



Maitland Gaol Correctional Centre

East Maitland, NSW 2323

MASTERPLAN

Prepared by
Tonkin Zulaikha Greer Heritage
For Maitland City Council

July 2020

tonkinzulaikhagreer HERITAGE



Figure 1: Cover Page arial image of Gaol.
Source: Nearmaps 2019.

MAITLAND GAOL CORRECTIONAL CENTRE

Address:

6-18 John Street, East Maitland

Real Property Description:

Maitland Gaol, including the Police Lock Up and Reserve and a section of the Police Barracks comprises the following land parcels:

- Lot 466 DP 1002766, containing the Former Police Lock Up.
- Lot 467 DP 1002766, containing the Former Police Residence.
- Lot 468 DP 1002766, containing the Former Police Residence.
- Lot 469 DP 1002766, containing the Gaol compound and Police Barracks, Kitchen and Former Stables.

A section of land in the south east corner of the site and identified as Lot 470 DP 1002766 and contains the Former Police Station.

Heritage Listings:

- State Heritage Register No. 01296.
- Section 170 Listings 3360057 to 3360072 (16 separate listings, refer Chapter 4).
- Maitland Local Environmental Plan Listing No. I52.
- Located within the East Maitland Heritage Conservation Area, LEP No. C3.

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ISSUE DATE	PURPOSE	ISSUED BY
27 March 2020	DRAFT A - client comments	John Taliva’a
08 July 2020	DRAFT B - Council review for public exhibition	John Taliva’a



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Executive Summary

The Maitland Gaol Masterplan was prepared by Tonkin Zulaikha Greer Architects for Maitland City Council to present a guide for the future development of Maitland Gaol.

The site has a rich history as the oldest substantially intact country gaol in NSW and Australia's oldest structure in continuous use as a gaol. Today, Maitland Gaol is the only surviving example of the group of "Inspectors' Gaols" designed by the Colonial Architect in NSW and built during the 1840s.

Figure 2: Original sandstone perimeter wall.
Source: TZG Architects, 2019.

The Masterplan includes a review of the current services and offerings at Maitland Gaol and a review of its heritage significance and the relevant policies that apply. It also details a number of site-specific opportunities that encompasses its history, vision and activation of the site as a precinct to regenerate community interest and attraction as a tourism icon. The opportunities were identified as the best available for the opportunities they provided to improving the service offering of the Gaol as a tourist destination; adaptively re-using the historic structures and thereby increasing the use of the Gaol compound; and reinforcing the Gaol as an iconic landmark in the City of Maitland and the Hunter region.

These included:

- Improving Site Access and Egress
- Internal spaces with fewer constraints
- Paid Visitor Experiences and Tours
- Non-Paid Visitor Access
- Community and Educational Uses
- Amenities
- Accommodation

A Development Plan for Maitland Gaol was prepared by Capital Insight and included an assest investment strategy that captured the investment required to achieve the objectives set out in the Development Plan. The asset investment strategy was built around four key elements - Develop, Conserve and Interpret, Activate, and Investigate. The strategy outlined various areas within Maitland Gaol that were primary development zones, key conservation zones, potential activation zones and areas for further investigation.

The key outcomes of the Masterplan can be summarised as follows:

- Identifying development opportunities
- Adaptive re-use of existing Gaol buildings
- Retention and conservation of significant heritage buildings
- Mixed use precinct enhancement
- Improved tourist attraction and offerings
- Improved public access and community offerings

Figure 3: Main entrance gateway.
Source: TZG Architects, 2019.





1.0

Introduction

1.1 Introduction and Purpose

1.2 Background

The Masterplan aims to test the feasibility of a number of scenarios that can form urban and site-specific responses that synthesise the history, vision and activation of the site as a precinct to regenerate community interest and attraction to the site.

1.1.1 Masterplan Basis

This Masterplan has been based on the following:

Vision

An iconic tourism destination, driven by its unique heritage, connection to community, and innovative experiences.

Objectives

The Council's Delivery Program 2019/2020 includes the following objectives for the operation and development of Maitland Gaol:

- Develop and commence implementation of a Business and Master Plan for Maitland Gaol.
- Operate Maitland Gaol as a tourism attraction, function and events space.

Planning Controls

- Maitland LEP 2011
- Maitland DCP 2011

Built Form Opportunities

- Various buildings of different scales across the Gaol site.

Heritage Requirements

- Constraints and opportunities based on Heritage Significance.

Through extensive context and site investigations, opportunities and constraints analysis and key stakeholder and project team input, an Option Studies Report was presented and measured against the Masterplan Vision and Objectives.

With these option studies, the Masterplan aims to establish long term feasibility planning in order to increase the viability and sustainability of Maitland Gaol, through security of tenure; greater utilisation and activation of the existing heritage Gaol built environment; an improved educational and tourist attraction and a mix of uses across the different areas of the site.

In November 2018, Maitland Council engaged Tonkin Zulaikha Greer Architects, as part of a team with Capital Insight, to provide a Masterplan that can be used to understand the future uses, constraints and financial opportunities for the Maitland Gaol. The Masterplan accompanies the associated Development Plan prepared by Capital Insight and Plan of Management for Maitland Gaol. Coupled with the Development Plan, the Masterplan aims to holistically guide the future development of the Maitland Gaol site.

Heritage Significance

Maitland Gaol is listed as an item of heritage significance on the NSW State Heritage Register (SHR No. 01296); the City of Maitland Local Environmental Plan 2011 (LEP No. I152); and the NSW Section 170 heritage register as an asset maintained by Corrective Services NSW. Full details of the items listed on the heritage register for Maitland Gaol are included in Chapter 4.

Other Reports and Plans

Other reports considered in the preparation of the Masterplan Report includes, but is not limited to, the following:

- Destination Management Plan, Sydney Surrounds North, 2018-2020.
- Maitland City Council Delivery Program 2018-2021.
- NSW Regional Conference Strategy and Action Plan 2017-2021.
- Maitland Gaol Conservation Management Plan.
- Maitland Economic Impact and Market Research Reports 2016-2018.
- Maitland Gaol Maintenance Strategy 2015.

Further to work previously prepared a series of Workshops were held between the Project Team and Key Stakeholders:

- Options Development/Team Workshop on 27/03/2019.
- Client Workshop 1 on 05/04/2019.
- Presentation to Heritage Office on 28/05/2019.
- Team Workshop 2 on 02/09/2019.

1.3 Masterplan Objectives

The Masterplan Objectives have been developed by Maitland City Council. The Masterplan should:

- Foster community participation and excellence in visitor and heritage activities.
- Protect the site's layered heritage value through conservation and adaptive reuse, with a commitment to design excellence.
- Be financially sustainable model, creating revenue to support the ongoing maintenance and operation of Maitland Gaol.
- Propose an efficiently operated, multi-use precinct with contemporary facilities that enable Maitland Gaol's aspiration to become the leading iconic tourist attraction in the Hunter region.

1.4 Urban Design Principles

In developing the Masterplan a number of key aspirations and principles have been identified for the project to provide a framework from which to develop design solutions and assess opportunities.

Connectivity

- Enhance connectivity with surrounding precincts through making existing entry points clearer and supporting the current offerings by introducing new strategic entry points.
- Enhance amenity of the surrounding sites through new built forms and activation of parts of the site perimeter.
- Improve connectivity within the site for service vehicles and create new connections between buildings for public access.

Built Form

- Respond to the future needs of Maitland Gaol and allow the existing site to operate more efficiently.
- Improve accessibility into the site and throughout the Gaol compound.
- New built forms to respond to existing site typologies.

Open Spaces

- Retain the large open green space within the site and continue to limit this to pedestrian access only.
- Retain the layout of the Gaol compound and the spatial relationships between the historic buildings.
- Identify larger open spaces to cater for commercial or community overlays such as events, markets or tours.

Heritage

- Removal of intrusive buildings and elements including all unsafe and haphazardly placed structures and services added over the years
- Retention of Significant Heritage buildings
- Enhancement of the identity of Maitland Gaol as an iconic heritage and historic building complex.
- Promote the ‘story’ of Maitland Gaol and its place in the City and state of NSW.

Uses

- Introduce mixed uses to enhance the Gaol’s identity as a tourism, education, arts, cultural and community precinct.

Infrastructure

- Provide centralised amenities for key services within the Gaol compound.
- Services access separate from the main public access point.

1.5 Masterplan Principles

In addition to the factors contained in section 1.1, the Masterplan was developed around the following principles.

Development Potential

- The Masterplan needs to identify key strategic locations for new potential development within the constraints of existing heritage buildings on site.
- Intrusive elements are to be removed in accordance with the Maitland Gaol Conservation Management Plan.
- New built form is to respond to future needs of the City of Maitland and the city’s requirement for purpose built facilities.

Identity and Future Expansion

- The Masterplan needs to respond to the Destination Management Plan, Sydney Surrounds North, 2018-2020, Draft Destination Management Plan for Maitland and the Maitland City Council Delivery Program 2018-2021.
- New and existing buildings should allow for future commercial growth of the Gaol as a leading tourist attraction.
- New and existing spaces should be designed to allow for mixed uses serving the needs of both visitors and the community as well as providing commercial opportunities through events and programming.

Improved Access and Maintenance

- Connections to the existing site are limited by the existing perimeter heritage wall. Improve entry points into the Gaol.
- Improved equal access to site without compromising safety.
- Improved site access for services vehicles to make it easier to run large scale functions within the Gaol grounds.

Utilisation

- The Masterplan needs to consider improvements to the site that would aid the daily operations of the Maitland Gaol staff.
- Consideration should be given to existing buildings that are under-utilised and the potential for enhancing their use.

Activities and Offerings

- The Masterplan needs to identify the strategic introduction of commercial activities onto site.
- Clever programming to be determined for flexible spaces that can be used for tourism, educational, public/community and commercial activities.
- Opportunities for adaptive re-use in new and existing buildings should be considered.

Heritage Significance

- The Masterplan needs to consider the limitations and opportunities of the historic significance of the site and its buildings

Figure 4: Tower 3 at north west corner.
Source: T26 Architects, 2019.





2.0

Site Analysis

2.1 Location Plan

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

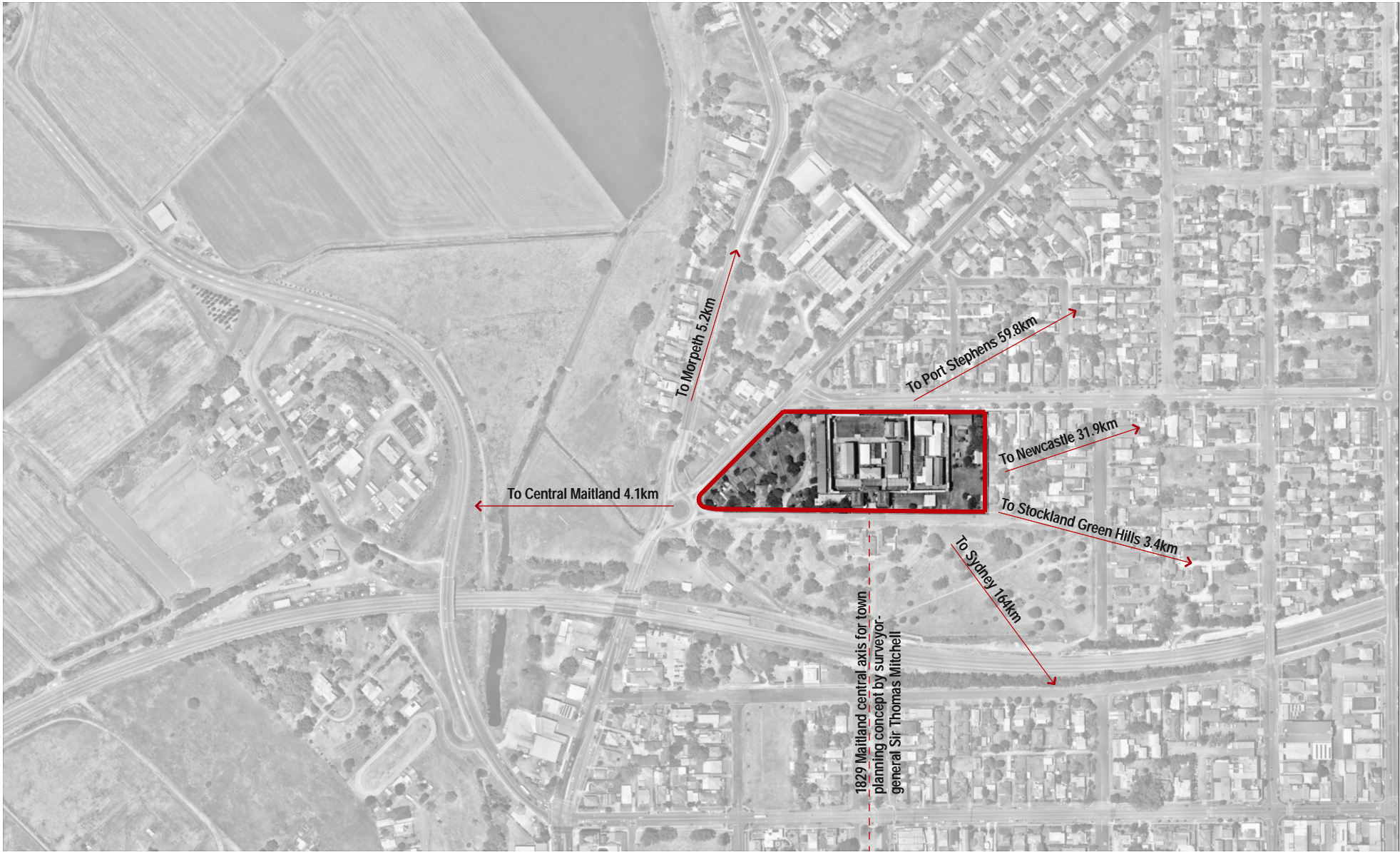


Figure 5: Location Plan.
Source: Nearmaps with TZG overlay, 2019.

2.2 Sun Analysis Diagram

This diagram graphically charts the path of the sun during winter and summer, illustrating the amount of sun exposure across the Maitland Gaol site.

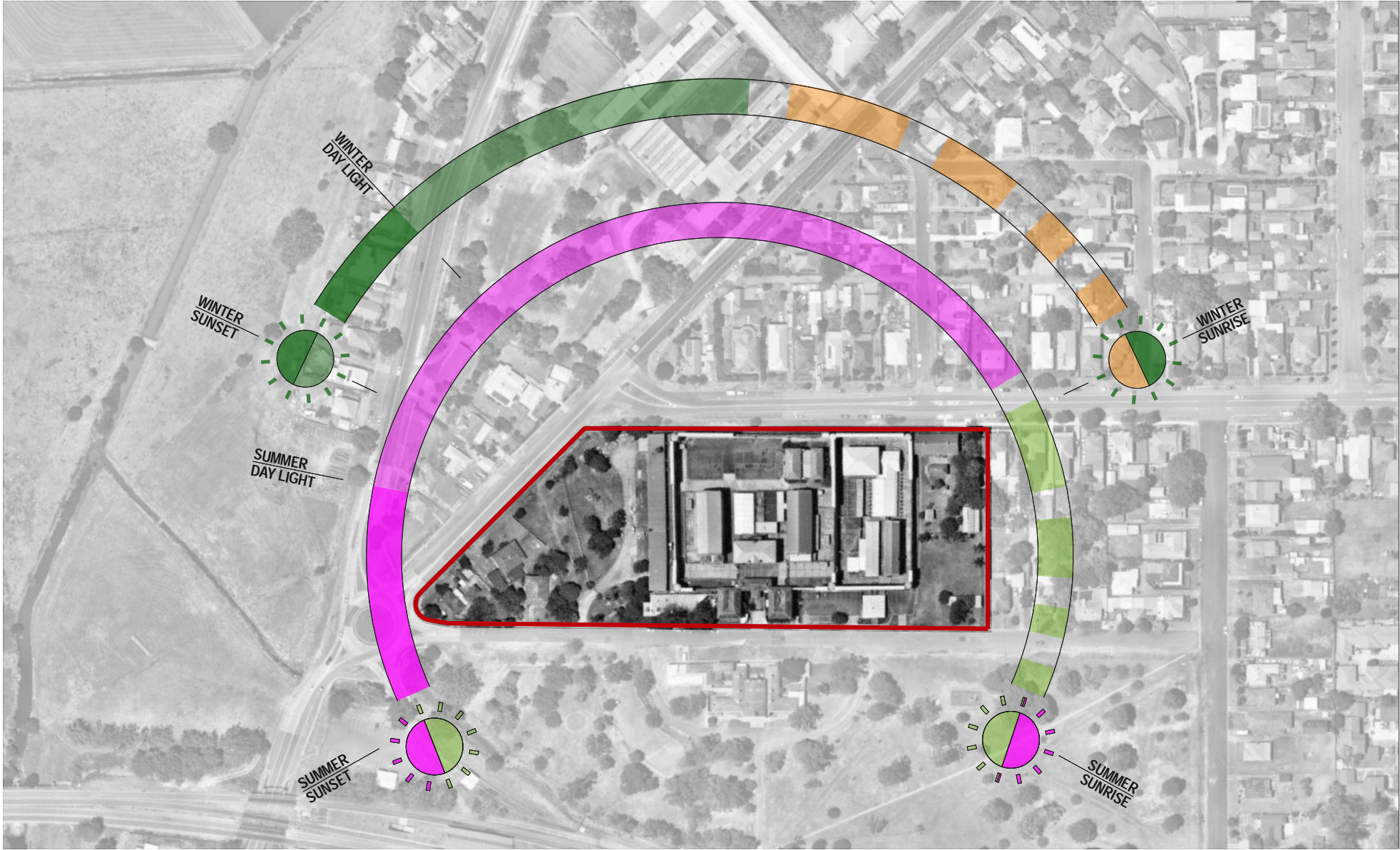


Figure 6: Sun Analysis.
Source: Nearmaps with TZG overlay, 2019.

2.3 Site Plan

Maitland Gaol, including the Police Lock Up and Reserve and a section of the Police Barracks is Crown Land managed by the Maitland City Council. This land comprises the following land parcels:

- Lot 466 DP 1002766, containing the Former Gaol Lock Up.
- Lot 467 DP 1002766, containing the Former Gaol Residence.
- Lot 468 DP 1002766, containing the Former Gaol Residence.
- Lot 469 DP 1002766, containing the Gaol compound and Former Mounted Police Barracks, Kitchen and Former Stables.

A section of land in the south east corner of the site and identified as Lot 470 DP 1002766 is Operational Land and contains the Former Police Station.

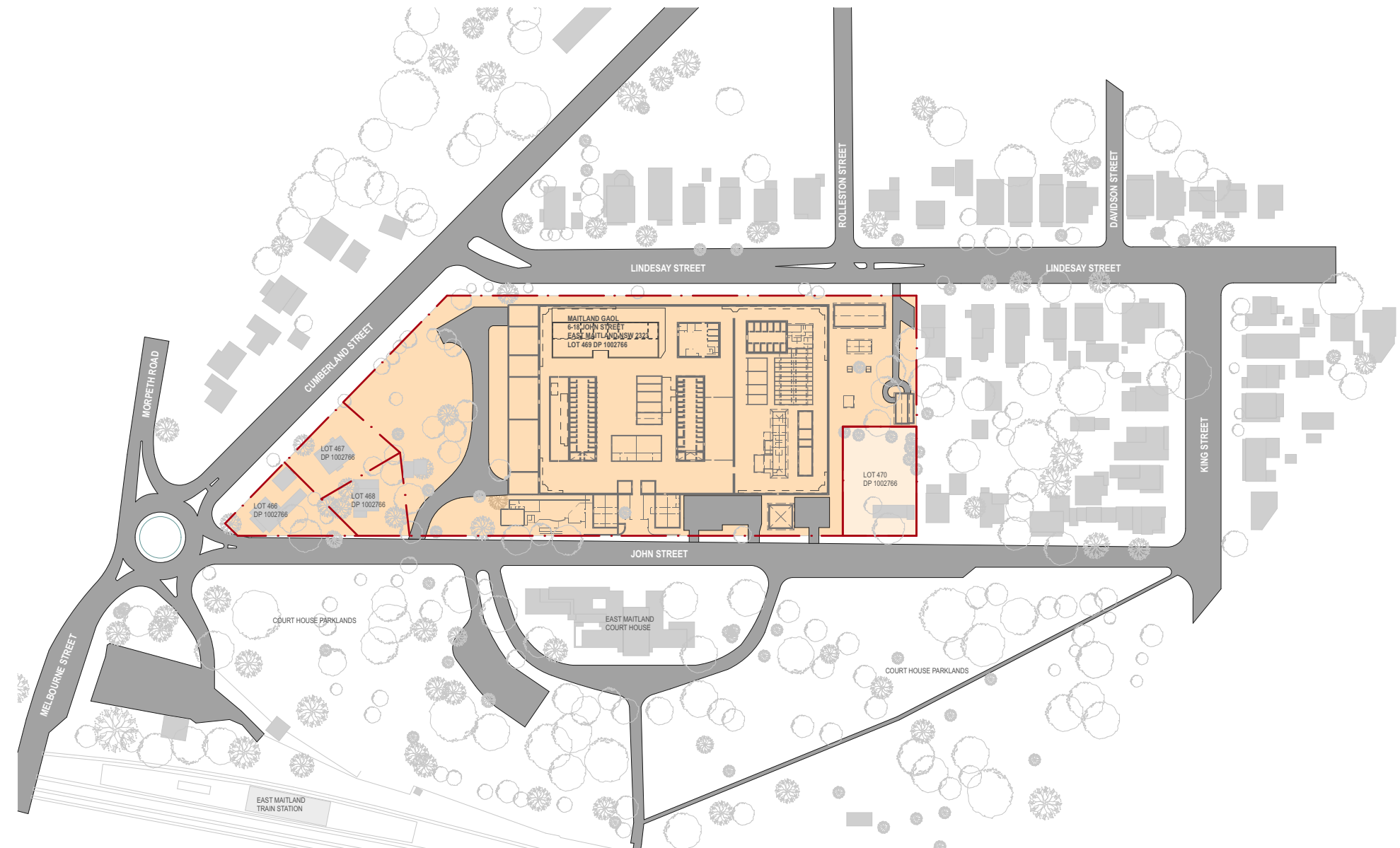


Figure 7: Site Plan.
Source: TZG Architects, 2019.

2.4 Introduction to Maitland Gaol

Maitland Gaol is located between John and Lindesay Streets, East Maitland. It has been in use since the 1840s but from time to time its function within the NSW prison system has changed. During the 19th Century it served as the main gaol of northern New South Wales, taking in both short and long term prisoners and some special prisoners from other areas.

Early in the 20th Century the role of the gaol altered to take in mainly short term male prisoners from the northern areas of the state: it became the reception prison for the Hunter Region and served in this capacity until the 1950s. It also housed particular classes of prisoners such as those in need of protection or special treatment.

By the 1950s the future of the gaol was doubtful because it was considered outdated but by 1967 it was classified as a maximum security prison until it closed in the late 1990s.



Figure 8: North West Tower.
Source: TZG Architects, 2019.

Figure 9: A-Wing (left) and B-Wing (right).
Source: TZG Architects, 2019.





3.0

Current Situation

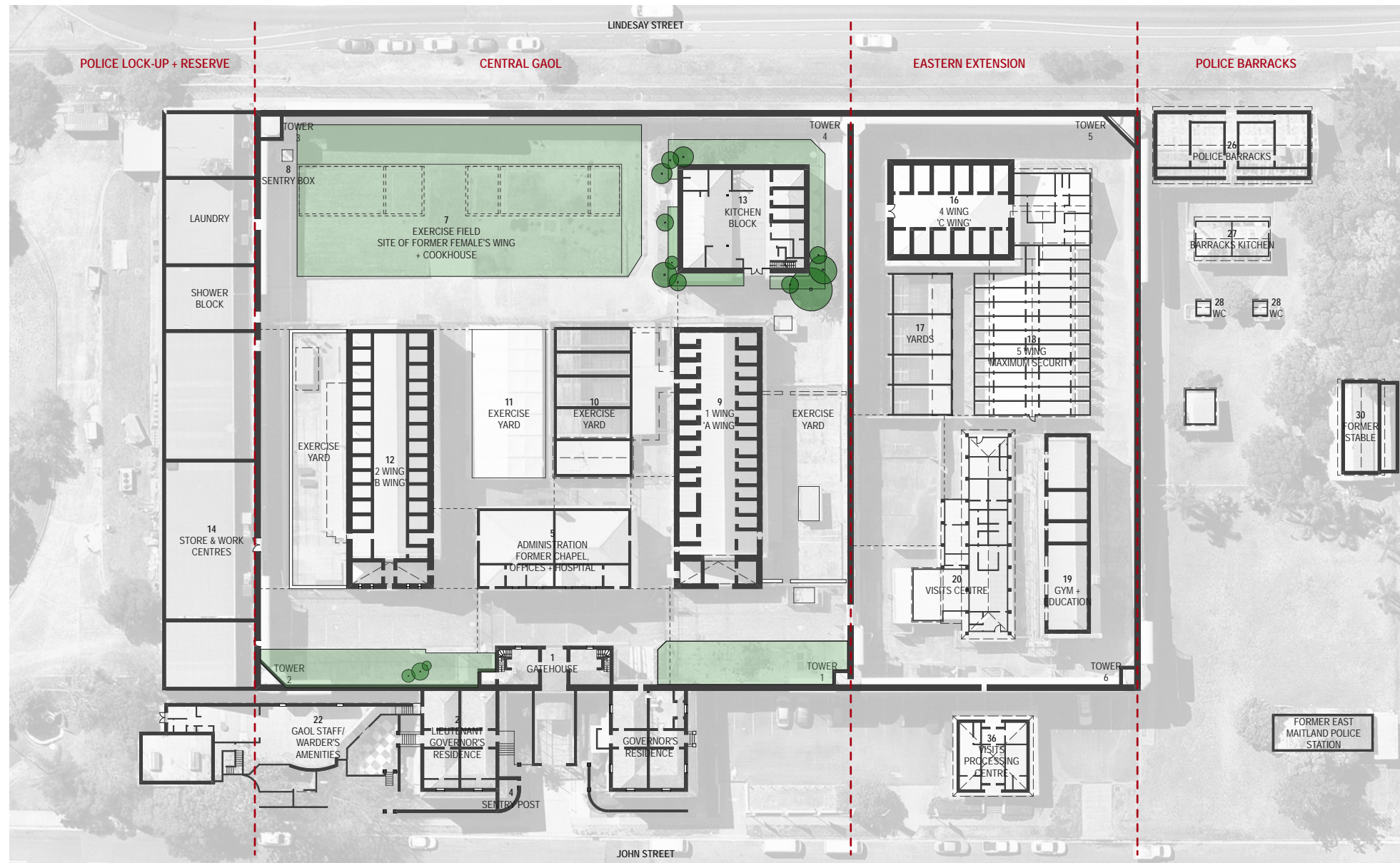


Figure 10: Existing Buildings.
Source: Nearmaps with TZG overlay, 2019.

3.1 Chronology of Built Environment

The buildings that make up the Gaol complex can be separated into the historic stages of when they were constructed.

The chronology and fabric dating of the Gaol is contained in the following table:

DATE	BUILDING NAME & NUMBER
Stage One/Original Gaol 1844-49	(1) Gatehouse
	(9) A-Wing
Stage Two 1861-87	(2) Lieutenant Governor's Residence
	(3) Governor's Residence
	(4) Sentry Post
	(5) Administration, Former Chapel Offices and Hospital
	(10) Exercise Yard
	(12) B-Wing
Stage Three/Eastern Extension 1883-	(13) Kitchen Block
	(16) C-Wing
	(19) Gym and Education
	(20) Visits Centre (Stonecutters Shed 1880s)
Police Lock Up 1871	Former Police Lock Up and Reserve, Former Police Residences
Police Barracks 1881	(26) Police Barracks
	(27) Barracks Kitchen
	(30) Former Stables
Later Buildings c1900-	(7) (11) (17) Exercise Yards (modified 1990s)
	(14) Stores and Work Centres
	(22) Gaol Staff/Warder's Amenities
	(36) Visits Processing Centre



Figure 11: Exercise Yard.
Source: TZG Architects 2019.

3.2 Current Uses

A description of the functions and conditions of the different buildings contained on the Site Map in Figure 10 follows:

3.2.1 Gatehouse (Building 1)

The Gatehouse is a heritage significant building and currently serves as the only access into the Gaol site. The rooms associated with the Gatehouse on the eastern side are relatively small and not used. The room on the ground floor level is used for storage at present but has the potential for alternate uses due to its location. The central section is occupied as the main electrical distribution centre for the site. The rooms associated with the Gatehouse on the western side are little used and do include a public toilet. The upper rooms could be reintegrated with the Former Lt. Governor's Residence (below) as they were in past times.

3.2.2 Lt. Governor's Residence (Building 2)

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

3.2.3 Governor's Residence (Building 3)

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

3.2.4 Gaol Staff/Warder's Amenities/Cafe (Building 22)

This building currently operates as a cafe and has significant steps to all external entries and to the current toilet amenities. It has no accessible entry or toilets and very limited toilets for its function as a cafe. There are spaces on different levels including a squash court at the lower level. The cafe is only accessed from John Street and has no through link to the Gaol site. Any major modifications or adaptive-reuse would require an upgrade to the building to meet BCA and DDA compliance.

3.2.5 Visits Processing Centre (Building 36)

This building is located outside the Gaol perimeter walls and is currently rented for use as a Food Bank. It is the only location which has external access to the site other than the Main Gates and Governor's Residence but as for the Governor's Residence, it is a pedestrian access only and highly restricted. It is a relatively modern building and has accessible facilities. Any major modifications or adaptive-reuse would require an upgrade to the building to meet BCA and DDA compliance.

3.2.6 Store and Work Centres (Building 14)

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

Lower Level

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

Upper Level

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

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

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

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

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

3.2.7 B-Wing (Building 12)

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

3.2.8 Administration & Former Chapel (Building 5)

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

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

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

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

3.2.9 Exercise Yard (Building 10)

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

3.2.10 Exercise Yard (Building 11)

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

3.2.11 A Wing (Building 9)

This is the oldest building within the compound and along with the external wall, represents the original Gaol of the 1840s. It is a heritage significant building and is similar in style to B Wing. It is only two levels but is operated in exactly the same way as B Wing. There are three exits from the building at ground level. The front of the wing is used for storage and as a staff room and facility for tour guides.

3.2.12 Kitchen (Building 13)

The building in this configuration dates from the late 1970s when two buildings were modified and joined together to provide a commercial kitchen, cells and facilities for the inmates allocated to work within the kitchen. The Kitchen has been fitted out primarily by Maitland Grossmann High School for use as a training space for their Hospitality students and is also utilised as a Kitchen by the Gaol when required for functions and events. The cells above the kitchen are part of the interpretive tours of the Gaol both for guided and self guided audio. There is a large unisex toilet facility on the upper level and one cell with significant artworks on the walls. Disabled access is not available to the upper level but unrestricted access is available to the Kitchen.

3.2.13 Visits Centre (Building 20)

Constructed in the early 1990s as part of the last building program of Maitland Gaol, this is a recent building constructed under the envelope of an historic Stone Cutters shed of high heritage significance. It is used as part of the interpretive tours of the gaol both guided and self guided. It contains two relatively modern toilets, one accessible. Combined with the Visits Processing Centre, it provides a representation of the full visiting process as it was at the closure of the Gaol. The rooms attached at the back of the building are either unused or are used for minor storage purposes. Any major modifications or adaptive-reuse would require an upgrade to the building to meet BCA and DDA compliance.

3.2.14 Gymnasium and Education (Building 19)

This building is of heritage significance and is virtually unused other than for storage. The building has only one access to the upper level via an open steel staircase and is therefore unavailable to the public. It contains a major collection of painted murals on the walls of the main room on the upper level. The lower level is also unused other than for minor storage.

3.2.15 Yards (Building 17)

These were constructed in the early 1990s as part of the construction of 5 Wing (Maximum Security). They were used by the prisoners allocated to the cells in C Wing as there was no exercise yard specifically attached to this wing. The building is unused and is only referred to in the interpretation of C Wing as part of the guided tours.

3.2.16 5-Wing Maximum Security (Building 18)

This building was constructed in the early 1990s and is the last major construction undertaken at Maitland Gaol. It is a stark example of the difference between modern (at the time) and the 1800s cell blocks.

The space has a small interpretive installation within two cells regarding the last death in custody which occurred in this wing in 1997. There is an office area with associated rooms and one standard toilet allocated to public use. Access is by an accessible entry via one door or through C Wing. This has recently been developed by tenants as a venue for an Escape Room activity.

3.2.17 C-Wing (Building 16)

C-Wing is a heritage significant building and, as for the other cell blocks, is only used for interpretation. It is of two levels with the upper level unavailable to the general public. It is accessible with ramp access and has egress available from both ends of the building.

3.2.18 Mounted Police Barracks Group (Buildings 26, 27, 30)

Situated outside the Gaol walls on the eastern side of the site facing Lindesay Street, this group of buildings comprise the Police Barracks building, the separate Kitchen building, two separate toilets and the Stables. The Police Barracks (Building 26), the Kitchen (Building 27) and the Stables (Building 30) are heritage significant buildings.

This group of buildings (minus the Stables) is currently tenanted to the Maitland Family History group. The main building has rear accessible entry although the kitchen and toilets are not accessible. The main building has no water service and so all activities requiring access to water are undertaken from the Kitchen building. There is a small modern brick building also on this site which was used to house a generator.

3.2.19 East Maitland Police Station

This building is situated on the land to the east of the Gaol, facing John Street and is the last of the East Maitland Police Stations. It stands on property owned by Maitland City Council but does not fall under the Crown Lands Reserve. The building is derelict and not suitable for use due to hazardous materials within it.

3.2.20 Police Lock Up & Reserve Buildings

The three cottages at No. 2 and No. 4 John Street and No. 2 Cumberland Street are on the land to the west of the Gaol site but are part of the Crown Lands Reserve for the Maitland Gaol site. No. 2 John Street is of heritage significance and is the first of the East Maitland Police Stations. It has several associated out-buildings and is currently tenanted.

No. 2 Cumberland Street and No. 4 John Street are contemporary residences built in the 1970s. Both are in poor conditions with many structural issues. Both are identified as 'intrusive' to the heritage significance of the site and recommended for removal.

3.3 Maitland Gaol

Current Activities and Offerings

Tours

Tours unlock the gates to Maitland Gaol with a variety of themed tours that capture the stories of living and working behind bars.



SELF GUIDED AUDIO TOURS
THEMED GUIDED TOURS, EG. HISTORY, ESCAPES,
EX-WARDER, CRIMES OF PASSION,
GAOL PRECINCT
GHOST HUNTING AND
PARANORMAL INVESTIGATIONS

Public & Programmed Activities

Maitland Gaol has a range of activities scheduled for all ages and interests throughout the year that activates all areas of the Gaol compound.



SCHOOL HOLIDAY ACTIVITIES PROGRAM
ANNUAL PROGRAM OF EVENTS INCLUDING DINNERS,
SLEEPOVERS, SPECIAL TOURS, BIG SCREEN MOVIES,
EXHIBITIONS, WORKSHOPS

Festivals

Public festivals, such as Bitter and Twisted Beer Festival as well as private activities and festivals are held regularly and utilise the outdoor spaces to activate and enliven the site.



BOUTIQUE BEER FESTIVAL
MUSIC AND SPECIAL THEME
FESTIVALS
OPEN DAYS

Venue Hire, Meetings, Events

Spaces within various Gaol buildings flexibly allow for small to large gatherings for various corporate, public and private events, activities and functions.



PRESENTATIONS
CONFERENCES
MEETINGS
FUNCTIONS
DINNERS AND SPECIAL EVENTS

Community Relationships

Maitland Gaol has fostered a number of long term relationships with Maitland community groups who contribute to the Gaol's heritage and vitality.



SALEABLE PRODUCE
ART AND HANDCRAFT SPACES
FOOD CO-OPERATIVE
FAMILY HISTORY RESEARCH

Research & Interpretation

Maitland Gaol is of considerable heritage significance at both the state and local level and its accessibility tells the story of prison life and correctional institutions over 150 years. It also facilitates research into the site's history, inmates and staff for both public exhibition and interpretation and private family history.



GAOL HERITAGE & HISTORY
CONVICT HISTORY OF NSW
FAMILY HISTORY SEARCH

Unique Spaces

Many spaces within the Gaol's buildings and grounds present a significant part of the development opportunity. These spaces offer the possibility to create unique and memorable experiences through the rare opportunity to run activities within an accessible, exclusive and distinctive environment.



A+B WING
THE EXERCISE FIELD
MARQUEE
CHAPEL
AUDITORIUM

Exhibitions

Various art and historically themed exhibitions that tell the story of Maitland Gaol are held within the Gaol's buildings.



THEMED INTERPRETATION
PHOTOGRAPHIC AND ART EXHIBITIONS
HANDCRAFTS
TRAVELLING DISPLAYS



Figure 12: Lieutenant Governor's Residence (left) and Former Chapel and Hospital (right).
Source: TZG Architects, 2019.



Figure 13: A-Wing (left) and heritage significant perimeter wall.
Source: TZG Architects, 2019.



Figure 14: A-Wing (right) and Exercise Yard.
Source: TZG Architects, 2019.

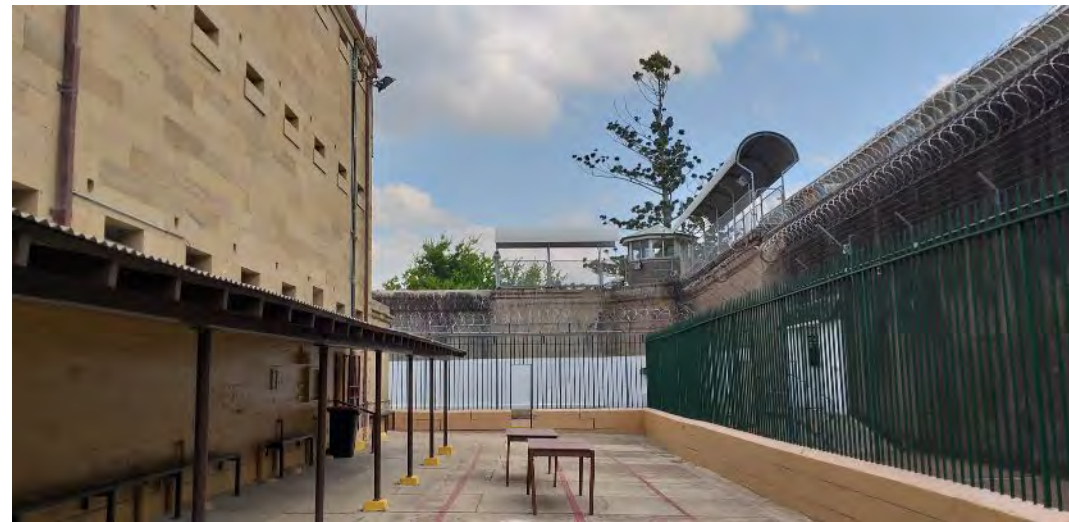


Figure 15: B-Wing (left) and Exercise Yard.
Source: TZG Architects, 2019.



Figure 16: Exercise Field looking toward Kitchen Block.
Source: TZG Architects, 2019.



Figure 18: Gym and Education (left) and Visits Centre (right).
Source: TZG Architects, 2019.



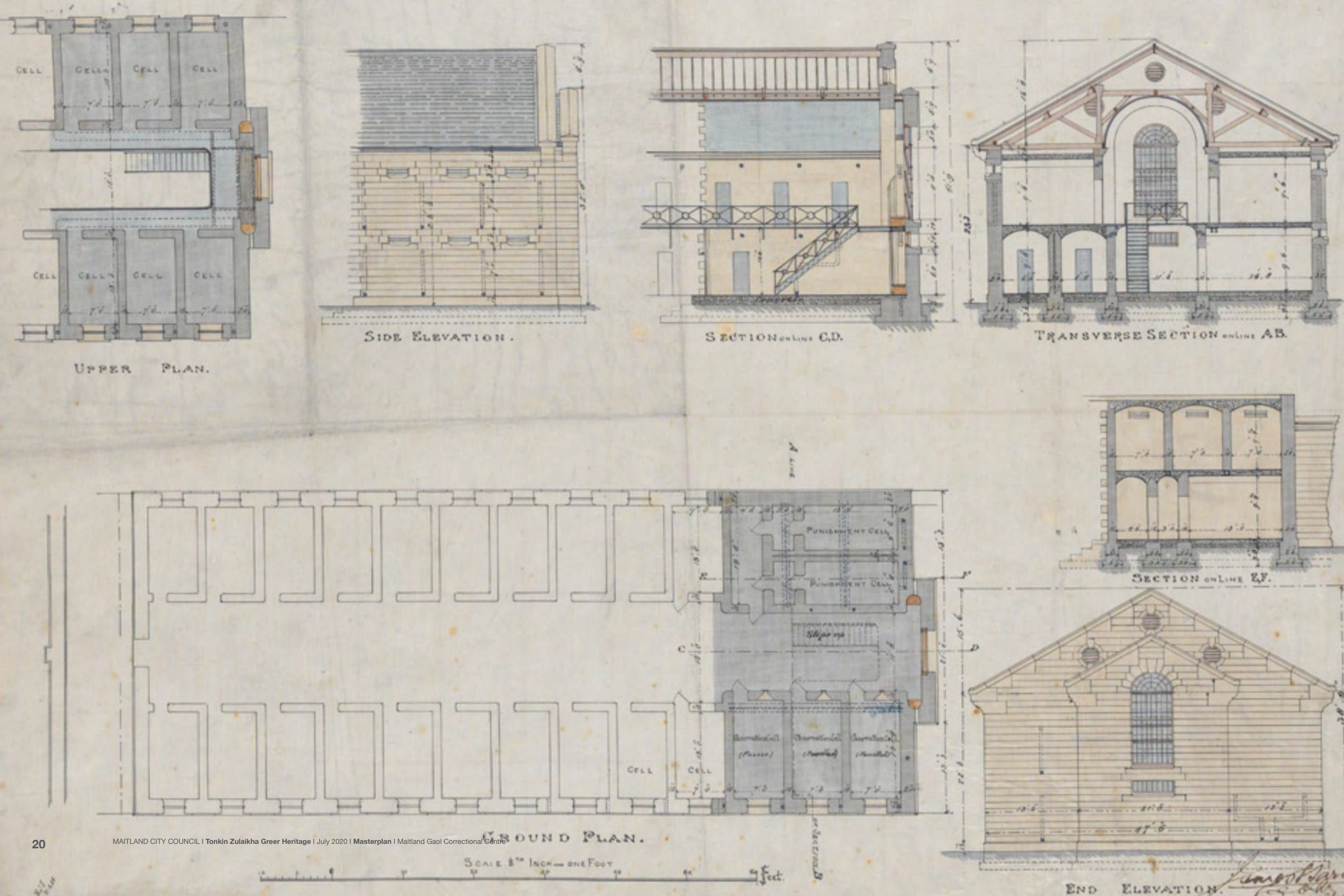
Figure 17: Chapel.
Source: TZG Architects, 2019.



Figure 19: Auditorium.
Source: TZG Architects, 2019.

MAITLAND GAOL (PROPOSED ADDITIONS.)

Figure 21: Original drawings for Maitland Gaol, sections and elevations.
Source: NSW State Archives.



PLAN for completing N.W. WING of MAITLAND GAOL, 3 stories high.



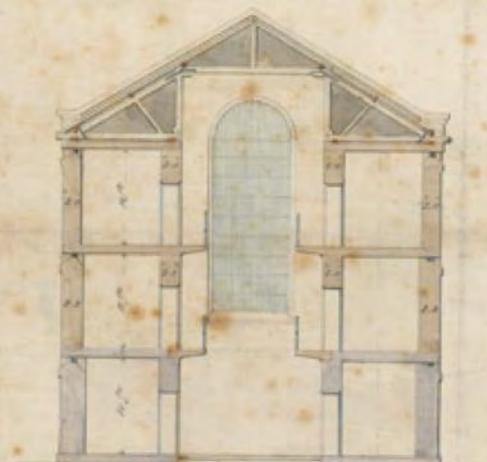
SECTION on the line C.D.



SECTION on the line A.B.



S.W. END ELEVATION.



TRANSVERSE SECTION.

Scale 1/4" = 1 foot

*Drawn by Lewis J. C. W.
Newcastle 23 Aug 1866.*

A.D. PLAN NO. 791 PC. 321/40.

4.0
Heritage Significance

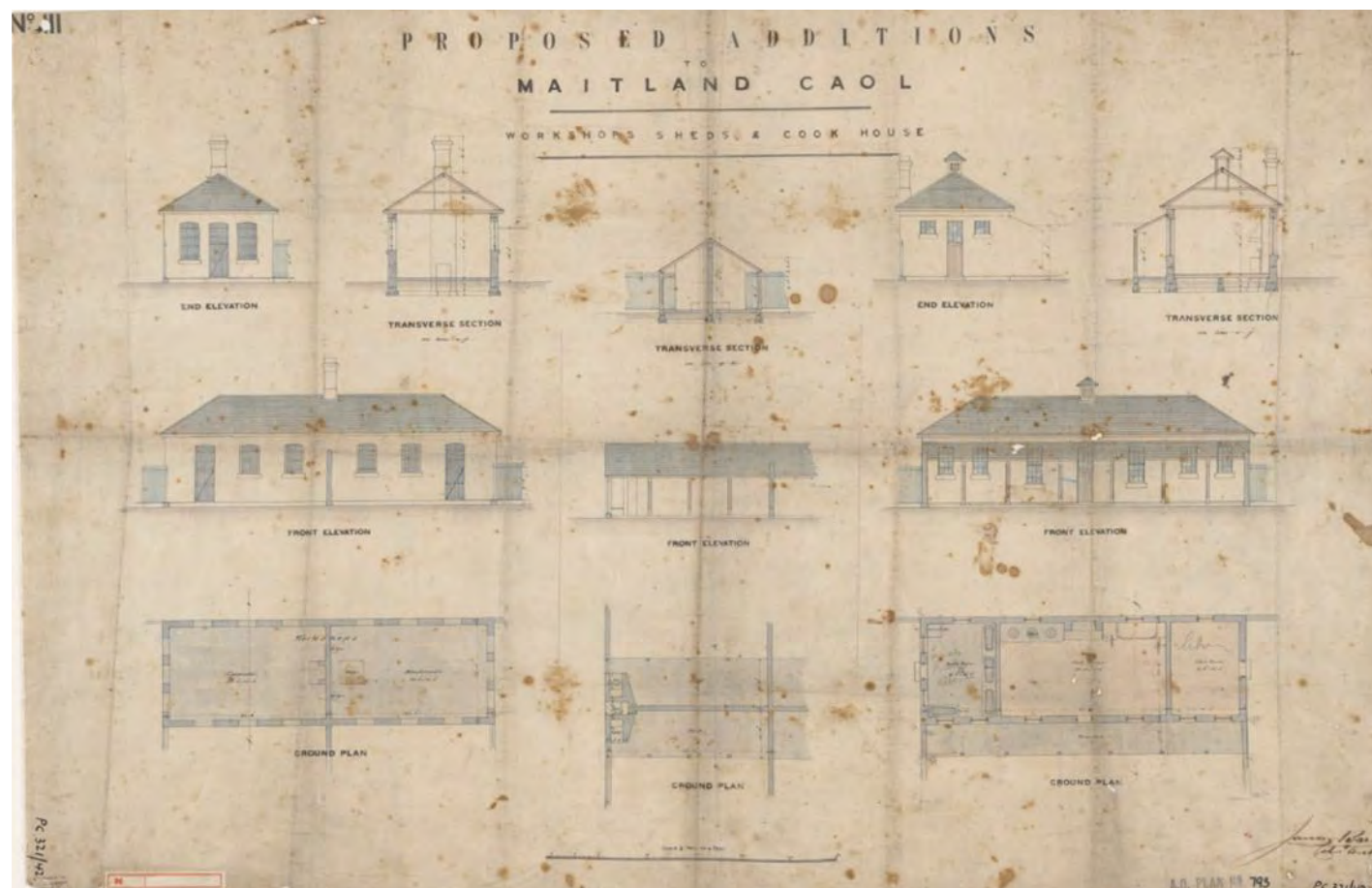


Figure 22: Original drawings for proposed Maitland Gaol Workshop Sheds and Cookhouse.
Source: NSW State Archives.

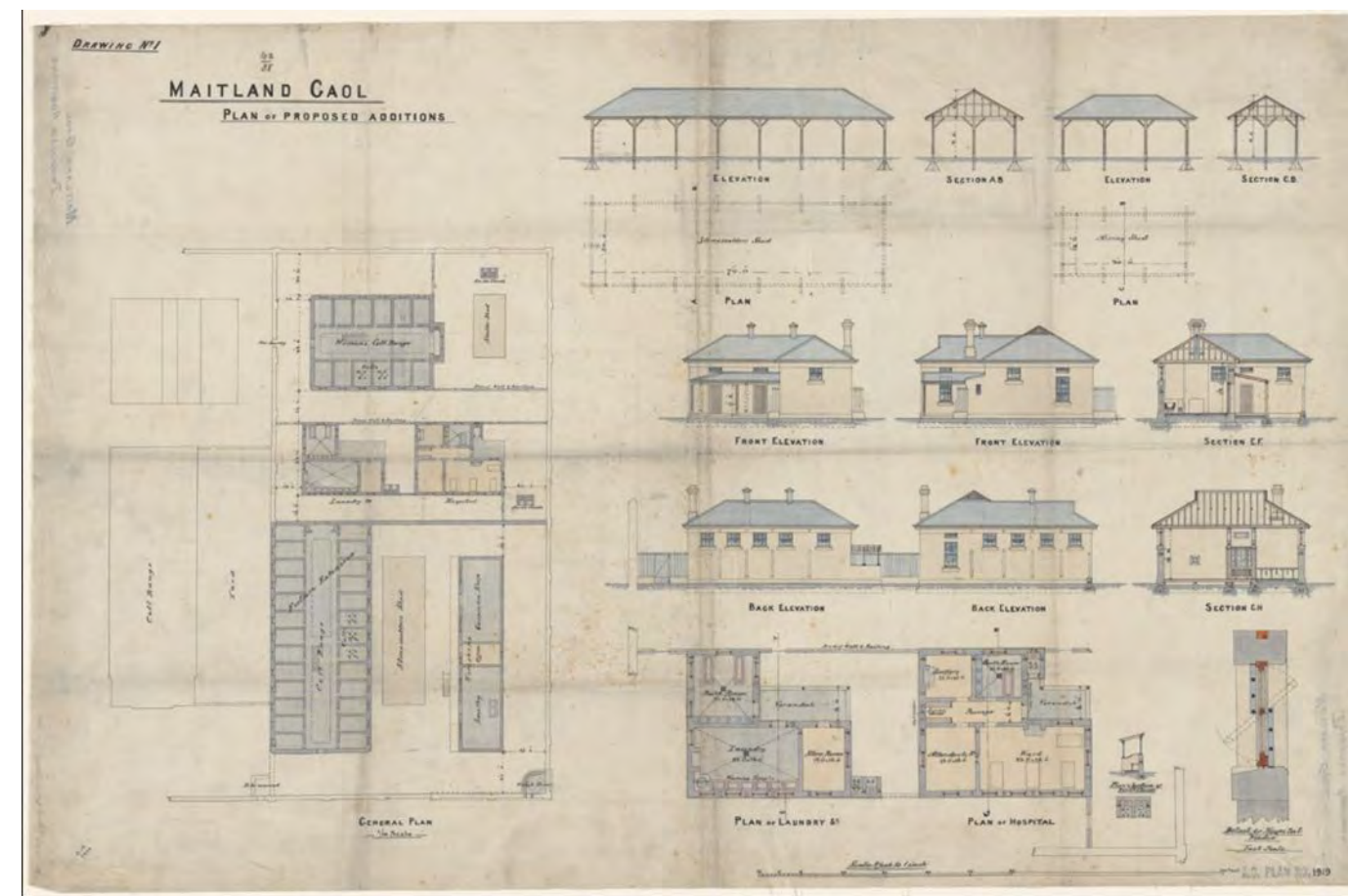


Figure 23: Original drawings for Maitland Gaol, proposed Stonecutters Shed, Laundry and Hospital.
Source: NSW State Archives.

4.1 Heritage Listings

Maitland Gaol is an item of Heritage Significance that is listed on the NSW State Heritage Register, the NSW Corrective Services s170 Register and the Maitland Local Government Register on the Local Environmental Plan (LEP). It is also located within the East Maitland Heritage Conservation Area.

The table contains the heritage listings for Maitland Gaol.

ITEM NO.	LISTING NAME	SIGNIFICANCE
SHR 01296	Maitland Correctional Centre	State
s170 3360057	Maitland Correctional Centre	State (Corrective Services NSW)
s170 3360058	Maitland Correctional Centre - Gatehouse	State (Corrective Services NSW)
s170 3360059	Maitland Correctional Centre - Superintendent's Office	State (Corrective Services NSW)
s170 3360060	Maitland Correctional Centre - Deputy's and Roster Clerk Offices	State (Corrective Services NSW)
s170 3360061	Maitland Correctional Centre - Internal Administration	State (Corrective Services NSW)
s170 3360062	Maitland Correctional Centre - Wing 1	State (Corrective Services NSW)
s170 3360063	Maitland Correctional Centre - Wing 2	State (Corrective Services NSW)
s170 3360064	Maitland Correctional Centre - Wing 4	State (Corrective Services NSW)
s170 3360065	Maitland Correctional Centre - Gymnasium and Education	State (Corrective Services NSW)
s170 3360066	Maitland Correctional Centre - Contact and Non-contact Visits	State (Corrective Services NSW)
s170 3360067	Maitland Correctional Centre - Walls and Towers	State (Corrective Services NSW)
s170 3360068	Maitland Correctional Centre - Training Rooms	State (Corrective Services NSW)
s170 3360069	Maitland Correctional Centre - Training Area Lunchroom	State (Corrective Services NSW)
s170 3360070	Maitland Correctional Centre - Training Area Toilets	State (Corrective Services NSW)
s170 3360071	Maitland Correctional Centre - Farm Overseer's Workshop	State (Corrective Services NSW)
s170 3360072	Maitland Correctional Centre - Segregation Yards	State (Corrective Services NSW)
LEP I52	Maitland Correctional Centre	Local
LEP I52	Police Barracks	Local
LEP I52	Police Outbuildings and Stables	Local
LEP I52	Warden's Cottage and Lockup (former)	Local
C3	East Maitland Heritage Conservation Area	Local

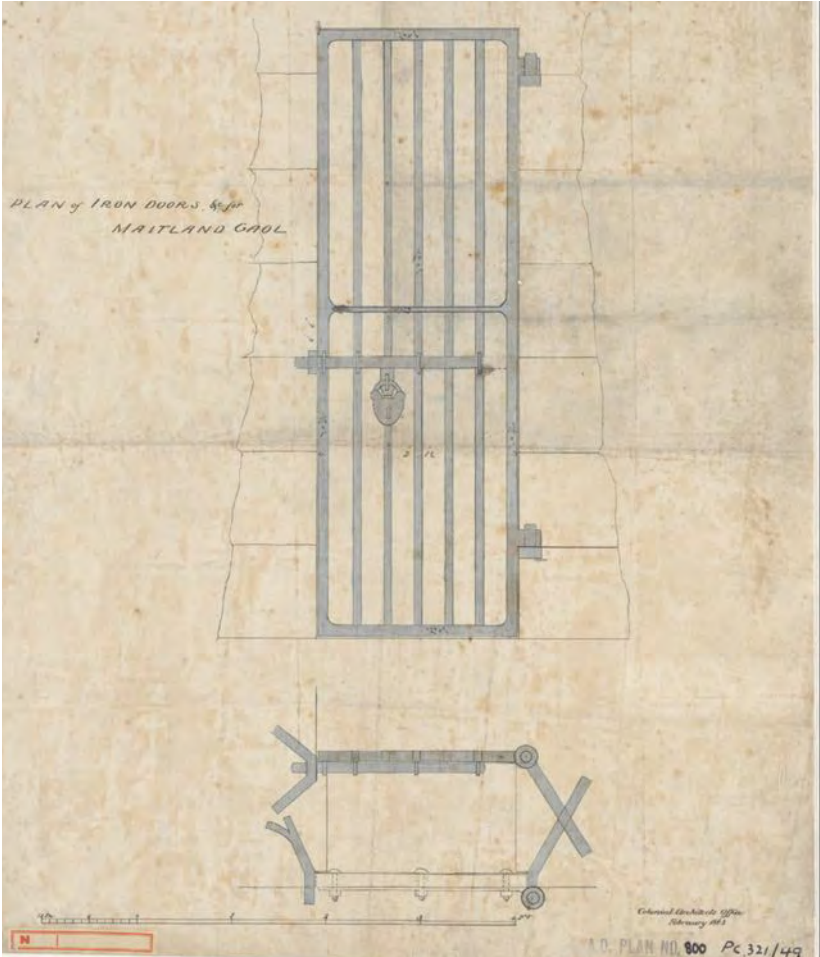


Figure 24: Original drawings for Maitland Gaol iron doors.
Source: NSW State Archives.

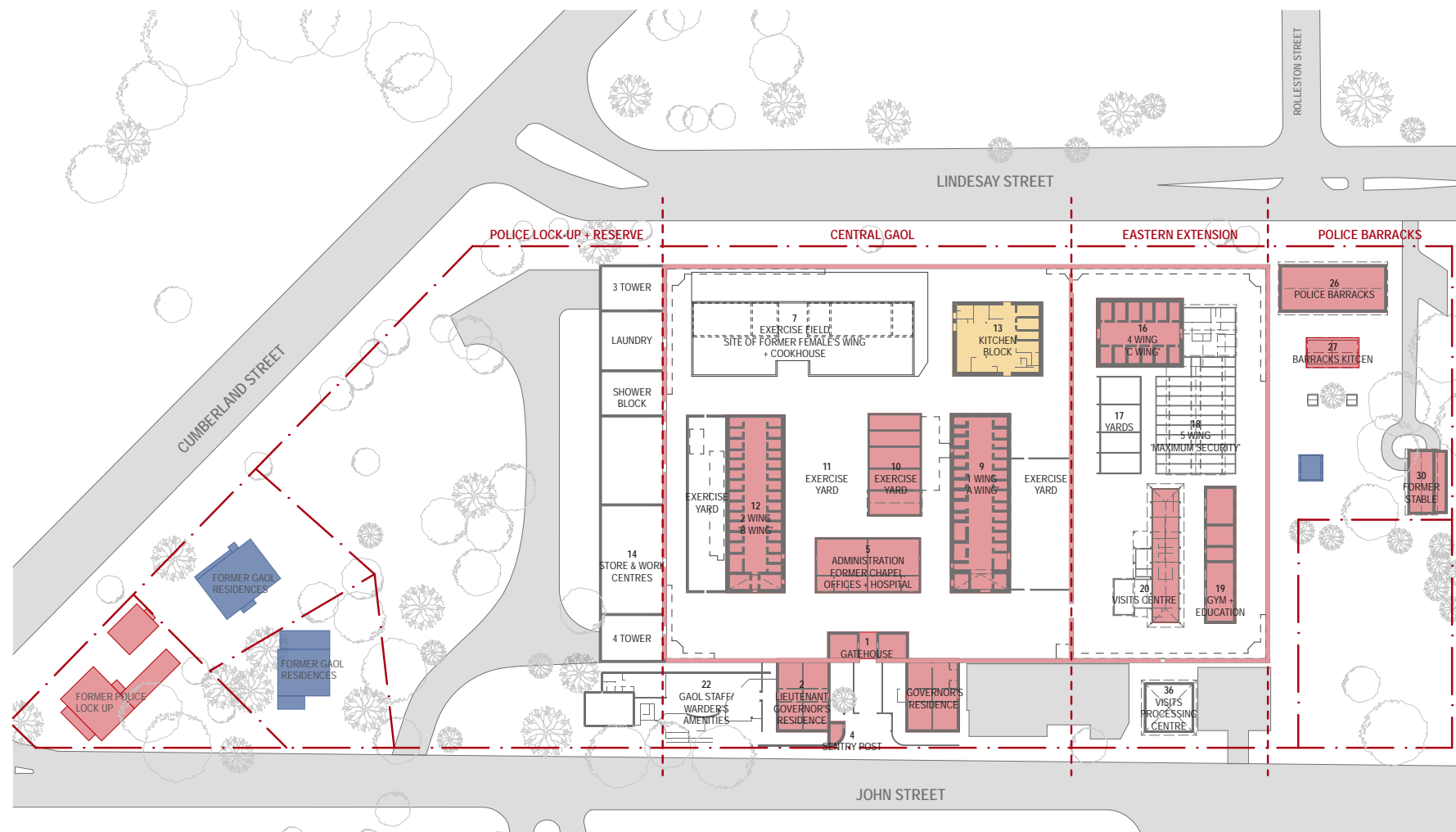


Figure 25: Map - Gradings of significance.
Source: TZG Architects based on CMP, 2019.

LEGEND KEY			
■	CONSIDERABLE SIGNIFICANCE	■	LITTLE SIGNIFICANCE
■	SOME SIGNIFICANCE	■	INTRUSIVE

4.2 Gradings of Heritage Significance

The Gradings of Heritage Significance diagram maps the gradings of significance of the individual buildings within the Gaol compound according to the heritage assessment contained in the Maitland Gaol Conservation Management Plan. The whole site is acknowledged as being of High Significance with the most historic building and structures that contribute to the character and significance of the Gaol graded as being of Considerable Significance.

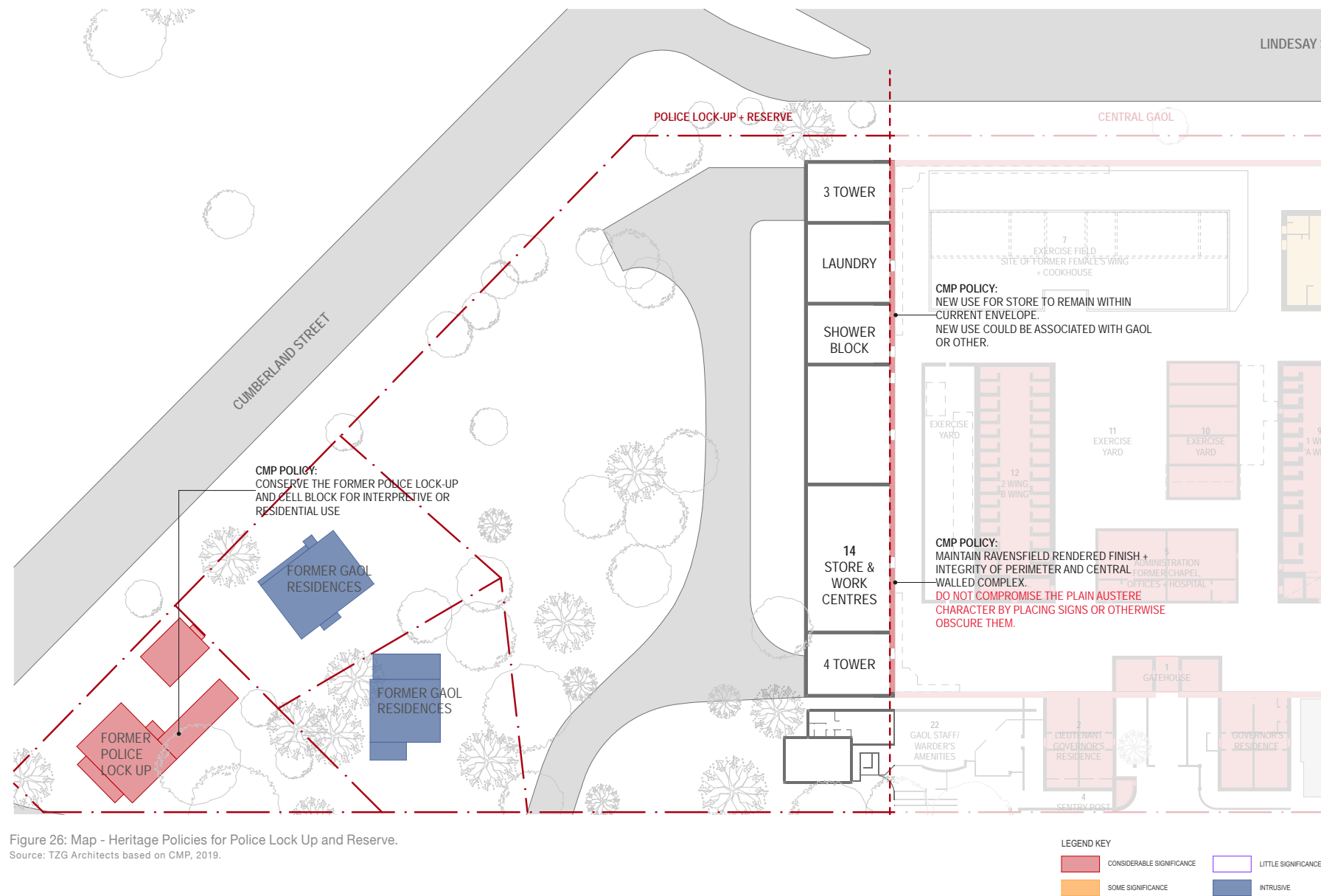


Figure 26: Map - Heritage Policies for Police Lock Up and Reserve.
Source: TZG Architects based on CMP, 2019.

4.3 Heritage Policies

The Maitland Gaol CMP has identified the constraints and opportunities for the different sections of the Gaol. These policies are in place to protect and conserve the heritage significance of the Gaol. The CMP should be consulted for a comprehensive list of heritage policies for the Gaol. A summary of the constraints and opportunities for the different sections of the Gaol follows:

4.3.1 Heritage Policies - Police Lock Up & Reserve

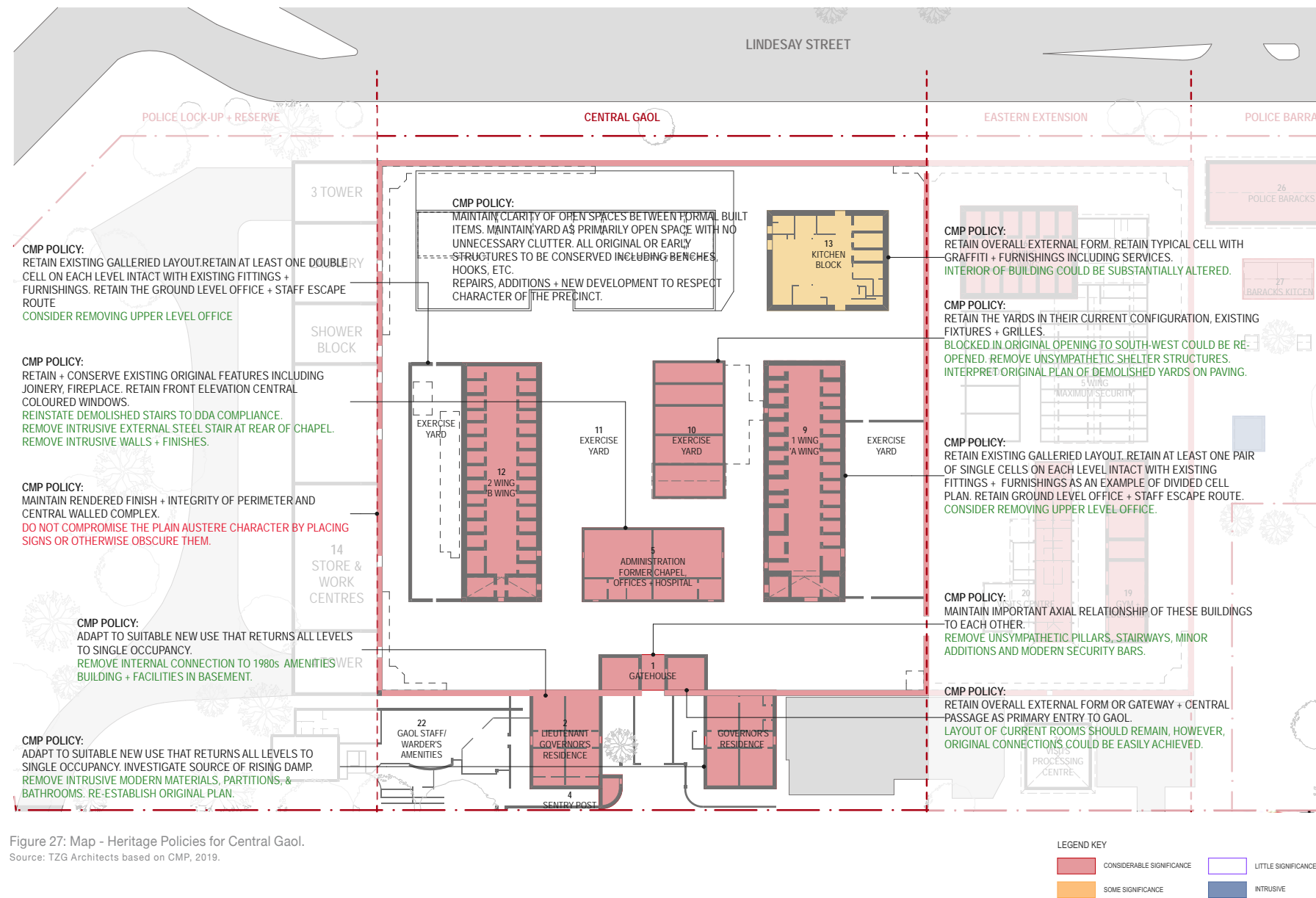
The Police Lock Up & Reserve contain the Former Police Lock Up, Former Gaol Residences and other areas inside the Store and Work Centre building along the western perimeter wall. The items of heritage significance within this section of the Gaol are the Former Police Lock Up and the perimeter wall.

Constraints

- Protect the integrity and character of the perimeter wall.
- Conserve the Former Police Lock Up building.

Opportunities

- Adaptive re-use of the spaces within the Store and Work Centre building.
- Removal of intrusive buildings.



4.3.2 Heritage Policies - Central Gaol

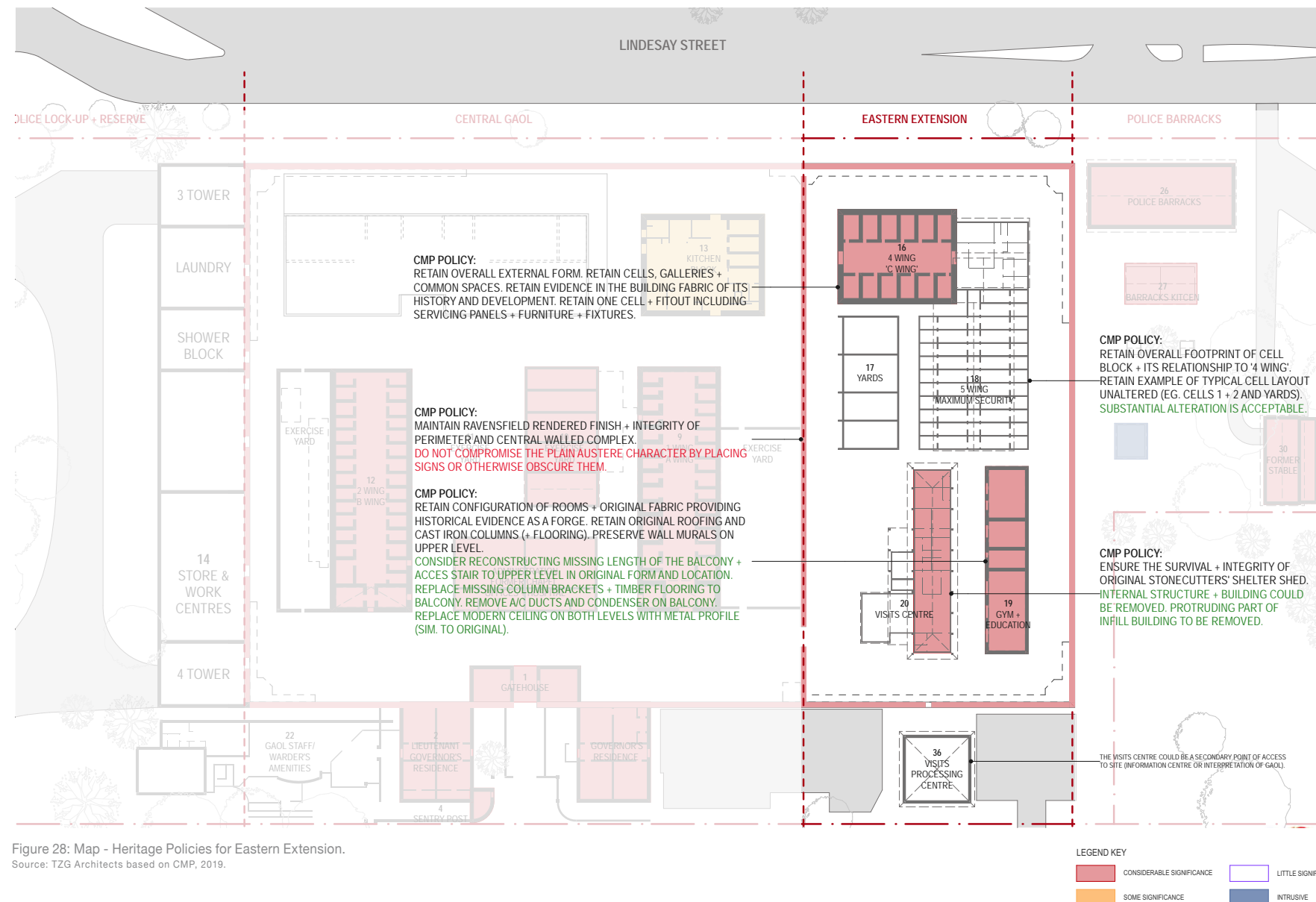
The Central Gaol contains the oldest parts of the Gaol from the first two stages of construction between 1844-1887. These historic buildings and the wall enclosing it are of Considerable heritage significance. The heritage policies for this section of the Gaol reflect the significance of the buildings within it and are largely concerned with their protection and conservation.

Constraints

- Retain the layout of the cell block buildings.
- Retain and conserve original features
- Protect the integrity and character of the perimeter wall.
- Retain the configuration and existing fixtures of the yards.
- Maintain clarity of the spaces between the formal buildings.

Opportunities

- Reinstate original elements previously demolished.
- Reinstate original openings previously infilled.
- Internal modifications/alterations to some buildings
- Removal of intrusive buildings and unsympathetic shelter structures.



4.3.3 Heritage Policies - Eastern Extension

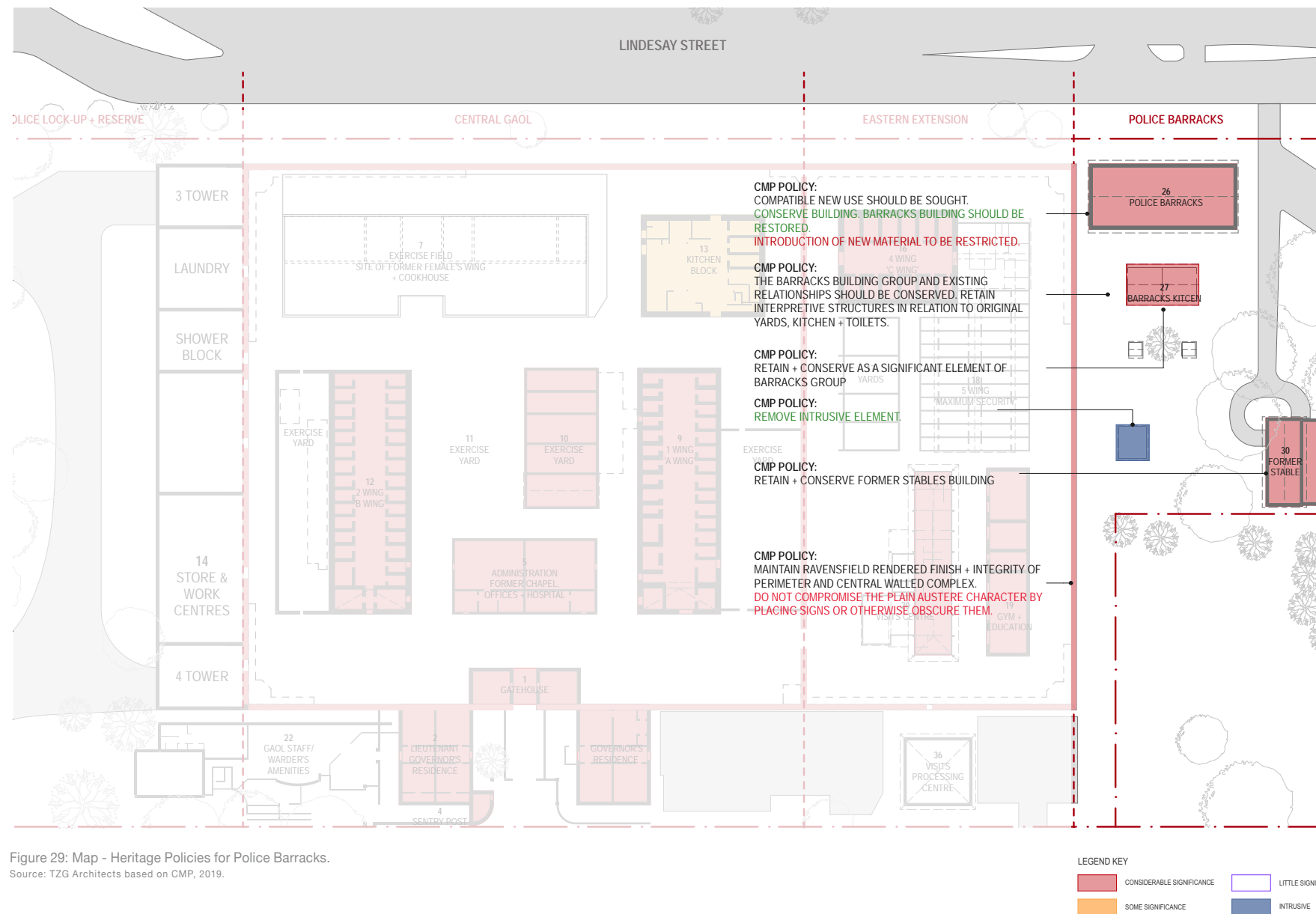
The Eastern Extension contains the C-Wing, maximum security wing, visits centre and gym and education building that includes murals on the walls of the upper level. It also contains the original stonecutters shelter shed that dates to c1883. These buildings are of Considerable significance and associated directly with the housing of prisoners. The heritage policies for this section of the Gaol reflect the significance of the buildings within it and are largely concerned with their protection and conservation.

Constraints

- Retain the evidence in the building fabric of its history and development.
- Retain and conserve original features and cell layout, galleries and common spaces.
- Protect the integrity and character of the perimeter wall.
- Preserve wall murals.
- Ensure survival and integrity of original stonecutters shelter shed.

Opportunities

- Reinstatement of original elements previously demolished.
- Reinstatement of original openings previously infilled.
- Substantial internal modifications/alterations to maximum security wing and visits centre.
- Removal of intrusive buildings and unsympathetic shelter structures.



4.3.4 Heritage Policies - Police Barracks

The Mounted Police Barracks date to c1881 and contain buildings of Considerable heritage significance. The heritage policies for this section of the Gaol reflect the significance of the buildings within it and are largely concerned with their protection and conservation.

Constraints

- Conserve the Barracks building group and their spatial relationship.
- Retain and conserve Police Barracks building, kitchen and former stables.
- Protect the integrity and character of the perimeter wall.
- Restrict the introduction of any new materials.

Opportunities

- Adaptive re-use of the Barracks buildings with prominent street frontage.
- Removal of intrusive buildings and unsympathetic shelter structures.



4.3.5 Chronology & Fabric Dating

The Chronology and Fabric Dating diagrams map the different stages of construction for the main Gaol buildings. The map shows that the focus of construction centred around the Central Gaol where buildings date from 1844-1887 before its expansion to the Eastern Extension from 1883. The buildings located outside the Gaol walls, the Police Lock Up Reserve and Mounted Police Barracks, date to 1871 and 1881 respectively.

Figure 30: Map - Chronology and Fabric Dating.
Source: TZG Architects based on CMP, 2019.

Figure 31: Artist's impression - aerial perspective over Maitland Gaol site with concept for new hotel in the foreground.
Source: TZG Architects, 2020.





5.0

Masterplan Option

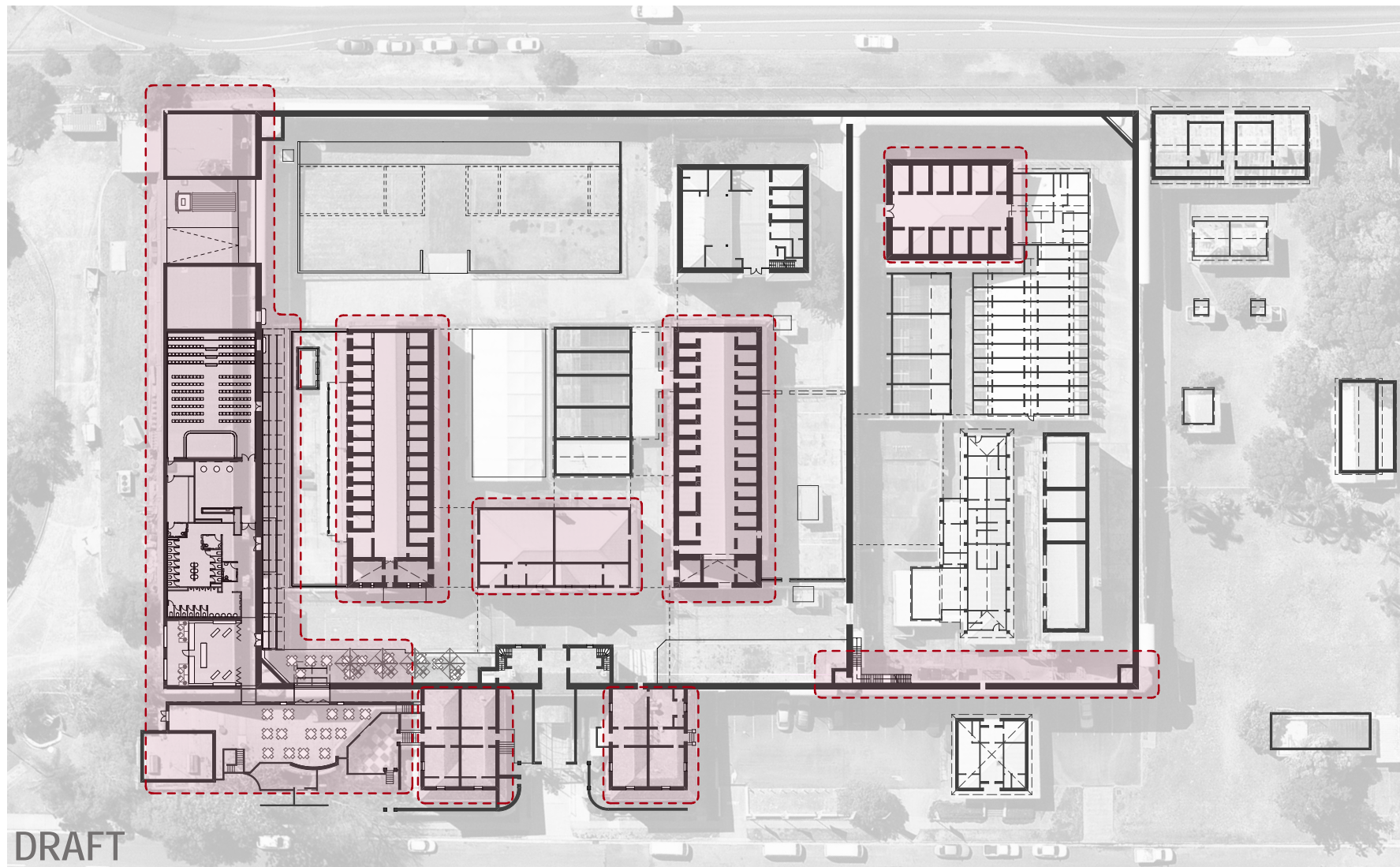


Figure 32: Map - Areas impacted by Preferred Option.
Source: TZG Architects, 2019.

5.1 Introduction

The opportunities presented in Section 7 were assessed in team workshops and client consultations where elements from all the identified opportunities that had the flexibility to be combined together, emerged as the Preferred Development Option. The combination of different opportunities into one leading option to be further explored, streamlines the actions and narrows the focus of the Masterplan and Development Plan to areas of the Gaol highlighted in Figure 41, namely the Stores and Workshop Centre (Building 14), A-Wing (Building 9), B-Wing (Building 12), Gaol Staff and Warder's Amenities (Building 22), new access to Towers 1 and 6, and new hotel facilities in the western lots section of the site.

The Preferred Development Option achieves the Objectives for Maitland Gaol as set out by Maitland City Council in Chapter 1:

Objectives

- Foster community participation and excellence in visitor and heritage activities.
- Protect the site's layered heritage value through conservation and adaptive reuse, with a commitment to design excellence.
- Be financially sustainable model, creating revenue to support the ongoing maintenance and operation of Maitland Gaol.
- Propose an efficiently operated, multi-use precinct with contemporary facilities that enable Maitland Gaol's aspiration to become the leading iconic tourist attraction in the Hunter region.

It also achieves the key outcomes of the Masterplan as summarised in Chapter 1:

Outcomes

- Identifying development opportunities
- Adaptive re-use of existing Gaol buildings
- Retention and Conservation of significant heritage buildings
- Mixed use precinct enhancement
- Improved tourist attraction and offerings
- Improved public access and community offerings

Impacts

The most notable impacts are those with the highest physical bearing on elements of heritage significance where changes to the original fabric are proposed. These will require approval from the NSW Heritage Division.

5.2 Brief Summary

The Preferred Option proposes the following:

1. Improving Site Access and Egress

- Separate service entry for ease of access for events and maintenance vehicles.
- Free public access to Gaol compound, Gift Store and Cafe.

2. Internal spaces with fewer constraints

- Upgrade of existing auditorium with new Green Room and lobby area.
- Adaptive re-use of the Stores and Workshop Centre to house Gaol Administration offices and Gift Store.

3. Paid Visitor Experiences and Tours

- Adaptive re-use of A-Wing and B-Wing as new Gao Museum and Gallery for paying patrons.
- Adaptive re-use of different spaces in C-Wing for overnight accommodation, small seminars and torchlight tours after hours.
- Tower Walk between Towers 1 and 6.

4. Non-Paid Visitor Access

- Free public access to new Cafe and designated areas of the Gaol grounds.

5. Retail spaces

- New Gift Store.
- New cafe with internal link to Gaol compound.

6. Amenities

- Adaptive re-use of the Stores and Workshop Centre for new central amenities block to service all areas of the Gaol.

7. Accommodation & Hotel Facilities

- New 90-100 room purpose built hotel in western section of the site with tourist facilities, conference rooms, recreational areas and parking.
- Integrate with the former Police Lock Up Building of heritage significance.

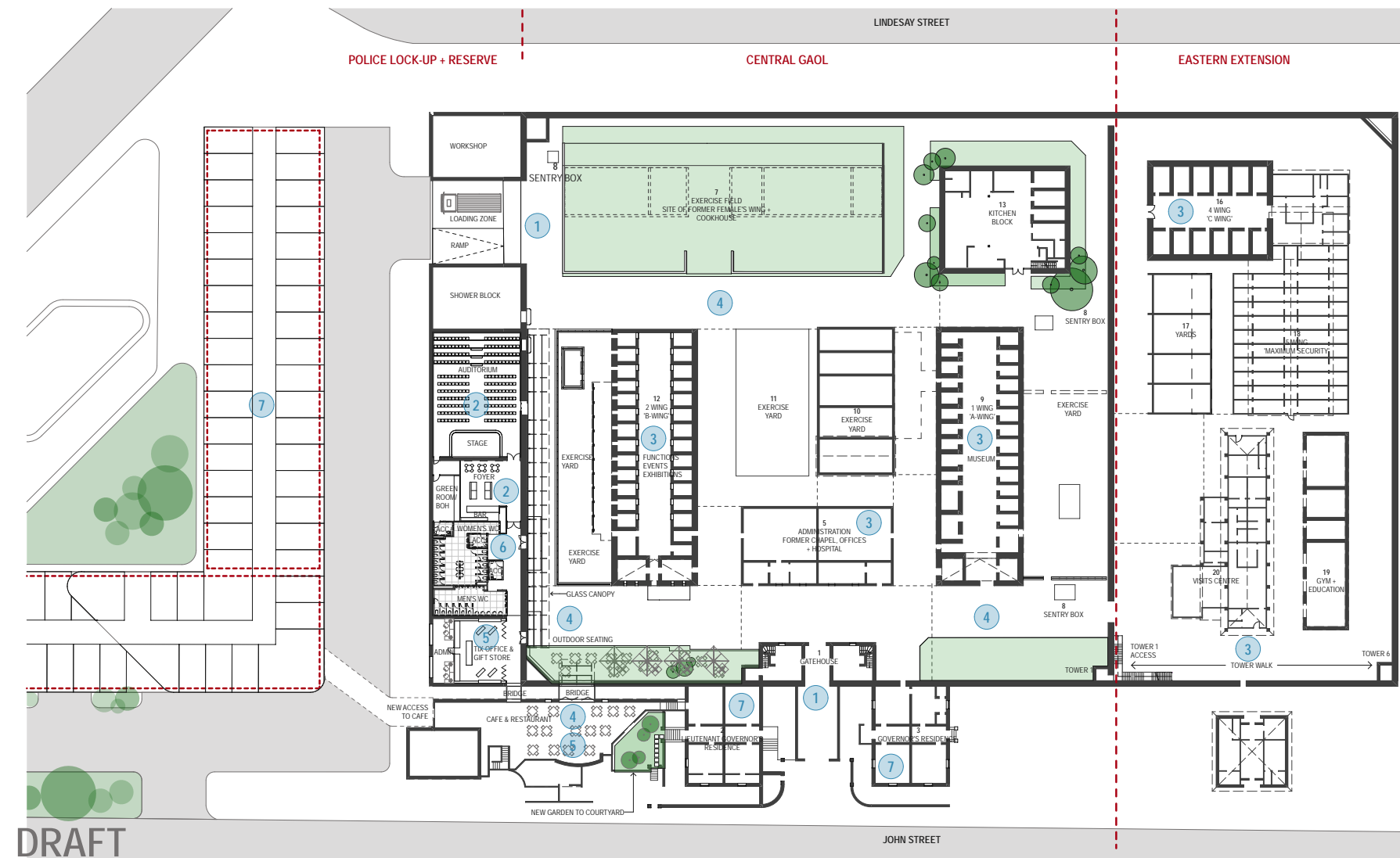


Figure 33: Map - Preferred consolidated Option C.
Source: TZG Architects, 2019.

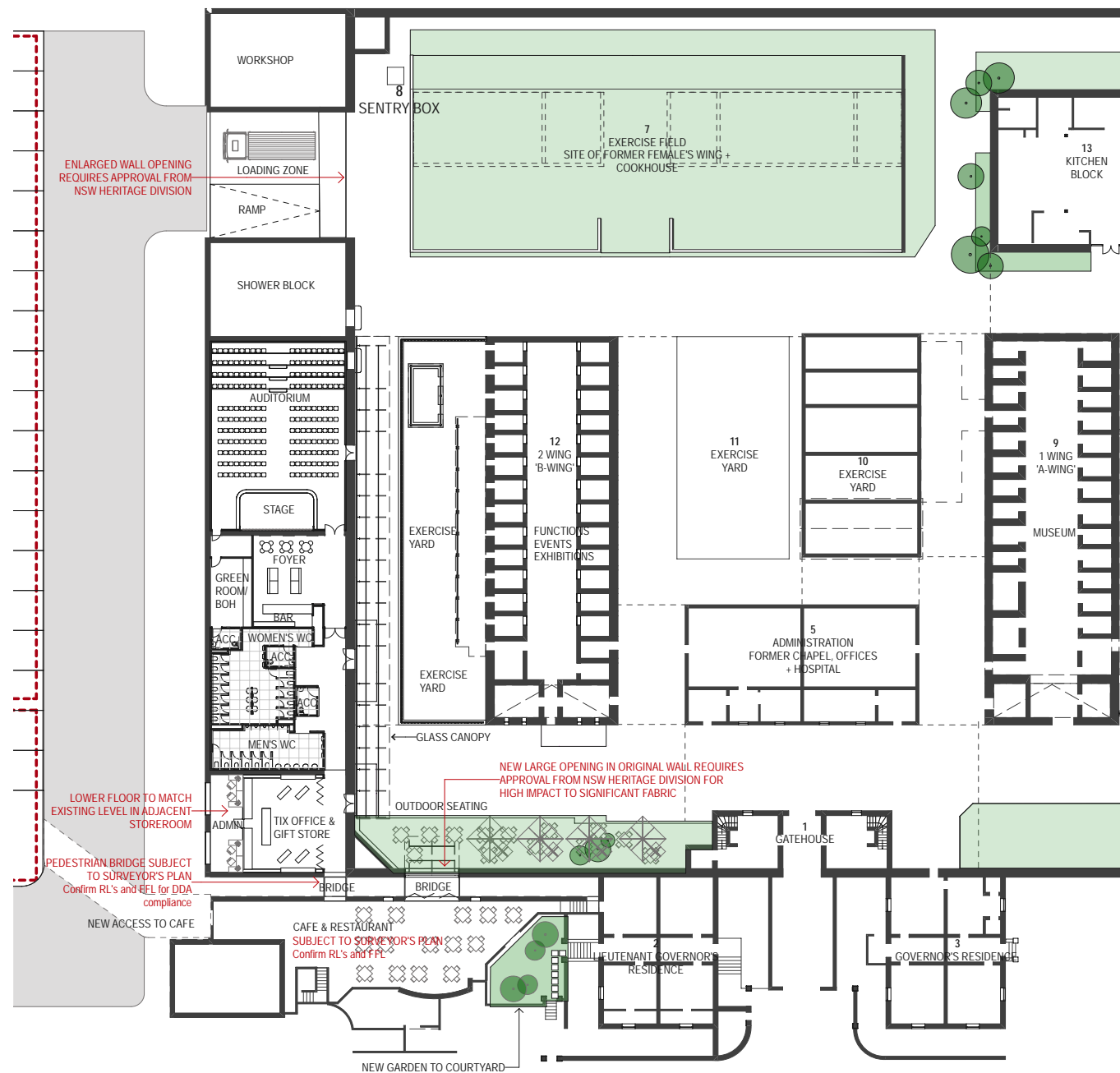


Figure 34: Map - Option C showing reversed Auditorium layout and internal access with continuous link to Foyer, Amenities, Ticket Office/Gallery and Cafe.
Source: TZG Architects, 2019.

5.3 Preferred Option

5.3.1 Service Entrance/Loading Dock

A new service entrance and loading dock will be located in the north west corner of the site. The loading dock will be suitable to accommodate large vehicles for delivery of equipment and staging for major events. The ramp will also allow for direct access for service trucks/food trucks to the internal courtyard.

An existing opening in the perimeter wall will be enlarged to provide clearance for vehicles and will need to be secured to prevent unauthorised access into the Gaol.

5.3.2 Refurbish Auditorium

The existing Auditorium will be refurbished to provide a modern and comfortable venue suitable for:

- Educational seminars
- Commercial events
- Performing arts events
- Community events

An upgrade to the seating, staging and lighting as well as general upgrades for acoustic requirements will be required. A new Back of House and Green Room area enhances the flexibility of uses for the Auditorium.

Three configuration options have been identified for consideration:

Option A

Retain the current raked seating configuration and stage location.

Option B

Relocate the stage area forward to accommodate a new backstage area behind. This option improves the functionality of the Auditorium (particularly for performances) but also reduces the maximum audience capacity. Access will be gained from outside via a new glass awning.

Option C

Reverse the configuration with new raked seating on the northern side of the room. This will allow a direct link to the Auditorium from the new Foyer and a convenient internal connection to the new Amenities, Ticket Office/Gift Store and Cafe (refer Figure 34).

5.3.3 Amenities

The new amenities block will be located in the Stores and Work Centre Building off the internal corridor that links the new Auditorium, Ticket Office/Gift Shop and Cafe.

5.3.4 Ticket Office and Gift Store

This will be conveniently located in the south west corner of the site near the Auditorium and Cafe and, along with the Auditorium and Cafe, will form Maitland Gaol's new Hub.

5.3.5 Administration Offices

A new administration office will be situated behind the Ticket Office/Gift Store and conveniently located in the centre of the Hub. This also allows for ease of management of the Ticket Office/Gift Store.

5.3.6 Cafe/Restaurant

The existing cafe will be upgraded with improvements to the physical interface with the Gaol through a bridge and link through the Gaol wall to the Gaol's internal courtyard. This will be a key component of Maitland Gaol's new Hub.

- The cafe will be available to both paid and non-paid visitors to the Gaol, thereby increasing activity and through-traffic within the Gaol.
- Casual outdoor seating within the Gaol compound enhances the character of the Hub as a convenient public meeting place and in close proximity to the Auditorium, Amenities and Ticket Office/Gift Shop.

5.3.7 A-Wing (Building 9)

A-Wing is the most suitable for a permanent museum-like premium experience to display the Gaol's current collection and travelling exhibitions. The space could be used for tours, retaining existing elements including existing cell layout for interpretation.

5.3.8 B-Wing (Building 12)

The proximity of B-Wing to the Hub makes it an ideal building for functions and public events, tours, interpretation and potential exhibition space. The building will serve tours and paid visitors only and meet the demand for museum space to exhibit the large collection of heritage items at the Gaol. This option could also integrate Interpretation and link with other cultural institutions to gain access to corrective services touring exhibitions.

5.3.9 Former Chapel and Hospital (Building 5)

The rooms on the ground floor are ideal as meetings spaces, while other areas could house the Maitland Gaol Family Research Centre. The Chapel on Level 1 can be enhanced to facilitate ongoing interpretation and use as a meeting and function space.

5.3.10 C-Wing (Building 16) and Maximum Security (Building 18)

C-Wing could be upgraded to allow for overnight accommodation, small seminars and torchlight tours after hours. It could also incorporate cost-effective audio-visual interpretive displays

5.3.11 Hotel

The adjacent land to the west of the Gaol is underutilised and underdeveloped and has the potential for a new hotel development that will meet the demand for visitor accommodation in the East Maitland area.

- A new 90-100 room hotel will support and complement the operation of the Gaol by providing accommodation and convenient access for visitors.
- New functions and conference facilities.
- New undercover parking for hotel and Gaol visitors.
- Close proximity to East Maitland Railway station and Maitland Hospital.

5.3.12 Boutique Accommodation

The adaptive re-use of the Lieutenant Governor's Residence (Building 2) and the Governor's Residence (Building 3) would offer an attractive accommodation option in East Maitland and would support evening events within the Gaol. The heritage significant buildings would provide a unique offering for Maitland Gaol and also allows for views across the local area.



Figure 35: Artist's impression - perspective view of Tower Walk Experience.

Source: TZG Architects, 2020.

5.3.13 Tower Walk Experience

A new Tower Walk from Tower 1 to Tower 6 will provide paid visitors a new perspective of the Gaol Grounds. Access will be gained via a new external staircase and use the gantry above the perimeter wall that links Tower 1 and Tower 6. The walk will be a unique experience and offer not only elevated views of Maitland Gaol but views over East Maitland township and south towards Stockade Hill as well (below).

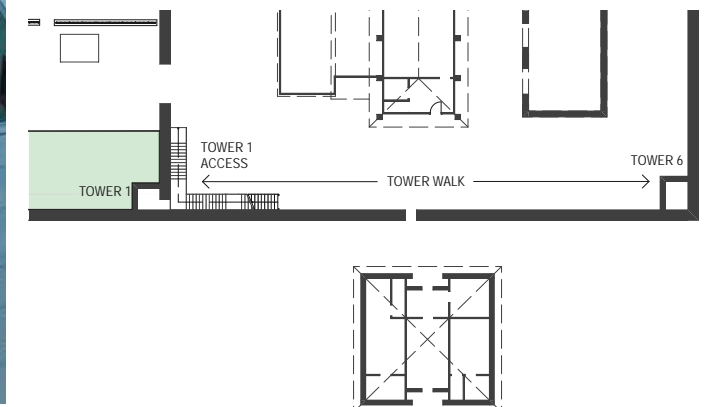




Figure 36: Artist's impression - perspective view of Hub area with outdoor cafe seating and entrance to Ticket and Gift Store.
Source: TZG Architects, 2020.



Figure 37: Artist's impression - perspective view of Hub area with entrance to B-Wing on the left, outdoor cafe seating on the right and Tower Walk Experience (Tower 1) in the background.
Source: TZG Architects, 2020.



Figure 38: Artist's impression - perspective view of main green space and yard.
Source: TZG Architects, 2020.



Figure 39: Artist's impression - internal perspective view of Auditorium with raised retractable seating.
Source: TZG Architects, 2020.



Figure 40: Artist's impression - internal perspective view of Foyer and Bar area.
Source: TZG Architects, 2020.



Figure 41: Artist's impression - internal perspective view of Ticket Sales and Gift Store.
Source: TZG Architects, 2020.



Figure 42: Artist's impression - internal perspective view of A-Wing museum and interpretation space.
Source: TZG Architects, 2020.



Figure 43: Artist's impression - internal perspective view of modified room for boutique accommodation in Governor's Residence.
Source: TZG Architects, 2020.

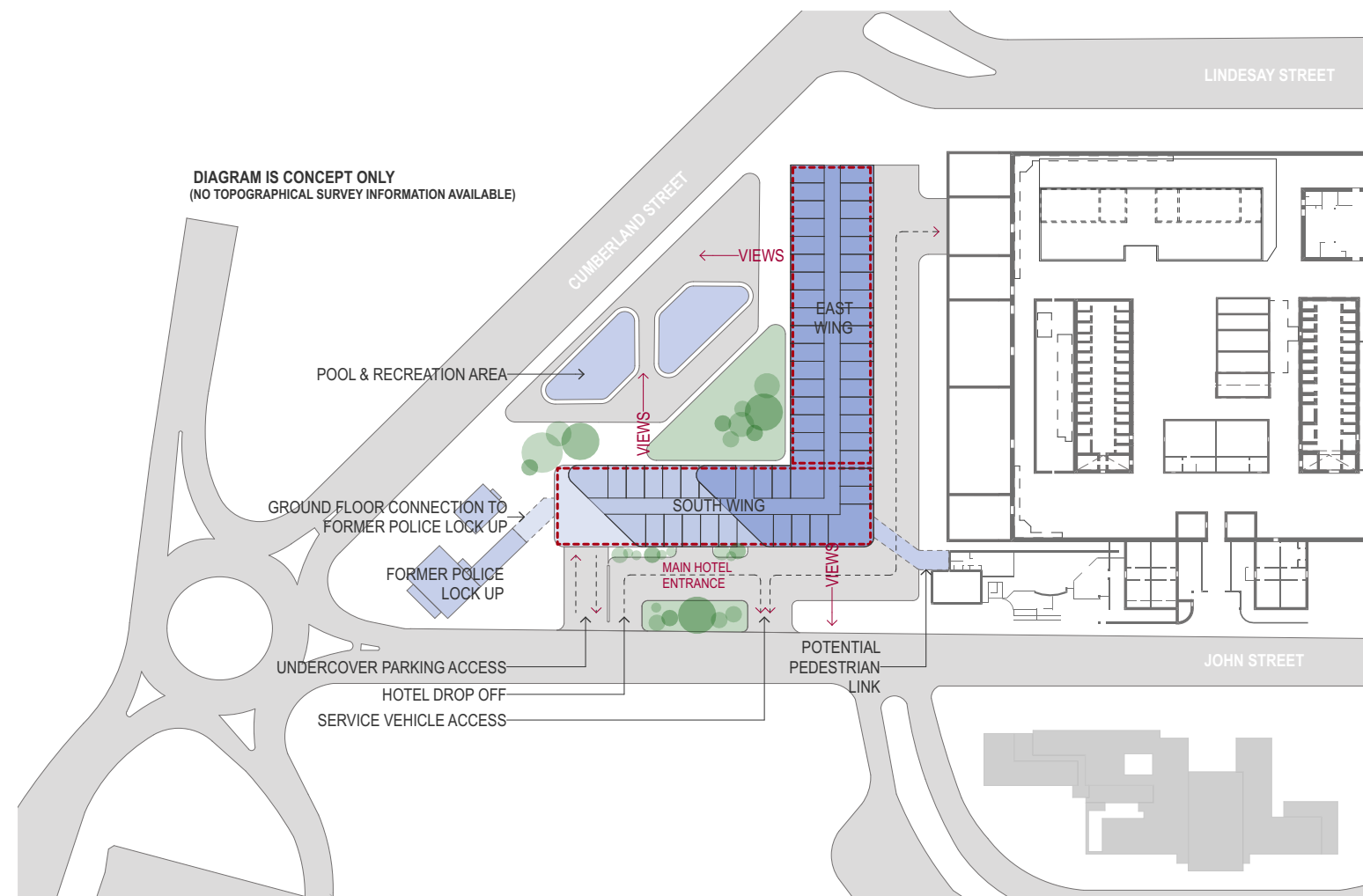


Figure 44: Map - Hotel (concept) with close links to Maitland Gaol.
Source: TZG Architects, 2019.

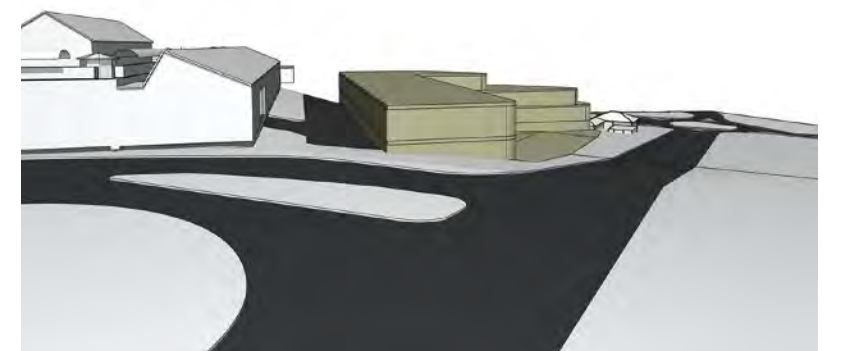
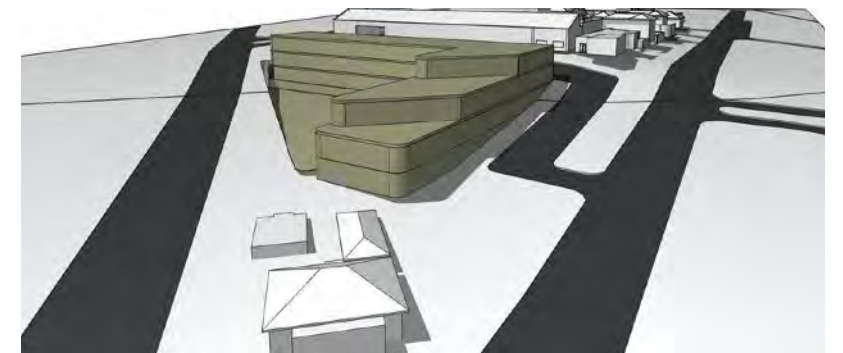
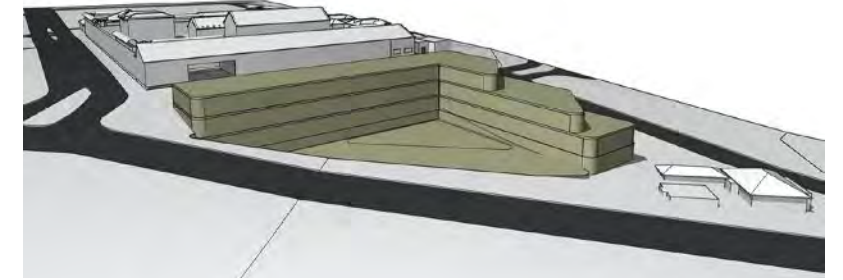


Figure 45: Perspective views of how a new hotel could occupy the western section of the Gaol site.
Source: TZG Architects, 2019.



Figure 46: Artisit's impression - aerial perspective over Maitland Gaol site with concept for new hotel in the foreground.
Source: TZG Architects, 2020.

Figure 47: External view of A-Wing (left) and Gatehouse (right).
Source: TZG Architects, 2020.





6.0

Precedents Study

6.3.1 Old Dubbo Gaol, Dubbo, NSW

Like Maitland Gaol, Old Dubbo Gaol is a regional facility that is remarkably complete and intact with an extensive and high enclosing wall. The gaol is State heritage listed, operated for 119 years from 1847-1966 and is a major tourist attraction for the region. It offers public and programmed activities similar to those of Maitland Gaol plus a couple of others that are identified in the Opportunities Study (Guard tower access).

Key factors:

- Operated for 119 years from 1847-1966.
- Self guided and guided tours.
- Night tours.
- Guard tower access.
- Special corporate events.
- School holiday programme.
- State Heritage listed.
- Public and programmed activities.
- Venue hire, meetings and events.
- Dinners and weddings.



6.3.2 Melbourne Gaol, Victoria

Old Melbourne Gaol is today used as a museum that displays information and memorabilia of the prisoners and workers. It is recognised as Victoria's oldest surviving penal establishment and attracts 140,000 visitors per year.

Key factors:

- Constructed in 1839. Operated between 1842-1929.
- Ghost tours.
- Night tours.
- Special corporate events.
- National Trust Heritage listed.
- Large central green space ideal for public and programmed activities.
- Venue hire, meetings and events.
- Dinners and weddings.



6.3.3 Sandhurst Gaol, Bendigo, VIC

The Ulumbatta Theatre in Bendigo, meaning ‘gather together’ or ‘meeting place’ in the language of the local Dja Dja Wurrung people, now occupies the section of what was once the Sandhurst Gaol.

The theatre is a redevelopment of the gaol, which operated from 1863 until 2004. Today it serves as an arts and community facility and events venue that combines heritage-listed 1860s penitentiary architecture and contemporary design.

Key factors:

- Venue hire for concerts, weddings, conferences, birthdays.
- Sandhurst Gaol tours and backstage tours of Ulumbarra Theatre.
- Special corporate functions.
- 960-seat theatre with break out rooms and landscaped gardens.
- Adaptive re-use.
- Heritage interpretation.



6.3.4 Darlinghurst Gaol, Sydney, NSW

Construction of the Darlinghurst Gaol started in 1822 and completed in 1885. In 1921 the gaol was transferred to the NSW Department of Education who adapted the buildings for use as the East Sydney Technical College and then the National Art School. Like Maitland Gaol, the Darlinghurst Gaol is in close proximity to the Courthouse and has a theatre space which was once the women’s wing. Today, the Cell Block theatre space is used for weddings, cocktails and dinner parties, product launches etc.

Key factors:

- The gaol complex has been the home of the National Art School since 1921.
- The Cell Block Theatre is available as a hire venue for special events such as conferences and seminars, concerts and performances.
- The grounds are used for school programmes but also for commercial photoshoots and filmmaking.



Figure 48: Guard Tower 6 at south eastern coner.
Source: TZG Architects, 2019.





7.0

Appendices

7.1 Opportunities Study

The opportunities presented in this study were identified during workshop sessions as the best available for improving the service offering of the Gaol as a tourist destination; adaptively re-using the historic structures and thereby increasing the use of the Gaol compound; and reinforcing the Gaol as an iconic landmark in the City of Maitland and the Hunter region.

As the site's commercial potential as a historic tourist facility relies on it being able to provide a self-sustaining fiscal and economic model in the long term, the study aims to understand future needs, constraints and financial opportunities for the Gaol.

Some opportunities could include major modifications or adaptive-reuse that would require an upgrade to the buildings to meet BCA and DDA compliance. This would lead to the temporary closure of Gaol sections affected by those alterations/modifications.

The options explored different avenues in order to increase the viability and sustainability of Maitland Gaol, whether this be through security of tenure; greater utilisation and activation of the existing heritage Gaol built environment; an improved educational and tourist attraction and a mix of uses across the different areas of the site. Seven options were considered and measured against the heritage constraints and opportunities:

Opportunity 1 - Improving Site Access and Egress

- Improved visitor entrance at the Main Gate.
- New entrance for guided tours and school field trips.
- Separate service entry for ease of access for events and maintenance vehicles.

Opportunity 2 - Internal spaces with fewer constraints

- Opportunities for uses of areas within the built environment for tourism and educational use with fewer heritage constraints.

Opportunities 3 - Paid Visitor Experiences and Tours

- Designated areas within the Gaol compound for paid experiences, including new museum space, access to towers and guided tours.
- Improved public access throughout the site.

Opportunity 4 - Non-Paid Visitor Access

- Free public access to designated areas within the Gaol compound.

Opportunity 5 - Community and Educational Uses

- Spaces within existing buildings suitable for community and educational opportunities.

Opportunity 6 - Amenities

- New amenities and support facilities for various events and offerings within the Gaol compound.

Opportunity 7 - Accommodation & Hotel Facilities

- New accommodation options to suit varying budgets.



Figure 49: Internal view of C-Wing cell block.
Source: TZG Architects, 2019.

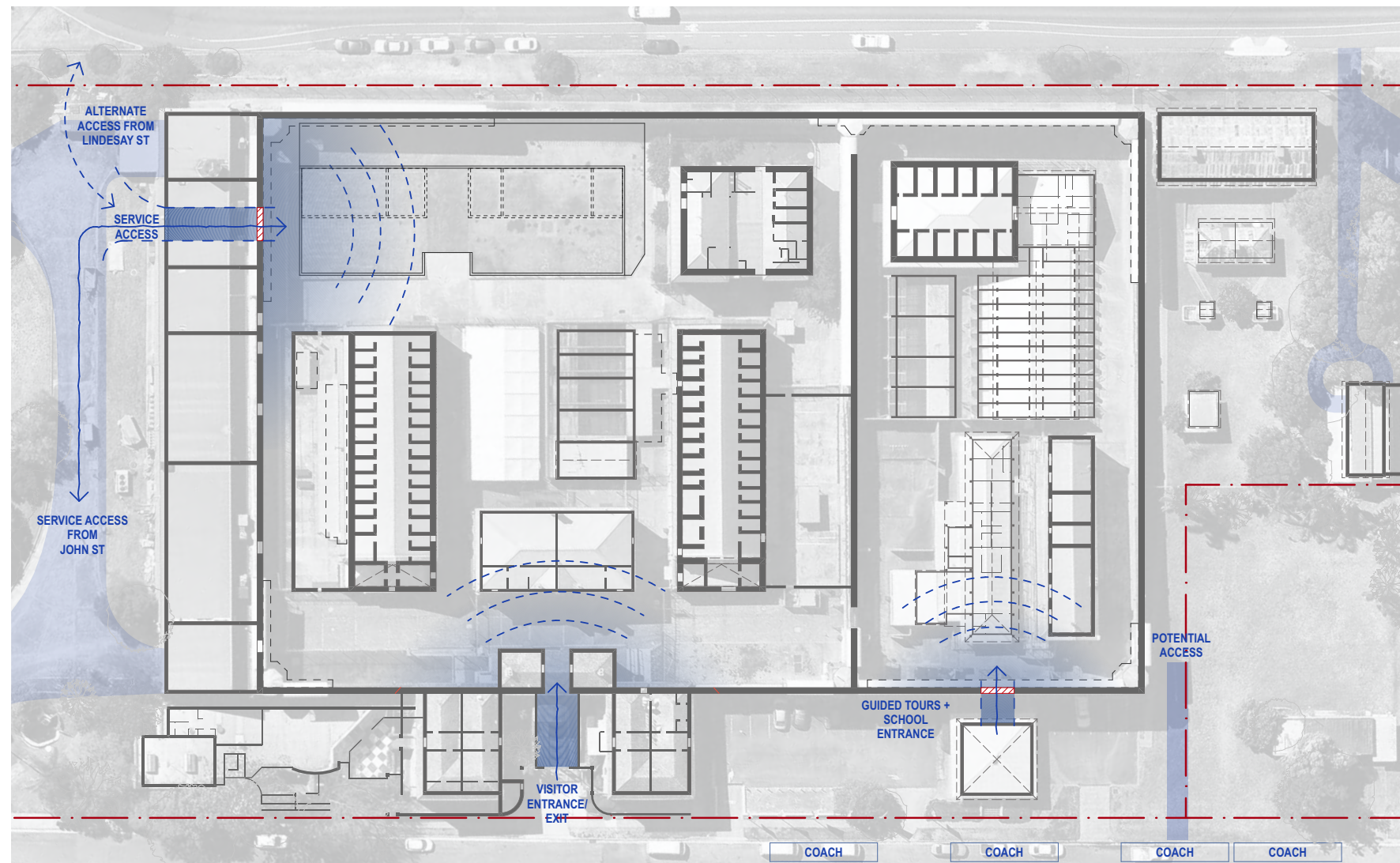


Figure 50: Map - Improving site access and egress.
Source: TZG Architects, 2019.

7.1.1 Opportunity 1 - Improving Site Access and Egress

The only current entry point into the Gaol compound is through the historic main entry gate on John Street. This is located at the top of a ramp that leads through a security fence and to an arched opening through the perimeter wall. As the only access point, it is used by the public and services personnel. The ramp currently does not comply with DDA requirements.

Access to the site could be vastly improved by adding two new access points, separating entry for the public, services and guided tours/school groups. Visitor and public entry would remain through the main historic gate. A new entry for services vehicles would be through the western perimeter wall near the north western corner of the site, while a new entry for guided tours and school groups would be located near the south eastern corner of the site utilising the existing Visits Processing Centre.

Advantages

- Separate services entry can facilitate services vehicles and maintenance personnel. Service vehicles would have ease of access for event set up and pack down
- Convenient separate school and guided tour entrance lead to improved crowd management and coordination of operated tours and school tours.
- Adaptive re-use of Visitors Centre to accommodate tours with meeting areas/break-out spaces and storage facilities for bags, etc.
- Designated tour coach parking for ease of access through new entrance.
- Reinstate original entrance through main gatehouse providing separate access for visitors not part of tours.
- Openings in perimeter walls already exist but would need to be enlarged.
- Upgraded ramp to main entrance will be made DDA compliant.

Disadvantages

- Heritage impacts to the perimeter wall to create new and larger openings for the services and tours entrances.
- Extensive works to make main gateway DDA compliant

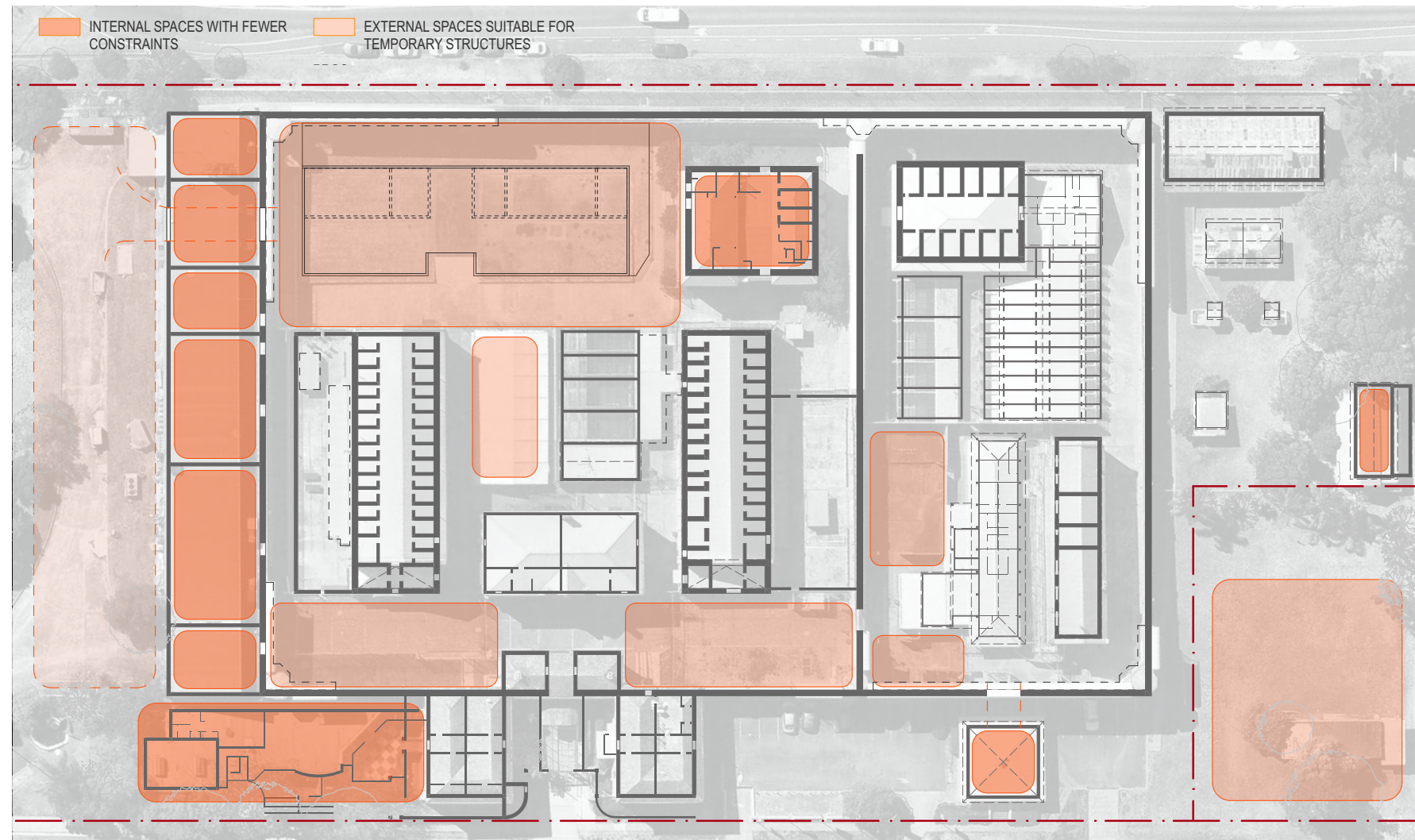


Figure 51: Map - Spaces with fewer constraints.
Source: TZG Architects, 2019.

7.1.2 Opportunity 2 - Internal spaces with fewer constraints

There are many areas within the Gaol compound with fewer constraints, and consequently, present greater opportunities for modification and refurbishment.

Advantages

- A significant amount of readily available space.
- Adaptive re-use of existing internal spaces could be cost-effective and sustainable.
- External spaces are suitable for different uses including temporary structures and services (pop-up stores, food trucks, market stalls, etc)

Disadvantages

- Temporary structures involve set up and take down.
- Temporary closure of Gaol sections affected by alterations/modifications.



Figure 52: Map - Paid visitor access.
Source: TZG Architects, 2019.

7.1.3 Opportunity 3 - Paid Visitor Experiences and Tours

Different sections of Maitland Gaol can be designated for paid visitor experiences and tours. These areas will have a unique offering aimed at making the Gaol a leading tourist attraction. This will require a coordinated programme across the different areas to ensure that the visitor experience is memorable and focuses on the history and stories associated with the Gaol prisoners and personnel, and the interpretation of the Gaol's heritage.

New access to Guard Tower 3 in the north-east corner would add a unique point of difference to Maitland Gaol's tourist offering and provide a guard's perspective of the Gaol's grounds and operation that is not currently available.

Advantages

- Allows the Gaol grounds to be accessible to non-paid visitors.
- Unique content for each paid area including new museum and gallery experience.
- Interpretation of Gaol's history and story.
- Leading tourist attraction for Maitland and Hunter region.
- Unique tower walk from Guard Tower 3 offering a Guard's perspective.

Disadvantages

- Capital investment required for upgrade of visitor experience.
- Limited access for non-paying visitors across site.
- Implementation of new technology across the site to allow permitted access to paid visitors only could have visual and physical impacts on existing heritage buildings, ie: swipe card machines and access gates, security cameras, etc.
- Extensive work to ensure safe public access to towers and may have physical impacts on the heritage perimeter wall.

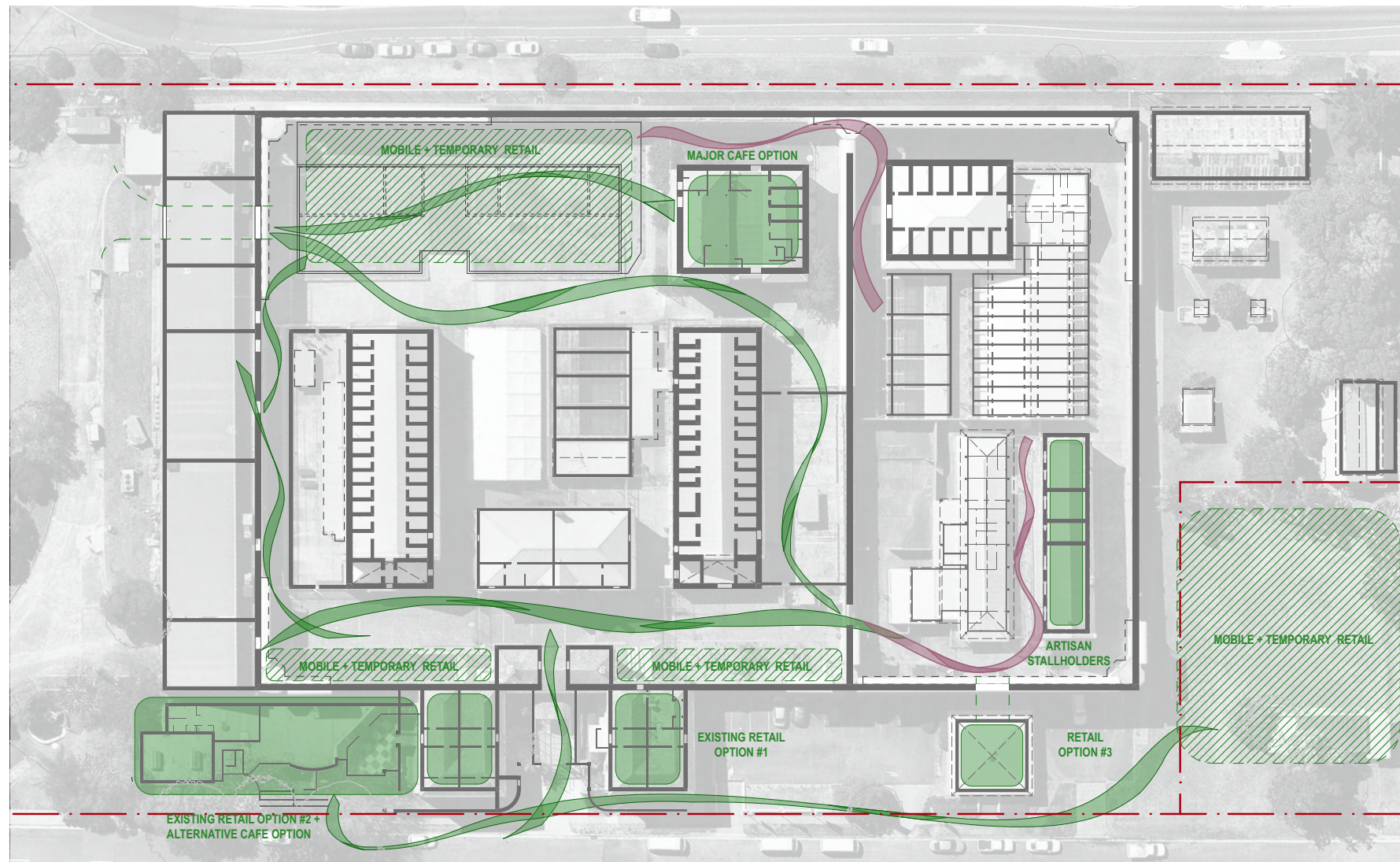


Figure 53: Map - Non-paid visitor access.
Source: TZG Architects, 2019.

7.1.4 Opportunity 4 - Non-Paid Visitor Access

The scale of the Gaol compound means it has the capacity to accommodate both paid and non-paid visitors. The large open green space allows for public use within the site. This is further supported if there are offerings available to the public, such as retail, food and beverage or commercial spaces.

Advantages

- Allows the Gaol compound to be freely available for the visiting public who can enjoy a quality experience of the Gaol precinct.
- Can be supported by new retail and commercial spaces.
- Promotes Maitland Gaol as a public/community space for uses other than a tour.

Disadvantages

- Non-paid visitors have no access to paid areas.
- Crowd management and security of grounds would be paramount.
- Implementation of new technology across the site to allow free access could have visual and physical impacts on existing heritage buildings, ie: swipe card machines and access gates, security cameras, etc.

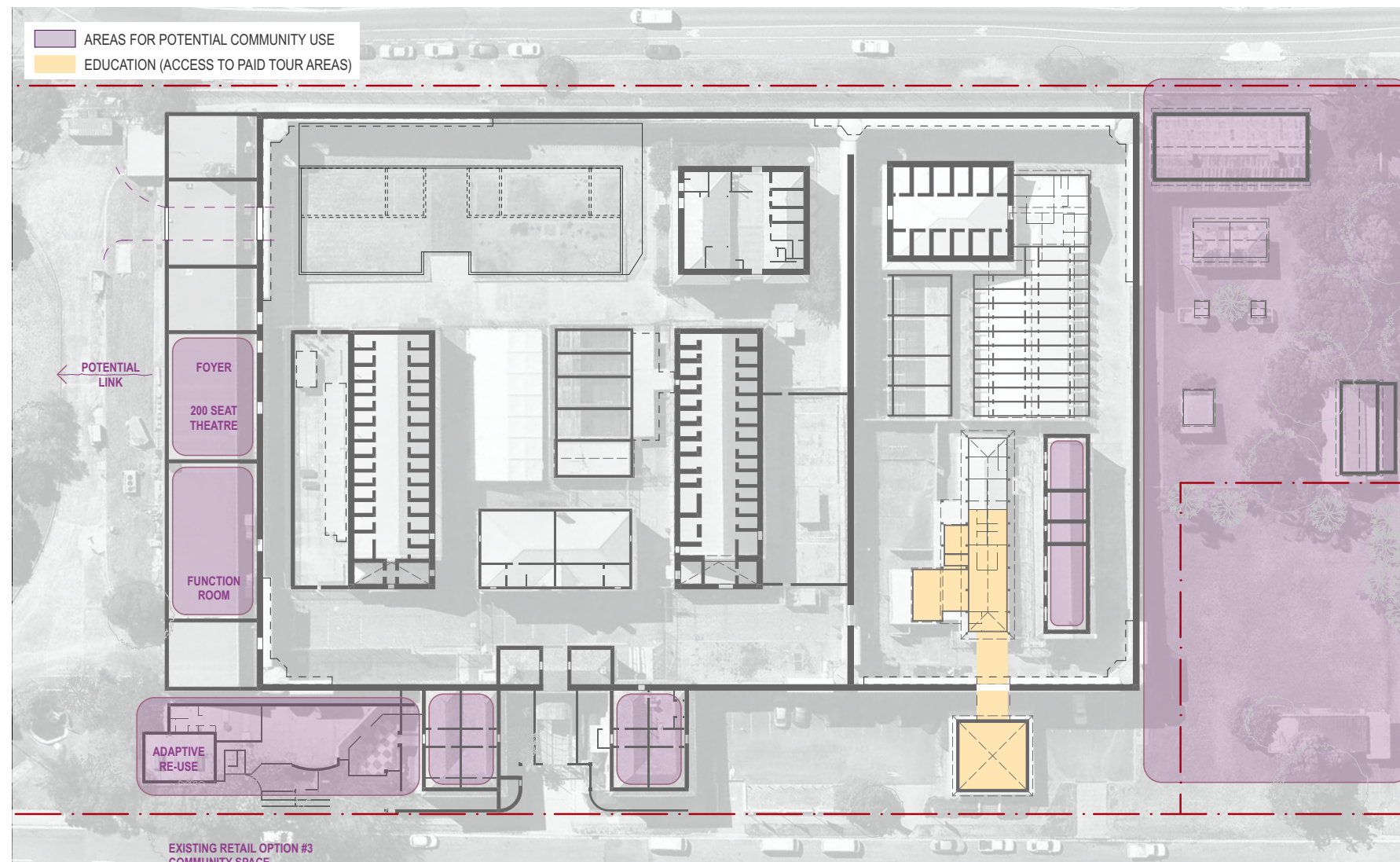


Figure 54: Map - Community and Educational uses.
Source: TZG Architects, 2019.

AREAS FOR POTENTIAL COMMUNITY USE
EDUCATION (ACCESS TO PAID TOUR AREAS)

7.1.5 Opportunity 5 - Community and Educational Uses

An opportunity for a new function room located next to the existing 200 seat auditorium will improve the community's engagement with the Gaol. The Visits Processing Centre can be modified to support educational activities with break-out spaces for workshops.

The open spaces in the Police Barracks section could be used for shared community gardens or weekly markets.

Advantages

- Ongoing public use and activation of existing spaces.
- Public/community engagement with Gaol for uses other than a tour.
- Adaptive re-use of existing buildings.
- Convenient separate school and tour entrance.

Disadvantages

- Building costs associated with upgrading of internal spaces.
- BCA and DDA compliance issues.
- After hours security required.

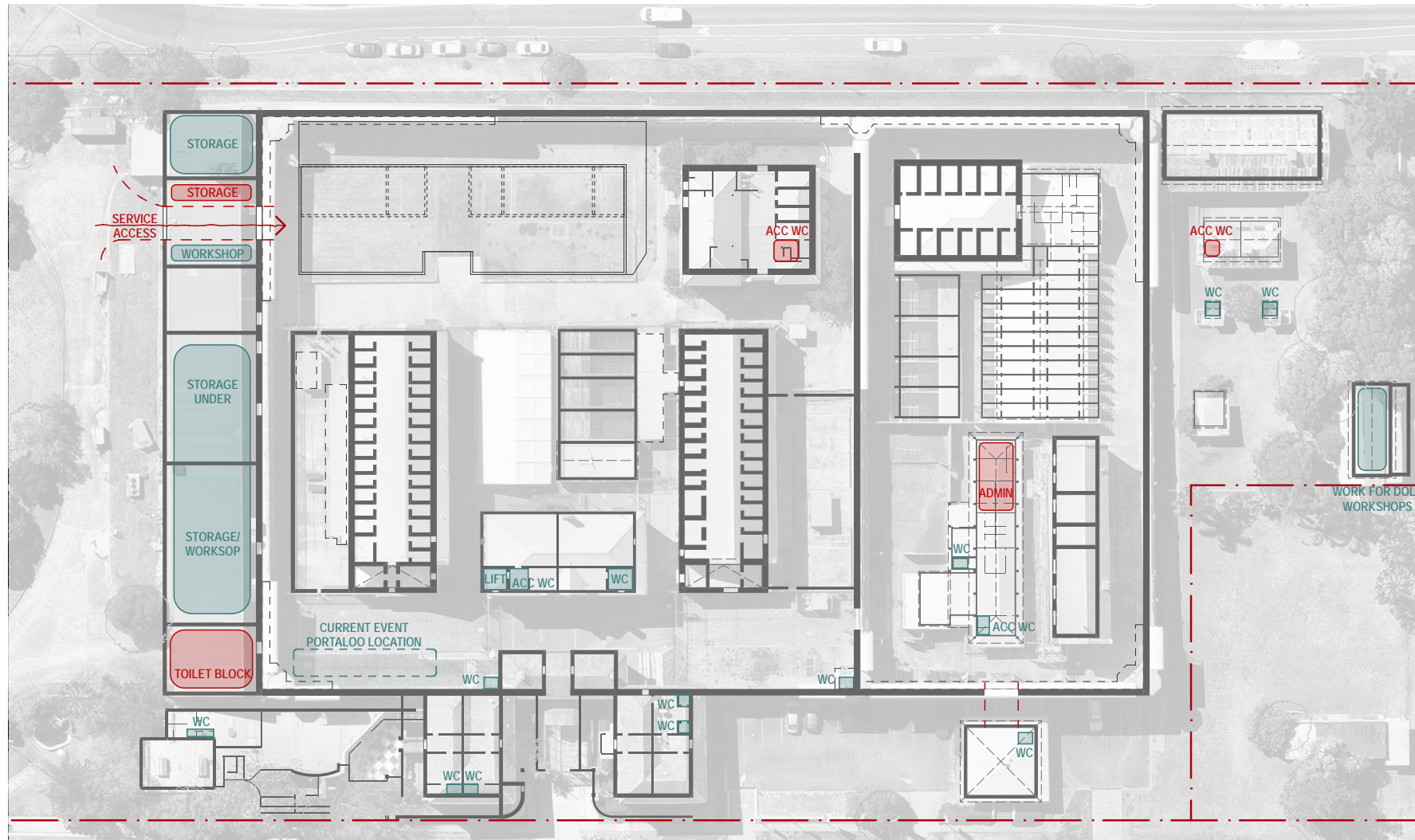


Figure 55: Map - Amenities and support facilities.
Source: TZG Architects, 2019.

7.1.6 Opportunity 6 - Amenities & Support Facilities

The opportunities presented in the Options Study will require a centralised amenities block that would accommodate the various offerings. This will need to consider the capacity to serve both the permanent offerings, such as tours and community and educational uses, and temporary offerings such as special events like 'Bitter and Twisted' and other festivals hosted by the Gaol. The current portable toilets for these temporary events are located against the southern perimeter wall. A centralised toilet block would allow for a smaller number of portable toilets to be located in an area that is not as prominent.

Advantages

- A centralised toilet block will include Accessible WCs and be DDA compliant.
- Upgrade to existing toilets throughout the site.
- Adaptive re-use of existing buildings for support facilities (administration offices, staff facilities, etc)
- Portable toilets could be relocated to a lesser prominent area.

Disadvantages

- Building costs associated with upgrading of internal spaces.
- Temporary closure of Gaol sections affected by alterations/modifications.

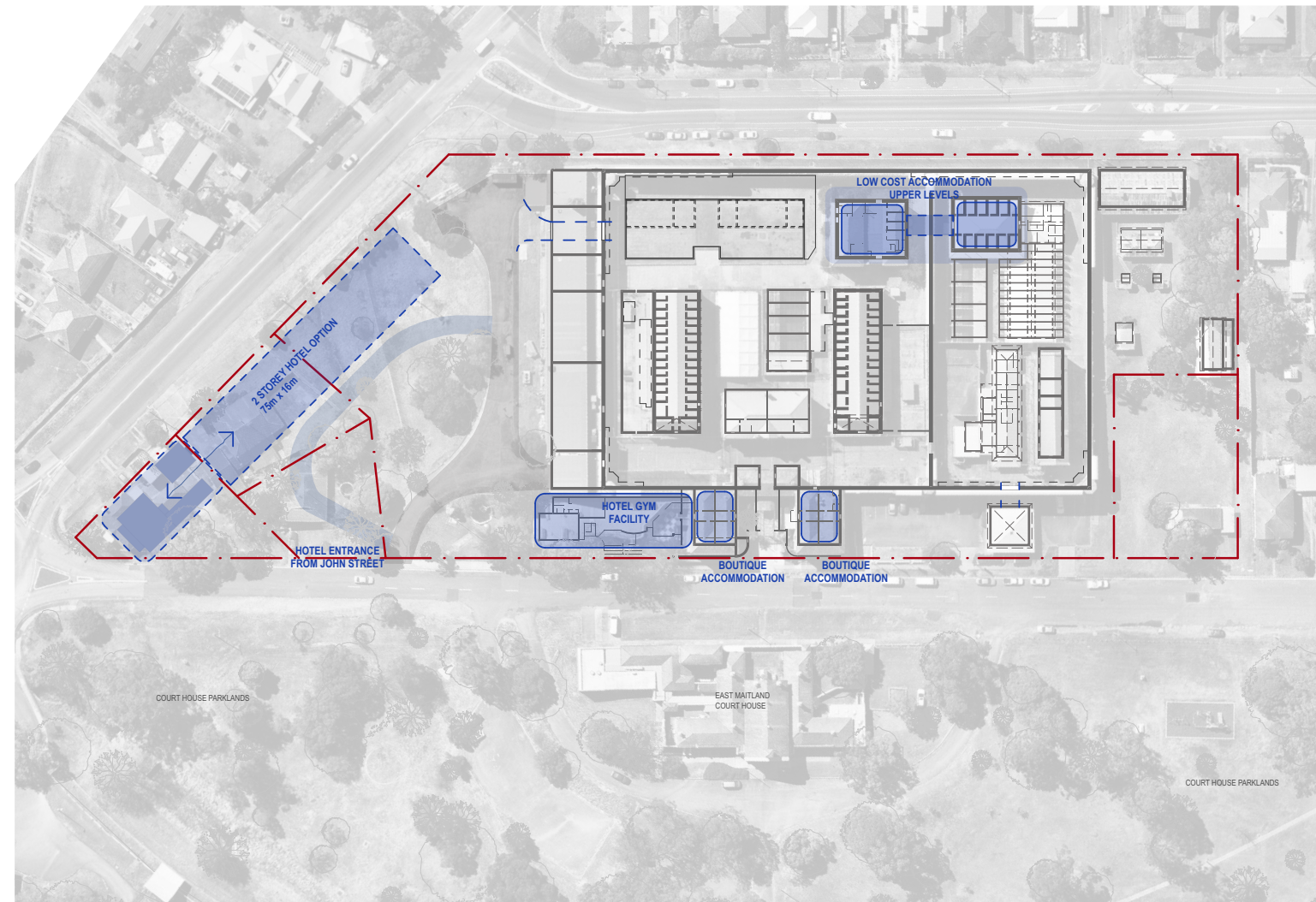


Figure 56: Map - Accommodation & hotel facilities.
Source: TZG Architects, 2019.

7.1.7 Opportunity 7 - Accommodation & Hotel Facilities

The desired provision of visitor accommodation can be achieved on the site through:

- A unique Gaol experience that includes staying in a converted cell block in C-Wing (Building 16).
- Boutique accommodation can be housed in both levels of the Lieutenant Governor's Residence and Governor's Residence.
- Budget accommodation in the upper levels of the Kitchen Block (Building 13).
- A new larger hotel could be located in the western section of the site.

Advantages

- Adaptive re-use of existing buildings.
- Multiple offerings to suit market demand.
- New purpose-built hotel to accommodate large number of visitors to Maitland and the Gaol.
- Removal of intrusive buildings to make way for new hotel in the western section of the site.
- Integration of the heritage significant Police Lock Up building with the new hotel.
- New conference rooms, recreational areas and hotel facilities.

Disadvantages

- Significant capital outlay for new hotel.
- Building costs associated with upgrading of internal spaces.
- Temporary closure of Gaol sections affected by alterations/modifications.



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