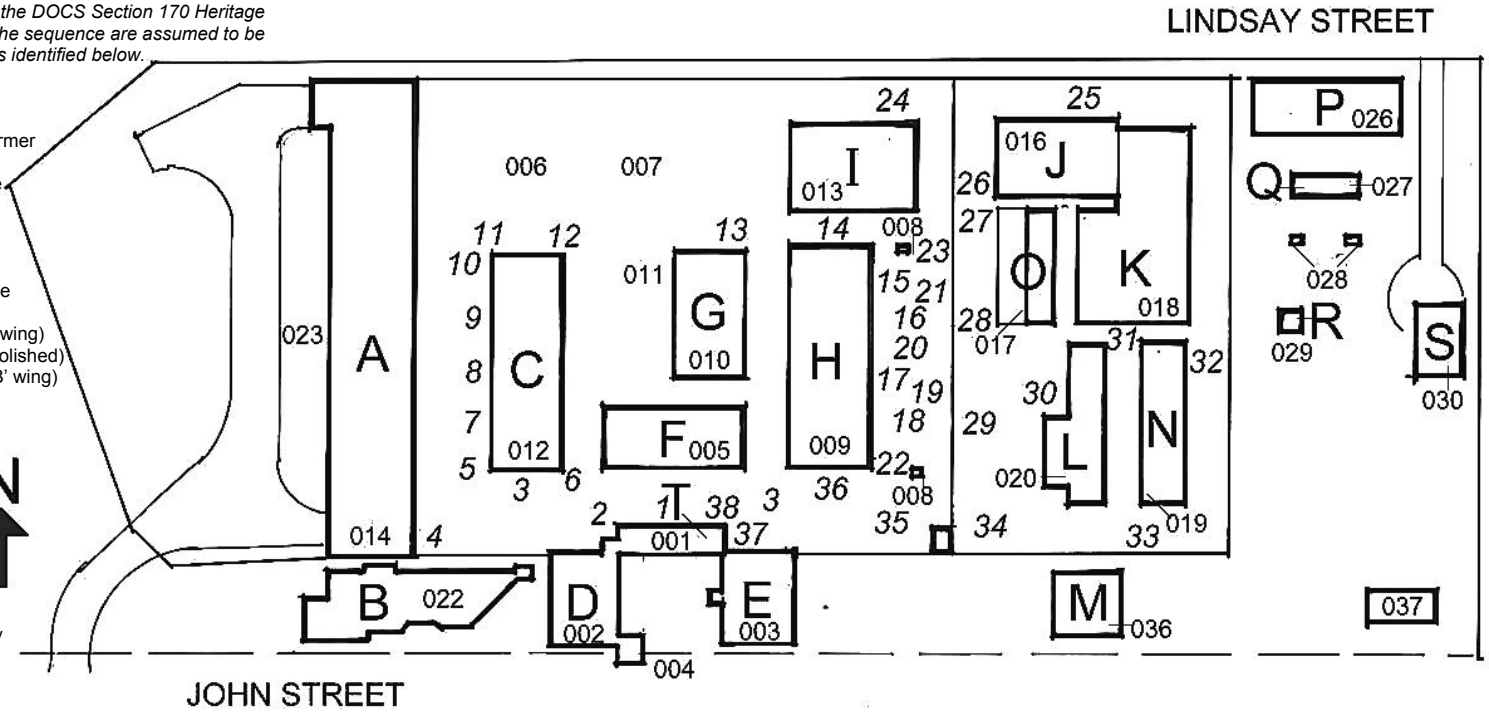

Figure 3: Location of Items in Clause 4.1

Issue	Recommendations
1. Inside the main gate there is a gate stop in the centre, which protrudes above the surface about 50mm with masking tape highlighted around it.	Paint gate stop in contrasting colour (yellow).
2. A heavy steel grate inside the main gate has 25mm gaps and 200mm long.	Add solid (checker plate) cover over main access route at least 2m wide.
3. Pavement beyond the entry consists of bitumen, exposed aggregate with brick bands or brickwork with gattic covers over service trenches and pits set flush with the surface. Gradings are generally fairly flat except where otherwise noted. Access to the buildings is usually through steps and ramps, which are commented on with the particular buildings.	No action
4. There are some step-ups in areas where former sentry boxes were located and these are not highlighted as potential hazards.	Paint Perimeter edge (50mm) in contrasting colour (yellow).
5. The south access into the exercise yard of Asset 12 has a 50mm step down into the brick pavement, a worn threshold and an access gate 610mm wide and another step down internally of 20 mm. The gate is normally open.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
6. Chainwire fences with razor wire installed in the 1990's are of little significance but do explain aspects of recent gaol security (refer 7.3.16 page 116). The fences around the original exercise yards are of considerable significance.	The modern fences should remain unless essential for access and then hinged panels should be installed. The earlier fences around the exercise yards should remain, repainting in existing colours for maintenance purposes only.
7. Markings in exercise yard are exposed to weathering.	All markings on concrete paving in the exercise yard should be recorded and retained as is without touch up or treatment. Once they may have weathered away over the years repainting may be considered.
8. Existing benches in exercise yard are exposed to weathering.	Existing benches should remain as is. Repainting (for maintenance purposes) in existing colours is possible. The timbers to be left as they are and not replaced.
9. The shelter on asset 12 is rated as being of 'C' significance (page 96). It has steel posts and roof battens are in poor condition in areas and roof sheeting is lifting.	The shelter on asset 12 should have the timber posts reconstructed to original details. Roof sheeting can be replaced with corrugated metal and battens replaced as necessary retaining all sound existing material and only replacing deteriorated material.

10. The toilets in the yard of asset 12 are exposed to the elements.	Toilets in courtyards to be retained as is with only originally painted surfaces repainted for essential maintenance. Paint in existing colours.
11. The step up at the north entrance to the asset 12 exercise yard is 200 mm, the gate which normally remains open is 650 mm wide.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
12. Concrete paving north of asset 12 is reasonably even as is the exercise yard where the former cells (asset 11) were.	No action required.
13. Some grates near the kitchen block have 25mm gaps, 350 mm long with additional gaps at the end.	All grates in main circulation areas to be rotated or replaced with complying grate (max 130x13 in direction of travel).
14. Access to the kitchen block is on the grade.	No action
15. Northern access to Asset 9 exercise yard is through a gate 780 mm wide and 170mm step down which is slightly uneven.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
16. The exercise yard is slightly uneven but generally okay.	No action
17. The step up to the verandah varies from 0 on the north end to 70mm on the south end.	Leading edge to be identified by a 50mm wide contrasting band (yellow).
18. Original elements of yard are rated ‘c’ significance (page 96).	Original posts to be retained or repainted for essential maintenance in existing colours. The existing verandah post to the north east corner to be re-positioned and stabilised.
19. The toilets remain in the exercise yard of asset 9 and exposed to the elements.	The toilet area to be retained as is and only painted for essential maintenance in existing colours.
20. The existing timber benches in the exercise yard are exposed to weathering.	Timber benches around the yards to be retained as are and only painted for essential maintenance in existing colours.
21. Markings in exercise yard are exposed to weathering.	All line markings to remain as is and left to weather naturally, but be fully recorded at this stage so that the information is always available and once totally worn away the issue of repainting can be readdressed.

22. The gate at the south end at asset 9, Exercise Yard is 450 mm wide with a step up of 150 mm. The gate is very heavy and when opened intrudes into the circulation space.	Widening the gate is not supported particularly as the area can be appreciated from outside it. The step needs identification at edge (50mm) in contrasting colour (yellow).
23. The sentry boxes (asset No 8) are rated of little significance (figure 6.1) but not commented on page 95.	Sentry posts to remain as is, repainting externally for essential maintenance only in existing colours.
24. Ramp into the eastern part of the gaol section from near the asset 13 is 4.6m long with a rise of 460mm (1 in 10), handrail is 890mm high with a top and mid rail, 60mm diameter, no kerb rail, handrail does not extend to base of ramp and ramp is 1 m wide at its narrowest point. The doorway entering into the area near asset 16 is 760 mm wide.	Rebuild ramp and handrail to comply with codes and standards.
25. The area around asset 16 has some bollards, which provide some hazard to the visually impaired.	These are not in the normal interpretation route so no action is proposed.
26. The paving west of asset 16 is patchy but reasonable. One panel of concrete that appears to be an access hatch is cracked. The ramp back to asset 17 is 2.65m long and 340mm high against the old external wall but has only a 200mm fall, across 2.9m against asset 16 which complies so no change should be required. This provides access into asset 16 and 18.	Replace cracked panel of concrete. No work to ramped paving.
27. Access to front of the asset 17 is partly through an area of synthetic turf over concrete and partly via concrete. A gate at the south end, normally left open, is 900 mm wide with a cross fall of 50 mm.	No work required.
28. Access from gate near asset 17 back to the other levels west of asset 20 is via a very steep ramp, which rises 400mm over 2 m.	An accessible ramp should be provided in this area.
29. The area west of asset 20 is a mixture of concrete panels with some synthetic grass. The access back towards the south end is by a large open gate.	No action as it provides a useful surface and is of some interpretative benefit. Once worn and potentially dangerous remove it and retain existing concrete substrate.
30. The access to asset 20 from the west is through a heavy gate 900mm wide, which is normally left open. A steep ramp then provides access back into asset 18. The rise here is about 800 mm over 5.8 m. There is access back into the asset 20, but as this is not the primary means of access. Access into the north end of asset 20 is through a door 750 mm wide on grade, which has a door knob handle at 1.7 m high.	No change as access is available to asset 18 from the north end. No change as access to asset 20 is from the south. Widen northern door to asset 20.

31. Access towards the asset 19 includes a grate with 20mm gaps, 180 mm long, a mixture of old and newer concrete which is reasonably level, a gate (1300mm wide) exists towards the east side which is normally open, which then provides an access along the east side of the building. There is a small ramp between the east side of the asset 18 and asset 19 which rises about 140mm over 2.4m and the rest of the area is fairly level although there are a couple of bollards in the middle of the concrete.	Orient grate across direction of travel. No change is considered necessary. These are not in a normal circulation area so no action is proposed.
32. Access along west side of asset 19 is quite reasonable with a gentle fall towards the south. The posts supporting the stair and the lower part of the stair is open. The stair to asset 19 upper level has open treads, no contrasting nosings.	Provide a barrier to prevent hitting underside of stair. Add contrast strip to nosing.
33. The access towards the south is 830 mm wide, a heavy gate which is normally kept open. Access along the south side of the asset 20 is reasonably even with a mixture of new and old concrete.	No action
34. Access west towards the front entrance is through a large opening and old gates, which are also kept open. The toilet underneath the central south guard box is available for male and female but is not accessible with a 760mm wide door and 140mm step. Plus a 190mm step back to the main paving level.	No action. An accessible toilet is required somewhere on site and be signposted.
35. The sentry box (asset 8) is left open without a door. The door opening is 735mm wide with a 110mm step.	No access is required as you can see into it from outside.
36. South of asset 9 is a large gate and a smaller gate, paving on grade.	No action
37. Access into asset 3 from the yard varies from 0 mm to 90 mm with a yellow band indicating a step and a step up into asset 3 is 190 mm and opening width of 820 mm and a recessed door.	Maintain yellow band. Refer report on asset 3.
38. There is a small dish drain against asset 1 but it is not in the main access route.	No action required.

4.2 External Spaces Outside the Gaol

For location, refer Figure 4.

KEY TO BUILDINGS

Diagram and building numbers are those used in the DOCS Section 170 Heritage Register. Those building numbers missing from the sequence are assumed to be demolished buildings, where known the building is identified below.

Central Gaol

001 Gatehouse – Central Entry
002 Gatehouse – Superintendents Office (former house of Lieutenant Governor)
003 Gatehouse – Deputy Roster Clerk Office (former house of Governor)
004 Gatehouse (Sentry Post)
005 Internal Administration (former Chapel Offices and Hospital)
006/007 Demolished: Female's Wing / Cookhouse
008 Sentry Boxes
009 1-Wing cell range (two storey former 'A' wing)
010/*011* Yards (011 shown dotted has been demolished)
012 2-Wing cell range (three storey former 'B' wing)
013 Kitchen Block (cells above)
014 Store

Eastern Extension

015 Presumed demolished (possibly the former Industries Building
016 4-Wing cell range (two storey former 'C' wing)
017 Yards
018 Modern Cell Block
019 Gymnasium &Education (Maintenance)
020 Contact and non-contact visits (originally open shelter shed)
021 Walls and Towers
022 Amenities extension

Police Barracks

026 Training (former Mounded Police Barracks)
027 Training (former Barracks Kitchen)
028 Toilet blocks (x2)
029 Small modern brick building
030 Former Stable
031-035 Presumed demolished
036 Modern 'Visits' building

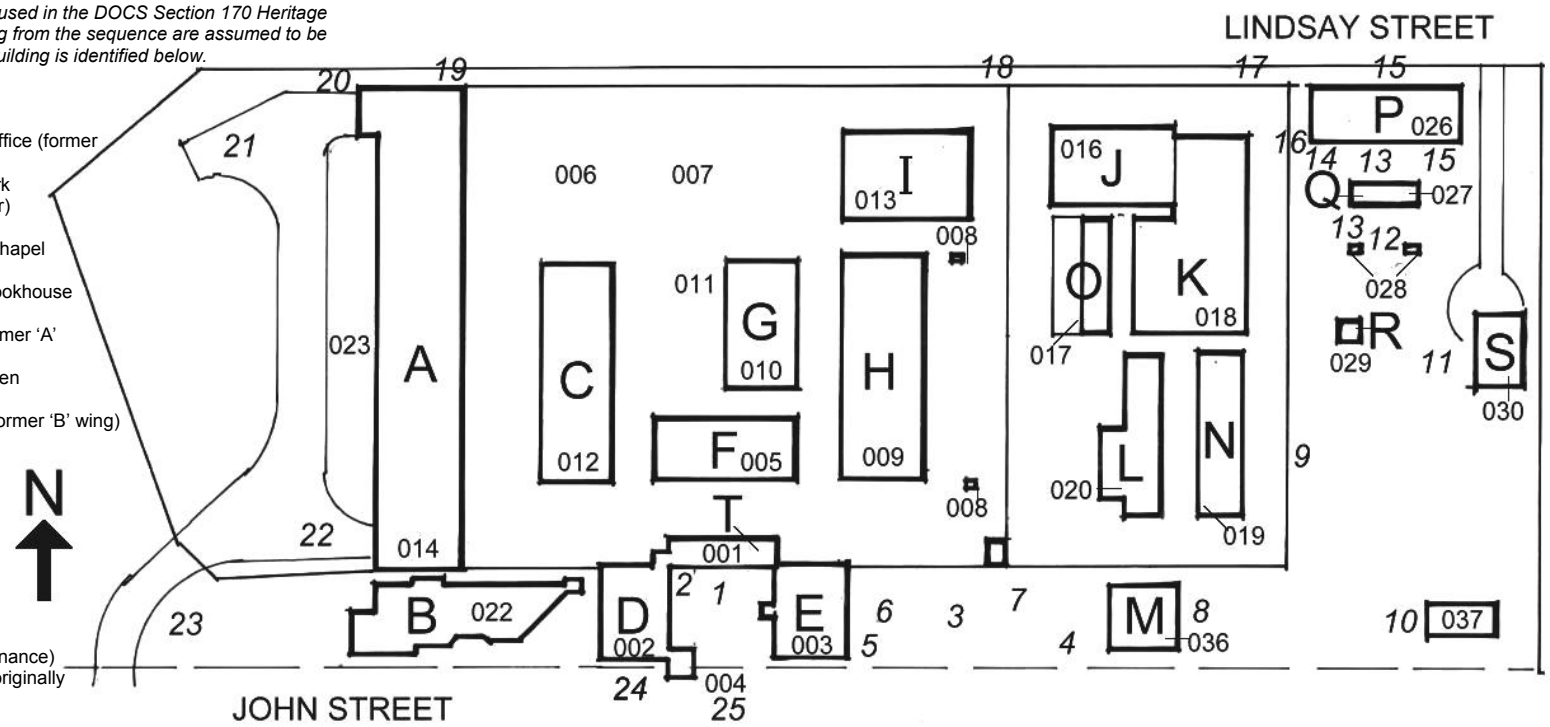

Figure 4: Location of Items in Clause 4.2

Issue	Recommendations
1. Main gates to the gaol are kept open but the gradient from the footpath up to the main entrance appears steep and long.	Check gradient and provide an accessible path to codes.
2. Entrance doorway is 780mm wide 60mm threshold step. Door lock is at 1.5m and a heavy door.	Entry will need to be managed and doors opened by staff for everyone.
3. No designated car parking space.	Provide a designated car park in one of the car parks and sign post.
4. The grate beside the ramp to asset 36 is 35 mm wide 90mm long with a hole about 100mm diameter at the end.	Replace with complying gate and fill in hole.
5. Ramp from carpark to the street is steep. Over a length of 3.65m the rise is 500 mm (ie 1 in 7.3).	Build ramp to comply with codes.
6. The grate at the west end of the carpark has gaps of 23mm wide and 250 mm long in direction of travel.	No action as it is not part of an accessible route.
7. Car park is quite uneven closer to asset 36.	Repair paving.
8. Concrete footpath in front of asset 36 provides access to the eastern carpark but no kerb ramps are provided.	Install kerb ramps into the car park and out of the car park to the concrete footpath along the eastern end of the site
9. The concrete footpath rises about 4.6m over the length of the eastern boundary of the gaol.	Check compliance and install path to codes if required.
10. There is no access to the building on the south east corner of the site and unless it is included in the interpretative program nothing is required.	No action
11. Access to asset 30 is by a bitumen roadway from the east side of the site.	If it is to be included in the interpretative program then a footpath back to the concrete footpath will be required and access into the building to overcome the threshold step on the south doors and the steep ramp on the north doors will be required.

12. Access to asset 28 is by a brick path from asset 27. The brick path near the western toilet block (asset 28) has been ripped up. There are three 110mm steps up to asset 27 at the west end. The east toilet (asset 28) has a step of 110 mm up to the brick paving on the east end of asset 27.	Reinstate brick paving. The access route to be back to the concrete footpath and then along the concrete footpath and then back into asset 27. Regrade path to overcome step at south end of asset 27.
13. The threshold step to asset 27 is 120 mm. Access from the west to the east end of asset 27 is by the brick paved area between asset 26 and 27 which includes a 110 mm step down to the area which in part crosses over an expanded metal cover to grates.	If to be used for some accessible or interpretative purposes then the threshold ramp will be required. But if it is to be just left open for interpretation the spaces can be fully appreciated from the doorway. Provide brick paved or checker plates ramps to the paved area north of asset 27.
14. There are 3 steps of 200mm risers up to the brick paved area along the south side of asset 26. There are also steps down to the brick footpath along the west end of asset 26. The brick path along asset 26 building stops about 5m beyond the building and does not connect back into the concrete footpath. There is a 110mm step from the concrete footpath up to the brickwork on the south side of asset 26.	Extend the brick paving to the concrete footpath to enable access along the west side of the site. Regrade path to remove step.
15. Access to the asset 26 needs to overcome the two steps up to the verandah of 140mm and 150 mm and 150mm threshold step into the building.	It can be provided by a ramp on the south side from the east end up to the verandah level and a ramp to one of the entrances preferably the central entrance of the south verandah space or a similar treatment on the northern side with a central ramp from the gateway direct onto the verandah level with steps down to the existing brick paving on each side. Change paving to extend from the footpath to the west and the east of the new entrance ramp back to the start of the ramp so that an accessible path is provided around the building.
16. The brick paving around asset 26 is 930mm wide and is slightly dished towards the centre in places. It is not connected to the bitumen driveway on the east side. The bitumen driveway is rather uneven and rough. There is no footpath across the grass verge area to the north.	No action
17. The footpath along the north side of the gaol has a ramp over the east section, which rises about 1.8m over the length of it. The concrete paving in this area is rather rough and uneven	If it is to be part of an accessible route will need to be replaced with a concrete path to code requirements.

with weeds growing through it.	
18. The concrete footpath along the north of the gaol is reasonable although partly overgrown with grass and one piece in the centre section has an intrusion of water metre. The footpath generally is 1150mm wide but reduces to 650mm wide where the metre is.	The water meter needs to be identified by suitable tactile indicators or guard rails. Widen footpath at water meter to maintain accessibility.
19. The ramp at the western end beside the Boiler House (part of asset 14) is overgrown by weeds and rises 1m in 9m.	If it is going to be of an accessible route will need to be reconstructed to code requirements.
20. The gate at the west end beside the Boiler House(part of asset 14) is 950 mm wide.	No action
21. Concrete paving to the service yard along the west end of the site is fairly level and provides access into asset 14 to both the Boiler House and the Storeroom. However the paving is quite steep for the section back to the street.	If access around to the site is to be provided some means to overcome the steep gradient back to the street will be necessary or an accessible path constructed through the landscaped areas. This is likely to be quite long as it will have to accommodate a rise of something in the order of about 4m.
22. The Storeroom (part of asset 14) has a roller shutter door with a person access through it with a threshold step.	An accessible entry will be required if this area is to be made available for public access.
23. There is no footpath from the vehicle access to the western compound back to the entrance of asset 22.	If one was to be provided it would need to be along the verge area with the removal of certain shrubs that screen asset 22. Access back into asset 22 lower level (the squash court) could be provided from the road. The verge area includes a kerb and then about 600mm rise to the lower floor level. The verge area is about 3m wide and the squash court is set back a further 4m.
24. The footpath down towards asset 22 entrance is reasonably steep (over a length of 17 m there is a rise of about 1100 mm).	The footpath needs to be adjusted so that the gradient is at an accessible gradient and it ends up level with the base of the steps into asset 22.
25. The path towards asset 22 was covered with rubbish bins at the time of inspection.	This is to be managed to maintain access.

4.3 Prison Farm

BUILDING IMAGES:		***SITE PLAN NUMBER:***	***ASSET NUMBER:***
PREVIOUS USE: • Prison Farm	***SIGNIFICANCE RATING (from figure 6.5, page 93):*** • Some significance		
PROPOSED USES: • Grazing / Fallow land	***SIGNIFICANCE of ELEMENTS (from figure 6.6):*** • **Not defined**		
COMMENTS (from Section 7): Not provided.			
EXISTING POLICIES (from Section 7): Not provided			

CONSERVATION STRATEGY:

Retain the cultural landscape by ongoing maintenance or grazing without the intervention of buildings or tracks.

Retain the existing sandstone but make it available for conservation work on the gaol. It should not be sold for other conservation work.

ELEMENT	***SIGNIFICANCE***	***RECOMMENDATION***
Whole setting	Some significance due to its association with the gaol.	Maintain the area by mowing or use the area for grazing. Prevent any development of area such as roads and buildings. Retain the existing sandstone for ongoing conservation work on the gaol only (not for other projects). The sandstone outside the fence should be relocated inside the fenced area so that greater security is provided to it. Any essential services (and some already exist) required to traverse the area can proceed under controlled excavation. Although no research has been undertaken about its history or significance, the building appears to relate to the former railway line and not the prison farm. The building is in fair condition with the toilet pulled over, structure coming apart on the south west corner, timber fascia rotten and the building overgrown. With minimum work the shed could be put into effective use as a store and then it could be used to assist interpretation to its own history or the prison farm even if only to store old and appropriate farm equipment. We recommend the building be retained. An interpretation sign be erected beside the road explaining what the site was and its relationship to the gaol (refer 5.12 of CMP) for some information. Archaeological investigation and assessment is needed to clear the former well and the several areas of debris and long grass so they can be identified, understood and then appropriate action taken. This should be undertaken as soon as possible.

5.0 BASIC CONSERVATION TECHNIQUES

5.1 Recording

The existing site plan and building plans are not accurate. It is desirable that an accurate plan of each building and the site be prepared at an early stage.

Before any work occur then a colour photographic record of the area should be undertaken. If there is a physical change of the area proposed there should be measured drawings of the area prepared prior to the change. All records to be provided to Maitland City Council for archiving. The record to be made available for future work, research or reference related to Maitland Gaol.

The existing markings, particularly as the ground, that are likely to gradually wear away should be fully recorded as soon as possible before further evidence is lost.

5.2 Repainting

External painted surfaces which have always been painted should be maintained in good condition by regular painting. Colours to be the original or existing colours.

Surfaces that were unpainted originally should be left to weather naturally and ultimately return to these earlier unpainted conditions.

Internal repainting generally to be minimised. Only essential maintenance is considered desirable for areas that need an improved public presentation associated with a change of use. The extent of work is to be patch painting only (not whole areas). Spaces for interpretation should be left as is and remain unpainted.

Graffiti to be retained as is and left to age. Where wall areas are touched up around signage and graffiti then the graffiti and signage area is to remain unpainted. The graffiti is of interest but none is considered of outstanding value to warrant professional conservation advice (artwork is discussed below).

Artwork requires professional art conservation advice to preserve them in the best condition possible given their location and environment. Advice should be immediately sought and conservation work implemented. This particularly applies to the artwork in Asset 5 (Chapel) including stained glass, Asset 13 (Kitchen), Asset 19 (Maintenance).

The existing artwork needs to be protected. A clear non-reflective acrylic sheet in front of artwork likely to be touched is desirable. This should stand slightly proud of the artwork. Restrict access into cells with artwork except under supervision of guides is desirable. A barrier could be by means of a rope across the doorway.

Parts of the paintings that are crumbling away need the application of clear non-reflective acrylic sheet against the artwork to reduce loss of fabric while professional conservation advice is sought.

If the graffiti and artwork is being vandalised then action may be necessary to protect it by means such as restricting access or applying a clear acrylic sheet over the paintings or clear anti-graffiti paint over the graffiti.

Note: Repainting is used to include clear finish if it exists or is original.

5.3 Maintenance

An annual inspection is essential and ongoing maintenance will be required to keep buildings weatherproof and all elements appropriately maintained.

Roof, gutters, downpipes to be kept in good condition. New work should match existing or original finishes and details where known.

The maintenance schedule (Appendix 2) should be implemented within the policies and details outlined in this report.

5.4 Landscape

The conservation plan defines a number of policies covering the landscape. These are: 7.2.3, 7.2.4, 7.2.6, 7.5.1, 7.5.2 and 7.5.3.

These appear to adequately define the landscape control on the site, which is one of generally keeping the interior of the gaol grassed and free of any other shrubs and to retain the external plantings as they currently exist. Grass areas need to be regularly mown and maintained.

5.5 Archaeological Control

The likelihood of archaeological fabric within the gaol is limited to known earlier buildings (*refer Figure 5*) and possible sub surface deposits of services (more likely to be along the south side of assets 12, 5 and 9).

The buildings which have been removed but still may have footings include, Asset 6 (Female Wing), Asset 7 (Cookhouse), Asset 11 (Yards) and Asset 28 (Police Toilets). (*Refer Figure 5*)

There is oral history to indicate a possible tunnel to the Court House across John Street from Asset 1.

There are no other known earlier structures on the site that have been demolished.

The extent to which services are likely to be found underground is uncertain but the chances that some services have been abandoned and left in situ is great, particularly along the south side of assets 12, 5 & 9.

There is probably greater opportunity to uncover archaeological deposits around the Police Barracks Complex as there was less control on what people had in their possession.

There is a need for control on all excavation within the gaol and around the Police Barracks Complex. In the sensitive areas (refer Figure 5) work should only proceed under direct control of an archaeologist on site. In other areas no excavation within the gaol should proceed without a process that permits work to stop should archaeological material be uncovered so that an archaeologist on call can investigate and assess the material.

Temporary use of the archaeologically sensitive areas is possible provided no potential damage to original fabric occurs. Vehicles can cross the area provided they do no damage to the surface or original fabric. Temporary structures can be erected provided no pegs or anchors are likely to disturb original fabric. If a marquee is likely to be erected on a regular basis then some archaeological excavation may be necessary to ‘clean ‘ some areas for pegs/anchors.

When change is proposed to significant fabric on any building then it should be recorded (refer 5.1) but it would also benefit from some archaeological investigation to record any details which may provide further information about the understanding of the gaol, its construction or materials. Such information should be recorded and archived as per clause 5.1.

An excavation permit will be required for any excavation within the site. It is recommended that a permit be sought for the whole site with a ‘watching brief’ for the sensitive areas and a monitoring process with an archaeologist on call for all other areas.

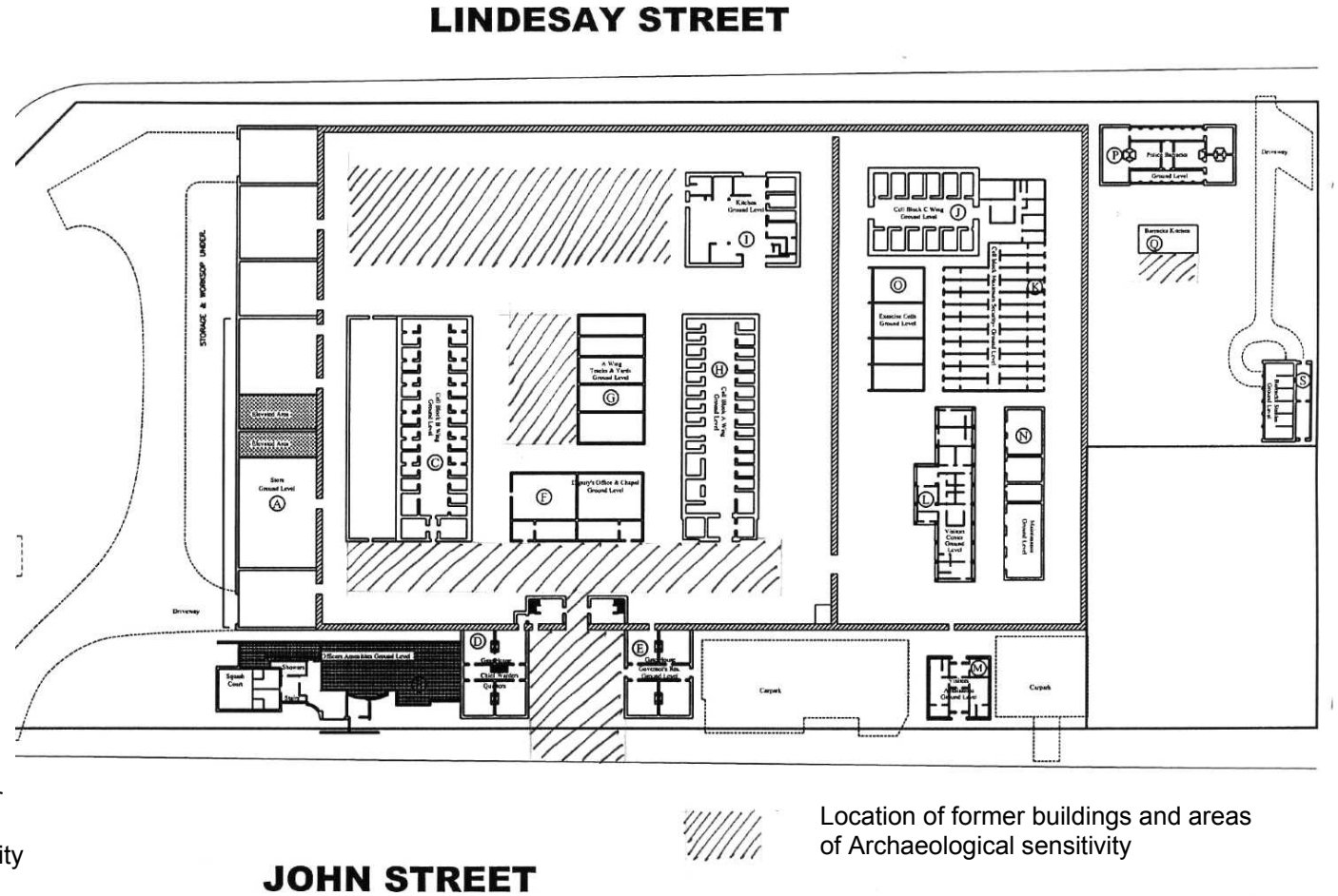

Figure 5: Location Plan of former buildings and areas of Archaeological sensitivity

Location of former buildings and areas of Archaeological sensitivity

5.6 Services

Existing services should be removed that are not original and have been added to the face of the buildings as far as possible. However they can remain if essential for the ongoing operation of the building or gaol.

If new services are required they should be conceal as far as possibly but should not be installed in a way that alters original significance fabric.

Any change to services needs to be carefully considered and monitored. If is essential that design proposals be prepared and considered by Council before implementation to ensure they are consistent with the complete Conservation Plan. No work should proceed prior to Council approval. If is equally important that all site work be carefully monitored so that disturbances of original fabric is minimized and that all tradespeople are fully aware of the significance of the site.

All evidence found as a result of any work on site should be recorded by drawings and photographs and then archived with the Council.

LIGHTING: When more sympathetic lighting is recommended it should be basic, sturdy utilitarian type fittings which are more in keeping with the character of the place. The only area where this will not apply is in the two residences (Asset 2 and 3) where fittings suitable for the house to be installed.

5.7 Signage

Policy 7.2.8 provides a general statement.

Signage should:

- Not be fixed to existing buildings except if to original details.
- Be minimised to identify essential facilities such as exits and toilets only
- Be an international style with graphic symbols as far as possible.

Exit Signs:
While modern exit signs will be intrusive they are the accepted standard known to everyone and essential for life safety. They should be used sparingly but are considered an acceptable intrusion into the spaces.

5.8 Interpretation Methods

The policy is to have maximum benefit, be cost effective, work with the management policy for the gaol, be easy to implement and retain flexibility so that it can benefit from extra details as and when it may become available.

These could consist of:

- Simple hand out material – free
- Detailed information in booklet or similar format which is sold
- One panel externally to provide some general information on the gaol together with access arrangements.

This could be implemented by means of:

- Guided tours where information is passed by word of mouth
- Self guided walks using handout material, audio tapes, large print, different languages and possibly braille. The route for self guided walks can be predetermined and included in hand out material. It will include easy access routes.

It is suggested that explanation signage in front of each building or interpretation boards for each item of interest within buildings can be intrusive.

The exact interpretation method needs development within the masterplan context. However, the objective is not to be intrusive or affect the conservation of the place as outlined in this report. A detailed proposal should be prepared for Maitland City council approval.

5.9 Temporary Exhibitions

Temporary exhibitions can be integrated into any of the buildings. They should involve no fixing to existing fabric but can be tied to or supported off existing fabric or be freestanding. Care should be exercised at all times so that there is no damage to or potential damage to existing significant fabric. This applies to significant buildings/spaces only.

5.10 Implementation

Implementation needs to follow a path of priorities:

a) Urgent maintenance that needs to be immediately programmed
b) Maintenance that needs to be programmed in the next few years
c) Enhancement or desirable conservation work that will increase the significance of the place. It should not be forgotten and should be implemented when the opportunity presents itself.

URGENT MAINTENANCE
This includes the work scheduled in Appendix 2. There also needs to be an annual inspection to ensure any unforeseen and urgent work on the buildings is regularly identified and actioned. The inspection should include such items as:

- Inspect roof, gutters and downpipes to ensure that the building is waterproof and rainwater is effectively discharged away from the building.
- Inspect windows and doors to ensure that they are intact and operate correctly.
- Inspect the whole building to ensure that there is no borer or rodent activity, including implementation of treatments as necessary to reduce the risk of future borer / rodent infestation.
- Inspect the exterior of the building generally to ensure that it maintains its structural soundness.
- Inspect all external painted surfaces to ensure that they remain in sound condition.
- Inspect all services (plumbing, sewer, water supply, gas, electrical) to ensure they are operating correctly and safely.

- Inspect the interior of the building to ensure it maintains its structural soundness. This is particularly important where cracks exist. There is an added benefit from recorded and monitoring movement from one inspection to the next.
- Discussion with users to list any items they have noticed.

In addition to the work in Appendix 2 the conservation of the artwork needs to be considered as urgent and action as soon as possible. Site recording also needs to be done as a priority.

MID TERM MAINTENANCE AND WORK
This generally includes such items as sandstone repair and other items that need to be done but are not immediately causing problems. Generally these items are also included within the maintenance schedule in Appendix 2.

In addition to these there needs to be a program to implement essential BCA and access issues identified within this report. The exact program will depend on proposed use of the individual buildings and the site.

ENHANCEMENT WORK
This includes all the work that would be good to do if the opportunity exists. Many of these items are identified within the report where it states “it would be preferable to…” or “preferably…”.

The most effective means of undertaking this work is when the opportunity exists, such as when major work is proposed for the building or when a new lease / use / tenancy of the building is being negotiated. However if such an opportunity is unlikely then it is desirable to consider the work and program it for implementation by specially funding, grants, from profits or any other means possible.

5.11 Further Work

There are areas where further research and work are required:

(a) Archaeological investigation of the Prison Farm (refer 4.3).

(b) Confirmation of location of key services such as the well (most assumed to be in the area south of assets 12, 5 & 9; refer 5.5).

(c) Confirmation of the existence (or otherwise) of the tunnel (refer 5.5).

(d) The panels in the Boiler House (refer 3.14) need to have their origin determined and then restoration considered.

(e) The aboriginal artwork in the Store (refer 3.14) needs to have its future conservation resolved.

APPENDIX 1: BRIEF

APPENDIX 2: MAINTENANCE SCHEDULE

A maintenance schedule was prepared titled "Maitland Gaol Maintenance Strategy 2000 – 2004" dated 26 April 2000. It is understood that this is now intended to have a 10 year implementation program. It is also understood that the roof of A Block (Asset 9) and Bird-proofing A and B Blocks (Assets 9 and 12) are soon to be undertaken as priority items.

The following comments are a review of the strategy as a result of preparing part 2 of the CMP:

- The policy for priorities is supported
- The maintenance approach should be firstly to preserve original fabric and then preserve existing fabric. If replacement is essential it should match original if possible otherwise existing or if neither is feasible be a sympathetic new material. There should be a clear record retained of all work and what actions were taken.
- All work should be implemented as directed in this CMP.
- Internal repainting needs to be reviewed and extent of work reduced.
- Replacing carpets (Asset 5, year 3) needs to be reviewed and extent of work reduced.
- BCA and Access issues should also be considered and integrated into the schedule.
- The works schedule could benefit from a more detailed and rigorous review by Maitland City Council Heritage Officers to precisely clarify the extent of work and how it is proposed to be done. This is not entirely clear in this summary report.
- Conservation of the artwork needs to be undertaken as a priority.
- Better recording of the site needs to be programmed in the next few years.