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For the redevelopment of Parramatta Gaol
The Department of Corrective Services
An interim feasibility report for

Due date
15 April 1983
Department of Corrective Services

This page contains a formal notice and may include legal or official language. It details the completion of a feasibility study for Parramatta Gaol and mentions the responsible parties involved in the project.
ACKNOWLEDGMENT

This report has been prepared for the Department of Corrective Services by the Health and Corrective Services Section, Government Architect's Branch.

This section wishes to thank the officers of the Corrective Services for their contributions to this report.
closed, which will allow redevelopment work to occur.

The opening of the new Parklea Goal will result in a reduction

achieved., a suitable environment established and adequate standards
respected, a suitable environment established, and hence, the historic character of the property would be preserved.

The studies tend to demonstrate that it would be preferable

flexibility and had inherent security problems.

A combined prison (though possible) offered little

within the existing built fabric.

would be independent of the Point and would be utilised

The 200 prisoner Rammell option offered most flexibility.

questionable long-term viability.

The 200 prisoner single category option was of

economic.

The 200 prisoners single category option was the most

prisoner combined institution. The report summarises broadly that:

max. security prison, a 200 single prison Rammell institution and a 200

built fabric. The categories integrated were a 200 single category

strategies. With new support facilities capacity studies indicated

that up to 200 prisoners could be accommodated within the prison.

In February 1983, examined the redevelopment potential and the possible

phase two of the study. - Strategic development options published

building fabric and the building services.

existing complex, its historical importance and the condition of the

projects were published. The study in broad terms assessed the

In November 1980, the Parramatta Goal Study Phase one existing

INTRODUCTION
With detailed designs and costings, the adopted option will be developed into sketch plans. The drawings in the report are schematic and the costs restated.

This report examines the assessment by examining and costing four options for the site. It looks at the capacities of the options and measures the options against the historical, physical, and political factors that would influence the design of the site. For those and the other for a prisoner category as yet undetermined.

The Public Works Department has been requested to re-appraise the potential of the goal with a view to providing two prisons - one for remand and the other for a prisoner category as yet undetermined.
There is no possibility of expanding in this direction.

This land is occupied by the Paramatta Linear Service and there

area to north of 6401

but could be expropriated and time consuming with little gain.

Residential properties and the possibility of expanding is possible.

This land is close to Dumping Street and is occupied by

area to south of 6401

unvegetated.

The already unsatisfactory entrance to the road will become

streets is planned to be upgraded to a major four-lane carriageway road.

adjacent from the Paramatta Town Planner indicates that on the

0,000m of Dumping and Dumping Street.

to the east there are two separate sites both with frontages to

area to East of 6401

of Darling Mills Creek.

occupies an area of 5.4 ha, west of the road the grounds almost edge

site is U shaped, with a gently fall off 0.6 m from east to west and

Paramatta Psychiatric Centre and to the south by Dumping Street.

Street, to the north by Darling Mills Creek and to the west by north

maintenance complexes. This site is bounded to the east by (centre) and

site contains the road, the Permitta Periodic Detention Centre, and the

adjacent to Permitta Road, occupies an area of 0.5 ha. The major

The land owned by the Department of Corrective Services in and

Development Constraints
Study (pages 14 - 15).

Refer to Paramatta Goal Study - Phase one Existing Conditions Master Plan for further detailed description and constraints of the site.

An assessment of costs involved in acquiring this land is appended to this report.

An assessment of costs involved in acquiring this land is appended to this report.

The Health Department has authorized an energy study for the p.l.s., which will be necessary to determine the future of the service. Temperature hot water supply to the p.l.s.

Associated with the land acquisition is the fate of the high purchase of this land.

The area to west of goal contains a range of buildings named the Mernda Periodic Detention Centre, Motor Maintenance Storages and Park (M.D. Compound). Mernda Park also comes under the jurisdiction of the South Cemetary, which is managed by C.R., S.
The expansion of goal facilities beyond the existing west wall accommodation continues to be a significant concern. Overall, functional planning terms and in the provision of goals complex imposes severe constraints on development. Both in the historic district, the significance of the historic district's report advises that all significant structures and services, which preceded the development, should be preserved. As a general guide, the consultant's report advises that all development proposals are formulated. 5.0 and 6.0 (statement of significance and constraints on the heritage value of the goal complex).

P.M.D. to expand and deepen the historic distinctive assessment and to establish the heritage area in terms of historic importance.

In April 1983 Dr. J.S. Kerr was engaged as a consultant by the Parramatta City Council to prepare the Parramatta Goal Study Phase. The existing conditions of Parramatta Goal was reported on in...
The recent redevelopment of Bathurst Gaol has shown that a satisfactory solution can be found to providing secure and humane prison accommodation in a restored 19th century building.

Parramatta presents similar challenges in the need to adapt an important historical and social complex, for continued use and to provide new facilities that harmonise with the existing early buildings.
effect development.

The site located in the Bootshop building is important for the site's operation. It provides a secure centralized control room for the electrical and mechanical systems. The goal generally is supplied through two main feeders located within the walls.

In regard to existing electrical services, the following points are offered:

1. The electrical supply to the site originates on the northern side of the Bootshop building adjacent to the P.L.5. Complex.
2. The Bootshop building is divided into two main sections: the administration building, which controls the northern part of the Bootshop building, and a second main administration building, which controls the southern part. Both buildings are supplied by a main distribution switchboard located in the Bootshop building.
3. The Bootshop building is supplied by a main distribution switchboard located in the Bootshop building.
4. The cost involved in developing the northerm side of the house is $5,000. The cost to re-direct the southern half of the Southern trench, the cost to correct the independent of that lower from the southern half of the Bootshop building, would give a composite sum to tower b, which would appear to be.

The southern side of the site can easily be segregated to:

1. The Bootshop building, which controls the southern side of the Bootshop building.
2. The Bootshop building, which controls the southern side of the Bootshop building.
3. The Bootshop building, which controls the southern side of the Bootshop building.

Security systems monitoring the perimeter have not been installed, but are mounted on the walls and should not
Temperature, hot water, gas and electricity.

The site, the alternative energy sources are high.

An energy study will be required, once the sketch plans

Temporary service will be required.

The laundry will no longer be operable and an alternative

Electrical heating would be cheapest if it is only on a

The auditorium will require a new heating system.

Equipment would later be relocated to the new kitchen.

The kitchen will require a new energy source. This would

New showers will be required in the remaining prison.

During the work commences in the redevelopment the following will

The natural gas supply serves the kitchen.

which provides D.H.W. for the whole 990.

The central domestic hot water supply serves the shower block.

Auditorium - space heating.

Kitchen - cooking equipment.

The steam supply serves the following areas:

H.T., H.M. (generated from H.T., H.M.), a domestic hot water supply (generated from

The present mechanical services comprise a steam supply

Mechanical)
The areas are preliminary and need to be reviewed and refined.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Required</th>
<th>Shared</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Park Visitors</td>
<td>750</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Park Officers</td>
<td>1,400</td>
<td></td>
<td></td>
</tr>
<tr>
<td>CEY</td>
<td>200</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Maintenance</td>
<td>6,000</td>
<td>5,000</td>
<td>11,000</td>
</tr>
<tr>
<td>Visitor Support Unit</td>
<td>8,000</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional Services</td>
<td>50</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>Chapel</td>
<td>35</td>
<td></td>
<td>35</td>
</tr>
<tr>
<td>Auditorium</td>
<td>180</td>
<td>90</td>
<td>270</td>
</tr>
<tr>
<td>Programmes</td>
<td>360</td>
<td>200</td>
<td>560</td>
</tr>
<tr>
<td>Staff Amenities</td>
<td>486</td>
<td>486</td>
<td></td>
</tr>
<tr>
<td>Medical Geriatric</td>
<td>180</td>
<td>180</td>
<td>360</td>
</tr>
<tr>
<td>Indoor Visitors</td>
<td>250</td>
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<td>500</td>
</tr>
<tr>
<td>Industralises</td>
<td>1,245</td>
<td>1,245</td>
<td>2,490</td>
</tr>
<tr>
<td>Segregation</td>
<td>310</td>
<td>310</td>
<td>620</td>
</tr>
<tr>
<td>Cells</td>
<td>50</td>
<td>50</td>
<td>100</td>
</tr>
<tr>
<td>Reception</td>
<td>280</td>
<td>280</td>
<td>560</td>
</tr>
<tr>
<td>Laundry</td>
<td>144</td>
<td>144</td>
<td>288</td>
</tr>
<tr>
<td>Storeroom Building</td>
<td>1,498</td>
<td>1,498</td>
<td>2,996</td>
</tr>
<tr>
<td>Kitchen</td>
<td>238</td>
<td>238</td>
<td>476</td>
</tr>
<tr>
<td>Gate House</td>
<td>180</td>
<td>180</td>
<td>360</td>
</tr>
<tr>
<td>Executive Administration</td>
<td>90</td>
<td>90</td>
<td>180</td>
</tr>
<tr>
<td>Local Administration</td>
<td>92</td>
<td>92</td>
<td>184</td>
</tr>
</tbody>
</table>

The areas are based on two prisons of 150 and 170 persons respectively with some shared facilities.

The areas have been used as a basis for the site development options.

The following schedule of areas was supplied by the Department of Correctional Services and are gross areas including unit circulation.

<table>
<thead>
<tr>
<th>Area Requirements</th>
</tr>
</thead>
</table>
Area Comparisons
A budget cost has been established at $72.2 million.

**Cost**
- Leaves present management problems unresolved.
- Doesn't answer client brief.
- Perpetuates unsatisfactory location for gathouse.

**Disadvantages**
- Department land.
- No expansion beyond walls and no need to acquire health
- Minimal costs.
- Generous open space.

**Advantages**
- Extensive landscaping and paving is proposed.
- Re-routing of visually intrusive services.
- Selective demolition will be proposed together with removal and
  other buildings will be redecorated.
- The kitchen to be upgraded.
- The towers will be upgraded.
- and individual additions.
- Continued use of the existing gathouse in O'Connell Street.
- It involves no expansion beyond the existing walls and the
  This is a single option option.
A budget cost has been estimated of $2.2 million (includes

Cost

- No outdoor visiting.
- New MRI/CT.
- New W abolished.
- Residual recreation, open space.
- Involves expansion of goal beyond existing walls.
- Dependent on acquisition of Health Commission land.

Disadvantages

- Simplicity management.
- Client brief targeted achieved.

Advantages

- Adapted for a new staff amenities block.
- It is proposed that the existing Health Department hall building be moved and the new hall will fit within the newly constructed facilities outside the walls.
- The towers will be rebuilt and new security systems upgraded and a new perimeter area created around the perimeter of the perimeter walls.
- Selective demolition and extensive landscaping is proposed.
- New perimeter wall and other existing walls are proposed.

Health Department land.

This option proposed two independent prisons with new gatehouses...