



# Attachments OLD GUNDAGAI GOAL MASTERPLAN UNDER SEPARATE COVER ORDINARY COUNCIL MEETING

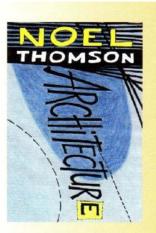
6:00PM, TUESDAY, 27 August, 2019

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# OLD GUNDAGAI GAOL MASTERPLAN REPORT





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30 JULY 2018

OLD GUNDAGAI GAOL MASTERPLAN REPORT

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### RECORD OF AMENDMENTS

Date	Revision No	Comments	Authorised
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### 1. EXECUTIVE SUMMARY

The Gundagai Gaol is a site recognised as having historic significance within the local area due to its associations with Government Architect's Dawson, Barnet and Vernon and bushrangers Captain Moonlite, Gardiner & Piesley, Dan Morgan and Ben Hall, as highlighted in the Heritage Significance of the Conservation Management Plan (2012).

The Cootamundra Gundagai Regional Council provided funding for this Master Plan for the "Old Gundagai Gaol" site with supplementary funding being provided by the NSW Heritage Division (Office of Environment & Heritage), under their 'Heritage Near Me' funding program.

This Masterplan Report for the Old Gundagai Gaol explores the current site conditions, operations, opportunities, challenges and outcomes with summary as follows:

- There is an opportunity as outlined in the 'Friends of Old Gundagai Gaol' vision
  document to provide better access to the Old Gundagai Gaol site / buildings, give
  buildings and focus with exhibitions, better interpretation and reference to the
  bushrangers, in particular Captain Moonlite and undertake archaeology in certain
  areas.
- Challenges to be reviewed as part of the Old Gundagai Gaol Masterplan process have addressed site access for the elderly and people with disabilities where the gaol is located on the side of the hill. With heritage sites there is a need to primarily conserve heritage buildings or places; however there is also a need to ensure equitable access whilst complying with legislation. This Report including the 'Access Appraisal' Report notes that owners need to be pro-active with how to be compliant with the *Disability Discrimination Act 1992*. There is a resource from the Australian Human Rights Commission titled "Access for all: Improving accessibility for consumers with disability" which is referenced and provides tips for the building owner.
- This Masterplan Report includes drawings for Old Gundagai Gaol site and has achieved Council's aim of being the overriding document for future works / projects which references the Conservation Management Plan and provides the basis for funding applications. Importantly this report provides a response for the difficult issue of 'accessibility' to the site, design outcomes for stormwater collection, how to reference archaeology when undertaking works and interpretation of the site with reference to Captain Moonlite's story.
- This Masterplan Report includes input from consultants experienced in the areas of their expertise that can address the specialist works; from archaeology, interpretation, civil drainage, electrical & fire, structural, landscaping to accessibility. The key aspects from the consultant's reports / documentation are covered in this Report (Section 4) and in full at the Appendices.
- This Masterplan Report 2018 has identified preferred options for access and interpretation of the site, building issues (structural, stormwater, electrical, fire) that need to be addressed, designs for drainage which is critical to the long term stability of the buildings, landscapes and architectural (ramp and stairs to Hospital / Infirmary building) which establish guidelines for future Works.
- The Cootamundra Gundagai Regional Council should adopt/endorse this Plan and review within 10 years, or in the event of change to the Gaol precinct, or in ownership.

### 2. INTRODUCTION AND BACKGROUND

### 2.1 INTRODUCTION / BRIEF FOR THIS MASTERPLAN

The former Gundagai Shire Council took possession of the site in 2001. Council subsequently formed the 'Friends of Old Gundagai Gaol' committee which with assistance from Council has progressed with the restoration of the Gaol precinct to a point where visitors can take a walk through the site with the aid of audio commentary.

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Noel Thomson Architecture has been involved with the Old Gundagai Gaol since 2008 and has previously provided heritage advice to the former Gundagai Shire Council. Council submitted the Old Gundagai Gaol to the NSW Heritage Office for listing on the State Heritage Register in early 2010. Response received from Heritage Council that both sites – The Old Gundagai Gaol and Courthouse should be considered for listing and that a Conservation Management Plan to be prepared. In September 2010 Noel Thomson Architecture was approached by Council to undertake a Conservation Management Plan for the Old Gundagai Gaol and Courthouse.

Noel Thomson Architecture completed the Conservation Management Plan in March 2012 and submitted to NSW Heritage office for endorsement. The Conservation Management Plan formed the basis for the Old Gundagai Gaol master planning. Noel Thomson Architecture and consultant team were asked to submit a fee proposal in June 2016. On receipt of heritage funds through NSW OEH Heritage Division 'Heritage Near Me' program for the master planning and upgrade works, Noel Thomson Architecture was engaged to prepare master planning report and documents in March 2017.

The Old Gundagai Gaol Master Planning project includes the preparation of master planning for the Old Gaol site and installation of 'Captain Moonlite' interpretive display into the infirmary space. Also once master planning is completed and the designs from consultants included, urgent works to stabilise cell block are required to prevent further structural damage. Address the safety issue at the women's yard and install safety hand railing to area behind residence as required.

### 2.2 BACKGROUND AND CONSERVATION MANAGEMENT PLAN

The Gundagai Courthouse and Gaol is a site recognised as having historic, social, aesthetic and technical significances within the local area as defined by the former Gundagai Shire Council Heritage Inventory (2006). The site is also of significance due to the associations with Government Architect's Dawson, Barnet and Vernon and bushrangers Captain Moonlite, Gardiner & Piesley, Dan Morgan and Ben Hall.

The former Gundagai Shire Council and NSW Heritage Council (Office of Environment & Heritage) provided funding for the Conservation Management Plan for the Old Gundagai Gaol and Courthouse. The guiding conservation policy is that the Gundagai Gaol and Courthouse precinct shall be conserved and appropriately managed in a manner respecting its cultural significance and the features intrinsic to that heritage significance, and consistent with sympathetic and viable use or uses.

The architectural features of the Dawson and Barnet gaol and courthouse are to be conserved, and architectural features of the place currently in poor or hazardous condition must be conserved as a matter of urgency. This is a prudent approach, both in terms of conservation philosophy, but also with regard to the limited financial resources of the owner/manager. Remove intrusive interventions where feasible.

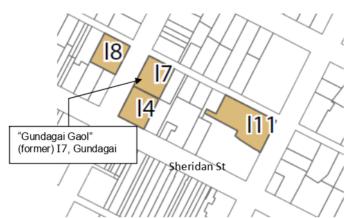
The Conservation Management Plan for the Old Gundagai Gaol and Courthouse noted that the former Gundagai Shire Council and the NSW Heritage Council should adopt/endorse the Plan. Review the Plan within 10 years, or in the event of radical change to the precinct, or in ownership. Endorsement of this Plan will allow the undertaking of 'deemed exempt' works, without the necessity of reference to the NSW Heritage Council.

'Friends of Old Gundagai Gaol' have prepared a Vision Statement, their aim is "to create a museum that narrates the life and times of an Australian rural town that includes both the indigenous and immigrant communities, told specifically through the effects and control of law and order from Gundagai's beginning as a frontier town to modern times; and as a cultural institution serving the community need for contemporary exhibitions, events, entertainments and educational expression."

### 2.3 SITE LAYOUT AND INFORMATION

The subject site, the Old Gundagai Gaol on the corner of Byron Street & First Avenue, Gundagai is referenced in the Schedule 5 Environmental Heritage - Part 1 Heritage Items as I7, "Gundagai Gaol" (Former) – in Gundagai Local Environmental Plan 2011.

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Address and Property Description:

Primary Address; Corner Byron Street & First Avenue, Gundagai Secondary Address; Crown Land Reserve 100315 and Allotment 20, Section 35 DP758785

Parish; North Gundagai County; Clarendon Local Government Area; Cootamundra Gundagai

Fig 1: Gundagai - Heritage Map HER\_&CA indicating Heritage Item I7

### 2.4 HERITAGE SIGNIFICANCE OF THE SITE

With reference to the Gundagai Gaol & Courthouse Conservation Management Plan 2012 by Noel Thomson Architecture Pty Ltd the Statement of Significance

### STATEMENT OF SIGNIFICANCE:

It is of State heritage significance because, although no longer in use, Gundagai Gaol is one of the few remaining gaol compounds dating from 1859 and a rare and largely intact example of its type. The gaol is significant due to the survival of successive phases of use. The Gundagai Gaol is associated with Alexander Dawson, who designed the earliest section in 1859, and later with James Barnet, both Colonial Architects. The site of the Gundagai Gaol is evidence of the construction of a watch-house in 1859, adjacent to the site set aside for the courthouse.

The gaol complex is evidence of Victorian era institutional construction with the austerity prescribed by mid - 19th century notions of crime and punishment in Australia. The form and detailing of the two-storey residence, although less austere, is also able to demonstrate Victorian Style architecture. The internal planning and detailing is basic, consistent with the requirements of a gaol residence. The use of a combination of brick and squared random rubble provides interest to the façade however is most likely evidence of economy by the NSW Colonial Government in the reuse of materials.

The Gundagai Gaol has the potential to yield information that will contribute to an understanding of small scale 19th century gaol planning influenced by the contemporary social standards. The site was evidence of the expanding population in country NSW Police Districts and the corresponding number of prisoners for which they had to cater. The item has a strong and significant association with the history of rural NSW law enforcement.

### 2.5 SCOPE OF WORK SCHEDULES 2010

With reference to the Conservation Management Plan (2012) and Scope of Works (2010) for the former Gundagai Gaol Noel Thomson Architecture Pty Ltd (2010) the following policies and guidelines are noted;

- undertake all tasks as set out in the Scope of Works and the Conservation Management Plan with the minimum intervention in the significant fabric.
- prepare a Maintenance Plan as advised by this Conservation Management Plan.
- as part of the Total Asset Management Planning of the site, the owners/stakeholders shall include forecast expenditures sufficient for a five year Maintenance Plan.
- consultants, staff and tradespeople must have appropriate qualifications for the tasks including sound conservation experience.

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 in accordance with the "Burra Charter" Significant fabric must not be damaged by maintenance and repair activity. Trade demarcation will not be permitted to inhibit the conservation requirements for making good the surrounding materials and finishes.

### 2.6 ACKNOWLEDGEMENTS

This document has been prepared by Noel Thomson of Noel Thomson Architecture Pty Ltd with the assistance of:

Miriam Crane - Cootamundra Gundagai Regional Council

Peter Batey, Chair - 'Friends of Old Gundagai Gaol'

Committee - 'Friends of Old Gundagai Gaol'

and research / documentation from government agencies, reports and books including;

- 'Friends of Old Gundagai Gaol' Vision Statement and Information Brochure.
- Gundagai Shire Thematic History by Comber Consultants Pty Ltd (2007)
- Former Gundagai Gaol Scope of Works by Noel Thomson Architecture Pty Ltd (2010)
- Gundagai Gaol & Courthouse Conservation Management Plan by Noel Thomson Architecture Pty Ltd (2012)

### 3. MASTERPLANNING & ANALYSIS

### 3.1 APPROACH

Following on from the Conservation Management Plan for Old Gundagai Gaol and Courthouse the approach for the master planning of the former gaol site is to provide an overview of the sites activities, heritage significance, accessibility and Friend of Old Gundagai Gaol / Council objectives.

The site has undergone change over many years, in particular the removal of the stone walls at the men's and women's exercise yards, partial removal of the external compound walls and the construction of a new garage / shed at the north east corner of the site. The remainder of the buildings on the site are close to original layouts and conditions and form the basis of the Old Gundagai Gaol having heritage significance.

Due to the heritage significance of the site (refer Conservation Management Plan) Noel Thomson Architecture's approach to master planning was to engage a consultant team that would review all aspects of the buildings / site so as to be able to give future directions for works. The consultant team consists of archaeologists, landscape architects, civil and structural engineers, access consultant, electrical & fire engineer's and researcher / interpretive person to work with the architect, Friends of Old Gundagai Gaol and Council to review and provide recommendations for projects / works to be undertaken.

### 3.2 OPPORTUNITES

As outlined in the Friends of Old Gundagai Gaol vision document of 2012 and Councils brief, there is an opportunity to provide better access to the site / buildings, give buildings and focus with exhibitions, better interpretation and reference to the bushrangers, in particular Captain Moonlite and undertake archaeology in certain areas.

There is an opportunity to fully explore the history of the 'Gundagai Gaol' from its inception and construction in 1869 to its closure in the 1970's and provide better interpretation in the form of 'panels' around the site and in audio headsets. An important aspect identified in the brief is to provide an understanding of bushranging and its connection with the courthouse and the gaol and for the story of 'Captain Moonlite' to be presented to the visitors. On completion of this Masterplan Report there is an opportunity to update and prepare 'schedule of works' for each building and external area on the site.

Following the preparation of the Masterplan there will be opportunities to seek funding so that the identified projects / works can be undertaken, thus achieving Councils aim of providing a 'first rate' tourism / destination place for Old Gundagai Gaol.

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### 3.3 CHALLENGES

Challenges to be reviewed as part of the Old Gundagai Gaol Masterplan process will be how to address site access for the elderly and young people with disabilities where the gaol is located on the side of the hill. The slope of the site means that all buildings have several steps and therefore are not accessible in a wheelchair or by prams, etc.

Another challenge will be with any future works to be undertaken, archaeology assessment should be involved and therefore as part of this master planning process an archaeologist has been engaged to prepare a report for procedures, how to minimise heritage impact and protocol for compliance with the Heritage Act.

### 3.4 ACCESSIBILITY

Access to heritage sites is of a complete nature in that there is a need to conserve heritage buildings or places, however complicated there is also a need to ensure equitable access whilst complying with legislation. The Australian Human Rights Commission has prepared a pro-active / resource that covers all things associated with how to be compliant with the Disability Discrimination Act 1992. The resource is titled "Access for all: Improving accessibility for consumers with disability" which provides tips for reducing the likelihood of discrimination complaints against the building owner.

During the past few years there have been several guidelines prepared by the Heritage bodies (Heritage Victoria, Australian Heritage Commission, National Trust etc.) noting that;

- dignified access for people with disabilities should be provided to, and within heritage places. Should heritage buildings undergo change then the requirements of the National Construction Code (NCC) Volumes 1 and 2 Building Code of Australia (BCA), will apply to the new work and this includes a number of specific provisions for people with disabilities.
- the Heritage Council of NSW has a Technical Conservation Committee that can
  provide free technical advice to decision makers and building owners on situations
  that include provisions for fire protection, access for people with disabilities or the
  integration of building services into heritage buildings.

As both the DDA and heritage legislation are non-prescriptive, application of the relevant provisions of the acts is flexible. It should be possible to reach acceptable solutions through consultation with the relevant authorities over potentially conflicting factors. Each case will need to be carefully assessed, but some common principles can apply.

The architect should;

- undertake an access audit to determine the place's existing and required level of accessibility to the principal public entry, then to all parts of the building, to services provided and to information – some heritage buildings may only permit a certain degree of independent access
- evaluate accessibility options with the conservation context set out in the Burra Charter and select the option with maximum access but minimum impact
- where possible, make the main or principal public entrance accessible for people with disabilities
- provide an accessible path of travel to all areas, facilities and services is provided and that at least one of each facility is accessible for people with disabilities
- allow the methods of interpretation and communication are suitable for all users, including those with disabilities
- comply with the AS 1428 series, and consult the Human Rights and Equal Opportunities Commission (HREOC) guidelines

The steep sloping site of the Old Gundagai Gaol and being able to provide equitable access to all areas, whilst achieving / maintaining the heritage significance has been partially addressed in the masterplan report and the Old Gundagai Gaol – Access Appraisal Report (refer Section 4.6). There are still challenges ahead in providing solutions for people with disabilities to access the site and buildings so that it is equitable and inclusive of the needs of members of the community whom visit this tourist attraction.

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### 3.5 OUTCOMES

This Masterplanning Report including drawings for Old Gundagai Gaol site has achieved the aims of being an overriding document for future works / projects which references the Conservation Management Plan and provides the basis for funding applications.

Importantly this report provides a response for the difficult issue of 'accessibility' to the site, design outcomes for stormwater collection, how to reference archaeology when undertaking works and interpretation of the site with reference to Captain Moonlite's story.

For detailed responses to outcomes refer Consultants Section of this report

### 3.6 EXISTING CONDITIONS

The Goal complex consists of a cluster of structures including cell block, hospital/infirmary, kitchen block and gaoler's residence and remnants of the exercise yard walls with description and conditions as follows;

1. The high surrounding boundary wall - the entire Lot is surrounded by a high boundary wall of local slate foundation with rendered capping.



Photo 1: External Boundary wall - south-west



Photo 2: External Boundary wall - north-west



Photo 3: External Boundary wall - north



Photo 4: External Boundary wall - north entry



Photo 5: External Boundary wall - north



Photo 6: External Boundary wall - north

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Photo 7: External Boundary wall - south



Photo 8: External Boundary wall - main entry

2. The Hospital / Infirmary (original gaol 1859) - is situated in the northwest corner of the lot. It was originally constructed as a watch house and cell block. The building was later used as a hospital on the construction of the larger cell block in 1881. The structure is rectangular-in-plan with a gabled roof of corrugated iron with the walls being constructed of brick and local slate material and is rendered.



Photo 9: Hospital / Infirmary Block - south façade



Photo 10: Hospital / Infirmary Block - north facade



Photo 11: Hospital / Infirmary Block - main room



Photo 12: Hospital / Infirmary - small room & entry

3. The External Kitchen Block - was originally the small room at the west end of this building which was constructed prior to the residence. It was originally free standing and in 1881 it was extended when the main gaoler's residence was constructed. A weatherboard infill now joins the kitchen's southern facade with the north elevation of the residence. The building is of brick construction with a render finish lined to resemble ashlar coursing. The main roof is hipped and constructed of corrugated iron. A tall rendered chimney protrudes from the roofline.

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Photo 13: Kitchen Block - north facade



Photo 14: Kitchen Block - south facade



Photo 15: Kitchen Block - east facade



Photo 16: Kitchen Block - west link facade



Photo 17: Kitchen Block – kitchen







Photo 18: Kitchen Block - link & bath

4. The Exercise Yards & Outbuildings – are to the eastern side of the site with the "Mens Yard" the north-east of the site and the "Womens Yard" the south-east of the site. All that is left now is the base walls and steps. At the north east corner of the site is located the newer constructed Garage building. At the south east corner of the site is located the former toilet block for the courthouse. The block is rectangular-in-plan of face brick construction with a gabled corrugated iron roof over the original timber shingle roof.



Photo 19: Kitchen Block – east facade

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Photo 20: Kitchen Block - east facade



Photo 21: Kitchen Block - east façade



Photo 22: Kitchen Block - east facade



Photo 23: Kitchen Block - east façade



Photo 24: Kitchen Block - east facade

5. Gaolers residence – is a two-storey structure residence with the ground storey in local slate construction with face brick detailing to the corners and opening surrounds. The second storey is of face brick construction. The front (west) elevation is covered by a two-story verandah supported by timber posts which was restored in 2010. The roof is a gabled hip structure of corrugated iron with overhanging eaves and exposed rafters.



Photo 25: Goalers Residence – west façade



Photo 26: Goalers Residence - east facade



Photo 27: Goalers Residence – verandah & entry OLD GUNDAGAI GAOL MASTERPLAN REPORT





Photo 28: Goalers Residence - verandahs





Photo 29: Goalers Residence - living & family



Photo 30: Goalers Residence - stair & bedroom

6. The Gaol (including exercise yard 1881) - is located at the western side of the site directly opposite the residence. The gaol block consists of a long rectangular-in-plan building of local slate construction with a rendered finish and is lined to resemble ashlar coursing. The main roof is hipped and constructed of corrugated iron. Inside, the building is divided into cells to the north and south. To the west of the jail is the exercise yard. It has an overhead domed security grill and access gate. The high walls which surround the entire site form part of the yard's western boundary. Between the cell blocks are two rooms, a former office and storeroom.



Photo 31: Goal - west facade & entry



Photo 32: Goal - east facade & entry



Photo 33: Goal - east facade & entry





Photo 34: Goal - west entry & facade

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Photo 35: Goal - original cell block





Photo 36: Goal - cells in 1881 extension



Photo 37: Goal - exercise yard



Photo 38: Goal - exercise yard

7. Yard area and features – consists of the brick well at the central courtyard between the Gaol and the Gaoler's. Landscape garden beds have been laid out and planted to the south side of the residence and adjacent the Women's exercise yard wall. There are remnants of the viewing tower at the corner between the Men's and Women's exercise yards. A slate plinth is located at the eastern boundary wall that requires further investigation.



Photo 39: Well - central courtyard



Photo 40: Garden bed - south area



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Photo 42: Wall bases, tower plinth & steps







Photo 43: Site drainage - north & court spoon drains

Photo 44: Stone plinth & recent planting

### 4. CONSULTANTS / REPORTS

This masterplan report includes input from consultants experienced in the areas of their expertise that can address the specialist works; from archaeology to accessibility. Below is a summary of the key aspects from the consultant's reports / documentation that are attached in full at the Appendices section of this Report.

### 4.1 ARCHITECTURAL

The architectural component of the project which Noel Thomson Architecture undertook focusses on the site layout and indicates the equitable access options for the site and building information with plan extract below.



Fig 2: Noel Thomson Architecture - Site Layout / Plan identifying the buildings on the site.

For Architectural Masterplan Drawings refer Appendix 1

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### 4.2 ARCHAEOLOGY

Black Mountain Projects (Peter Kabaila) prepared the 'Archaeology Assessment' report for the Old Gundagai Gaol site which addresses the "Protocol for Compliance with Relics Provision in the Heritage Act". It states that the archaeologist must brief workers how to recognise historical relics and Aboriginal objects. Also that the building contractor and excavation machine operator must make themselves available for a meeting with the archaeologist. The archaeologist needs to discuss the contractor's intended approach to the work. The contractor needs to be briefed regarding the protocol if fragments of historical materials are found.

For Archaeology Assessment Report refer Appendix 2

### 4.3 LANDSCAPING

Somewhere Landscape Architects (Alex Dalglish) prepared the Old Gundagai Gaol Landscape Analysis, Masterplan and Planting Plan for the site with recommendations to enhance the landscape experience based on current plantings and researched uses, with Landscape plan extract below;

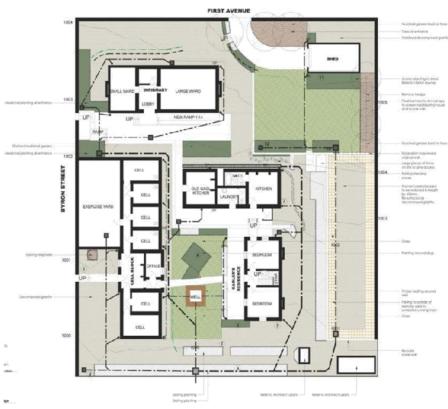


Fig 3: Somewhere Landscape Architects - Site Layout / Landscape Masterplan Drawing.

For Landscape Masterplan & Planting Plan Drawings refer Appendix 3

### 4.4 CIVIL/STORMWATER

Xeros Piccolo Consulting Engineers (Alastair Xeros) prepared the 'Civil and Drainage Overview' report for the Old Gundagai Gaol noting that there is a lack of management of overland flow around the site, particularly at the eastern end of the Hospital / Infirmary where there is an area adjacent the building that holds water and moisture and there is no drainage infrastructure

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The recommendation is that the stormwater and drainage needs be improved for the site which will solve most of the structural problems to the buildings. Down pipes should be connected into a sealed PVC pipe system running around the site picking up both the roof drainage and surface drainage. The surface runoff which is directed towards the western boundary at the Hospital / Infirmary is to be collected adjacent to the entrance door and be piped away to prevent saturation.

For Civil and Drainage Overview Report and Drawings refer Appendix 4

### 4.5 STRUCTURAL

Xerox Piccolo Consulting Engineers (Phillip Xeros) prepared the 'Structural Overview' report of all the structures on the Old Gundagai Goal site noting that there is significant structural movement in the south end of the Gaol building that needs remedial works undertaken. There is also a strong recommendation that the stormwater and drainage be improved and this will solve most of the structural problems for the entire site. This generally includes additional downpipes on most buildings, including the residence which would need at least an additional downpipe on the eastern wall.

Also identified is a safety issue regarding the east boundary slate wall at the southeast corner of the complex. This wall used to have a return wall at the end of the women's exercise yard running east-west which has been demolished. Further, it is suspected that the wall is acting more like a retaining wall due to infill / raised level at the exercise yard. This wall is considered to be unsafe, with repair and rebuild required or a prop needs to be designed and installed in the immediate future.

For Structural Overview Report refer Appendix 5

### 4.6 ACCESS APPRAISAL

Regional Accessibility & Mobility Planners (Mark Golden) prepared the 'Access Appraisal' Report following a visit to the Old Gundagai Gaol site which highlights the following;

The objective of the appraisal is to identify and comment on the guiding principles of the Premises Standards and the objective of the Disability Discrimination Act 1992. Section 23 of the DDA refers to non-discriminatory access to and use of premises and covers more than just the construction of buildings used by the public. Additionally, it makes it unlawful to discriminate against a person with a disability in relation to, or use of, premises.

The Access Appraisal identifies the mandatory and preferred requirements for each element covered in the Appraisal and includes recommendations for removal of key access barriers during future upgrade and maintenance works associated with improving general access to the buildings and surrounding areas on the site. It also provides prioritised recommendations for action, to support improved access to the facility.

For Access Appraisal Report refer Appendix 6

### 4.7 ELECTRICAL

Boschetti Industries (Robert Boschetti) prepared the 'Electrical Review' Report for the Old Gundagai Gaol building and site with recommendations for upgrading electrical installation, provide new distribution sub-board and the provision of fire alarm system to the buildings meeting the requirements of the Building Code of Australia. There is also an issue with the Gaolers residence which has a second electrical supply on the north-east side of the building which is illegal and very unsafe. This is extremely bad practice and should be fixed as a matter of urgency.

Organic growth over many years has occurred at the various buildings on the Old Gundagai Gaol Site and has resulted in a less than ideal electrical installation which requires switchboard works. Electrical works should be designed by an electrical engineer taking into account the recommendations of this report. On completion of the recommendations of the works on site this will result in a much safer electrical installation. The essence of any works should be undertaken with a priority on public safety, then on the cost/benefit to the Old Gundagai Gaol.

For Electrical Review Report refer Appendix 7

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### 4.8 INTERPREATION

All things written (Barbara Cameron-Smith) prepared the 'Interpretation Strategy' for Old Gundagai Gaol that aims to offer first hand insights into the sobering experience facing minor offenders and serious criminals incarcerated in the Old Gundagai Gaol complex in the late 18<sup>th</sup> century. The objective of the Interpretation Strategy is to provide a stocktake of the Old Gundagai Gaol visitor experience and consideration of how it can be enhanced. In addition to addressing the pre-visit promotion of the experience, the strategy recommends a review of visitor access to the gaol complex and where it comes into its own as a 'must do' experience that increases in value over the years as an authentic heritage tourist destination.

For Interpretation Strategy Report refer Appendix 8

### 4.9 REGULATION & HERITAGE IMPLICATIONS

The criteria for any development in relation to a heritage item and conservation area shall be in accordance with the requirements of the Gundagai Local Environmental Plan 2011 Part 5.10 – Heritage Conservation clauses.

It is noted that the "Gundagai Gaol" (Former) at corner of Byron Street & First Avenue, Gundagai is a listed Heritage Item (I7) in the Gundagai LEP 2011.

### Gundagai Council LEP

With reference to Gundagai LEP 2011 Part 5.10 - Heritage Conservation

(1) Objectives

The objectives of this clause are as follows:

- "(a) to conserve the environmental heritage of Gundagai, and
- (b) to conserve the heritage significance of heritage items and heritage conservation areas including associated fabric, settings and views,"
- (2) Requirement for consent

Development consent is required for any of the following:

- "(a) demolishing or moving a heritage item or a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item or a building, work, relic, tree or place within a heritage conservation area, including (in the case of a building) making changes to the detail, fabric, finish or appearance of its exterior,
- (c) altering a heritage item that is a building by making structural changes to its interior,
- (f) erecting a building on land on which a heritage item is located or that is within a heritage conservation area,"
- (3) When consent not required

However, development consent under this clause is not required if:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
  - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and
  - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area,

### 5. RECOMMENDATIONS / SUMMARY

The preparation of this 'masterplan' for Old Gundagai Gaol has been undertaken with reference to the Gundagai Gaol and Courthouse Conservation Management Plan 2012, where a team of consultants with relevant experience in heritage, archaeology, services, structure, landscape and interpretation have visited the site, compiled reports, designs and masterplans for the site.

OLD GUNDAGAI GAOL MASTERPLAN REPORT

In summary, this Masterplanning Report 2018 has identified preferred options for access and interpretation of the site, building issues (structural, stormwater, electrical, fire) that need to be addressed, designs for drainage which is critical to the long term stability of the buildings, landscapes and architectural (ramp and stairs to Hospital / Infirmary building) which establish guidelines for future Works.

Recommendations for immediate, mid-term and long-term Works are incorporated into the "Summaries" of each of the consultant team Reports. Key aspects from the consultant's reports / documentation are attached in full at the Appendices section of this report.

### 6. APPENDICIES

Appendix 1 - Architectural Masterplan Drawings

Appendix 2 - Archaeology Assessment Report

Appendix 3 - Landscape Masterplan Drawings

Appendix 4 - Civil and Drainage Overview Report & Drawings

Appendix 5 - Structural Overview Report

Appendix 6 - Access Appraisal Report

Appendix 7 - Electrical Review Report

Appendix 8 - Interpretation Strategy Report

### 7. REFERENCES

Gundagai Shire Council - Local Environmental Plan - 2011 Clause 5.10 Heritage Conservation

NSW Heritage Office website database - 'Gundagai Gaol (former)' First Ave, Gundagai

Gundagai Shire Thematic History by Comber Consultants Pty Ltd (2007)

Former Gundagai Gaol - Scope of Works by Noel Thomson Architecture Pty Ltd (2010)

Gundagai Gaol & Courthouse Conservation Management Plan by Noel Thomson Architecture Pty Ltd (2012)

**NOEL THOMSON RAIA** 

Moanin

Architect & Heritage Consultant

Noel Thomson Architecture Pty Ltd

30 July 2018

### APPENDIX 1 - ARCHITECTURAL MASTERPLAN DRAWINGS

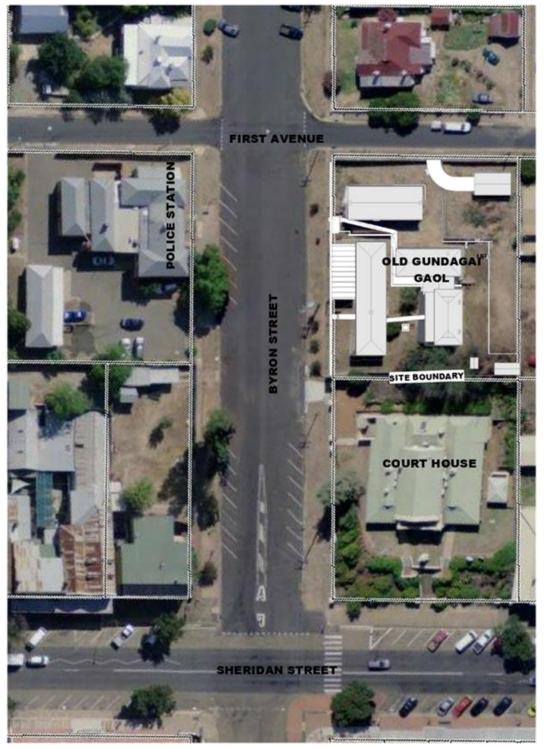
OLD GUNDAGAI GAOL MASTERPLAN REPORT

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			PROPERTY ADDRESS:	PVPON ST	11155	GUNDAGAI GA MASTERPLANN		17	03 - MP1	20 CHURCHILL AVE WAGGA WAGGA T. 69263222 F. 59269011 NOMNATED ARCRITECT NOEL THOMSON 5869	& ARCHITECTURE
A: MASTERPLANNING OLD GUNDAGAI GAOL SITING ISSUE  Revision Notes:	25/10/17 Date:	NT Check:	TOWN:	GUNDAGAI	SCALE AS NOTED @ A3	DATE:OCT 2017	NO: MP1	REVISION A	DRAWN SB	ACN: 077 973 623 ABN: 82 077 973 623	Z



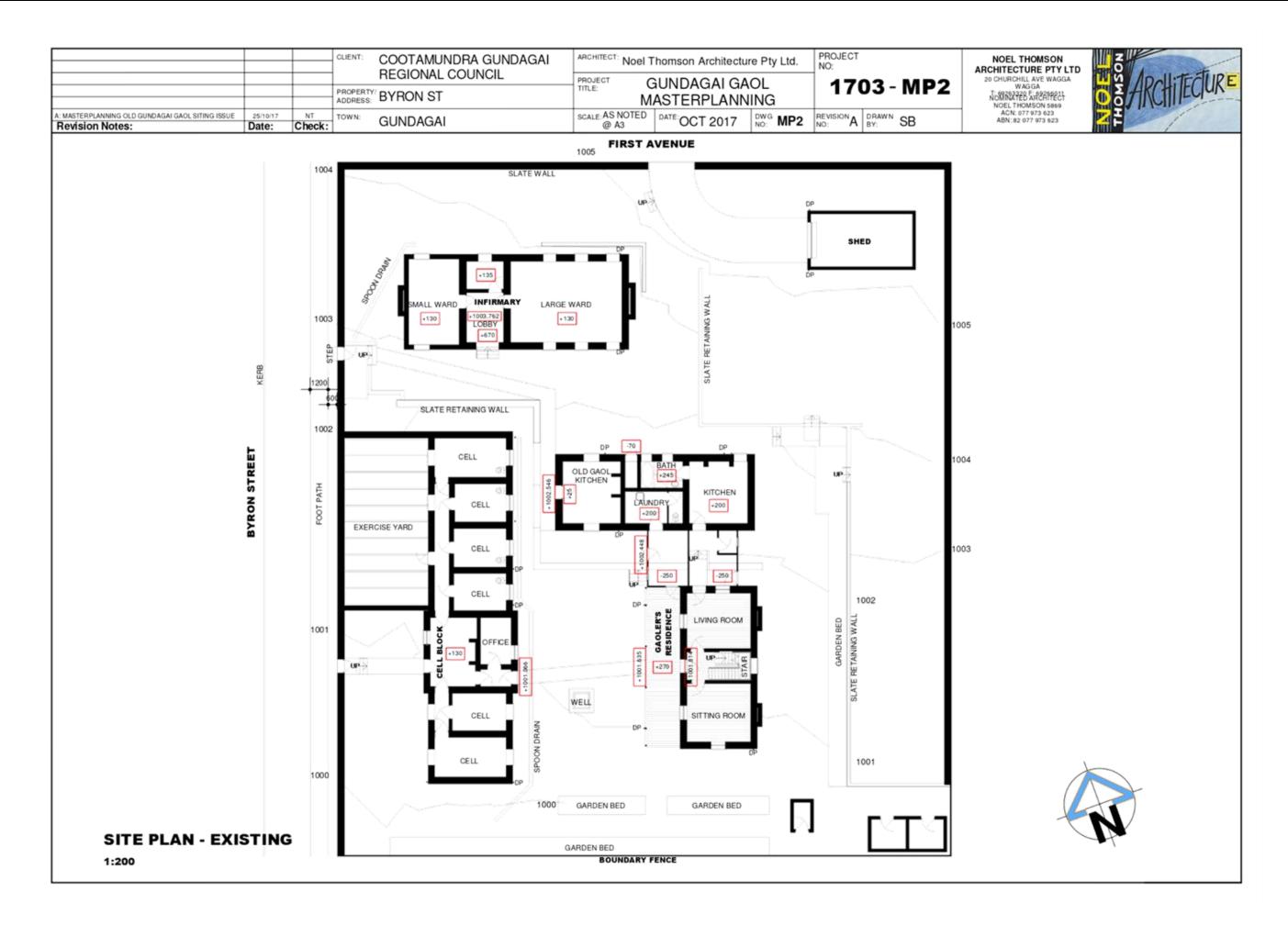
## **LOCALITY PLAN**

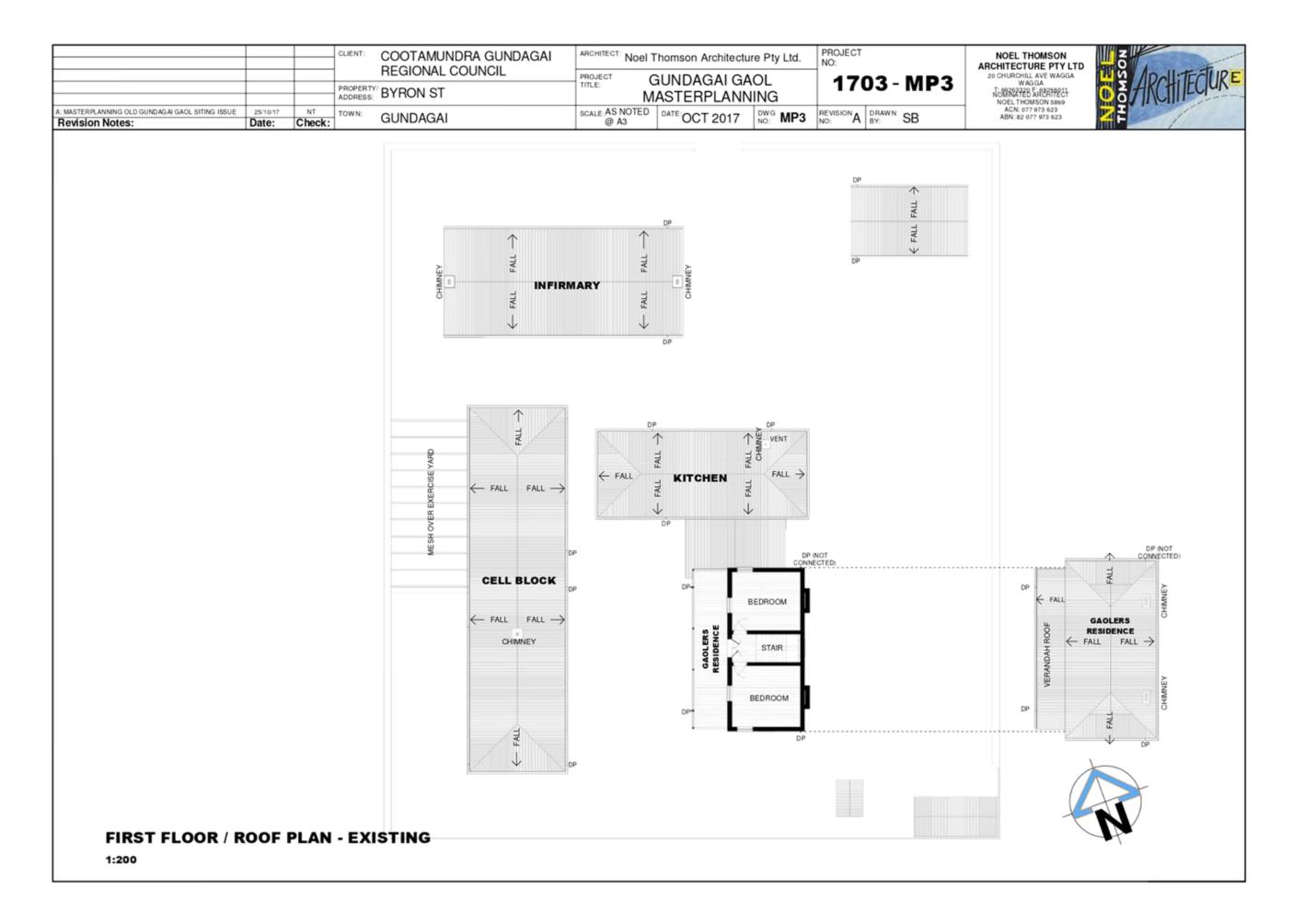
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SHEET No	SHEET NAME			
MP1	LOCALITY			
MP2	SITE PLAN EXISTING			
MP3	FIRST FLOOR ROOF EXIST			
MP4	SITE PLAN PROPOSED			
MP5	FIRST FLOOR ROOF PROPOSED			
MP6	VIEWS			
MP7	VIEWS			
MP8	VIEWS			

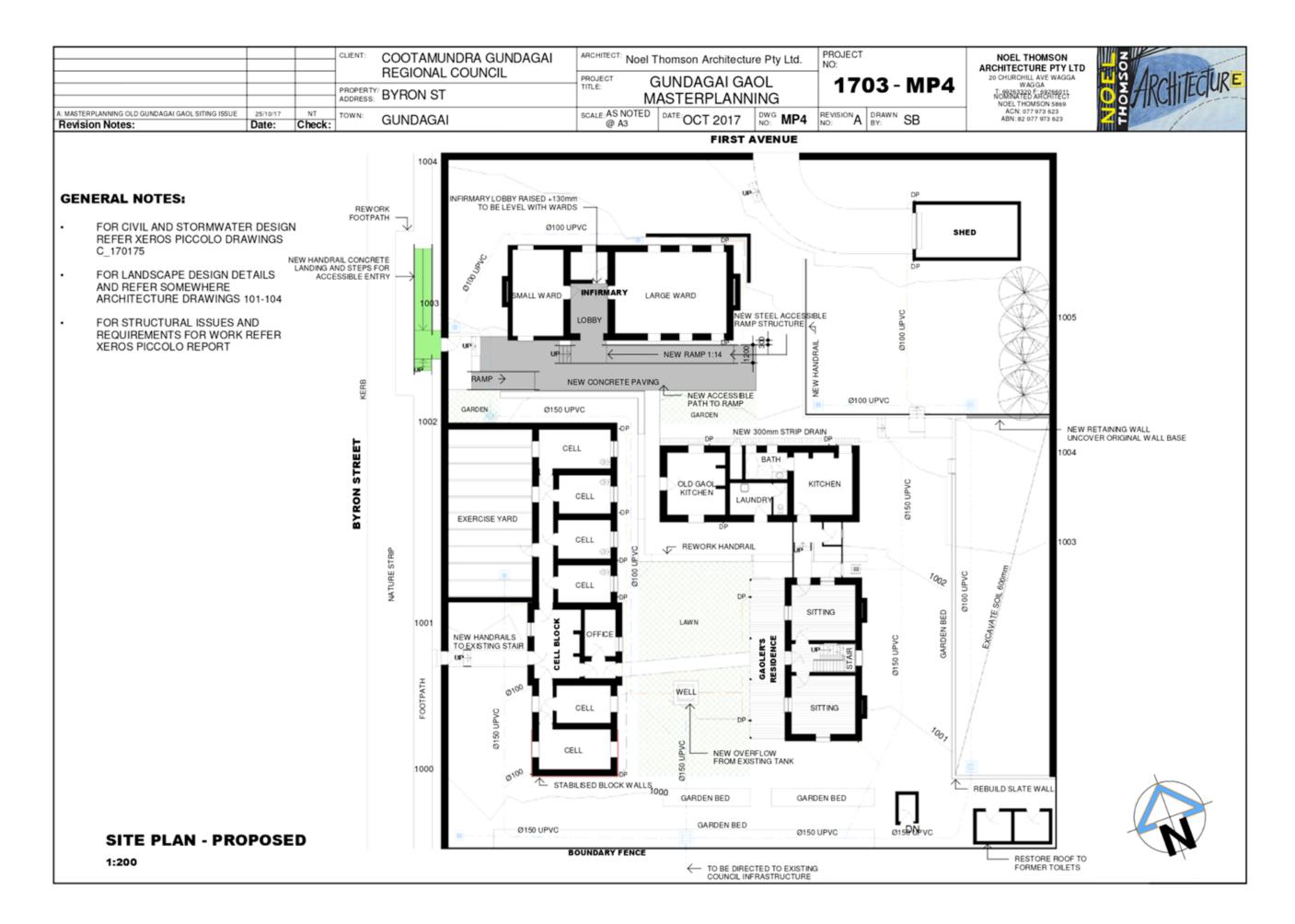


**LOCATION PLAN** 

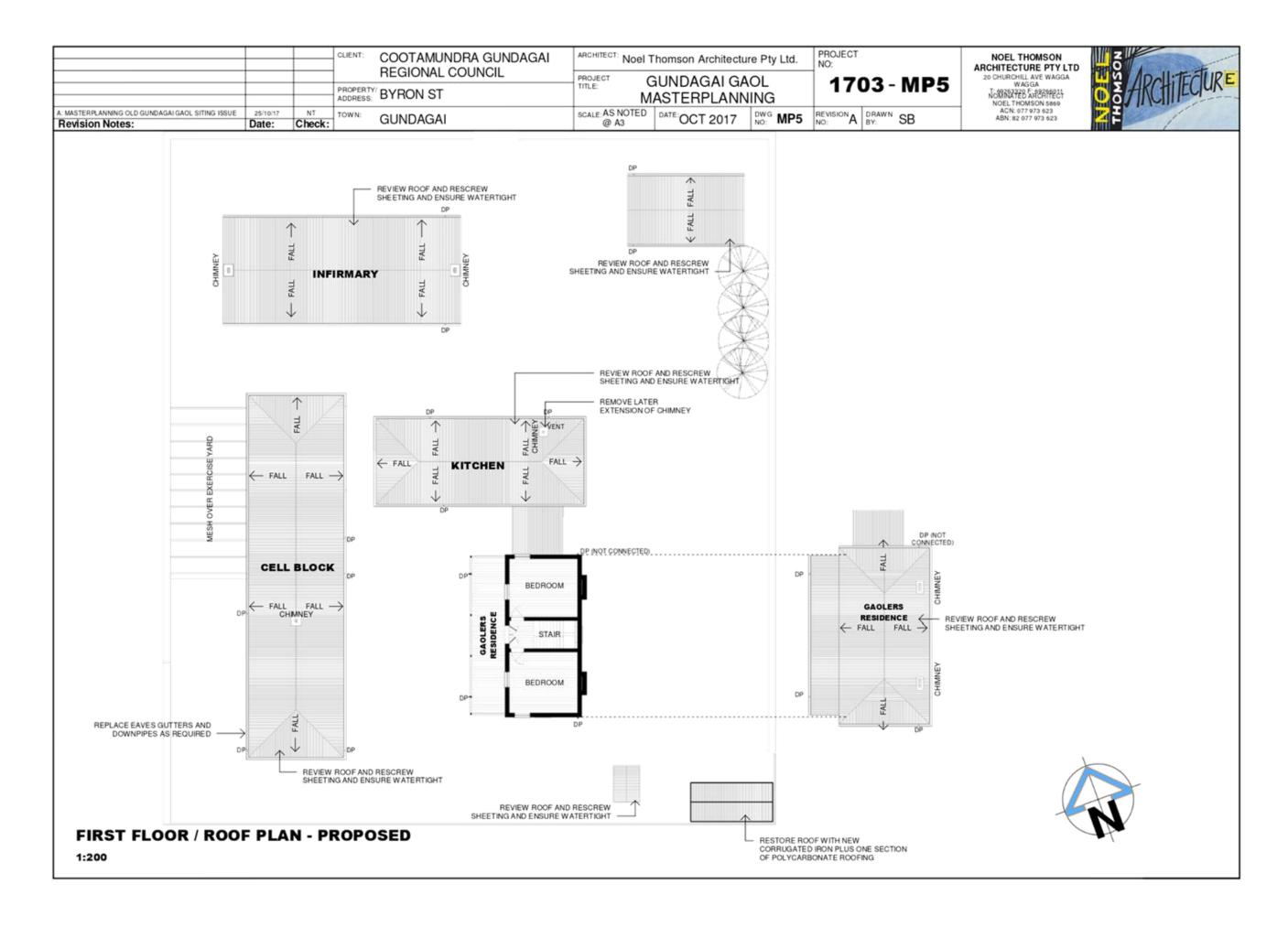


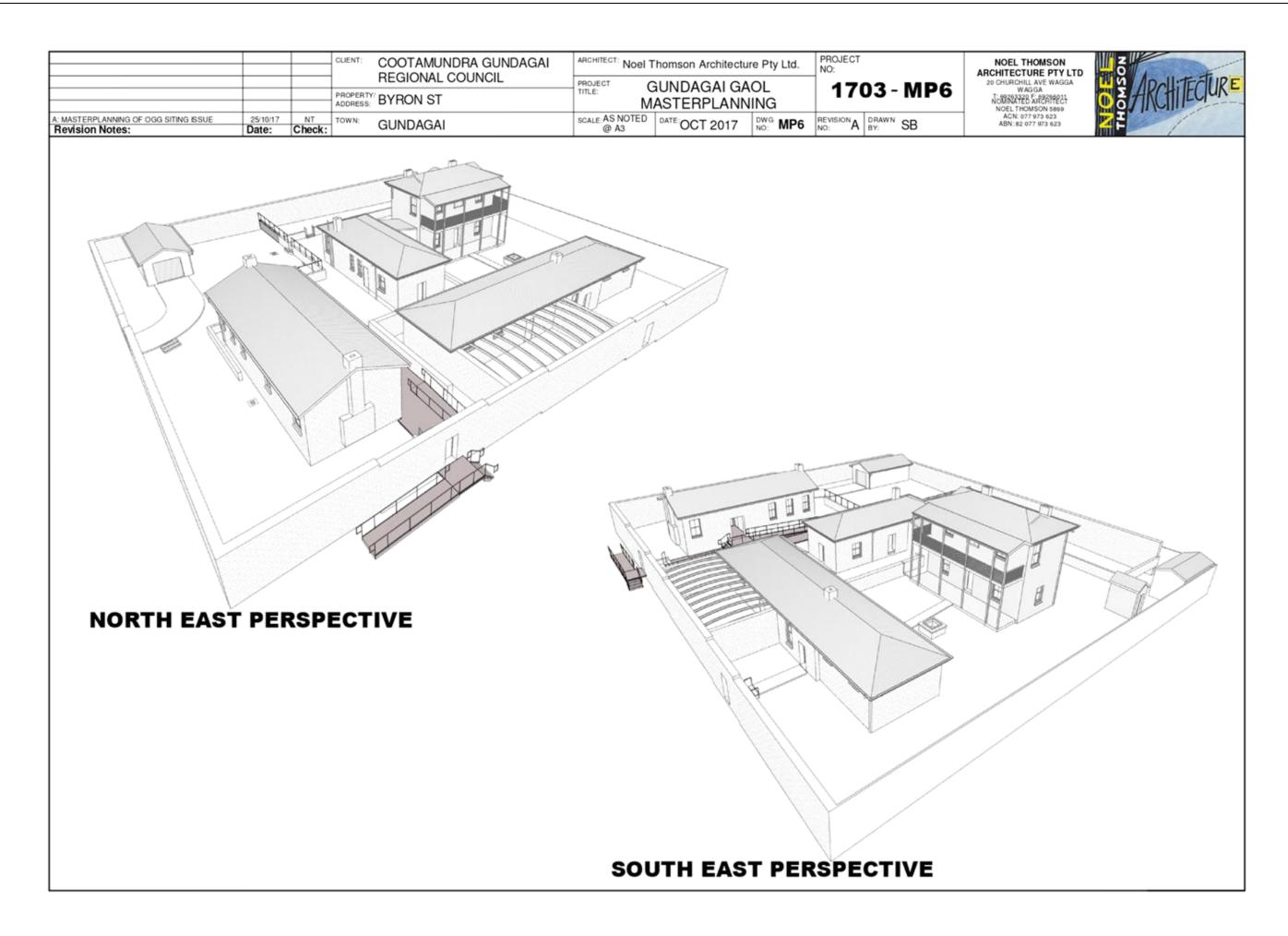


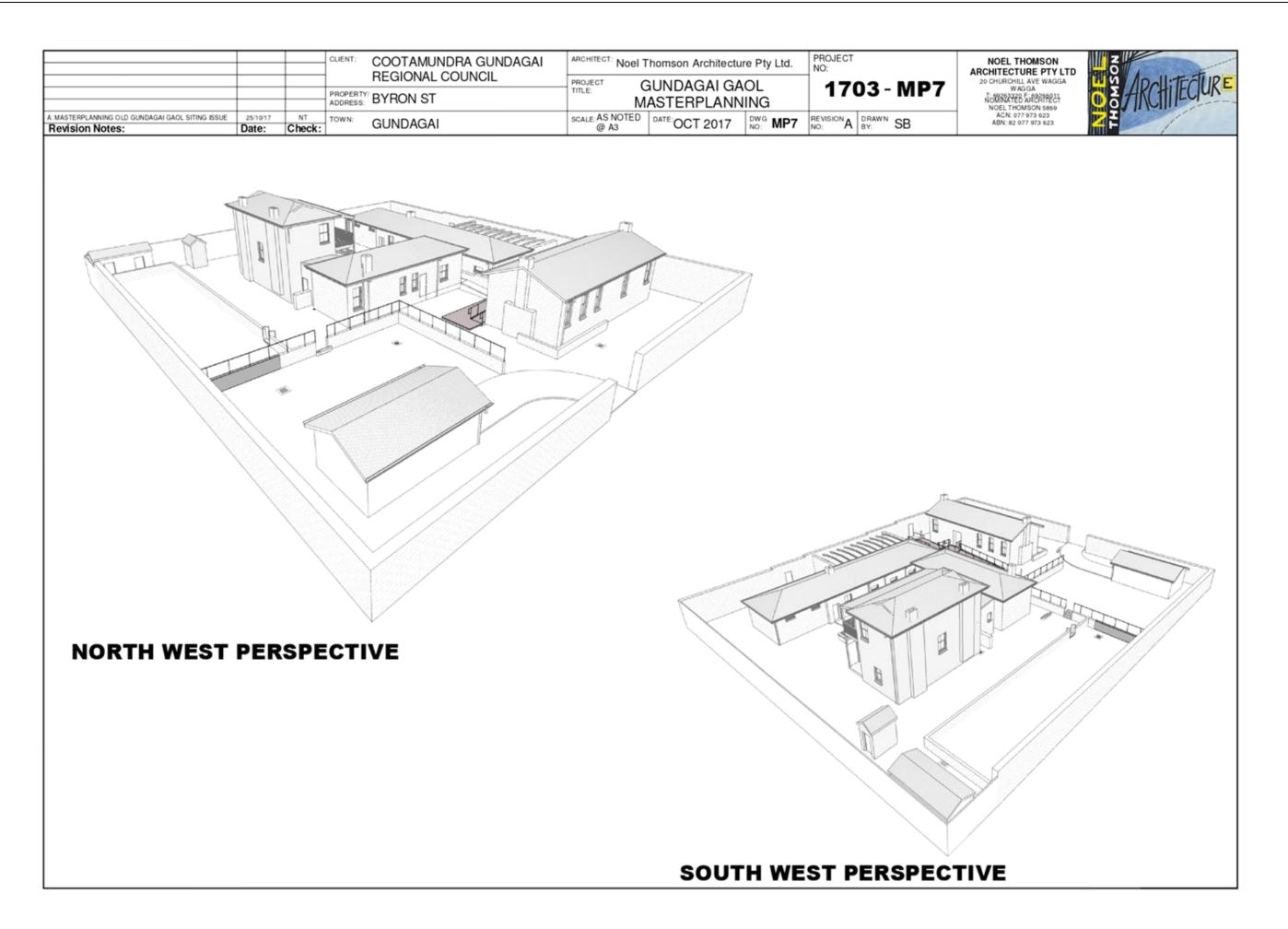


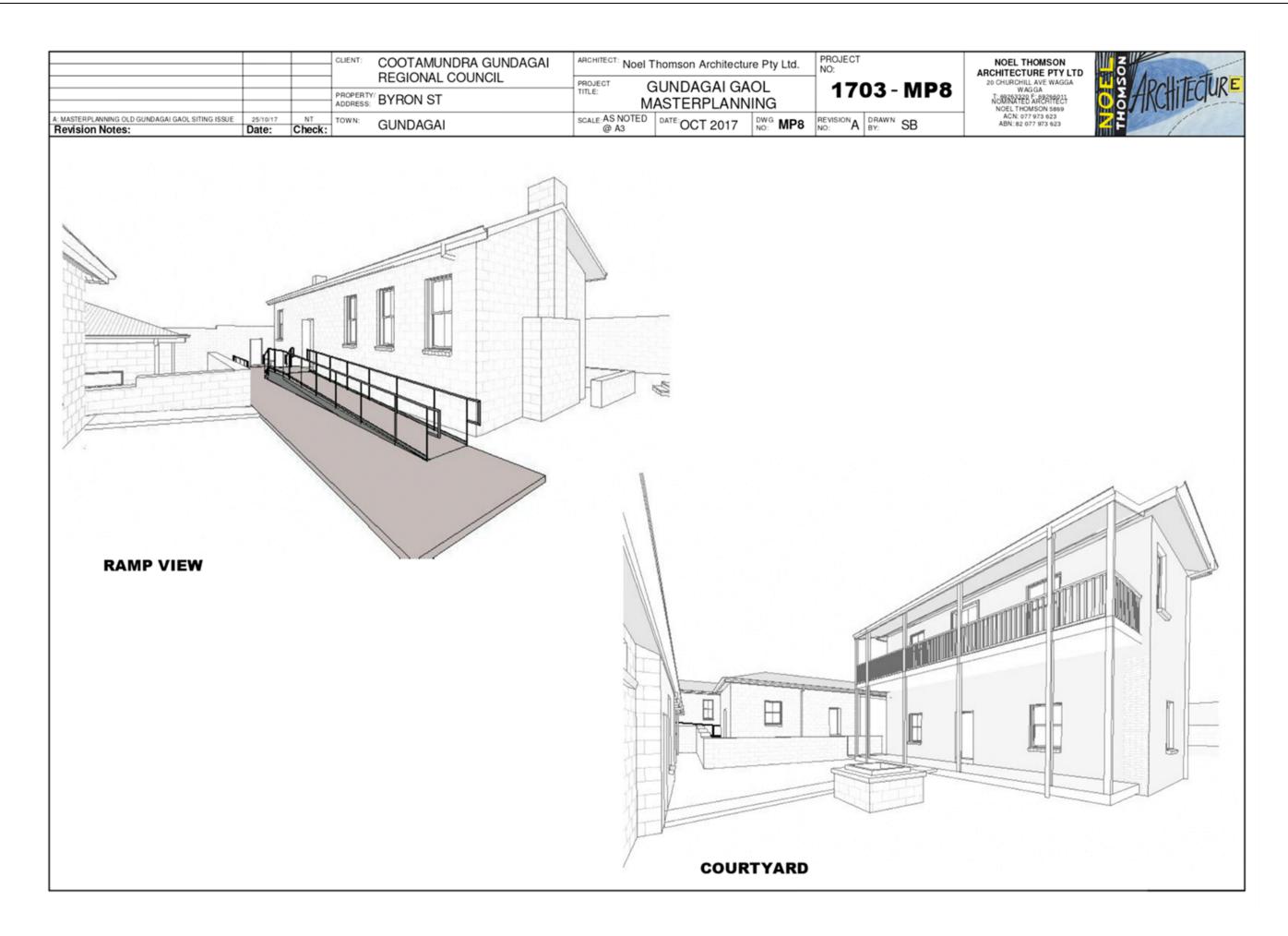


Item 8.3.5 - Attachment 1









### APPENDIX 2 - ARCHAEOLOGY ASSESSMENT REPORT

OLD GUNDAGAI GAOL MASTERPLAN REPORT

22 June 2017

### Black Mountain Projects Heritage-Architecture-Archaeology

Black Mountain Projects Pty Ltd 5 Wangara St Aranda ACT 2614 ABN 80 002 762 629 www.blackmountainprojects.com Dr Peter Kabaila Heritage Consultant B Arch (UNSW), DipEd, PhD (ANU) +61 0403 727 805 peterkabaila1@gmail.com



Inside the cell block.

# ARCHAEOLOGICAL ASSESSMENT

REPAIR WORK OLD GUNDAGAI GAOL GUNDAGAI NSW

**MARCH 2017** 

Prepared by Black Mountain Projects Pty Ltd

22 June 2017

### **CONTENTS**

### RECOMMENDATIONS TO CONSENT AUTHORITY

### **INSPECTION NOTES & OBSERVATIONS**

Description of the site Site inventory Context of the proposal

### **RECOMMENDATIONS**

Methods to minimise heritage impact Protocol for compliance with relics provision in the Heritage Act

ATTACHMENT A
ARCHIVAL PHOTOGRAPHIC RECORD

Prepared by Black Mountain Projects Pty Ltd

22 June 2017

### RECOMMENDATIONS TO CONSENT AUTHORITY

The proposal is to:

Upgrade stormwater drainage,

Repair a sinking wall,

Reinstate limewash to the cell block,

Reinstate a covered passage between two buildings,

Stabilise two outdoor toilet roofs,

Stabilise former exercise yard stone fencing.

Other works in the proposal have no archaeological component and therefore do not form part of this report.

The old gaol is a locally heritage listed item. The consent authority for development is the local council.

Former exercise yards have been highly disturbed by relatively recent demolition of walls and placement of fill. The former exercise yards are assessed to have low archaeological potential. An excavation permit from the NSW Office of Environment and Heritage should therefore not be required.

Recommendations have been made to minimise any heritage impact. This includes archaeological monitoring of work.

Included in the recommendations is a protocol to be followed by anyone operating construction or excavation equipment. The protocol ensures that discovery of any historic fragments is appropriately dealt with. These are to be retained, identified and protected to comply with the relics provision of the NSW Heritage Act.

I consider the proposal to be acceptable from an archaeological heritage perspective provided the recommendations made in this report are followed.

Dr Peter Kabaila

Heritage Consultant

Director, Black Mountain Projects Pty Ltd

ikhh

Prepared by Black Mountain Projects Pty Ltd

22 June 2017

### **INSPECTION NOTES & OBSERVATIONS**

### **DESCRIPTION OF THE SITE**

The old gaol dates from the 19th century but has had later use and alterations.

The former exercise yards have been extensively disturbed. This included removal of the interior stone walls to a lower height and filling of the exercise yards to create a garden effect.

The intention of this report is to recommend reinstating some aspects of the old gaol to reduce historical confusion and improve stability of structures.

### CONTEXT OF THE PROPOSAL

The proposal is to:

Upgrade stormwater drainage,

Repair a sinking wall,

Reinstate a covered passage between two buildings,

Reinstate limewash to the cell block.

Stabilise two outdoor toilets.

Stabilise former exercise yard stone fencing.

Part of the proposal is this archaeological assessment, to minimise heritage impact and ensure compliance with the relics provision in the NSW Heritage Act.

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22 June 2017

### RECOMMENDATIONS

### Continue with the proposed development.

The proposed development is likely to have minimal impact on European and Aboriginal heritage, provided the recommendations below are followed.

### METHODS TO MINIMISE HERITAGE IMPACT

### Stormwater upgrade and any other ground disturbance

Before commencing, site workers to arrange a briefing from the archaeologist. If glass, ceramic or other old fragments are found, stop work at that location immediately and text the archaeologist on 0403 727 805 for instructions.

### Repair a sinking wall.

A large crack has appeared on the rear wall of the cell block. This has probably been caused by settlement of the downslope corner of the building.

The footings should be underpinned and stabilised. The Uretek method is the most economical and is also recommended for lifting the building to close the crack.

Underpinning does involve some drilling. This should be monitored on site by the archaeologist, should any historic components or materials be found.

The wall crack should then be repaired by "stitching" (cutting channels out of the wall and cementing in threaded stainless steel bars). The engineer's or architect's detail should be followed.

### Reinstate limewash to the cell block.

A previous attempt was made to lime wash the rear wall of the cell block. This finish failed and was removed by pressure cleaning.

Older layers of limewash have been examined during inspection. Two colours were found. The light colour approximates "Murobond Clay". The darker of the two colours approximates "Murobond Hawkesbury". The darker colour is recommended for a limewash type finish as it will be lower maintenance than light colours.

Murobond is a formulation that provides a limewash effect but will have better adhesion to the wall surface.

A brush out sample and site inspection should be obtained from the Murobond technical representative before commencement.

Alternatively, walls may be finished with limewash. This is a white lime/water mix. If this does not cure, the mix could be strengthened by adding a small amount (no more than 5%) of binder such as PVA (Bondcrete) or off-white cement or acrylic. Limewash may tend to be more fragile and subject to dusting and flaking than Murobond paint finish.

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22 June 2017

#### Reinstate a covered passage between two buildings.

The former covered passage has been walled in. This has trapped roof water, causing timbers to rot, damaging the adjoining residence and providing conditions for termite entry. The "low roof" warning sign is inadequate protection against visitor injury. Owner is still liable for having an entry that does not conform to the Building Code.

The covered passage should be removed and reinstated as an open, roofed passage. Roof water can be then easily drained from a shorter gutter. This is building work with no archaeological impact.

### Improved access to former infirmary (now gallery)

Although disabled access throughout the grounds is impossible due to ground levels. some improved access should be provided to the gallery. A galvanised steel ramp would be a suitable industrial style, in keeping with the character of the site, but clearly identifiable as a later addition.

#### Provide a disabled toilet

An existing bathroom area (next to kitchen now used by volunteers) is the most suitable location for a disabled toilet. Internal steps should be blocked off and level or ramp access provided to the exterior. This is building work with no archaeological impact.

#### Stabilise two outdoor toilet roofs.

Two outdoor have timber framed roofs with old timber shingles. Galvanised corrugated roof should be installed directly over the old shingles. The shingles could then be seen by visitors from underneath. The new galvanised iron roofs should have roll capping. As these roofs are small, there is no requirement for guttering, provided there is sufficient roof overhang (at least 200mm) and that surface drainage is away from the walls. This is building work with no archaeological impact.

#### Stabilise former exercise yard stone fencing.

The women's exercise yard internal stone fences were demolished to garden wall height level. The whole exercise yard was then infilled to the top of the internal fence height. This fill has collapsed the stone fence at the toilets and is a threat to the perimeter stone wall.

This relatively recent, inappropriate, work has also created historical confusion. It is difficult to visually read these landscaped terraces as exercise yards.

The men's exercise yard has been similarly but less severely dismantled and filled.

Remove fill from the men's exercise yard to match original level (top tread of the existing steps).

Remove 1 metre of fill from women's exercise yard to reduce pressure on the perimeter wall and reduce the rate of its lean.

Retain any stone unearthed during removal of fill for reuse in reinstatement of original stone fence. Neatly stack for reuse.

Retain attendance by the archaeologist over the first 2 days of fill removal and follow the archaeologist's site instructions if any fragments of objects (other than fill and fence rock) are discovered.

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Stonemason or landscape contractor to reinstate internal stone fences by at least half an additional metre. Mortar should be 4 parts sand (colour matched to the stone) and one part lime. A half-part of off-white cement may be added to the mix if it does not cure.

With reduced height difference between the fill and adjoining ground a balustrade is not required by building codes. If a handrail is desired, this should be of a simple design, preferably galvanised finish, independently supported in post hole footings (not bolted to the stone fence). If a balustrade is required, it should be limited to tensioned wire strands, which do not obstruct views.

Remove the tree from the corner of the men's exercise yard. This is historically confusing and potentially damaging to the stone fences in the future.

Remove the cypress hedge from the fence of the men's exercise yard. This appears to have been planted to screen out the adjoining house. But if allowed to grow it will damage the stone fence. An alternative, less vigorous hedge may be planted.

Consult the stonemason regarding where the loose components of worked stone should best be used in the reinstatement. If not reused, they should remain on site where they are currently stored.

## Finding of any fragments, objects, or bones

In the course of the work, finding of a significant relic is unlikely. But a protocol should be followed to ensure that any historic fragments are not lost and are kept for identification by the archaeologist. See below.



Structure, intactness and character of exercise yard walls have been compromised by recent fill being added in an effort to create a garden environment. The garden environment, however, creates historical confusion and is not in keeping with the gaol.

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#### PROTOCOL FOR COMPLIANCE WITH RELICS PROVISION IN THE HERITAGE ACT

#### Provide adequate notice of commencement on site

The building contractor and excavation machine operator must provide at least one week's notice to the archaeologist prior to any dismantling of stone and excavation for drainage lines etc.

#### Mandatory site briefing

The archaeologist must brief workers how to recognise historical relics and Aboriginal objects. The building contractor and excavation machine operator must make themselves available for a meeting with the archaeologist. The archaeologist needs to discuss the contractor's intended approach to the work. The contractor needs to be briefed regarding the protocol if fragments of historical materials are found.

#### Attendance by archaeologist

Due to the quantity of fill being removed and extent of stormwater trenches, at least the first two days of construction excavation must be attended by the archaeologist. This is partly to provide training and explain the protocol to be used should any historical fragments be found. It is also the only early opportunity for the archaeologist to gauge any unfolding archaeological potential.

## Isolated fragments of metal, glass and ceramic.

Any isolated fragment of an object over 50 years old found in the course of the work should be carefully stored (in a box, under cover) for later identification. The location of any object should be noted.

#### Groups of fragments of metal, glass, ceramic etc.

If a group or concentration (say over 20 fragments) of objects over 50 years old is found in the course of the work then:

Stop work at that location.

Contact the archaeologist immediately (mobile 0403 727 805, email <a href="mailto:peterkabaila1@gmail.com">peterkabaila1@gmail.com</a>) and email a photograph of the objects in-situ (i.e. while still in the ground), to receive further instructions.

If fragments are considered to be significant then the archaeologist will request an excavation permit from The NSW Office of Environment and Heritage (OEH).

## Bone fragments

If any bone fragments are found then work should stop immediately. The archaeologist to be informed to ascertain whether bones are human and for legal processes to take place.

## **Human remains (human bone fragments)**

If human remains are located when works begin in this area, all work must stop and the NSW Police, Coroner's office and an archaeologist to be notified. If the remains are found to be archaeological the OEH, Local Aboriginal Land Council and an archaeologist be notified to be notified. A permit would be required before works could recommence. Further archaeological investigations may also be required.

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#### Aboriginal objects

If unexpected Aboriginal objects are located in the course of development or other activities, all work must stop in the vicinity of the find and the OEH, Griffith LALC and an archaeologist must be notified. A legislative obligation exists in the relics provisions of the *National Parks and Wildlife Act* and *Heritage Act*. The *National Parks and Wildlife Act* 1974 (NPW Act) provides that a person who exercises due diligence in determining that their actions will not harm Aboriginal objects has a defence against prosecution for the strict liability offence if they later unknowingly harm an object without a permit (AHIP, previously known as "permit to destroy"). A permit may be required before works could recommence. Further archaeological investigations may also be required. If Aboriginal objects are present or likely to be present and an activity will harm those objects, then a permit application will be required.



The exercise yard with intact high walls is a vine example of a structure that provides evidence of the historical use of the gaol as a place of prisoner confinement.

Outside yards that have been partly demolished and filled to create a garden setting, diminish heritage significance and create historical confusion for visitors: "Was Old Gundagai Gaol a prison, or was it a landscaped garden?" Heritage repair and reinstatement should emphasize interpretation as a prison facility, not a picturesque setting.

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22 June 2017

# ATTACHMENT A ARCHIVAL PHOTOGRAPHIC RECORD

Image files of the photographic record below provide a lasting record of existing conditions prior to commencement of repairs, principally to the cell block exterior and exercise yards.

Notes under each photograph indicate the type of work recommended and implications for archaeological monitoring, if any.

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22 June 2017



Detail of settlement of corner of cell block wall. The proposal is to underpin in Uretek method, close the crack and repair it by stitching. Archaeological monitoring is recommended.



Attempts to lime wash and to remove lime wash have failed and should be replaced with a Murabond paint, specially made for this kind of application.

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22 June 2017



Relatively recent sewer fittings such as this could be removed with no archaeological impact, but any new trenches are recommended to be monitored by an archaeologist.



Some brick drains have been exposed but more could be done to reinstate them.



Traces of the original lime wash remain and have been matched with colours in the Murabond range of coatings.

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The low roof sign for a recent infill that does not comply with building codes is inadequate protection against visitor injury.



This infill is causing severe deterioration and should be reinstated to a covered way.

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# ARCHAEOLOGICAL ASSESSMENT 22 June 2017



This infill is causing severe deterioration and should be reinstated to a covered way.



This infill is causing severe deterioration and should be reinstated to a covered way.

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Existing bathroom area is the most suitable location on site for a disabled toilet conversion.



Demolished stone work of the external exercise yards should be reinstated where practicable.

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View of the bottom exercise yard, presently filled and landscaped. As far as practicable, this should be reinstated to an exercise yard. The two cubicle toilet should be reroofed.



A view of the top exercise yard shows unnecessary fill obscuring the wall outlines of the yard, which should be at least partially reinstated.

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The last step to the top exercise yard indicates likely original yard level. This should be reinstated. The garden pots are irrelevant items and should be removed.



Recent fill piled up wall to top exercise yard should be removed to reinstate approximations of original levels.

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Dumped items of stonework should be reinstate where possible, otherwise left in-situ for future use.



When repainted, handrails are recommended to be painted in a visually recessive gunmetal colour, not cream. They are a recent addition and do not need visual emphasis.

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# ARCHAEOLOGICAL ASSESSMENT 22 June 2017



Section of demolished wall that should be reinstated.



Section of demolished wall that should be reinstated.

Prepared by Black Mountain Projects Pty Ltd



Double cubicle toilets should be reroofed in c.g.i. as specified.



Inside the toilets, visitors will still be able to view the original framing and remnants of the wooden shingles.

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22 June 2017



Planting to screen out views of the adjoining private residence has a useful function, but the species choice should be reviewed. Replanting in a limited height hedge species is recommended. In time, these conifers will destabilise the wall and cause significant expense to remove.



The tree planted next to retaining walls is a future threat to the structural integrity of the walls and causes historical confusion. Everything added to the yards should help to clarify the questions: Was this a prison? Or was this a picturesque garden?

Supporting handrails off the part demolished stone walls is also not a good decision. Handrails should be independently supported from the ground, not bolted to fragile walls for stability.

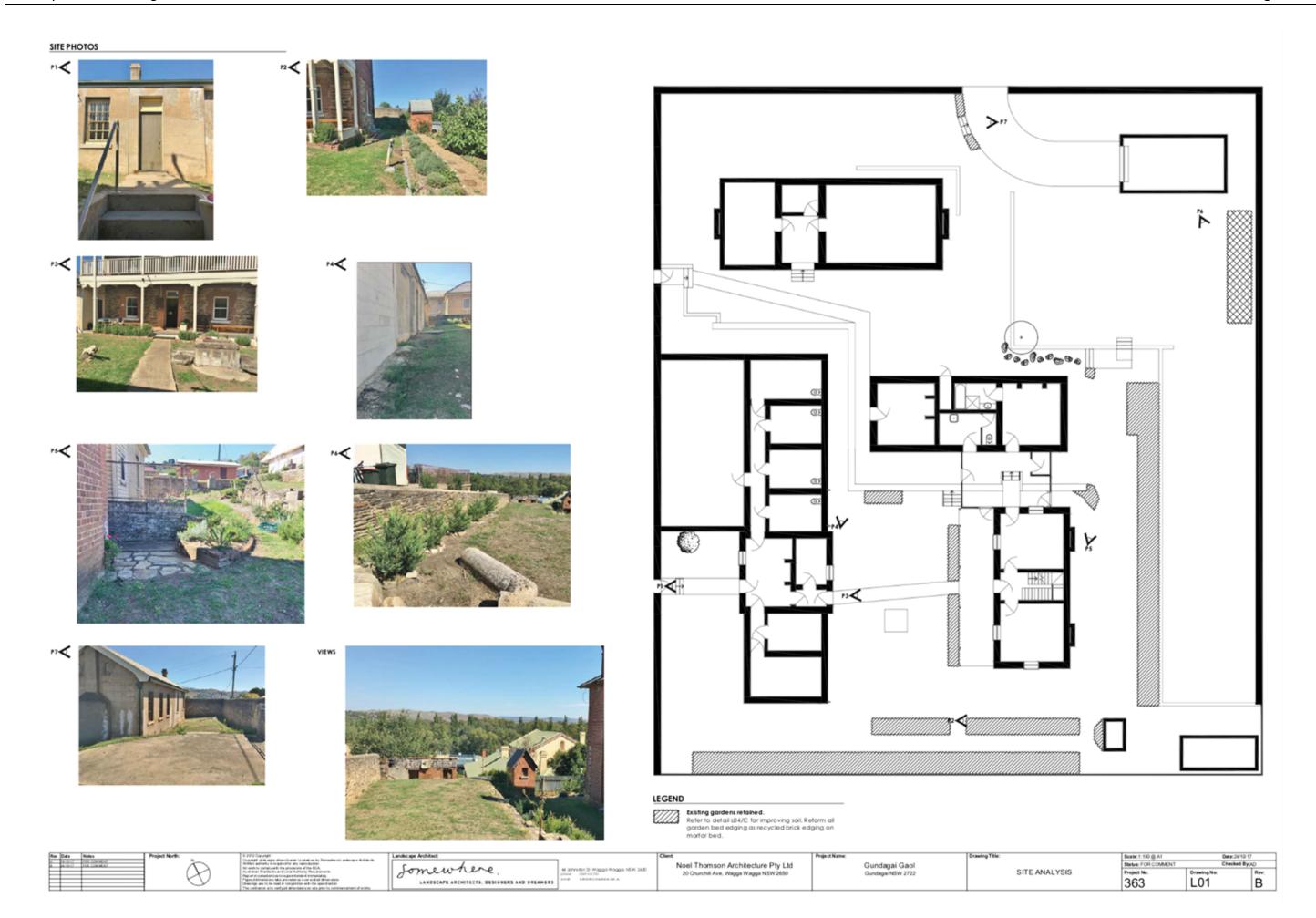
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# APPENDIX 3 - LANDSCAPE MASTERPLAN DRAWINGS

OLD GUNDAGAI GAOL MASTERPLAN REPORT

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Ordinary Council Meeting Attachments



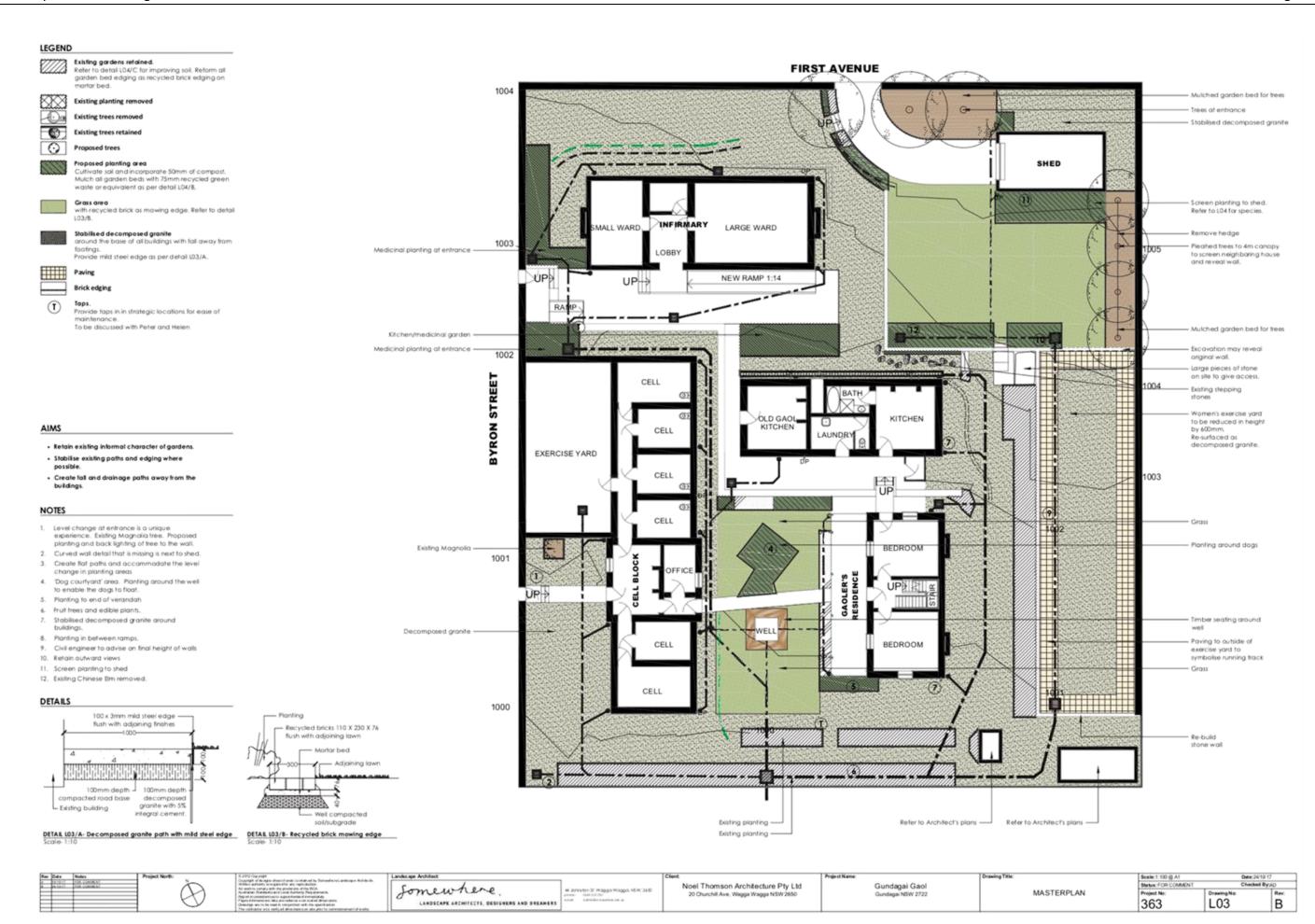
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Ordinary Council Meeting Attachments 27 August 2019

## SITE PHOTOS



Ordinary Council Meeting Attachments 27 August 2019



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Ordinary Council Meeting Attachments 27 August 2019



# APPENDIX 4 - CIVIL AND DRAINAGE OVERVIEW REPORT & DRAWINGS

OLD GUNDAGAI GAOL MASTERPLAN REPORT

22

# XEROS PICCOLO

CONSULTING ENGINEERS

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# OLD GUNDAGAI GAOL MASTERPLANNING CIVIL AND DRAINAGE OVERVIEW

**OF** 

Old Gundagai Gaol, Byron St, Gundagai Owner: - Cootamundra Gundagai Regional Council



**FOR** 

Cootamundra Gundagai Regional Council

BY

XEROS PICCOLO CONSULTING ENGINEERS 5 Bye Street, Wagga Wagga

NSW 2650

Tel: 02 69 255 855

Report Ref: 170175

Inspection Date: 27 March 2017

Report Date: 31 May 2017

Inspected By: Alastair Xeros

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Old Gundagai Gaol, Byron St Gundagai

## **CONTENTS**

- 1.0 SCOPE OF REPORT
- 2.0 SITE CONDITIONS AND PHOTOS
- 3.0 COMMENTS AND ANALYSIS
- 4.0 TERMS AND CONDITIONS

XEROS PICCOLO CONSULTING ENGINEERS

PAGE 3 OF 36

Old Gundagai Gaol, Byron St Gundagai

# **1.0 SCOPE OF REPORT**

- 1.1 Xeros Piccolo Consulting Engineers undertake to carry out the following services within this report:-
  - 1. Undertake a visual inspection of the drainage and overland flow.
  - 2. Make various comments and recommendations as required.
  - 3. Calculation and testing are beyond the scope of this report.
- 1.2 No other aspect of this site was inspected and is therefore not reported on. Xeros Piccolo Consulting Engineers takes no responsibility therefore for the existence or otherwise of any other fault that may exist in this site.

# 2.0 SITE CONDITIONS AND PHOTOS

## **Internal Grounds Drainage**

#### **Hospital and North Western Corner**

- Starting at the northern corner, see photo 1.
- Land falls to the southeast, towards the hospital, with brick spoon drain, see photo 2.
- Brick spoon drain running along wall and in front of retaining wall, see photo 3.
- Storm water directed from top of retaining wall into existing vent under building, see photo 4.



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Old Gundagai Gaol, Byron St Gundagai

- Brick spoon drain on top of retaining wall, Note: line along wall of hospital that shows where earth was piled up against the building in the past see photo 5.
- Brick spoon drain down short side, see photo 6.
- Northern gutter of hospital, generally looks in good condition see photo 7.
- End of brick spoon drain eastern side of hospital. Erosion to surface levels and water damage to building. Downpipe going into terracotta pipe. see photo 8.



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Old Gundagai Gaol, Byron St Gundagai

- General view front of hospital, see photo 9.
- Note: the hospital only has two downpipes on the eastern end of the building.
- Brick spoon drain leading to stairs, with no visible drainage see photo 10 and photo 11.
- Small retaining wall and brick spoon drain at entrance stairs, see photo 12.
- Water falls from stairs towards exercise yard wall, see photo 13.
- Water falls into narrow 250 mm wide concrete spoon drain, see photo 14.



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Old Gundagai Gaol, Byron St Gundagai

- Drainage falls down to lower side of retaining wall towards east, see photo 15.
- Front of hospital and side general view, see photo 16.
- No drainage at top of retaining wall in front of hospital water fall towards wall, see photo 17.





Photo 15

Photo 17

# Summary:

The significant issue in this area is the fact that the overland flow is directed under the existing hospital or to low points with no drainage infrastructure. At the eastern end of the hospital there is an area that holds water and moisture. This should be improved with the additions of improved downpipe connections and surface drainage.

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Old Gundagai Gaol, Byron St Gundagai

## Garage and North Eastern Corner

- Existing driveway leading to newer garage building, see photo 18.
- General view into the eastern corner, see photo 19.
- Gutter and downpipe for garage, see photo 20 and photo 21
- exercise yard falls to the south, no visible drainage infrastructure, see photo 22.
- No drainage on top of slate stone retaining wall, see photo 23.



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Old Gundagai Gaol, Byron St Gundagai

- · Women's yard grassed area falls to the south, see photo 24.
- Earth piled up against retaining wall top of women's yard, see photo 25.
- No drainage structure on top of retaining wall of women's yard, see photo 26 and photo 27.



## Summary:

The drainage in the area does not appear to be causing issues as it is mostly open ground. However, uncontrolled flow over retaining walls is not recommended and improvement should be made to reduce this. Further adjustments should be considered to direct less overland flow in the direction of the kitchen block.

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Old Gundagai Gaol, Byron St Gundagai

## Kitchen Block and Central Leading to the East

- Water from driveway along street falls towards kitchen block and hospital, see photo 28 and photo 29.
- Drainage at front of kitchen block is an brick spoon drain, see photo 30 and photo 31.
- Sewer concrete slab placed in spoon drain previously, see photo 32.



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Old Gundagai Gaol, Byron St Gundagai

- Gutter and downpipe system for kitchen block, generally in good condition see photo 33 and photo 34.
- Drainage leads under concrete path, see photo 35.
- Newly formed path and brick edging adjacent to spoon drain, see photo 36.
- Open storm water drain leads around to sewer connection, see photo 37 and photo 38.



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Old Gundagai Gaol, Byron St Gundagai

- · Newer concrete spoon drain leads to the south along edge of kitchen block, see photo 39.
- Noting level of vents and drain are close, see photo 40.
- brick spoon drain leads away from kitchen block and around retaining wall, see photo 41.
- Downpipe from timber extension discharging to ground, see photo 42.



#### Summary:

The kitchen block will need improved drainage on the northern side as a large portion of over land flow is directed towards it. In addition to this the flow has been blocked by a concrete slab increasing the risk of flooding. The flow moves to the east and is directed towards a grated sewer inspection opening (I/O). The storm should be directed around the I/O and the I/O raised above ground level to prevent storm water contamination. Down pipes should be connected to the proposed new storm water system.

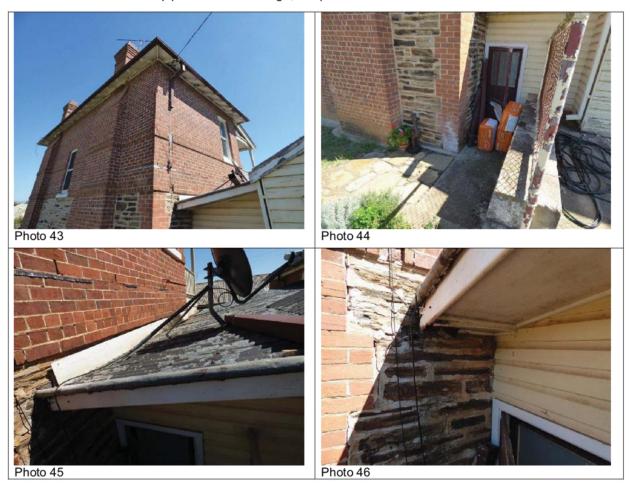
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Old Gundagai Gaol, Byron St Gundagai

## Jailers Residence and Eastern Side

- Eastern corner of jailer's residence downpipe broken, see photo 43 and see photo at base photo 44.
- Box gutter along timber extension to kitchen, see photo 45.
- Disconnected downpipe and water damage, see photo 46.

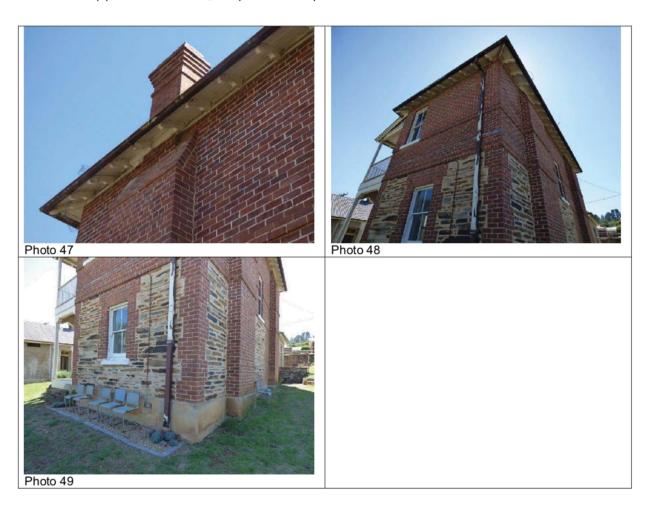


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Old Gundagai Gaol, Byron St Gundagai

- Damage to gutter on jailer's residence, south eastern corner, see photo 47.
- Downpipe southern corner, see photo 48 and photo 49.



## Summary:

Downpipes and gutters will need to be repaired and connected to proposed new system. Surface drainage generally falls away from buildings.

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Old Gundagai Gaol, Byron St Gundagai

## **Toilet Block and South Eastern Corner**

- Collapsing retaining wall at end of women's yard adjacent to toilet block, see photo 50.
- Low point formed in front of toilet block, see photo 51.
- Collapsed downpipe and gutters of toilet block, see photo 52.
- Courtside of fence leads to wall, see photo 53 and 54.
- toilet block, no gutters and downpipes, see photo 55.



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Old Gundagai Gaol, Byron St Gundagai

## Jailers Residence and Southern End of Site

- Drainage on south eastern side of jailer's residence falls away from building, see photo 56.
- Rear of yard of jailer's residence falls away from building, see photo 57.
- Downpipe western corner of jailer's residence, see photo 58 and photo 59.
- Land falls away from verandah of jailer's residence, see photo 60.
- Northern corner downpipe, see photo 61 and photo 62.



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Item 8.3.5 - Attachment 1

Old Gundagai Gaol, Byron St Gundagai

- Water damage to timber extension, see photo 63.
- Water damage to underside of timber extension between jailer's residence and kitchen, see photo 64.
- Down pipe with no formalized drainage see photo 139



**Summary:** The overland flow is working well in this area as it drains away from the existing buildings. The existing downpipes to be connected to proposed new storm water system.

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Old Gundagai Gaol, Byron St Gundagai

## Kitchen Block South Side

- Landing on southern side of kitchen, see photo 65.
- Landing is generally flat, see downpipe connection on kitchen, see photo 66.
- Terracotta drain in landing is the only drain for landing, see photo 67.
- Northwestern side of kitchen block concrete ramp and landing falling towards the south, see photo 68.



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Old Gundagai Gaol, Byron St Gundagai

- Drainage falls towards terracotta drain, there is no overland escape path except through the kitchen, see photo 69.
- The over land flow then lead down stairs and into the residence, see photo 70.
- Outlet for small drain in landing above, see photo 138
- Sagging gutters on kitchen block, see photo 111.



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Old Gundagai Gaol, Byron St Gundagai

## Jail and Western Side

- At northern side of exercise yard, see drainage leading towards the east through concrete spoon drain, see photo 71.
- Surface falls away from retaining wall, see photo 72.
- Concrete drain is silted up. Drain moves away building and sewer connections, see photo 73.
- Noting retaining wall between jail and kitchen and evidence in sand of gutter over flow by the drip marks, see photo 74.



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Old Gundagai Gaol, Byron St Gundagai

- Downpipe from jail discharging to surface, see photo 75.
- Downpipe discharging to underground sewer system, see photo 76.
- Concrete spoon drain leads to brick spoon drain and under path, see photo 77.
- Erosion from recent storm events other side of path, see photo 78,.
- Land falls away from residence towards jail and leads into spoon drain, see photo 79.
- Bad connection to underground drainage of downpipe, southern corner, see photo 80.



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Old Gundagai Gaol, Byron St Gundagai

- Erosion along western side of jail, see photo 81.
- Downpipe leading terracotta connection western side of jail, see photo 82 and 83.
- See drainage leading away from exercise yard wall towards second stair entrance, see photo 84 and photo 85.
- Drainage leads down into corner where there is no drainage pit, see photo 86.



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Item 8.3.5 - Attachment 1

Old Gundagai Gaol, Byron St Gundagai

- Drainage along rear of site leads to fence, see photo 87.
- There seems to be no formalised drainage after this, plan notes outlet on top of existing retaining wall, which the fence runs along, see photo 88. this wall is on the court house side of the fence, see photo 89
- Outlet to overland flow drainage on the southern corner of jail, see photo 90.



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Old Gundagai Gaol, Byron St Gundagai

- Gutter damaged on jail, see photo 107 and photo 108.
- Photo of gutters of jail, noting uneven edge see photo 109 and photo 110.



## Summary:

The drainage around the jail has been formalised to some degree through the use of open dish drains on the northern side or by falling the land away on the south side. There is evidence that the gutters are overflowing when it rains. The gutter should be repaired and downpipes connected to new storm water system. New storm water pit should be placed in the south-western corner of the block as there is low point for adjacent to the existing stone wall.

The area south of the path where erosion is present should have the formalised dish drain continue through this, it could be done in either concrete, bricks or stone work.

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Old Gundagai Gaol, Byron St Gundagai

## Jail Internal Exercise Yard

- North side of exercised yard no formal drainage see photo 91 and photo 92.
- Low point in western corner, see photo 93.
- Small circular pit with terracotta pipe on the south eastern corner, see photo 94 noting that if this grate were to block flow would lead into the jail. Should be replaced with new larger grated pit.
- Vent at ground level northeastern corner, see photo 95.
- Surface leading to the jailers house and jail, see photo 96.



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Item 8.3.5 - Attachment 1

Old Gundagai Gaol, Byron St Gundagai

## Review of External Site Drainage

- Byron Street side drainage generally falls away from wall and into the curb and gutter systems, see photo 97.
- First avenue, kurb and gutter provided cut off for upstream drainage, see photo 98 and photo 99.
- There appears to be no pit and pipe drainage system along Byron Street immediately adjacent to jail, see photo 100.
- Western corner, external view, see photo 101.
- Over land flow leads towards rear fence of jail, and retaining wall, see photo 102.



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Item 8.3.5 - Attachment 1

Old Gundagai Gaol, Byron St Gundagai

- Newer retaining wall on courthouse side, see photo 103.
- retaining wall and new retaining wall connection and sub soil drain draining to surface, see photo 103, 104 and 105.

rock cut and batter slope courthouse side of fence, see photo 106.



## Summary:

There are no significant external flows entering the site, however it is evident that there is no pit and pipe system to connect the drainage to downstream of the site. Further to this, the large rock wall and retaining walls at the south western corner of the site will present an issue when draining the site. Another option would be to take the water to the east through neighboring blocks and down to Sheridan St.

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Old Gundagai Gaol, Byron St Gundagai

#### **Overland Flow Review**

- The high point in the yard is the north eastern corner, adjacent to the garage, see photo 112.
- Water moves to the south and southwest, generally down towards the kitchen and hospital, see photo 113.
- The water directly along the east side follows the grass land down towards the toilets and through the women's yard, see photo 114.
- Western side the flow is caught in brick spoon drains, and then travels along the lower sections of the walls of the hospital, see photo 115.





Photo 112

Prior



Photo 114



Photo 115

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Old Gundagai Gaol, Byron St Gundagai

- Undemeath the hospital at one point, see photo 116.
- Flow on the western side move down towards the main pedestrian entrance see photo 117.
- From there it sits in a low point and would overflow over the retaining wall, see photo 118.
- Over land flow falls towards the second exercise yard and into a narrow concrete spoon drain, see photo 119.

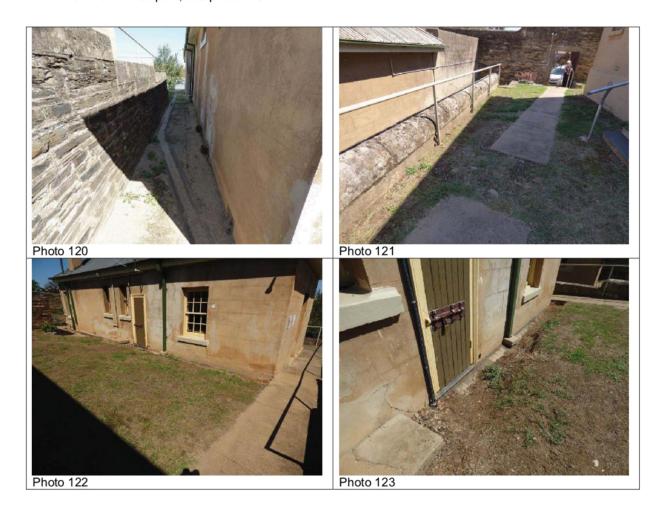


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Old Gundagai Gaol, Byron St Gundagai

- The water travels down along the spoon drain eventually making it's way along the eastern side of the jail in the spoon drain, underneath the path and towards the rear of the yard, see photo 120.
- Flow immediately in front of the hospital and overflow from the gutters would lead to the top of a retaining wall which is generally flat and would hold water, see photo 121.
- The water then makes it's way along a footpath towards the kitchen, and into the spoon drain, see photo 122.
- The water will flow to the east, gets blocked, and the only over land flow route is either into the building or over the footpath, see photo 123.



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Old Gundagai Gaol, Byron St Gundagai

- The water will travel into the kitchen, or if it makes it over the path, travels down to a path toward a terracotta circular pit, see photo 124
- If this pit was blocked or unable to take the flow, the flow would lead into the timber extension, see photo 125.
- Then down the stairs and into the residence This area was once an external area, see photo 126.
- Spoon drain blocked by the newer concrete slab, see photo 127.



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Old Gundagai Gaol, Byron St Gundagai

- The flow heads toward the east in a brick spoon drain, see photo 128.
- Water runs down the spoon drain, along the edge of the building, over an sewer connection, see photo 129.
- And then away from the retaining wall and down the eastern side of the jailer's residence, see photo 130.
- This water then travels over grass, and down towards the south towards the fence where there is no formalised drainage, see photo 131.



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Old Gundagai Gaol, Byron St Gundagai

- The overland flow is not formalised along the rear of the property. There is a low point at the very bottom of the jailer's residence, see photo 132.
- The water will sit here and probably seep under the fence though the garden and then down towards the courthouse, see photo133 and photo 134.



## Summary:

The overland flow through the site is generally good, there are a couple of low points and blockages around the kitchen block that cause most of the issues. We have been informed that the timber linking structure is not original and will be removed. This will greatly improve the overland flow issues on the southern side of the kitchen block.

During the site inspection information was provided that the jail lot and the court house lot were one combined lot. This is consistent with the fact there is no formalized drainage for the jail site through the court house site to council infrastructure.

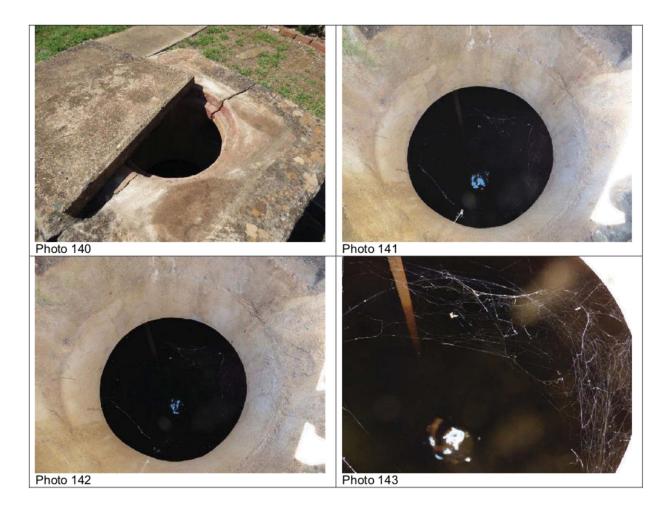
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## **Existing Tank**

 The existing tank in the centre of yard see photo 140-143 some formalized pipe drainage for the site drains to this tank. The tank still holds water and is approximate 6 m deep



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File No: 170175 Old Gundagai Gaol, Byron St Gundagai

## 3.0 COMMENTS AND ANALYSIS

The site has good drainage that falls from the north to the south, with reasonable efforts made with the management of overland flow. There is however a lack of management of minor flows through the site because there is no pit and pipe storm water system. This means there are a number of low points that have been formed that could be better dealt with. The existing downpipe system is original and made up of terracotta pipes directed to a large existing underground tank. There are also a number of downpipes that dump to natural surface and contribute to the over land flow issues. The down pipe system, is likely not functioning to its full capacity and an upgrade would improve the system dramatically.

The largest issue with the site is the lack of a formalised underground drainage connection for the site to either council storm water drainage or to a kerb in the street. For this there is no simple solution, due to the fact that the site drains to and through the existing court house site. To fix this there are two options:

- 1. Option 1: Will require new drainage infrastructure being installed through the court house site, as there is no know street drainage infrastructure. This will need to be a kerb connection. This does however present a couple of challenges the flow will be limited by the surface level of the kerb and the size and number pipes that can be connected to the kerb. Further challenges are presented by the fact that boundary closest to the road has a large rock wall which means it will not be possible to run drainage through. The there is a smaller retaining wall on the court house side that will also present a challenge directing storm water pipes around it.
- 2. Option 2: Is a new drainage line running to the east around the court house site through the vacant yard and lane way and out to Sheridan St. This is a longer route and again there is no know drainage infrastructure on the north side of Sheridan St. so a kerb connection could be used.

Before choosing either option further consultation with Cootamundra Gundagai Council will be required.

It is recommended that an underground pit and pipe system be designed and installed throughout the site. This would allow new surface inlet pits to be installed to drain low points and reduce the amount of overland flow through the site. Also, all down pipes should be repaired and connected to this new system allowing better collection and distribution. In addition to this, due to the fact the flow from the site will be restricted more storm water tanks may be required to restrict the flow from the site and allow it go through the court house site without causing drainage issues. Refer to attached plan for more details

## Summary of the recommendations:

- Underground pit and pipe storm water system be designed and installed
- New storm water system be directed to either Byron St or Sheridan St council to be consulted.
- Existing downpipes be repaired and connected to new storm water system
- Overflow from existing tank be connected to proposed new storm water system
- New surface drainage be constructed in open yard areas and directed to new storm water system
- Open strip drain be constructed in front of kitchen block
- · Additional down pipes be added to structures and connected to underground storm water system
- Tanks may be needed to reduce the flows from the site
- Remove current blockages to overland flow

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Old Gundagai Gaol, Byron St Gundagai

## 4.0 TERMS AND CONDITIONS

This report is based on a visual inspection of the buildings; calculations and testing are beyond the scope of this report. This report was prepared for Gundagai Cootamundra Regional Council.

Xeros Piccolo Consulting Engineers, its servants or agents will bear no responsibility for any advice or lack of same concerning:-

- A. Existence of defects which are not visible without the removal of coverings, claddings or linings, surface coverings, fixtures, furniture, soil and plants.
- B. Detailed compliance with Governmental ordinances, regulation or semi-governmental statute.
- C. Air conditioning, electrical wiring, switchboards, plumbing and gas.

This report is copyright and shall only be used for the private and confidential use of the applicant.

Unless specifically qualified, we understand that Xeros Piccolo Consulting Engineers have the consent of the owner of the property to carry out the inspection.

Yours faithfully,

XEROS PICCOLO CONSULTING ENGINEERS

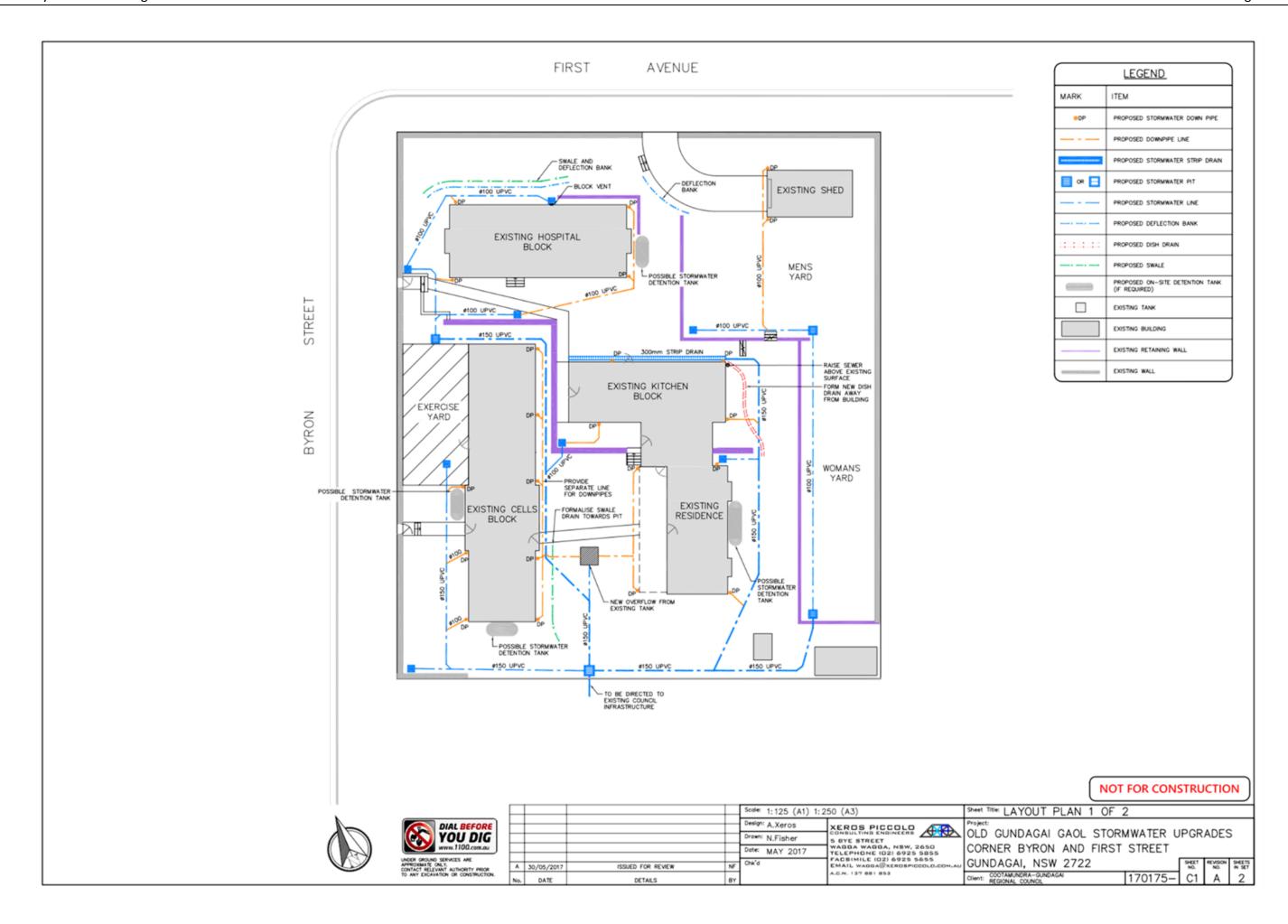
**PHILIP XEROS - Director** 

B.E. (HONS), L.G.E, M.I.E.AUST.NPER

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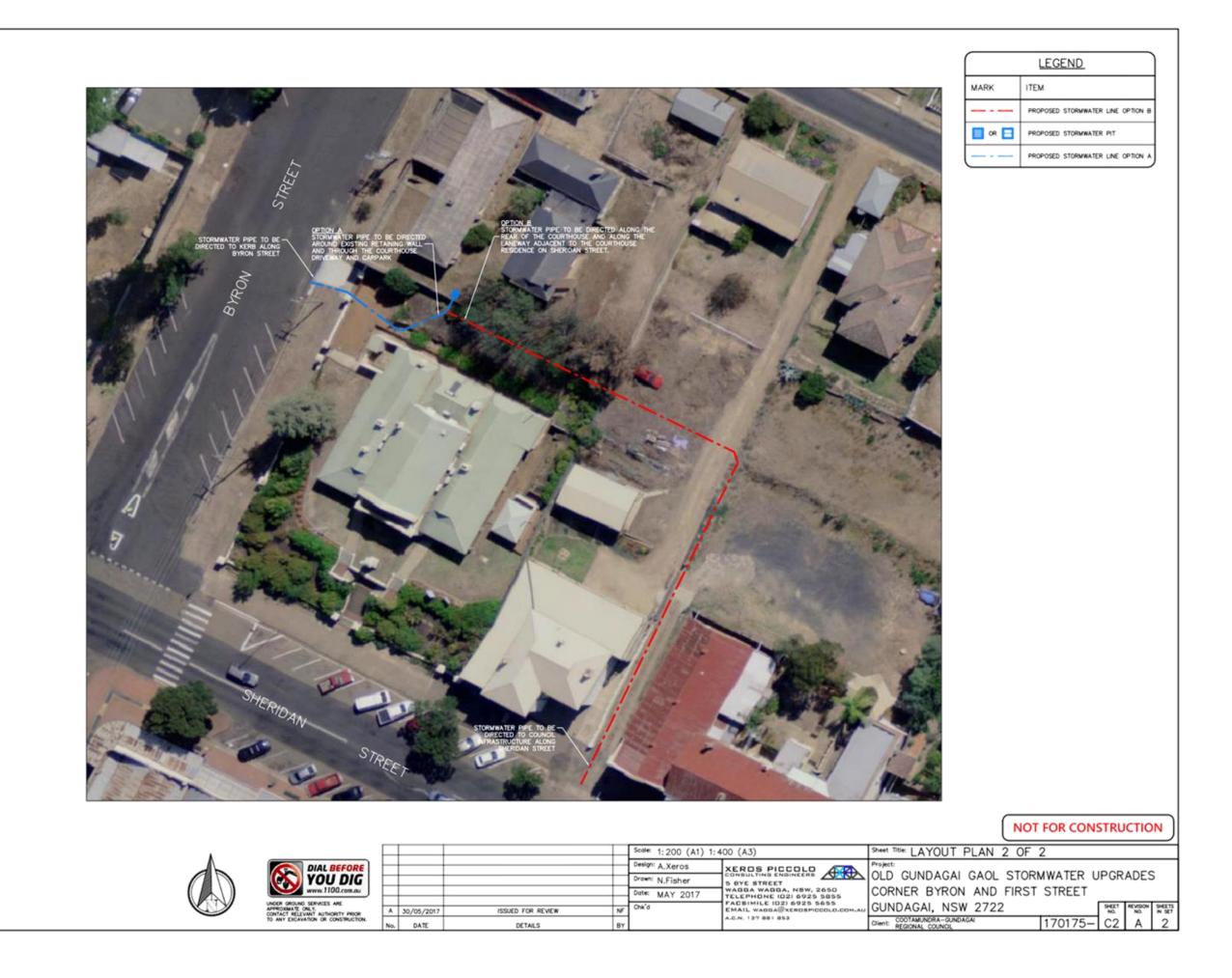
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Ordinary Council Meeting Attachments 27 August 2019



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Ordinary Council Meeting Attachments



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## **APPENDIX 5 - STRUCTURAL OVERVIEW REPORT**

OLD GUNDAGAI GAOL MASTERPLAN REPORT

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## XEROS PICCOLO

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# OLD GUNDAGAI GAOL MASTERPLANNING STRUCTURAL OVERVIEW

**OF** 

Old Gundagai Gaol, Byron St, Gundagai Owner: - Gundagai Cootamundra Regional Council



**FOR** 

Gundagai Cootamundra Regional Council

BY

XEROS PICCOLO CONSULTING ENGINEERS 5 Bye Street, Wagga Wagga

> NSW 2650 Tel: 02 69 255 855

Report Ref: 170175

Inspection Date: 27 March 2017

Report Date: 31 March 2017

Inspected By: Philip Xeros

Old Gundagai Gaol, Byron St Gundagai

## **CONTENTS**

- 1.0 SCOPE OF REPORT
- 2.0 SITE CONDITIONS AND PHOTOS
- 3.0 COMMENTS AND ANALYSIS
- 4.0 TERMS AND CONDITIONS

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Old Gundagai Gaol, Byron St Gundagai

## 1.0 SCOPE OF REPORT

- 1.1 Xeros Piccolo Consulting Engineers undertake to carry out the following services within this report:-
  - 1) Undertake inspection of the building to give an outline of the general structural condition of each building.
  - 2) Make various comments and recommendations as required.
  - 3) This report is not a NCC (previously BCA) compliance check and architectural imperfections are not within the scope of this report.
  - 4) Calculation and testing are beyond the scope of this report.
- 1.2 No other aspect of this building was inspected and is therefore not reported on. Xeros Piccolo Consulting Engineers takes no responsibility therefore for the existence or otherwise of any other fault that may exist in this dwelling.

## 2.0 SITE CONDITIONS AND PHOTOS

## 2.1 The Hospital Building

#### External

• General view - see Photo 1.



Photo 1

## North Wall

• The slate walls are considered in good condition, north east corner – see Photo 2.



Photo 2

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Item 8.3.5 - Attachment 1

Old Gundagai Gaol, Byron St Gundagai

- Retaining wall north west see Photo 3. North east see Photo 4.
- Building North east top old crack see Photo 5.
- Chimney, east end see Photo 6.
- Runoff appears to be diverted to the subfloor, general view see Photo 7.
- Drain adjacent to building see Photo 8.











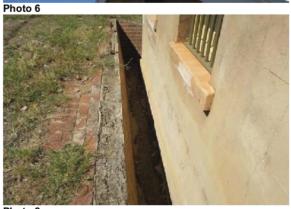


Photo 7

Photo 8

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Old Gundagai Gaol, Byron St Gundagai

- Cracking to lower hob wall see Photo 9.
- Cracks above, same location see Photo 10.
- · Runoff could be diverted towards the west.
- Perimeter slate wall see Photo 11.
- Wall cracks above window, north west top see Photo 12.









Photo 11

Photo 12

## West Wall

- General view see Photo 13.
- Chimney see Photo 14.





Photo 13

Photo 14

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Old Gundagai Gaol, Byron St Gundagai

- Runoff accumulates adjacent to the gate and appears to go nowhere from there see Photo 15.
- Wall adjacent to entrance see Photo 16.





Photo 16

Photo 15

## South Wall

- General view see Photo 17.
- Old crack, west side of entrance see Photo 18.
- And below at same location see Photo 19.
- Some mortar loss and cracking, south east corner see Photo 20.









Photo 20

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Old Gundagai Gaol, Byron St Gundagai

## East Wall

- General view see Photos 21 and 22.
- Crack at south end see Photo 23.
- And below at same location see Photo 24.
- Cracking north end see Photo 25.
- And below same location see Photo 26.



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Old Gundagai Gaol, Byron St Gundagai

## Internal

## East Room

- General view see Photo 27.
- General view see Photo 28.



Photo 28

Photo 27

Store Room

- Minor cracks, north wall see Photo 29.
- And below window see Photo 30.



Photo 29



Photo 30

## **Entrance**

• Cracks to north wall above store - see Photo 31.



Photo 31

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Old Gundagai Gaol, Byron St Gundagai

• Gapping at entrance - see Photo 32, and above - see Photo 33.





Photo 32

Photo 33

## East Gallery

- General view see Photo 34.
- Cracks to ceiling, general see Photo 35 and Photo 36.
- The floor was repaired see Photo 37.









Photo 36

Photo 37

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Old Gundagai Gaol, Byron St Gundagai

- Cracks to east wall see Photo 38.
- Cracks at fireplace see Photo 39.
- Cracks to east wall, south end see Photo 40.
- Cracks east wall see Photo 41.
- Minor cracks at lower south wall and minor cracks lower north wall see Photo 42, 43.









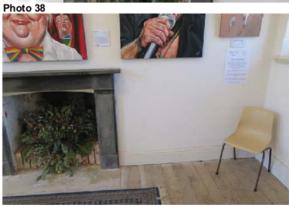




Photo 43

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Old Gundagai Gaol, Byron St Gundagai

#### Summary

The building is in relatively good condition with no major structural deformation or cracking. There are several cracks, however these are not considered to be structurally significant.

The main issue with the building is to manage the stormwater, particularly around the perimeter, both from the roof and also from overland flow. This is going to be a key to the long-term preservation of the building. I have been advised that earth fill was removed from the northeast corner which revealed a secondary retaining wall and this has been a major improvement to the building.

However, the overland flow from the north side is still not managed adequately and is in some ways diverted to the subfloor of the building. This needs further management and it is considered reasonable to divert this towards the west and further manage it to prevent it from accumulating at the western wall entrance door.

The building has only two downpipes at the eastern end and would benefit greatly from an additional two downpipes at the western end and this could be done in conjunction with the improvements to the draining. It is understood that the civil engineers are recommending a PVC sub drainage system and this would be relatively simple to connect the stormwater from this building into this system.

Internally, the floors are in good condition and it is noted that there has been some replacement of the floor on the northeast corner which was water damaged due to the fill material. The other cracks are considered minor and cosmetic and could be patched on a renovation basis.

#### 2.2 The Kitchen Building

#### External

General view – see Photo 44.



Photo 44

#### North Wall

- Again there appears to be problems with the perimeter drainage see Photo 45.
- Old plaster cracks around the window, north wall, west side see Photo 46.



Photo 45



Photo 46

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Old Gundagai Gaol, Byron St Gundagai

- Plaster cracks around entrance and plumbing see Photo 47.
- Poor drainage and runoff accumulation see Photo 48.
- The old exercise yard wall is in good condition see Photo 49.
- The chimney is damaged and needs to be repointed and lowered see Photo 50.
- The roof is generally satisfactory with some re-screwing required see photo 51.



Photo 47





Photo 49



Photo 50



Photo 51

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Old Gundagai Gaol, Byron St Gundagai

#### East Wall

- General view see Photo 52.
- There are cracks below window see Photo 53, and above at same location see Photo 54.
- There is a small weatherboard section to the southeast see Photo 55.
- · This is touching the ground and is moisture damaged.
- The stormwater dumps adjacent to the building which is further causing damage.
- There does not appear to be any downpipe except the one on the north wall.



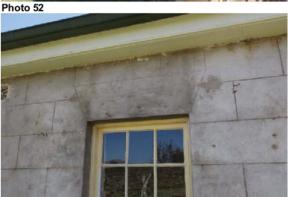


Photo 54





Photo 55

## West Wall

- General view see Photo 56.
- Old cracks above door see Photo 57.



Photo 56



Photo 57

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Old Gundagai Gaol, Byron St Gundagai

## South Wall

- General view see Photo 58.
- Cracks and water damage below window see Photo 59.
- There is a downpipe middle of wall. This means there are two downpipes to the building which is not enough.
- There is a weatherboard section as per the other east wall see Photo 60.
- There is moisture damage at this area see Photo 61.









Photo 60

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Old Gundagai Gaol, Byron St Gundagai

## <u>Internal</u>

## East Room

- Slight crack at east wall, old see Photo 62.
- Crack above door see Photo 63.
- There is lower wall dampness see Photo 64.
- Cracks above window, north wall see Photo 65.
- There is general lower wall dampness see Photo 66.











Photo 65

Photo 66

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Old Gundagai Gaol, Byron St Gundagai

## Laundry / Toilet

- Lower wall dampness to toilet see Photo 67.
- Lower wall dampness at laundry see Photo 68.
- General view laundry see Photo 69.



Photo 68



Photo 69

## <u>Kitchen</u>

- General view see Photo 70.
- Lower wall dampness see Photo 71.







Photo 71

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Old Gundagai Gaol, Byron St Gundagai

## **Bathroom**

• General view – see Photo 72.



Photo 72

## Bookshop and Link Way

- General view see Photo 73.
- Lower wall dampness at kitchen entrance see Photo 74.
- Lower wall dampness at house level see Photo 75 and Photo 76.







Photo 75



Photo 74



Photo 76

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Old Gundagai Gaol, Byron St Gundagai

#### Summary

The building is generally in a very good condition. The main issue affecting the building is lower wall dampness and rising damp. This has affected most of the wall coverings and paint and also some architraves.

Again the building is not serviced adequately with stormwater downpipes and it is recommended that as part of the repairs, at least four downpipes are added, one to each corner connected to the new PVC system. Not all of the new drainage system needs to be dug in and some aerial work could be used.

The timber clad link way to the residence has a skillion roof and box gutter adjacent to the residence. This is not functioning and has caused general dampness damage and significant timber verandah damage at the northwest corner of the upstairs verandah. It is understood that this timber clad link way may be removed and this would be recommended from and engineering perspective. Again the main problem with this building is storm water and runoff management.

#### 2.3 The Residence

#### External

• General view - see Photo 77.



Photo 77

#### East Wall

- Moisture damage at northwest corner top see Photo 78.
- Stormwater dumps adjacent to the building see Photo 79.







Photo 79

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Old Gundagai Gaol, Byron St Gundagai

- Minor cracking at entrance see Photo 80 and Photo 81.
- Old crack repaired adjacent to window see Photo 82, and below see Photo 83.
- Old crack southwest top see Photo 84, and below at same location see Photo 85.
- Moisture damage to balconies see Photo 86.



Photo 80



Photo 82



Photo 84



Photo 86



Photo 81



Photo 83



Photo 85

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Old Gundagai Gaol, Byron St Gundagai

## South Wall

- General view see Photo 87 and Photo 88.
- Some lower dampness see Photo 89.
- Old cracks see Photo 90.
- Cracking at southeast see Photo 91, and above at same location see Photo 92.
- Note: stormwater drainage is at this southeast corner.



Photo 87



Photo 89



Photo 91



Photo 88



Photo 90



Photo 92

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Old Gundagai Gaol, Byron St Gundagai

## East Wall

- General view see Photo 93.
- General view see Photo 94.
- Crack at mid wall see Photo 95, and below at same location see Photo 96.
- Some lower wall dampness see Photo 97.
- Crack to the north side of the window see Photo 98.







Photo 95



Photo 97



Photo 94



Photo 98

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Old Gundagai Gaol, Byron St Gundagai

- Chimney see Photo 99. Needs repointing
- Chimney see Photo 100. minor repointing
- General view of the roof see Photo 101.
- · Some minor re-screwing required.
- There is a downpipe on the north side, however, more drainage is recommended.



Photo 100



Photo 101

## North Wall

- General view see Photo 102.
- There is a box gutter between the buildings see Photo 103.



Photo 102



Photo 103

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Old Gundagai Gaol, Byron St Gundagai

- The downpipe is disconnected and dumping, causing moisture damage.
- Moisture damage in side entrance see Photo 104.



Photo 104

## <u>Internal</u>

## Northwest Room

- General view see Photo 105.
- Slight lower wall dampness see Photo 106.



Photo 105



Photo 106

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Old Gundagai Gaol, Byron St Gundagai

## South Room Downstairs

- Slight crack above widow, west wall see Photo 107, and below at same location see Photo 108.
- Minor crack, south wall see Photo 109.

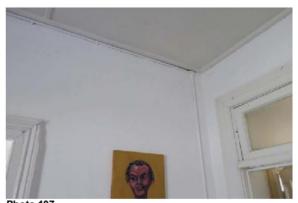


Photo 107

Photo 109

Photo 108

#### <u>Stairwell</u>

- Slight cracks above door, west wall see Photo 110.
- Some moisture damage to stairwell see Photo 111.





Photo 110

Photo 111

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Old Gundagai Gaol, Byron St Gundagai

- Cracks at mid stair landing see Photo 112 and Photo 113.
- General view east wall, mid stair see Photo 114.
- Cracks above west French doors see Photo 115.
- Crack above door to north room see Photo 116.
- Cracks above door to south room see Photo 117.















Photo 116

Photo 117

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Old Gundagai Gaol, Byron St Gundagai

## South Room, Upstairs

- Cracks above door to hall see Photo 118.
- Cracks above west window see Photo 119, and below at same location see Photo 120.
- Cracks at southwest top see Photo 121, and below at same location see Photo 122.
- Cracking to east wall beside fireplace see Photo 123.



Photo 118











Photo 122

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Old Gundagai Gaol, Byron St Gundagai

• Possible moisture from roof at chimney - see Photo 124.



Photo 124

#### North Room, Upstairs

- Cracks above door see Photo 125.
- Cracks northwest top see Photo 126.
- Old crack repaired east wall, adjacent to fire see Photo 127.
- Old crack northeast top see Photo 128.









Photo 1

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Old Gundagai Gaol, Byron St Gundagai

## Upstairs Verandah

- Crack above window, south end see Photo 129.
- Crack below same window see Photo 130.
- Crack above door, south side see Photo 131, and north side of door crack see Photo 132.







Photo 131



Photo 130



Photo 132

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Old Gundagai Gaol, Byron St Gundagai

Box gutter north side, general view – see Photo 133, and adjacent roof – see Photo 134, and box gutter – see Photo 135.





Photo 133



Photo 135

#### Summary

The building is in very good condition for its age and type of construction. The main issue is that there is some moisture damage to the west wall verandah framing system, particularly to the northwest corner where it abuts the kitchen and there is a box gutter.

Further, the drainage to the northeast side has become disconnected and is causing moisture damage to both of the kitchen and the residence. If the link way is removed this will allow the storm water to be properly managed.

The cracking within the residence is considered to be minor and is not structurally significant. As mentioned, the chimneys need some repointing.

Downstairs there is some minor lower wall dampness. However, it has not caused any particular problems. The external cracking as mentioned is considered to be minor considering the building has been constructed without articulation.

The downpipes are considered to be insufficient and indeed there is considerable moisture damage to the verandah timber members particularly adjacent roof in the northwest corner. The box gutter appears to be problematic and would be removed if the link way in removed.

There is some lower wall dampness along the south wall however this is not considered to be structurally significant and patching and repointing is all that would be needed.

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Old Gundagai Gaol, Byron St Gundagai

Site drainage is reasonable with this building. Although there is runoff dumping adjacent to the building on the east side due to the failed gutter and it is recommended that a new drainage and diversion away from the building be constructed as part of the overall plan.

#### 2.4 Partially Collapsed Exercise Room Wall to the Southeast corner

## East Boundary Wall

- South east wall see Photo 136.
- The wall is cracked at the southern quarter see Photo 137, and is rotating outwards towards the southeast corner see Photo 138 and Photo 139.





Photo 136



Photo 137



Photo 138

Photo 139

#### Summary

This section of wall is considered to be unsafe and either propping or partial demolition would be recommended.

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Old Gundagai Gaol, Byron St Gundagai

#### 2.5 Gaol

#### External

- General view see Photo 140.
- This building is the subject of a previous report and recommendations.
  - This report was dated 18 December 2015 and addressed to Mr Andrew Brock. Our File reference is 150867.



Photo 140

#### East Wall

- There is the crack to the east wall, south side see Photo 141, and below at same location see Photo 142
- General view stormwater see Photo 143.
- · Water is still running overland from the path.
- Stormwater, general view see Photo 144.



Photo 141



Photo 143



Photo 142



Photo 144

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Old Gundagai Gaol, Byron St Gundagai

## North Wall

• General view – see Photo 145.



Photo 145

## South Wall

• General view - see Photo 146 and Photo 147.







Photo 147

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Old Gundagai Gaol, Byron St Gundagai

## West Wall

- General view see Photo 148 and Photo 149.
- Perimeter wall northwest corner see Photo 150.
- Crack mid west wall see Photo 151.
- Chimney and roof see Photo 152. Some re-screwing required.
- Dividing wall, northwest see Photo 153.













Photo 153

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File No: 170175 Old Gundagai Gaol, Byron St Gundagai

#### Summary

As mentioned in the previous report (150867), some underpinning injection type repairs are recommended for the extreme south end.

The remainder of the building is reasonable although there are some bowing deformations, particularly at the east wall entrance.

It is recommended that the building be allowed to settle after the drainage improvements have been carried out and then reassessed for further repair as required. There has been some mention that cross bolting could be used. However, this is not likely to be necessary once the building adjusts to a proper drainage system.

#### 3.0 COMMENTS AND ANALYSIS

#### **Overall Summary**

It is my strong recommendation that the stormwater and drainage be improved and this will solve most of the structural problems for the entire site. This generally includes additional downpipes on most buildings, including the residence which would need at least an additional downpipe on the eastern wall.

All the down pipes should be connected into a sealed PVC pipe system running around the site picking up both the roof drainage and surface drainage. The surface runoff which is directed towards the western boundary at the hospital is to be collected adjacent to the entrance door, however, this should be piped away to prevent saturation.

The timber clad link way between the kitchen and the residence is apparently to be removed. This is recommended from the structural perspective also.

There is significant structural movement in the south end of the Gaol, this was reported on in the previous document dated 18 December 2015. File No: 150867 by Xeros Piccolo Consulting Engineers.

The main safety issue regarding the structural items is the east boundary slate wall, southeast corner. This wall used to have a return wall running east-west which has been demolished. Further, it is suspected that the wall is acting more of a retaining wall due to infill in what was the exercise yard. However, this wall is considered to be unsafe and that access adjacent to it in the eastern property should be limited until a repair or prop has been designed and installed.

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Old Gundagai Gaol, Byron St Gundagai

## 4.0 TERMS AND CONDITIONS

This report is based on a visual inspection of the buildings; calculations and testing are beyond the scope of this report. A full ceiling space and sub-floor inspection was not done. This report was prepared for Gundagai Cootamundra Regional Council.

Xeros Piccolo Consulting Engineers, its servants or agents will bear no responsibility for any advice or lack of same concerning:-

- Existence of defects which are not visible without the removal of coverings, claddings or linings, surface coverings, fixtures, furniture, soil and plants.
- b. Detailed compliance with Governmental ordinances, regulation or semi-governmental statute.
- c. Fixtures, fittings and furnishings.
- d. Air conditioning, electrical wiring, switchboards, plumbing and gas.

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Unless specifically qualified, we understand that Xeros Piccolo Consulting Engineers have the consent of the owner of the property to carry out the inspection.

Yours faithfully,

XEROS PICCOLO CONSULTING ENGINEERS

**PHILIP XEROS - Director** 

B.E. (HONS), L.G.E, M.I.E.AUST.NPER

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## APPENDIX 6 - ACCESS APPRAISAL REPORT

OLD GUNDAGAI GAOL MASTERPLAN REPORT

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## **Access Appraisal Report** Old Gundagai Gaol - Byron Street Gundagai NSW

Building Use: Heritage Tourism Building Classification BCA: Class 9b

> Issue date: 21 August 2017 Inspection date: 27 March 2017

Cootamundra-Gundagai Regional Council



Regional Accessibility & Mobility Planners

AB.N. 54 680 712 997

62 - 64 Kincald Street Wagga Wagga N.S.W. 2650

Item 8.3.5 - Attachment 1 Page 133



## Regional Accessibility & Mobility Planners

62 – 64 Kincald Street Wagga Wagga N.S.W. 2650

Mark G Golden (B.Arch)

Associate Member: Association of Consultants in Access Australia Membership Number 490

#### SITE

The Old Gundagai Gaol stands at the corner of First Avenue and Byron Street, Gundagai, surrounded by a high wall of local slate with rendered capping. The site and the adjacent footpath and Byron Street have a very steep gradient/slope from First Avenue down to Sheridan Street.

#### **HISTORY**

Following the devastating 1852 flood, the town lock-up needed to be rebuilt as a watch-house or gaol. Alexander Dawson, the colonial architect, designed the building and Charles Hardy won the tender for its construction in 1859. Hardy and Hodson builders completed further additions in 1861, and in 1863 a kitchen was built for the gaol, designed by James Barner, the Government Architect. The magnificent stone boundary wall, which still stands today, was constructed in 1866.

Prisoners with short-term sentences who had been sentenced at Gundagai or at courts in the surrounding district were incarcerated in the Gundagai Gaol. Prisoners, including bushrangers, who were in transit to other gaols were also accommodated there. Although no longer in use, Gundagai Gaol is one of the few remaining gaol compounds dating from 1859 and a rare and largely intact example of its type.

The gaol consists of a cluster of structures including, the Gaoler's Residence, the external Kitchen Block, the Hospital/Infirmary, the Cells and Charge Room building including exercise yard, an outhouse, outbuilding, a well and archaeological remains.

## **KEY ACCESS ISSUES**

- Lack of designated accessible parking bay (DAPB) onsite or on the adjacent streets.
- Limitations to Continuous Accessible Paths of Travel (CAPT) to the principal
  pedestrian entry and to other features of the facility.
- Lack of a unisex accessible toilet (USAT)
- · Lack of appropriate signage
- Limitations to step-free, level, firm and slip resistant ground surfaces
- Narrow internal doors and accessways
- Stair only access to upper level of residence and between Kitchen Block and Residence
- Lack of directional and warning Tactile Ground Surface Indicators (TGSI) at stairs and changes in direction

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## Regional Accessibility & Mobility Planners

62 – 64 Kincald Street Wagga Wagga N.S.W. 2650

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#### **FACILITIES OVERVIEW**

Hospital/Infirmary building

- · Main reception and arrival greeting point for visitors
- Contains the two main function rooms or display spaces

#### External Kitchen Block

- · Contains an additional display space
- Contains a Kitchen, Utility areas and a toilet
- Is connected to the Gaolers residence via a covered stair and landings

#### Gaoler's Residence

- Contains two display spaces on the lower level, and two rooms at the upper level
- Levels linked by a timber internal stairway
- Verandah at lower level and balcony at upper level

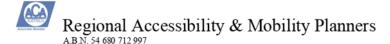
## Cells and Charge Room Building

- Contains cells linked by narrow passageway and Charge Room
- · Contains a prisoners exercise yard

#### Grounds

- Terraced gardens and open yards
- Various outbuildings and features

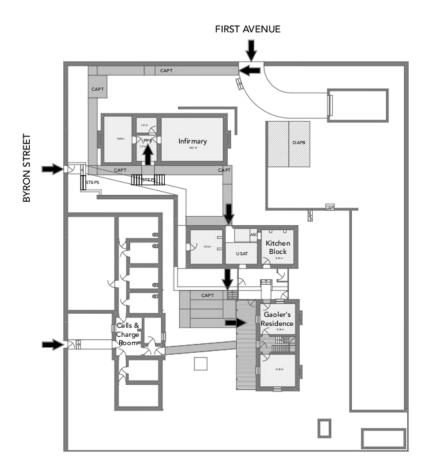
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## SITE PLAN WITH SUGGESTED WORKS



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## Regional Accessibility & Mobility Planners

62 – 64 Kincald Street Wagga Wagga N.S.W. 2650

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#### ACCESS APPRAISAL OVERVIEW

The objective of the appraisal is to identify and comment on the guiding principles of the Premises Standards and the objective of the Disability Discrimination Act 1992, which amongst other goals, aims;

 To eliminate, as far as possible, discrimination against persons on the basis of their disabilities in various areas, and in particular access to premises, work, the provision of facilities, services and land

Section 23 of the DDA refers to non-discriminatory access to and use of premises and covers more than just the construction of buildings used by the public. Additionally, it makes it unlawful to discriminate against a person with a disability in relation to, or use of, premises.

The Premises Standards codify the general non-discrimination requirements of the relevant parts of the DDA. The purpose of the Premises Standards is to both;

- Provide for equitable and dignified access to new buildings and those areas
  of existing buildings that undergo renovation or upgrade that requires a
  building approval, and
- Provide greater certainty to those involved in the design, construction, certification and management of buildings in relation to the level of access required in the buildings covered by the Premises Standards

For the purposes of this appraisal, the Premises Standards applies to public buildings of the types covered by the building classifications within the BCA when any work is undertaken that requires building/construction approval. It also applies to the 'affected part' of an existing building. The 'affected part' means the path of travel between the principal pedestrian entrance of an existing building to the new part or modified part of the building.

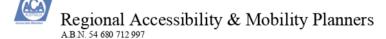
Conversely, it is either not triggered or does not apply to;

- Existing buildings that existed before the Premises Standards came into force and are not undergoing any building work, or
- Public footpaths

The heritage significance of this facility is not in itself sufficient to justify a claim that providing access might result in unjustifiable hardship. Assessment of unjustifiable hardship in relation to heritage buildings will in part turn on the reasons for the heritage significance of the building. Advice from the Heritage Architect will identify these reasons more clearly.

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This Access Appraisal identifies the mandatory and preferred requirements for each element covered in the Appraisal and includes recommendations for removal of key access barriers during future upgrade and maintenance works associated with improving general access to the buildings and surrounding areas on the site. It also provides prioritised recommendations for action, to support improved access to the facility.

There will likely be many challenges and difficulties in providing equitable and dignified access to this unique tourist attraction in Gundagai. As a wide range of physical issues impact on the provision of access for people with disabilities, responsive design, incorporating a continuous accessible path of travel, needs to be equitable and inclusive of the needs of all of the community who may wish to visit this local attraction.

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#### **ACCESS APPRAISAL ELEMENTS**

## 1.0 – Accessible Car Parking

There is no on-site or on-street car parking associated with the facility. There are no designated accessible parking bays (DAPB) available in the vicinity. Byron Street has a very steep gradient from First Avenue down to Sheridan Street.

Component	Action	Priority	Refer
1.01	Provide an accessible parking bay on-	High	APS Table
On-site Car	site to relevant Australian Standards.		D3.5, DP8
Parking	(Not designated)		
	Ensure that the DAPB is on level		AS/NZS 2890.6
	ground, with a firm surface and free of		Cl. 2.4
	loose material.		
	Provide appropriate hazard TGSI prior		AS/NZS 2890.6
	to hazard (e.g. roadway)		– A3
	Install lighting to the area of the DAPB		
	<b>Provide</b> direction signs to DAPB and		AS1428.2
	from DAPB to Principal Pedestrian		Cl.19
	Entrance (PPE)		
			APS D3.8
1.02	<b>Provide</b> a continuous accessible path of	High	APS D3.2,
Accessways	travel from the accessible parking bay to		D3.3
to Principal	the building entrance		
Pedestrian	Install appropriate hazard TGSI		AS 1428.1
Entrance	Install lighting along accessway to PPE		Cl.10
			APS D3.8

Mandatory requirement, Preferred requirement (italics)

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#### 2.0 - Principal Pedestrian Entrance

The existing Porch is considered to be the main entrance to Reception and the Hospital/Infirmary Building. The porch floor level is not at the level of the existing pathway and there is a step from the Porch to the adjacent rooms. Doors are generally open when the facility is open to the public.

Component	Action	Priority	Refer
2.01	Provide a continuous accessible	High	APS D3.2,
Step free access to Entrance	path of travel from the accessible parking bay to the building		D3.3
Littianee	entrance (Porch)		AS 1428.1
			Cl.10

Mandatory requirement, Preferred requirement (italics)

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## 3.0 - Floor/Ground Surfaces

Ground surfaces throughout the facility commonly incorporate steps and sharp transitions at abutting surfaces.

Component	Action	Priority	Refer
3.01	Ensure the Ground/Floor surfaces	High	AS 1428.1
Ground surface	area firm and level.		Cl.7.1, 7.2
conditions	Ensure the Ground/Floor surfaces		
	are slip resistant in wet and dry		
	conditions		

Mandatory requirement, Preferred requirement (italics)

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#### 4.0 – Internal Accessways

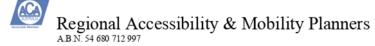
Internal accessways in the Gaoler's Residence building contain stairs to the upper floor level and to the external Kitchen Block floor level. Internal accessways in the Cells and Charge Room building and the Gaoler's Residence are restricted to the currently available space.

Component	Action	Priority	Refer
4.01	Provide alternative continuous	Medium	APS D3.2,
Continuous	accessible path of travel (CAPT)		D3.3
Accessible Path of	from the Kitchen Block floor level		
Travel (CAPT)	to the lower level of the Gaoler's		
	Residence building using an		
	external ramp.		

Mandatory requirement, Preferred requirement (italics)

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## 5.0 - Landscaping

Landscaping designs, materials, plants, etc, should contribute to pedestrian safety. Consideration should be given to plants that can assist users with way-finding through an area. Landscaping should be appropriately maintained to ensure this is provided

Component	Action	Priority	Refer
5.01	Ensure pathways are free from	Low	
Suitable planting	plant species that develop		
	overhanging foliage or drop seed		
	pods, berries or the like		
5.02	Ensure planter boxes and other	Low	
Installations	installations are located clear of		
	any pathway and dense plantings		
	are maintained to provide clear		
	lines of sight.		

Mandatory requirement, Preferred requirement (italics)

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# Regional Accessibility & Mobility Planners

62 – 64 Kincald Street Wagga Wagga N.S.W. 2650

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#### 6.0 - Pathways (Accessways)

Pathway surfaces throughout the facility commonly incorporate steps and sharp transitions at abutting surfaces.

Component	Action	Priority	Refer
6.01	Provide a continuous accessible	High	APS D3.2,
Accessways to	path of travel from the accessible		D3.3
Principal	parking bay to the building		
Pedestrian	entrance		
Entrance	Install appropriate hazard TGSI		
	Install lighting along accessway		
	to PPE		
6.02	Ensure abutments on the	High	AS 1428.1
Abutment of	pathways are no greater than 3mm		Cl.7.2, 7.3
surfaces	if the abutment is vertical, or 5mm		
	if a beveled edge.		
6.03	Ensure all new and existing	High	AS 1428.1
Minimum widths	pathways are a minimum clear		Cl.6.2, 6.3
	width of 1000mm and overhead		
	clearance of 2000mm		
6.04	Provide pathways with a firm, slip	High	AS 1428.1 Cl.7
Surfaces and	resistant surface that is traversable		
contrasts	by a wheel chair.		
	Ensure edges of pathways contrast		
4.05	with the adjacent surface (grass)	1111	AC 4 400 4 4
6.05	Ensure warning and directional	High	AS 1428.4.1
TGSI	TGSI are provided at changes in		Cl.2.1, 2.2, 2.3,
	directions on the pathway and		2.5, Cl.3.2, 3.3
	prior to hazards.		ADC D2 0
/ 0/	Consideration	NA - 1	APS D3.8
6.06	Consider uniform appropriate	Medium	
Lighting	lighting of the pathways for night		
	time use		

Mandatory requirement, Preferred requirement (italics)

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# Regional Accessibility & Mobility Planners

62 – 64 Kincald Street Wagga Wagga N.S.W. 2650

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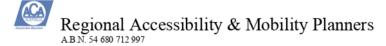
### 7.0 - Ramps

New ramps are required to connect the DAPB and property boundary with the PPE. New ramps/accessways are required to connect the PPE with the DAT, the floor level of the External Kitchen Block to the lower level of the Gaoler's Residence building and the Gaoler's Residence Verandah with the Cells and Charge Room building.

Component	Action	Priority	Refer
7.01			AS 1428.1 Cl.
Slope slope/gradient maximum of 1:14			10.3 a,b
7.02	Ensure ramps have appropriate	High	AS 1428.1 Cl.
Landings	landings 1200mm long at a		10.3, 10.4,
	maximum of 9.0m and 1500mm		10.8.1 a,b,c
	long at changes in direction.		
	Where landings have a 180° turn		
	landings to be a minimum of		
	1540mm long		
7.03	Ensure all new ramps are a	High	AS 1428.1 Cl.
Minimum widths	minimum clear width of 1000mm		6, 6.3, 10.3, 12
	and overhead clearance of		
	2000mm		
7.04	<b>Provide</b> kerb or kerb rails on both	High	AS 1428.1 Cl.
Kerbs	side of ramps		10.3 I, j
7.05	Ensure warning and directional	High	APS D3.8
TGSI	TGSI are provided at changes in		
	directions on the ramp and prior to		AS 1428.4.1
	hazards.		Cl. 2.2, 2.3, 2.4
7.06	Consider uniform appropriate	Medium	AS 1428.2 Cl.
Lighting	lighting of the ramps for day and		19
	night time use		
7.07	Ensure ramp surface is slip	High	AS 1428.1 Cl.
Surface	resistant and heel safe with		7.1
	smooth transitions between		
	different sections		
7.08	Provide all ramps and pathways	High	AS 1428.1
Handrails	with appropriate handrails (865 –		Cl.12, 10.3
	1000 high) and balustrades where		

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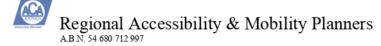
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Component	Action	Priority	Refer
	required. Handrails to have		
	dimensions, clearances, extensions		
	construction to comply with		
	Standard.		

Mandatory requirement, Preferred requirement (italics)

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## 8.0 - Signage

There is minimum signage on the site or in the buildings. New signage should include tactile and Braille

Component	Action	Priority	Refer
8.01	Provide appropriate signage	High	APS DP1
Signage locations	where directional decisions are		
	made.		AS 1428.1 Cl.
	Provide signage at any non-		8.1, 8.2
	accessible facility entrance that		
	provides appropriate direction to		APS D3.6
	an accessible entrance.		
	Provide signage at accessible		
	toilets and at ambulant toilet		
	facilities		
8.02	Ensure there is appropriate	Medium	APS D4.5
Illumination	illumination of signage for day and		
	night use		

Mandatory requirement, Preferred requirement (italics)

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#### 9.0 - Stairs

Internal accessways in the Gaoler's Residence building contain stairs to the upper floor level and to the external Kitchen Block floor level. Where the Kitchen Block stairs are modified address the following. Gaoler's Residence stairs are unlikely to be modified as this would detract from the period details of the building.

Component	Action Priority Refer		Refer
9.01	<b>Provide</b> stair nosings with a 50 –	Low	AS 1428.1 Cl.
Contrast	75mm wide strip with a minimum 11.1		11.1
	30% luminance contrast		
9.02	Ensure appropriate handrails are Low AS 14		AS 1428.1 Cl.
Handrails	provided on two sides of the stairs 11.2		11.2

Mandatory requirement, Preferred requirement (italics)

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10.0 - TGSI

These are used to assist a person with vision impairment in orientation and way-finding. Warning indicators are used where hazards are present such as barriers on pathways or other obstructions including overhead obstructions. They also inform about changes in direction of path of travel

Component	Action	Priority	Refer
10.01	Provide TGSI to warn person with	High	AS 1428.4.1
Locations	a vision impairment that they are		
	approaching; stairways, a ramp, an		APS D3.8
overhead obstruction and level			
	transitions between a vehicular		
	way adjacent to a pedestrian		
	entrance or crossing point		
10.02	Ensure contrasts meet Australian	High	AS 1428.4.1
Luminance	Standards for the installation type.		

Mandatory requirement, Preferred requirement (italics)

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# Regional Accessibility & Mobility Planners

62 – 64 Kincald Street Wagga Wagga N.S.W. 2650

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### 11.0 - Toilets (Designated Accessible Toilets)

A unisex accessible toilet (USAT) installed in the External Kitchen Block is to comply with the relevant Australian Standards and have a CAPT to the PPE at the Infirmary Building. The existing washroom and toilet/laundry can be refurbished to provide a USAT and an ambulant toilet for visitors and patrons.

Component	Action	Priority	Refer
11.01	Provide USAT designed to	High	APS F2.4
Size Requirement	Australian Standards		
	(approximately 2700 x 2400mm)		
11.02	Provide appropriate signage with	High	AS 1428.1
Signage and	International Symbol of Access		
circulation space	located between 1200 – 1600mm		
	high on the latch side of the		
	doorway with raised and visual		
	surface		
11.03	Ensure if a change table is	Low	
Change table	installed, it does not encroach on		
	the required circulation space for a		
	USAT, particularly when left in the		
	down/open position. Some users		
	with disabilities may not be able to		
	replace the change table back on		
	the wall or move it out of the		
	required circulation space.		
11.04	Provide an ambulant toilet in this	High	AS 1428.1
Ambulant toilet	area to satisfy the BCA		
	requirements for the calculated		
	number of occupants and facilities		
	required. Estimated at 20 males		
	(patrons and staff) and 20 females		
	(patrons and staff)		

Mandatory requirement, Preferred requirement (italics)

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#### CONCLUSION

Whilst there are numerous access barriers associated with the Gaol that are mainly a result of the topography and the 'heritage' building fabric, it is anticipated that many of these can be effectively addressed or moderated over time to improve equitable and dignified access for all users.

In summary, the highest priority in addressing access for visitors to the facility should be carrying out of works that enable a person with a disability or carer to park and safely exit a car, to enter and exit the principal pedestrian entry to the building or facility and to utilise an accessible toilet if necessary, all on a continuous accessible path of travel.

Ultimately, decisions about what works will or will not be done to improve access to the Gaol should be made by the Council giving consideration to relevant advice received from their Heritage Architect, Archeologist, Engineer, Historian or other consultants.

The suggestions for each of the elements considered in this Access Appraisal identify the access barriers and issues within the premises that should be of the highest priority for the Council.

### **NEXT STEP: ACCESSIBILITY ACTION PLAN**

An Accessibility Action Plan (AAP) is the most widely accepted term for what used to be known as Disability Action Plans. Many leading organisations now use the term Accessibility Action Plan.

An Accessibility Action Plan is an outward sign of an organisation's intention to eliminate discrimination and outlines its plan for how this will be tackled.

It details how an organisation is making its workplace, products and services accessible to people with disability, and informs the public how it is approaching diversity and inclusion.

An Accessibility Action Plan can reduce the likelihood of discrimination complaints and the costs that accompany this. It is a formal document with particular requirements that is usually lodged with the Australian Human Rights Commission

The Disability Discrimination Act 1992 (DDA) encourages organisations to develop action plans to eliminate discriminatory practices. It is effectively a strategy for

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changing business practices that might result in discrimination against people with disability.

Part 3 of the DDA states that a person or organisation may prepare and implement an action plan (DDA sections 59 and 60). Action plans are required, under section 61 of the DDA, to address a number of matters, including:

- · the devising of policies and programs to achieve the objects of the DDA
- communication of these policies and programs
- review of practices to allow the identification of discriminatory practices
- setting of goals and targets against which the success of the plan may be assessed
- other means for evaluating policies and programs set out in the action plan, and
- the appointment of persons to implement the provisions of the action plan.

Under section 11 of the DDA, an action plan complying with these requirements may be given to the Australian Human Rights Commission and considered as one of the factors in the assessment of unjustifiable hardship claims.

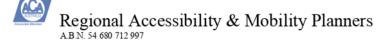
Paragraph 4.1(3)(n) of the Premises Standards ensures that action plans will also be relevant to assessing unjustifiable hardship for the purposes of the Premises Standards.

An action plan may also take the form of a 'Building upgrade plan' that puts forward a plan of action for addressing access issues over a period of time where immediate compliance might affect broader upgrade plans or cause unjustifiable hardship.

If Cootamundra – Gundagai Regional Council, would like to consider the option of developing an Accessibility Action Plan, we would be pleased to discuss our ongoing involvement to facilitate an Accessibility Action Plan for Gundagai Gaol.

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#### **DISCLAIMER**

While care has been taken by Regional Accessibility & Mobility Planners in preparing this Access Appraisal Report, Regional Accessibility & Mobility Planners does not accept responsibility or liability for the results of specific action taken on the basis of this information nor for any errors or omissions.

Legal issues in the area of anti-discrimination law are in the process of change. In addition, constant change is occurring in relation to Australian Standards and Building Codes. Due reference should be given to these. All actions taken by a public authority, organization or individual in reliance on this Access Appraisal remain the responsibility of that public authority, organization or individual. This report is Copyright © and no part of it may not be reproduced or forwarded to any other organization other than the client for which it was prepared.

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# **APPENDIX 7 – ELECTRICAL REVIEW REPORT**

OLD GUNDAGAI GAOL MASTERPLAN REPORT

25

11 September 2017



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# The Old Gundagai Gaol

# Master Planning

# **Electrical Review**

Revision B

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## 1. Introduction

The Old Gundagai Gaol site intends it to be a stronger focal point of attraction for tourists to the area. The Old Gaol stands as a tourist attraction because it's more than 160 years old and has a colourful history — namely the housing of infamous bush rangers such as "Captain Moonlite" and the various stages of flood and rebuild the township endured.

Today the Old Gaol is no longer in use as a punitive institution but rather stands as record of the township law and order development.

Noel Thomson Architecture is undertaking the master planning of the Old Gundagai Gaol site, the Council and Friends of Old Gundagai Gaol with this report forming part of the master plan.

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# 2. Revision Control

Revision	Description	Date
Α	Developed and Issued to Architect	22/08/2017
В	Incorporated feedback from NT	11/09/2017

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# 3. Role and Functional Review

The Old Gundagai Gaol was built in 1852 and has endured many stages of augmentation and rebuild.

The Old Gundagai Gaol complex consists of a cluster of structures including the Cell Block, Gaolers Residence, the adjacent Kitchen Block, the Hospital/Infirmary, Garage, Outhouse, Outbuilding and Exercise Yards.

Today the Old Gaol is used as a narration of history, as a part of this the Council and Friends of the Old Gundagai Gaol intends on undertaking the installation of storyboard panels (some lit, some audible and some interactive).

The Council and Friends of Old Gundagai Gaol need to understand the general state of the electrical installation of the Old Gaol and be guided on requirements of electrical augmentation and to this end an Electrical Engineer at Boschetti Industries was appointed to guide the assessment of the site.

The Old Gundagai Gaol stands at the corner of First Avenue and Byron St and was attended by Robert Boschetti (Electrical Engineer) on 5<sup>th</sup> May 2017 to undertake electrical inspections.

The inspection and results are detailed herein this document and are applicable to the future installation of interpretation panels throughout the site.

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# 4. Assessment of Existing Assets

A summary of existing assets and the relevant electrical findings are detailed herein by area.

# 4.1.Cell Block

The Cell Block is on the western side of the site, nearest to Byron St and is shown on A01.



Figure 1-Incoming Electrical Supply to the Cell Block from Byron St

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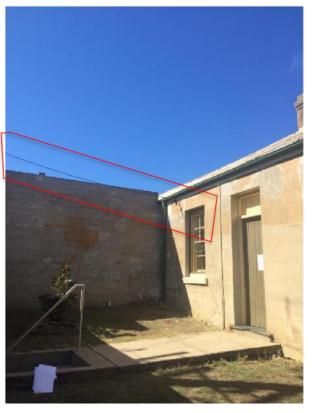


Figure 2 - Single Phase Supply to Cell Block

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Figure 3 - Cell Block Switchboard Meter Panel



 $Figure \ 4 - Cell \ Block \ Fuse \ Distribution$ 

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Figure 5 - Cell Block Wiring Style of recent changes



Figure 6 - Cell Block Typical Original Wiring

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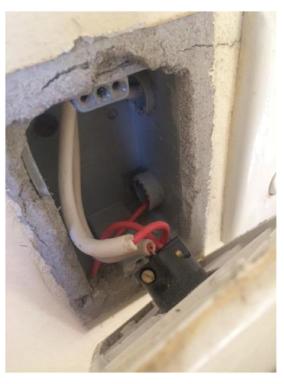


Figure 7 - Cell Block Wall Construction and Typical State of Newer Wiring



Figure 8 - Cell Block Earth Stake

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Table 1 - Cell Block Electrical Summary

Item	Comments
Switchboard Location	Internal to Cell Block
Switchboard Fed From	Aerial 10 supply direct from Byron St
Switchboard Physical Capacity	Inherent capacity for more circuits to be installed
Switchboard Electrical Capacity	Appears to contain some electrical capacity. Details noted as:  55A Main Switch, 15A Power circuits, 8A Power Circuits,
	8A lighting circuit, 20A Main Switch which appears to be for the Gaolers Residence.
Switchboard Contain Residual Current Devices	No
Switchboard Ability to Support RCDs (Yes/No)	Yes.  Does not currently support RCDs.
Switchboard Mounted on Asbestos	Yes
Switchboard Generally Compliance	Compliant to the regulations of the day, not compliant to regulations of today.
Wiring Within Building Compliant	Yes, witnessed as generally compliant. Some wiring is new and in quite good condition. Some wiring is old and in poor condition, old wiring is in 2.5mm <sup>2</sup> solid copper and the insulation is at the end of its life.
Suitability to Perform Required Function	Yes, at a very basic level.
Operational Efficiency in Delivering Required Service Outcomes	Installation of small electrical loads as an addition to the current installation is achievable.
Fire or Smoke Detection System	None installed

## 4.1.1. Recommendations

- A new modern switchboard should be installed when electrical changes are required.
   The current switchboard is antiquated and while this can be altered to suit current regulations it will never be a good quality installation.
- 2. If the modern switchboard is not installed, new circuits should be fed from a small sub board mounted on the main switchboard.
- Installation of a monitored alarm system to help protect the heritage asset in the
  event of a fire. This is also required for occupation as directed by the Building Code of
  Australia. The fire system should be designed to AS 1670.1 and the smoke alarm
  system must comply with AS 3786.

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## 4.2. Gaolers Residence

The Gaolers Residence is on the eastern side of the site, furthest from Byron St and is annotated as "Residence" on A01.



Figure 9 - Electrical Supply from Cell Block

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 ${\it Figure\, 10-Electrical\, Supply\, to\, Gaolers\, Residence}$ 

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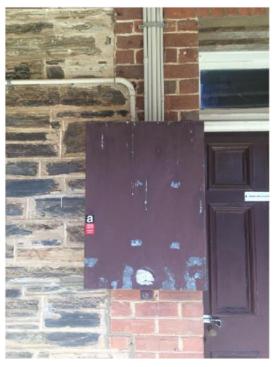


Figure 11 - Gaolers Residence Main Switchboard Meter Panel (External)



 ${\it Figure~12-Gaolers~Residence~Main~Switchboard~Meter~Panel~(Internal)}$ 

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Figure 13 - RCD addition to a portion of new wiring

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Figure 14 - New sub board installation within main switchboard



Figure 15 - Main Switch, condition, and rating

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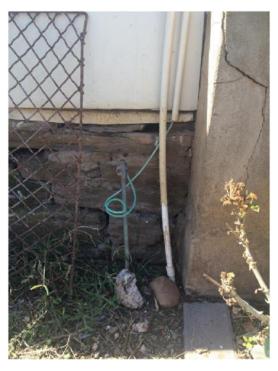


Figure 16 - Gaolers Residence Earth Stake



 ${\it Figure\,17-Typical\,newer\,wiring\,addition\,to\,the\,Gaolers\,Residence}$ 

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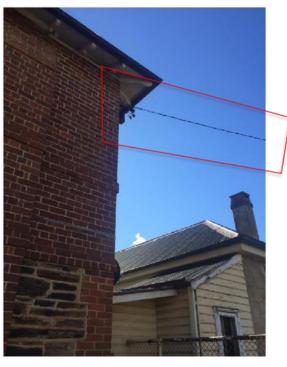


Figure 18 - Typical newer wiring addition to the Gaolers Residence



 $\textit{Figure 19-Solid copper wiring of newer wiring addition to Gaolers \textit{Residence}}$ 

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 $Figure\ 20 - Alternative\ Street\ Supply\ to\ Gaolers\ Residence\ Connection\ to\ Building$ 



Figure~21 - Alternative~Street~Supply~to~Gaolers~Residence~Connection~to~Street~(First~Avenue)

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Table 2 - Gaolers Residence Electrical Summary

Item	Comments
Switchboard Location	Western Wall of Gaolers Residence
Switchboard Fed From	Aerial 1 $\Theta$ supply direct from Cell Block and/or First Avenue as shown in Figure 10, Figure 20 and Figure 21. Appears as 1 $\Theta$ 10-16mm <sup>2</sup> copper aerial supply in both cases.
Switchboard Physical Capacity	Has no remaining physical capacity but can be easily extended.
Switchboard Electrical Capacity	Appears to contain some electrical capacity because the demand is not likely as high as the main switch rating. Where the electrical supply is indeed from the Cell Block the limitation will be the supply from the Cell Block main switchboard.
Switchboard Contain Residual Current Devices	Yes
Switchboard Ability to Support RCDs (Yes/No)	Yes, but not more than what is already installed.
Switchboard Mounted on Asbestos	Yes
Switchboard Generally Compliance	Compliant to the regulations of the day, not compliant to regulations of today.
Wiring Within Building Compliant	Yes, witnessed as generally compliant to regulations of the day. Some wiring is new and in quite good condition. Some wiring is old and in poor condition, split conduit is in use and this suggests an age of approx. 40y. Old wiring is in 2.5mm² solid copper and the insulation is at the end of its life. 1.0mm² on light fittings is solid and that witnessed was in good condition. The upper level of the building was not accessible for inspection.
Suitability to Perform Required Function	Yes, at a very basic level.
Operational Efficiency in Delivering Required Service Outcomes	Installation of small electrical loads as an addition to the current installation is achievable.
Fire or Smoke Detection System	None installed

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## 4.2.1. Recommendations

- A new modern switchboard should be installed when electrical changes are required.
   The current switchboard is antiquated and while this can be altered to suit current regulations it will never be a good quality installation.
- 2. If the modern switchboard is not installed, new circuits should be fed from a small sub board mounted on the main switchboard.
- 3. Gaolers residence has a second supply on the north-east side of the building which is illegal and very unsafe. This is extremely bad practice and should be fixed as a matter of urgency.
- 4. Confirm which supply of the two to the Gaolers residence dominates the installation and decommission the other.
- Installation of a monitored alarm system to help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.

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## 4.3. Gaolers Residence Kitchen Block

The Gaolers Residence Kitchen Block is on the northern side of the Gaolers Residence and is annotated as "Kitchen Block" on A01.



Figure 22 - Typical Newer wiring installed in the Kitchen Block



Figure 23 - Extra Supply into (or out of) the Kitchen Block

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Table 3 - Kitchen Block Electrical Summary

Item	Comments
Switchboard Location	Unknown, does not appear to have its own switchboard or sub-board
Switchboard Fed From	Unknown. Appears to be fed from Gaolers Residence and Cell Block though this is not clear. Circuits appear to be generally fed from Gaolers Residence switchboard but the Kitchen Block has another feed from Cell Block.
Switchboard Physical Capacity	Where this is the Gaolers Residence, no remaining physical capacity but can be easily extended.
Switchboard Electrical Capacity	Where this is the Gaolers Residence this appears to contain some electrical capacity because the demand is not likely as high as the main switch rating. Where the electrical supply is indeed from the Cell Block the limitation will be the supply from the Cell Block main switchboard.
Switchboard Contain Residual Current Devices	Yes — where this is fed from the Gaolers Residence switchboard
Switchboard Ability to Support RCDs (Yes/No)	Yes, but not more than what is already installed – where this is fed from the Gaolers Residence switchboard
Switchboard Mounted on Asbestos	Yes— where this is fed from the Gaolers Residence switchboard
Switchboard Generally Compliance	Compliant to the regulations of the day, not compliant to regulations of today – where this is fed from the Gaolers Residence switchboard
Wiring Within Building Compliant	Yes, witnessed as generally compliant to regulations of the day. Some wiring is new and in quite good condition. Some wiring is old and in poor condition, split conduit is in use and this suggests an age of approx. 40y. Old wiring is in 2.5mm² solid copper and the insulation is at the end of its life. 1.0mm² on light fittings is solid and that witnessed was in good condition.
Suitability to Perform Required Function	Yes, at a very basic level.
Operational Efficiency in Delivering Required Service Outcomes	Installation of small electrical loads as an addition to the current installation is achievable.
Fire or Smoke Detection System	None installed

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## 4.3.1. Recommendations

- 1. A separate sub board should be installed to energize just this building alone, circuits within this building should be supplied only from this sub board.
- Investigate which of the two supplies is the dominant supply for this building and decommission the less dominant supply. Multiple supplies into one building is bad practice and unsafe.
- Installation of a monitored alarm system to help protect the heritage asset in the
  event of a fire. This is also required for occupation as directed by the Building Code of
  Australia. The fire system should be designed to AS 1670.1 and the smoke alarm
  system must comply with AS 3786.

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## 4.4.Old Toilets

The Old Toilets is on the southern side of the Gaolers Residence and is near to the annotated as "Shed" on A01.



Figure 24 - Old Toilets (External)

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Figure 25 - Old Toilets (Internal Roof)

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Table 4 - Old Toilets Electrical Summary

Item	Comments
Switchboard Location	N/A. Appears to have never had its own electrical supply.
Switchboard Fed From	N/A. Appears to have never had its own electrical supply.
Switchboard Physical Capacity	N/A. Appears to have never had its own electrical supply.
Switchboard Electrical Capacity	N/A. Appears to have never had its own electrical supply.
Switchboard Contain Residual Current Devices	N/A. Appears to have never had its own electrical supply.
Switchboard Ability to Support RCDs (Yes/No)	N/A. Appears to have never had its own electrical supply.
Switchboard Mounted on Asbestos	N/A. Appears to have never had its own electrical supply.
Switchboard Generally Compliance	N/A. Appears to have never had its own electrical supply.
Wiring Within Building Compliant	N/A. Appears to have never had its own electrical supply.
Suitability to Perform Required Function	N/A. Appears to have never had its own electrical supply.
Operational Efficiency in Delivering Required Service Outcomes	N/A. Appears to have never had its own electrical supply.
Fire or Smoke Detection System	None installed

## 4.4.1. Recommendations

- Undertake a cable locating service to confirm no mains or sub mains were ever installed into the building.
- 2. Where a fire alarm system is installed across the remainder of the site, expand the Installation of a monitored alarm system to this area in or der help protect the heritage asset in the event of a fire. This should be the installation of a monitored alarm system to help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.

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## 4.5.Shed

The Shed is on the southern side of the Gaolers Residence and is annotated as "Shed" on A01.



Figure 26 - Shed (External)

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Table 5 - Shed Electrical Summary

Item	Comments
Switchboard Location	N/A. Appears to have never had its own electrical supply.
Switchboard Fed From	N/A. Appears to have never had its own electrical supply.
Switchboard Physical Capacity	N/A. Appears to have never had its own electrical supply.
Switchboard Electrical Capacity	N/A. Appears to have never had its own electrical supply.
Switchboard Contain Residual Current Devices	N/A. Appears to have never had its own electrical supply.
Switchboard Ability to Support RCDs (Yes/No)	N/A. Appears to have never had its own electrical supply.
Switchboard Mounted on Asbestos	N/A. Appears to have never had its own electrical supply.
Switchboard Generally Compliance	N/A. Appears to have never had its own electrical supply.
Wiring Within Building Compliant	N/A. Appears to have never had its own electrical supply.
Suitability to Perform Required Function	N/A. Appears to have never had its own electrical supply.
Operational Efficiency in Delivering Required Service Outcomes	N/A. Appears to have never had its own electrical supply.
Fire or Smoke Detection System	None installed

## 4.5.1. Recommendations

- Undertake a cable locating service to confirm no mains or sub mains were ever installed into the building.
- 2. Where a fire alarm system is installed across the remainder of the site, expand the Installation of a monitored alarm system to this area in or der help protect the heritage asset in the event of a fire. This should be the installation of a monitored alarm system to help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.

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## 4.6.Infirmary Block

The Infirmary Block is on the northern side of the Gaolers Residence and is annotated as "Hospital Block" on A01.



 $Figure\ 27-Electrical\ Supply\ to\ Infirmary\ Block\ from\ Kitchen\ Block$ 

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Figure 28 - Electrical Supply to Infirmary Block (External)

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Figure 29 - Infirmary Block Recent Electrical Installation

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Figure 30 - Infirmary Block Recent Electrical Installation

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 $Figure\,31-Infirmary\,Block\,Recent\,Electrical\,Installation$ 

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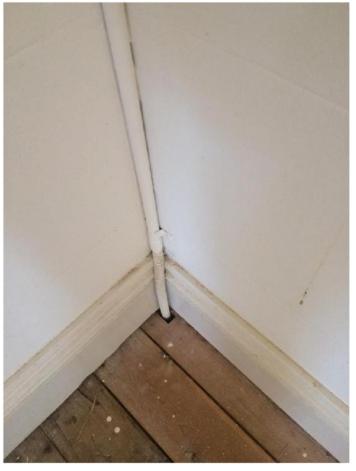


Figure 32-Infirmary Block Recent Electrical Installation (Penetration through floor)

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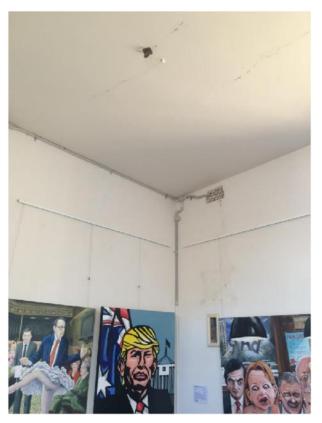


Figure 33-Infirmary Block Recent Electrical Installation (Entrance into building through vent)

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Figure 34 - Infirmary Block Recent Electrical Installation

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 $\textit{Figure 35-Infirmary Block Recent Electrical Installation Damage \textit{(External)}}\\$ 

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Table 6 - Infirmary Electrical Summary

Item	Comments
Switchboard Location	No switchboard, fed from Gaolers Residence Kitchen.
Switchboard Fed From	Enters building via aerial through vent.
Switchboard Physical Capacity	N/A as is fed from Gaolers Residence Kitchen.
Switchboard Electrical Capacity	N/A as is fed from Gaolers Residence Kitchen.
Switchboard Contain Residual Current Devices	N/A as is fed from Gaolers Residence Kitchen.
Switchboard Ability to Support RCDs (Yes/No)	N/A as is fed from Gaolers Residence Kitchen.
Switchboard Mounted on Asbestos	N/A as is fed from Gaolers Residence Kitchen.
Switchboard Generally Compliance	N/A as is fed from Gaolers Residence Kitchen.
Wiring Within Building Compliant	Yes, witnessed as generally compliant to regulations of the day. Some wiring is new and in quite good condition. Asbestos is on the eaves so any wiring alternations should be done with appropriate care. Some wiring coming across from Cell Block likely crosses the title boundary so is non-compliant. Wiring has generally been undertaken within the building using only a single layer of wiring insulation within conduit, this is compliant but is not good practice.
Suitability to Perform Required Function	Yes, at a very basic level.
Operational Efficiency in Delivering Required Service Outcomes	Installation of small electrical loads as an addition to the current installation is achievable.
Fire or Smoke Detection System	None installed

## 4.6.1. Recommendations

- A separate sub board should be installed to energize just this building alone, circuits within this building should be supplied only from this sub board. This is an outbuilding so a small and simple sub board would be the best solution.
- Re-route circuits to the Cell Block area to be fed from only the Cell Block switchboard.
   Investigate if these are indeed crossing title boundaries and if so, re-route with higher urgency.
- 3. Long installation of final sub circuits so requires the fault loop impedance measured to be sure the protection (Human and Infrastructural) devices are operating correctly.
- 4. Installation of a monitored alarm system to help protect the heritage asset in the event of a fire. This is also required for occupation as directed by the Building Code of Australia. The fire system should be designed to AS 1670.1 and the smoke alarm system must comply with AS 3786.

Gundagai Jail - Master Planning - Electrical RB3.docx

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## 5. Development of Options

The undertaking of electrical works on the site need to be fully understood and evaluated with the Council and Friends of Old Gundagai Gaol (FOGG) before works are awarded to the electrician. In consultation with the Council and FOGG, a "wish list" of upcoming electrical installations should be developed. This list then needs to be compared to the recommendations and checked off that the urgent recommendations are completed before ongoing site developments.

Once established, an electrical engineer should design and draw the electrical installation schematically and in plan view and then the installation should be completed to this design.

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# 6. Summary/Recommendations

Organic growth over many years has occurred at the various buildings on the Old Gundagai Gaol Site and has resulted in a less than ideal electrical installation which requires switchboard works. Electrical works should be designed by an electrical engineer taking into account the recommendations of this report. On completion of the recommendations of the works on site this will result in a much safer electrical installation.

The essence of any works should be undertaken with a priority on public safety, then on the cost/benefit each recommendation provides the Council and Friends of Old Gundagai Gaol.

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## 7. Action Plan

- 1. List "wish list" of electrical installations from Gundagai City Council
- 2. Address recommendations in consideration of urgency and "wish list".
- Design and document schematically the electrical works required by this report in a planned method (not organically) to the Council and Friends of Old Gundagai Gaol needs.

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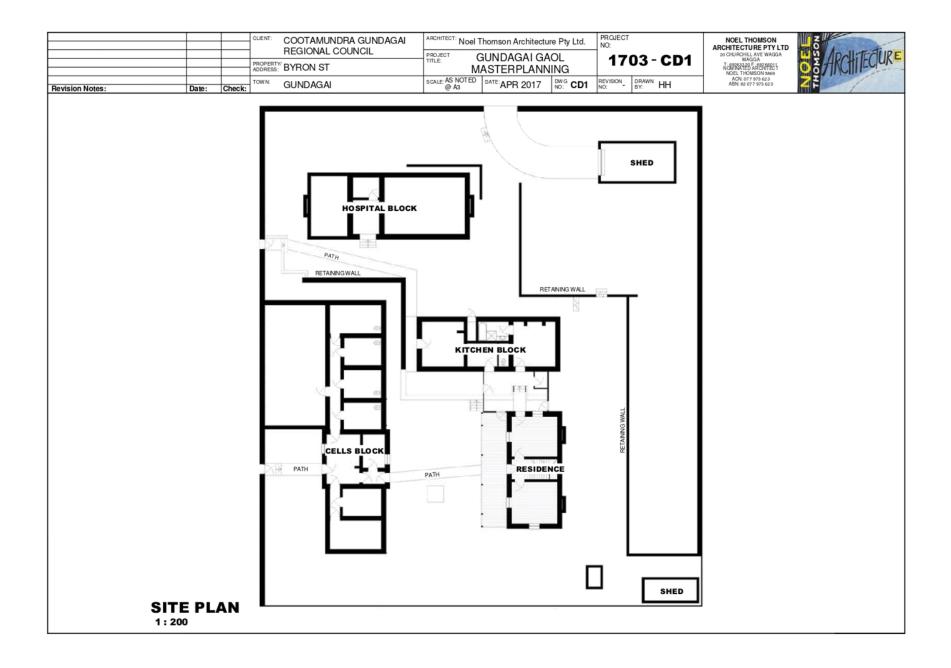
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A01 1703\_Gundagai Gaol Masterplanning - Site Plan

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## **APPENDIX 8 - INTERPRETATION STRATEGY REPORT**

OLD GUNDAGAI GAOL MASTERPLAN REPORT

# Old Gundagai Gaol Interpretation Strategy 109-2017

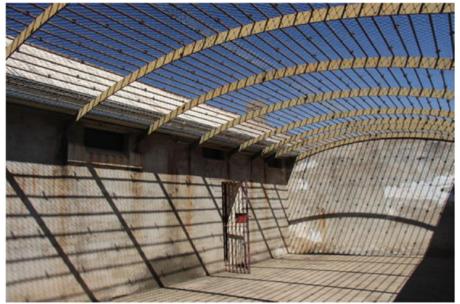


Figure 1: Mens' Exercise Yard, Cell Block, Old Gundagai Gaol

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For the Cootamundra-Gundagai Regional Council in association with Noel Thomson Architecture Pty Ltd

September 2017

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# 1. INTRODUCTION

# 1.1 Executive Summary



Figure 2: Decorative vent on the external masonry wall of Infirmary/Hospital

The Old Gundagai Gaol complex offers first hand insights into the sobering experience facing minor offenders and serious criminals incarcerated in the grounds between 1859 and the mid-1970s. It provides visitors of all ages with an opportunity to walk in the shoes of petty criminals facing trial in the Courthouse at the bottom of the hill or serious criminals awaiting transport to other courts and the prospect of being hanged.

As the Burra Charter reminds, 'The cultural significance of many places is not readily apparent . . . Interpretation should enhance understanding and engagement, and be culturally appropriate.' This especially applies to the Old Gaol complex where the functions of key buildings have changed over time as the site transitioned from a watch house to a fully-fledged gaol and subsequently reverted to a lock-up.

The objective of this Interpretation Strategy is to provide a stocktake of the Old Gundagai Gaol visitor experience and consideration of how it can be enhanced with relatively modest effort and outlay. In addition to addressing the pre-visit promotion of the experience, the strategy recommends a review of visitor access to the gaol complex and the way they move around the buildings. It also recommends strategies for enhancing word of mouth promotion while ensuring that the Old Gundagai Gaol comes into its own as an evocative fit for the future 'must do' experience that increases in value over the years as an authentic heritage tourist destination.

The strategy recommends additional research into the sequence of additions and extensions around the complex with the emphasis on the evolution of the site over time and the changing use of buildings. The recommendations explore opportunities to revisit wall signage and make them more self-explanatory for visitors not equipped with the audio tour. They also address revisiting the NarrowCaster audio tour to dovetail with changes to visitor access and movement around the site with the emphasis on promoting the site as a 'Go directly to Old Gundagai Gaol' experience.

# 1.2 Scope of Project

The scope of work carried out to develop this Interpretation Strategy for the Old Gaol Complex involved:

Familiarising with existing research and resources including the Conservation Management Plan 2012, the Heritage Near Me submission, the old gaol drawings, and the Sydney-based Justice and Police Museum bushranging exhibition.

Undertaking a one-day onsite field trip to meet key players and inspect Old Gundagai Gaol and associated sites as well as the Gundagai Historical Museum and the Gabriel Collection. Specific tasks included:

- Visiting the Gundagai Visitor Information Centre to see what material was available on the Old Gaol complex and Captain Moonlite
- Visiting the old gaol site with the Narrowcaster Self Guided Audio Tour
- Inspecting the Infirmary exhibition venue in consultation with the heritage architect Noel Thomson, Friends of Old Gundagai Gaol committee member Peter Batey and Joe Morton of Goanna Graphics
- Reviewing the Cootamundra-Gundagai Regional Council website
- Reviewing artifacts and photographs relevant to the proposed temporary Captain Moonlite exhibition including those listed by the Cootamundra-Gundagai Regional Council and those on display in the Gundagai Historical Museum and the Gabriel Collection
- Driving to Wantabadgery via Nangus to review the Webb-Bowen/Bowen-Webb memorial and get an appreciation of the area.

The development of this Interpretation Strategy has not included exploration of the relevant primary and secondary school curriculums, or consultation with school groups as was canvassed in the Heritage Near Me grant funding.

#### 1.2.1 Publications and References

Asimus, Samantha Anderson, (2012) Captain Moonlite: Victim or Villain? Ginninderra Press, Port Adelaide

Explore Gundagai's Architectural Heritage publication

Gold Trails Discover NSW's rich gold heritage vein, Destination NSW.

Gundagai Gaol & Court House Conservation Management Plan May 2012

Gundagai Visitor Guide, NSW Australia

Kabaila, Dr Peter, Black Mountain Projects Pty Ltd (2017) Archaeological Assessment - Repair Work, Old Gundagai Gaol, Gundagai NSW

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Regional Accessibility & Mobility Planners (2017) Access Appraisal Report-Old Gundagai Gaol - Byron Street Gundagai NSW

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

Terry, Paul (2013), In Search of Captain Moonlite - The strange life and death of the notorious bushranger, Allen & Unwin

## 1.3 Background to the Interpretation Strategy



Figure 3: Old Gundagai Gaol complex (rear left) and Courthouse

#### 1.3.1 Burra Charter

The recommendations outlined in this Interpretation Strategy are informed by the principles of the Burra Charter [2013]. The sections of the charter of most relevance to the Interpretation Strategy include:

## Article 12. Participation

Conservation, **Interpretation** and management of a place should provide for the participation of people for whom the place has significant associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

## Article 25. Interpretation

The cultural significance of many places is not readily apparent, and should be explained by **interpretation**. Interpretation should enhance understanding and engagement, and be culturally appropriate.

## 1.3.2 Statement of Significance

The Old Gundagai Gaol Conservation Management Plan May 2012 (CMP 2012) prepared by Noel Thomson Architecture provides guidance for the development of the Interpretation Strategy component of the 2017 Master Plan.

In summary, the CMP 2012 establishes that the Gundagai Court House and Gaol complex is of state significance in comparison with other similar complexes around New South Wales and . . . representative of the law and order in the late 19th Century period. It describes the significance of the complex as:

- Gundagai Gaol is one of the few remaining gaol compounds dating from 1859 and a rare and largely intact example of its type. The gaol is significant due to the <u>survival</u> of <u>successive</u> phases of use.
- The Gundagai Gaol is associated with <u>Government Architects</u> Alexander Dawson who designed the earliest section in 1859, and later with James Barnet and Walter Vernon.
- The Gundagai Court House and Gaol is a site recognised as having historic, social, aesthetic and technical significances within the local area as defined by the Gundagai Shire Council Heritage Inventory (2006). The site is also of significance due to the associations with bushrangers <u>Captain Moonlite</u>, <u>Frank Gardiner</u>, <u>John Peisley</u>, <u>Dan Morgan and Ben Hall</u>.





Figure 4: Courthouse exterior and 19<sup>th</sup> century interior (Gabriel Collection)

## 1.3.3 Conservation Policy – Interpretation

In section 7.13 Interpretation Policy, the CMP 2012 recommends:

#### POLICY 13.1

Preparation of an Interpretation Plan for the gaol and courthouse precinct is recommended as a long-term objective.

Seek funding for the preparation of an Interpretation Plan for the gaol and courthouse precinct, for the interpretation of the building's uses and significances to be adequately presented. The Friends of Old Gundagai Gaol has already commenced the research into the gaol history and held some successful open days, linked with this material.

The costs involved in the preparation of an Interpretation Plan for the gaol precinct is beyond the means of the Gundagai regional community, and it is imperative that external funding be obtained to enable the conservation of this gaol and courthouse complex.

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#### POLICY 13.2

Encourage and support research directed at increasing the knowledge and understanding of the significance of the site. At the local level this should be carried out through the Gundagai Tourist Information Centre, Gundagai Shire Council and Friends of Old Gundagai Gaol.

The plan specifically identifies the following subject areas as worthy of detailed investigation:

- Detailed history of the establishment of the Gundagai Gaol and Courthouse.
- Growth of Gundagai and its relationship with changes at the Gaol and Courthouse
- The operation of the Gaol and its relationship with Gundagai residents and bushranging.

#### POLICY 13.3

Continue to support the informative self-guided audio tours and heritage interpretation of the recently opened Old Gundagai Gaol. Interested parties can hire headphones and a key from the Gundagai Visitor Information Centre. The current interpretation of the old Gaol complex shall seek to inform the public with the audio tour and simple displays during the National Trust Heritage Festival and other tourist events in Gundagai.

#### POLICY 13.4

Support the publication of material designed to provide a greater understanding of the history and cultural significance of The Old Gundagai Gaol and Courthouse. The material should be undertaken by the Friends of Old Gundagai Gaol and be coordinated with the Gundagai Shire Council to ensure common formats and graphics.

#### POLICY 13.5

Support the development of temporary exhibitions, in conjunction with Policy 13.1 with the objective of attracting the support of the community. Temporary exhibitions including the "Bald Archys" have been held in the Infirmary building at the Old Gaol, this creates awareness of the complex and provides a creative use for this space.

The Master Plan 2017 focuses on the Old Gaol complex to the exclusion of the courthouse because the latter still operates as a working Local Court under the management of Justice NSW in contrast to the Old Gaol which is administered by the Cootamundra- Gundagai Regional Council with the assistance of the Friends of Old Gundagai Gaol committee.

The 2012 policies remain valid in 2017 and provide the foundation for this Interpretation Strategy. The policies reflect the finite resources of the FOGG committee members and what they are capable of delivering to the local community and to tourists and travellers going forward.

#### 1.3.4 Friends of Old Gundagai Gaol Vision Statement



Figure 5: Out of reach bars in a typical cell in the Cell Block

The Friends of Old Gundagai Gaol' (FOGG) Committee prepared a Vision Statement for the CMP 2012 as follows:

Create a museum that narrates the life and times of an Australian rural town that includes both the indigenous and immigrant communities, told specifically through the effects and control of law and order from Gundagai's beginning as a frontier town to modern times; and as a cultural institution serving the community need for contemporary exhibitions, events, entertainments and educational expression."

Look to further develop the tourism & community use of the site, which is currently used for Self Guided Audio Tours and Art displays including the annual Bald Archy Exhibition.

Investigate other potential uses for the currently under utilised site including the opportunity for further interpretive displays and the potential to co-locate a museum, or possibly travelling displays.

Propose to develop a Moonlite display, using research and materials already undertaken/collected to be permanently located in the restored infirmary space, as well as a temporary art display space including for the Bald Archys.

Investigate future complimentary uses for the Residence and potentially other areas of the site that can generate income to assist with the preservation of the site into the future. Urgent structural repairs and the Moonlite display will ensure that the existing Narrowcasters Audio Tours are able to continue in a viable way, by ensuring they are safe for visitors and provide a valued experience.

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# 1.4 Heritage Near Me Grant



Figure 6: Interior of the Infirmary/hospital featuring barred windows

The Interpretation Strategy has been prepared as part of the Masterplan component of the Heritage Near Me grant submitted by the Cootamundra-Gundagai Regional Council in association with Noel Thomson Architecture Pty Ltd. As outlined on the grant submission:

This project will create a Masterplan for the Old Gundagai Gaol, building on the Conservation Management Plan undertaken in 2012 and detailing a vision for tourism and community use of the 1859 complex of buildings. As part of this project it will also undertake urgent foundation treatment and correction of the old stone footings to the Gundagai Gaol Cell Block and engage an engineering consultant to design mitigation works to address drainage issues and provide quotations for repairs to the crumbling cell walls.

A removable interpretive display on Captain Moonlite will be developed in the infirmary building.



Figure 7: Illustration of the Wantabadgery siege that led to the death of Webb-Bowen

## 1.5 Interpretation

#### 1.5.1 Meaning of interpretation

As its name suggests, interpretation is a creative process that involves translating technical and/or scientific information into a language and format that is approachable, appealing and ideally thought provoking.

'Interpretation . . . aims to reveal meanings and relationships through the use of original objects, by first hand experience and by illustrative media, rather than simply to communicate by factual information,' wrote pioneering US interpreter Freeman Tilden in his definitive *Interpreting our Heritage* in 1967.

A Sense of Place - An Interpretive Planning Handbook (1997) prepared by the Scottish Tourism and Environmental Initiative maintains that:

The essence of good interpretation is that it reveals a new insight into what makes a place special. It gives people a new understanding. If you have ever visited an exhibition, or been on a guided walk, and come away saying 'Well I never realised that . . .' or thinking 'Aha! Now I understand,' you've been an audience for some good interpretation.

McArthur and Hall in *Interpretation – Principles and Practice in Heritage Management in Australia and New Zealand – the Human Dimension* (1996) observe that 'Culturally, heritage managers use interpretation to achieve a number of objectives such as:

- enriching visitor experience
- assisting visitors to develop a keener awareness, appreciation and understanding of the heritage being visited
- accomplishing management objectives through encouraging thoughtful use of the resource by visitors, including reducing the need for regulation and enforcement, and the carefully distributing visitor pressure to minimize environmental impacts on fragile natural resources
- promoting public understanding of heritage managers and related programs.

#### 1.5.2 Interpretation Plans and Strategies

The Office of the Environment and Heritage (previously NSW Heritage Office) in Interpreting Heritage Places and Items Guidelines defines an Interpretation Plan as:

A document that provides policies, strategies and detailed advice for interpreting a heritage item. It is based on research and analysis and plans to communicate the significance of the item, both during a conservation project and in the ongoing life of the item. The plan identifies key themes, storylines and audiences and provides recommendations about interpretive media. It includes practical and specific advise about how to implement the plan.

An Interpretation Strategy addresses similar ground but provides less detail.

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## 1.5.3 Best practice interpretation

The NSW Office of Environment and Heritage in its Heritage Interpretation Policy sets out the ingredients for best practice interpretation under the following headings.

People and culture	Respect for the special connections between people and items
2. Significance	Understand the item and convey its significance
3. Records and Research	Good research is at the heart of effective interpretation
4. Audience	Explore, respect and respond to the identified audience
5. Themes	Make reasoned choices about themes, ideas and stories
6. Engaging the audience	Stimulate thought and dialogue, provoke response and enhance understanding
7. Context	Research and understand the physical, historical, spiritual and contemporary context of the item and related items; and respect local amenity and culture
8. Sustaining significance	Develop interpretation that strengthens and sustains the significance of the item, its character and authenticity
9. Conservation Planning	Integrate interpretation in conservation planning, and in all subsequent stages of a conservation project
10. Maintenance evaluation and review	Include interpretation in the ongoing management of an item; provide for regular maintenance, evaluation and review
7. Skills and knowledge	Involve people with relevant skills, knowledge and experience
12. Collaboration	Collaborate with organisations and the local community

## 2. REVIEW OF CURRENT VISITOR EXPERIENCE

# 2.1 Old Gundagai Gaol Visitation



Figure 8: 20<sup>th</sup> century garage (left) contrasts with older Utilities building and Residence (rear)

#### 2.1.2 Current Visitation

Visitation to the Old Gundagai Gaol is limited by two key factors. The first is the number of days the complex can be practically opened to the public as in staffed 'open days'. The second is the percentage of visitors dropping into the Gundagai Visitor Information Centre (VIC) who hire the self-guided Narrowcaster Audio Tour and let themselves in and out of the complex. The VIC is open 364 days a year and the number of audio tour hires (families, couples or individuals) averages 15 a month, amounting to 180 such visits a year.

The complex is also opened for temporary displays, principally the Baldy Archy travelling exhibition in March–April. A small proportion of Bald Archy visitors look around the Old Gaol complex in brief, informed by wall signs on the main buildings. Visitors can purchase joint tickets for the Bald Archys and NarrowCaster Audio Tour.

## 2.1.3 Future Visitation

A temporary wall panel exhibition will be mounted in the Infirmary building to assist with promotion of the Old Gundagai Gaol complex, particularly to Canberra residents. Council and Friends of Old Gundagai Gaol (FOGG) committee members anticipate that the proposed Captain Moonlite exhibition will boost the take up of the Narrowcaster audio tours and prove to be an attraction to coach companies and potentially school groups.

Critical to the success of the temporary exhibition will be solving the logistics of access to the Old Gaol complex under the changed circumstances. Will gaining access to the Infirmary exhibition, for example, be an add on to the Narrowcaster audio tour, offered for the same or an increased audio tour hire fee or will visitors be able to visit the exhibition without taking up the audio tour equipment, letting themselves in with a key? This needs to be resolved as part of adding value to a visit to the complex.

# 2.2 Pre-visit Information

2.2.1 Gundagai Visitor Information Centre





Figure 9: Old Gundagai Gaol audio tour promotion at the Gundagai Visitor Information Centre

The number of people who visit the Old Gundagai Gaol complex primarily rests on the extent to which it is promoted at the Gundagai Visitor Information Centre, the key selling point venue and gateway to the heritage site.

The centre promotes a diverse range of things to do in the township and surrounds. Multiple attractions compete with each other in a small space, with more expensive and prominent promotions more likely to draw the eye and hence encourage visitor take up.

A poster mounted on the window of the Visitor Information Centre advertises the Old Gaol self-guided audio tours. The image of people behind bars will have appeal to adventurous tourists. The critical issue is whether visitors walking into the centre notice the promotion or walk on by towards the counter. Inside the VIC, an additional sign competes with other offers to attract the attention of 'drop in' visitors.

What needs to be tested with key target audiences is whether they take notice of the promotions in the first instance, and having done so, how they react to the let yourself in option. If the current 'self serve' option puts off potential visitors, the challenge will be to turn self-access into a must do experience.

# 2.2.2 Cootamundra-Gundagai Regional Council website

While visitor information centres play a key role in providing travellers with activities and venues on offer in a township like Gundagai, increasingly searchable websites are stepping into this role, catering for tech savvy older tourists and younger generations who prefer to search online for activities that best suit their interests.

Managing online information and curating social media postings will increasingly become the key way of spreading the word about this or that attraction as younger generations supplant the Baby Boomers.

In that regard, prior to the updating of the Cootamundra-Gundagai Regional Council website partway through August, the Old Gundagai Gaol is listed as number of 14 out of 28 attractions on offer in the local area under 'Things to See and Do'. This positioning may be the result of newer attractions being added up front and pushing older entries down the postings.

Following the recent launch of the <u>merged council website</u>, there is no sign of any tourism-related content for either Gundagai or Cootamundra. This may be because the website is progressively being updated and refined over time following an initial 'soft launch'.



Figure 10: Things To Do on old website showing the OGG entry and a close up

On the pre-merger Gundagai Council website, the photo selected to promote the old gaol - the cropped rear view of a young boy - would be better served by a photo of a family group or older couple behind bars or gazing out of a cell door food hatch.

By comparison, courtesy of its feature photo, the posting of the adjacent Gundagai Historical Museum comes across as a more appealing destination.

When clicking on the Gundagai Gaol icon, the introductory wording stated that 'Entertaining and informative self-guided audio tours of this <u>newly opened heritage</u> <u>site</u> are now available daily (hire a player, headphones and pick up the key from the Visitor Information Centre).' The content was last updated in 2011.

# 2.2.3 TripAdvisor and other social media websites

The Old Gundagai Gaol experience has a modest online presence including a YouTube video and 10 comments posted on TripAdvisor since the self-guided tour became available in 2011.

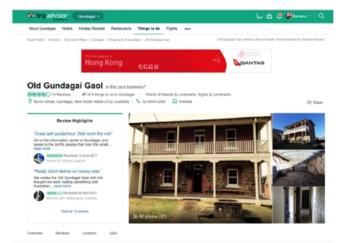


Figure 11: TripAdvisor 'landing page' for the Old Gundagai Gaol provides visitor feedback

TripAdvisor is a popular travel website company that provides accommodation bookings and interactive travel forums where users rank accommodation, attractions and experiences.

The two contrasting TripAdvisor posts below underscore the importance of being aware of and mediating/curating comments about the Old Gaol complex experience, including positive and negative postings. The first comment captures the experience of a visitor who backtracked to the VIC and purchased the audio tour. The second reflects a visitor who wasn't aware that there was an audio tour on offer for those interested in history and couldn't see the connection between the Bald Archys and the historic Old Gaol.

#### Reviewed 26 March 2015

## Great piece of Australia's history.

I visited here in March 2015. I found there was no staff present so I had to visit the information centre to gain access. The parking is great right at the front door. The history contained in this building is well worth the visit especially if you have an interest in Australian bushrangers.

#### Reviewed 20 April 2017

## Really didn't deliver on history side.

We visited the Old Gundagai Goal with the thought we were visiting

something with Australian History. The history side was very poor. There was far more 'historical information' on the board out the front. For example that Captain Moonlight' had been held there.

Inside the goal there was very minimal information about the goal itself. Basically just a few signs saying what the building was. The actual 'cells' section was not open. They really missed the mark as a potential piece of early Australian history.

# 2.3 Onsite Interpretation

# 2.3.1 Entrance Signage



Figure 12: Introductory signage at the current entrance to the old gaol complex

The entrance sign located outside the lower access door features an elevation of the Old Gaol complex, capturing a moment in time of its evolution circa 1880. The content provides:

- an overview of the different sexes and nationalities of prisoners
- key roles of Colonial Architects
- the gaol's primary function as housing petty criminals on sentences less than 12 months
- the nature of petty crimes eg horse and cattle stealing, inability to pay fines, obscene language and fast and furious riding of horses
- · mention of short stay serious criminals
- a statement that 'The gaol closed in 1909, but continued use as a lock up until the late 1970s.'

This Interpretation Strategy's recommendations examine ways to enhance the entry statement sign as funding permits to advise 'accidental tourists' who stumble across the old gaol to organise access via the Visitor Information Centre.



Figure 13: The walls enclosing the old gaol complex feature local slate

# 2.3.2 Visitor Movement around the complex





Figure 14: Main entrance to cell block (left) and current visitor access via southern garden

The way that visitors move around the Old Gaol complex has a direct bearing of their understanding of its role and expansion over time to accommodate increasing numbers of inmates.

On entering the bottom entrance door, visitors are confronted with a locked door directly ahead and have to find their way around the southern side of the cell block to the enclosed grassy courtyard area.

The recommendations review alternative ways to move people around the site that could be considered going forward that may give them greater insights into the 'going to gaol' experience of inmates over the span of 1859 to the mid-1970s.



Figure 15: Visitors currently enter the unsigned Cell Block via its back door

## 2.3.3 Narrowcasters Audio Tour



Figure 16: Audio tour signs clearly mark the listening stops in the Cell Block

#### Overview

The Audio Tour Guide, launched in 2011, is professionally developed and features an easy to use press button numbering system and voice over commentary that interprets key features of the Old Gaol. The tour is supported by a two-sided A4 brochure that comprises a plan overview of the layout with audio stop numbers corresponding to wall plaques throughout the complex.

The fact that a modest number of groups and individuals currently take the tour may reflect the estimated 50-60 minutes required to listen to the entire audio. In addition some visitors who become aware of the Old Gaol Tour may be put off by the prospect of having to let themselves in and out of the complex.

The audio tour provides a relatively comprehensive introduction to the site. Further research will be required to clarify some of the statements in the audio regarding the functions of gaol buildings over time.

The Recommendations address whether additional interpretation of the old gaol buildings be provided for visitors who may want to access the heritage complex but may not wish to hire the audio tour.

# Revisiting numbers and dates

Not all visitors may notice the smaller print reference to the small print Stop 2 on the bottom of the page 1 old gaol complex plan and hence miss the audio tour commentary for the all-important courthouse.





Figure 17: Page 1 (introduction) and 2 (site plan) of the current double-sided A4 brochure



Figure 18: Northern wall of Utilities Block to the south east of the original watch house.

The audio content played at Stop 11 (on the external wall of the Utilities block to the right of window) refers in part to the original 1859 lock-up (now the Infirmary) before talking about the expansion of the lock-up into a gaol and construction of a Utilities block. Visitors listening to the audio may not be aware that the term 'lock-up' refers to the Infirmary building to the north west of this numbered stop.

The number 12 representing the 'Hospital - Main Ward has been positioned in the entrance/portico room whereas it would be better placed in the room labelled as the Infirmary.

# 2.3.4 Wall Signage



Figure 19: Wall signage on the outside wall of the Gaoler's Residence

With only a modest percentage of visitors using the audio tour, providing introductory information on a building-by-building basis helps other visitors to better understand how buildings fits into the Old Gaol complex. This includes visitors to temporary art exhibitions such as the Bald Archys.

Wall signs have been placed on the majority of key buildings with the exception of the Cell Block building. The wall signs in the main adopt the following 'template':

> RESIDENCE Single story kitchen storeroom and washroom 1881

Upper storey and conversion to residence 1899



Figure 20: Utilities Block signage (left) and wall signage in Cell Block's gaoler's room (right)

## 2.3.5 Exhibition venues

## 2.3.5.1 Temporary Infirmary/Hospital exhibitions

The recently restored Infirmary/Hospital is currently used for temporary displays and exhibitions. The CMP 2012 and follow up research indicates that this north-westerly building incorporates the original 1959-era Watch House, designed by Colonial Architect Alexander Dawson and constructed by Charles Hardy. This 'lock-up' was subsequently converted to an infirmary in 1863. The internal layout of the original Watch House is uncertain with the large room to the right of the entrance now allocated for temporary exhibitions.



Figure 21: The northern wall of the Infirmary/Hospital with the Utility Block in background (left)

The significance of the Infirmary/Hospital, expanded over time and remodeled into the Infirmary, needs to be explained and promoted as the original structure of the old gaol complex, predating the Cell Block directly inside the lower entrance.



Figure 22: External wall of the Infirmary/Hospital with barred windows on far left and right

The Recommendations address the need for further research to better understand the typical set up of a watch house and cell block in regional NSW in the mid-1800s, including its internal layout to accommodate prisoners and a gaoler.

Such information is critical to understanding how prisoners were housed and the kind of treatment they experienced.



Figure 23: Interior of the larger Infirmary/Hospital room displaying Bald Archy entries

# 2.3.5.2 Interpreting the temporary use of Infirmary/Hospital

The current use of the Infirmary for the Bald Archys and other exhibitions that don't have relevance to the Old Gaol complex is at first glance at odds with the principles of the Burra Charter. Hosting the annual exhibition can be viewed as a temporary adaptive reuse, one that is capable of generating income to support repairs to the Old Gaol complex for the 3-4 weeks of its duration, and should be marketed as such.



Figure 24: Interior of the larger Infirmary/Hospital room displaying Bald Archy entries

# 3. KEY TARGET AUDIENCES





Figure 25: Old style gaol doors in the Cell Block and newer vintage roof lighting

# 3.1 Key target audiences for Old Gundagai Gaol experience

## 3.1.1 Locals and district residents

Visiting families and friends of local and residents, as well as district residents who come into town for art exhibitions such as the Bald Archies. This target group will have a reasonable understanding of the impact that the discovery of gold had on the township and district and the stories of local and district bushranging gangs of note, including Captain Moonlite's 'gang' at the Wantabadgery seige.

## 3.1.2 History buffs and specialist interest groups

A small number of specialist interest visitors, including those with an interest in colonial history and the NSW justice system will be attracted to the old gaol complex and Court House. This group will have a good understanding of the impact of the gold rushes on Colonial NSW and the phenomenon of bushranging.

# 3.1.3 Grey nomads

Time rich 'Grey Nomad' retirees staying in local accommodation or passing through are most likely to pay the modest audio tour/entrance fees. This group will have a reasonable understanding of how gold rushes transformed the colonies in the mid to later 1800s and the phenomenon of bushranging from their childhood and early schooling.

# 3.1.4 Coach tourists

Boutique grey nomad coach tourists could well be attracted to an historically themed 'back to the past social Gundagai round trip out of Goulburn or Canberra that takes in the court house, old gaol complex, local cemetery, historic railway and vehicle bridges, Wantabadgery, local gold mines, and a local pub or two over one or two days.

Such as offer would need to be professionally considered as to its likely success rate as a tourism product and opportunities for suitable operators to partner with Council.

#### 3.1.5 Hollidaying Families

The number of families dropping into Gundagai during the school holidays provide an opportunity to boost visitation to the Old Gaol complex. This target group may have a reasonable understanding of how gold rushes transformed the colonies in the 19<sup>th</sup> century and the phenomenon of bushranging from their childhood and early schooling.

#### 3.1.6 Accidental travellers

'Accidental' arrivees who take the Gundagai turnoff and stumble across the Visitor Information Centre.

These may vary from younger travellers, including Millennials (born between 1980s and early 2000s) as well as relatively new Australian citizens born in overseas countries. Both these disparate groups may have little or no understanding of the tyranny of distance experienced by rural and regional settlements in the 19th century let alone the role played by bushrangers in terrorising gold escorts and remote farms.

# 3.1.7 School Groups

While the Heritage Near Me grant application raised the possibility of school visits, critical issues to be addressed must be how safe the site is for school groups, especially those of a primary school age.

Ensuring the public safety of school groups would require high supervision to ensure that children aren't putting themselves in danger in a hazard-ridden site.



Figure 26: The historic complex includes a number of trip hazards such as the old well

# 3.2 Catering for the broadest spectrum of visitors



Figure 27: Aerial view of the courthouse and old gaol complex

One of the challenges for the interpretation of the Old Gundagai Gaol complex is to provide suitably middle of the road messaging to meet the interests of the widest possible spectrum of visitors. In that regard the Narrowcaster Audio Tour can be viewed as a higher end add on for specialist interest groups, including those with an interest in history. The reality is that different target audiences will prefer different forms of interpretive media. At one end of the spectrum are Grey Nomad retirees who are familiar with audio tours from visiting art galleries and other exhibitions over the years.

At the other end are the younger generation visitors who will increasingly expect to find their interpretation online via smart phone apps that intuit where they are and stream appropriate content and visuals. Catering for such visitors needs to be factored into future interpretive planning to ensure that the Old Gaol experience is not 'backwatered' over time. Also worthy of consideration are time poor visitors who have less than 30 minutes to tour the old gaol and prefer the immediacy of wall signage which explains the purpose of the building in question as well as insights into the experience of transient and short sentence offenders.

# 4. KEY THEMES AND MESSAGES FOR OLD GUNDAGAI GAOL

# 4.1 Key themes for Old Gundagai Gaol experience

Guided by the 2012 CMP's statements of significance re the Old Gundagai Old Gaol and Courthouse, the key themes of direct relevance to the heritage site are:

- Overview of law and order in the Gundagai district, including the rationale for constructing a substantive courthouse and modest sized watch house in 1859
- Overview of the evolution of the old gaol complex 1859-1970s, including its expansion and modification to accommodate new types of offenders
- Overview of the majority of crimes committed by those incarcerated in the cells namely **petty crimes** such as cattle theft, being drunk and disorderly, inability to pay fines and driving infringements
- Overview of the minority of crimes committed by short stay gaoled inmates namely serious crimes such as murder and bushranging
- Insights into the prisoner experience over time
- Overview of the architecture of the 19th century gaol complex including the roles of colonial government architects (Dawson, Barnet and Vernon) and the building methods and materials they used, including local stone.

# Interpreting the significance of the Old Gundagai Gaol

Why build an imposing courthouse and watch house at the remote settlement of Gundagai in 1859? Visitors to the Old Gundagai Gaol complex should come away with answers including:

The first key factor was the <u>discovery of significant gold deposits</u> in the local and wider district, including the Adelong Goldfields in 1852, and two local gold mines (the 'Robinson and Rice's Mine' (Long Tunnel Mine) a few miles south west of Gundagai, and the 'Prince of Wales Mine' a few miles to the immediate west of the township). The discovery of payable gold was the big disrupter of the day and should be explained as such using terminology that younger generations can readily relate to.

The second key factor was the township's <u>strategic location</u> on the crossing place of the Murrumbidgee River by the Great Southern Road linking Sydney and Melbourne. A large of number of bushrangers were drawn the district to take advantage of gold escorts travelling up and down the main transport artery later known as the Hume Highway.

What kind of individuals spent time in the Old Gundagai Gaol and what were their experiences of life inside the complex? Going forward the opportunity exists to emphasis the experiential side of being incarcerated inside the Old Gaol.

# RECOMMENDATIONS



Figure 28: Dimly lit spaces inside the Cell Block heighten the visitor experience

The following recommendations are designed to build on the hard work and time already invested in developing the Old Gundagai Gaol complex as a tourist destination of note.

They are underpinned by the bottom line that the ability to staff the complex is unlikely to substantially increase over time. Instead the recommendations explore achievable cost-effective tweaks to the current business model designed to enhance visitor understanding of the complex and to increase the amount of revenue it is capable of generating.

Down the track, options to diversify the 'offer' and increase overall visitation and take up of the audio tour can be explored. These may include installing a 'gaoler' in Residence to open up the gaol on a regular basis as well as the option of a two-tiered entry fee, one with the audio tour and one without.

## 5.1 Pre-visit

# 5.1.1 Old Gundagai Gaol visual brand

**Recommendation:** As recommended in the CMP 2012 (Policy 13.4), agree on and document an Old Gundagai Gaol Brand that makes consistent use of appropriate colour schemes (primary and secondary), fonts (including spelling out the use of capitalisation), associated logos (eg the key symbol and new Council logo) and agreed key catch phrases/taglines such as 'Go Directly to Old Gundagai Gaol'.

During the process of establishing the Brand, standardise all terms relating to the Old Gundagai Gaol establishing preferences to be consistently used.

These apply to the wording Old Gundagai Gaol versus Gundagai Gaol, watch house versus watch-house, lock-up, cell block and courthouse and to the use of capitalisation eg Watch House versus watch house.

# 5.1.2 Promotion in general

**Recommendation:** Take advantage of opportunities in online and print promotional material to establish humorous linkages between the Dog On the Tuckerbox and the Old Gundagai Gaol experiences. The first can be viewed as a small historical sculpture surrounded by tourist infrastructure while the Old Gaol is a much more substantial 'architectural sculpture' of sorts that provides enduring insights into what it has been like to be on the inside over time.





Figure 29: Food hatches in the cell block doors provide opportunities for visitor 'selfies'

As the old gaol complex continues to age, its appeal as an authentic destination is likely to increase, especially with the implementation of additional cost-effective interpretation and an emphasis on the 'go to gaol' experience as opposed to a visit to a heritage site.

To maximise visitation, it makes sense to place the emphasis on so-called wow factor photo and selfie opportunities, and to play up the novelty of being able to let oneself into the gaol while possessing an 'out of gaol' key.

By capitalising on catch phrases such as 'Go directly to [Old Gundagai] Gaol', Council and members of the FOGG committee can take advantage of social media to generate word of mouth feedback and additional publicity.

Recommendation: As part of a renewed promotional strategy:

- Position the old gaol complex experience with tourism industry experts including Destination NSW
- Promote the old gaol experience to boutique coach tours (eg one and two day social outings) with an emphasis on the 'olden days', pubs and wine tastings
- Promote the old gaol experience to Grey Nomad websites and outlets (eg there's much more to Gundagai than the Dog on the Tuckerbox)
- Promote the old gaol experience at local accommodation including motels, hotels, B & Bs and caravan parks
- Promote the old gaol experience at local accommodation including motels, hotels, B & Bs and caravan parks

 Promote the old gaol experience on main street signage at the bottom of Byron Street outside the courthouse and at the main street hotel which currently displays the large Captain Moonlite wall sign.

# 5.1.3 Cootamundra-Gundagai Regional Council website

**Recommendation:** Revisit Council's website content regarding the Old Gundagai Gaol experience.

- Raise with communications staff the apparent late August 'disappearance' of the Gundagai Things to Do page from the new look Cootamundra-Gundagai Regional Council website <a href="http://www.cgrc.nsw.gov.au">http://www.cgrc.nsw.gov.au</a> and once restored, request an update as below
- Negotiate with Council the feasibility of moving the Old Gundagai Gaol experience higher up the list of 'Things to do' attractions, ideally into the top row
- Replace the young boy feature image with an outward looking visitor group that includes an appealing behind bars photo opportunity of the old gaol
- Provide an overview online of the visitation options, as in what visitors get for the entry fee, the process of accessing the Old Gaol complex and the costs per family, couples and individuals.

## 5.1.4 Social Media

**Recommendation:** Develop a Social Media Communications Strategy to spread the word about the Old Gaol experience to younger generations and computer savvy Grey Nomads, with the aim of building a positive visitor experience profile online.

- Investigate opportunities for mediation on popular sites such as TripAdvisor by a Cootamundra-Gundagai Regional Council social media staffer (or parttime contracted local social media person). Their part-time role would be to respond to online posts about the experience, including positive and negative accounts that may put prospective visitors off
- Encourage visitors via the Visitor Information Centre to write up their experiences on TripAdvisor. Provide visitors returning audio tour equipment to the VIC with a Like us on TripAdvisor postcard.

#### 5.1.5 Visitor Information Centre

**Recommendation:** Look at opportunities to increase the profile of the Old Gundagai Gaol complex and take up of the audio tour, including a more prominent eye catching sign at the Visitor Information Centre counter.

- Revisit the current promotional signage and test its cut through with a sample of visitors, including how tourists feel about the let yourself in access
- Trial the use of 'Go directly to gaol' promotions and encourage the posting of selfies and other photos on social media
- Redo the promotional signage as necessary, adopting a consistent brand/style and ensuring that all such signs are prominently located.
- Liaise with Visitor Information Centre staff to ensure that they provide visitors
  with a brief introduction when handing over the Narrowcast Audio Tour
  equipment and A4 brochure. Specifically they should point out to audio tour
  hirers that Stop 1 is at the VIC and Stop 2 at the Courthouse.

## 5.1.6 Publications - Council and others

**Recommendation:** Update existing publications as necessary to generate additional visitors to the Old Gundagai Gaol complex.

- Update the Explore Gundagai's Architectural Heritage brochure to include numbers for the Court House and Old Gaol on the Main Street Walking Tour which have been inadvertently left off. Specifically the Gundagai Courthouse needs to be footprinted onto the map as number 8 and Old Gundagai Gaol as number 9.
- Update the brochure text to reflect any alterations to the business model, eg a SLOW Tour (eg with the audio tour and access to the temporary exhibition) versus the FAST Tour (eg with access to the temporary exhibition).

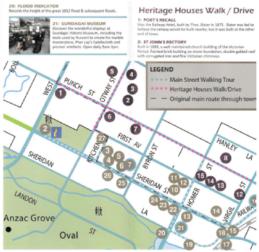


Figure 30: Update town map numbers to include the courthouse and gaol

## 5.1.7 Advertise open house days

**Recommendation 1:** Install an Old Gundagai Gaol sign on the main street on the Courthouse corner (Sheridan and Byron streets) to draw attention to the old gaol and explain its opening times and access opportunities including getting a key from the VIC.

**Recommendation 2:** Explore the desirability of commissioning a 'We're open' gimmick as an alternative to brightly coloured Bald Archy banners. Any such 'signage' would need to be sympathetic with the old gaol complex and reflect a consistent brand re look, feel typography and use of a distinctive key graphic.

For example, there may be value, subject to Council agreement, to commissioning a <u>large inflatable key-shaped neon-filled balloon</u> in appropriate brand colours that can be tethered above the gaol front door and draw attention to it across the township.

## 5.1.8 Old Gaol experience business model

Important to the success of a new Captain Moonlite exhibition in the Infirmary will be revisiting the logistics of providing access to the Old Gaol complex. A key question is whether access to the Infirmary exhibition will be an 'add on' to the Narrowcaster audio tour, offered for the same hire fee or at an increased fee.

**Recommendation 1:** Investigate the logistics of a two-pronged do-it-yourself access to the Old Gaol Complex, namely the existing SLOW Audio Tour (with access to the Captain Moonlite exhibition) and a FAST Tour option for visitors who have under 30 minutes to spare, providing them with a key, a brochure and upgraded building by building wall signs that provide a little more information than what's currently on offer.

Visiting the price point for two different tours could provide a second modest income stream that caters for time poor visitors who have an interest in local history.

**Recommendation 2:** Trial a small number of weekend open days to see whether these generates more sales of both the SLOW tour and the proposed FAST tour. For example, a Saturday or Sunday opening could be trialled on the first Saturday or Sunday of the month.

As part of such an opening, Council and FOGG could trial making audio tours available on site if the logistics of money handling and security can be resolved.

**Recommendation 3:** Explore logistics in the longer term of having a caretaker couple or family move into the upstairs residence if habitable. Providing free or subsidised accommodation for caretakers prepared to open up the complex on agreed days would increase the opportunity for drop in visitors people to pay an entry fee and wander around the complex.

**Recommendation 4:** Make the experience more attractive for younger generations by providing entry points into what may be viewed as 'old fashioned' subject matter. There are, for example, interesting comparisons to be made between physical disrupters in the form of Colonial bushrangers and current disrupters to our social fabric and way of life in the form of hackers and scammers who hang out online in dark space rather than on the roads, waiting to ambush unwary viewers.

This will be especially important as potential younger visitors are widely characterised as the 'optioned up' generation who are often stereotyped as easily distracted, having short attention spans and definitely not prepared to spend 50-60 minutes on a tour using audio equipment that to them may be passé.





Figure 31: Access stairs to the top floor of the residence (left) and rear of residence (right)

# 5.2 Onsite Visit

# 5.2.1 Visitor experience moving round the site

Option 1: Enter the complex via the northern entrance

**Recommendation:** Review and revise access to the Old Gaol Complex so that visitors can let themselves in at the top of the site adjacent to the original 1859 watch house and from there make their way towards the newer buildings.

If the top access option is instigated, visitors on the revised complex audio tour could be directed to the Gundagai Courthouse and revisit the 'walk of shame' up Byron Street to the original watch house entry door.





Figure 32: Old gaol wall adjacent to the northern entrance (left) and northern entrance (right)



Figure 33: Northern entrance to Old Gaol complex leads directly to the Infirmary/Hospital

## Option 2: Enter via the southern Cell Block front door

**Recommendation 1**: If the bottom entry is to remain, the opportunity exists to review and enhance the visitor experience by allowing visitors to walk into the front door of the cell block and directly into the gaoler's charge room.

From here they could visit the cells left and right, and the men's caged exercise yard. This would provide a more authentic experience for visitors, allowing them to take in their sobering surrounds and the harrowing prospect for inmates of having to spend time in one of the unappetising cells.





Figure 34: Southern entrance to the old gaol (left) and gaoler's Charge Room (right).

Option 3: Continue the current southern door and walk around the Cell Block

# 5.2.2 Entrance signage

**Recommendation:** Revisit the entrance statement as funding permits, to develop a more substantial and imposing vertical sign that sits proud of the slate wall and reflects the colour scheme of the Old Gundagai Gaol and the approved Brand.

The entrance sign should provide a summary that establishes the significance of the site.

 Revise entrance sign content to ensure that it leads with the <u>evolution and</u> <u>expansion of the old gaol</u> over time to accommodate increasing numbers and

different types of offenders in response to changing societal changes. Include an evolution of the complex diagram with dates to show the oldest and newest parts of the old gaol, including the original watch house.

- Include a line to clarify the justice role versus the police role as the former shifted responsibilities over time
- Include up to date advice for accidental visitors walking up Byron Street to call into the Visitor Information Centre and access a gaol complex key
- Revise the current content by clarifying the wording 'The gaol closed in 1909, but continued use as a lock up until the late 1970s.' Does this mean that it was no longer housing petty criminals for sentences up to 12 months after 1909 but instead was only housing prisoners in transit to other courts or places of trial?

Relocate the existing sign inside the old gaol complex or at the top of the complex external to the high wall.



Figure 35: Introductory sign outside southern entrance which led to the gaoler's charge room.

# 5.2.3 Wall signage on buildings



Figure 36: Wall signs on the Utilities Block

# 5.2.3.1 Revisit Wall Signage Content

Recommendation 1: Revisit the content of all wall signage to ensure their accuracy and clarify any uncertainties regarding dates, including:

- Confirm that the Infirmary/Hospital incorporates the original 1859 Watch House
- When the Cell Block was constructed and extended (eg 1860-1863-1891)
- When the Utilities Block was constructed and extended (eg 1863-1881) as both dates currently refer to 1863
- Whether the prisoners cooked for themselves in the 'prisoners kitchen' or a local did the cooking using low cost and found food, with meals delivered to the cells. Clearly circumstances may have changed over time.
- When the 1859 Watch House or lock-up was officially converted to a 'proclaimed gaol'
- When the caged mens' exercise yard was built (1880s or first half of 20th century?)
- When the gaol changed function to become a police lock up (1920s?) and what this meant for other buildings on the complex
- Whether the complex indeed 'closed as a gaol in 1909 and became a police lock-up, in use until the mid-1970s?

Recommendation 2: Once dates and facts have been clarified, as time and funding permits, revisit the wall signs to better cater for visitors not opting for the Narrowcasters audio tour. These include Bald Archy visitors and those opting for the FAST tour option (if made available).

Take the opportunity to expand the text marginally to provide a little more explanation. The following example is draft only but indicates how a bit more information could be included once further research was undertaken.

CURRENT: RESIDENCE

Single story

Kitchen, storeroom and washroom

1881

Upper storey and conversion to residence

PROPOSED: **GAOLER'S RESIDENCE** 

> Single story Victorian style building Brick and slate inlay kitchen, storeroom and washroom Constructed 1881

Upper storey added and conversion to a residence

Completed 1899

## 5.2.3.2 Infirmary/Hospital wall sign

While all wall signs need to be checked, the Infirmary/Hospital sign in particular needs to be revisited so that it reflect the extent to which its fabric incorporates the 1859 Watch House. The text on the external wall currently reads:

HOSPITAL Ward, dispensary and porch 1863

New ward added on western end covering original well 1899



Figure 37: Wall sign on the exterior of the Infirmary/Hospital

Consider redesigning the wall signs so that they include a small birds eye view plan of the complex and show where each building fits into the complex (You are Here) and when it was constructed. The new plan below, completed as part of the Matser Plan process is a good starting point.

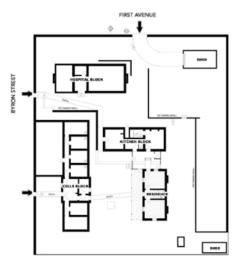


Figure 38: Old Gaol complex site plan can be reworked to add dates

## 5.2.4 Narrowcaster Audio Tour

## 5.2.4.1 Audio Tour Numbering System

**Recommendation:** Revisit the Narrowcaster Audio Tour numbering system to reflect any alterations to the old gaol complex access and visitor movement around the site.

The current numbering system may be confusing to first time visitors who don't turn to the 'first page' of the A4 sheet handed out with the audio gear unless the VIC staffer makes a point of explaining which page to start on.

If they turn to the page 2 featuring the old gaol plan, they may not notice that Stop 1 is the Visitor Information Centre and Stop 2 is the Gundagai Courthouse.

Some visitors will wander at will around the site and enter the number of any stop they come across as in no particular order. If so, they miss out on the crucial introduction to the Old Gaol Tour, including where individuals in custody were tried, namely the courthouse.

There would also be value in revisiting the stops and their numbering down the track, depending on whether a new access route is built into the implementation of the 2017 Master Plan. High on the agenda would be factoring in any altered entry and exit options and whether visitors using the audio tours and others enter and exit via the same door.

Revisiting the current stop numbering would have to be addressed when the northern access is adopted, with the numbering inside the complex ideally starting at the oldest building, the 1859 old Gaol Watch House/Infirmary as Stop 3), and looping back to the northern or southern access point.

In particular the Stop 11 audio needs to be revisited as it refers to the Utilities Block and the Infirmary and may confuse visitors into thinking the block was the original Watch House.

#### 5.2.4.2 Audio Tour content update

**Recommendation:** Revisit the Narrowcaster Audio Tour commentary and scope a more theatrical approach, using the existing audio equipment.

To boost word of mouth feedback about the Old Gundagai Gaol experience and increase its presence on social media, the opportunity exists to review all audio content and seek advice on how it can be enhanced into the future.

The Friends of Old Gundagai Gaol (FOGG) and Council need to consider the benefits of updating the commentary down the track and whether to embark on a low-key update versus a complete overhaul of the approach and content.

At the very least the commentary should place a greater emphasis on the evolution of the site over time, including the very rapid expansion of the complex in the early years as the impact of gold discoveries on the district led to increasing breaches of law and order. To its credit he current commentary

appropriately refers to 19<sup>th</sup> century inmates as well as those of the 1970s variety.

This would also be an opportunity to tastefully ramp up the 'go to gaol' experience by commissioning a more theatrical audio presentation that explores what life was like on the inside. Key to its dramatic appeal would be using a more colourful commentary that embraces evocative sound effects (cell doors clanging, footsteps approaching, a variety of accents reflecting the demographics of the petty criminals over time, voices calling out and whispering, banging on the walls, complaints about freezing conditions and so forth. Introducing authentic accents and brief bushranger 'vox pop' grabs eg actual statements made by Captain Moonlite presented in an educated Irish accent, would add to the audio's appeal.

Key to the success of a more dramatic commentary would be adopting a more interpretive approach, one that poses questions and provides answers for visitors taking the audio tour.

First steps to inform any such commentary update include:

- Securing a copy of the content from Narrowcasters or Council records
- Costing an update of the audio commentary from Narrowcasters using a range of options including providing Narrowcasters with the interpretive commentary and directions re introducing theatrical sound effects.

Rather than hand over the preparation of the audio commentary to Narrowcasters, there may be better value for the Friends of Old Gundagai Gaol (FOGG) and Council in commissioning the development of more interpretive wording based on the timing established by the existing audio.

# 5.2.4.3 Audio Tour A4 Brochure Format

**Recommendation 1:** Review the format of the audio tour brochure at the same time as its content.

Update the introductory double sided A4 brochure into a folded A4 publication that features an introduction and photo on the front page, a birds eye view plan of the complex on the inside (pages 2 and 3) and further information on the back page.

This would provide a more obvious starting point to the brochure. The current A4 size brochure has no obvious starting point so visitors may start on the plan page and miss the content on the introductory 'cover' where the heritage drawings have been placed, including Stops 1 and 2.

The first page elevations from old plans could be replaced by an inset site plan showing the old gaol complex in relation to the Court House as well as a larger feature map of the site with dates that explain its evolution over time eg 1859 to late 1970s.

## 5.2.4.4 Audio Tour Brochure Numbering System

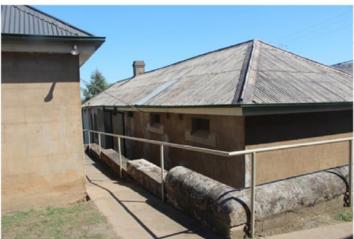


Figure 39: Stop 11 Utilities Block (left) and Cell Block (Stop 6) on right

**Recommendation**: Review the numbering of the different buildings once the Master Plan establishes the most appropriate route for visitors moving around the site.

The first stop inside the complex is Stop 3 which introduces the mens' exercise yard in brief. It would make more sense for the first stop inside the complex under the current access model to be outside the Cell Block or at the very least the current Stop 6. Starting with the mens' exercise yard is problematic before being introduced to the Cell Block, especially as the latter doesn't currently have a wall sign.

From the current Stop 6, visitors could head to the older cells (Stops 7 and 8) and then to the newer cells, taking in Stops 4, 5 and 3 before retracing their steps.

As outlined in the review of existing interpretation, the wording of the Stop 11 commentary, and the placement of Stops 12 and 13 also need to be addressed so that 12 (The Hospital – Main Ward' is positioned in the room marked as the Infirmary.

Not all visitors will notice Stop 18 (presumably a farewell audio), especially if they bypassed it on the way in.

# 5.2.5 Exhibitions

# 5.2.5.1 Background

The eastern room of the Infirmary provides an attractive venue for temporary exhibitions including the Bald Archys. Its one drawback is the strong natural lighting flooding through the barred windows that may cause fading of wall-mounted graphic panels in the absence of UV resistant coating.

An alternative exhibition space suitable for consideration in the future is the mens' exercise yard adjoining the Cell Block.

# 5.2.5.2 Exhibition themes

For the purposes of this Master Plan, the most appropriate subject matter for a temporary exhibition in the Infirmary space would be the evolution of the Old Gaol complex from 1859 to the mid-1970s including the nature of crimes committed over that span and the changing prisoner experience over time. This is especially fitting as the lofty exhibition space is on the site of the original 1859 Watch House, the first building constructed on the Old Gaol complex.



Figure 40: Bald Archys entries on display inside the Utilities Block

The most appropriate themes for a removable Infirmary/Hospital exhibition, as addressed in Key Messages and Themes on page 27 of this strategy, include:

- Overview of law and order in the Gundagai district, including the rationale for constructing a substantive courthouse and modest sized watch house in 1859
- Overview of the evolution of the old gaol complex 1859-1970s, including its expansion and modification to accommodate new types of offenders
- Overview of the majority of crimes committed by those incarcerated in the cells namely **petty crimes** such as cattle theft, being drunk and disorderly, inability to pay fines and driving infringements
- Overview of the minority of crimes committed by short stay gaoled inmates namely serious crimes such as murder and bushranging
- Insights into the prisoner experience over time
- Overview of the architecture of the 19th century gaol complex including the roles of colonial government architects (Dawson, Barnet and Vernon) and the building methods and materials they used, including local stone.



Figure 41: Captain Moonlite and Wantabadgery siege display in Gundagai Historical Museum

## 5.2.5.3 Proposed Captain Moonlite exhibition

**Recommendation 1:** Broaden the scope of the proposed wall-mounted exhibition to position Andrew George Scott (Captain Moonlite) in the context of the large number of career bushrangers known to operate in the Gundagai district during the gold rush era.

#### The Gundagai connection

The CMP 2012 determined that an exhibition regarding the life and times of Andrew George Scott be developed and installed in the Infirmary of the Old Gaol.

Irish born Scott, having emigrated with his family to NZ and subsequently relocating to Victoria, has passing connections with the Old Gundagai Gaol complex, as follows:

- Scott spent a few nights in the Cell Block, along with his surviving companions, before and after their trial in the Courthouse
- Local townspeople were granted a half day holiday to witness the so-called bushrangers being carted into town following the Wantabadgery siege and shoot out
- Scott was held responsible, in all probability erroneously, for the death of a local police Constable Webb-Bowen who was wounded at the siege and died during the trial
- Scott made a dying wish prior to his rushed Sydney trial and subsequent hanging that his body be returned to Gundagai and buried with his great friend James Nesbitt who was killed in the Wantabadgery shoot out
- Scott's wish was finally granted his wish 115 years later when his remains
  were exhumed and reburied in the North Gundagai cemetery in 1995,
  following a solemn high church funeral procession through the township and
  to the cemetery.



Figure 42: Singling out Captain Moonlite as the town's bushranger of choice

## **Positioning Captain Moonlite**

#### Short-lived career as a bushranger

More than 30 bushrangers were active in the Gundagai district from around 1838, many attracted by rich pickings associated with the 1850s gold rushes and ongoing mining.

Of these, one Andrew George Scott was the least likely bushranger to end up in the Gundagai Gaol on trial for his life. Paul Terry in his 2013 book *In Search of Captain Moonlite - The strange life and death of the notorious bushranger*, provides intriguing insights into the life and times of the self-professed 'Captain Moonlite'.

His career as a 'stick' em up' man lasted a matter of days rather than years with the most recent research suggesting that he could be regarded an alternative or 'alt bushranger' in today's lingo who, in an act of desperation, driven by police harassment and his sense of responsibility for his companions, resorted to a hold up and took hostages.

Scott's surviving companions aside, he was one of three 'notorious' bushrangers who briefly spent a time in the Old Gundagai Gaol. These included Jack-in-the-Boots (captured in 1862 at Bethungra) and John Peisley (captured near Mundarlo in 1862).

# Playing the man and not the old gaol

Singling out Captain Moonlite to be the 'poster boy' for the large number of bushrangers active in the district in the 19<sup>th</sup> century is a very narrow interpretation of the role of the old gaol complex over time, particularly as the majority of inmates were petty rather than serious criminals.

Devoting the Infirmary/Hospital to a Captain Moonlite exhibition sucks the oxygen out of the main story of the Old Gaol and the Infirmary's relationship to the original Watch House that was expanded over time before its adaptive reuse.

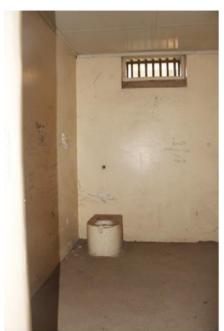




Figure 43: The majority of inmates were short sentence petty criminals in basic 'digs'

# Out of the ordinary bushranger

Unlike Captain Moonlite, the majority of career bushrangers who terrorised the good people of Gundagai and surrounding district were genuinely vicious, murderous and operated outside the law. Bushranger John Gilbert, for example, part of Ben Hall's gang, shot dead policeman Sergeant Parry at a hold up of a mail coach in in 1864.

The typical bushranger bailed up mail coaches, gold escorts and homesteads and had no qualms about wounding and killing people, at odds with Andrew George Scott who had an unintended and extremely short-lived stint as a bushranger. What self-respecting 'gang' of bushrangers, travelling overland to Sydney, would consider passing through the Gundagai district on 'shanks pony', as opposed to stolen horses. And for a man known to be a very good shot, contrary to accounts of the day, it appears unlikely that Scott sought to harm any of the policemen, let alone shoot Senior Constable Edward Webb-Bowen.

Consider a sliding door scenario where the relatively new manager of the Wantabadgery Station out of Wagga Wagga had been prepared to provide the exhausted travellers on foot with food and water as respectfully requested and readily granted in the past. Had he done so, Scott and his travelling companions may have been able to move on unmolested to Sydney and their dreamed of escape to a new life in the South Sea Islands.

## Notorious for roguery

While Scott is routinely cast as a notorious bushranger, his notoriety appears to have more to do with his erratic behavior, his sexuality, his highly attuned sense of honour and his deeply persuasive gift of the gab, a 'weapon' he used in speaking engagements on prison reform and in his own defense prior to his hanging.

In short he was a downwardly mobile Irish born gentleman in an era where the ability to strike it rich, whatever one's station in life, saw numerous ticket of leave men hurdle their masters in the social standing because they'd been lucky enough to stumble across new money in the form of gold.

In a wider interpretation of bushrangers who haunted the sparsely populated Gundagai district Andrew George Scott provides a fascinating foil to the typical career bushranger and an opportunity to contrast the motives of men who chose to live beyond the law.

# Made an example of

Paul Terry asserts that Scott was pushed to the edge of his wits and sanity by the long arm of the law, including ongoing police harassment, and was made an example of by Henry Parkes who gave him only three days to prepare a case to defend himself from the gallows.

What Terry doesn't address is the extent to which Scott's Irish heritage played in his downfall. A key to Captain Moonlite's often contradictory and irregular behavior, one that made him friends and enemies alike, was his avowed gift of the gab, an attribute linked to kissing the Blarney Stone.

An online search of this visitor experience provides interesting reading.

Blarney is something more than mere flattery. It is flattery sweetened by humour and flavoured by wit. 'According to legend, kissing the stone endows the kisser with the gift of the gab (great eloquence or skill at flattery).' https://en.wikipedia.org/wiki/Blarney\_Stone

In some eyes however, the gift of the gab had 'less to do with kissing the Blarney Stone than slipping the embrace of crass or coercive laws. And this was true of all classes.'

Slipping 'the embrace of crass or coercive laws' could be used to describe Andrew George Scott's lifelong *modus operandi*. No wonder he ended up in the bad books as far as the police force and judicial systems were concerned.

# Limited supporting visual materials

One of the key drawbacks in mounting an exhibition that focuses predominantly on the life and times of Andrew George Scott, and to a lesser extent his young companions, is the relatively limited amount of visual material available to bring this subject matter to life. Copies of letters, illustrations featured in local papers and a small number of photographs of Moonlite and his companions. What it lacks will be artifacts to capture the imagination, including a replica of his death mask and the type of chains he wore in gaol.

Widening the scope of the subject matter to address the evolution of the Old Gaol complex would provide access to a wider range of artifacts and images over a century of the gaol's existence, in doing so fulfilling the Burra Charter's directive that it takes account of the past, present and future.



Figure 44: The said leg irons worn by Andrew George Scott are no longer on display

# **Gundagai Historical Museum**

The Gundagai Historical Museum already provides insights into Captain Moonlite and his companions as well as the exploits of bushrangers whose careers were substantially longer and more violent in the district than Scott's, including serious assaults and murder. The museum's display includes key photographs associated with the Wantabadgery siege and a variety of artifacts with some relevance to the subject matter.



Figure 45: Policemen responsible for capturing Captain Moonlite and his surviving 'gang'

# 5.2.5.4 Marketing and Maintaining Sites Associated with Captain Moonlite

**Recommendation:** Maintain and promote associated sites of relevance to 'Captain Moonlite' to encourage visitors to the Old Gundagai Gaol complex to take time out to visit them.

# North Gundagai Cemetery

If the Old Gundagai Gaol is to be more closely associated with Captain Moonlite via mounting a new display, consideration should also be given to directing visitors to associated sites in the building as part of this 'ownership'. This involves continuing to direct visitors to the North Gundagai Cemetery on Council's website and in publications outlining what to do in the Gundagai District.

Look into opportunities to improve the current low-key signage to Captain Moonlite's grave.



Figure 46: Signpost to Captain Moonlite's grave at the North Gundagai Cemetery

Consider the value of developing an interpretive plaque or sign near the entrance of the cemetery, subject to the cemetery management, to introduce tourists to some of its more famous 'residents'. This should include providing directions to the graves of the two policemen who died in the course of duty in the Gundagai area, namely Sergeant Parry and Gundagai's Constable Webb-Bowen who are buried side by side not far from Andrew George Scott.



Figure 47: Sergeant Edmund Parry & Senior Constable Edward Webb-Bowen graves

Critical to the visitor experience of Captain Moonlite's grave is the extent to which it is maintained and presented. On a 2017 visit, the experience of visiting his final resting place was at risk. The relatively recent grave in the foreground (below), and metal structure directly in front of Captain Moonlite's inscribed memorial stone under the tree detract from Captain Moonlite's final resting place



Figure 48: Grave in foreground and rusted metal post and wire in front of Scott's memorial



Figure 49: Scott's memorial stone and grave on the hill behind the main cemetery

# Wantabadgery township and station

Promote the Wantabadgery interpretation of police involved in the siege (2015 Project Bowen) and explore whether tourists are able to view the Wantabadgery Station homestead from local roads as well as what's left of McGlede's Farm.



Figure 50: Webb-Bowen installation Wantabadgery including interpretive signs

#### Gold mine drive

Explore the crafting of a driving tour that takes in sites of relevance to bushranging and gold mining including Adelong and two local gold mines, the 'Robinson and Rice's Mine' (Long Tunnel Mine) a few miles south west of Gundagai, the 'Prince of Wales Mine' a few miles to the immediate west of Gundagai.

## 5.2.5.5 The Bald Archys Temporary Exhibition

**Recommendation:** Ensure that visitors to the Bald Archys are made aware that the exhibition is an annual money making venture designed to raise funds to help maintain, restore and interpret the Old Gundagai Gaol experience.

This will help history buffs, including those who have paid for the audio tour, to understand and appreciate why the walls of a heritage building are covered by satirical portraits of politicians in the main.



Figure 51: Temporary exhibition space inside the Infirmary/Hospital (left) and interior of Utilities Block (right)

#### 5.2.5.5 A Life in Gaol Exhibition

**Recommendation**: To enhance the visitor experience of the Old Gundagai Gaol, down the track there is value addressing the kinds of questions that visitors are likely to have about what life was like on the inside. This is especially so if the Old Gundagai Gaol is to be marketed and promoted as an experience as opposed to a heritage site. The kinds of questions visitors might have include:

- What was life like in the cells over its life as a lock-up and gaol?
- What levels of discomfort did inmates have to put up with eg was there any form of heating and cooling in the cells, let alone lighting?
- Did prisoners have access toilets or did they have to use a bucket?
- · How did prisoners wash themselves and their clothing and bedding?
- How many prisoners were housed to a cell in the Cell Block?
- What did the prisoners do all day in the absence of TVs and smart phones?
- · What did prisoners wear and what was their exercise regime?
- Were there any breakouts, and if so, when and where?

As the Old Gaol Experience develops and is enhanced, there are other opportunities for semi-permanent exhibitions within the complex other than the Infirmary/Hospital. One of the most evocative spaces in the Old Gundagai Gaol is the mens' exercise

yard adjacent to the Cell Block. As a large open air enclosed space, it could house a an outdoor exhibition, either temporary or semi-permanent, on one or more walls that canvasses the evolution of the Old Gaol over time and addresses the living conditions for female and male inmates over time.

The space lends itself to an industrial style/look exhibition in keeping with the look and feel of the yard using rugged durable outdoor graphic materials that are fade proof and weather proof.



Figure 52: Temporary exhibition space inside the capacious mens' exercise yard



Figure 53: Wall-mounting durable UV resistant outdoor signage in the exercise yard would provide a second exhibition space

# EVALUATION

The Heritage Near Me grant document identified the increased take up of the Narrowcasters Audio Tours by individuals, couples and families as an expected outcome of installing a new display in the Infirmary/Hospital, with the hope of doubling the current usage of 15 per month to 30.

A second measure of the Old Gundagai Gaol's drawing power will be ongoing head counts on open days for historical events and temporary exhibitions such as the Bald Archys. Keeping an approximate record of open day visitation using basic manual people counter devices will give Council and the Friends of Old Gundagai Gaol (FOGG) committee the capacity to assess and compare the appeal of different activities and events over time.

The installation of a new temporary exhibition in the Infirmary/Hospital will provide another head count opportunity, depending on the business model settled on by Council and the committee. Critical to this key performance indicator will be revisiting the business model so that interested parties can readily access the exhibition.

This may involve providing key access without the Narrowcaster Audio Tour to visitors who want be able to walk around the old gaol complex and visit the Captain Moonlite exhibition, contributing to an increase in overall visitation.

In addition to adding 'new product' and a tweaked business model, implementing a number of recommendations addressed in this Interpretation Strategy may also contribute to increased visitor numbers. These include repositioning the current Old Gundagai Gaol promotions at the Visitor Information Centre and working with counter staff to make the most of the current A4 brochure and hence visitor experience and online word of mouth feedback.

Opportunities should also be embraced to market the Old Gundagai Gaol experience into the future via online websites, including the Cootamundra-Gundagai Regional Council's website, Destination NSW, sites popular with Grey Nomads and as social media sites such as TripAdvisor.

# 7. TIMETABLE FOR IMPLEMENTATION

The timetable for implementation of the Interpretation Strategy rests entirely with the Council and the Friends of Old Gundagai Gaol (FOGG) committee, with the following timelines presented as points for discussion.

In particular recommendations requiring significant funding, staffing and time input by FOGG committee members can only be tackled if resources are available. The implementation tasks listed can be regarded as 'low hanging fruit' as in readily achieved without undue time and expenditure.

# SHORT TERM

Task	When	Comment
Review whether to alter the flow of visitors around the site based on three options presented, and if so, whether this is a short term or longer term option.	2017-18	Altering the route, eg allowing 'let themselves in' visitors to enter via the northern top door near the Infirmary/Hospital, may come with complications.
Find out whether the Gundagai 'What to do' options are to be reinstated on the new look website.	September 2017	
Shift promotion and marketing to present the Old Gundagai Gaol complex as a 'must do' experience rather than a heritage site.	Starting in 2017	Applies to promotional signs in the Visitor Information Centre, online content and so on.
Regularly liaise with Visitor Information Centre staff to ensure they routinely point out the first two Stops on the audio tour.	Stating in 2017	
Update the website entry for the Old Gundagai Gaol on the new merged website and if possible relocate it higher up in the list of what to do to achieve greater prominence.  Update the photo used to promote the Old Gundagai Gaol to make it more appealing to browsing online viewers.	Discuss options with Council and its website team.	Many visitors would ordinarily come across the old gaol experience on Council's website.
Develop and print a Write us up on TripAdvisor (or similar) postcard that VIC staff can hand to people returning the audio tour equipment.	Starting in 2017	Encouraging visitors to provide online feedback will enhance the site's presence on line and help prospective visitors to decide whether to visit.
Undertake further research to clarify dates re what happened when across the complex relating to the buildings.	Starting in 2017	
Explore opportunities for someone from Council or a local social media type to mediate online comments about the old gaol experience.		
Revisit the wall signs and research the content to establish what happened where for posterity.  Redo the wall signs for all key	Starting in 2017 Start work on	It should be relatively straightforward to agree on the dates, informed by CMP 2012. The most problematic building
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Item 8.3.5 - Attachment 1

buildings and spaces/places to reflect the updated content and dates.  Add a wall plaque to the external wall of the Cell Block.	content in 2017. Implement new wall signs as funding becomes available.	is the Infirmary (original watch house). It may need a larger wall plaque to cover its switch in role from a watch house to an infirmary.
Revisit the A4 Narrowcaster brochure in the shorter term and replace with a folded A4 brochure.	This could be done at a modest cost while retaining the current audio tour content.	Fix easy to alter numbering positioning (eg Stop 12) on the brochure. Make use of the new site plan and use dates, shading and tone to clearly indicate when sections of the gaol were constructed at a glance.
Seek a quote from Narrowcasters re what's involved re updating the audio content in particular, to be resupplied by Council in association with the FOGG committee.	Within next three months	If the cost is relatively modest, the opportunity to update the content six years since its inception would be a good outcome.
Liaise with Destination NSW regarding the appeal of the Old Gundagai Gaol experience to boutique coach tours.	Starting in 2017	
Develop and install a temporary exhibition in the Infirmary/Hospital.	Starting in 2017.	

# MID TERM

Revisit the Audio Tour content and look for opportunities to increase its	Starting in 2018.	The current audio is a straightforward read. Careful
appeal by making it more theatrical, including the addition of sound effects and 'quotes' from prisoners.	Funding dependent.	scripting of a revised audio would enhance the visitor experience. Opportunity to bring in interpretive specialist.
Seek a quote on the commissioning of a giant inflatable key neon balloon that can be floated above the old gaol on open days.	Starting in 2018	Only proceed with this recommendation if it is deemed suitable by Council and FOGG.
Explore the feasibility of installing a caretaker to assist with opening the old gaol complex on weekends.	Starting in 2018	Trial a once a month Saturday or Sunday open day.

# LONG TERM

Plan for and scope a semi- permanent exhibition in the mens' exercise yard as an 'add on' to the existing experience.	Starting in 2020	Focus on the gaol experience over time 1859-mid 1970s.
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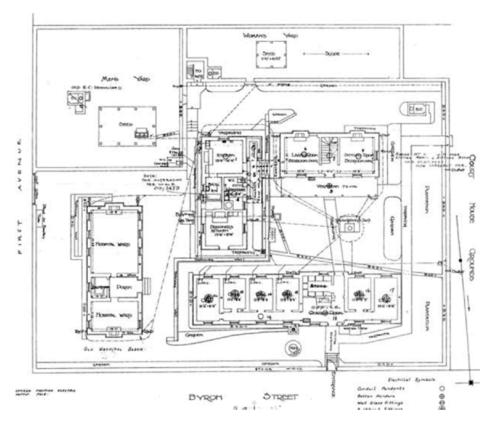


Figure 54: Overall gaol plan c1899