

F R E M A N T L E P R I S O N
H E R I T A G E P R E C I N C T
T H E C O N V I C T E S T A B L I S H M E N T

M A S T E R P L A N

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Housing and Works
Government of Western Australia

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The Fremantle Prison Heritage Precinct Master Plan was considered by the Cabinet of the Western Australian Government on the 5th of May 2004 at which is resolved to endorse the future use and development strategies and management model recommended in the Fremantle Prison Master Plan except the removal of the accretions (razor wire) and the renaming of the Precinct.



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EXECUTIVE SUMMARY

BACKGROUND

The Master Plan for the Fremantle Prison Heritage Precinct is the initiative of the Minister of Works. It was commissioned in recognition of the critical situation facing the Precinct. The findings of the Master Plan clearly show that the Precinct faces an uncertain future unless it can receive sufficient financial support to deal with the urgent maintenance backlog and to undertake new initiatives which promote sustainability.

It is imperative that the Government act on the findings of the Master Plan, which have been solidly based on community and expert views. It is no longer an option to do nothing, as the lack of investment in the Precinct over the last decade, has led to a critical situation where the building fabric is rapidly deteriorating and the remarkable potential of the Precinct is unrealised.

VALUE

Fremantle Prison Heritage Precinct is a heritage icon with exceptional cultural heritage significance at state, national and international levels. It is the most intact of all Australian convict sites - the most evocative and widespread set of convict transportation sites in the world.

Built in the 1850s, as the heart of the Fremantle Convict Establishment, it was in continuous use as a colonial and then state prison until decommissioned in 1991. Opened to the public as a heritage site in January 1992, its new purpose was formally recognised by the vesting of the site, in the Minister for Works, for the purpose of heritage conservation.

As the custodian of the site, the State Government has accepted significant responsibilities for the maintenance and sustainable development of the site, in particular its responsibilities for the care of the site under the *Heritage of Western Australia Act 1990*. It has also inherited considerable opportunities to promote and demonstrate the value of the Fremantle Prison Heritage Precinct as a heritage icon and as a model for heritage conservation management.

With current visitor numbers at approximately 112,000 per annum, growth at the Precinct continues, despite difficulties in the international and interstate tourism markets for Western Australia and a significant lack of invested capital. The Precinct has an important role to play in the development and expansion of tourism in Western Australia, and a substantial base on which to build.

FIRST STEPS

Initiatives that have the benefits of generating revenue, as well as providing considerable economic and social flow-ons to the remainder of the Precinct's activities, will be important first steps. This Master Plan calls for investment of \$3.327 million in seed capital to enable the early development of:

- the Gatehouse and Entry Complex (Zone A) as an active and vibrant centre for visitors, tourism and cultural heritage services.
- the Forecourt (Zone B) as the primary open space of the Precinct, providing an impressive setting for special events and a unique spatial experience for visitors.



- the Tunnels (Zone J) as the venue for the exciting and marketable underground adventure/heritage tours.

Visitor attraction will provide the basis and driving force of economic sustainability for the Precinct. The Tunnels experience is forecast to generate an operating surplus of \$429,000 per annum. This represents a significant return on the initial investment. By 2010, tours of the Precinct are projected to net an annual surplus of \$905,000 to \$1,625,000. There is also considerable scope to develop the economic potential of special event, conference and exhibition tourism.

The Master Plan has identified the urgent maintenance needs of the Precinct, and developed a prioritised program of works valued at \$2.289 million that will address the backlog of maintenance works. In recognition of this pressing need, the government has set aside \$1.314 million over two years, commencing in 2004/05. The balance of the program needs to be funded to ensure that the significant fabric is saved from further deterioration and that escalating maintenance costs are avoided.

VISION

The Master Plan provides an integrated framework that will realise the potential of the Precinct to:

- be Western Australia's premier heritage precinct and a heritage icon to the people of Western Australia.
- provide a lasting legacy for the people of Australia and greatly enrich the cultural life of the state and nation by conserving and interpreting the most intact convict era site in Australia.
- be one of Western Australia's premier destinations for tourism, cultural and educational activities.
- be a highly sought after location for a variety of uses, enhancing the vitality of the metropolitan and local area.
- be a model for the care and management of exceptionally significant heritage properties in Australia.

Achieving these aims requires the investment of both economic and intellectual capital by the Government, as the custodians of the site. It is envisaged that increased revenue growth through the core business of visitor attraction and other activities will enable the operational sustainability of the Precinct.

PARTNERSHIPS

Government investment in the Fremantle Prison Heritage Precinct, will create an environment for the development of a range of partnerships on a number of levels. Other government agencies which could be involved in these partnership opportunities include:

- Tourism and Small Business
- Community Development
- Education and Training
- Culture and the Arts
- Heritage
- Justice
- Health



At the site level, partnership potentials with government and non government agencies include sponsorship of the tunnel experience by the mining sector, private sector sponsorships for exhibitions, presentations and performances, grants for research initiatives and partnerships in creative production and education.

Locally, opportunities for community and private sector involvement will progress the integration of the Precinct with the local urban framework. The benefits of this are immeasurable and can be demonstrated by the success of the Fremantle Museum and Arts Centre. The recommendations contained within the Master Plan should achieve these outcomes.

Regionally, partnership with the new Maritime Museum and the seven other local museums, should be considered to boost visitor numbers and investment in Fremantle. Investment in the Precinct as a world class tourist facility would clearly be an act of support for the Maritime Museum and for Fremantle as an important cultural heritage tourism destination.

POTENTIAL

The Master Plan, and the process by which it was formulated, has resulted in a considerable opportunity to change current site management and development practices via:

- improved awareness of the significance of the site and the opportunities it presents.
- renaming the Precinct to acknowledge its historical significance as an intact convict-era site.
- promotion of new educational and business ventures.
- identification of short and long-term revenue sources.
- considered cost estimates for the conservation of the building fabric and improvement of infrastructure in a prioritised manner.
- management structures to ensure the site receives the best possible advice and support.
- identification of a clear vision for the future of the site that all parties can work towards.

It is anticipated that, if the recommendations of the Master Plan are adopted and implemented, these changes will consolidate the importance of the Precinct, continue the momentum of interest generated by the Master Plan process, and begin to realise the potential of the remarkable Fremantle Prison Heritage Precinct.

the role of the fremantle prison heritage precinct master plan

The Fremantle Prison Heritage Precinct Master Plan project was initiated by the State Government in recognition of the precinct's status as a cultural heritage icon of state, national and international importance and to guide its future use.

The Master Plan has been prepared to provide an integrated framework that can be used to guide and set realistic priorities for future use and development of the precinct, including conservation, interpretation, commercial enterprise, tourism, landscape and maintenance. The consideration and analysis of key issues and opportunities for the precinct in tandem with an understanding of the physical fabric of the place has informed the strategic vision for the precinct. Guidelines for the achieving the objectives of the Master Plan have been prepared on the basis of clear and consistent zones within the precinct and recommendations for implementation and phasing presented.

The fundamental principles guiding the Master Plan is that Fremantle Prison Heritage Precinct must have a sustainable future, balancing a variety of compatible uses and realising its potential to generate revenue that can contribute to the conservation and development of the site into the future.

vision for the fremantle prison heritage precinct

The vision for the Fremantle Prison Heritage Precinct is to:

- be one of Western Australia's premier heritage precinct and a heritage icon to the people of Western Australia
- provide a lasting legacy for the people of Australia by conserving and interpreting the most intact convict era site in Australia that will greatly enrich the cultural life of the state and nation
- be Western Australia's premier destination for tourism, cultural and educational activities
- be a highly sought after location for a variety of uses, enhancing the vitality of the metropolitan and local area
- be a model for the care and management of exceptionally significant heritage properties in Australia

strategic objectives

The strategic objectives for the Fremantle Prison Heritage Precinct Master Plan are to:

- provide an integrated development framework that will enable a sustainable future for the precinct
- enhance, protect and interpret the cultural heritage significance of the precinct
- continue to be an outstanding example of best practice heritage conservation
- encourage a range of compatible uses that maximise use of the existing buildings and facilities and add to the unique qualities of the precinct
- create a precinct that encourages repeat visitation and provides unique and enjoyable experiences for visitors
- integrate with the surrounding local communities through cultural, physical, social and economic interaction
- encourage opportunities to reinforce the precinct's tourism, cultural and educational focus through creative partnerships with both public and private sectors.

role and function of the fremantle prison heritage precinct

The future role and function of the Fremantle Prison Heritage Precinct will encompass a range of compatible uses which are identified by the Master Plan as:

- tourism
- cultural and heritage services
- education
- retail
- special event venue
- tourist and office accommodation
- creative production.

ZONE A Gatehouse and Entry Complex

- Maintain the Gatehouse and Entry Complex as the primary entry point for visitors to the Precinct. Reinforce the significance of the precinct as the centre of the Imperial Convict Establishment in Western Australia. Establish the zone as an active and vibrant centre for tourism and cultural heritage services by intensifying activity and use.
- create interest through new, appealing and innovative on-site signage and lighting and the provision of high standard visitor facilities
 - house the primary tourist information and ticketing centre in the gatehouse
 - enhance entry courtyard experience by:
 - relocating visitor centre to southern end of complex and removing fabric of little significance (PVD store and wall)
 - removing blumen to courtyard and reinstate earlier surface
 - provide high standard retail and food outlets to either side of gatehouse (No.10 & 12) with access directly from the Terrace.
 - modify the 'prison' vehicle dock in order to restore the view to the central facade of the Main Cell Block
 - remove 'prison' accretions such as barbed wire (record and store)
 - house cultural and heritage services in the complex including administrative offices, curatorial offices, research centre, art gallery and retail outlet for prisoner's art

ZONE B Forecourt of the Main Cell Block

- Retain and conserve as the primary open space of the precinct, providing an impressive setting for the Main Cell Block and unique spatial experience for visitors to the precinct.
- encourage increased public access to the space
 - utilise for special events and as a performance space remove planter beds and provide smooth, flexible surface (combination of grass and paving)
 - provide additional lighting and unobtrusive services
 - remove the red brick toilet block at northern end of forecourt.

ZONE C Main Cell Block

- Conserve, maintain and interpret the Main Cell Block as the prominent landmark feature of the Precinct and as the primary evidence of the convict era. Create a world class interpretive centre revealing the layers of history of the precinct, including its subsequent use as a colonial and state prison.
- provide a sensitive cultural heritage experience within an intact and authentic heritage icon
 - develop a strong, integrated theme reflecting the importance of the convict era and World Heritage values
 - maximise the visitors experience through the introduction of a directed, layered and carefully designed interpretive journey
 - introduce a range of interpretive styles to suit different learning styles, including state of the art media, sound and light technologies
 - maintain an emphasis on the important and unique role of the well-trained tour guides who are able to provide evocative presentations of past events
 - ongoing partnership arrangements with the community, business and government.
 - introducing associated special events, educational, cultural and heritage services into appropriate spaces by utilising spaces such as the:
 - the chapel for weddings and as a performance space
 - the crown theatre to stage plays and films
 - the library space and recreation hall to display of the precinct's artefacts
 - the special handling unit for education/meeting space
 - the basement for exhibitions.

ZONE D Female Division and West Workshops

- Conserve and adapt for use as a centre for creative educational purposes.
- the current use by TAFE as the Fremantle Art and Design Campus is compatible.
 - TAFE should be encouraged to:
 - expand student numbers and extend hours
 - increase integration into the precinct by holding exhibitions and open days with the workshops accessible from the Forecourt and Entry Complex
 - other future uses may include the establishment of a Heritage Skill Centre with training in trades such as traditional masonry and carpentry.

ZONE E New Division

- Conserve and adapt for use as a mixed-use zone.
- the current use of part of the building as a business incubator is compatible
 - increase the economic viability and fully utilise the space by the introduction of additional uses including offices, conference 'break-out' spaces and associated short stay accommodation or the future extension of educational facilities associated with Zone D and/or Zone F
 - viability of new uses may require:
 - the removal of some internal walls to create larger spaces, the provision of new amenities and the provision of a lift
 - the removal of the courtyard shelter and the provision of a new contemporary shade structure to complement the mixed-use facilities
 - a new building in courtyard could provide additional, complementary facilities (subject to archaeological investigation)
 - provision of a new vehicular access off Knutsford Street.

ZONE F Hospital

- Conserve and adapt for community and/or educational use.
- the current use by the Fremantle Children's Literature Centre with accommodation for visiting authors is compatible.
 - other potential uses include:
 - a community based learning centre an adult education centre
 - an specialised interpretive centre providing educational opportunities
 - integration with mixed use activities in Zone E.

ZONE G Perimeter Walls

- Retain and conserve the perimeter walls as the landmark identity of the precinct. Retain the precinct for visitors and the security of the site provided by the walls, while encouraging increased access to the precinct.
- do not allow plantings or construction that will obstruct the external views of the perimeter walls
 - introduce new lighting to illuminate the walls at night
 - introduce new interpretive devices to promote the activities within the precinct
 - utilise existing openings in the perimeter wall to increase access opportunities to specific zones within the precinct.

ZONE R Fairbairn Street Ramp

- Reinforce the Fairbairn Street Ramp as the main pedestrian access to the Precinct and as the historic link to the City of Fremantle.
- reinforce axial quality and visual link along the primary access from Henderson Street to the Gatehouse
 - selectively prune Moreton Bay Fig trees and remove less important trees to improve views to the Gatehouse
 - introduce new signage
 - provide a continuous pedestrian surface
 - do not allow vehicular access to the ramp (except for emergency and maintenance vehicles)
 - liaise with the City of Fremantle for the full reinstatement of the ramp.
 - in the interim reinstates the lower incline and recover the ramp's visual continuity by removal of the car parking bays
 - liaise with the City of Fremantle to create a public square to base of ramp, introduce appropriate directional and interpretive signage and improve the pedestrian crossing to Parry Street.

ZONE S Warders' Cottages

- Conserve the cottages and reinstate the historical and physical link between these cottages and the Precinct.
- utilise these cottages as the link between Fremantle (markets and coffee strip) and the precinct by the use of interpretive signage.
 - when the opportunity arises adapt one of the cottages (preferably No 29) as a 'shopfront' for the precinct and as the link to other elements of the convict establishment in Fremantle.

ZONE T The Terrace

- Maintain The Terrace as the dominant façade of the Precinct. Enhance the visibility and accessibility of the precinct within the urban context. Encourage integration of the precinct with the local and broader community with The Terrace as the primary interface. Conserve and adapt the Terrace buildings for use as tourist accommodation.
- selectively remove or prune trees that restrict view of The Terrace buildings and perimeter wall, while conserving significant trees
 - introduce new lighting to the perimeter walls
 - introduce new signage
 - remove the Shelter and Lavatories
 - redesign car parking to separate vehicular and pedestrian traffic reduce the visual impact of car parking restrict vehicular access and parking at the northern end of The Terrace
 - resurface pedestrian access routes and integrate with the Fairbairn Street ramp.
 - establish the landscape setting for the Aboriginal Commemorative Memorial Project, as recommended by the Fremantle Prison Aboriginal Advisory Committee (1998/99). Engage artists to design and fabricate artworks.
 - reinstate dominance of Knutsford Street Ramp by selectively removing vegetation and enhancing the view to railway station along Queen Street.

ZONE P Development Zone

- Development zone for a new Conference/Exhibition Centre to house contemporary facilities associated with the tourist, cultural, heritage and educational uses of the Precinct.
- be open to the Forecourt and linked to the Gatehouse and Entry Complex
 - incorporate current technology and facilities including offices, visitor amenities (toilet facilities), exhibition spaces (eg. Aboriginal art, Prisoner's art, Migrant history and travelling exhibitions), larger meeting rooms (breakout spaces for conferences) and a roof top venue (with views of Fremantle).
 - be designed in accordance with the requirements of the Strategic Vision for the site.

ZONE N South Knoll

- Retain the terraced form and the strong visual element of the original landmark, which is visible in the rise of the knoll along the south perimeter wall. Encourage visitors to experience these qualities of the South Knoll.
- establish an interpretive landscaped area accessible for visitors of all ages.
 - encourage visitors to experience the view from the South Knoll to Fremantle City and Port.
 - investigate interpretive opportunities for the Southern Reservoir.

ZONE M Development Zone

- Development zone for future contemporary building to house an art gallery/ museum/ exhibition centre and allied commercial activities of world class standard. The opportunity to introduce a new building, of high civic significance and outstanding architectural design, will ensure that future possibilities to expand the vision of the precinct as a premier tourism, cultural and educational destination are not limited.
- Proposals for any new building must demonstrate that it will enhance the viability of the Precinct.
 - Instigate an international design competition to select the design of the new building with strict criteria in accordance with the Strategic Vision for the site.

ZONE H Hampton Road Reserve

- Interpret the Hampton Road reserve and enhance the reserve as the primary vista of the precinct for visitors and others travelling along Hampton Road.
- cut and fill to create a bank and dyke equivalent, close to the Hampton Road footpath, further revealing the limestone perimeter walls
 - interpret archaeological sites of the former cottages
 - introduce interpretive devices, at a scale suitable for both pedestrians and vehicular traffic, to provide an introduction to the precinct for visitors arriving by this route
 - establish visitor car parking in this area, largely obscured from view by the new dyke, with the car park access road in the former buffer zone.

ZONE I East Reservoir and East Terrace

- Conserve the East Terrace by:
- retain the present grassed form
 - interpret the bath house and well.
- Conserve and adapt the East Reservoir by:
- retain the undulating form of rendered brick vaulting to the top of the East Reservoir.
 - adapt for use as a specialised retail space, such as a wine cellar, or specialised performance venue
 - interpret its former use as an element associated with the underground tunnel network.

ZONE J Pumping Station and Tunnels

- Conserve and adapt as a new underground adventure tourism and visitor experience.
- develop the underground tunnel system to provide an exciting and marketable experience
 - utilise the northern end of the East Workshops as a circulation point for visitors to the tunnel experience.
 - interpret the underground water features including the tunnel network, the Pump Station and the associated well in the East Workshop.

ZONE K East Workshops

- Conserve and adapt for use as a centre for arts, crafts and traditional trades.
- interpret the original workshops
 - provide spaces for workshops, retail outlets, venues and exhibitions
 - provide direct access to the workshops via the gate in Fothergill Street
 - redevelopment of the areas of little significance to provide contemporary facilities.

ZONE L Southern End of Main Cell Block

- Adapt for use as a restaurant and/or service facilities for events.
- establish catering facilities
 - establish visitor facilities such as toilets
 - adapt the southern wing and exercise yards to provide a restaurant opening on to the north-facing courtyard.



the convict establishment fremantle wa

The mission for the Fremantle Prison Heritage Precinct (Strategic Plan 1997) is "to conserve, interpret and promote the history, culture and use of the Fremantle Prison Precinct to standards that acknowledge the precinct's exceptional cultural heritage values".

FREMANTLE PRISON HERITAGE PRECINCT MASTER PLAN





1.0 BACKGROUND

1.1 INTRODUCTION

Fremantle Prison Heritage Precinct is a state government asset vested in the Minister for Works and managed and operated by the Western Australian Department of Housing and Works.

Following the decommissioning of Fremantle Prison in November 1991, the Fremantle Prison Heritage Precinct was opened as a heritage site in January 1992. An advisory body, the Fremantle Prison Trust Committee was established at this time to provide advice to the Minister in relation to conservation and interpretation, attracting visitors and compatible uses, promotion of the precinct as an educational resource and integration into Fremantle. A program of conservation and presentation was put in place and sections of the precinct leased to both private sector and government agencies for a variety of uses. Over the last ten years Fremantle Prison has become a recognised tourist destination attracting a wide range of visitors.

Fremantle Prison Heritage Precinct is a heritage icon with an exceptional level of cultural heritage significance at state, national and international levels. It remains the most intact establishment built for the British Imperial Convict system in Australia.

This Master Plan looks to the future and defines the objectives, role and function for the Fremantle Prison Heritage Precinct for the next 10 to 15 years.

1.2 ROLE OF THE FREMANTLE PRISON HERITAGE PRECINCT MASTER PLAN

The Fremantle Prison Heritage Precinct Master Plan project was initiated by the State Government in recognition of the precinct's status as a cultural heritage icon of state, national and international importance and to guide its future use.

The Master Plan has been prepared to provide an integrated framework that can be used to guide and set realistic priorities for future use and development of the precinct, including conservation, interpretation, commercial enterprise, tourism, landscape and maintenance. The consideration and analysis of key issues and opportunities for the precinct in tandem with an understanding of the physical fabric of the place has informed the strategic vision for the precinct. Guidelines for the achieving the objectives of the Master Plan have been prepared on the basis of clear and consistent zones within the precinct and recommendations for implementation and phasing presented.

The fundamental principle guiding the Master Plan is that Fremantle Prison Heritage Precinct must have a sustainable future, balancing a variety of compatible uses and realising its potential to generate revenue that can contribute to the conservation and development of the site into the future.



1.3 PLANNING HISTORY

In 1992, James Semple Kerr was commissioned by the Building Management Authority of Western Australia to prepare *Fremantle Prison – A policy for its conservation*. This document was revised in 1998 and has since formed the basis for conservation planning and use of the precinct. In 2000, Palassis Architects prepared *Fremantle Prison – Zones of significance* for the Department of Contract and Management Services. These documents, which guide the conservation and use of the place, have informed the preparation of this Master Plan.

The conservation planning for the site over the last ten years is recognised Australia wide as best practice.

1.3.1 Completed Studies used as a basis for the preparation of this Master Plan

A wealth of research and documentation dating from the mid 1970s was utilised to inform this Master Plan. The key documents and reports are listed below, while a wider range of literature used in the development of the Master Plan are listed in the Bibliography (Appendix A).

Australian Convict Sites, Nomination by the Government of Australia for Inscription on the World Heritage List (1999)

Fremantle City Centre Urban Design Strategy (1996)

Fremantle Prison Aboriginal Commemorative Memorial Project (1999)

Fremantle Prison: Access Report – Final Report (2000)

Fremantle Prison: Anglican Chapel; Getty Grant Investigation & Report (1996)

Fremantle Prison – A policy for its conservation (2nd Edition 1998)

Fremantle Prison: Conservation and Future Use; Conservation Plan (1990)

Fremantle Prison: Conservation and Future Use; Female Division (1990)

Fremantle Prison: Conservation and Future Use; Hospital (1990)

Fremantle Prison: Conservation and Future Use; Main Cell Block (1990)

Fremantle Prison: Conservation and Future Use; New Division (1990)

Fremantle Prison: Conservation and Future Use; Site: Water, Walls & Yards (1990)

Fremantle Prison: Conservation and Future Use; The Terrace Buildings (1990)

Fremantle Prison: Conservation and Future Use; Urban Integration Strategy (1991)

Fremantle Prison: Conservation and Future Use; Working Paper On Future Uses (1992)

Fremantle Prison: Conservation and Future Use; Workshops (1990)

Fremantle Prison: Draft Conservation and Management Plan (1998)

Fremantle Prison Interpretation Policy (2001)

Fremantle Prison: Landscape Conservation Policy & Development Guidelines (1996)

Fremantle Prison 'Living Museum Project': Preliminary Report on Options for the Development of Fremantle Prison (1999)

Fremantle Prison: Master Plan Study; The Terrace (1997)



- Fremantle Prison Nomenclature* (2000)
- Fremantle Prison Notes of a visit of 22-25 May 1989* (1989)
- Fremantle Prison: Strategic Maintenance Plan 2001/02 – 2006/07, Funding Requirements & Implications* (2000)
- Fremantle Prison: Zones of Significance, A Revised Assessment of Levels of Cultural Heritage Significance* (2000)
- Interpretation and Development Options for Fremantle Prison* (1999)
- Limestone Conservation Study* (1993)
- No. 8 The Terrace, Fremantle Prison: Conservation and Future Use; Report On Egress* (1997)
- Report on Historical Archaeological Investigations: Terrace House and Gardens Project, Fremantle Prison* (1998)
- Report on the Effectiveness of the 1997 Render Investigation and Façade Reconstruction at the Gatehouse, Fremantle Prison* (1999)
- The Fremantle Prison: A Report on its Past, Present & Future* (1975)
- The Stable At The Terrace: Fremantle Prison Conservation Plan* (1999)
- 4 Division Mural, Fremantle Prison: Conservation and Future Use; Proposal For Protective Canopy* (1997)
- 5 Year Strategic Plan* (1997)



Figure 1.1 View of The Terrace, 1921
(Courtesy Battye Library)



1.4 PLANNING FRAMEWORK

1.4.1 Urban Context

Fremantle Prison Heritage Precinct is located approximately 16km south-west of the Perth CBD. It is situated within the City of Fremantle, the port city of Perth and one of Perth's major regional centres. The site is in close proximity to a number of Fremantle's landmark buildings/facilities including:

- Fremantle Oval, Fremantle Markets and Fremantle Town Centre to the west
- Fremantle Hospital to the south
- Fremantle Arts Centre (the former Lunatic Asylum) to the north
- Monument Hill to the north-east.



Figure 1.2 Fremantle Prison Heritage Precinct in its urban context



1.4.2 Metropolitan Planning Framework

While Fremantle Prison Heritage Precinct sits within the City of Fremantle (the City) local government area, and must therefore be considered within the context of the City's Planning Scheme and Policies, it is also reserved under the Metropolitan Region Scheme.

In accordance with City's Town Planning Scheme No.3, the Fremantle Prison Heritage Precinct is classified as 'Civic and Cultural' under the Metropolitan Region Scheme. Under the City's draft plan for the future (Fremantle in the year 2000) the desirable uses within the prison complex are: "City – within – a city" – buildings retained and used for accommodation, production, retailing and entertainment.

1.4.3 Cultural Heritage Significance

The exceptional cultural heritage significance of the Fremantle Prison Heritage Precinct has been well recognised by its inclusion in several heritage registers. These include the following registers:

- Register of the National Estate – Australian Heritage Commission (23/03/1978)
- State Register of Heritage Places – Heritage Council of Western Australia (10/01/1992)
- Classified List – The National Trust (WA) (03/10/1960)
- Municipal Inventory of Heritage Places– City of Fremantle (22/2/00).

The owners of places on the State register are required to observe the requirements of the *Heritage of Western Australia Act, 1990* (and subsequent amendments), into which the Register is incorporated. Any proposals concerning the precinct must be referred to the Heritage Council of Western Australia.



Figure 1.3 The Convict Establishment Fremantle WA (Courtesy Mitchell Library)



Statement of Significance

The following statement of significance has been provided by the Heritage Council of Western Australia from the State Register of Heritage Places (No. 1014). It is consistent with J.S. Kerr's Statement of Significance contained in *Fremantle Prison – A policy for its conservation* (1998). Fremantle Prison has exceptional cultural heritage significance for the following reasons:

it contains major evidence of the physical apparatus of an imperial convict public works establishment and of its adaptation for subsequent colonial use;

the establishment is the most intact such complex in Australia;

the prison is the outstanding symbol of the period in which Western Australia was developed using convict labour;

it is a memorial to the design and supervision of the royal engineers including Jebb (surveyor general of [English] prisons), Henderson (comptroller general of convicts), Wray (acting comptroller general), Manning (clerk of works in the royal engineer office) and to the work of the sappers and miners, artisan pensioners and, not least, the prisoners;

the association of the persons who left their mark in its fabric or made an impact on its discipline and reputation; in particular the governors, Fitzgerald and Hampton; and, superintendents Lefroy, Stone, George and Hann; as well as the prisoners;

the prison in its present form also demonstrates with some precision the facilities, conditions and attitudes prevailing in a major Western Australia prison - an experience rarely available to the public and made more immediate by the retention of graffiti, murals, signs, notices and recent evidence of use; and,

the austere and monumental quality of the longest and tallest cell range in Australia set in a precinct characterised by a homogeneity of form, materials, texture and colour make it a landmark feature of Fremantle.

J.S. Kerr (*Fremantle Prison – A policy for its conservation*, 1998) also states that the significance of the prison is reinforced by the survival of associated elements outside the walls which helps to complete a physical understanding of the early convict establishment.

1.5 AREA COVERED BY THE MASTER PLAN

The area covered by the Master Plan is shown in Figure 1.4. The site is bounded by Hampton Road to the east, Fothergill Street in the south, The Terrace to the west and Knutsford Street to the north.

It should be noted that the Fairbairn Street Ramp does not fall within the precinct boundary. However, in view of its physical and historical link to the precinct, its future use and development has been considered as part of this Master Plan.

Other elements of the convict establishment in close proximity include the former Warders Cottages in Henderson Street and The Knowle, situated in the Fremantle Hospital site. Consideration has also been given to these elements.

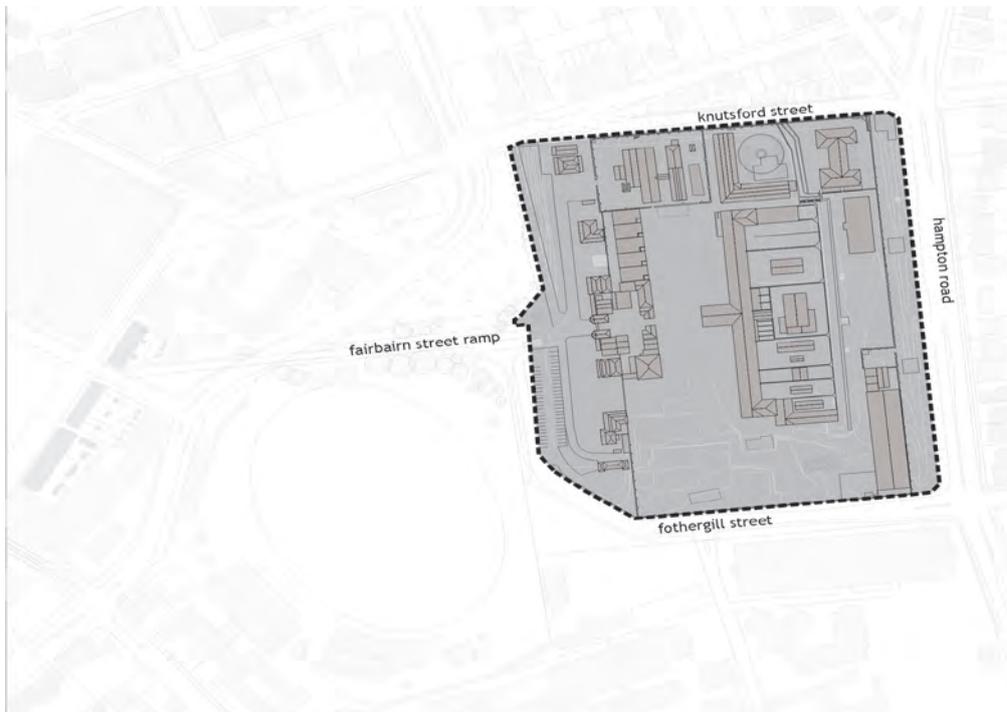


Figure 1.4 Area covered by Master Plan

1.6 METHODOLOGY

The Master Plan has been prepared according to the study brief prepared by the Department of Housing and Works and the Fremantle Prison Trust. Committee. A project steering committee was established to guide the project. The committee comprised people with specific expertise in a range of professional disciplines and business, as well as representatives from the Department of Housing and Works, the Prison Trust, the City of Fremantle and members of the local community.

While there is no established formal framework for preparation of Master Plans for heritage sites in Australia, the conservation philosophy of the *Australian ICOMOS Charter for the Conservation Of Places of Cultural Significance* (the 'Burra Charter') as revised in 1999 has been utilised as the basis for preparation of the Master Plan. The Australian Heritage Commission was consulted during the preparation process and advised that the multi-disciplinary approach of the project team, in the preparation of an integrated framework for the site, is a valuable contribution to conservation planning for large heritage sites.

The project team's master planning process was developed to include consultation with a wide range of experts, stakeholders and the community from the time of the commencement of the project in May 2002, until the finalisation of the project in 2003. This approach has resulted in the Master Plan being solidly based on expert as well as community views.



1.6.1 Consultation and Communication

An extensive consultation process was undertaken in conjunction with a communication strategy. This consultation and communication approach comprised two stages:

- To engage the community at the start of the project and seek their views on the future of the prison site – these were *initial consultations* which informed the later project development. A draft Master Plan was developed from these wide-ranging consultations and from the expert advice and findings from the literature referred to above.
- A second consultation process - draft Master Plan consultations - was utilised to seek feedback on the draft Master Plan - the content of this feedback informed the development of this draft final Master Plan.

The following sections describe in more detail the communication strategy and the two consultation stages.

Communication

An initial mailing list of over 160 people (which later expanded to almost 400 people) was developed for use in providing information about the project and inviting participation, while over 13,500 people in the Fremantle region were contacted directly via a specially developed postcard (delivered with the local community newspaper) which provided space for informal comments about the prison's future.

A larger number of people across the State were alerted to the project through advertisements placed in Fremantle community newspapers, the *West Australian* and the *Sunday Times*. These advertisements were complemented by print and radio media feature articles highlighting the consultations and opportunities to participate in focus groups held at the Prison. Comment was invited through phone, fax, internet and website access throughout the project.

Media channels

The Fremantle Prison website was used throughout the project to provide up to date information on the project, and included notes from each of the workshops held throughout the project. The Western Australian government's website on community consultation also had a link to the prison website.

The local and state print media were well briefed throughout the project and published articles on the project's progress, and the project was also reported in the print media at national level.

Television and radio reports and interviews were provided at key times such as the launch of the draft Master Plan, as well as supporting general awareness-raising.



Participants in the consultation workshops discussing the draft Master Plan



Libraries

At the draft Master Plan stage, libraries across the State were invited to showcase the project through a poster, postcards for informal comment to the project team, and in the case of the City of Fremantle, a large scale map of the proposed Master Plan and copies of the supporting documentation.

A reading room was provided on site, in the Gatehouse and Entry Complex with a similar display for interested visitors and community members to peruse the draft Master Plan and to provide feedback.

Initial consultations

Nine focus groups were held with staff, tenants, community members, experts from a range of disciplines, steering committee and Prison Trust members and ethnic community members.

Individual meetings were held with a wide number of interested people and organisations. Informal opportunities to seek information and contribute views via the project postcards were provided by the Fremantle Prison and the City of Fremantle Library and their respective staff.

Overall, a wide range of people participated by contributing their views and included:

- Community members, particularly local Fremantle residents
- Local government representatives and staff
- Experts in a wide range of professional disciplines
- Academics from wide range of disciplines
- Ex-prisoners
- Ex-staff
- Business people
- Government officers
- Members of Parliament (or their representatives)
- Ethnic community members
- Aboriginal community members
- People representing the interests of a wide number of community and professional organisations.



Discussion of issues raised by workshop participants



In total, there were over 190 instances of active participation in this initial consultation stage, and the resulting views collectively informed the development of the draft Master Plan. Offers of potential partnerships with the Prison were made from art- and culture-oriented individuals and organisations as well as from ethnic organisations. The wide range of opportunities to comment, including at an informal level, resulted in people being able to provide the project team with their concerns, which included suggestions of demolishing the site. These suggestions were in the minority, while the majority of suggestions confirmed the enthusiasm for a brighter future evident throughout the consultations.

Members of the community or organisations who contributed by providing written submissions or attending workshops were thanked in writing.

Aboriginal People

Extensive liaison work has been undertaken with members of the Fremantle and Nyoongah community, including the Metropolitan Circle of Elders. It was found that there is general resistance to participating in the project by Aboriginal groups. The feedback which was received from Aboriginal people and also from the Aboriginal and Torres Strait Islander Commission (ATSIC), referred to by Hon. Tom Stephens, is that this reluctance reflects the sad history of the Aboriginal people in the Prison.

The project team considered the consultations undertaken in the last five years in relation to an Aboriginal memorial on the Prison site, and the plans for a memorial (which resulted from these consultations) have been included in the Master Plan.

Individual people of Aboriginal background have provided their thoughts to the project. It is generally agreed that a longer time frame would be required to encourage greater participation from Aboriginal people across WA.

Copies of the draft Master Plan were provided to the City of Fremantle reconciliation committee to assist that group in developing feedback to the project team.

Note – the spelling of the Nyoongah name has been recorded as that preferred by individual Aboriginal people - as a result there are several spellings of this name in this document.

Draft Master Plan

The draft Master Plan was released on 22 September 2002, with extensive media coverage and through a communication strategy similar to that for the initial consultations, almost 400 stakeholders were contacted via email and mail.

Comments and views regarding the draft Master Plan were sought over an eight week consultation period to 17 November:

- The entire plan was available at a reading room at Fremantle Prison, at City of Fremantle Library or on the Prison's website
- Snapshot comments could be made via postcards available at local libraries throughout the State as well as at the Prison
- Advertisements seeking input were placed in Fremantle community newspapers, the *Saturday West Australian* and the *Sunday Times*
- Email, phone or written submissions were sought
- Workshops were held on 17 October
- Briefings were provided to local and professional groups with a keen interest in the project.

In total, over 130 people provided thoughts on the draft Master Plan.



Expert input

The expert focus group held in the early stages of the project involved the Steering Committee, the Fremantle Prison Trust Committee, expert colleagues, and members of the project team. This workshop, held over two days, provided a forum for in-depth discussion of issues and opportunities associated with the precinct. The invited expert colleagues contributed to the discussions, which included comparisons with national and international sites of exceptional heritage significance, as well as their insights into future possibilities for the precinct. The outcome of the workshop was an identification of the site's core essence and an appreciation of the opportunities it presented. The workshop contributed to setting the scene for future options to be explored by the project team in the preparation of the draft Master Plan.

Following feedback received during the process, a search conference was held during the draft Master Plan stage to enable further contribution by people with particular expertise in conservation and heritage. Representatives of the Heritage Council of Western Australia, The National Trust, the City of Fremantle, the Fremantle Society, the Fremantle History Society, Fremantle Community Precincts, the Fremantle Inner City Residents Association, the Department of Housing and Works: Heritage and Precinct Management, as well as individuals were invited to attend. Ten people attended the search conference and contributed in detail to the discussions on the principles of conservation and heritage in relation to the Master Plan.

Integrated analysis

The comments and ideas from all consultation sources were analysed utilising both structured and unstructured processes to identify the broad themes which were recurring throughout the consultations. These were highlighted in the draft and form the basis of this Master Plan.

The following feedback was received:

- Postcards included comments about the current site and specific ideas for future uses.
- Focus groups identified issues that should be taken into account in developing the Master Plan, as well as some future use ideas.
- Submissions reflected individual ideas on the current site, specific ideas for the future, as well as issues to be taken into account.

Written submissions, from both government and non-government organisations, in regards to the draft Master Plan provided a high level of detailed comment.



Figure 1.5 Ideas for the Precinct site from the Children's workshop



Development of draft and final Master Plan documents

The project team took on board the consultation themes; considered local and State planning frameworks; analysed a wide range of issues from conservation, heritage, tourism, economic, social, environmental perspectives; considered past reports; and added a further creative layer to identify the options for the site contained in the draft and final Master Plan.

The Master Plan has been developed from an integrated range of source information – the community, professional and business expertise, statutory frameworks, a wealth of reports, as well as an overall creative setting provided by the project team.

School of Life

I am in a school of life and skill,
Post graduate anthropology,
They put me there against my will,
There will be no apology.

Prison is a great big phoney,
The theory for it pure baloney,
Like the commercials in TV
Amazing human immaturity.

Misfits

Mist and a moth upon my wall,
Perfect camouflage for spotty wood,
Against pale green no good at all,
You are the second misfit in my cell.

The colours to protect you show up,
My superhuman efforts were also out of place,
At least you look quite pretty.
But egg is on my face.

Next morning:
The moth has gone and I'm still here,
It's error has now disappeared.
Errors that placed me in this cage,
Are still the subject of some rage.

Reproduced with the kind permission of the author Paul Ritter, a former inmate of Fremantle Prison, from *Soul & Sex Imprisoned: Illustrated Stories, Ballads, Verses & Proposals*, Planned Environment and Educreation Research Institute Press, 1980



4.0 ZONE GUIDING PRINCIPLES

Development and future use of the Fremantle Prison Heritage Precinct should capitalise on the site's unique attributes and reinforce its role as a heritage icon, a tourism destination and its potential as a centre for excellence in cultural heritage as well as a diverse range of associated uses.

4.1 DEFINITION OF ZONES

The following zones have been identified within the Fremantle Prison Heritage Precinct:

- A Gatehouse and Entry Complex
- B Main Cell Block Forecourt
- C Main Cell Block
- D Female Division and West Workshops
- E New Division
- F Hospital
- G Perimeter Walls
- H Hampton Road Reserve
- I East Reservoir & East Terrace
- J Pumping Station and Tunnels
- K East Workshops
- L Southern End of Main Cell Block
- M Development Zone
- N South Knoll
- P Development Zone
- Q The Terrace

The following areas are outside the precinct boundary, but have been considered due to their physical and historical links to the Precinct. Achieving the objectives for these areas will assist in achieving the Strategic Vision for the Precinct.

- R Fairbairn Street Ramp
- S Warders' Cottages
- O Other Areas
 - The Knowle
 - Fremantle Oval
 - Fothergill Street
 - Parry Street Car Park

The zones are identified in Figure 4.1

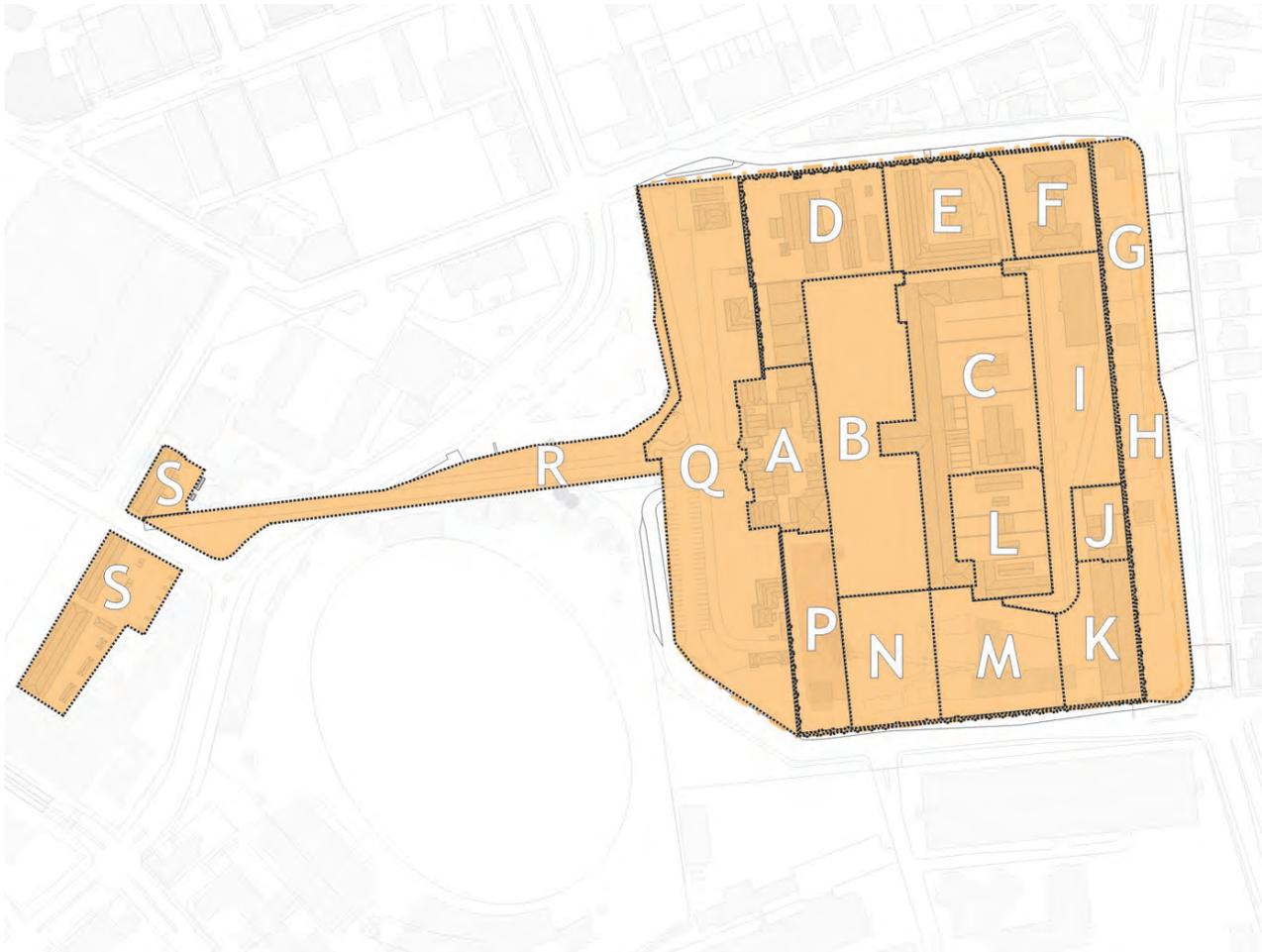


Figure 4.1 Precinct Plan showing the Zones

LEGEND

- A Gatehouse and Entry Complex
- B Main Cell Block Forecourt
- C Main Cell Block
- D Female Division and West Workshops
- E New Division
- F Hospital
- G Perimeter Walls
- H Hampton Road Reserve
- I East Reservoir and East Terrace
- J Pumping Station and Tunnels
- K East Workshops
- L Southern End of Main Cell Block
- M Development Zone
- N South Knoll
- P Development Zone
- Q The Terrace
- R Fairbairn Street Ramp
- S Warders' Cottages



4.2 PURPOSE OF ZONE GUIDELINES

This section provides specific objectives for each of the zones. The objectives outline the future use and development potential for each zone.

The location, built form, capacity and current use of each of the zones is described, along with the historical context and the level of heritage significance of elements within the zone. The relevant conservation policies contained in James Semple Kerr's *Fremantle Prison – A policy for its conservation* (BMA, Rev 1998) are outlined for reference purposes for each of the zones.

Recommendations actions are outlined for each of the zones to assist in achieving the objectives.

Future development proposals for the Fremantle Prison Heritage Precinct will be assessed on the basis of consistency with both the guidelines outlined in this Master Plan and the more specific guidelines in the form of conservation plans and reports prepared for the site.

Compatible uses have been outlined for each zone. The feasibility of these uses will need to be assessed on a case by case basis by accepted process such as business plans and expressions of interest.



ZONE A



4.3 ZONE A

Gatehouse and Entry Complex



4.3.1 Objective

Maintain the Gatehouse and Entry Complex as the primary entry point for visitors to the Precinct. Reinforce the significance of the precinct as the centre of the Imperial Convict Establishment in Western Australia. Establish the zone as an active and vibrant centre for tourism and cultural heritage services by intensifying activity and use.

4.3.2 Location

This zone forms the entry to the Precinct and is located in the centre of the westernmost perimeter of the site, overlooking The Terrace, to the west, and the Main Cell Block Forecourt, to the east.

4.3.3 Built Form

The two-storey limestone Gatehouse, crowned with a central clock, visible from both the east and west, presents an imposing entry to the Precinct. The Entry Complex comprises the single storey limestone former quarters (No. 12 & 14 The Terrace) and guard-houses, which flank the Gatehouse and the inner gates, and surround the central open courtyard. No. 10 The Terrace (also known as the Superintendent's House) is connected to the gatehouse with limestone walled buildings. The house is two storey with rendered limestone walls and a corrugated iron roof behind parapet walls. A two storey verandah extends along the west front. The plan is roughly square and there is a door from the house into the prison from the northeast room of the ground floor. No. 16 the Terrace is a two storey building, roughly square in plan, with painted limestone walls. Its roof is corrugated sheet-metal contained behind a parapet, while a two storey timber verandah has been built on the west side.

4.3.4 Capacity and Configuration of Spaces

The Gatehouse and Entry Complex buildings have an overall floor area capacity of 2137sqm. The majority of spaces within this zone are 10-50sqm. No. 10 The Terrace has a floor area capacity of 276sqm. No. 16 The Terrace has a floor area capacity of 276sqm.

4.3.5 Current Use

The Gatehouse and Entry Complex are currently used as the primary Visitor Centre accommodating both tourist and retail space. These spaces include the Interpretive Centre, Gatehouse Gift-Shop and Convict Café. No.'s 10 & 12 The Terrace are currently leased to Greening WA, while No. 16 The Terrace is leased to by the University of Western Australia.



4.3.6 Historical Context

In 1854-55 convict labourers quarried limestone from the site to build the combined gatehouse and quarters (No. 12 & 14 The Terrace), entry court, and military and civil guardhouses with embrasures flanking an inner gate (designed by Royal Engineers Wray and Manning). The complex was designed by Royal Engineer, Comptroller Edmund Henderson although it bears evidence of 135 years of additions and alterations, mostly with little reference to the character of the early work. Despite the complexity of this fabric, the original function of the Gatehouse as the access control for the site has been retained.

No.'s 10 & 16 The Terrace were built during the 1850's campaigns for officer's associated with the depot. No. 10 was built in 1853 for the Chaplain and was appropriated by the Superintendent in 1878, and later by the prison bureaucracy for administration purposes. No. 16 was renovated in 1979 for use as a museum.

4.3.7 Level of heritage significance

Gatehouse – Exceptional Significance

Entry Complex – Exceptional Significance

No. 12 & 14 The Terrace – Exceptional Significance

No. 10 The Terrace – Exceptional Significance

No. 16 The Terrace – Exceptional Significance

Entry Court – Some Significance

PWD Store (Interpretive Centre) – Little Significance

Toilet Block – Little Significance

4.3.8 Conservation policy references

Policy 34.1 – Policy 34.3

Policy 27.1 – Policy 27.3

4.3.9 Recommendations

To create a defined 'welcome' to visitors that will announce the site as a vibrant and interesting 'must-see' attraction:

- create interest through new, appealing and innovative on-site signage and lighting and the provision of high standard visitor facilities
- house the primary tourist information and ticketing centre in the gatehouse
- enhance entry courtyard experience by –
 - relocating visitor centre to southern end of complex and removing fabric of little significance (PWD store and wall)
 - removing bitumen to courtyard and reinstate earlier surface
- provide high standard retail and food outlets to either side of gatehouse (No.10 &12) with access directly from the Terrace.

To emphasise the significance of the convict era:

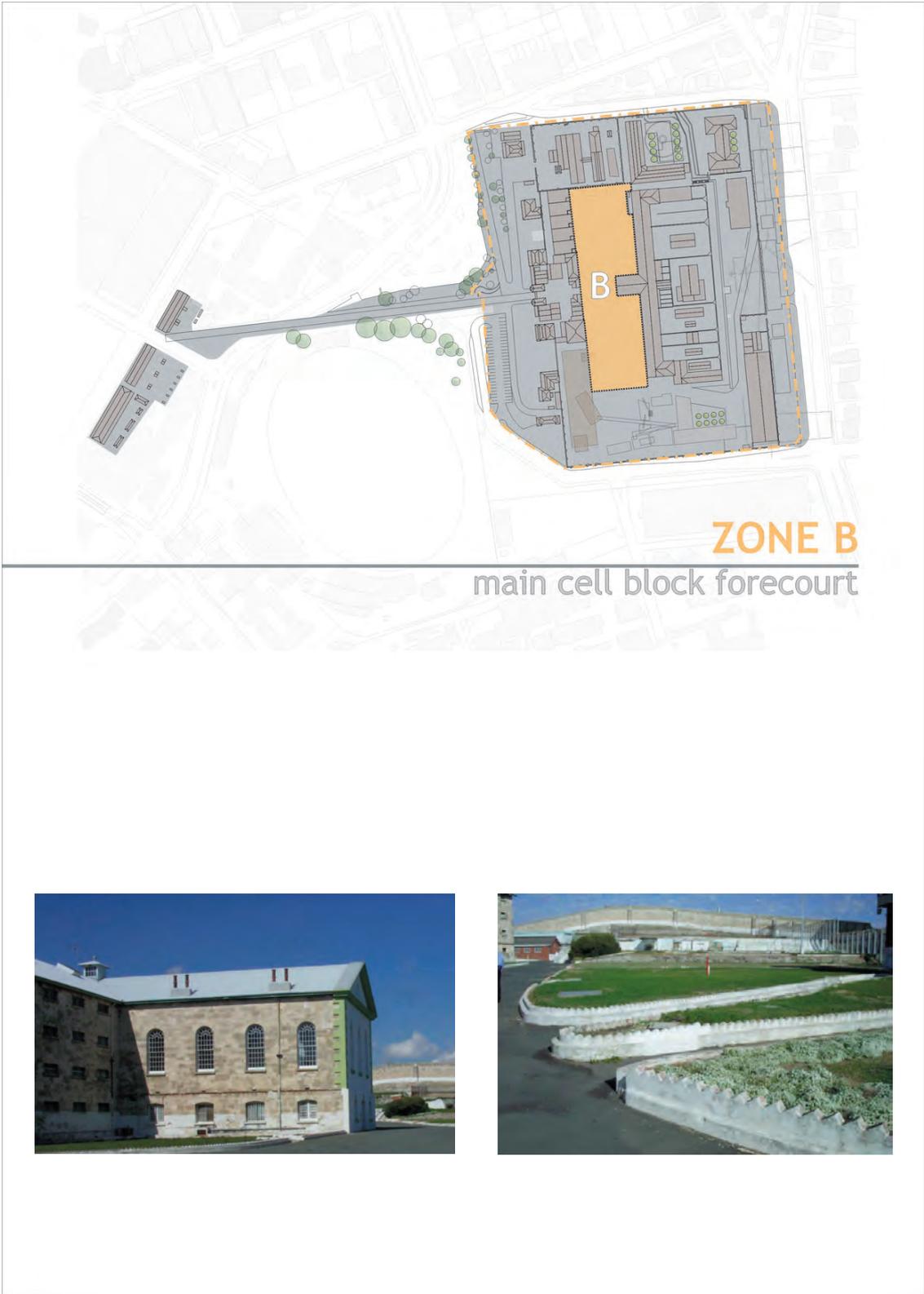
- modify the 'prison' vehicle dock in order to restore the view to the central facade of the Main Cell Block
- remove 'prison' accretions such as barbed wire (record and store)



To create a centre for cultural heritage services:

- house cultural and heritage services in the complex including -
 - administrative offices
 - curatorial offices
 - research centre
 - art gallery and retail outlet for prisoner's art





ZONE B



4.4 ZONE B

Forecourt of the Main Cell Block

4.4.1 Objective

Retain and conserve as the primary open space of the precinct, providing an impressive setting for the Main Cell Block and unique spatial experience for visitors to the precinct.

4.4.2 Location

This zone is located on the western side of the Main Cell Block and is bounded by a limestone wall to the north, the West Workshops, Gatehouse and Entry Complex to the west and the South Knoll to the south.

4.4.3 Built Form

The Forecourt reveals the imposing scale of the Main Cell Block building and is characterised by austere, hard surfaces and low scale vegetation. The Forecourt comprises bitumen paths and grassed garden beds delineated by raised brick edging. A single storey red brick building, the Old Canteen (toilets), is located at the northern end of the zone.

4.4.4 Capacity and Configuration of Spaces

The Forecourt space is long (on the north-south axis) and narrow and is approximately 7105sqm.

4.4.5 Current Use

The Forecourt of the Main Cell Block is currently used for pedestrian access between the Gatehouse and Entry Complex and the Main Cell Block.

4.4.6 Historical Context

The open Forecourt of the Main Cell Block has survived relatively intact since the 1850's where it formed the dramatic terrace upon which the Main Cell Block was built. Typically it was characterised by austere, hard surfaces of crushed limestone or bitumen and low scale vegetation.

4.4.7 Level of heritage significance

Main Cell Block Forecourt – Exceptional Significance

Old Canteen (toilets)– Some Significance

4.4.8 Conservation policy references

Policy 36.1

Policy 36.2

Policy 36.3

4.4.9 Recommendations

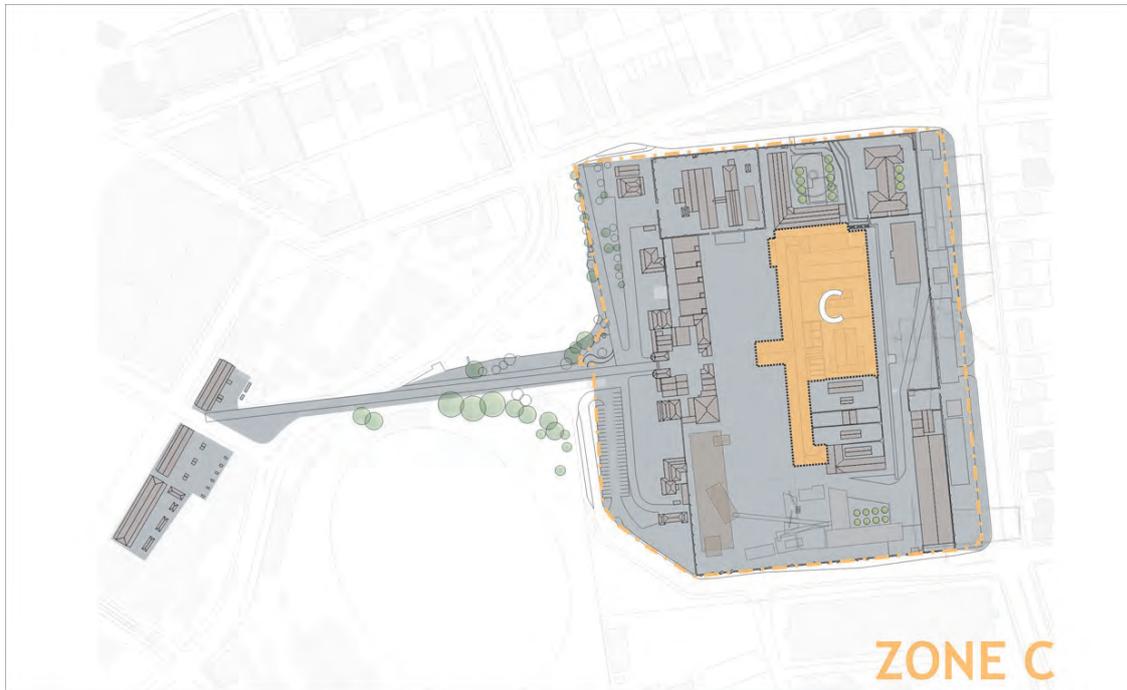
To enable visitors to experience the unique and impressive forecourt and to emphasise this important space:

- encourage increased public access to the space
- utilise for special events and as a performance space -
remove planter beds and provide smooth, flexible surface (combination of grass and paving)

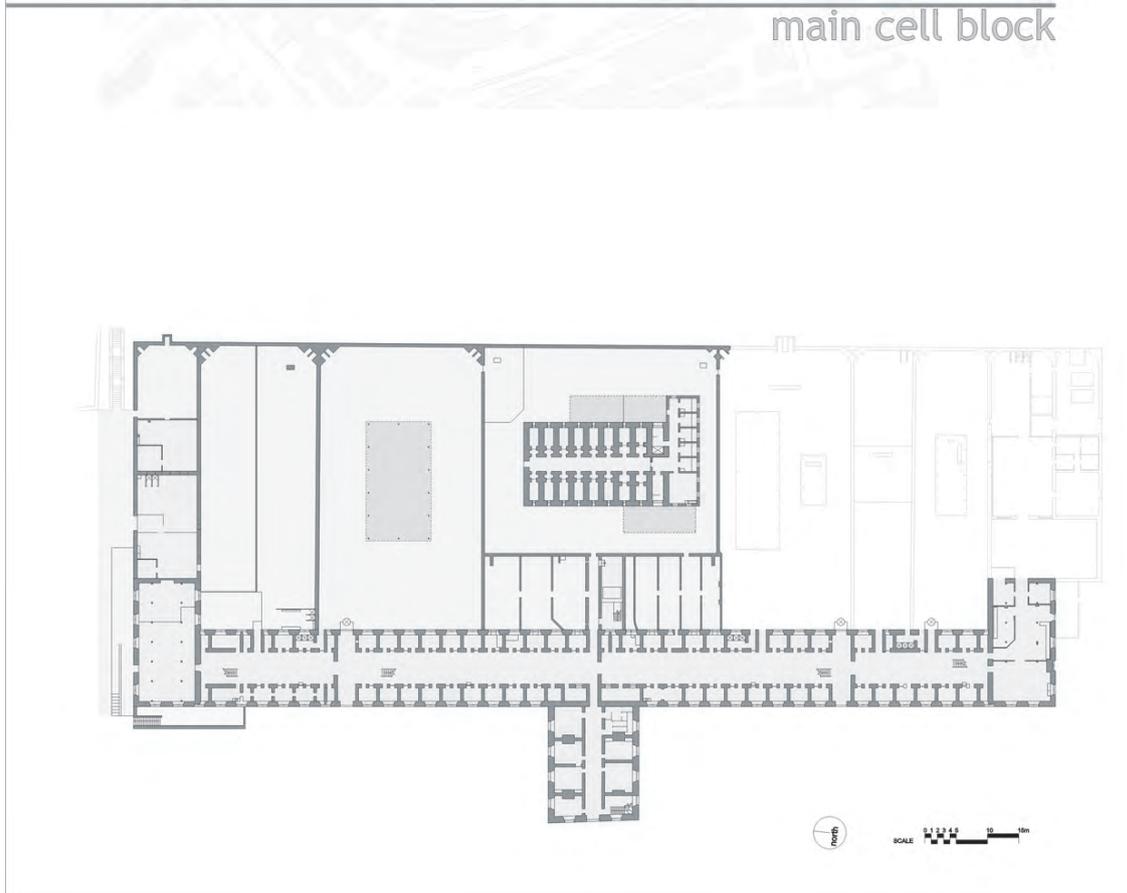


- provide additional lighting and unobtrusive services
- remove the red brick toilet block at northern end of forecourt.





ZONE C
main cell block



ZONE C



4.5 Zone C

Main Cell Block



4.5.1 Objective

Conserve, maintain and interpret the Main Cell Block as the prominent landmark feature of the Precinct and as the primary evidence of the convict era. Create a world class interpretive centre revealing the layers of history of the precinct, including its subsequent use as a colonial and state prison.

4.5.2 Location

The Main Cell Block is the largest single building in the Precinct and is located in the centre of the site, directly east of the Gatehouse and Entry Complex, across the Forecourt.

4.5.3 Built Form

The Main Cell Block is the focal and dominating feature of the Precinct and it has come to symbolise the imperial convict era in Western Australia. This impressive limestone building is four-storeys high and approximately 150m long on the north-south axis. On the western side, the chapel projects west from the centre of the building and creates an imposing central elevation. On the eastern side are limestone walled exercise yards and an enclosed separate Refractory building.

4.5.4 Capacity and Configuration of Spaces

The combined floor area capacity of the Main Cell Block is 8741sqm. On each floor the majority of rooms are less than 10sqm (former cells). The north and south wings comprise large spaces of 100-200+sqm. The Division Yards and Refractory Cell Block occupy approximately 3848sqm.

4.5.5 Current Use

The Main Cell Block is primarily used as a venue for functions and tours.

4.5.6 Historical Context

The Main Cell Block was constructed from limestone quarried on the site when building commenced in 1853. Designed by Henderson, the plan was based on Joshua Jebb's prison designs at Pentonville Prison (London) and Portland Prison (Dorset). Henderson adapted elements of these designs freely and in terms of a combination of cell size, materials and range form, there is nothing quite like Fremantle in England and Australia (J.S. Kerr, 1998). More than any other building, Main Cell Block illustrates the functioning of the depot and subsequent prison – the processes of confinement, surveillance and separation.



4.5.7 Level of heritage significance

- 1 Division – Exceptional Significance
- 2 Division – Exceptional Significance
- 3 Division and Yard – Exceptional Significance
- 4 Division and Yard – Exceptional Significance
- Single Yards – Exceptional Significance
- Gallows – Exceptional Significance
- Protestant Chapel – Exceptional Significance
- Refractory Cell Block – Exceptional Significance
- Recreation Hall – Exceptional Significance
- Staffroom/Kitchen – Exceptional Significance
- Special Handling Unit – Some Significance
- 3 Division Yard Shelter – Some Significance
- 2 Division Yard Shelter – Some Significance
- 1 Division Yard Shelter – Some Significance
- Boiler House and Kitchen Services – Some Significance
- 1989 Yard Shelter – Little Significance
- Enclosed Yard – Little Significance
- 1960 5 Cell Addition – Intrusive

4.5.8 Conservation policy references

- Policy 38.1 – Policy 38.3
- Policy 38.4 – Policy 38.6 (1992)
- Policy 38.7 – Policy 38.29

4.5.9 Recommendations

Create a world class interpretive centre utilising the full range of the internal spaces and the rear northern yards (3 & 4 division) for paid tours and for the interpretation of the multi-layers of the history of the place by:

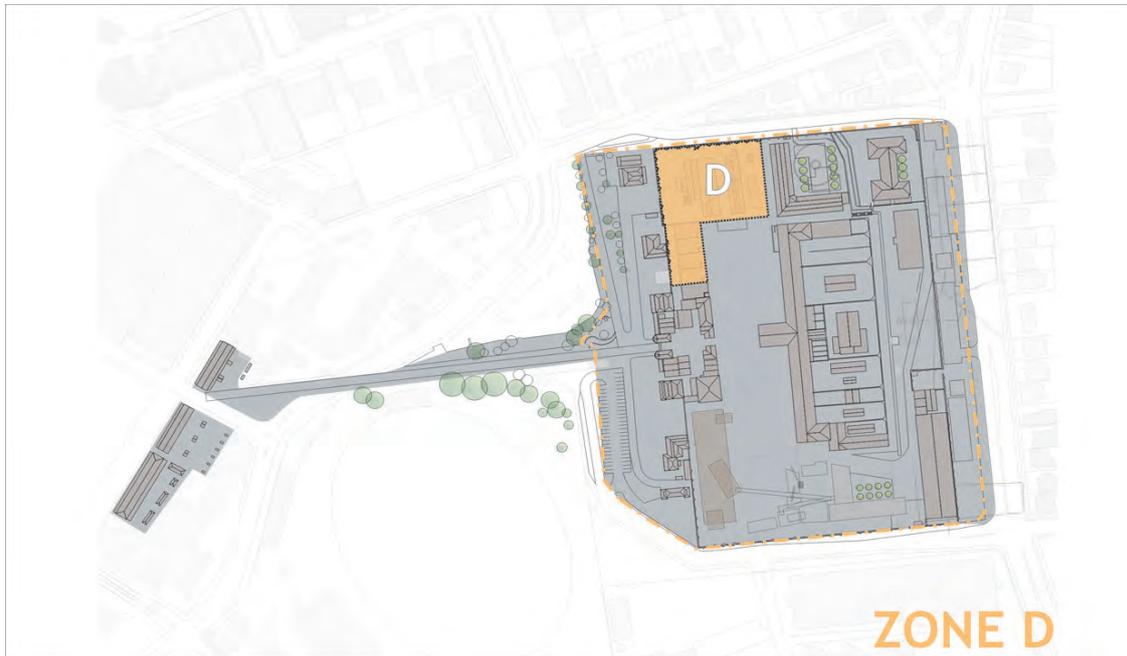
- the provision of a sensitive cultural heritage experience within an intact and authentic heritage icon
- developing a strong, integrated theme reflecting the importance of the convict era and World Heritage values
- maximising the visitors experience through the introduction of a directed, layered and carefully designed interpretive journey
- introducing a range of interpretive styles to suit different learning styles, including state of the art media, sound and light technologies
- maintaining an emphasis on the important and unique role of the well-trained tour guides who are able to provide evocative presentations of past events
- by ongoing partnership arrangements with the community, business and government.



Enhance the interpretive centre by introducing associated special events, educational, cultural and heritage services into appropriate spaces by utilising spaces such as the:

- the chapel for weddings and as a performance space
- the crown theatre to stage plays and films
- the library space and recreation hall to display of the precinct's artefacts
- the special handling unit for education/meeting space
- the basement for exhibitions.





ZONE D

female division + west workshops



SCALE 0 1 2 3 4 5 10 15m

ZONE D



4.6 Zone D

Female Division and West Workshops



1.1.1 Objective

Conserve and adapt as a centre for creative educational purposes.

4.6.2 Location

The Female Division is a physically distinct group of buildings located to the north-west of the Main Cell Block, hidden from view by enclosing walls. The West Workshops are a series of work spaces between the Female Division and the Entry Complex.

4.6.3 Built Form

Female Division is a single storey limestone building with a red brick upper storey addition and distinctive monitor roof. The West Workshops are a single storey limestone building with a squared limestone rubble parapet wall on the east concealing the saw tooth roof structure.

4.6.4 Capacity and Configuration of Spaces

The floor area capacity of the Female Division is 1593sqm. The majority of rooms in the Female Division are 10sqm or less (former cells) with some larger activity areas (50 – 100sqm). The floor area capacity of the West Workshops is 1216sqm.

4.6.5 Current Use

Female Division and the West Workshops are currently leased to the Department of Training (TAFE) as a visual arts facility.

4.6.6 Historical Context

Built in the 1850's as a service area for the convict establishment, the original complex included a cookhouse, bakehouse and laundry. In 1886 a wall was built around the service buildings and they were converted for use as the first separate women's prison in Western Australia. The complex was extended in the 1890's, and again in the 1900's. In terms of both planning and cell sizes, the Female Division differs significantly from the equivalent male accommodation.

The West Workshops were built in 1900-01 after a commission of inquiry supported attempts to provide work for prisoners. The five workshops accommodated traditional trades, namely painters, matmakers, shoemakers, bookbinders and tailors.



4.6.7 Level of heritage significance

Female Division – Exceptional Significance

West Workshops – Some Significance

First floor brick addition to eastern wing – Some Significance

Steel Cages – Some Significance

Former Kitchen (classroom) – Some Significance

Eastern and southern division perimeter walls – Some Significance

Eastern Yard – Some Significance

Small northern addition to eastern wing – Some Significance

Weatherboard additions to west – Some Significance

Covered area – Some Significance

1995 TAFE Workshop fit-out – Little Significance

4.6.8 Conservation policy references

Policy 35.1

Policy 35.2

Policy 39.1

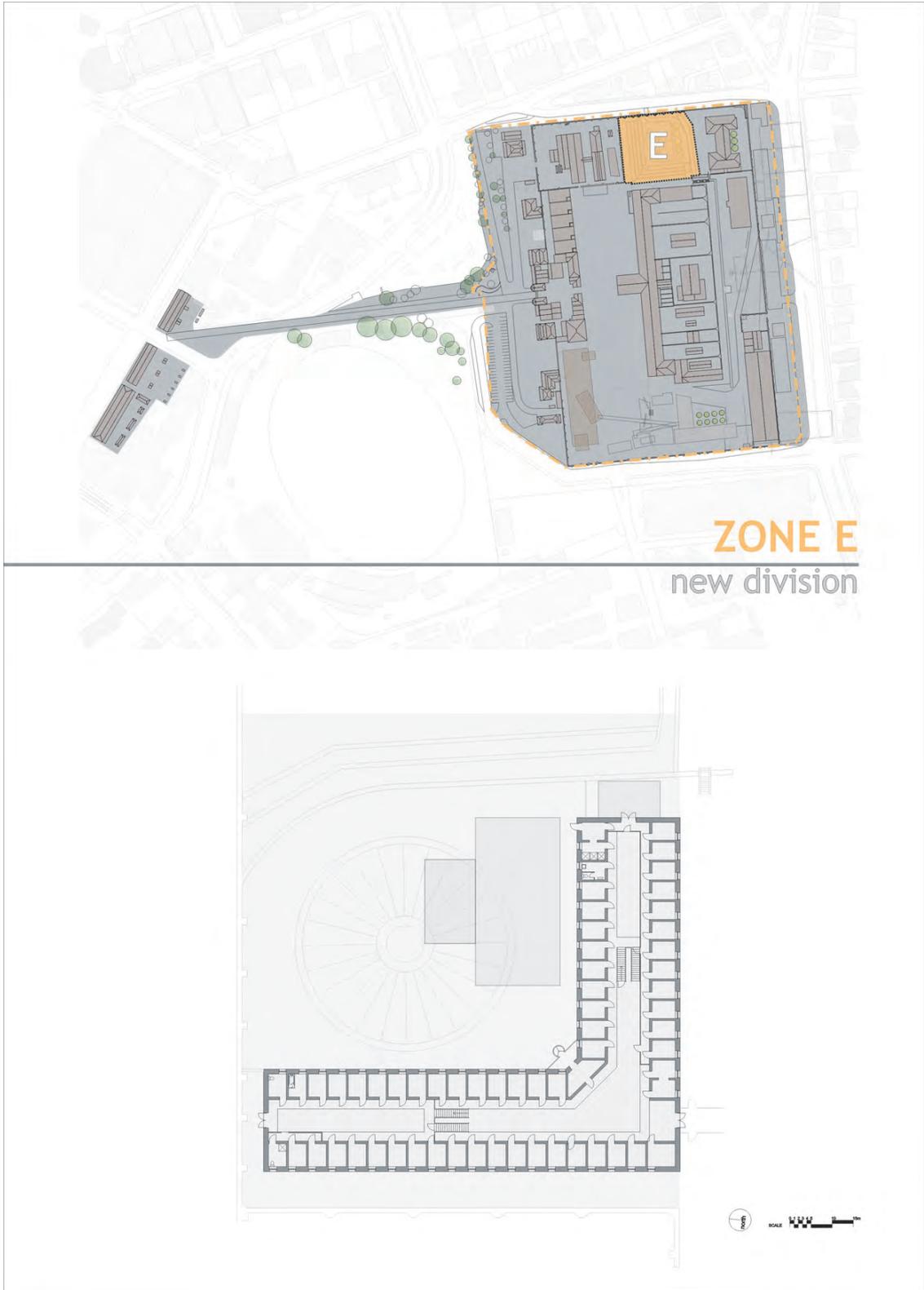
Policy 39.2

4.6.9 Recommendations

On order to utilise this zone as a creative educational centre:

- the current use by TAFE as the Fremantle Art and Design Campus is compatible.
TAFE should be encouraged to –
expand student numbers and extend hours
increase integration into the precinct by holding exhibitions and open days with the workshops accessible from the Forecourt and Entry Complex
- other future uses may include the establishment of a Heritage Skill Centre with training in trades such as traditional masonry and carpentry.





ZONE E



4.7 Zone E

New Division



1.1.1 Objective

Conserve and adapt for use as a mixed-use zone.

4.7.2 Location

New Division is located directly north of the Main Cell Block adjacent to the northern perimeter wall. It is linked to the Main Cell Block with a ground floor covered passage at the entry on the southwest corner.

4.7.3 Built Form

The building is L shaped in plan, three stories high with walls of regular coursed limestone blocks with rock face. There is an area of archaeological interest (the remains of the radial exercise yards) in the courtyard of this zone.

4.7.4 Capacity and Configuration of Spaces

New Division has a combined floor area capacity of 9754sqm. The majority of rooms on each floor are 10sqm or less (former cells).

4.7.5 Current Use

New Division is currently leased to the Coastal Business Centre as a business incubator.

4.7.6 Historical Context

New Division was completed in 1907 as a response to over-crowding of the justice system and an attempt by the prison administrators to implement what they saw as the latest prisoner management strategies. The introduction of the 'Separate System' was manifest in the building of "the cage", a 30-unit radial exercise yard for prisoners which was demolished within 5 years. The fabric thereafter reflected more conventional twentieth century regimes and army occupation during World War II.

4.7.7 Level of heritage significance

New Division – Considerable Significance

Courtyard Shelter – Some Significance

Turnstile to Yard – Some Significance

Steel gates at eastern end of eastern wing – Some Significance

Masonry wall between northern wing and Perimeter wall – Some Significance



First floor gallery gates between eastern and northern wings – Some Significance
Mesh screen in eastern wing – Little Significance
Infill of atrium at eastern end of eastern wing on second floor – Little Significance

4.7.8 Conservation policy references

Policy 40.1 – Policy 40.9

4.7.9 Recommendations

In order to adapt for mixed use:

- the current use of part of the building as a business incubator is compatible

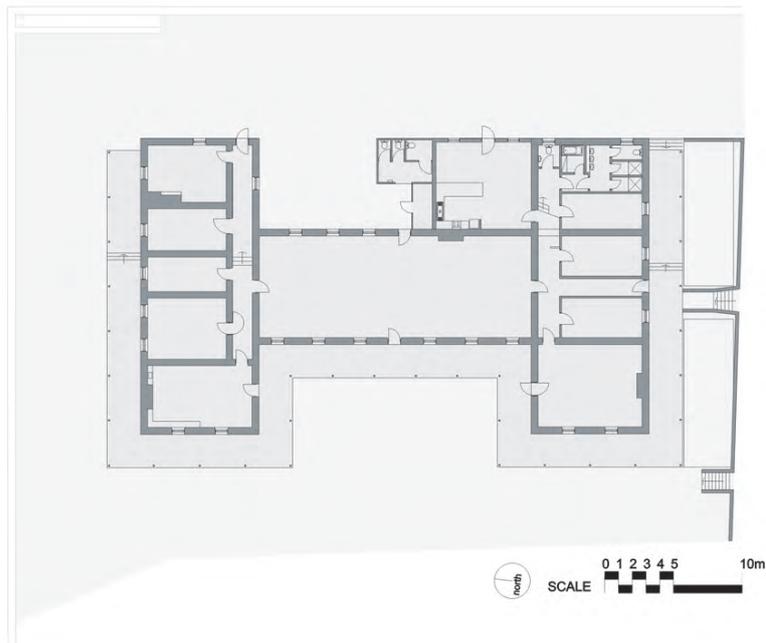
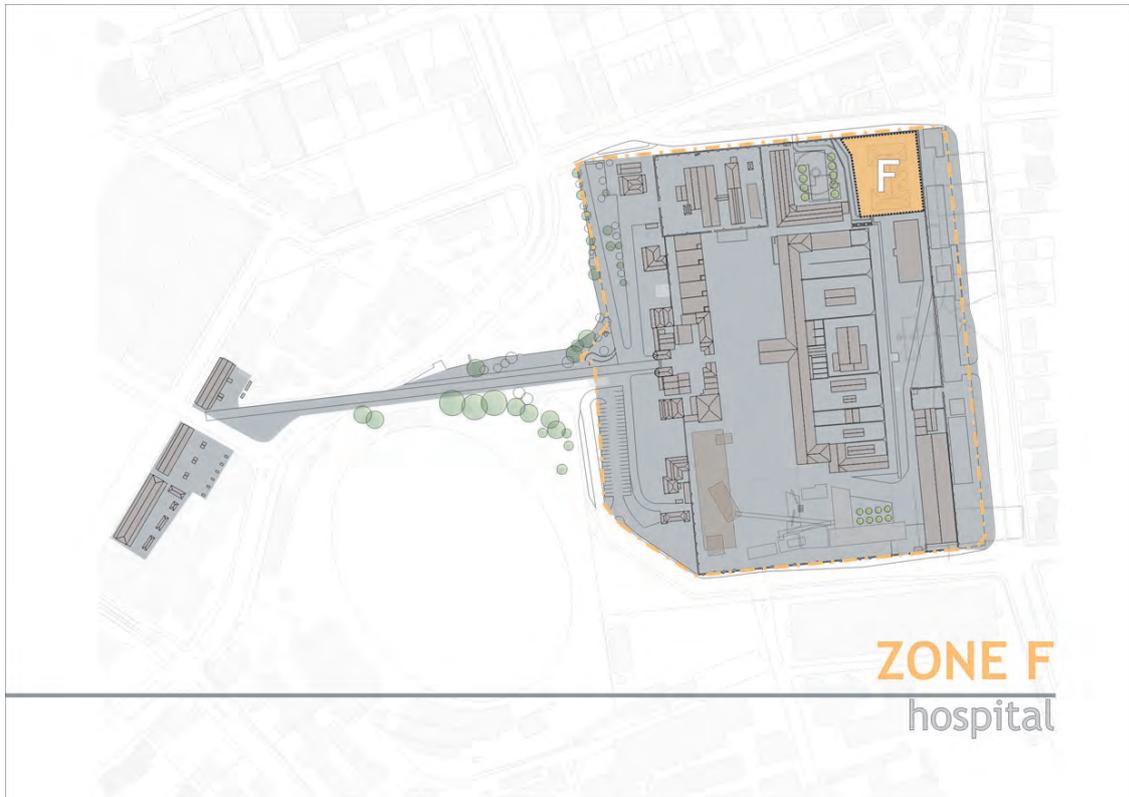
Further adaptation may include:

- the introduction of additional uses including offices, conference 'break-out' spaces and associated short stay accommodation to fully utilise the space and to increase the economic viability
- the extension of educational facilities associated with Zone D and/or Zone F

Viability of new uses may require:

- the removal of some internal walls to create larger spaces, the provision of new amenities and the provision of a lift
- the removal of the courtyard shelter and the provision of a new contemporary shade structure to complement the mixed-use facilities
- a new building in courtyard could provide additional, complementary facilities (subject to archaeological investigation)
- provision of a new vehicular access off Knutsford Street.





ZONE F



4.8 Zone F

Hospital



4.8.1 Objective

Conserve and adapt for community and/or educational use.

4.8.2 Location

The Hospital is located in the north-east corner of the Precinct on an area of high ground which overlooks the Main Cell Block yards and New Division.

4.8.3 Built Form

The building is H shaped in plan, single storey with rendered and painted limestone walls. The building features a wide verandah with timber posts.

4.8.4 Capacity and Configuration of Spaces

The floor area capacity for the Hospital is 906sqm. The majority of rooms in the hospital are 10-50sqm (north and south wings) with a large central space (100-200sqm).

4.8.5 Current Use

The Hospital is currently leased to the Fremantle Children's Literature Centre with accommodation for authors in residence.

4.8.6 Historical Context

The former hospital was built in 1857-59 and occupied until 1886 when the hospital function temporarily moved to the Main Cell Block. During this time the hospital building was used as a female prison and as a depot for invalids. From 1904 until 1991 the building was again used as a hospital.

4.8.7 Level of heritage significance

Hospital – Considerable Significance

W.C./Kitchen Amenities – Little Significance

4.8.8 Conservation policy references

Policy 41.1

Policy 41.2

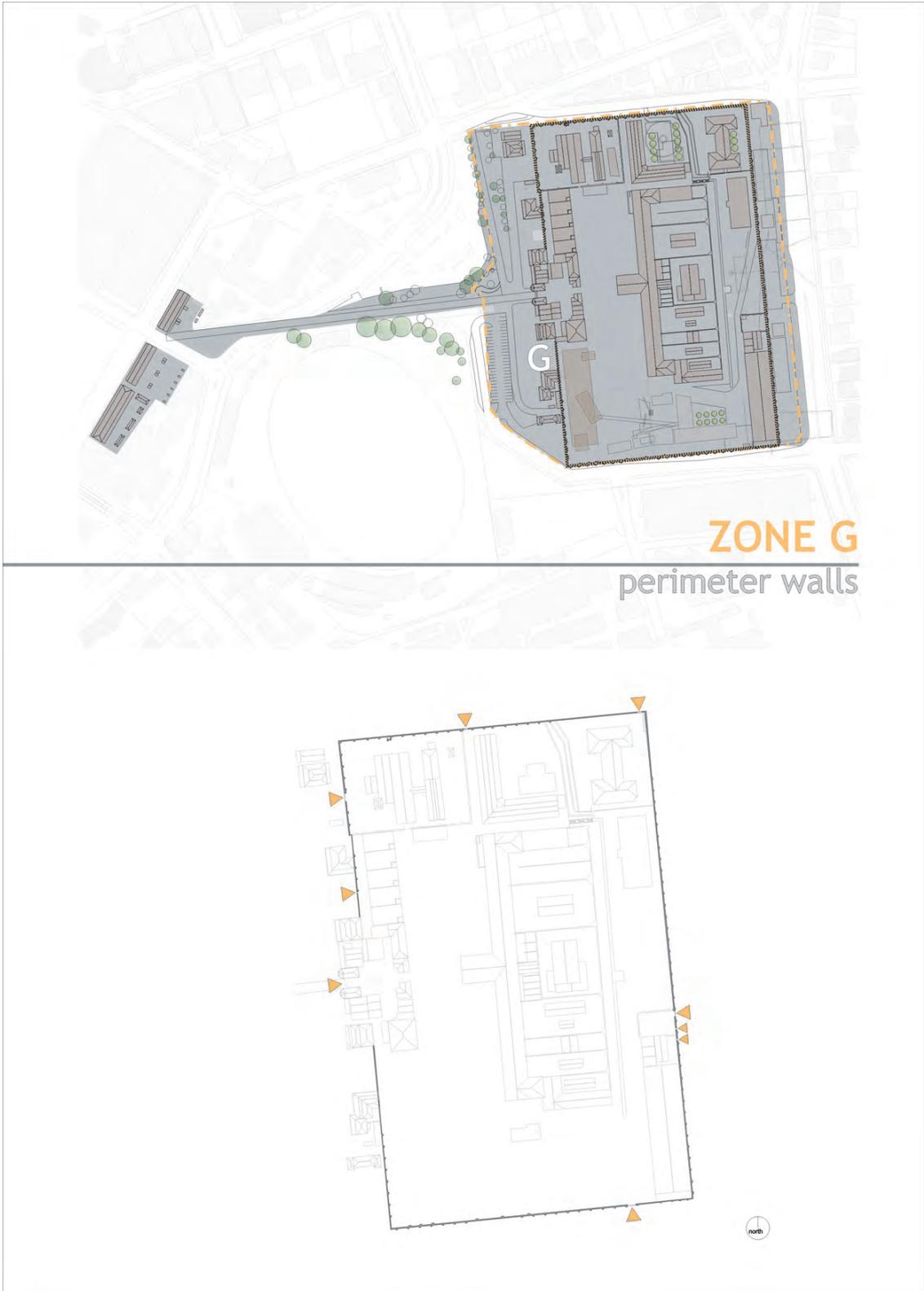


4.8.9 Recommendations

On order to utilise this zone for community/educational use:

- the current use by the Fremantle Children's Literature Centre with accommodation for visiting authors is compatible.
- other potential uses include –
 - a community based learning centre
 - an adult education centre
 - an specialised interpretive centre providing educational opportunities
 - integration with mixed use activities in Zone E.





ZONE G
perimeter walls

ZONE G



4.9 Zone G

Perimeter Walls



4.9.1 Objective

Retain and conserve the perimeter walls as the landmark identity of the precinct. Retain the sense of mystery and the security of the site provided by the walls, while encouraging increased access to the precinct.

4.9.2 Location

This zone comprises the north, south, east and west perimeter walls.

4.9.3 Built Form

The walls were constructed in 1850 of random rubble limestone and lime mortar and range in height from 1.2m to 5.0m. An additional four courses of dark stone and coping was added in 1898. Attached piers occur at approximately 6.0 metre centres on the lee side of the walls. The perimeter walls accommodate a number of openings including both vehicular and pedestrian gates.

4.9.4 Current Uses

The Perimeter walls are retained as a physical boundary to the precinct.

4.9.5 Historical Context

The existing walls were built in the 1850's with the buttresses added in 1856 after a section of the wall collapsed during a 'whirlwind'. The walls were built with minimal excavation and hence define not only the extent of the depot but also the original topography (J.S. Kerr, 1998). An extra four courses of stone and coping were subsequently added along most of the wall.

4.9.6 Level of heritage significance

Perimeter Walls – Exceptional Significance

4.9.7 Conservation policy references

Policy 25.1

Policy 25.2

Policy 27.1 – Policy 27.3

Policy 28.1

Policy 29.1

Policy 29.2

Policy 30.1 - Policy 30.2



4.9.8 Recommendations

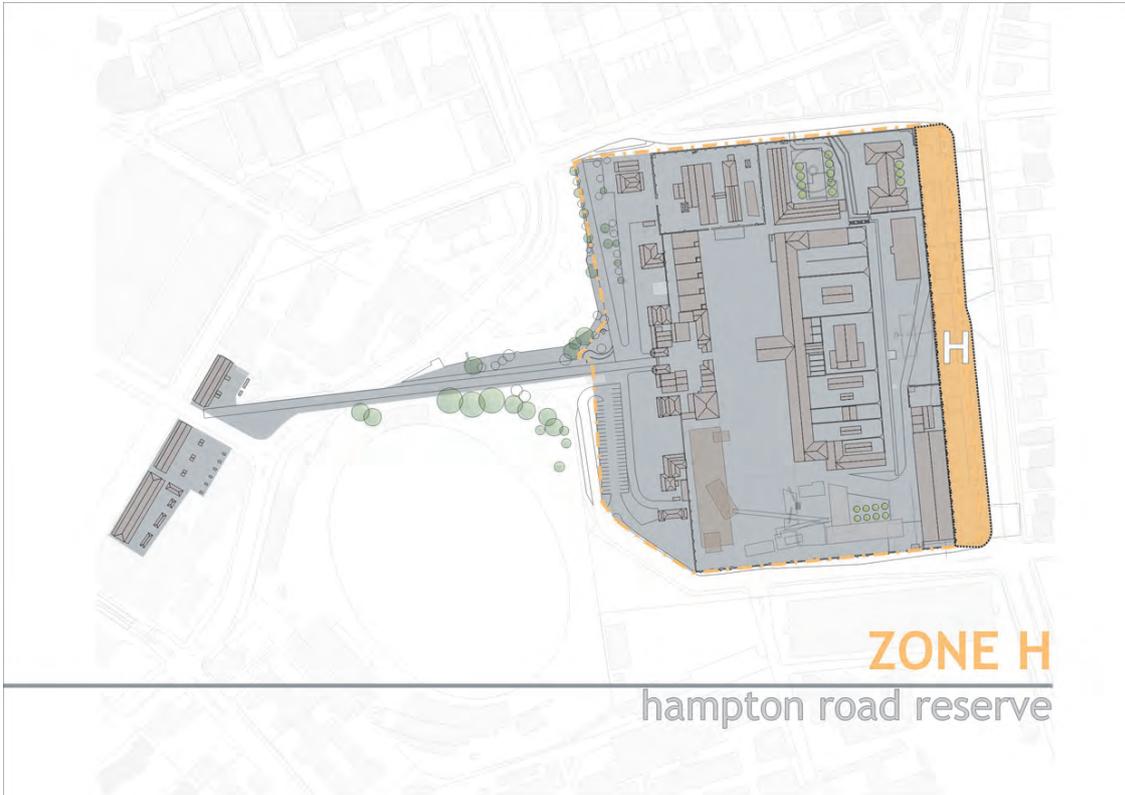
In order to retain enhance the sense of mystery and the landmark quality of the perimeter walls:

- do not allow plantings or construction that will obstruct the external views of the perimeter walls
- introduce new lighting to illuminate the walls at night
- introduce new interpretive devices to promote the activities within the precinct

In order to allow increased access to the precinct.

- utilise existing openings in the perimeter wall to increase access opportunities to specific zones within the precinct.





ZONE H



4.10 Zone H

Hampton Road Reserve

4.10.1 Objective

Interpret the Hampton Road reserve and enhance the reserve as the primary vista of the precinct for visitors and others travelling along Hampton Road.

4.10.2 Location

This zone is located outside the eastern perimeter wall.

4.10.3 Built Form

This zone comprises the strip of land between the perimeter wall and Hampton Road, including the archaeological remains of the former cottages, the sand dyke and the buffer zone.

4.10.4 Capacity and Configuration of Spaces

This zone occupies approximately 4625sqm.

4.10.5 Current Use

Hampton Road reserve is currently un-used, except for small car parking area at the northern end of the reserve.

4.10.6 Historical Context

The northern part of the reserve contains parts of the foundations of three early (pre-WW1) cottages that had been built away from the wall so as to leave a buffer zone immediately outside the wall. A sand dyke was built along the reserve to discourage attempts to ram and breach the wall after the riots and fire of 1988. In 1992 the sand dyke was bulldozed, and in 1994 the strip of land between the eastern perimeter wall of the prison and Hampton Road (reserve 28226) was added to the precinct reserve (24042).

4.10.7 Level of heritage significance

Hampton Road Reserve – Some Significance

4.10.8 Conservation policy references

Policy 11.1

Policy 11.2

Policy 11.3

Policy 24.4

Policy 24.5

4.10.9 Recommendations

Interpret the reserve by:

- cut and fill to create a bank and dyke equivalent, close to the Hampton Road footpath, further revealing the limestone perimeter walls
- interpreting archaeological sites of the former cottages

Enhance the vista and accessibility of the precinct from Hampton Road by:

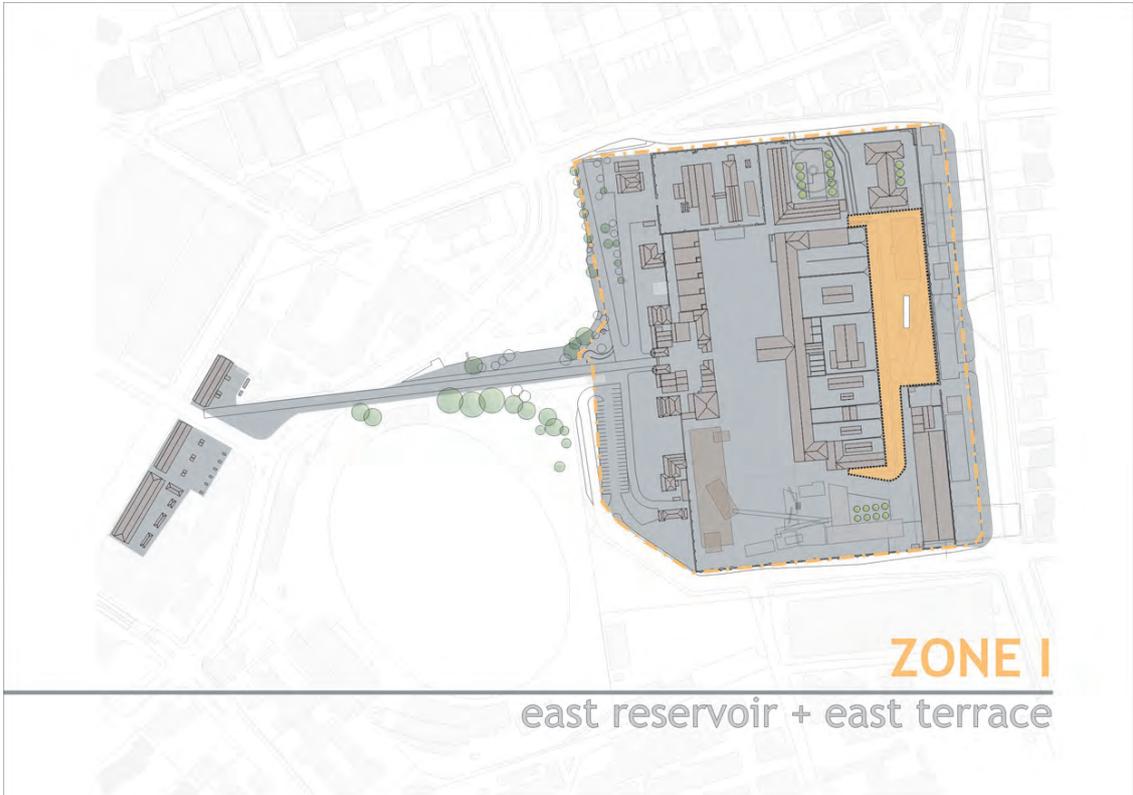
- introducing interpretive devices, at a scale suitable for both pedestrians and vehicular traffic, to provide an introduction to the precinct for visitors arriving by



this route

- establish visitor car parking in this area, largely obscured from view by the new dyke, with the car park access road in the former buffer zone.





ZONE I



4.11 Zone I

East Reservoir & East Terrace

4.11.1 Objective

Retain and conserve the East Terrace. Conserve and adapt the East Reservoir.

4.11.2 Location

The East Reservoir appears as a low brick structure in the north-east corner of the Precinct, located between the Hospital and the East Terrace. Located to the south of the East Reservoir are the sub-surface remains of the bath-house (footings) and the top of a well. The East Terrace, located between the eastern perimeter wall, the East Workshops to the south, the East Reservoir to the north and the Main Cell Block exercise yards to the west.

4.11.3 Built Form

Due to the slope of the ground the walls range between 150mm to 1.5m above ground level. The reservoir roof consists of five rendered vaults each side of a central vault raised 600mm above those each side. Entry is through a door in a brick lobby approximately 1.2m below ground level at the western end of the central vault. The East Terrace comprises a large, open grassed area bisected diagonally by a bitumen road. A bitumen sealed footpath extends along the western edge.

4.11.4 Capacity and Configuration of Spaces

The Reservoir and East Terrace zone occupies approximately 5800sqm.

4.11.5 Current Use

The East Reservoir is no longer used as a water storage facility. The East Terrace provides vehicular and pedestrian access from the Fothergill Street Gate to the Pumping Station and Hospital.

4.11.6 Historical Context

In the 1890's a large brick vaulted reservoir was built as a boost to Fremantle's water supply in the north-east corner of the prison complex. The first half of the reservoir was completed in 1890 and the second, together with part of the reticulation system, about 1895. The Reservoir was built on the East Terrace, the highest part of the precinct. The centre of the terrace contains the sub surface remains of the oldest feature – the 1850's bath-house and well.

4.11.7 Level of heritage significance

East Reservoir – Considerable Significance

East Terrace – Considerable Significance

Sentry boxes and toilet – Some Significance

Remains of bath-house and well – Some Significance

4.11.8 Conservation policy references

Policy 42.1

Policy 42.2

Policy 42.3 – Policy 42.9



4.11.9 Recommendations

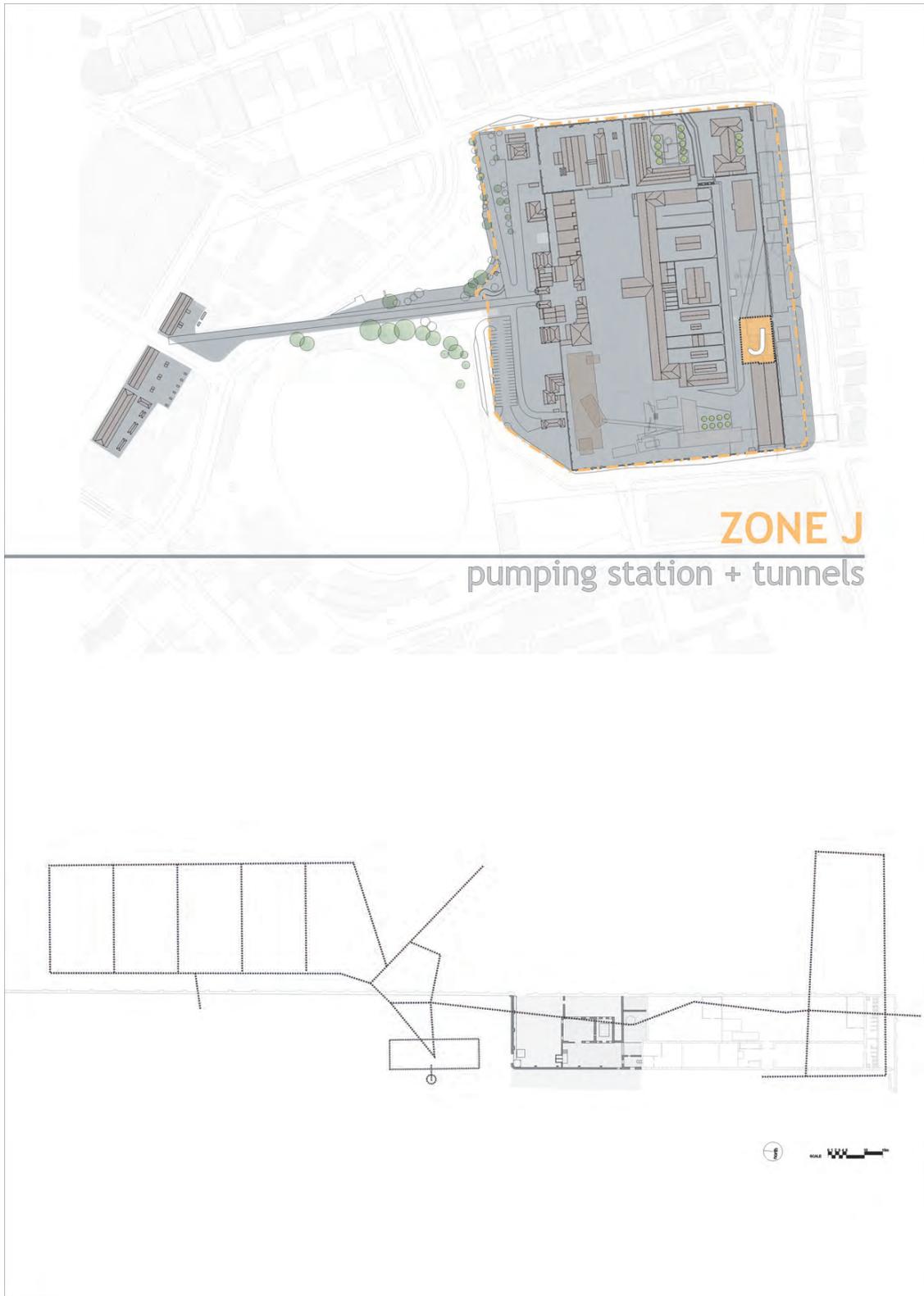
Conserve the Eastern Terrace by:

- retaining in its present grassed form
- interpreting the bath house and well.

Conserve and adapt the East Reservoir by:

- retaining the undulating form of rendered brick vaulting to the top of the East Reservoir.
- adapting for use as a specialised retail space, such as a wine cellar, or specialised performance venue
- interpreting its former use as an element associated with the underground tunnel network.





ZONE J
pumping station + tunnels

ZONE J



4.12 Zone J

Pumping Station and Tunnels



4.12.1 Objective

Conserve and adapt as a new underground adventure tourism and visitor experience.

4.12.2 Location

This zone is located adjacent to the East Terrace near the south-east corner of the site.

4.12.3 Built Form

This zone includes the former Pumping Station adjacent to the East Workshops, the associated well and the connecting underground hydraulic network of tunnels. The Pumping Station is in a separate high walled compound with its own entry off Hampton Road and a pedestrian access to the East Reservoir. The tunnel network, which also includes series of shafts, drives and weirs, extends underneath parts of the East Terrace, Hampton Road, the Pumping Station and the East Workshops.

4.12.4 Capacity and Configuration of Spaces

The Pumping Station and yard has a ground floor area capacity of 763sqm.

4.12.5 Current Use

No current use.

4.12.6 Historical Context

The Pumping Station was a part of the water storage and reticulation scheme constructed in the 1890's, although it was formally excised from the compound in 1901 to allow ease of operation by the works department. The associated shafts and tunnels were cut by prisoners during the 1890's and early twentieth century.

4.12.7 Level of heritage significance

Pumping Station – Considerable Significance

Wells – Considerable Significance

Tunnel Drives and Shafts – Considerable Significance

Addition to Pumping Station – Intrusive

Masonry wall between engine house and eastern perimeter wall - Intrusive



4.12.8 Conservation policy references

Policy 43.1 – Policy 43.6

4.12.9 Recommendations

In order to provide a new adventure tourism and experience:

- develop the underground tunnel system to provide an exciting and marketable experience
- utilise the northern end of the East Workshops as a circulation point for visitors to the tunnel experience.

In order to enhance the visitor experience:

- interpret the underground water features including the tunnel network, the Pump Station and the associated well in the East Workshop.





ZONE K



4.13 Zone K

East Workshops



4.13.1 Objective

Conserve and adapt for use as a centre for arts, crafts and traditional trades.

4.13.2 Location

The East Workshops are located in the south-east corner of the site, adjacent to the East Terrace.

4.13.3 Built Form

The area is contained within a single storey limestone building to the west elevation and an enclosed area to the east abutting the perimeter wall.

4.13.4 Capacity and Configuration of Spaces

The East Workshops have a floor area capacity of 840sqm. The majority of internal rooms are large workshop spaces of 100sqm upwards.

4.13.5 Current Use

Currently only part of the East Workshops are in use, leased to the Fremantle & Districts Model Railway Club. The workshops are also leased as a venue for large groups.

4.13.6 Historical Context

The East Workshops are on the site of one of the first structures to be erected, the original Blacksmiths' shop, built in 1852. By 1858 the carpenters' shop had been transferred to the site and both shops built or rebuilt in limestone within a new yard set against the perimeter wall. The masonry of both shops survives today. Since 1960 the entire yard has been roofed using a light steel truss on steel supports and the large space created was last used as a metal and automotive workshop (J.S. Kerr, 1998). The workshops were introduced to provide activity for the inmates, reduce the running costs of the prison by providing the resources to carry out many repairs and building needs, and to provide a training ground for unskilled labour.

4.13.7 Level of heritage significance

Eastern workshop – Considerable Significance

Carpentry Workshop – Some Significance

Steel mesh screens against eastern perimeter wall – Some Significance

Metal /Automotive Workshop – Little Significance

Store – Little Significance

Toilet addition - Intrusive



4.13.8 Conservation policy references

Policy 43.1 – Policy 43.6

Policy 27.1 – Policy 27.3

4.13.9 Recommendations

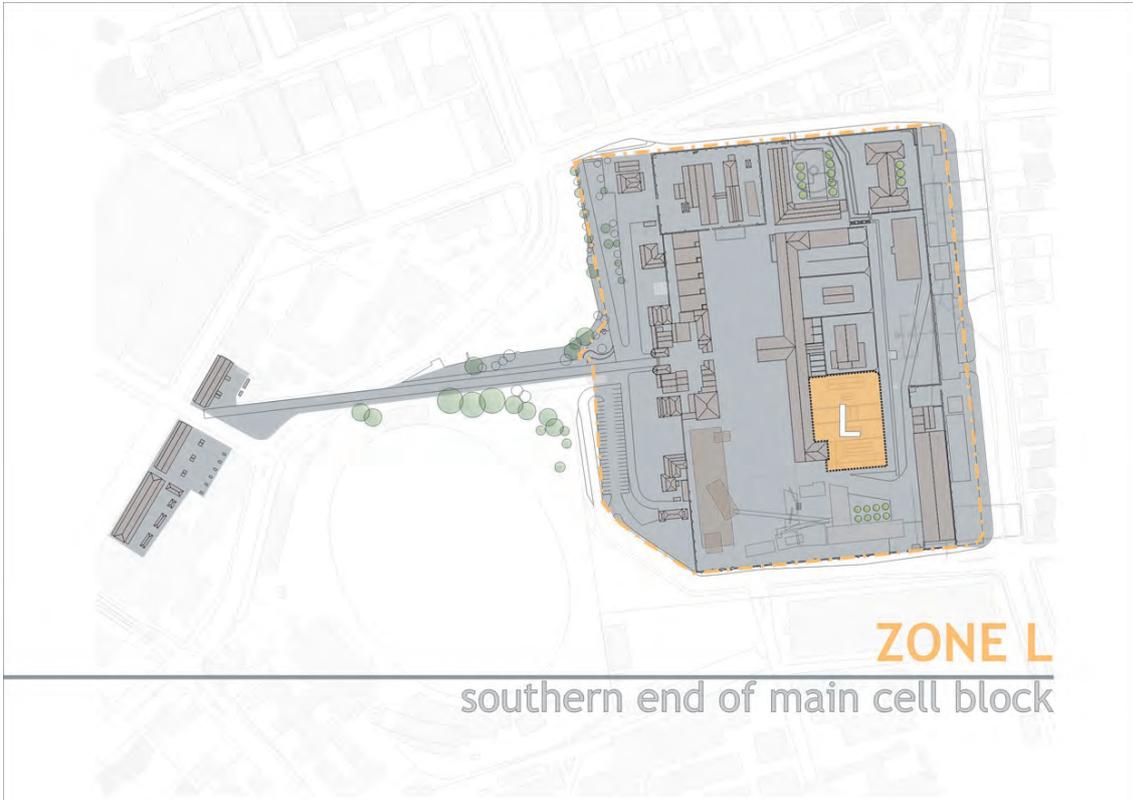
Utilise this zone as a centre for arts, crafts and traditional trades by:

- interpret the original workshops
- providing spaces for -
workshops
retail outlets
venues and exhibitions

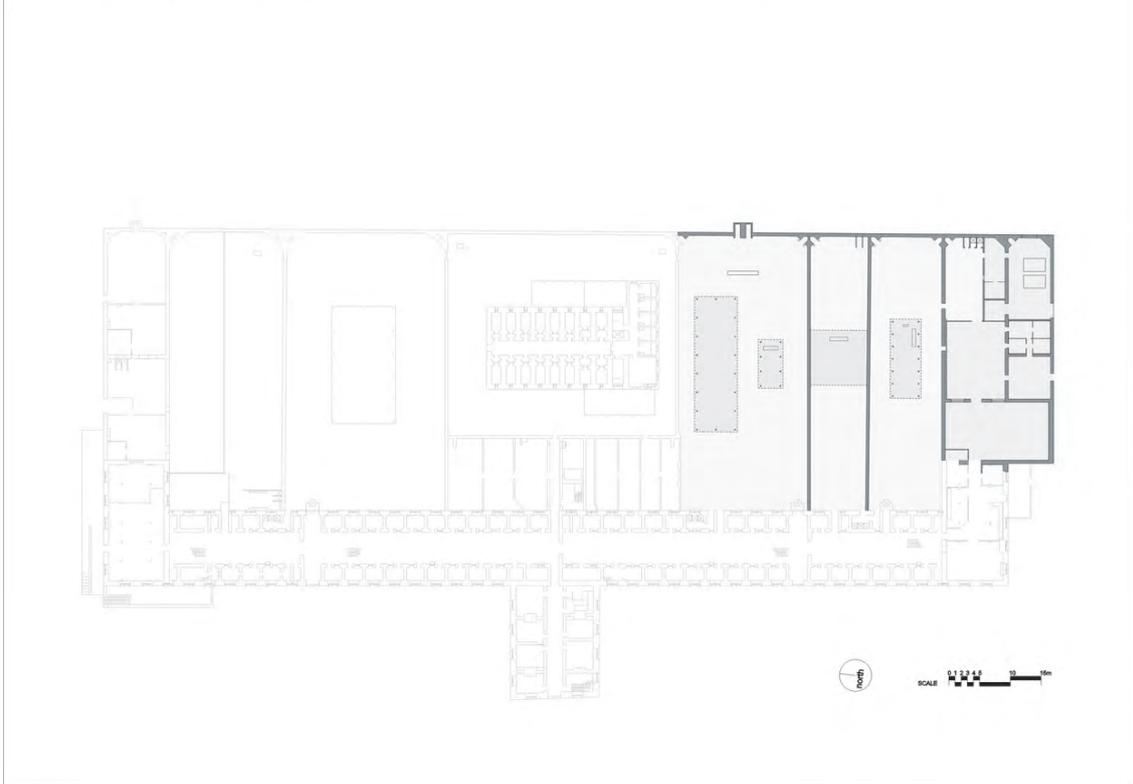
Enhance the viability of the zone by:

- providing direct access to the workshops via the gate in Fothergill Street
- redevelopment of the areas of little significance to provide contemporary facilities.





ZONE L
southern end of main cell block



ZONE L



4.14 Zone L

Southern End of Main Cell Block



4.14.1 Objective

Adapt for use as a restaurant and/or service facilities for events.

4.14.2 Location

The former kitchen and related facilities are housed at the southernmost end of the Main Cell Block at ground floor level.

4.14.3 Built Form

These facilities extend to the east as far as the eastern extent of the exercise yards where two boilers with a common brick chimney are found. The main walls of the kitchen area are constructed of limestone. This zone also includes the 1 and 2 Division Yards.

4.14.4 Capacity and Configuration of Spaces

The Southern End of Main Cell Block has a floor area capacity of 914sqm. The majority of rooms in this zone are 10-50sqm with a number of larger activity areas (200sqm+). The Yards have a capacity of 1984sqm.

4.14.5 Current Use

The Southern End of Main Cell Block is fitted out for modern commercial catering but these facilities are only used occasionally.

4.14.6 Historical Context

Originally designed as Association wards, the wings flanking either end of Main Cell Block did not remain long in their 1850's use. The lower southern ward became the cookhouse and during the twentieth century progressive development and numerous extensions transformed it into a modest but modern catering facility.

4.14.7 Level of heritage significance

1 Division Yard – Exceptional Significance

2 Division Yard – Exceptional Significance

Yard – Some Significance

Boiler House/Kitchen Services – Some Significance

Steel enclosed yard to south of kitchen – Little Significance



4.14.8 Conservation policy references

Policy 38.24 – Policy 38.29

4.14.9 Recommendations

Provide special events facilities by:

- establishing catering facilities
- establishing visitor facilities such as toilets

Provide new restaurant facilities, when feasible, by:

- adapting the southern wing and exercise yards to provide a restaurant opening on to the north-facing courtyard.



ZONE M



4.15 Zone M

Development Zone

4.15.1 Objective

Development zone for future contemporary building to house an art gallery/ museum/ exhibition centre and allied commercial activities of world class standard. The opportunity to introduce a new building, of high civic/public significance and outstanding architectural design, will ensure that future possibilities to expand the vision of the precinct as a premier tourism, cultural and educational destination are not limited.

4.15.2 Location

This zone is located at the southernmost end of the Precinct directly south of the Main Cell Block.

4.15.3 Built Form

This zone currently contains the Shower block, the Helmet Workshop and associated sheds on the ground level. The remainder of the zone comprises the eastern end the South Knoll.

4.15.4 Capacity and Configuration of Spaces

The zone occupies approximately 2063sqm.

4.15.5 Current Use

No current use.

4.15.6 Historical Context

Henderson left substantial zones for future development to the north and south of Main Cell Block, these zones came to accommodate a number of temporary new buildings. With the exception of some terrace walling, all the visible structures within this area are of recent erection, modest significance, and are the last of a series that have come and gone since World War 1 (J.S. Kerr, 1998). A brick shower block was erected south of the Main Cell Block in the 1980's.

4.15.7 Level of heritage significance

Sheds – Little Significance

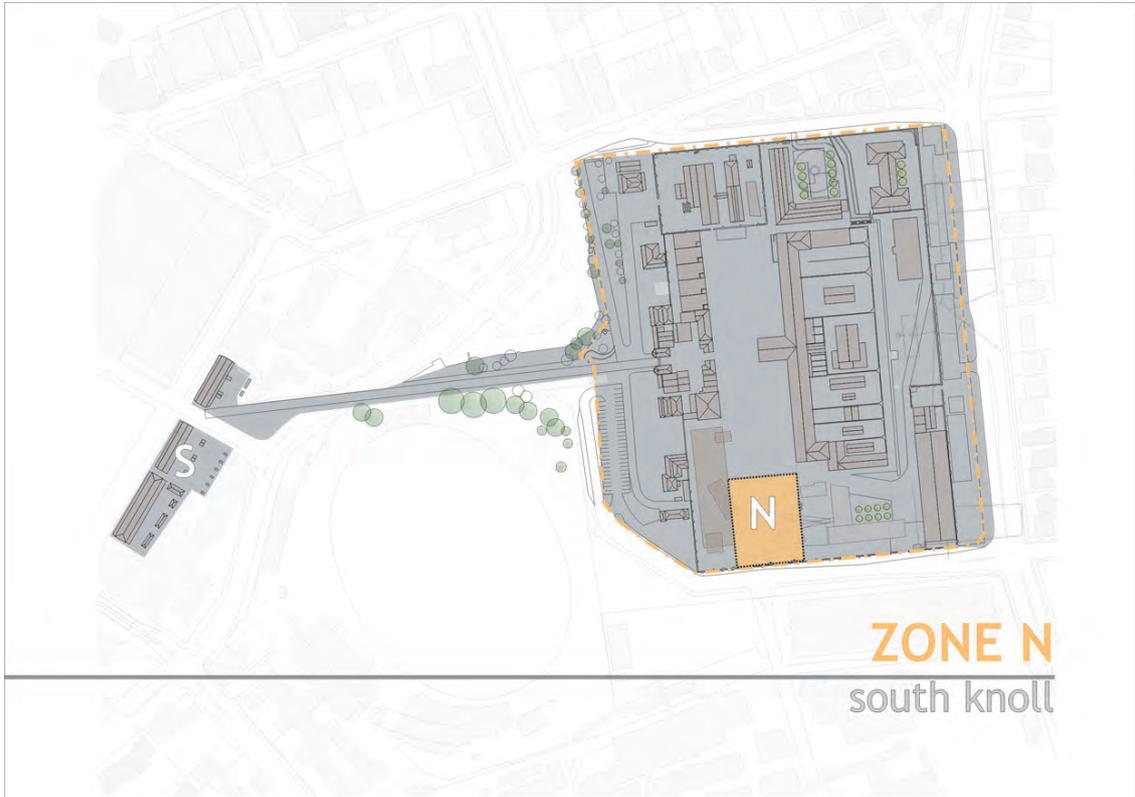
Shower Block – Some Significance/Intrusive

4.15.8 Conservation policy references

Policy 37.1 – Policy 37.9

4.15.9 Recommendations

- Proposals for any new building must demonstrate that it will enhance the viability of the Precinct.
- Instigate an international design competition to select the design of the new building with strict criteria in accordance with the Strategic Vision for the site.



ZONE N
south knoll



ZONE N



4.16 Zone N

South Knoll

4.16.1 Objective

Retain the terraced form and the strong visual element of the original landform, which is visible in the rise of the knoll along the south perimeter wall. Encourage visitors to experience these qualities of the South Knoll.

4.16.2 Location

The South Knoll is located in the southwest corner of the site to the south of the Forecourt.

4.16.3 Built Form

The South Knoll comprises the remains of the high, natural ground level, which has been terraced to form flat, grassed areas. The former playing fields and courts are still in evidence. There is a brick-vaulted reservoir located under the Knoll.

4.16.4 Capacity and Configuration of Spaces

The South Knoll zone occupies approximately 2066sqm.

4.16.5 Current Use

No current use

4.16.6 Historical Context

In 1852 Henderson reduced the proposed area to be enclosed by the perimeter wall. The south wall of his revised perimeter mounted the northern spur of Church Hill. The crest of the hill lay to the south of the wall and is now entirely cut away for development. Only the wall with its familiar hump-back profile defines the original contours. Within in the prison the northern spur was progressively cut back and, at least by 1896, terraced. The South Knoll still approximates its original landform, even if reduced and terraced (J.S. Kerr, 1998).

4.16.7 Level of heritage significance

Southern Reservoir – Considerable Significance

South Knoll - Some Significance

4.16.8 Conservation policy references

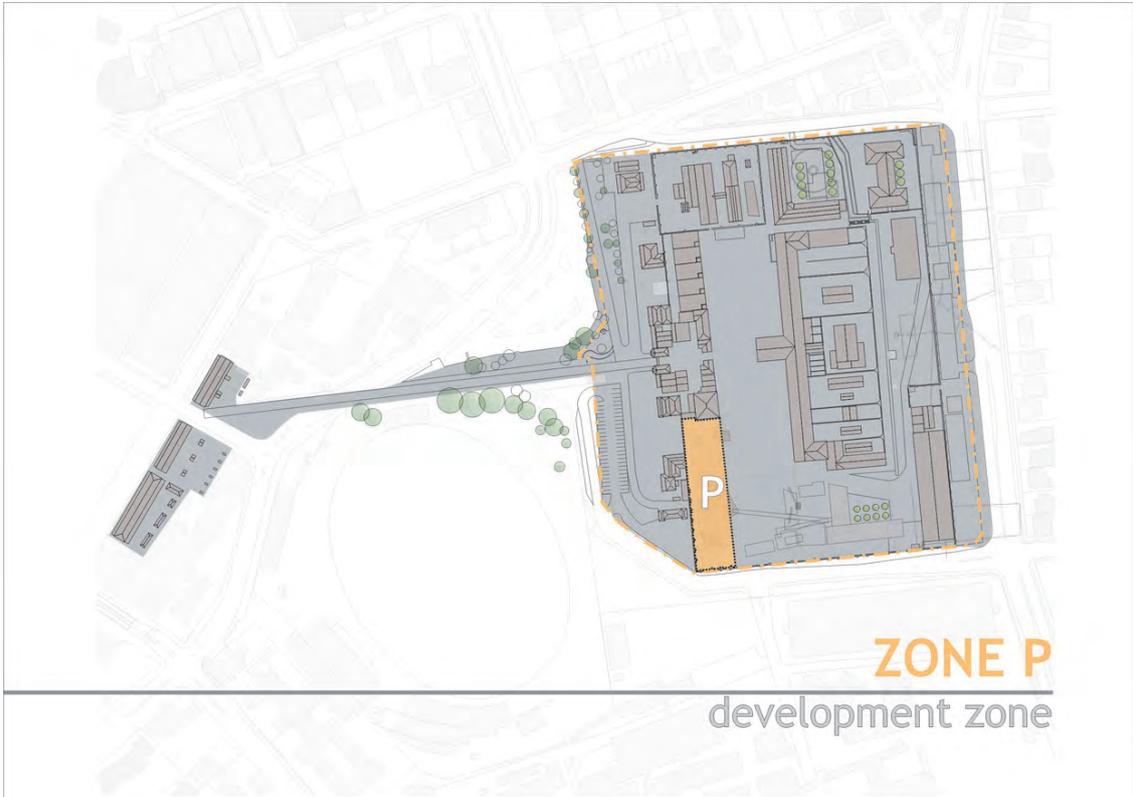
Policy 37.1 – Policy 37.7

Policy 37.9

4.16.9 Recommendations

To enhance visitors' experience of the South Knoll:

- establish an interpretive landscaped area accessible for visitors of all ages
- encourage visitors to experience the view from the South Knoll to Fremantle City and Port
- investigate interpretive opportunities for the Southern Reservoir.



ZONE P



4.17 Zone P

Development Zone

4.17.1 Objective

Development zone for a new Conference/Exhibition Centre to house contemporary facilities associated with the tourist, cultural, heritage and educational uses of the Precinct.

4.17.2 Location

This zone is located in the south-west corner of the prison complex, at the western end of the South Knoll and to the south of the Gatehouse and Entry Complex.

4.17.3 Built Form

This zone comprises open grassed and bituminous areas, similar in character to the Forecourt of the Main Cell Block as well as grassed terraces.

4.17.4 Capacity and Configuration of Spaces

The zone occupies approximately 1612sqm.

4.17.5 Current Use

No current use

4.17.6 Historical Context

Arguably Henderson had envisaged the development of the southern zone to create a more or less symmetrical configuration of the prison. Potentially this could include an extension to the south of the Gatehouse and Entry Complex (as with the West Workshops - extended to the north as a workshop range, leaving a sterile zone beside the perimeter wall).

4.17.7 Level of heritage significance

No man's land (in the southern zone) – Little Significance

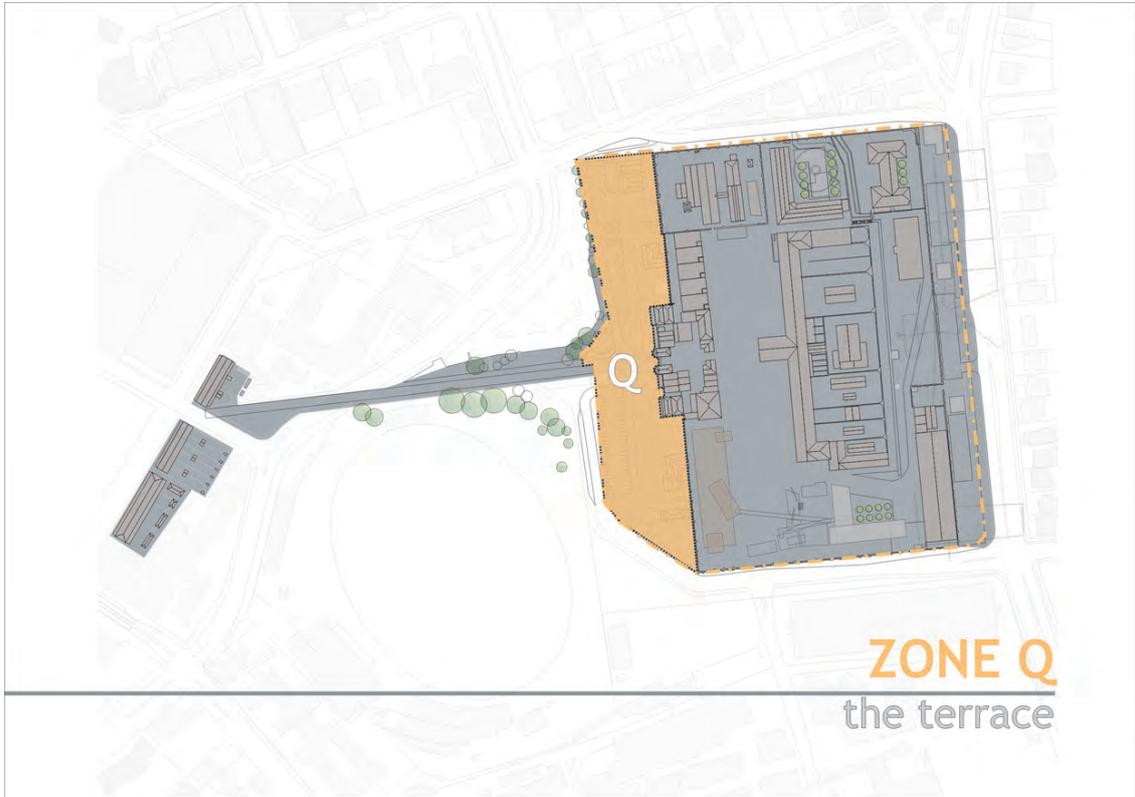
4.17.8 Conservation policy references

Policy 37.1 – Policy 37.9

4.17.9 Recommendations

The provision of any new building in this zone should:

- be open to the Forecourt and linked to the Gatehouse and Entry Complex
- incorporate current technology and facilities including:
 - offices
 - visitor amenities (toilet facilities)
 - exhibition spaces (eg. Aboriginal art, Prisoner's art, Migrant history and travelling exhibitions)
 - larger meeting rooms (breakout spaces for conferences)
 - a roof top venue (with views of Fremantle).
- be designed in accordance with the requirements of the Strategic Vision for the site.





ZONE Q



4.18 Zone Q

The Terrace

4.18.1 Objective

Maintain The Terrace as the dominant façade of the Precinct. Enhance the visibility and accessibility of the precinct within the urban context. Encourage integration of the precinct with the local and broader community with The Terrace as the primary interface. Conserve and adapt the Terrace buildings for use as tourist accommodation.

4.18.2 Location

The Terrace forms the public facade of the Precinct. Built on the escarpment overlooking Fremantle it comprises a broad street with buildings to its eastern side behind fenced gardens. Most of the buildings are constructed adjoining the western perimeter wall of the Precinct and are evenly spaced along the Terrace.

4.18.3 Built Form

No. 2 The Terrace is a single storey house with random rubble limestone walls and corrugated iron roof separated from the perimeter wall by a rear yard. No. 4 and 6 The Terrace are a pair of single storey duplex units with walls constructed of random rubble limestone, with a corrugated iron roofs and front verandahs, separated from the perimeter wall by a rear yard.

No. 8 The Terrace (also known as the Chaplain's House) is a two-storey house with rendered and painted limestone walls. The plan is roughly square with verandas and balconies along the west and south sides. This building has a small roofed area at the rear connecting to the main prison wall.

No. 12 & 14 the Terrace. See the Gatehouse and Entry Complex, Zone A.

No. 10 & 16 The Terrace, See the Gatehouse and Entry Complex, Zone A

No. 18 The Terrace is a two storey structure (also known as the Surgeon's House) with limestone walls. There is a two storey timber verandah on the northern and western sides. A single storey building connects the south-east side of the house to the main prison wall. A single storey limestone structure (former Stables) is located to the south of No 18.

The Terrace zone also includes the Knutsford Street ramp and the Shelter and Lavatories in the Terrace car park. Knutsford Street Ramp is located parallel to the western perimeter wall of the prison complex and comprises a batter bank with gravel roadway linking Holdsworth Street to The Terrace. The Terrace car park facilities are located just south of the axial approach to the Gatehouse.

4.18.4 Capacity and Configuration of Spaces

No. 2, No. 4 and No. 6 have a combined floor area capacity of 292sqm. No. 8 The Terrace has a floor area capacity of 275sqm. No. 18 The Terrace has a floor area capacity of 441sqm. The former Stables have a floor area capacity of 147 sqm.

4.18.5 Current Use

No.'s 2, 4 & 6 The Terrace are currently used as short-stay holiday accommodation. No. 8 The Terrace is used for Administration. No. 18 The Terrace is leased by the Department of Education.



4.18.6 Historical Context

The Terrace houses were built as residences for senior officers of the convict establishment and their families, being larger and more refined than the Warder's Cottages.

No.2 was completed in 1857 as a 'guard room' to accommodate 19 men. In the 1890s, the guard room was converted to quarters and No.s 4 & 6 were built alongside as a duplex. In recent times all three residences were disfigured by façade additions, by 1994 these excrescences were removed and the buildings returned to use as rental accommodation.

The residences No.'s 8 & 18 were built during the 1850's campaigns for officers associated with the depot. No. 18 was extended in 1893 and then altered again early in the twentieth century. In 1998 it was renovated and adapted for re-use as an office. No.8 was converted to staff club use in the last years of the prison, since the prison was disestablished the building has been repaired and modestly adapted to office use (J.S. Kerr, 1998).

4.18.7 Level of significance

- 2 The Terrace – Considerable Significance
- 4 & 6 The Terrace – Some Significance
- 8 The Terrace – Exceptional Significance
- 18 The Terrace – Considerable Significance
- Stables – Considerable Significance
- Knutsford Street Ramp – Exceptional Significance
- Shelter & Lavatories, Terrace Carpark – Little Significance

4.18.8 Conservation policy references

- Policy 22.1
- Policy 22.5
- Policy 24.1 – Policy 24.2
- Policy 32.1 – Policy 32.2
- Policy 33.1 – Policy 33.3

4.18.9 Recommendations

To increase the visibility, accessibility and integration of the precinct:

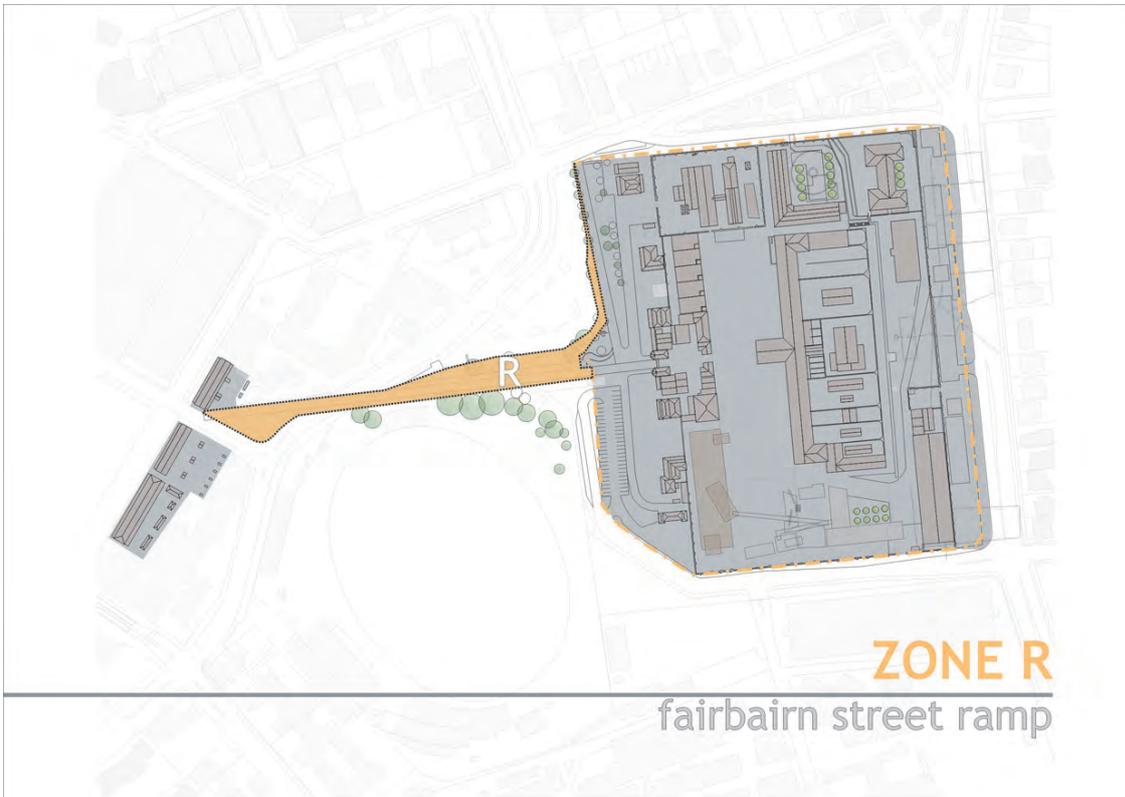
- selectively remove or prune trees that restrict view of The Terrace buildings and perimeter wall, while conserving significant trees
- introduce new lighting to the perimeter walls
- introduce new signage
- remove the Shelter and Lavatories
- redesign car parking to -
 - separate vehicular and pedestrian traffic
 - reduce the visual impact of car parking
 - restrict vehicular access and parking at the northern end of The Terrace



- resurface pedestrian access routes and integrate with the Fairbairn Street ramp.
- establish the landscape setting for the Aboriginal Commemorative Memorial Project, as recommended by the Fremantle Prison Aboriginal Advisory Committee (1998/99). Engage artists to design and fabricate artworks.
- reinstate dominance of Knutsford Street Ramp by selectively removing vegetation and enhancing the view to railway station along Queen Street.

Conserve and adapt the Terrace Houses and lease for serviced tourist/event accommodation, as they become available.





ZONE R

fairbairn street ramp



ZONE R



4.19 Zone R

This zone is not within the Precinct boundaries, however it has a strong physical and historical link to the Precinct, having been constructed by the convicts to provide access to the site and continuing to be the main access to the Precinct. It is owned by the City of Fremantle.

Fairbairn Street Ramp

4.19.1 Objective

Reinforce the Fairbairn Street Ramp as the main pedestrian access to the Precinct and as the historic link to the City of Fremantle.

2.2.2 Location

The Fairbairn Street Ramp forms the axial approach to the Precinct and is intersected by both Parry Street and The Terrace.

4.19.3 Built Form

The lower part of the Ramp at the western end has been removed and comprises a bitumen car park. Limestone stairs and retaining walls have been constructed off the Parry Street bypass, which bisected the ramp. The remaining section of the ramp has been resurfaced in limestone. Large fig trees dominate the southern side of the ramp where it adjoins the Fremantle Oval. Eucalypts dominate the northern bank adjacent to the Parry Street car park.

4.19.4 Capacity and Configuration of Spaces

The Fairbairn Street Ramp measures 175m from the Parry Street bypass. In its entirety, from Henderson Street, it is approximately 250m long.

4.19.5 Current Use

The Fairbairn Street Ramp is currently used as the main pedestrian entry to the precinct.

4.19.6 Historical Context

The Fairbairn Street Ramp is an integral part of the original scheme. Spoil from the limestone quarried on the site was used to build up the inclined tramway (Fairbairn Street) on the axis of the gatehouse. By July 1853 it had reached Henderson Street. This link was eventually severed by the Parry Street bypass, constructed in the 1980's.

4.19.7 Level of significance

Fairbairn Street Ramp – Exceptional Significance

4.19.8 Conservation policy references

Policy 22.2 – Policy 22.6

4.19.9 Recommendations

In order to reinforce the Fairbairn Street Ramp as the main pedestrian access to the precinct:

- reinforce axial quality and visual link along the primary access from Henderson Street to the Gatehouse
- selectively prune Moreton Bay Fig trees and remove less important trees to improve views to the Gatehouse



- introduce new interpretive and directional signage
- provide a continuous pedestrian surface
- do not allow vehicular access to the ramp (except for emergency and maintenance vehicles)

In order to reinforce the Fairbairn Street Ramp as the historic link to the City of Fremantle:

- liaise with the City of Fremantle for the full reinstatement of the ramp
in the interim reinstate the lower incline and recover the ramp's visual continuity by removal of the car parking bays
- liaise with the City of Fremantle to create a public square to base of ramp, introduce appropriate directional and interpretive signage and improve the pedestrian crossing to Parry Street.





ZONE S
warders' cottages



ZONE S



4.20 Zone S

This zone is not within the precinct boundaries, however it has a strong physical and historical link to the precinct and is owned and managed by the state government.

Warders' Cottages

4.20.1 Objective

Conserve the cottages and reinstate the historical and physical link between these cottages and the Precinct.

4.20.2 Location

This zone is located along the southern side of Henderson Street (No.'s 7-17, 19-29, 31-41) and comprises the former Warders' Cottages associated with the Precinct.

4.20.3 Built Form

The cottages are two storey terrace houses with limestone walls and corrugated iron roofs and are separated from the street by limestone fences.

4.20.4 Capacity and Configuration of Spaces

No.'s 7-17 Henderson Street have a combined floor area capacity of 563sqm. No.'s 19-29 Henderson Street have a combined floor area capacity of 525sqm. No.'s 31-41 Henderson Street have a combined floor area capacity of 350sqm.

4.20.5 Current Use

The Henderson Street Warders' Cottages are currently used by the Department of Housing for accommodation.

4.20.6 Historical Context

The Henderson Street Cottages were originally part of the convict establishment, built of local limestone during the 1850's as warder accommodation. Most of the cottages remained in continuous use as warder accommodation up to 1989 and they formed the city frontage for the convict grant. In 1993 they were sold to HomesWest.

4.20.7 Level of significance

7-17 Henderson Street – Considerable Significance

19-29 Henderson Street – Considerable Significance

31-41 Henderson Street – Considerable Significance

4.20.8 Conservation policy references

Policy 22.6

Policy 22.8

4.20.9 Recommendations

In order to reinforce the historic and physical links to the precinct:

- utilise these cottages as the link between Fremantle (markets and coffee strip) and the precinct by the use of interpretive signage
- when the opportunity arises adapt one of the cottages (preferably No 29) as a 'shopfront' for the precinct and as the link to other elements of the convict establishment in Fremantle



4.21 Zone O - Other Areas

These areas are not within the Precinct boundaries, however they have strong physical and historical links to the Precinct.

The Knowle

4.21.1 Objective

Conserve, reveal and interpret the Knowle.

4.21.2 Location

The Knowle is located within the Fremantle Hospital site to the southwest of the Precinct.

4.21.3 Built Form

Originally designed as a mansion for Comptroller Henderson, the Knowle is a two-storey limestone building distinctive for its three bay form and two storey timber verandah to the west façade.

4.21.4 Current Use

The Knowle is currently in use by the Fremantle Hospital and Health Service.

4.21.5 Historical Context

The Knowle was completed in 1853 as a mansion for (and designed by) the Comptroller Henderson. In 1867 it became a convict invalid depot. In 1891 the colonial government replaced the imperial invalids with colonial lunatics and then in 1895 it became a public hospital – which it remains today.

4.21.6 Level of significance

The Knowle - Considerable Significance

4.21.7 Conservation policy references

Policy 22.7 – Policy 22.8

4.21.8 Recommendations

- Reintroduce physical and visual links between The Knowle and the Precinct.

Fremantle Oval

4.21.9 Objective

Reinforce the presence of the Precinct.

4.21.10 Recommendations

- Maintain and improve views through Fremantle Oval by selective removal of less important trees from the eastern edge of oval perimeter and pruning the Moreton Bay Figs and Norfolk Island Pines.
- Control development at the oval so the presence of the Precinct is not undermined.
- Upgrade or remove the red brick entrance to the oval from The Terrace.

Fothergill Street

4.21.11 Objective

Upgrade Fothergill Street as the main vehicular entry road to the Precinct and as an



alternative pedestrian access. Highlight the significance of the natural rock outcrop and the views of the perimeter walls.

4.21.12 Recommendations

Upgrade vehicular access and traffic control to the intersection of Fothergill and Hampton Roads.

Upgrade pedestrian access along Fothergill Street.

Upgrade streetscape surfaces and underground powerlines.

Interpret the natural rock outcrop to the perimeter walls and ensure this feature is not obstructed.

Parry Street Car Park

4.21.13 Objective

Maintain the setting of the Precinct by restricting development to the Parry Street car park.

4.21.14 Recommendations

Maintain as an open space with car parking. Upgrade interpretive signage and landscaping in order to improve appreciation of the precinct.

Knutsford Street

4.21.15 Objective

Retain Knutsford Street for local access. Retain the views of the perimeter walls.

4.21.16 Recommendations

- Improve local vehicular access to the precinct zones adjoining the northern perimeter walls.
- Upgrade pedestrian access along Knutsford Street.



3.0 STRATEGIC VISION

3.1 VISION FOR THE FREMANTLE PRISON HERITAGE PRECINCT

The vision for the Fremantle Prison Heritage Precinct is to:

- be Western Australia's premier heritage precinct and a heritage icon to the people of Western Australia
- provide a lasting legacy for the people of Australia by conserving and interpreting the most intact convict era site in Australia that will greatly enrich the cultural life of the state and nation
- be Western Australia's premier destination for tourism, cultural and educational activities
- be a highly sought after location for a variety of uses, enhancing the vitality of the metropolitan and local area.

3.1.1 Strategic Objectives

The strategic objectives for the Fremantle Prison Heritage Precinct Master Plan are to:

- provide an integrated development framework that will enable a sustainable future for the precinct
- enhance, protect and interpret the cultural heritage significance of the precinct
- continue to be an outstanding example of best practice heritage conservation
- encourage a range of compatible uses that maximise use of the existing buildings and facilities and add to the unique qualities of the precinct
- create a precinct that encourages repeat visitation and provides unique and enjoyable experiences for visitors
- integrate with the surrounding local communities through cultural, physical, social and economic interaction
- encourage opportunities to reinforce the precinct's tourism, cultural and educational focus through creative partnerships with both public and private sectors
- encourage innovative and high quality development that positively contributes to the public domain.





3.2 DEVELOPMENT FRAMEWORK

The Master Plan for the Fremantle Prison Heritage Precinct provides an integrated framework which balances a range of compatible uses, reveals the cultural heritage significance of the precinct and assists in realising the potential for revenue generation for the conservation of the site in to the future. The integrated approach of this Master Plan will endeavour to meet the needs of current and future generations through the following environmental, economic and social strategies:

- conservation of the built environment of the precinct
- provision for future uses which will contribute to economic sustainability
- integration of the site into the broader community
- encouragement of government, industry and community partnerships.

The Master Plan has identified a number of distinct zones within the precinct, which can be developed with specific objective aligned to the overall objectives of the Master Plan. These zones are outlined in the following Section 4.0 'Zone Guiding Principles'.

3.2.1 Site Capacity

The Fremantle Prison Heritage Precinct comprises a six hectare site with potential for adaptive reuse of existing buildings and open spaces and for carefully planned new buildings. Floor areas for each of the existing buildings and development zones are detailed in Section 4.0 'Zone Guiding Principles'.

3.2.2 Conservation

Fremantle Prison Heritage Precinct is recognised as a place of exceptional cultural heritage significance and is included in heritage lists and inventories at local, state and national levels. It is well served by conservation policies and plans for the place as a whole and individual elements within the precinct.

Conservation actions should continue to be guided by the *Burra Charter* and best practice processes.

The conservation imperatives are to:

- address the backlog of maintenance
- implement an ongoing conservation programme to ensure that the place remains intact and authentic so that future generations can understand and appreciate its part in Western Australia's history.

The Fremantle Prison Heritage Precinct is included in a nomination for assessment for World Heritage listing as part of a serial listing of Australian convict sites. This has been initiated by the governments of New South Wales, Tasmania, Western Australia and the Commonwealth. This Master Plan recommends that every endeavour should be made to:

- embrace the opportunity for World Heritage listing.

3.2.3 Compatible Uses

The principle strategy underpinning the Master Plan in relation to future use is the provision of opportunities for compatible and feasible uses that support the objective of enabling a sustainable future of the precinct. The Master Plan provides for a balance of commercial activity and leasing arrangements with public access and community use whilst ensuring that the precinct has ongoing funding and resources.



The range of compatible uses for the precinct have been identified as follows:

- Tourism
- Cultural and heritage services
- Education
- Retail
- Special event venue
- Tourist and office accommodation
- Creative production.

Future uses for specific areas of the precinct are identified in Section 4 'Zone Guiding Principles'.

3.2.4 Visitors

Fremantle Prison Heritage Precinct will be a vibrant precinct which will attract many visitors. Visitors to the precinct will respond positively to this unique precinct and will enjoy the variety of experiences the precinct has to offer. Visitor numbers can be expected to increase by the provision of a variety of uses within the different zones of the precinct, as well as specifically targeted programmes of interpretation, education and tourism.

Development of the site should ensure:

- high standards of equitable access, safety and amenity in and around the precinct.

Interpretation and Education

Conservation of the fabric and spaces of the precinct will be of primary importance to the program of interpretation. The development of an Interpretation Strategy for the site is of primary importance and should include interpretation of:

- the significance of the place as the centre of the British Imperial Convict Establishment in Western Australia and the only intact convict era site in Australia
- the significance of the archaeological sites
- the layering of history of the place from convict to colonial and state prison
- the precinct's substantial artefact collection.

Education is a powerful tool in encouraging both an appreciation of and a sense of ownership of the site. Providing an enhanced understanding and appreciation of the precinct will instil a greater sense of community ownership.

Tourism

Tourism products and services will provide the basis and driving force of economic sustainability. Within this context, marketing activity can be expected to play a significant role in increasing the Prison's visitor numbers and revenues.

Key recommendations include:

- increasing the quality of the interpretive experience by upgrading of thematic materials and exhibits, concentrated in the Main Cell Block, and introducing new audio-visual technologies while maintaining an emphasis on the important and unique role of tour guides



- marketing and promotion, including branding and positioning, packaging etc, both to the travel and tourism industry and to consumers directly
- renaming the precinct to acknowledge its historical significance as an intact convict-era site, which importance is not conveyed by its current designation
- positioning the precinct as a major and unique attraction in appreciating and understanding the course of European settlement in Western Australia. This approach has a strong and established market appeal and will assist in overcoming some of the visitor reticence or lack of interest resulting from the site's more recent history. The precinct's recent history must not be ignored, however, in interpretation and promotion
- appealing and innovative on-site signage and lighting that will reveal the significance of the site and announce the site as a vibrant and interesting 'must-see' attraction
- expanded provision of short-stay tourist accommodation, which will remain an important use of facilities within the precinct.

Events

There is considerable scope to develop the economic potential of special event, conference and exhibition tourism, particularly in light of the anticipated positive impact of the new Perth Convention and Exhibition Centre on the State's visitor market. Special events will result in a considerable increase in the number of Western Australians visiting the site, positively influence the local perception of the precinct, and generate additional revenue. Events could include music, theatre, film, sport, and social and business functions.

Use of the site as a special events venue will involve consideration of:

- compatibility with neighbouring residents and the hospital
- integration with tour scheduling
- the need for an improved surface in the Main Cell Block forecourt (Parade Ground)
- provision of reticulated three-phase power and an increase in temporary toilet facilities associated with the Parade Ground.

Tour Products and Services

Tour product and service opportunities are considerable, and include:

- concentration of the paid-for guided and self-guided tours on the Main Cell Block and associated features
- introduction of an 'upmarket' adventure product in the tunnels
- introduction of new thematic tours, e.g. focussing on the Fenians, architecture, engineering, convicts, great escapes, prisoner art, Aboriginal cultural impacts, etc
- promotion of high quality and age-specific curriculum-based schools programs
- development of a complete 'Fremantle Attractions' package (possibly using 'Smartcard' technology) and involving the Maritime Museum, Fremantle Arts Centre, future Military Barracks Museum, the Duyfken replica, Port tours, and harbour cruises.



3.2.5 Integration

The precinct is located on a prominent and historic site within the City of Fremantle. Increased integration with the City of Fremantle will enhance the future development of the precinct. The following urban design and landscape strategies will contribute to the integration of the precinct in the City of Fremantle:

- increase the visibility of the precinct by –
 - appropriate landscape treatment, including tree pruning and selective tree removal
 - lighting to the perimeter walls
 - improved signage
- increase legibility of the precinct by -
 - reinstatement of visual and physical links within the broader Fremantle context
 - identification and interpretation of links to historic and significant features in the City of Fremantle
- increase accessibility to the precinct through –
 - enhancement of pedestrian access to the site with a focus on the entry complex
 - utilisation of the existing openings in the perimeter walls to access zones within the precinct
 - rerouting of the CAT bus to provide direct access to the precinct
 - upgrading of vehicle access routes
 - rationalisation of car parking areas outside the perimeter walls

3.2.6 Partnerships

Viewing the community, the business sector and government as partners in achieving common goals is a key principle of the Fremantle Heritage Precinct Master Plan. Partnerships can provide both social and economic advantages. In addition, partnerships with groups who have been associated with the use of the place as a prison or internment camp will enable the healing process to begin. This partnership process can move towards a reconciliation, of what is felt by many, to be a painful past, with a more positive future. The proposed Aboriginal Commemorative Memorial, which will benefit all who visit the precinct, is an example of this kind of partnership approach.

A sustainable future for the precinct will be enhanced by:

- developing and nurturing partnerships between the community, business and government.

3.2.7 New Development

The primary objective of the Master Plan is conservation rather than redevelopment of the site. The precinct has a substantial number of buildings which are capable of being adaptively re-used and although there is generally little need for new buildings, some new buildings may be required to meet future needs and could offer benefits to the site. Benefits include the provision of larger internal spaces and new services without the need for extensive modifications to existing heritage buildings.



Accordingly, the construction of a new building will be considered if it:

- is essential to the functional requirements of a desirable outcome and significantly improves the viability and synergy of uses
- has minimal visual, heritage and environmental impact
- introduces a function of high civic/public significance and is of outstanding architectural design
- is consistent with conservation policies and plans for the place.



2.0 CONTEXT AND ANALYSIS

2.1 FUTURE ROLE OF THE PRECINCT

The future of the Fremantle Prison Heritage Precinct needs to evolve at a number of levels. Firstly, in the international and national context, secondly at a metropolitan and regional level and thirdly, at the local level.

2.1.1 International and National Context

Fremantle Prison Heritage Precinct is recognised as a site of national heritage significance and is currently being considered for nomination as part of a serial nomination for World Heritage Listing of Australian Convict Sites. These sites include:

- First Government House Site, NSW
- Port Arthur Historic Site, Tasmania
- Coal Mines Historic Site, Tasmania
- Hyde Park Barracks, NSW
- Darlington Probation Station, Maria Island National Park, Tasmania
- Ross Female Convict Station Historic Site, Tasmania
- Great Northern Road Complex, NSW
- Fremantle Prison, WA.

The Australian Convict Sites is the most evocative and widespread set of convict transportation sites surviving in the world.

The Fremantle Prison Heritage Precinct is the most intact of Australia's convict sites.

World Heritage listing would be likely to increase visitor numbers and the profile of the precinct as a heritage tourism site. This Master Plan reinforces opportunities for World Heritage Listing and recommends that the historic link between the precinct and other elements of the Convict Establishment in Fremantle, should be incorporated into the nomination for World Heritage Listing.

2.1.2 Metropolitan and Regional Context

Fremantle Prison Heritage Precinct is recognised as the State's premier heritage icon. As such, it is protected through the City of Fremantle's Municipal Inventory and the Heritage Council of Western Australia's State Heritage Register of Heritage Places.

It is expected that once completed the Fremantle Prison Heritage precinct Master Plan will be adopted by the State government and the Heritage Council of Western Australia and form the basis for future development of the site as Western Australia's premier heritage precinct.

2.1.3 Local Context

At a local level, Fremantle Prison Heritage Precinct is located within the City of Fremantle's West End Conservation Area. It is expected that once completed the Fremantle Prison Heritage Precinct Master Plan will be adopted by the City of Fremantle and incorporated into the West End Conservation Policy.



The development of the precinct as a destination-based tourist and mixed-use centre, with new activities that complement existing facilities, will contribute to the continued growth of the Fremantle area as a unique centre of tourist, cultural and educational activities.

2.2 HISTORY OF THE SITE

The Fremantle Prison Heritage Precinct offers a culturally rich experience for all Australians and overseas visitors. Its history dates from the early years of European settlement, when it was constructed as the centre of the British Imperial Convict Establishment in Western Australia.

Within twenty years of the settlement of the Swan River Colony, the colonial administration petitioned England for the transportation of convicts to the colony. It was believed that convicts would provide much needed labour for the building of roads, bridges, jetties and other infrastructure necessary for the economic progress of the colony. The first transportation of 75 convicts, on the barque Scindian, arrived at Fremantle on 1 June 1850. Work on the Imperial Convict Establishment (or Fremantle Convict Establishment), commenced in 1852 and was completed in 1859.

With less than fifty convicts still imprisoned under the convict system in 1886, the British government passed control of Fremantle Prison to the colonial government. It then became the colony's, and later the state's, primary place of incarceration.

To accommodate the female prisoners, an area in the north west corner of the Prison compound was walled off to become Female Division. Until 1970, when a new facility was built on the outskirts of Perth, Female Division functioned as the only women's prison in Western Australia.

During both World Wars, the Australian Army occupied Fremantle Prison. During the Second World War, the Army used the Prison as an internment centre, as well as the detention of military personnel.

Despite changes implemented at the Prison in the early twentieth century, the buildings remained substantially unchanged from the convict era. By the end of the century, they were vastly inadequate for housing state prisoners. The Prison was decommissioned on 8 November 1991. It opened as a heritage site in January 1992.

2.3 CONSERVATION AND INTERPRETATION

Fremantle Prison Heritage Precinct is one of the most extensively documented conservation sites in Australia. The conservation imperatives are broadly apparent. As a high priority, the backlog of maintenance works needs to be addressed and mechanisms put in place to ensure that the intactness of the place is retained for future generations.

Fundamentally, conservation involves the retention of significant fabric for future generations. Conservation actions at the precinct will involve all the processes of looking after a place so as to retain its cultural significance, including:

- interpretation
- adaptation for existing and proposed uses
- maintenance
- repair

In addition sub-surface remains offer opportunities for interpretation through archaeological investigations.



Although the precinct has a system of interpretive devices, it has no formal interpretation plan or strategy. Without a firm policy and plan for interpretation, resourcing errors in implementation can happen. A formal interpretation strategy should be prepared and implemented concurrently with this Master Plan.

Visitor numbers declined following the initial post-decommissioning period and have only recently reached higher levels. Visitation is a key element of interpretive conservation at the precinct. Income from visitation is a principal revenue source and increased numbers of visitors as well as improved visitor experiences would reinforce interpretive conservation and increase revenue available to conserve the place.

2.3.1 Links and Layers

The history of the precinct has been well documented, however much of the 20th century history has yet to be documented, largely because access to prison files is restricted by state legislation. The provision of facilities for further research will enhance the understanding of the many layers of history at the site.

Fremantle Prison Heritage Precinct has links to other convict establishments structures still extant in the City of Fremantle, to regional convict depot sites in Western Australia and to the Australian convict sites. An increase in awareness of the links to convict era sites within the local, state and national context will assist in an understanding of the significance of the precinct.

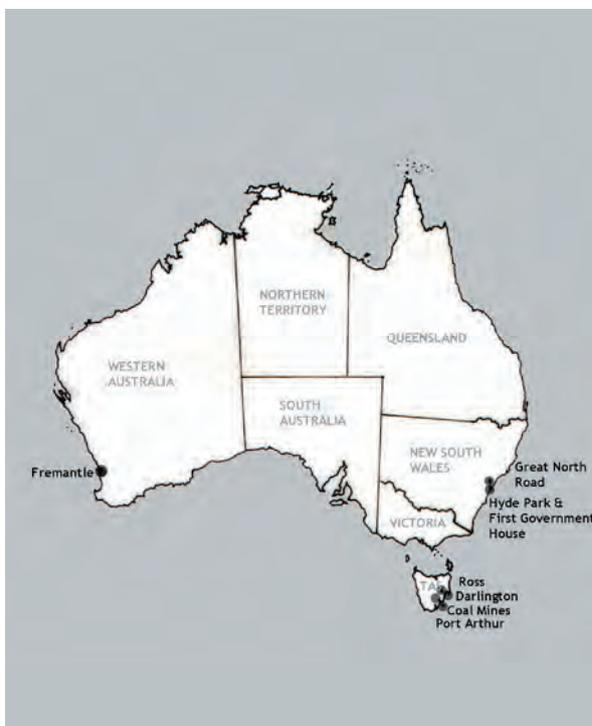


Figure 2.1 Location of convict era sites in Australia

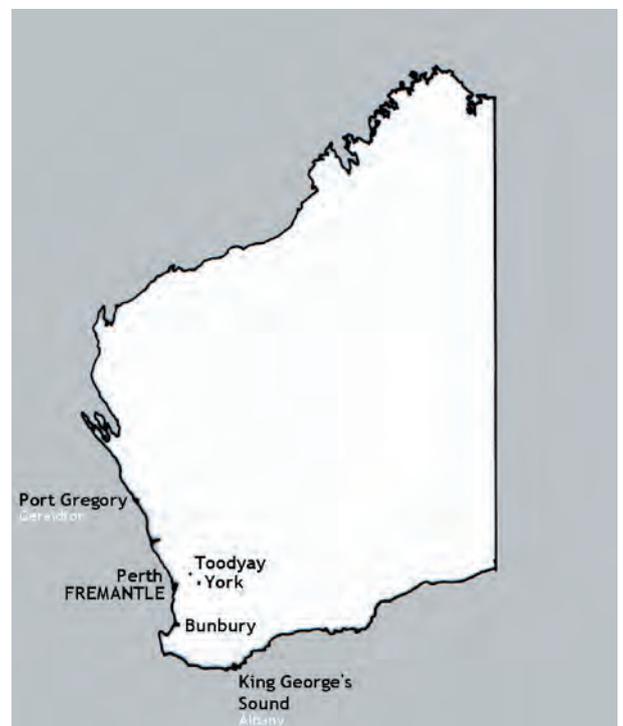


Figure 2.2 Location of convict era sites in Western Australia



Figure 2.3 Location of extant convict era structures in Fremantle

2.3.2 Significant Buildings

Fremantle Prison Heritage Precinct comprises a number of intact convict era structures, including the limestone perimeter walls, which are of exceptional heritage significance. Other structures, dating from the time the precinct was in use as a colonial and state prison, are also significant.

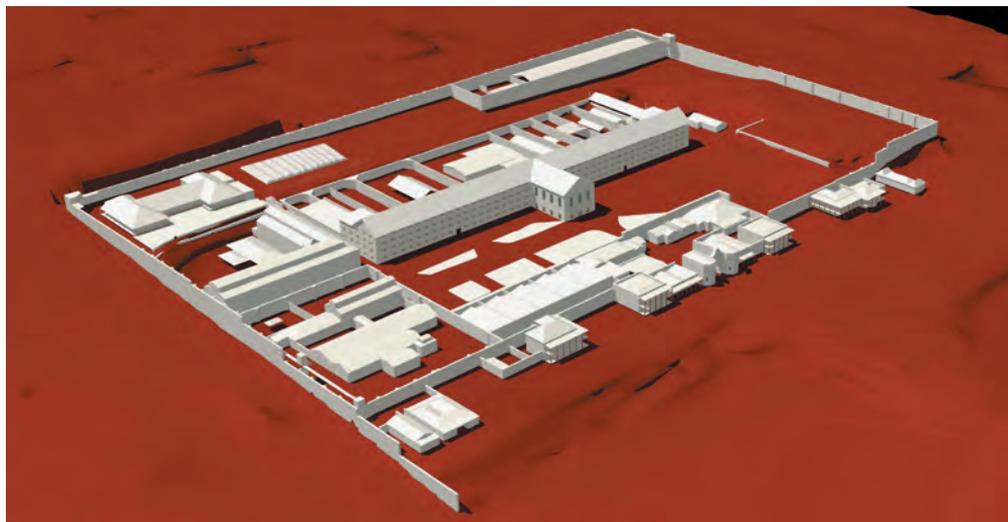


Figure 2.4 3-D View of the Precinct



Figure 2.5 Significant Buildings

2.3.3 Significant Spaces

The open spaces of the Fremantle Prison Heritage Precinct are particularly significant. These spaces not only provide impressive settings for the structures of the precinct, but are important spaces in their own right. In particular, the extensive forecourt of the main cell block, with its scale and secure location within the perimeter walls, offers an urban space unparalleled in the metropolitan region.



View of the Forecourt and Main Cell Block



View across the East Terrace to the Main Cell Block



2.3.4 Significant Landscape Elements

The significant landscape presents an austere and formal quality within the perimeter walls. Generally the landscape is sparse and simple, comprising unobtrusive elements such as lawn, low plantings and pavement.

Elements of significant landscape outside the walls include the exotic almond and pine trees on the Terrace. The Terrace Master Plan (1997) has been partly implemented with the reinstatement of the terrace gardens and the upgrade of a section of the Fairbairn Street Ramp.

The site experiences considerable changes in ground level, natural and man-made, as a result of its location and former use. The site development for the Convict Establishment involved:

- the creation of a broad level terrace by a process of cut and fill
- limestone quarried on and near the site provided the building material
- the spoil was used to build up an inclined rampway - Fairbairn Street Ramp - and the batter bank ramp to Holdsworth Street.

The ground level is considerably higher in the south western corner of the site with what remains of the natural landform, formerly known as 'Church Hill', now referred to as the South Knoll. The eastern portion of the site is also considerably higher than the ground level established around the main cell block. It is a comparatively level terrace and is the highest part of the precinct. This change in ground level throughout the site can be used as an opportunity to add interest to future development without compromising the integrity of the historic site.



View of the Fairbairn Street Ramp



View of the South Knoll

2.3.5 Site Features

Archaeological zones and sub-surface remains of varying levels of significance are found throughout the site. In particular, the sites of the three former cottages to the east of the perimeter wall in the Hampton Road reserve and the site of the former 'cage', in the New Division courtyard, are well documented. Any future development will require archaeological investigation of sub-surface remains.

Other site features are associated with the water supply system constructed in the 1890s. These features, which include the underground tunnel network, the associated pumping station and the east reservoir are enticing assets to visitation yet are currently difficult to fully access. The reservoir has ceased operating as a reservoir. Increased access to these site features, in particular the tunnels in the first instance will provide an exciting visitor experience.

The site is connected to all major services including water, power, sewerage, gas and telephone.



2.4 COMMUNITY ASPIRATIONS

Community consultation is essential in developing a shared vision for the future of the precinct. The Master Plan has therefore been prepared with extensive community and stakeholder consultation.

The project consultations provided a rich source of views for the development of the Master Plan. It was commonly accepted that the buildings on the site require urgent attention. Key areas of comment were:

- the need to re-integrate the site with the local, state and national communities
- that interpretation is vital to authentically display the history of the site and its past residents
- that adaptive re-use must be compatible
- that a significant resource source will be needed in the future to achieve these outcomes
- that government's continued contribution to resourcing the site is important.

The Master Plan was seen as critical in providing a framework to guide future use and resourcing for the site.

2.5 TOURISM

The precinct has an important role to play in the development and expansion of tourism in Western Australia, and a substantial base on which to build. From the current year (2002/03), the Fremantle Prison Heritage Precinct has received a much-needed increase in resources to fund marketing and promotion so as to more fully realize its potential in terms of a well-defined market position in relation to intrastate, interstate or international tourist markets. Further promotion and marketing of the site would enable it to be positioned as an integral or "must see" component of the Fremantle visitor experience for tourists and others.

With current visitor tour numbers at approximately 112,000 per annum, and growth despite difficulties in the international and interstate tourism markets for Western Australia, the precinct has a sound base on which to expand its tourist revenue and prominence. Furthermore, during consultation, tourism industry representatives have suggested that the precinct could achieve perhaps double its present visitor numbers.

The possibility for dramatically increasing visitor numbers is apparent when numbers of precinct visitors are compared to the number of tourists to the State. The current visitor mix to the precinct is:

- 37% international,
- 32% interstate and
- 31% local (intrastate).

This means that the Fremantle Prison Heritage Precinct attracted around 6.9% of WA's 446,000 international visitors in the nine months to March 2002, and 3.7% of WA's 940,000 interstate visitors in the 12 months to March 2002. By comparison, Fremantle is estimated to receive 75% of international visitors, and 40%-50% of interstate visitors to Western Australia.

At present, the precinct's paid tourism services and products include a guided tour program, with night and day schedules, and a self-guided tour of the grounds. There



is an Interpretive Visitor Centre and small retail outlets. There is, then, opportunity for new, extended and higher yield products and services. There is considerable potential to further improve market penetration, site revenues and profit margins from visitor tour and other activity within the recommended framework of this Master Plan.

2.6 SUSTAINABILITY

Sustainability is defined by Western Australian State Sustainability Strategy (draft 2002) as meeting the needs of current and future generations through simultaneous social, environmental and economic improvement. The Master Plan needs to balance commercial activity and leasing arrangements with public access and community use whilst ensuring that the precinct has ongoing funding and resources for its conservation.

Fremantle Prison Heritage Precinct has been under-resourced over the last ten years with a substantial backlog of maintenance receiving insufficient government funding. Sources of funding to date include:

- proceeds of the sale of the Henderson Street Warder's Cottages to Homeswest
- direct government funding
- income from visitors
- income from leases (government and non-government)

Total rent generated by the leased properties roughly equates to the outgoings of the precinct complex, excluding maintenance.

The best commercial rental returns are currently achieved along the Terrace. The rent being achieved for the West Workshops is reasonable for the style of building, location and local market. The Coastal Business Centre in New Division provides a lower rent return. The small retail properties produce only a nominal rent, reflecting the current limited customer base and their appeal.

In order to achieve a sustainable future, it is important, in the first instance, that the government provide funding to address the backlog of maintenance that has not been fully resourced over the last ten years. Ongoing cyclical maintenance can then be implemented in a sustainable way. In recognition of this important site, the state government has recently made a commitment to funding a substantial portion of the maintenance backlog works.

The consultations revealed a number of individuals and organisations offering to partner in specific enhancements of the site in the future. The Master Plan will provide an integrated framework with opportunities for both public and private investment that will maximise revenue return for conservation of the site in the future.



2.7 INTEGRATION AND ACCESS

The Fremantle Prison Heritage Precinct and its context lie within the City of Fremantle's Inner Urban Area. The Master Plan provides strategies that enable the integration of the precinct with the City and the broader community with provision for increased visual, physical, social and economic integration.

2.7.1 Accessibility

Due to the location of the site and the nature of surrounding land uses, Fremantle Prison Heritage Precinct is highly accessible by both private and public transport.

Public transport

Hampton Road and South Terrace form part of a major bus route for services to Fremantle. These services provide bus stops all within close walking distance to the precinct. The Fremantle CAT bus does not currently provide direct access to the precinct.

Fremantle is also serviced by train. Whilst the train station is not located within close proximity to the precinct, it forms an integral part of the transportation network for Fremantle carrying a significant number of passengers to and from Fremantle daily.

Vehicular movement and car parking

Vehicular movement around the site is extremely high along both Hampton Road to the east and Parry Street to the west. The uses located to the west of the site, particularly the Fremantle Markets and the 'café strip' along South Terrace, generate a high level of vehicular movement within close proximity to the site. A substantial portion of this traffic is accommodated within car parks located directly west of the precinct (Parry Street car park) and the multi level car park located in Henderson Street.

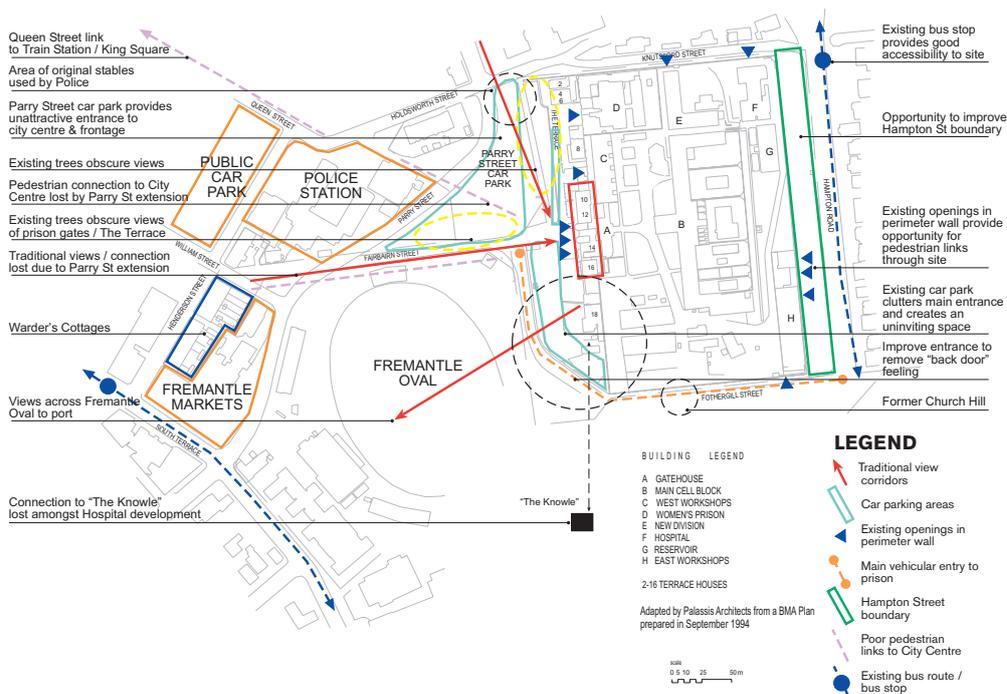


Figure 2.1 Site Context Analysis



Vehicle access to the precinct can be obtained via Fothergill Street along the southern perimeter wall. This street would have once experienced a lot of usage as a main artery into the city centre via the now truncated Fairbairn Street Ramp. Now its only function is to provide access to the precinct and Fremantle Hospital's car parks. As a result, the street presents a "back door" feel when arriving at the precinct by car. Fothergill Street should be upgraded to improve its status to reflect that it is the main vehicular access point to the precinct and to provide a greater sense of arrival for visitors to the precinct.

Car parking also presents an issue. The principal parking for the precinct consists of The Terrace carpark facilities (leased to the City of Fremantle). There currently exist vehicular/pedestrian conflicts on The Terrace. As views of the precinct are important, it is necessary to minimise the impact of car parking to this area. Some carparking is also provided at the northern end of the Hampton Road Reserve. Opportunity for additional car parking exists along the reserve. Car parking within the perimeter walls is not supported in the conservation policy for the place.



View of Fairbairn Street Ramp looking towards Gatehouse



View of Fairbairn Street Ramp looking towards Henderson Street

2.7.2 Fairbairn Street Ramp

The Fairbairn Street Ramp is a key feature of the prison precinct and once connected the port and city of Fremantle to the convict depot before being truncated to allow the Parry Street bypass in the 1980s. Plantings and landscape elements have further obscured its clarity.

The City of Fremantle has commenced works associated with past studies, to reinstate the visual connection between the precinct and Henderson Street. Reconstruction of the ramp would increase the visibility of the precinct and therefore increase visitor numbers, reintegrate the precinct within its urban context and assist in the credibility of the World Heritage Nomination.

2.7.3 Permeability

Permeability refers to the number of alternative ways to traverse an environment, within both the public and private realms. In contrast to the surrounding area which is typically characterised by small urban blocks providing a myriad of vehicular and pedestrian links, the Fremantle Prison Heritage Precinct, which remains largely as constructed in the 19th century, occupies a large site and was intentionally constructed to reduce permeability and access.

Whilst the continuation of surrounding vehicular links through the site is not desirable, and pedestrian links are limited due to the perimeter wall, it is important to improve the links to this significant site. There are a number of existing openings in the perimeter wall that are blocked or not utilised. The permeability of the site



would be improved through allowing access to the site through these openings, while retaining the mystery the walls create. These access points may assist the viability of new uses at the site.

Increased access could be achieved by other methods such as opportunities to attend events and special opening times, which improve social access while retaining the physical barriers to permeability.



Figure 2.2 View from the Fremantle Town Hall, with the precinct clearly visible on the right, c1920s. (Courtesy Fremantle City Library)

2.7.4 Legibility

Legibility enables people to form clear, accurate images of a place which aids considerably in orientation. Legibility is therefore an important element for the future development of the precinct.

The precinct commands a prominent location within the City, located high on a hill (formerly Church Hill) having a dominant, symbolic impact on the town centre below. This location made the precinct a strongly identifiable structure in the early days of the settlement. However, this prominence has been eroded over time due to changes within the City and the introduction of landscaping to the top of the bank along The Terrace.

One of the most significant “legible” elements of the precinct is the vista of the Gatehouse when viewed from the bottom of Fairbairn Street in Henderson Street. There are other significant vistas of the precinct that can be reinstated to improve the legibility of the site within the City. These include views of the from Parry Street (north of Holdsworth Street), the Parry Street car park and from further afield, such as Monument Hill.

Aside from the legibility of the site in terms of its immediate surrounds, the site should also be considered within the broader context of the City of Fremantle and other projects currently being undertaken within the City. It may be possible to establish connections with other areas of Fremantle such as Queens Street, King’s Square, train station, Fremantle Harbour, Fremantle Lunatic Asylum and the Esplanade. Through strengthening the links with these areas of the City, the precinct can then play a more prominent role in the “legibility” of Fremantle. The more integration the precinct can achieve with other Fremantle attractions, the greater the chance future development on the site has of success.



2.8 FUTURE USES AND DEVELOPMENT

Future uses and development are determined by what is both compatible and feasible. This means that future uses and development must respect the cultural significance of the place while taking into account the condition of the place, procurable resources, and continuing economic sustainability.

The existing uses have been assessed to determine their continued feasibility, and an investigation of a range of uses that would increase use of the site and create visitor interest has been undertaken.

There are currently a number of existing uses accommodated at the precinct including:

- Holiday Accommodation
- Greening W.A.
- Primary Care Mental Health Unit
- Department of Education
- Department of Training – TAFE
- Coastal Business Centre
- Fremantle Children’s Literature Centre
- Fremantle & Districts Model Railway
- Gatehouse Gift-shop
- Convict Café.

The precinct occupies a significant amount of land, located within close proximity to the Fremantle city centre. However, the built form on the site is specific to its former use, firstly as a convict establishment and then a prison. The nature of the past use of the precinct provides some limitations to future use.

Despite the challenges that the precinct presents, it is possible to identify potential land uses based on an analysis of market trends for specific land uses and the compatibility of uses with the existing infrastructure and established tourism related operations. The following opportunities and constraints relating to land use and development of the places that comprise the Fremantle Prison Heritage Precinct have been considered below.

2.8.1 Opportunities

The precinct has the opportunity to attract the following land uses. These opportunities are based on existing land uses and activities within the precinct, its close proximity to the Fremantle city centre and other related tourist/convict settlement attractions.

Tourism

Tourism uses associated with the past use and the heritage significance of the site will continue to be the main focus of the precinct. There is opportunity to expand the tourism activities of the precinct to incorporate larger scale events, and other tourist activities such as tours of the underground reservoir tunnels.





Cultural and Heritage Services

In keeping with the heritage significance of the precinct, cultural and heritage services are considered appropriate and important uses that will add to the visitor's experience and enrich the community's understanding of the site. These uses include activities such as archives, genealogy, research facilities, museums etc.



Education

Educational land uses are considered to be highly compatible with the future use of the precinct. Educational uses are currently operating on the site such as the TAFE Jewellery studios and Children's Literature Centre. Specific educational programs that relate to the site's convict history and construction techniques would be ideal.



Retail

Limited conventional retail opportunities exist for the precinct. Most parts of the site are not well located in order to capitalise on the movement economy and other surrounding activities, therefore conventional retail is not considered an opportunity for the site. However, it is anticipated that there will be a number of retail activities associated with the other operations on the site as an ancillary, but important activity, in the form of tourist outlets, craft/jewellery shops, cafes and restaurants.



Special Event Venue

The large and unique spaces within the site and its buildings, make it ideal to become one of Perth's premium special event venues. The forecourt to the main cell block is a versatile space (once unencumbered through the removal of raised former garden areas) to host a range of events such as car shows, festivals, outdoor theatre/music, and conferences.





Accommodation

Short stay accommodation, designed to meet a range of budgets, is considered to be a compatible use with the tourism/retail and special event uses proposed for the site. Perth (excluding Fremantle) is currently considered to be over-supplied with short-stay accommodation in some sectors and regrettably, it is not possible to obtain occupancy levels for backpacker facilities. They are generally too low in room numbers to be registered. However, it is considered that demand for low-cost backpacker-style accommodation is growing and, at the opposite end of the market, there are opportunities for smaller boutique-style high quality accommodation.



Creative production

This use is considered consistent and complementary with the other uses proposed for the site. Furthermore, a number of existing buildings within the precinct are considered to be easily adaptable for production uses, such as arts and crafts as well as trades such as carpentry and stone masonry.



The following land uses are considered inappropriate within the precinct for the following reasons:

Residential -

Residential uses are not considered appropriate due the extensive modification that would be required to be made to the precinct in order to accommodate appropriate built form for residential purposes. Substantial modification of the precinct would impact on its heritage integrity. Furthermore, it is considered that if the precinct were developed for residential purposes, the tourist operations within the precinct would be compromised.

Commercial -

The Fremantle commercial centre currently faces economic challenges and competition. Whilst the precinct is within close proximity to the commercial centre, market advice indicates that stand alone commercial development would find it difficult to succeed due to the isolation of the precinct and competition from existing, better located commercial areas.



2.9 OWNERSHIP & MANAGEMENT

Ownership of the Fremantle Prison Heritage Precinct and surrounding areas is shown in the figure below.

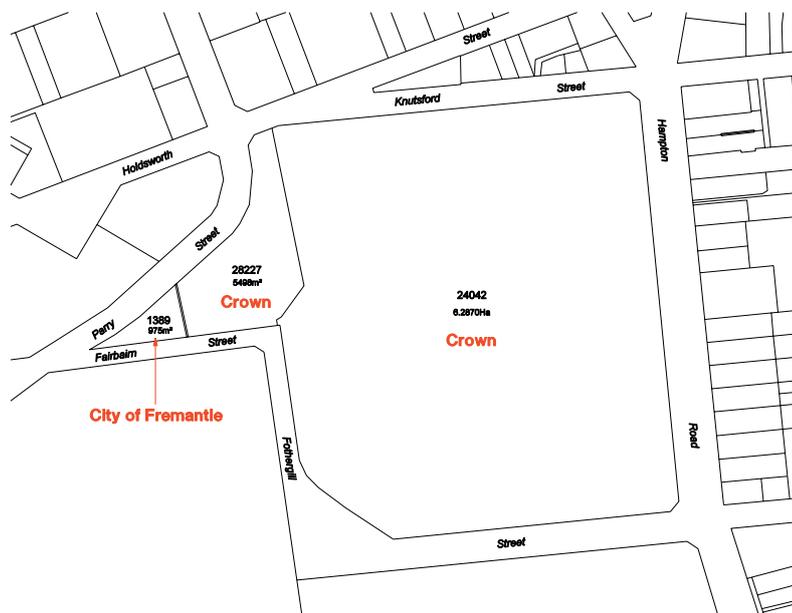


Figure 2.3 Plan showing land ownership

With the exception of Lot 1389 (owned by the City of Fremantle) the remainder of the land is owned by the Crown. Most of the ownership details have remained unchanged since the early 1900s. The first major changes occurred when the Parry Street ring road was constructed. As there is no non-government land ownership within the site or immediate area relating to the site, future development should be relatively easy to coordinate.

The Master Plan brief did not include reference to management of the precinct, however future management and ownership issues will impact substantially on the long-term sustainability of the precinct and need to be considered as part of the implementation of the Master Plan.

There are a number of differing examples of management systems for heritage site and for tourist attractions, currently operating in Australia and overseas. The majority of these agencies are set up with clear goals for particular pieces of land, or clear goals for certain outcomes.

Currently, a range of government agencies run/manage what can be classed as visitor attractions, for example:

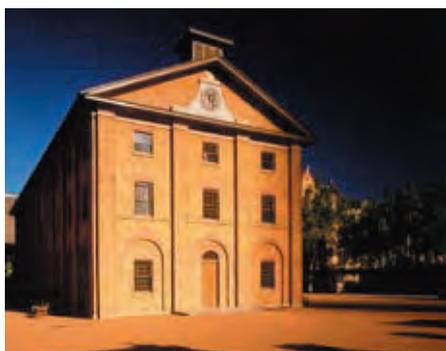
- CALM - National Parks, tourist attractions
- Kings Park Board – Kings Park
- Department of Planning and Infrastructure – Whiteman Park
- W A Museum – museums
- Zoological Gardens Board - Perth Zoo
- Rottnest Island Authority – Rottnest Island
- Department of Transport – Hillarys Boat Harbour



- Department of Culture & Arts - WA Art Gallery
- State Sports Centre Trust – Challenge Stadium, etc.

The function of managing a tourist attraction requires a number of specific skill sets, normally handled by the private sector. However, the management of heritage assets in Australia is most commonly a government or community function. Examples of these management bodies for sites of heritage significance include:

- Port Arthur Historic Site Management Authority - established by the Tasmanian Government in 1987 to manage the Port Arthur Historic Site
- The Historic Houses Trust of New South Wales - a statutory authority within the New South Wales Ministry for the Arts established in 1980 to run Vaucluse House and Elizabeth Bay House. It has now grown to manage 13 diverse sites and properties including houses, public buildings, a farm, gardens, parklands, a beach and urban spaces.
- Sydney Harbour Federation Trust - set up by the Commonwealth Government in 2001 to plan the future of former Defence and other special Commonwealth lands on Sydney Harbour. These lands contain historic buildings and areas of pristine natural vegetation, magnificent views of the harbour and a record of the city's Aboriginal, maritime and defence heritage.



Hyde Park Barracks, Sydney



Port Arthur Historic Site, Tasmania

If the government's role is broadly defined as a combination of heritage retention and budgetary control, it is likely that the heritage property would remain in government ownership and private operators could lease or be contracted to manage aspects of the site and activities, or the complete site.

However, private operators are unlikely to accept responsibility for expensive interpretation, collection or care of heritage artefacts. Therefore, while it may be relatively simple to decide that government should not operate, for instance a hotel on the site, it is possible that heritage needs would be more effectively subsidised/ supported with ongoing government management of the tourist activities, a situation not dissimilar to Rottnest Island, the Perth Zoo or the Perth Mint, all excellent tourism operations.

Further analysis and the production of a business plan for the site should define these issues. However, it is recommended that initially and throughout the process of implementing the Masterplan, government continue to own and operate the facilities and activities.



Once established buildings and/or businesses can be leased or placed under management contract to the private sector, e.g. short stay accommodation. Tour activity, once established, could again be leased as a business to the private sector.

Subsequent business planning would determined which arrangement provides government with the highest return while protecting heritage values.



5.0 IMPLEMENTATION AND PHASING

5.1 ONGOING REVIEW OF THE MASTER PLAN

The Master Plan provides a 10-15 year vision for the Fremantle Prison Heritage Precinct. During implementation the plan and its objectives should be monitored and reviewed either by the existing organization or that which is ultimately responsible for the site.

5.2 MANAGEMENT AND OWNERSHIP

Changes in the community's expectations and the political environment are having a significant impact on the management of heritage sites. For this reason it is considered appropriate that the Master Plan should attempt to identify a range of potential management structures that are capable of providing a focussed, empowered management structure that is recognised by both the public and private sectors. The project brief for this Master Plan did not include a requirement to study management structures. However, the issue was raised by a number of stakeholders and contributors as important to the future of the precinct. It is recommended that a review of management models be undertaken in conjunction with the implementation of the Plan with a view to adopting a structure that will deliver its key outcomes.

The review will need to consider Government policies in relation to management in the public sector and of public assets. Financial frameworks that enable the efficient attraction, management and expenditure of funds will also need to be considered. The management review will also need to consider the legislative framework that enables the site to operate in its current and future forms.

At present, the precinct is vested in the Minister for Works "for the designated purpose of conservation and management of historic buildings and ancillary and beneficial uses thereto" (Vesting Order, DOLA ref 866/944V3). The precinct is managed on behalf of the Minister by the Department of Housing and Works as a Public Work (*Section 2.14 protection and preservation of any cave or place of scientific or historical interest*) under the *Public Works Act 1902* (as amended). This legislation enables all activities proposed in this Master Plan to be undertaken. Models that contemplate a shift of management to another Government agency would need to assess what legislative changes would be required, the desirability of new legislation and the time frame that would be required to enable a new host to take over management responsibility.

It is noted that under its constitution the Fremantle Prison Trust Committee is an advisory body that does not have authority or responsibility in relation to the site. Therefore the contemplation of management models should assess whether an advice only body is necessary, or whether implementation of the Plan would be better served by a structure that has a purpose and/or benefits beyond simple advice. Issues such as the processes of the *Heritage Act of Western Australia 1990* in relation to approvals for developments by the Heritage Council of Western Australia should guide the need for, and role of a dedicated body.

A number of management models is described below which may assist in this review.



Option 1 - Management Body

Option 1 is to transfer the management of the site over to a single governing body that is capable of and prepared to carry out this task in perpetuity. This is consistent with the current management system under the Department of Housing and Works.

Option 2 - Management Board

Option 2 would be to transfer the management of the site over to a single governing body, such as a Board, that is capable of, and prepared to, carry out this task for the long term. The Board for the site could be established under the Parks and Reserves Act (the site being designated as a reserve and accordingly current vesting would need to be changed). As no change in legislation is required to establish the Board, it could be operational with minimal delay. The Board would have statutory powers with the ability to lease, manage and act in a corporate capacity, including the power to approve development. Funds generated from the lease of land would be designated for site improvements and management programmes.

Option 3 – Foundation

Option 3 would be the establishment of a Foundation that would have a specific role in raising the profile of the place and attracting funding to assist in its conservation, interpretation and development. A foundation would provide a mechanism to retain monies year-in, year-out without exposure to the Consolidated Fund and a transparent process for the application of funds to agreed projects.

In addition to gaining access to grants programs that exclude government agencies, the Foundation would be able to comply with the requirements for deductibility under the Tax Act which could also encourage donations of money and artefacts. There may also be other complementary activities that the Foundation could undertake that are more complex under Government processes.

The Foundation would target the establishment of a small Board of suitably qualified people with networks that will assist in achieving its goals under the Master Plan framework. Under this option, the Department could continue in its management role for the site and provide executive support to the Foundation.

Option 4- Statutory Authority

This option would be modelled along the lines of the Redevelopment Authorities, the Rottnest Island Authority and the Perth Zoo. This option represents a holistic approach to the site's management and development, but is potentially costly to establish and operate. To establish an Authority requires a specific Act of Parliament and associated Regulations. The establishment of such an Authority would also take some time however is it considered the most appropriate option. Such an Authority would establish a Board, which could be served by the existing management team who would be appointed as employees of the Authority.

The approved Master Plan would be adopted and implemented by the Authority. In order to establish the Authority, initial funding will be required. Once established, the Authority would have the capacity to approve development and lease sites in accordance with their Charter and the approved Master Plan.



5.3 COST OF IMPLEMENTATION AND POTENTIAL FOR REVENUE

Fremantle Prison Heritage Precinct has an area of approximately six hectares including a substantial amount of open space and a large number of significant heritage buildings. It is a place of exceptional cultural heritage significance. The conservation and adaptation of the site will involve significant costs over the implementation period of the plan.

In arriving at these costs consideration has been given to the past use of the site, which was in use as a convict depot and then as a prison for almost one hundred and fifty years. During this time public access was limited. Over the last ten years the site has been opened as a heritage site.

Some of the cost implications arising from these past uses include:

- general maintenance practices over the later years of use as a maximum security prison were not of a standard in accordance with conservation practices, which has left a substantial legacy of problems affecting the fabric of the site
- maintenance of the buildings has been limited by available resources over recent years and there is a considerable backlog of maintenance works
- the site is of exceptional heritage significance and the conservation of the fabric is both costly and time consuming with unknown factors likely to arise; and,
- the Master Plan provides for both interpretation of the cultural heritage significance of the precinct and the adaptive reuse of the buildings which will require capital expenditure

5.3.1 Indicative Budget Costs

Indicative budget costs have been prepared for maintenance, conservation, interpretation, adaptation and new building works.

The indicative budget costs have been calculated by examination of each zone as shown in the Master Plan and by consideration of the assessed levels of significance and existing condition of the fabric.

The costs are indicative for the purpose of master planning only. Details of design levels of finishes and condition of existing fabric when exposed during works may result in considerable variations. It is recommended that a Quantity Surveyor be engaged as part of any future design team to assist in establishing budgets specific to each zone.

The Master Plan recognises that the State Government approved a budget of \$1.3 million over two years commencing in 2004/05 being part of a four-year strategic maintenance program valued at \$2.1 million in 2001. This program targets the Main Cell Block and Perimeter Walls in the areas of (rain) water management and drainage, stonework remediation and visitor access and safety. It is understood that applications for funding for the balance of the program have been submitted as part of the annual budgeting process.



Summary of Budget Costs

In summary, costs have been identified in five key areas:

External Works: works that must be completed as part of the maintenance backlog.

Indicative Budget Amount: \$2,289,000.00

Internal Works: works that should be completed as part of the ongoing care of the place. In many cases these works can be carried out as part of the adaptive reuse works.

Indicative Budget Amount: \$1,826,000.00

Interpretation: works to enhance the visitor experience and to interpret the heritage significance of the place. In some cases these works can be carried out as part of the adaptive reuse works.

Indicative Budget Amount: \$1,940,000.00

Adaptive Works comprising:

Modification to adapt the fabric to comply with current building codes including making safe and comfortable for visitors

Fitout to adapt for existing and new uses

Indicative Budget Amount: \$13,261,000.00

New Building Works refers to potential future development opportunities within the precinct.

Indicative Budget Amount: \$21,660,000.00

5.3.2 Potential Revenue Sources

It is recognised that the cost of implementing the plan cannot be met entirely from public sources. The Master Plan recommends a number of compatible uses which will assist in ensuring that the Precinct has a sustainable future. In the first instance government funding will address the substantial backlog of maintenance and will facilitate the implementation of the Master Plan. Potential revenue sources primarily comprise: tourism revenue through visitors to the site and events funding through use of the significant forecourt area; leasing opportunities through the adaptive reuse of buildings on the site, and the attraction of partnership and grant funding.

As in the case of cost estimates, the estimates of revenue must be regarded as provisional at this stage, and subject to revision as the Master Plan is implemented.

Visitors

Tourism industry consultation and consideration of potential products and experiences suggests that improvement can be made in market penetration, revenues and profit margins from visitor tour activity. The revenue opportunities in the development of short-stay accommodation and restaurant facilities will need more detailed planning and costing, and may require testing the market through a call for expressions of interest.

Initial estimates for the proposals contained in the Master Plan anticipate the Precinct increasing its market share to 10% to 15% of WA's international visitors, and 5% to 10% of WA's interstate visitors, over a four to five year period. With new



tour products and services, improved presentation, and economies of scale, the profit margins can also be expected to improve.

Conservative and 'best-case' visitor scenarios for the proposed tour products and services are estimated for the year 2010, based on 2002 visitor analysis and the introduction of new products and services over a four to five year period.

Conservative Scenario

	2002 Visitors		2010 Visitors	
	Western Australia	Precinct	Western Australia	Precinct
International ⁽¹⁾	600,000	41,440	760,000	76,000
Interstate ⁽²⁾	950,000	35,840	1,113,000	55,650
Intrastate ⁽³⁾	N/A	34,720	N/A	40,675
TOTAL		112,000		172,325

Notes on the projections

1. The WA international visitor figure for 2002 is calculated by the consultants on the available figure for the nine months (July 2001 – March 2002). A 3% per annum growth is applied from 2002 to 2010.
The precinct visitor numbers are calculated by the consultants on figures provided by precinct management. In 2002 it is estimated that 37% of total precinct visitors (112,000) were from an international source. In 2002 this results in the precinct achieving 6.9% market share of WA's international visitors. It is estimated that by 2010 this will grow to 10% (76,000).
2. The Western Australian interstate visitor figure for 2002 (950,000) is estimated by the consultants on the basis of the 12 month figure (940,000) to March 2002. A 2% per annum growth is applied from 2002 to 2010. The precinct visitor numbers are calculated by the Consultants on figures provided by precinct management. In 2002 it is estimated that 32% of total precinct visitors (112,000) were from an interstate source. In 2002, this results in the precinct achieving a 3.7% market share of WA's interstate visitors. It is estimated that by 2010, this will grow to 5% (55,650).
3. The Western Australian intrastate visitor/tourist numbers are not considered relevant to a calculation/estimate of future precinct visitors from the Western Australian market. The precinct visitor numbers (34,720) for 2002 are calculated by the consultants on figures provided by precinct management. In 2002 it is estimated that 31% of total precinct visitors (112,000) were from Western Australia. A 2% per annum growth is applied from 2002 to 2010.

Best Case Scenario

	2002 Visitors		2010 Visitors	
	Western Australia	Precinct	Western Australia	Precinct
International ⁽⁴⁾	600,000	41,440	956,300	143,445
Interstate ⁽⁵⁾	950,000	35,840	1,203,430	120,343
Intrastate ⁽⁶⁾	N/A	34,720	N/A	43,983
TOTAL		112,000		307,771



Notes on the projections

4. International visitors to Western Australia are estimated to grow at an average of 6% per annum. By the year 2010 the precinct is estimated to have a 15% "market share" of these visitors (143,445).
5. Interstate visitors to Western Australia are estimated to grow at an average of 4% per annum. By the year 2010, the precinct is estimated to have a 10% "market share" of these visitors (120,343).
6. A 3% per annum average growth rate is applied to the Western Australian visitors from 2002 to 2010.

These growth scenarios indicate a change in the market mix over the period considered. It could be expected that the local (intrastate) market would respond first and then settle with the out-of-state markets responding more slowly to the changes. The growth scenario utilised in the best case is not inconsistent with the Western Australian industry growth patterns prior to 2001/2002. Importantly, it can be projected that these growth scenarios combined with higher yield and greater operational efficiencies will generate net operating surpluses as follows.

Summary of Tourism Growth Projections

The current net return for tour operation is estimated as 25% of total tour revenue and it is estimated that returns from scale, and increased prices, will result in this increasing to 35% by 2010. The 2001 average ticket price was \$10.52, it is expected that by 2010 this will have risen to \$15 as a result of inflation and product improvement factors.

The result of the above projections and estimates suggests that by 2010 the precinct's basic tour product could be generating an annual net surplus in the range of \$905,000 to \$1,615,000 on \$2.584m to \$4.616m of revenue.

The Tunnels

The proposed 'Tunnel Expedition' tours represent a further net operating return calculated as follows:

- the tour is expected to take 2.5 to 3 hours, including briefings, preparation and debriefing, with 1 – 1.5 hours in the tunnels
- it is estimated that maximum capacity in the tunnels (on a tour) is 24 persons. On average, 5 tours per day, 350 days a year (allowing for maintenance etc.) could operate, representing a possible 1,750 tours and 42,000 participants
- the 'Tunnel Expeditions' are expected to allow a premium per-head charge for adults of \$40 (i.e. \$13/hour) the average price is expected to be \$35 allowing for discounts
- the operating cost of a tour (excluding overheads included in general tours) is primarily associated with staff/guide costs and protective equipment. Staff costs are estimated at four staff per tour (three underground and one up top) for four hours each at \$20 per hour i.e. \$320, other costs at \$50 per tour, a total cost/tour of \$370.

A forecast 26,000 participants is estimated to generate an operating surplus of \$429,000 p.a.

Leasing

At present total rent generated by the leased properties roughly equates to the outgoings of the Precinct, excluding maintenance. The Master Plan has identified a range of uses most likely to maximise ongoing rental opportunities.



Buildings and/or businesses can be leased or placed under management contract to the private sector, e.g. short stay accommodation, retail outlets, cafes. Tour activity, once established, could again be leased as a business to the private sector, should a financial model prove satisfactory and areas traditionally unattractive to the sector such as curatorial, interpretation and education activities are fully integrated.

Funding generated by these sources is essential to assist in the economic viability of the Precinct and Leases can provide income whilst maintaining public access to the site and respecting the cultural heritage of the Precinct. This income can be used to offset the ongoing costs of maintenance, and for the improvement of the interpretive experience.

However, there is a relationship between the potential rental income and the extent of building adaptation undertaken. Full works to a standard that enables a user to occupy a building with little further expenditure will provide the highest gross rental. Conversely works that are limited to essential building compliance may still leave substantial building refurbishment costs to be undertaken by the user. Under these circumstances the rent received will be less. The objective is to find the appropriate balance between building works expenditure and net income.

In order to ensure that management of commercial leases and the generation of funds through the use of Precinct's assets are carried out in a publicly transparent and consistent manner, the management of the site will need to:

- develop a Leasing Policy that is compatible with the goals and objectives of the Master Plan and offers leasing of premises through a publicly transparent and competitive process
- ensure commercial leases and other revenue generating activities are drawn from the nature and character of the place and assist in the enhancement of the character and heritage value of each place and its context
- maintain generally market-based rentals and use terms, whilst permitting some community groups to occupy buildings at rental less than full market rates utilising a contestable process
- ensure funding pressures and commercial activities do not adversely impact on sensitive areas and are complementary to the character and significance of the buildings and the Precinct as a whole.

Partnerships and Grants

There is potential for the precinct to attract sponsorship and grants for specific projects. At present the management structure for the site limits this potential. Mechanisms should be put in place to enable these sources of funding to be accessed. One such mechanism is the creation of a foundation, as mentioned above, to facilitate partnerships and grants.

Examples of these funding potentials include:

- sponsorship of the tunnel experience by the mining sector;
- sponsorships for exhibitions;
- grants for research initiatives;
- funding for educational opportunities; and
- partnerships with government and or government agencies in creative production.



5.4 IMPLEMENTATION TASKS AND TIMEFRAMES

5.4.1 Determination of Priorities

Implementation of the Master Plan will take place over a number of years. It will require a management process that enables the selection of the most worthwhile projects, while balancing a range of considerations like public benefit, cost, ease of implementation etc.

The priorities for implementation tasks have been placed in order of priority so that activities which have a lower level of cost burden and which will assist in contributing funds to the site are undertaken as the first priority. More costly strategies, while potentially contributing greatly to the site can be implemented in the later stages.

The indicative timeframe is set out as follows:

- Urgent Works 0-2 years
- Short Term Actions 2-5 years
- Medium Term Actions 5-10 years
- Long Term Actions 10-15 years

It is expected that the priorities will change over the course of the implementation of the Master Plan due to a number of factors, such as procurable resources and community desires. These changes can be accommodated within the monitoring and review process.

5.4.2 Conflicting Policy Objectives

On any one site, a number of the overarching objectives and policies will be relevant. Depending on the proposal put forward to implement outcomes, there is the likelihood that conflict will arise between different policies. The framework of this Master Plan has been prepared to minimise these conflicts, however the management, in consultation with the Heritage Council of Western Australia, will need set up a process that enables either a balance to be struck or a priority to be determined between any conflicting policies and the outcomes recommended for a particular site in the Master Plan.

5.4.3 Ongoing Consultation

Community and stakeholder involvement will continue once the Master Plan has been approved. The implementation of the plan will involve many opportunities for co-operatively realising the vision of the Master Plan.

5.4.4 Implementation Tasks

There are a number of tasks that will need to be addressed to implement the proposed Master Plan. Implementation tasks are outlined below in terms of each identified zone (Refer Master Plan Figure 5.1).

Implementation of the following processes should be undertaken concurrently with implementation actions outlined below.

Implementation processes include:

- determination of appropriate management structure;
- preparation of an interpretation strategy;
- development of supporting policies, such as interpretation and leasing



policies;

- commencing projects/activities on sites; and,
- leasing of buildings/areas of sites.

All proposed actions will be undertaken in consultation with the Heritage Council of Western Australia at the planning stage and prior to implementation.

This Master Plan calls for the early development of:

- the Gatehouse and Entry Complex (Zone A) as an active and vibrant centre for visitors, tourism and cultural heritage services.
- the adventure/heritage tours of the underground tunnels (Zone J) to provide an exciting and marketable experience.
- the Forecourt (Zone B) as the primary open space of the precinct, providing an impressive setting for the Main Cell Block and unique spatial experience for visitors to the precinct.

This will consolidate the importance of the precinct, continue the momentum of interest generated by the Master Plan process and realise the untapped potential for the generation of income.

The following tables indicate the scope of works for each of the zones within the precinct.



Zone A:
Gatehouse and Entry Complex

Task	Indicative Cost	Timeframe
Exterior		
External Works		Urgent
Scaffold for access	\$20,000.00	
Walls	\$120,000.00	
External Joinery	\$30,000.00	
External Interpretation	\$20,000.00	Short
Interior		
Internal Works	\$80,000.00	Short
Adaptive Works		
Modification	\$250,000.00	Short
Internal Fit-out	\$650,000.00	Short
Internal Interpretation	\$50,000.00	Short
Total	\$1,220,000.00	

Zone B
Forecourt of the Main Cell Block

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short/Medium
Walls	\$20,000.00	
Conserve courtyard buildings	\$30,000.00	
Adaptive Works		
Remove garden beds/ provide new ground finishes, drainage etc	\$840,000.00	
New services – lights power	\$200,000.00	
External Interpretation	\$20,000.00	Medium
Total	\$1,110,000.00	



Zone C

Main Cell Block

Task	Indicative Cost	Timeframe
Exterior		
External Works		Urgent
Scaffold for access	\$175,000.00	
Roof	\$20,000.00	
Roof plumbing	\$30,000.00	
Walls	\$180,000.00	
External Joinery	\$40,000.00	
External Interpretation	\$100,000.00	Short
Interior		
Internal Works	\$650,000.00	Medium
Adaptive Works		
Modification	\$1,800,000.00	Medium
Internal Fit-out	\$250,000.00	Medium
Internal Interpretation	\$1,000,000.00	Medium
Total	\$4,245,000.00	



Zone D

Female Division

Task	Indicative Cost	Timeframe
Exterior		
External Works		Medium
Roof	\$120,000.00	
Roof plumbing	\$30,000.00	
External Joinery	\$20,000.00	
External Interpretation	\$20,000.00	Long
Interior		
Internal Works	\$210,000.00	Long
Adaptive Works		
Modification	\$125,000.00	Long
Internal Fit-out	\$125,000.00	Long
Internal Interpretation	\$20,000.00	Long
Total	\$670,000.00	

West Workshops

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Roof plumbing	\$10,000.00	
Walls	\$30,000.00	
External Joinery	\$15,000.00	
External Interpretation	\$20,000.00	Long
Interior		
Internal Works	\$66,000.00	Long
Adaptive Works		
Modification	\$125,000.00	Long
Internal Fit-out	\$125,000.00	Long
Internal Interpretation	\$20,000.00	Long
Total	\$411,000.00	



Zone E

New Division

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Scaffold for access	\$100,000.00	
Roof	\$50,000.00	
Walls	\$30,000.00	
External Joinery	\$50,000.00	Medium
External Interpretation	\$20,000.00	Medium
Interior		
Internal Works	\$60,000.00	Medium
Adaptive Works		
Modification	\$3,208,000.00	Medium
Internal Fit-out	\$450,000.00	Medium
Internal Interpretation	\$20,000.00	Medium
Total	\$4,008,000.00	

Development Site

Task	Indicative Cost	Timeframe
New building works		
400m2 footprint/ 1200m2 GFA	\$1,800,000.00	
Parking, landscape works etc	\$460,000.00	
Total	\$2,260,000.00	



Zone F

Hospital

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Roof	\$52,000.00	
Roof plumbing	\$4,000.00	
Walls	\$4,000.00	
External Joinery	\$10,000.00	
External Interpretation	\$5,000.00	Medium
Interior		
Internal Works	\$15,000.00	Long
Adaptive Works		
Modification	\$150,000.00	Long
Internal Fit-out	\$303,000.00	Long
Internal Interpretation	\$20,000.00	Long
Total	\$563,000.00	

Zone G

Perimeter Walls

Task	Indicative Cost	Timeframe
Exterior		
External Works		Urgent
Walls	\$240,000.00	
External Joinery	\$10,000.00	
Interpretation	\$100,000.00	Short
Adaptive Works		
Modification	\$50,000.00	Medium
Total	\$400,000.00	



Zone H

Hampton Road Reserve

Task	Indicative Cost	Timeframe
New Car park	\$150,000.00	
External Interpretation	\$100,000.00	
Total	\$350,000.00	

Zone I

East Reservoir and East Terrace

Task	Indicative Cost	Timeframe
Exterior		
External Works		Medium
Roof	\$110,000.00	
Roof plumbing	\$40,000.00	
Walls and drains	\$150,000.00	
External Joinery	\$5,000.00	
External Interpretation	\$20,000.00	Medium
Interior		
Internal Works	\$180,000.00	Long
Adaptive Works		
Modification	\$560,000.00	Long
Internal Fit-out	\$840,000.00	Long
Internal Interpretation	\$20,000.00	Long
Total	\$2,025,000.00	



Zone J

Pumping Station and Tunnels

Task	Indicative Cost	Timeframe
Exterior		
External Works		Urgent
Roof	\$15,000.00	
Roof plumbing	\$5,000.00	
Walls	\$5,000.00	
External Joinery	\$2,000.00	
External Interpretation	\$20,000.00	Short
Interior		
Internal Works	\$250,000.00	Short
Adaptive Works		
Modification	\$350,000.00	Short
Internal Fit-out	\$150,000.00	Short
Internal Interpretation	\$200,000.00	Short
Total	\$997,000.00	

Zone K

East Workshops

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Roof	\$100,000.00	
Roof plumbing	\$20,000.00	
Walls	\$35,000.00	
External Joinery	\$12,000.00	
External Interpretation	\$20,000.00	Medium
Interior		



Internal Works	\$25,000.00	Medium
Adaptive Works		
Modification	\$600,000.00	Medium
Internal Fit-out	\$280,000.00	Medium
Internal Interpretation	\$20,000.00	Medium
Total	\$1,112,000.00	

Zone L

Southern End of Main Cell Block

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Scaffold access	\$25,000.00	
Roof	\$10,000.00	
Roof plumbing	\$10,000.00	
Walls & masonry	\$50,000.00	
External Joinery	\$5,000.00	
External Interpretation	\$5,000.00	Long
Interior		
Internal Works	\$50,000.00	Long
Adaptive Works		
Modification	\$900,000.00	Long
Internal Fit-out	\$1,400,000.00	Long
Internal Interpretation	\$50,000.00	Long
New courtyard buildings		
1000m2 GFA	\$1,500,000.00	Long
Total	\$4,005,000.00	



Zone M

Development Zone

Task	Indicative Cost	Timeframe
New Building Works		Long
4000m2 GFA	\$8,000,000.00	Long
Fit-out – offices/workrooms	\$250,000.00	Long
Interpretation/displays	\$2,000,000.00	Long
Total	\$10,250,000.00	

Zone N

South Knoll

Task	Indicative Cost	Timeframe
External Works		
Repairs to landscape	\$50,000.00	Medium
Access improvements	\$20,000.00	Medium
External Interpretation	\$10,000.00	Medium
New Interpretative landscaped park	\$500,000.00	Long
Total	\$580,000.00	

Zone P

Development Zone

Task	Indicative Cost	Timeframe
New Building Works		Long
4000m2 GFA	\$6,000,000.00	Long
Internal Fit-out – offices/workrooms	\$1,000,000.00	Long
Total	\$7,000,000.00	



Zone Q

2,4 and 6 The Terrace

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Walls	\$10,000.00	
External Joinery	\$10,000.00	
External Interpretation	\$2,000.00	
Interior		
Internal Works	\$50,000.00	Medium
Adaptive Works		
Modification	\$50,000.00	Medium
Internal Fit-out	\$30,000.00	Medium
Internal Interpretation	\$2,000.00	Medium
Total	\$154,000.00	

8 The Terrace

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Walls	\$10,000.00	
External Joinery	\$10,000.00	
External Interpretation	\$2,000.00	Short
Interior		
Internal Works	\$50,000.00	Short
Adaptive Works		
Modification	\$100,000.00	Short
Internal Fit-out	\$100,000.00	Short
Internal Interpretation	\$2,000.00	Short
Total	\$274,000.00	



10 The Terrace

Task	Indicative Cost	Timeframe
Exterior		
External Works		
Walls	\$10,000.00	
External Joinery	\$10,000.00	
External Interpretation	\$2,000.00	
Interior		
Internal Works	\$60,000.00	Short
Adaptive Works		
Modification	\$150,000.00	Short
Internal Fit-out	\$100,000.00	Short
Internal Interpretation	\$2,000.00	Short
Total	\$334,000.00	

16 The Terrace

Task	Indicative Cost	Timeframe
Exterior		
External Works		
Scaffold for access	\$20,000.00	
Roof	\$25,000.00	
Walls	\$10,000.00	
External Joinery	\$10,000.00	
External Interpretation	\$2,000.00	Short
Interior		
Internal Works	\$60,000.00	Short
Adaptive Works		
Modification	\$150,000.00	Short
Internal Fit-out	\$100,000.00	Short
Internal Interpretation	\$2,000.00	Short
Total	\$379,000.00	



18 The Terrace

Task	Indicative Cost	Timeframe
Exterior		
External Works		Short
Walls	\$5,000.00	
External Joinery	\$20,000.00	
External Interpretation	\$2,000.00	
Interior		
Internal Works	\$20,000.00	Short
Adaptive Works		
Modification	\$150,000.00	Short
Internal Fit-out	\$100,000.00	Short
Internal Interpretation	\$2,000.00	Short
Total	\$299,000.00	

Landscaping

Task	Indicative Cost	Timeframe
Exterior		
External Works		
Pruning trees etc	\$10,000.00	Short
External Interpretation	\$20,000.00	Short
Total	\$30,000.00	



Zone R

Fairbairn Street Ramp

(outside Precinct Area – not included in summary of costs)

Task	Indicative Cost	Timeframe
External Works		Short
Pruning trees and general upgrade of landscape etc		
	\$50,000.00	
Adaptive Works		Medium
Modify steps to form shallow gradient	\$70,000.00	
External Interpretation		Medium
– link between Warders' Cottage and precinct		
–	\$60,000.00	
Total	\$180,000.00	

Zone S

Warder's Cottages

(outside Precinct Area – not included in summary of costs)

Task	Indicative Cost	Timeframe
Exterior		
External Works	\$10,000.00	
External Interpretation – including visual links to street and precinct		
	\$20,000.00	Long
Interior		
Internal Works	\$15,000.00	Long
Adaptive Works		Medium
Modification	\$50,000.00	Long
Internal Fit-out	\$50,000.00	Long
Internal Interpretation	\$30,000.00	Long
Total	\$175,000.00	



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GLOSSARY OF TERMS

The following terms from the *Australia ICOMOS Burra Charter 1999* have been used in this Master Plan and are set out below.

Place	site, area, land, landscape, building, or other work, group of buildings or other works, and may include components, contents, spaces and views.
Cultural Significance	aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the <i>place</i> itself, its <i>fabric</i> , <i>setting</i> , <i>use</i> , <i>associations</i> , <i>meanings</i> , <i>records</i> , <i>related places</i> and <i>related objects</i> . Places may have a range of values for different individuals or groups.
Fabric	all the physical material of the place including components, fixtures, contents, and objects.
Conservation	all the processes of looking after a <i>place</i> so as to retain its <i>cultural significance</i> .
Maintenance	means the continuous protective care of the <i>fabric</i> and <i>setting</i> of a <i>place</i> , and is to be distinguished from repair. Repair involves <i>restoration</i> or <i>reconstruction</i> .
Preservation	means maintaining the <i>fabric</i> of a <i>place</i> in its existing state and retarding deterioration.
Restoration	means returning the existing <i>fabric</i> of a <i>place</i> to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
Reconstruction	means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of new materials into the <i>fabric</i> .
Adaptation	means modifying a <i>place</i> to suit the existing <i>use</i> or a proposed use.
Use	means the functions of a <i>place</i> , as well as the activities and practices that may occur at the place.
Compatible use	means a <i>use</i> which respects the <i>cultural significance</i> of a <i>place</i> . Such a use involves no, or minimal impact, on cultural significance.
Setting	means the area around a <i>place</i> , which may include the visual catchment.
Related place	means a <i>place</i> that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Related object	means an object that contributes to the <i>cultural significance</i> of a <i>place</i> but is not at the place.
Associations	mean the special connections that exist between people and a <i>place</i> .
Meanings	denote what a place signifies, indicates, evokes or expresses.
Interpretation	means all the ways of presenting the <i>cultural significance</i> of a <i>place</i> .



PEOPLE WHO PROVIDED COMMENT ON THE DRAFT MASTERPLAN

STAGE ONE: WRITTEN/PHONE COMMENTS

Postcards Responses

Cherie Blackburn
Marie Broumandi
Mar Bucknell
Diana Davies
Jan Gilchrist
A C Hanna
Laura Hickey
R Hill
J Iannello
Lorelle
Lynne
Marian Mackay
Fiona Morrison
Meg Prentice
Rob
M Slatter
Lydia Tasker
P Utting
Gordon R Williams
33 anonymous writers

Submissions/Phone/Interviews

Len Collard
Edwin
Helen Hewitt
David Hutchison
Howard Petersen
Michael Salter
Grant Synnot
Terry
Kate Vyvyan

STAGE ONE: WORKSHOPS/FOCUS GROUPS

All workshops were presented by the consultation team from Helen Grzyb and Associates with assistance from Nerida Moredoundt, Project Manager and other project team members. Graeme Gammie and/or Beres Coley from Fremantle Prison were in attendance at most workshops.



Crime And Punishment Focus Group

Kaylene Barker
Estelle Blackburn
Michal Bosworth
Anne Brake
Helen Button
John Button
Ron Davidson
John Dowson
Michael Gregg
Nick Gurr
John Harcourtsmith
Allan Kelsall
May Kong
Moirra Mulligan
Francesca Posney
Ken Posney
Bob Reece
Natalie Scahill
Jacqueline Sherriff
Matthew Trinca

Expert Colleagues Workshop

Bevan Beaver
Craig Burton
Stephen Carrick
Rob Collins
Ron Davidson
Phil Douglas
Brian Easton
Graeme Gammie
Phil Griffiths
Richard Lee
John Longley
Peter Lovell
Clive Nelthorpe
Peter Newman
Maurice Owen
Arbor Vitae: Anna Chauvel
Helen Grzyb and Associates: Helen Grzyb, Amy Lomas
Palassis Architects: Nerida Moredoundt and Christopher Paterson
The Planning Group: Andrew Howe
Tourism Coordinates: Terry Penn and Eddie Watling



Tourism Industry Focus Group

Mark Abercrombie

Guy Alessandro

Vaughn Emery

Clive Nelthorpe

Eddie Watling

Margaret Wilson

Heritage Focus Group

Kaylene Barker

Jane Blake

Anne Brake

Stephen Carrick

Dianne Davidson

Geoff Graham

Stephanie Gregg

Jenny Gregory

Phillip Griffiths

Erica Harvey

David Hutchison

June Hutchison

Allan Kelsall

May Kong

Gerard MacGill

Jacqueline Sherriff

Tom Stephens

Michael Wearne

Italian Community Focus Group

Maria Amato

John Alberti

Carmela Briguglio

Frances Minervini

John Minervini

Mayor Peter Tagliaferri (sponsor and host of the first meeting)

People And Place Focus Group

Anne Brake

Ron Davidson

Geoff Graham

Allan Kelsall

May Kong

Francesca Posney

Ken Posney

Jacqueline Sherriff



Prison Staff Focus Group

A record of attendees was not retained for this workshop but included approximately 30 staff and volunteers.

Heritage Precinct Tenants' Focus Group

Ian Butler
Carolyn Gladwell
Phil Kemp
David Pannell
Cheryl Paull
Maureen Ramsay
John Sargeant
Paul Waddell
Val Wieland

Urban Design And Land Use Focus Group

Anne Brake
Helen Button
John Button
Ron Davidson
John Dowson
Adele Gaskin
Michael Gregg
Nick Gurr
Richard Hartley
Helen Hewitt
Ian James
Peter Jones
Allan Kelsall
Agnieshka Kiera
May Kong
Moirra Mulligan
Jim O'Lone

DHW Executive Focus Group

Bevan Beaver
Graeme Gammie
Ian Johnston
Greg Joyce (Director General)
Frank Pitman
Bob Thomson

STAGE 2: WRITTEN/PHONE COMMENTS

Professor Reg Appleyard
Matt Benson-Parry
Michelle Broderick for Kings Park and Botanic Gardens



Alistair Bryant for the Department of Culture and the Arts
John Burns, Fremantle Hospital and Health Service
Stephen Carrick for the Heritage Council of WA
“Chris”
Geoff Craggs for the Conservation Volunteers Australia
Hon Richard Court
Jo and John Dallimore
Diana Davies
Mike Eustace
Simon Gevers
Ray Glickman for the City of Fremantle
Mark Greenwood
Patricia Guidice
Helen Hewitt
Chris and Mary Hill
Ralph Hoare
June R Hutchison
Phil Kemp for the Coastal Business Centre Inc
Adrian Kwintowski
Vanessa Lintner
Barry McCarthy,
Alastair Mitchell
Tom Perrigo for The National Trust of Australia (WA)
Carey Randell
Andrew Smith
AJ Smurthwaite
Socialdata Australia
Lee Tate
The Fremantle Society
Craig Thompson
Melanie Tottle
Bob Woollett for the Fremantle History Society
Guy Wright

STAGE 2: WORKSHOPS/BRIEFINGS

Children’s Workshop:

Anthony
Astrid
Emily
Jackie Pointing
Matthew
Melanie



Phoebe

Sage

William

Community Workshops

Chris Binks

Marie Broumandi

John Dallimore

Janine Douthie

Patricia Eustace

Mike Eustace

Helen Grey –Smith

June Hutchison

Frank Italiano

Alan Kelsall

Federico Medina

Maira Mulligan

Jenny Nichol

Lesley Reece

Brian Rogers

Jackie Tang

Natalia Ward

Search Conference

Michal Bosworth

Erica Harvey

June Hutchison

David Hutchison

Agnieshka Kiera

Anthea Taylor

Western Australian Tourism Commission

Lesley Barris

Lesleigh Clarke

Christine Cole

Sharon Iannello

Robin Inkpen

Peter Kemp

Henry Kujda

Danielle Miller

Claire Savage

Catherine Wyllie

Fremantle Society

John Dowson

Henty Farrar



Geoff Graham

Nicholas Gurr

City of Fremantle

A record of attendees was not retained for this briefing/workshop but included the Mayor and the City of Fremantle Councillors.

Heritage Council

Kelly Aris

Louise Arnold

Julia Ball

Ian Baxter

Stephen Carrick

Gerry Gauntlett

Ralph Hoare

Rosemary Rosario

Lara Watson

Stephen Woodland

The National Trust of Australia (WA)

Anne Brake

Tony Bennell

Robert Mitchell

Sarah Murphy

Tom Perrigo

Kelly Rippingale

Rotary Club – Fremantle City

A record of attendees was not retained for this briefing but included approximately 20 people.

STAGE 3: WRITTEN COMMENTS

Ray Glickman and Agnieszka Kiera for the City of Fremantle

Ian Baxter for the Heritage Council of Western Australia

John Dowson for The Fremantle Society

Dr Ruth Shean for the Disability Services Commission