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B1303



Heritage
COUNCIL

FORMER PENTRIDGE PRISON
(Heritage Register No H 1551)

**HERITAGE AUDIT
MANAGEMENT
PLAN**

July 2007

INTRODUCTION

This Management Plan is the 'Heritage Audit Management Plan' referred to and required to be implemented pursuant to condition 1 of Heritage Permit no. P10327. This 'Management Plan' forms part of the Covenant dated _____, entered into by the Heritage Council of Victoria and Pentridge Village Pty Ltd. This Management Plan identifies and defines Heritage Infrastructure and prescribes the manner in which the Heritage Infrastructure is required to be managed and maintained.

The Heritage Infrastructure and associated interpretive material is located within the Former Pentridge Prison complex which is identified as H1551 on the *Victorian Heritage Register*. For the purpose of the Covenant (and any future Body Corporate Rules that may replace the Covenant) 'Heritage Infrastructure' is defined to also include the interpretive material described at part B in addition to the Heritage Infrastructure described at Part A.

A Conservation Management Plan (CMP), dated August 1996, was prepared for the Coburg Prison Complex (H M Prison Pentridge and H M Metropolitan Prison) by Allom Lovell & Associates. Historical information related to the site and its past use can be found in the CMP. A copy of the CMP is held by the Executive Director, Heritage Victoria.

The Heritage Infrastructure specifically referred to in this management plan is in that part of the site formerly occupied by the Metropolitan Prison.

It is a requirement of this plan that a copy is to be provided to any potential owner of land or member of a body corporate containing Heritage Infrastructure prior to them being registered as the owner or become a member of the Body Corporate.

Any variation to this Management Plan must first be approved in writing by the Executive Director, Heritage Victoria.

This Management Plan comprises three parts:

- Part A defines and describes the Heritage Infrastructure and describes what works are required to be undertaken for its ongoing management and maintenance.
- Part B defines and describes the Heritage Infrastructure - Interpretive Material associated with the Heritage Place and details what works are required for its ongoing management and maintenance. It also describes the requirement for public access and renewal of the interpretation material.
- Part C details the requirement for ongoing reports to be produced to demonstrate that the requirements detailed in Parts A, B, and C have been fulfilled.

Proposed Works To Be Permit Exempt

It is the objective of this Management Plan, as detailed at Part E, that subject to the written approval of the Executive Director, Heritage Victoria all works undertaken in accordance with this Management Plan will be permit exempt for the purposes of the *Heritage Act 1995*.

This will be done formally by way of an exemption given pursuant to s.66 of the Heritage Act where the Executive Director is satisfied that this Management Plan meets its objectives of managing and maintaining the Heritage Infrastructure at the Heritage Place.

Heritage Infrastructure To Be Maintained In Good Condition

It is the objective of this Management Plan that all of the Heritage Infrastructure be maintained so that it is kept in a good condition. Where the Executive Director, Heritage Victoria reasonably directs that any Heritage Infrastructure is not in good condition, the owner must undertake remediation works to make good the Heritage Infrastructure.

Location of Heritage Infrastructure

Due to development and subdivision of the land associated with the Former Pentridge Prison this Management Plan does not describe all of the Heritage Infrastructure that forms part of the registration of the Former Pentridge Prison as included on the *Victoria Heritage Register*. This Management Plan deals with that part of the site formerly occupied by the Metropolitan Prison.

The plans and photos contained in Annexure A of this Management Plan are to be used to assist in locating the Heritage Infrastructure as defined in Parts A and B.

Where possible the Heritage Infrastructure described in parts A and B has been cross-referenced to the plans and photos.

Part A. Heritage Infrastructure – Buildings, Walls, Roofs Fences, Gates and Associated Elements

The following schedule defines the Heritage Infrastructure as specified in the Covenant in respect to Buildings, Walls, Roofs, Fences, Gates and associated elements. Visible sections of Heritage Infrastructure specified below also include non-visible sections such as, but not limited to, below-ground sections, footings (foundations), elements within the elements and spaces specified below.

Heritage Infrastructure Schedule

The identified heritage infrastructure includes, but is not limited to the following items in this schedule:

Definitions: Original: anything which has cultural heritage significance and which was on the site at the time the prison closed as an operating prison and also includes elements from the twenty-first century where original elements have been replaced by similar material.

Hardware: elements associated with walls, gates, doors, windows and the like includes locks, revolving spikes, hinges, bolts, bars, hatches, flaps, handles, studs, spyholes, linings, sash lifts, pulleys and metalwork generally.

Rainwater goods: gutters, including original stone gutters, rain water heads, downpipes, storm water drains, sumps, fixings and the like. These will include metal and PVC elements.

Defined Heritage Infrastructure	Description of Heritage Infrastructure	Plan/Photo Reference
Bluestone perimeter walls As identified in Annexure A, Plans B and Q-R	<ul style="list-style-type: none"> The full thickness and height of all bluestone walls; all associated gates and hardware; Spiked steel security devices fixed to exercise yard wall of D Division 	<ul style="list-style-type: none"> BPW GH SSD
Building 58 – South Gate As identified in Annexure A, Plans B and C	<ul style="list-style-type: none"> The full thickness and height of all bluestone and brick walls; arched stone entrance; all internal stone piers; four orbs; all iron grilles, gates and associated hardware; bluestone paving at single doors; 1924 steel roof framing; 2006 roof cladding; 2006 wall glazing; all external doors; rainwater goods 	<ul style="list-style-type: none"> SG-BBW SG-SE SG-SP SG-O SG-IGG SG-BP SG-RF SG-RC SG-WG SG-D SG-RG
Building 59 – G Division (to the extent of the 1875-92 building)	<ul style="list-style-type: none"> The full thickness and height of all bluestone and brick walls; all of the original roof form and framing of the 1875 building and any roof cladding; 	<ul style="list-style-type: none"> G-BBW G-R

<p>As identified in Annexure A, Plans B and D-E</p>	<ul style="list-style-type: none"> • original roof form and framing of the 1875-92 building and any roof cladding; • all iron tension rods; • all chimneys; • rainwater goods; • all timber-framed windows (sash and casement) and associated hardware; • all bluestone sills and steps; • all timber panelled doors and associated hardware; • all timber-bracketed window hoods; • all iron grilles; • all original architectural joinery, ceiling lining; • marble fireplace mantle 	<ul style="list-style-type: none"> • G-RC • G-TR • G-CH • G-RG • G-W • G-BS • G-D • G-BH • G-IG • G-AJ • G-FM
<p>Building 66 – D Division</p> <p>As identified in Annexure A, Plans B and F-I</p>	<ul style="list-style-type: none"> • The full thickness and height of all bluestone walls; • roof and lantern; • slate roof • all louvred and cast iron vents (and closers) and ventilation flues and any elements of the original ventilation system; • finial; • roof framing, lining and internal cornice; • chimneys and vents; • rainwater goods; • all brick barrel vaulting; • all original corrugated steel and timber linings; • all original iron grilles (windows and doors); • all iron and timber window frames (including 198 cell windows) and associated joinery, obscured glazing, mechanisms and hardware; • all cell numbers, • glazing or Lexan (high performance plastic) security screens; • all timber doors (including 198 cell doors), associated joinery, original hatches and hardware; • all bluestone paving; • original iron floor waste covers; • bluestone steps; • all iron galleries, brackets, balustrades, floors and stairs; • gallows remnants (beam and fixings, trapdoor, platform, railings) • any timber ceilings; • all original timber floors in cells; • fireplace and marble mantel; • bronze bell (In storage) and cast iron bracket (in situ); • all bluestone and brick boundary walls on south and east sides of the exercise yard, plan form of exercise yard; • all retaining walls to sunken areas along side wings; 	<ul style="list-style-type: none"> • D-BW • D-RL • R-SL • D-VS • D-FI • D-RF • D-CH • D-RG • D-BV • D-L • D-IG • D-W • D-CN • D-LN • D-D • D-BP • D-FW • D-BS • D-GBS • D-GR • D-C • D-F • D-FM • D-BB • D-BBW • D-RW

	<ul style="list-style-type: none"> any markings (painted lines) on floors associated with prison line-ups or and prison practices skylight Lexan security screens and iron grilles 	<ul style="list-style-type: none"> D-MF D-SK D-LN
<p>Building 80 – Former Female Receiving prison and Building 81 – F Division</p> <p>As identified in Annexure A, Plans B and J-M</p>	<ul style="list-style-type: none"> The full thickness and height of all bluestone walls and brick arches; roof form and timber and iron trussed framing; all roof cladding; rainwater goods: downpipes and gutters; iron tie rods; stone chimney; stone paving, stair and steps; all cast iron and timber-framed windows (38) and any glazing any markings (painted lines) on floors associated with prison line-ups or and prison practices; all iron grilles on windows, doors and gates to building and cells; all timber doors and associated joinery, hatches and hardware; the original sections of internal rainwater pipes and hopper heads on the 1st floor; all original internal timber beams; all corrugated Iron and timber board linings; all original square set plaster ceilings; timber balustrade and Iron grille; Ronald Bull mural 	<ul style="list-style-type: none"> F-BW F-R F-RC F-RG F-TR F-CH F-SS F-W F-MF F-IG F-D F-RP F-TB F-BL F-C F-TBA F-RBM
<p>Building 88 – Laundry</p> <p>As identified in Annexure A, Plans B and N-P</p>	<ul style="list-style-type: none"> The full thickness and height of all bluestone walls; original roof trusses, framing and roof form; all roof cladding; rainwater goods; all iron rods; brick chimney; all stone floors and any associated drains; all timber doors and associated hardware; all iron grilles and associated hardware; all timber framed windows and associated hardware; boarded wall linings and early drying cabinets; brick north wall (as part of the building only) and any later elements replaced to match originals 	<ul style="list-style-type: none"> L-BW L-R L-RC L-RG L-IR L-CH L-F L-D L-IG L-W L-DC L-BBW

Annexure "A" to this Management Plan incorporates a series of Plans which show the location of the Heritage Infrastructure – Buildings, Walls, Roofs, Fences, Gates and Associated Elements. Annexure "A" is designed to complement the list by identifying the location of the Heritage Infrastructure.

If for any reason the description of the Heritage Infrastructure is unclear the Executive Director must be consulted to clarify the extent of the Heritage Infrastructure and what works are required to be undertaken to manage and maintain it so that it is a good condition.

Management Schedule For - Buildings, Walls, Roofs, Gates, Fences, and Associated Elements

Required Cyclical Management

The following cyclical management schedule requires ongoing inspections of the 'Heritage Infrastructure – Buildings, Walls, Roofs, Fences, Gates and Associated Elements' and requires the works prescribed below to be undertaken to ensure that the Heritage Infrastructure is maintained in a good condition.

The Management Schedule for Cyclical Inspections and Ongoing Works is divided into two programmes: short-term, and medium- to long-term required works.

Both the short-term and medium- to long-term required works must be overseen by a suitably qualified person with recognised expertise in heritage architectural and building works. All inspections and works must be undertaken in a manner which does not damage the Heritage Infrastructure.

Management Schedule for Short Term Ongoing Works

From 1 January 2008 the following short-term ongoing inspections and works must be undertaken to the Heritage Infrastructure at the frequency specified below.

REQUIREMENTS AND SCHEDULING

Short-Term

Inspect and clean out gutters, rain water heads, downpipes, storm water drains, sumps and gutters **every six months** or more frequently if required and remove debris, weeds, vermin and the like. Where necessary replace corroded, damaged or otherwise dilapidated elements to match the original where visible and elsewhere as appropriate. Implement corrective action within **two weeks** of inspection or when advised.

Inspect all roof cladding, framing, fascias and finials **every twelve months** or more frequently if required and undertake appropriate repairs as necessary matching the original materials, details and colours. Implement corrective action within **two weeks** of inspection or when advised.

Inspect all landscaping and land adjacent to all bluestone walls **every six months** and ensure that garden beds are not built up against the walls, that the land is graded to ensure the moisture drains away from buildings and that sprinklers are not spreading moisture on the walls. Implement corrective action within **one week** of inspection or when advised.

Inspect the sunken area adjacent (moat) to external walls **every six months** or more frequently if required and ensure that it is free from debris. Implement corrective action within **two days** of inspection or when advised.

Inspect all accessible ceiling spaces, trusses, ceiling lining boards, corrugated steel and plaster ceilings **every twelve months** or more frequently for evidence of water ingress, vermin and the like and undertake remedial action as appropriate. Implement corrective action within **five days** of inspection or when advised.

Ensure that the Ronald Bull mural in F Division is inspected **every two years** or more frequently if necessary by an appropriately qualified paintings conservator and undertake conservation in accord with the conservator's recommendations.

Inspect Heritage Infrastructure for graffiti **every six months** or more frequently if required. Remove all graffiti **within 7 days** of identification.

Management Schedule - Medium to Long-Term Ongoing Works

From 1 January 2008 the following medium and long term ongoing inspections and works must be undertaken to the Heritage Infrastructure at the frequency specified below.

REQUIREMENTS AND SCHEDULING

Medium to Long-Term

Inspect all external stonework, including parapets and chimneys, brickwork and pointing **every two years** or more frequently if required for loose or decayed stonework, orbs, finials and the like; structural stability (rotating, bowing, cracking), missing mortar; weeds; moss; vermin and undertake remedial works as necessary matching the original materials, details, mortar colour and mixture. Implement corrective action within **three months** of inspection or when advised.

Inspect all internal stonework, brickwork, metal balustrading, grilles, gates, stairs, galleries, timber floors and the like **every five years** or more frequently if required and undertake remedial work as required matching all original materials, details and colours. Where surfaces are unpainted they should remain unpainted. Implement corrective action within **three months** of inspection or when advised.

Inspect all external paintwork **every seven years** or more frequently if required and undertake remedial work as necessary **within three months** matching all original materials, details and colours.

Evidence of the works undertaken in accordance with the Heritage Infrastructure Management Schedule for Cyclical Inspections and Ongoing Works is to be detailed in the three yearly report required to be supplied to the Executive Director, Heritage Victoria pursuant to Part C of this Management Plan.

Part B. Heritage Infrastructure – Interpretation Material

To aid in the interpretation of the Heritage Infrastructure and the Former Pentridge Prison as a whole, the Heritage Infrastructure 'interpretation material', as defined in the Schedules below, is required to be implemented, and thereafter managed and maintained in good condition in accordance with this Management Plan.

Implementation of Heritage Infrastructure – Interpretation Material

Unless otherwise agreed by the Executive Director the Owner will implement the Interpretation Material detailed in the Schedule below by no later than **30 July 2008**.

The development and siting of all Interpretation material must be undertaken in consultation with, and be to the approval of, the Executive Director, Heritage Victoria.

Schedule of Defined Interpretation Material

The Heritage Infrastructure interpretation material shall comprise the following items:

1. D Division

- At least eight ground floor cells for interpretation and the single-storey bluestone entry wing attached to the north façade of D Division for interpretation and museum administration.
- At least one cell to be set up to demonstrate life in the nineteenth century and one in the latter part of the twentieth century.
- At least one display panel relating to capital punishment and burials.
- At least four display panels, one set of audio visual equipment to include, but not limited to a DVD player, screen, speakers and the like, to collectively interpret daily life inside both Pentridge prisons.
- At least four display panels and any associated artefacts, films, recordings and the like and appropriate audio-visual equipment interpreting industrial activities in the prison workshops.
- At least six display panels and any associated artefacts, films, recordings and the like and appropriate audio-visual equipment relating to specific people and/or events including, but not limited to Ronald Ryan, prison Chaplain Father Brosnan and Ned Kelly's incarceration and eventual re-burial at Pentridge.
- At least one interpretation panel or audio-visual display on each of the following topics: warders, prison culture and behaviour, escapes, corporal punishment within the prison, levels of security, professional and other visits, relationships with the wider legal and court system and sentences, prison hospital and psychiatric services, social services, spiritual support and services, female prisoners and prison system, penology and the

Victorian prison system (Separate and Silent, Pentonville etc.), post-prison life, the Jika Reformatory for Protestant girls and for boys, prison closure.

- Installation of all necessary infrastructure to enable the above to be prepared and executed to current professional museum standards, and in accord with accepted conservation principles where heritage building infrastructure is impacted upon,
- Any other areas or elements which are added to the above from time-to-time,

2. F Division

- One interpretation panel to be erected near the Ronald Bull mural,
- Any other areas or elements which are added to the above from time-to-time.

3. Interpretation Signage and Displays

Interpretation signage and displays, including panels and audio visual presentations and static displays must be developed explaining the history of the former Pentridge Prison generally and in particular the history of those parts of the site to which the Management Plan relates.

The texts, scripts and images contained in the panels, audio-visual presentations and static displays and their locations must be undertaken in consultation with, and be to the approval of, the Executive Director, Heritage Victoria.

Location of Interpretation Material

It is a requirement of the Management Plan that upon the implementation of the Interpretation Material that Annexure "B" is to be incorporated to the Management Plan to cross-reference the above list of Interpretation Material and identify its location at the site.

Photos of the interpretation materials will also be included.

Ongoing Management of Interpretation Material

The following Management schedule requires ongoing checks of the 'Heritage Infrastructure – Interpretation Material' and for the inspections and works prescribed below to be undertaken to ensure that the interpretation material is maintained in good condition.

All inspections and works must be overseen by a suitably qualified person with recognised expertise in the interpretation infrastructure and equipment required to be serviced.

Management Schedule – Interpretation Material

The following inspections and works must be undertaken to the 'Heritage Infrastructure – Interpretive Material' at the frequency specified below:

REQUIREMENTS AND SCHEDULING

Inspect all light globes, tubes and the like **daily** before the infrastructure is open to the public and replace items with items providing the same lighting effects. Implement corrective action within **one day** of inspection or when advised.

Inspect all lighting, audio-visual and other equipment (tracks, recorders, players, screens, speakers and the like) **weekly** and replace faulty items with the same or equivalent items. Implement corrective action within **two weeks** of inspection or when advised.

Check all static Heritage Infrastructure – Interpretation Material (panels, artefacts, display cases and the like) to determine if it is functional **every month**. Implement corrective action within **two weeks** of inspection or when advised.

Clean all Heritage Infrastructure – Interpretation Material as appropriate **on a weekly basis or more frequently as required**. In particular clean elements of graffiti, bird droppings, dust, fingerprints and the like from surfaces.

It is expected that from time to time, in accordance with three yearly review required pursuant to 'Part C – Heritage Audit Report' that the interpretation material may need to be altered or upgraded.

Review of - Interpretation Material

On and from 30 June 2010 and every three years thereafter the content of the interpretation material, the type and nature of any equipment, display panels and display effects and other associated elements must be reviewed, by a suitably qualified person with recognised expertise in heritage architecture or in designing public displays, in consultation with the Executive Director, Heritage Victoria. Any reasonable alterations to the content of the heritage interpretation infrastructure which may be determined as necessary by the Executive Director, Heritage Victoria, must be implemented within three months or other agreed time.

Requirement For Public Access

It is a requirement of this Management Plan that the Heritage Infrastructure – interpretation material required to be implemented by the Part be accessible to the Public. A management plan for public access to the interpretation material must be developed in conjunction with the Executive Director.

When complete the details of the plan are to be incorporated as an appendix (Annexure B) to the Management Plan.

As a minimum public access must be provided to all areas containing interpretation material on a minimum of two days per week, one of which shall be a Saturday or Sunday. On each day the minimum number of hours open shall be six.

The schedule of opening times must be communicated to the public and posted in a prominent location on the site in the public domain.

Advertising and promotion of the Heritage Place must take place once every six months in a publication circulating within Victoria with a heritage focus or other medium agreed to by the Executive Director.

Part C. Heritage Infrastructure – Heritage Audit Report

On and from 30 June 2010, and every three years thereafter, a *'Former Pentridge Prison Heritage Infrastructure Audit Report'* ("Heritage Audit") must be submitted to the Executive Director, Heritage Victoria. The Heritage Audit must be produced by a suitably qualified person(s) with recognised expertise in heritage conservation or architecture.

The Report must provide the following information:

1. Full details of all works done to all areas of the Heritage Infrastructure including the Interpretation Material, in the previous three year as required by this Management Plan in accordance with Parts A and B of this Management Plan.
2. A full assessment must be made as to the current status of all the Heritage Infrastructure and all the associated Interpretation Material listed in the schedules of Part A and B. The assessment must rate the current condition of **each item** defined as Heritage Infrastructure or Interpretive Material as either 'Good', 'Fair' or 'Poor'. For any item not rated 'Good' a description of what works are required to be undertaken to make that item 'Good' and the proposed timing of the remedial works must be provided. The following definitions should be used as a guide:

'Good' – in satisfactory or adequate condition, with no damage or faults.

'Fair' – in reasonable condition, suffering wear and tear, capable of satisfactory repair including replacement of some fabric, requiring repair of the type which would normally be expected for an item of its type and age.

'Poor' – in defective or deficient condition, unable to perform its functions satisfactorily, in need of major repair or overhaul or replacement.

3. Identification the works programmed for the next 12 months.
4. Identification the works programmed for the next three years.
5. Identification any deficiencies of this Management Plan.
6. Any other information as reasonably requested, from time-to-time, by the Executive Director, Heritage Victoria.

Upon receipt of the Report the Executive Director, Heritage Victoria, will make an assessment of the Report and will advise in writing as to whether the report is satisfactory.

The Executive Director, Heritage Victoria, may reasonably request any additional information or inspect the site to determine whether the obligations required by this Management Plan have been met.

Determination as to whether Heritage Infrastructure and the Interpretation Material is in 'Good' Condition

Where the Executive Director, Heritage Victoria, on inspecting the Heritage Infrastructure or interpretation material, reasonably determines that any Heritage Infrastructure or interpretation material is not in 'Good' condition, remediation works must be undertaken to make good the Heritage Infrastructure or interpretation material. This will be done in consultation with the Executive Director, Heritage Victoria. Should any dispute arise in relation to whether any Heritage Infrastructure or interpretation material is in 'Good' condition, unless otherwise resolved, the dispute is to be resolved in accordance with the relevant clauses of the Covenant.

Proposed Works to be Permit Exempt

On receipt of written acknowledgement by the Executive Director, Heritage Victoria, that the report is satisfactory, all works proposed in the report to occur within the next three year period will be permit exempt for the purposes of s.66 of the *Heritage Act 1995* unless the Executive Director, Heritage Victoria, advises in writing to the contrary.

Annexure "A"
Location of Heritage Infrastructure