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## BEATTY PARK LEISURE CENTRE

### CONSERVATION PLAN

Vincent Street, North Perth  
September 2007

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for the Town of Vincent



Job No. 04183

Philip Griffiths Architects  
With Robin Chinnery, Historian

Cover Image:  
Original entrance to the Beatty Park Leisure Centre. Image courtesy Town of Vincent.

## EXECUTIVE SUMMARY

The Town of Vincent commissioned this Conservation Plan to assist them in conserving and developing the *Beatty Park Leisure Centre* to assure its future. Apart from being a very important part of the Town and State's heritage, it is the Town of Vincent's most significant trading enterprise. A separate conservation plan will be commissioned for the remainder of the park.

The pool and spectator stands were developed in 1962 for the VII<sup>th</sup> British Empire and Commonwealth Games and substantial additions were made in 1993-4, changing the focus of the venue towards leisure rather than a venue for training elite athletes. The whole of the place is a busy working facility and there is a need to upgrade the 1962 facilities in particular. The Town is considering a major refurbishment and upgrade of the stands and pool area to meet with contemporary standards and expectations, and this prospect precipitated the need for a conservation plan. The 1962 structure is under-utilised with, for example, only a fraction of the stand seating being used, and there are some re-planning possibilities to consider to make the operation as a whole perform better, which may give rise to the consideration of alternative uses for some of the spaces under the 1962 stands.

As the place is included in the Register of Heritage Places and registered as *Beatty Park and Beatty Park Leisure Centre*, the Conservation Plan is intended to assist the Town of Vincent and the Heritage Council of Western Australia to assess the impact of proposed change on cultural heritage values and the conservation of the place. The scope of this plan is limited to the *Beatty Park Leisure Centre* and its immediate environs at the western end of the reserve. A second conservation plan will focus on the parklands to the east.

The Conservation Plan is recognised as the primary guiding document for the conservation and future use of places of cultural heritage significance. The first objective of the Conservation Plan is to set out what is of cultural heritage significance in a place. The second objective is to ensure that all future decisions, in relation to maintenance, conservation and future development (with respect to the significant aspects of the place), are carried out with close regard to the retention of its significance. The future development of the place needs to be sensitive to its heritage values.

*Beatty Park and Beatty Park Leisure Centre* was the 1,000<sup>th</sup> place to be assessed and included in the State Register of Heritage places, in January 2004, and was included on a permanent basis in December of the same year. The extent to which it is required to be conserved is set out in this Conservation Plan.

## Study Area

The study area is confined to the western end of Beatty Park bounded by Vincent Street, Swimming Avenue and Morriston Street and the carpark areas associated with the *Beatty Park Leisure Centre*.

## Historic Overview

*Beatty Park* and *Beatty Park Leisure Centre* is a recreational reserve and leisure centre. *Beatty Park*, a portion of the original Reserve 884, gazetted 1890 (Local Board of Health - temporary), was developed as a recreational area by the City of Perth from c. 1905. *Beatty Park Leisure Centre*, originally named Perth Aquatic Centre, was built at the western portion of the park in 1962, by H. A. Doust, to designs by City of Perth Town Clerk, W. A. Mcl. Green and City Architect Milton Boyce, as the Aquatic Centre for the VII<sup>th</sup> British Empire and Commonwealth Games. The *Aquatic Centre* was upgraded, with additional leisure facilities, to designs by Peter Hunt Architect, for the City of Perth in 1993-94, and was renamed *Beatty Park Leisure Centre*. The names of the place are used in their correct historical context in the documentary evidence and throughout the remainder of the document the name *Beatty Park Leisure Centre* is adopted.

## Physical Evidence

*Beatty Park Aquatic Centre and Recreation Ground* is sited north of the City of Perth and is bounded by Vincent and Charles Streets to the south and east, and Swimming Avenue and Morriston Street to the north and east.

The site is a large rectangular plan, with the aquatic centre located on the western half of the site and recreation grounds on the eastern half of the site. Parking occupies a part of the site to the south of the aquatic centre and a large portion of the land to the east of the aquatic centre. There are mature plantings relating to the initial development of the recreation ground, the Inter-War period, others relating to the establishment of the *Beatty Park Leisure Centre*, and then more recently plantings relating to the development of the leisure centre and its car parking.

The *Beatty Park Leisure Centre* part of the complex is a three storey brick, concrete, glazed tile, curtain wall, and aluminium sheet roofed swimming pool and stadium complex designed in the Late Twentieth Century International style. The aquatic centre part of the complex comprises a diving pool to the north-east, with grassed areas to either end of the pool, then the competition pool to the south-west. The pools are surrounded by a 'U' shaped spectators stand plan that captures the north-west, south-west and south-east sides. The spectators' stand includes change rooms, the former



main entry, and rooms that have been converted for alternative uses.

The *Beatty Park Leisure Centre* of 1993-4 is the addition to the north-east of the original pool development. The Leisure Centre part of the development is a largely single storey concrete block, wall panel, painted structural steel, and Colorbond roofed swimming pool and stadium complex designed in the Late Twentieth Century Structuralist style. The accommodation includes a leisure pool, 25 metre pool, the original plant room from the 1962 works, slides, kiosk and administration. The original kiosk, caretaker's residence and paddlers' pool were removed to make way for this substantial addition.

### **Condition and Authenticity**

The external landscape environment is generally well maintained and the mature trees generally in good condition. The internal landscape environment struggles to survive in a highly chlorinated environment and is generally in poor condition.

The *Beatty Park Leisure Centre* portion of the *Beatty Park Leisure Centre* is well maintained at the ground floor level internally and in the pool areas. The exterior of the street frontages is in reasonable condition and the spectator stand seating (plats) and concourses at the upper levels are in fair to poor condition. The 1994 section of the *Beatty Park Leisure Centre* is well maintained and in good condition, although some of the fabric is showing signs of heavy usage. Overall *Beatty Park Leisure Centre* is in fair to good condition.

Overall the place fairly reflects its value as both the Perth Aquatic Centre and its more recent role as *Beatty Park Leisure Centre*.

The *Beatty Park Leisure Centre's* landscape context has been modified on numerous occasions, but retains some of its early plantings. The caretaker's house, kiosk, part of the wading pool, and some other outbuildings of the *Beatty Park Leisure Centre* have been removed, while other buildings have been modified to suit the 1994 scheme. The change rooms and main entrance have also been altered. Notwithstanding these changes, the underlying fabric of the altered sections, the two remaining pools, and the upper levels of the spectator stands retain a high degree of authenticity. Overall *Beatty Park Leisure Centre* retains a moderate to high degree of authenticity.

### **Cultural Heritage Significance of the Place**

*Beatty Park Aquatic Centre*, a swimming pool complex constructed in brick, curtain wall, and concrete, with a fibrous cement roof structure in the Late Twentieth Century International style and aquatic leisure centre complex constructed in steel and blockwork,

with metal roofs in the Late Twentieth Century Structuralist style, in a park-like recreation ground setting, has cultural heritage significance for the following reasons: -

### **Primary Significance**

The *Beatty Park Leisure Centre* was built as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games, and was the first purpose built aquatic centre in Western Australia designed and built for international competition and one of three major projects undertaken by the City of Perth for the games, the first such international competition held in Perth and one of a number of very significant events in Western Australia's Post World War II period;

The *Beatty Park Leisure Centre* part of the *Beatty Park Leisure Centre* is a good example of the Late Twentieth Century International style applied to a major sporting facility;

The place was designed by W. A. Mcl. Green, the redoubtable Town Clerk, City of Perth, Milton Boyce, City of Perth Architect, and Lionel H. Steenbohm, Director of Parks and Gardens, who were responsible for the design of a number of the British Empire and Commonwealth Games facilities that played an important role in the success of the games;

Beatty Park was important as part one of a number of reserves, parks and gardens developed by the City of Perth between 1896 and 1936, parts of which were retained in the development of the *Beatty Park Leisure Centre* and the *Beatty Park Leisure Centre*; and,

The place is highly valued by the community as one of the older recreational reserves in the metropolitan area, as a significant reminder of the VII<sup>th</sup> British Empire and Commonwealth Games, as a swimming centre for the public and schools, and as a well recognised landmark in the Town of Vincent.

### **Secondary Significance**

The 1994 additions to the original Perth Aquatic Centre generally follow *Burra Charter* principles and are a successful use of the Late Twentieth Century Structural style applied to a leisure centre.

The development of *Beatty Park Leisure Centre* was innovative as a model for subsequent centres.

## Conservation Policy

The recommended policies in this section derive from the cultural heritage significance of the place and its physical condition. The policies consider how to retain and reveal the significance of the place and to identify feasible and compatible uses. In addition, it discusses the addressing of statutory requirements and any other issues that may impact upon the conservation of the heritage values of the place. It also deals with the matter of development, so that the place can be further developed, if required. The policies are set out in Section 7 of the conservation plan.

### Summary of the Conservation Policy

The *Beatty Park Leisure Centre* or the original 1962 section of *Beatty Park Leisure Centre* contains the most important heritage values and should be conserved with a minimum degree of change. The 1993-94 additions are also significant but may be adapted to meet with contemporary requirements, subject to change being compatible with the significant elements of the building. Clearly the working areas are in a very poor state and are the result of some compromise to contain development costs. These areas are extremely important to the function of the place, but are of low cultural heritage significance and may be upgraded or redeveloped to meet current standards as required.

*Beatty Park Leisure Centre's* significant zones, spaces, and fabric, should be carefully conserved, revealed, and adapted, in a manner that protects its significant heritage values. Areas of the site, buildings and parts of buildings that are of little significance offer opportunities for change in order to accommodate new requirements, or to accommodate a future change of use. These types of changes should be managed to ensure that the essential qualities, that give the place its distinctive character, remain paramount.

There are parts of the *Beatty Park Leisure Centre* that require conservation and upgrading to meet current standards. Such work should be sensitive to heritage issues and can generally be resolved in a sympathetic manner, without compromising heritage values.

Similarly, the remaining setting should be protected in a way that allows the place to be revealed and interpreted in a suitable manner. New construction should be confined to the north-west of the site in general.

For the major planning issues, building adaptation and conservation, the use of

professional advice is important. Advice should be sought from recognised conservation professionals, with skills relevant to the task under consideration.

The underlying fabric varies in condition, but is generally fair to good. The conservation recommendations in this report are modest measures that will assist in conserving and enhancing the place. Though the tasks themselves are modest, the extent of some of the work is large so that the maintenance costs are not inconsiderable.

The ongoing use of *Beatty Park Leisure Centre* as a sporting and recreational facility is the best way in which to sustain its values, though other additional uses may also be acceptable.

As the place is included in the Register of Heritage Places, the protection of the Heritage of Western Australia Act 1990 applies. Consultation with the Heritage Council is required under Section 78 of the Act. This Conservation Policy would be considered by the Heritage Council in any decision-making and in offering its advice on the place.

The policies contained in the Conservation Plan are a series of recommendations set out in the order prescribed in the brief and adopt a given pattern that deals with the setting and the place and how conservation, adaptation, development and interpretation should be managed.

### **Policy Implementation**

The Town of Vincent has effective responsibility for the place and its conservation, both as the owner and as the local government. As the place is included on the Register of Heritage Places, the Heritage Council of Western Australia has a mandatory role to play, with respect to advice on development.

It is important for the Town to draw on appropriate skills to ensure correct decisions are made, in relation to conservation and the potential impact of development on heritage values. It is therefore desirable, that the owner is guided by expert advice. Most of the recommendations contained in this report are quite simple and the skills required to implement them are reasonably readily available from architects and engineers, preferably with heritage experience.

In the interests of efficiency, a Memorandum of Understanding (MOU) has been prepared and agreed by the Town and the Heritage Council to ensure that day-to-day operations and maintenance can be performed without unnecessary referrals required by the Heritage of Western Australia Act 1990.

The Town retains the primary responsibility for the place and should obtain assistance from others, as required. The following outlines the responsibilities of the various parties involved with the complex.

### **All Parties**

- Procedural constraints arising from the Burra Charter. (Section 7.2.1)
- Procedural constraints arising from the Statement of Significance. (Section 7.2.2)
- Policies arising from the Graded Zones of Significance. (Section 7.2.4)

### **The Town of Vincent as Owners and the Local Government Authority, Professional Conservation Advisers, and Heritage Council of Western Australia**

- Policies related to the physical setting. (Section 7.2.5)
- Policies relating to external requirements. (Section 7.4)

### **The Town of Vincent as Owners and the Local Government Authority and Professional Conservation Advisers**

- Opportunities arising from the Statement of Significance. (Section 7.2.3)
- Interpretation. (Section 7.2.6)
- Policies arising from the physical condition of the place (Section 7.3)
- Policies relating to community attitudes, expectations, social, religious, or other cultural constraints. (Sections 7.5.2 & 7.5.3)
- Compatible use. (Section 7.6)

### **The Town of Vincent as Owners**

- Complete documentation. (Section 7.7)
- Management of the contents of the place.
- Interpretation.

Timeframe for implementation of policies will depend on the urgency of tasks, the context of other building activities such as adaptation works and the resources available. The implementation section suggests some timeframes.



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## INTRODUCTION

### BACKGROUND

*Beatty Park* was developed as a recreational area by the City of Perth from c. 1905. The *Beatty Park Leisure Centre* was the first section to be built in 1962 on the western portion of the park for the VII<sup>th</sup> British Empire and Commonwealth Games. A major addition was made to the north-east of the original pool development in 1993-4 to convert the place to *Beatty Park Leisure Centre*, which was intended as a development to sustain the facility and improve its financial viability.

The Town of Vincent commissioned a Conservation Plan of the *Beatty Park Leisure Centre*, to assist them with conservation of the place and future decision-making on its improvement and to guide major upgrading works to the original pool and spectator stands. The facility faces rising costs and competition from other similar facilities and will need to respond appropriately with periodic upgrades and replanning while protecting heritage values.

The place is included in the Town of Vincent's Municipal Inventory (adopted on 27 September 1995) and included in the Register of Heritage Places on an Interim basis on 23 January 2004, and as a Permanent Entry on 17 December 2004.

### LOCATION

*Beatty Park and Beatty Park Leisure Centre* is located on Swan Location 1618 on Reserve 884, being the whole of the land in Crown Land Title Volume 3044, Folio 188. The street address is 220 Vincent Street, North Perth.

The whole of the reserve is sited north of the City of Perth and is bounded by Vincent and Charles Streets to the south and east, both of which are busy urban roads, and Swimming Avenue and Morrision Street to the north and east which are leads to quiet residential roads. The site is a large rectangular plan, with the aquatic centre located on the western half of the site and recreation grounds on the eastern half of the site. The recreation grounds are not included in this report.

### METHOD

The study was done in accordance with a brief prepared by the Town of Vincent, which in turn is based on a brief prepared by the Heritage Council of Western Australia. The brief flows from the broad guidelines of the Australia ICOMOS *Guidelines for the Preparation of Conservation Plans*, the principles set out in the Australia ICOMOS

*Charter for the Conservation of Places of Cultural Significance (Burra Charter)* adopted by Australia ICOMOS, and to *The Conservation Plan* by James Semple Kerr for assistance in the development of policies. The brief is included in Appendix IV.

The process also involved discussions with staff from Peter Hunt Architect, Bob Hart landscape architect, centre management and outside grounds staff.

## DEFINITIONS

The terms used in this Conservation Plan are those employed in the ICOMOS Burra Charter. Some key definitions are provided here.

**Place** means site, area, land, landscape, building, or other work, group of buildings or other works, and may include components, contents, spaces and views.

**Cultural significance** means aesthetic, historic, scientific, social, or spiritual value, for past or future generations. *Cultural significance* is embodied in the *place* itself, its *fabric*, setting, use, associations, meanings, records, related places and related objects.

**Fabric** means all the physical material of the *place*, including components, fixtures, contents and objects.

**Conservation** means all the processes of looking after a *place*, so as to retain its *cultural significance*.

**Maintenance** means the continuous protective care of the *fabric* and setting of a *place* and should be distinguished from repair. Repair involves *restoration* or *reconstruction*.

**Preservation** means maintaining the *fabric* of the *place*, in its existing state, and retarding deterioration.

**Restoration** means returning the existing *fabric* of a *place* to a known earlier state by removing accretions, or by reassembling existing components, without the introduction of new material.

**Reconstruction** means returning a *place* to a known earlier state and is distinguished from *reconstruction* by the introduction of new material into the *fabric*.

**Adaptation** means modifying a *place* to suit the existing use, or a proposed use.

**Use** means the function of a *place*, as well as the activities and practices that may occur at such a *place*.

**Compatible use** means a *use* which respects the *cultural significance* of a *place*. Such a *use* involves no, or minimal impact, on *cultural significance*.

**Setting** means the area around a *place*, which may include the visual catchment.

**Related place** means a *place* that contributes to the *cultural significance* of another *place*.

**Related objects** means an object that contributes to the *cultural significance* of a *place*, but is not at the *place*.

**Association** means the special connections that exist between people and a *place*.

**Meanings** denote what a *place* signifies, indicates, evokes, or expresses.

**Interpretation** means all the ways of presenting the *cultural significance* of a *place*.

## STUDY TEAM

Philip Griffiths, Heritage Architect, RIBA, FRAIA, Australia ICOMOS, Philip Griffiths Architects

Elena Low, Philip Griffiths Architects

Brandon Pratley, Philip Griffiths Architects

Lucy Duckham, Philip Griffiths Architects

Robin Chinnery, Historian BA, MA (Public History)

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Town of Vincent:

Tory Woodhouse

Deb Vanallen and Dale Morrissey, *Beatty Park Leisure Centre*

Julie Davidson, Town of Vincent Library

Formerly of the Town of Vincent:

Hannah Eames and Harriet Wyatt

City of Perth:

Janet Nowicki, Local History Collection

Peter Hunt, Architect:

G. Clough and R. Edenburg

Bob Hart, landscape architect

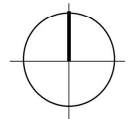
State Records Office of Western Australia and Battye Library



**BEATTY PARK LEISURE CENTRE  
LOCATION MAP**



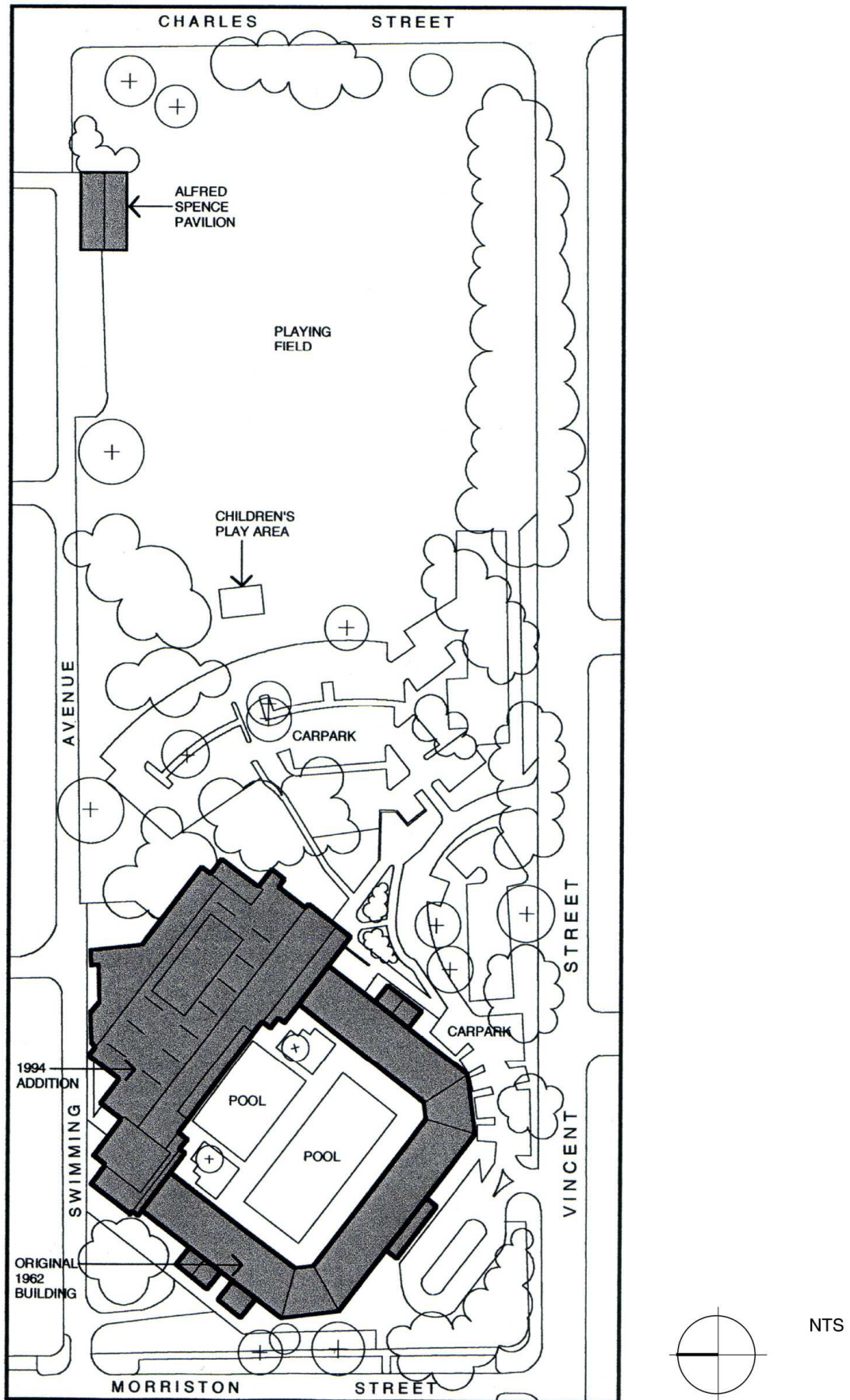
**STUDY AREA REGION**



NTS

**Figure A.** Study Area Region and Location Map. Courtesy of Street Smart Perth 2002 Street Directory.





**Figure B.** *Beatty Park and Beatty Park Leisure Centre, Overall Site Plan.*  
Considine and Griffiths Architects Pty Ltd. April 2005.

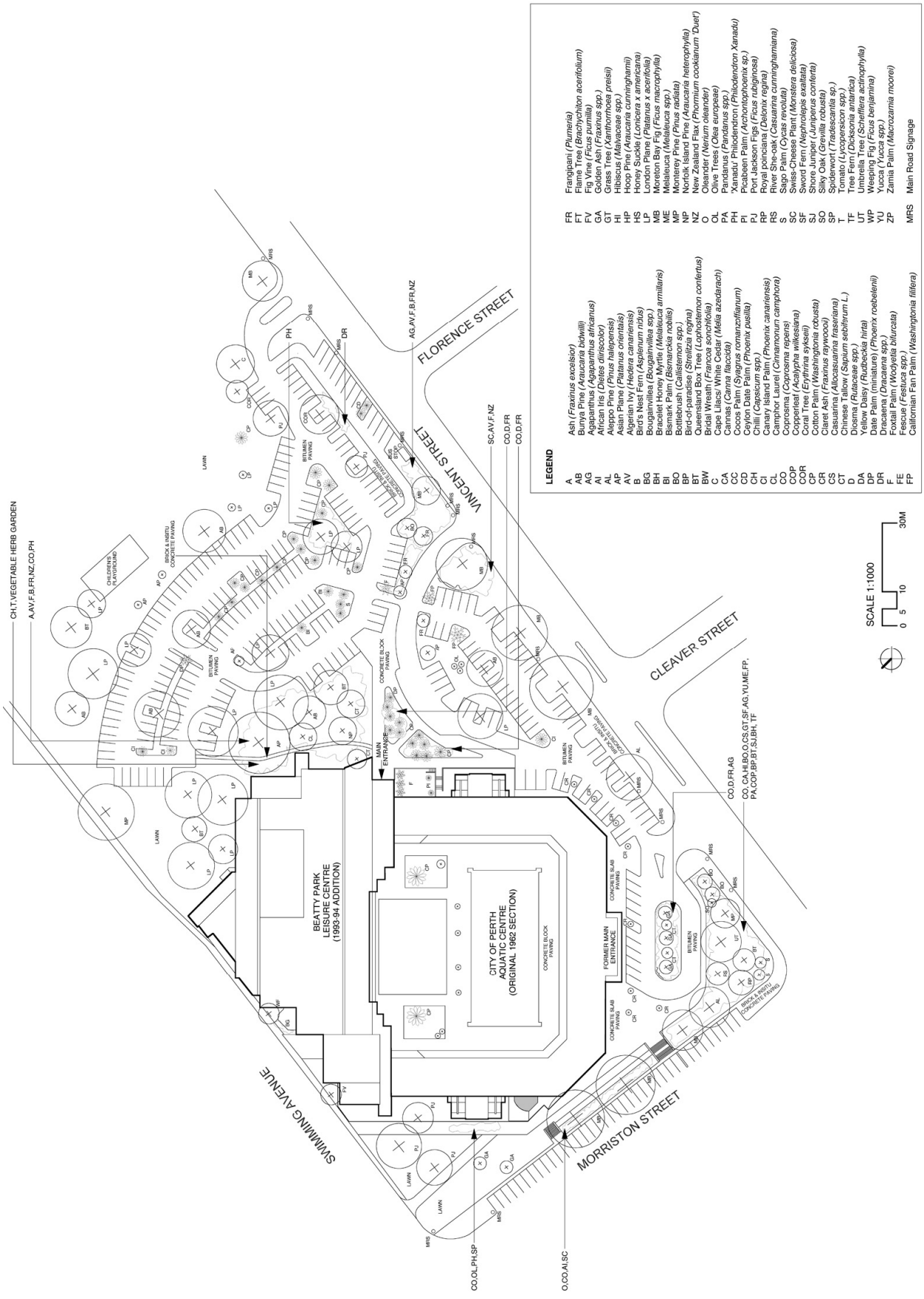


Figure C. Betty Park and Betty Park Leisure Centre, Site Plan. Considine and Griffiths Architects Pty Ltd. April 2005.





## 1.0 DOCUMENTARY EVIDENCE

### 1.1 HISTORICAL CONTEXT OF THE PLACE

*Beatty Park Leisure Centre* comprises the complex formerly known as the City of Perth Aquatic Centre, *Beatty Park*. It comprises a three storey brick, concrete, glazed tile curtain wall, and aluminium sheet roofed swimming pool and spectators' stadium complex, designed in the Late Twentieth Century International design style<sup>1</sup>, completed in 1962, for the VII<sup>th</sup> British Empire and Commonwealth Games in Perth; and the Leisure Centre development, completed in 1994, as part of an endeavour to upgrade the centre as a means of saving it and to re-establish it on a sound financial footing. The former, built at the western portion of *Beatty Park* in 1962 by H. A. Doust, to designs by City of Perth Town Clerk W. A. Mcl. Green, and City Architect Milton Boyce, comprises a diving pool at the north-east, with grassed areas at either end and a competition pool at the south-west, surrounded on three sides, at the north-west, south-west and south-east, by the spectators' stand, which includes change room facilities, the former main entry area, and a number of rooms that have been converted to alternative uses. Peter Hunt Architect was responsible for the upgrade and design of the Leisure Centre addition (1994), which comprises a large, single storey, concrete block, wall panel, painted structural steel, and Colorbond roofed swimming pool and stadium complex, designed in the Late Twentieth Century Structuralist design style.<sup>2</sup> The facilities include a leisure pool, a 25-metre pool, the original plant room works (1962), water slides, kiosk, and administration.

The purpose of this documentary evidence is to provide as much detail as possible about the building history of *Beatty Park Leisure Centre* so as to assist in the analysis of the zones and elements of significance and the conservation recommendations.

The documentary evidence has been compiled from primary and secondary material located at the J. S. Battye Library of West Australian History, the State Records Office of WA, the National Trust of Australia (WA), the Heritage Council of WA, Peter Hunt Architect, and the Town of Vincent. Oral evidence was also obtained and is footnoted as such. The evidence builds on the

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<sup>1</sup> Apperly, Richard, Irving, Robert, and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1878 to the Present* Angus & Robertson, North Ryde, 1989, pp. 234-237.

<sup>2</sup> *Ibid*, pp. 258-261.

report undertaken for the Heritage Council of Western Australia's assessment of the *Beatty Park* and *Beatty Park Leisure Centre* (Database No. 3553), also by Robin Chinnery and Philip Griffiths.

Aboriginal history does not form part of this project though use of the land and the wetland system around the north of the Perth townsite is acknowledged.

For convenience, the Documentary Evidence is divided into the following sections:

Background: Early period of development of *Beatty Park*

1950s: Context for development of City of Perth Aquatic Centre, *Beatty Park*

1960-65: Building of City of Perth Aquatic Centre, *Beatty Park*, for VII<sup>th</sup> British Empire and Commonwealth Games, and early period of use

1966-90: Continuing use

1990-95: Refurbishment, redevelopment and renaming as *Beatty Park Leisure Centre*

1996-present: Continuing use

## 1.2 DOCUMENTARY EVIDENCE ON THE CULTURAL INFLUENCES AFFECTING THE FORM AND FABRIC OF THE PLACE

**Background: Early period of development of *Beatty Park***

Following the foundation of Perth on 12 August 1829, the townsite of Perth was laid out between Mount Eliza and Heirisson Island, facing the Swan River on the south, and with a chain of swamps and lagoons to the north. From the 1840s, the area of land to the north of the original townsite began to be taken up for farmlets and market gardens when drainage of the wetlands made the fertile swamp land available for agriculture. By the 1870s, the city centre of Perth was consolidated on the grid laid out of Roe's survey, and there were about 800 houses accommodating about 4,600 people.<sup>3</sup> As the

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<sup>3</sup> Campbell, Robin McK. in Pitt Morrison, Margaret, and White, John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) Morrison, Margaret and White,

town grew through the 1870s and 1880s, problems with drainage and sanitation were of increasing concern. In March 1882, by-laws were passed controlling the disposal of night soil.<sup>4</sup>

On 4 December 1890, Reserve 884 was gazetted for the purpose of Local Board of Health (temporary). A portion extended seven chains 19 links along Wanneroo Road (the southernmost portion of which later became Charles Street) to its intersection with Vincent Street, thence the southern boundary extended west along Vincent Street for 52 chains 17 links. The total area of the reserve was 64 acres two roods and 20 perches.<sup>5</sup> Charles Street, North Perth, was named in honour of Governor Charles Fitzgerald (1848-55), and Vincent Street was named after George Vincent, Chief Draftsman in the Lands Department, who was the original grantee of the land on the north side of this street, to the east of Charles Street, who named the street after himself on the issue of the grant in c. 1876.<sup>6</sup> In the early twentieth century, part of Reserve 884, bounded on the east and south by Vincent and Charles Streets, would become *Beatty Park*.

In the 1890s, Reserve 884, the future *Beatty Park*, was put to use as a sanitary site and rubbish dump for Perth. In the late 1890s, as the city expanded towards this area, deposit of night soil at Reserve 884 was discontinued. A pumping station was built at the reserve and the night soil was deposited in a hopper there from which it was pumped to Reserve 943, which continued 'for several years'.<sup>7</sup> From the late 1890s, deep sewerage was progressively introduced in Perth. In the period 1894-1900, the original area of the reserve was reduced as portions were set aside for other purposes, including a school site in 1894, recreation in 1897, and municipal endowment (Leederville) in 1900.<sup>8</sup>

From the mid 1890s, the Western Australian Gold Boom resulted in a huge increase in population and led to a building boom in Perth. There was considerable expansion of residential and commercial building in the areas to the north, east, and west of the city, and there was sub-division of many of the large Perth Town Lots in this period. In September 1895, an 'Old

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John (Eds.) *Western Towns and Buildings* (University of Western Australia Press, Nedlands, 1979) p. 104.

<sup>4</sup> Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) p. 162, pp. 170-182.

<sup>5</sup> *Government Gazette* 4 December 1890, p. 921.

<sup>6</sup> *Sunday Times* 4 August 1929, p. 24.

<sup>7</sup> W. E. Bold 'Civic Reminiscences' in *Guardian Express* 18 January 1994, p. 6.

<sup>8</sup> *Government Gazette* 21 September 1894, 30 April 1897 and 11 May 1900.

Resident' drew attention to the 'neglect' of some of the few open spaces available for public recreation in Perth, such as the reserve at Third Swamp, and recommended that if the Perth City Council had not yet obtained control of 'these valuable "breathing spaces" they should do so without delay.'<sup>9</sup>

In 1895, J. G. Braithwaite (b. 1865, Hornsby, Yorkshire) was appointed as municipal gardener for the City of Perth, and he took up his appointment in January 1896. The son of the head forester at Hornsby Grange, from 14 years of age, he had served a five-year apprenticeship to qualify as a journeyman gardener. In 1889, he had migrated to Victoria, where he worked as head gardener on estates near Melbourne. He served as Perth's City Gardener until his death in 1936, and was responsible for guiding the Council's development of its parks and gardens, and also supervised their laying out and planting.<sup>10</sup> On his appointment in 1896, Braithwaite found most of the parks and reserves in the City of Perth in a somewhat parlous state.<sup>11</sup> He established the City's nurseries at Victoria Park, Trafalgar Road, East Perth, including shade houses and hothouses, to provide plants for the city's parks and gardens, including palms and ferns, pandans, hibiscus *cooperii* and poinsettia, and annuals.<sup>12</sup>

In the late nineteenth and early twentieth centuries, in the wake of the Western Australian Gold Boom, the City of Perth developed a number of parks and gardens, first and foremost among them being the development of the clay pits at East Perth to become Queen's Gardens and the reserve at Third Swamp to become Hyde Park. Pines, which were Braithwaite's favourite trees, were among the first trees planted at Hyde Park<sup>13</sup>, and would be notable among the plantings at other city parks under his direction, including *Beatty Park*. The period 1898-1900, in which Hyde Park, Queen's Gardens and others, including Wellington, Russell, Weld and Delhi squares were designed and laid out has been described as 'The Golden Age of Parks' in the City of Perth.<sup>14</sup>

On 7 April 1905, Reserve 884 was vested in the Mayor and Councillors of the Municipality of North Perth, with the power to lease the whole or any portion of it for any term not exceeding 21 years, and the change of purpose, from

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<sup>9</sup> *The Inquirer* 13 September 1895, p. 8.

<sup>10</sup> *The West Australian* 29 August 1925, p. 6.

<sup>11</sup> *ibid.*

<sup>12</sup> *ibid.*

<sup>13</sup> *The West Australian* 18 July 1925, p. 7.

<sup>14</sup> *City News* March 1998.

Local Board of Health (temporary) to Recreation, were gazetted.<sup>15</sup> On 2 February 1906, Reserve 884 was classified as a Class 'A' for Recreational Purposes.<sup>16</sup> It is probable that the earliest plantings at *Beatty Park* and its use as a recreational area date from this period.

In the late nineteenth and the first half of the twentieth century, most newspaper reports published related to the major parks and reserves and *Beatty Park* was seldom mentioned. Similarly, in the City Gardener's Annual Reports, there was seldom mention of it as an individual entity.<sup>17</sup> To date, no specific records have been located regarding either the laying out or plantings at *Beatty Park* in the first half of the twentieth century. Mature plantings which probably date from the pre-World War Two period, and which are typical of tree plantings in Perth's parks during Braithwaite's period, include Moreton Bay Fig trees, Monkey-Puzzle trees, Box trees and possibly some of the older Plane trees, Illawarra Flame trees and Cape Lilacs. The two latter species were commonly planted as street trees, and their planting at *Beatty Park* follows the street boundaries. Monkey-Puzzle trees were regarded as fine specimen trees (none of these survive in the study area).<sup>18</sup>

In 1910, the Greater Perth Conference was convened to consider a scheme for the amalgamation of the city and suburbs, including North Perth, under one council. This was followed by a referendum in several municipalities in early 1911. The Greater Perth Bill was introduced in Parliament later that year. When the Government delayed on the Bill, Leederville and North Perth moved to unite with Perth City Council under the Municipal Corporations Act of 1906, which was retrospectively validated under the City of Perth Act, 1914.<sup>19</sup>

In 1920, Reserve 884 was named *Beatty Park* in honour of Vice Admiral Sir David Beatty (later Earl), a World War One hero, credited with the victory at Dogger Bank on 24 January 1915.<sup>20</sup> In the 1920s, change-rooms and toilets were built at *Beatty Park*, in proximity to the northern boundary<sup>21</sup>, and it was

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<sup>15</sup> *Government Gazette* 7 April 1905, p.870 and 876 respectively.

<sup>16</sup> *Government Gazette* 2 February 1906, p. 219.

<sup>17</sup> Annual Reports City Gardener in Mayor's (later Lord Mayor's) Reports, 1896-1960.

<sup>18</sup> Note: To date, there is no comprehensive inventory of mature trees in metropolitan parks and reserves to inform an accurate comparison with other places in which Monkey puzzle trees of a similar age survive.

<sup>19</sup> Stannage, C. T. *The People of Perth* Perth City Council, Perth, 1979, p. 296.

<sup>20</sup> *Guardian Express* 23 November 1993, p. 11.

<sup>21</sup> *West Australian* 23 March 1977, p. 6.

possibly around this period that a kiosk was relocated from The Esplanade, Perth, to rising ground at *Beatty Park*.<sup>22</sup> These facilities are no longer extant.<sup>23</sup> By the 1930s, *Beatty Park* had become 'a charming combination of park and recreation ground'.<sup>24</sup> By 1938 the Lord Forrest Olympic Pool had been completed in Kalgoorlie, the only pool built to this standard prior to the construction of Beatty Park.<sup>25</sup>

### **1950s: Context for development of City of Perth Aquatic Centre, *Beatty Park***

From the late 1940s, proposals for building an Olympic size swimming pool in Perth were canvassed, but they would not come to fruition until Perth made a successful bid to hold the VII<sup>th</sup> British Empire and Commonwealth Games in late 1962.<sup>26</sup> An Inter Empire Sports Meeting, held in London in 1911, as part of the festival of the British Empire to celebrate the coronation of George V, in which the United Kingdom, Canada, Australasia and South Africa competed, was the forerunner of the British Empire and Commonwealth Games (known as the Commonwealth Games from 1978). Although there were subsequent continued suggestions that a British Empire Games be instituted along similar lines to the Olympic Games, it was not until August 1930, that the first such Games were held in Hamilton, Canada. Four hundred competitors representing 11 countries, including Australia, participated in six sports: swimming, diving, lawn bowling, wrestling, boxing and rowing. At the conclusion of these successful games, it was agreed the British Empire Games be held every four years, between the years in which the Olympic Games were staged. In 1932, the British Empire Games Federation was formed to oversee the future Games. The subsequent British Empire Games were held in London (1934), Sydney (1938), Auckland (1950) and Vancouver (1954), the latter under the name British Empire and Commonwealth Games, and the VI<sup>th</sup> were held in Cardiff in 1958.<sup>27</sup>

One of the 'main forces' behind Perth's bid to host the VII<sup>th</sup> British Empire and Commonwealth Games was W. A. Mcl. Green, Town Clerk, City of Perth. His confidence that the city would be well able to construct the requisite sporting venues, i.e. a swimming pool, an athletics stadium and a residential

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<sup>22</sup> W. E. Bold 'Civic Reminiscences' op. cit.

<sup>23</sup> Site visit, Robin Chinnery and Philip Griffiths, 25 July 2003.

<sup>24</sup> W. E. Bold 'Civic Reminiscences' op. cit.

<sup>25</sup> Heritage Assessment of Lord Forrest Olympic Pool Database No. 3511.

<sup>26</sup> Proposed Aquatic Centre, City of Perth, SROWA AN20/5 Acc. 3054, Item 78, 1949-59.

<sup>27</sup> *XII Commonwealth Games Brisbane 1982 The Official Pictorial History* O & B Holdings Limited, Brisbane, 1982, pp. 81-87.

village, 'made Perth's bid ... a successful one', and he was to be very significant in their development.<sup>28</sup> William Allan McInnes Green (b. Port Adelaide, 1896, d. Shenton Park, 1972) had served as a draftsman in the South Australian Railways for two years from March 1914, before enlisting in the A. I. F. in World War One. Following discharge in February 1920, he resumed employment with the Railways, and studied part-time at the South Australian School of Mines and Industries and the University of Adelaide (B. Eng., 1928). In mid 1928, Green was appointed designer and computer at the Adelaide City Council and was associated with and responsible for the design of numerous large works. In 1934, he took up an appointment as assistant engineer, architect and building surveyor to the City of Launceston, Tasmania, where he was again responsible for the design of numerous public buildings and re-modeling of the town hall. In May 1937, Green was appointed Perth City Council building surveyor, and soon thereafter also took on the position of city architect. In 1945, he succeeded W. E. Bold as Town Clerk. Green encouraged Professor Gordon Stephenson and J. A. Hepburn in their work towards *Plan for the Metropolitan Region, Perth and Fremantle* (1955), known as the Stephenson Plan. From 1944 to 1966, Green was 'either the designer or the adviser for practically every building constructed by the city council', and, in 1963, he would be awarded the C.M.G. for his contribution to the growth and development of Perth.<sup>29</sup>

In the early 1950s, Green designed a four-pool centre, to be set in a 20 acre site in King's Park, as favoured by Lord Mayor Howard, and the King's Park Board agreed in principle to the proposal for an aquatic centre in the Park. In August 1954, Perth City Council passed a resolution to request a long-term lease of 20 acres of King's Park for this purpose. In November 1954, the King's Park Bill was passed, requiring permission from State Parliament to such a proposal. In 1957, after Perth City Council agreed to put to Parliament the proposal for a pool in King's Park, covering around five acres with around 15 acres of the surrounding area to be landscaped gardens etc., there was considerable public opposition and committees were formed to

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<sup>28</sup> Ritchie, John (General Editor) *Australian Dictionary of Biography* Vol. 14, 1940-1980 (Melbourne University Press, Melbourne, 1996) pp. 318-319; and *West Australian* 17 February 1966, West Suburban Section, p. 7.

<sup>29</sup> Ritchie, John (General Editor) *Australian Dictionary of Biography* Vol. 14, 1940-1980 (Melbourne University Press, Melbourne, 1996) pp. 318-319; and *West Australian* 17 February 1966, West Suburban Section, p. 7.

save the Park.<sup>30</sup> In 1958, various organisations in Western Australia continued to support siting the proposed aquatic centre in King's Park, including the Olympic Council, British Empire and Commonwealth Games Association, Amateur Swimming Association, Amateur Water Polo Association, Surf Life Saving, Rowing, and Hockey Associations, Amateur Athletics Association, Australia Day Regatta Association, Cyclists' Union and Perth Labor Women's Organisation.<sup>31</sup>

In early June 1958, Perth and Adelaide put their respective bids to hold the next British Empire and Commonwealth Games to a meeting of the Australian British Empire and Commonwealth Games Association in Sydney. On 6 June, Perth won the Australian nomination to host the Games in 1962.<sup>32</sup> The *Daily News* noted that the Games 'could give Perth one of its biggest ever sporting, cultural and economic boosts.'<sup>33</sup> Predicting that the successful bid was likely to re-kindle the 'pool in the park' controversy, the newspaper noted that Lord Mayor Howard and Town Clerk Green had 'studied proposals for the construction of an Olympic Pool at Leederville, but it is believed they do not favour the site'.<sup>34</sup>

In July 1958, meeting at Cardiff, the British Empire Games Federation awarded the hosting of VII<sup>th</sup> British Empire and Commonwealth Games, to be held in 1962, to Perth.<sup>35</sup> In late July, the Western Australian Chapter of the Royal Australian Institute of Architects requested Perth City Council and the State Government select by competition all the architects required for the buildings and facilities necessary for the Games, and a deputation presented a petition to this effect to Perth City Council.<sup>36</sup> However, the main new venues were destined to be designed in-house at City of Perth under Green,

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<sup>30</sup> Proposed Aquatic Centre, City of Perth, SROWA AN20/5 Acc. 3054, Item 78, 1949-59; *West Australian* 20 November 1954 and 21 October 1959; and *Living Today* 30 November 1978.

<sup>31</sup> Correspondence in Commonwealth Games- General SROWA AN 20/5 Acc. 3054 Item 14 (1963), September 1958.

<sup>32</sup> *West Australian* 4, 6 and 7 June 1958, in Empire Games Press Cuttings, SROWA AN 20/5 Acc.3054 Item 92, Vol. 1 (1960).

<sup>33</sup> *Daily News* 7 June 1958, in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

<sup>34</sup> Ibid.

<sup>35</sup> *West Australian* 21 July 1958, in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

<sup>36</sup> *West Australian* 29 July 1958, in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960); and Minutes, General Purposes Committee, City of Perth, 18 August 1958, in Commonwealth Games- General, SROWA AN 20/5 Acc. 3054 Item 14 (1963) Vol. 1.



with initial plans prepared for the athletics stadium at Perry Lakes as early as September.<sup>37</sup>

Prior to the VII<sup>th</sup> British Empire and Commonwealth Games, Perth had 'almost no sports facilities of international standard', a major international sporting event on such a scale had never been staged in Western Australia, and thus it was a huge challenge for a city of less than 500,000 people.<sup>38</sup> The opportunity to build an aquatic centre, including an Olympic size swimming pool, to an international standard as part of the necessary development for the Games was welcomed.<sup>39</sup> To achieve this end, Green undertook an extensive study of swimming pool facilities in Australia and overseas, and embarked on designing the facility required for the British Empire and Commonwealth Games in 1962.<sup>40</sup>

In August 1959, J. A. Winter (Snr.) wrote to the Town Clerk to suggest that the venues for the 1962 Games be named after various athletes and others 'who ... have done so much to enhance and uphold the prestige of this State and the Commonwealth so far as relates to amateur sport.'<sup>41</sup> He suggested Sir Thomas Meagher, Theo Treacy, Herb Elliott, Shirley Strickland, Garrick Agnew, Decima Norman, Percy Oliver, Bill de Gruchy, and his own son, John Winter, the first Western Australian to win an Olympic gold medal.<sup>42</sup> The suggestion was not adopted.

In October 1959, Parliament rejected the King's Park Aquatic Bill.<sup>43</sup> Various sites were considered as possible alternative locations to King's Park for the proposed swimming pool, including Bold Park, Reabold Hill, parkland near Leederville Oval, the north-west portion of Hyde Park, Delhi Square (later re-developed and renamed *Harold Boas Gardens*), and *Beatty Park*. Reviewing the information about them, Green noted that two pools would be required, one for diving and one for competitive swimming, and a sufficient area to accommodate at least 8,000 spectators. He calculated an area of at least

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<sup>37</sup> *Daily News* 5 September 1958, Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

<sup>38</sup> *A Pictorial Record of the VII British Empire and Commonwealth Games Perth Western Australia November 22 to December 1, 1962*, p. 9.

<sup>39</sup> Proposed Aquatic Centre, City of Perth, SROWA AN20/5 Acc. 3054, Item 78, 1949-59.

<sup>40</sup> *ibid*; *Living Today* 30 November 1978; and *West Australian* 20 November 1954 and 21 October 1959.

<sup>41</sup> J. A. Winter (Snr.) to Town Clerk, City of Perth, in Commonwealth Games - General SROWA AN 20/5 Acc. 3054 Item 14 (1963), 11 August 1959.

<sup>42</sup> *Ibid*. Note: The covered pavilion at Perry Lakes Stadium was eventually named after Sir Thomas Meagher, but there was no acknowledgment of Mr. Winter's suggestion.

<sup>43</sup> *West Australian* 21 October 1959.

three acres was required with a further seven acres suitable for parking 800 motor vehicles. *Beatty Park* had sufficient area available, and it was conveniently located and favourably disposed with regard to transport. Green concluded that *Beatty Park* 'appears to be the best selection', and on his recommendation, on 3 November 1959, Perth City Council resolved to build the proposed Olympic swimming pool and dive pool at *Beatty Park*.<sup>44</sup>



**Photo 1** *Beatty Park*, 1959, aerial view looking to the west, courtesy Town of Vincent Library. Note the mature trees in the park at this period. The pool site takes in the western half of the site.

On 5 November 1959, the *West Australian* newspaper announced that *Beatty Park* had been selected as the site of the proposed swimming pool for the British Empire and Commonwealth Games, and it was anticipated that about three acres of the park would be required for this purpose.<sup>45</sup> As the site available at *Beatty Park* was considerably smaller than that proposed in King's Park, the swimming centre had to be redesigned. On 18 November, a Special Meeting of Perth City Council, resolved to include construction of a children's pool in the aquatic centre at *Beatty Park*.<sup>46</sup> Accordingly, the plans

<sup>44</sup> *ibid*; and memos, reports and Council Minutes in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), October-November 1959, quotation 3 November 1959.

<sup>45</sup> *West Australian* 21 October and 5 November 1959, p. 2.

<sup>46</sup> Special Meeting, Perth City Council, in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 18 November 1959.

drawn by City of Perth Architect, Milton Boyce, would include a children's pool.<sup>47</sup>

In mid December 1959, Perth City Council agreed to the plan presented by Green for a three pool aquatic centre, with the layout as shown in the *West Australian* on 15 December.<sup>48</sup> This layout provided shelter for spectators from the westerly winds, and the diving pool was sited facing south so that divers would not have to look into the sun. Maximum visibility for spectators was facilitated by the provision of 20ft. concourses around the pool, and the spectators' seats being set from a minimum of 7ft. above the pool. A £200,000 loan was authorised, at 5.5% interest, and repayable in 15 years. The aquatic centre was to occupy 4.5 acres of *Beatty Park's* 11.5 acres, where 'as many as possible of the existing trees' were to be preserved, and the cricket and football fields at the eastern side would be unaffected.<sup>49</sup>



**Photo 2** *Beatty Park*, c. 1960, aerial view from the west. The pool site is in the foreground. Battye Library Pictorial Collection BA 1103-305.

<sup>47</sup> Beatty Park Swimming Centre, Health Department of Western Australia, SROWA Cons. 5094, Item 1837.

<sup>48</sup> *West Australian* 15 December 1959, p. 2. Note: The drawings were by Milton Boyce, City of Perth Architect.

<sup>49</sup> *West Australian* *ibid.* Note: Car parking was to be provided at the southern portion of Smith's Lake Reserve, to the north of the proposed swimming centre. (*ibid.*)

In early 1960, around 150 residents of Leederville and North Perth lodged an unsuccessful petition with Perth City Council objecting to the siting of the proposed aquatic centre in *Beatty Park*, which they maintained was an important local amenity 'already established as a rendezvous for many people, particularly young ones, who resort to this park for all forms of recreation.'<sup>50</sup>

In March 1960, Lord Mayor Howard announced completion of the £250,000 aquatic centre in *Beatty Park* would be six to three months prior to the VII<sup>th</sup> British Empire and Commonwealth Games, and subsequent to the Games the place would provide facilities for 84,000 school children.<sup>51</sup>

In early September 1960, the British Empire and Commonwealth Games Federation meeting in Rome decided the 1962 Games in Perth should open on 22 November instead of 8 November. The alteration was 'strongly opposed' by Australia, due to concerns regarding the higher temperatures likely in Perth in late November-early December, but to no avail.<sup>52</sup>

Through 1960-61, planning continued for the various venues for the VII<sup>th</sup> British Empire and Commonwealth Games in Perth.<sup>53</sup> By September 1960, earthworks for the athletics stadium had commenced at the Perry Lakes' site, and Green said plans for the aquatic centre were still being prepared, 'but good progress was being made.'<sup>54</sup> In late September, Lord Mayor Howard said the Perth City Council 'had looked forward to the requirements of the next 25 years in the facilities it had decided to build for the 1962 Games.'<sup>55</sup>

On 18 February 1961, it was reported that the concrete grandstands at the aquatic centre at *Beatty Park* were to seat 6,500 spectators, which was 1,000 more than had been accommodated around the pool at the Melbourne Olympics. It was anticipated the landscaping would be 'a greater task' than it would have been if the centre had been built at King's Park, but Green was 'confident' only nine of the existing 70 trees in the Park would have to be

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<sup>50</sup> Petition, in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN20/5 Acc. 3054 Item 61; and *Daily News* 25 January 1960, p. 1.

<sup>51</sup> *West Australian* 22 March 1960, in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

<sup>52</sup> *West Australian* 7 September 1960 in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

<sup>53</sup> City of Perth, SROWA AN 20/5 Acc. 3054 Items 78 and 79.

<sup>54</sup> *Weekend News* 10 September 1960 in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

<sup>55</sup> *West Australian* 1 October 1960 in Empire Games Press Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 1 (1960).

removed.<sup>56</sup> The 'outstanding feature' of the aquatic centre was to be 'a glass-fronted chamber looking into the diving pool from below water', a concept developed by Green after he had seen photographs of a diver's technique upon striking the water.<sup>57</sup>

On 20 February 1961, at a meeting of Perth City Council's General Purposes' Committee, Green tabled a plan of the proposed swimming centre and gave a resume of the main architectural features. As he described, the main building was to surround the main pool 'like a horseshoe', and the diving pool was to be arranged so that water polo could be played along its length, with the diving tower designed to ensure an unobstructed view for spectators.<sup>58</sup> According to this resume, the spectators' gallery was to be raised 7 ft. 9 ins. above the concourse, i.e. 9 ins. higher than the height reported in mid-December 1959.<sup>59</sup> The Committee considered it would be 'beneficial' to have a model made, and subsequently, on their recommendation, the Council resolved to have this done.<sup>60</sup> In September 1961, the completed model was shown to the General Purposes Committee and later displayed at Perth Town Hall with the plans for the swimming centre.<sup>61</sup>

Between September 1960 and August 1961, the plans for the aquatic centre, under the name of *Beatty Park* Swimming Centre, were revised. Consulting Engineer D. H. Fraser prepared plans for the structural details.<sup>62</sup> In July 1961, revisions to the plans included those for the central gallery for spectators, to be located over the main entrance area etc., and the layout of the main entrance area, turnstiles and controls, and the plans for the rooms to be located beneath it were revised, as shown below.<sup>63</sup>

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<sup>56</sup> *Daily News* 18 February 1961 in Empire Games Paper Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 2 (1960).

<sup>57</sup> Ibid.

<sup>58</sup> Minutes, General Purposes Committee, Perth City Council, in Aquatic Centre - General- Beatty Park, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 20 February 1961.

<sup>59</sup> Ibid; and *West Australian* 15 December 1959 op. cit.

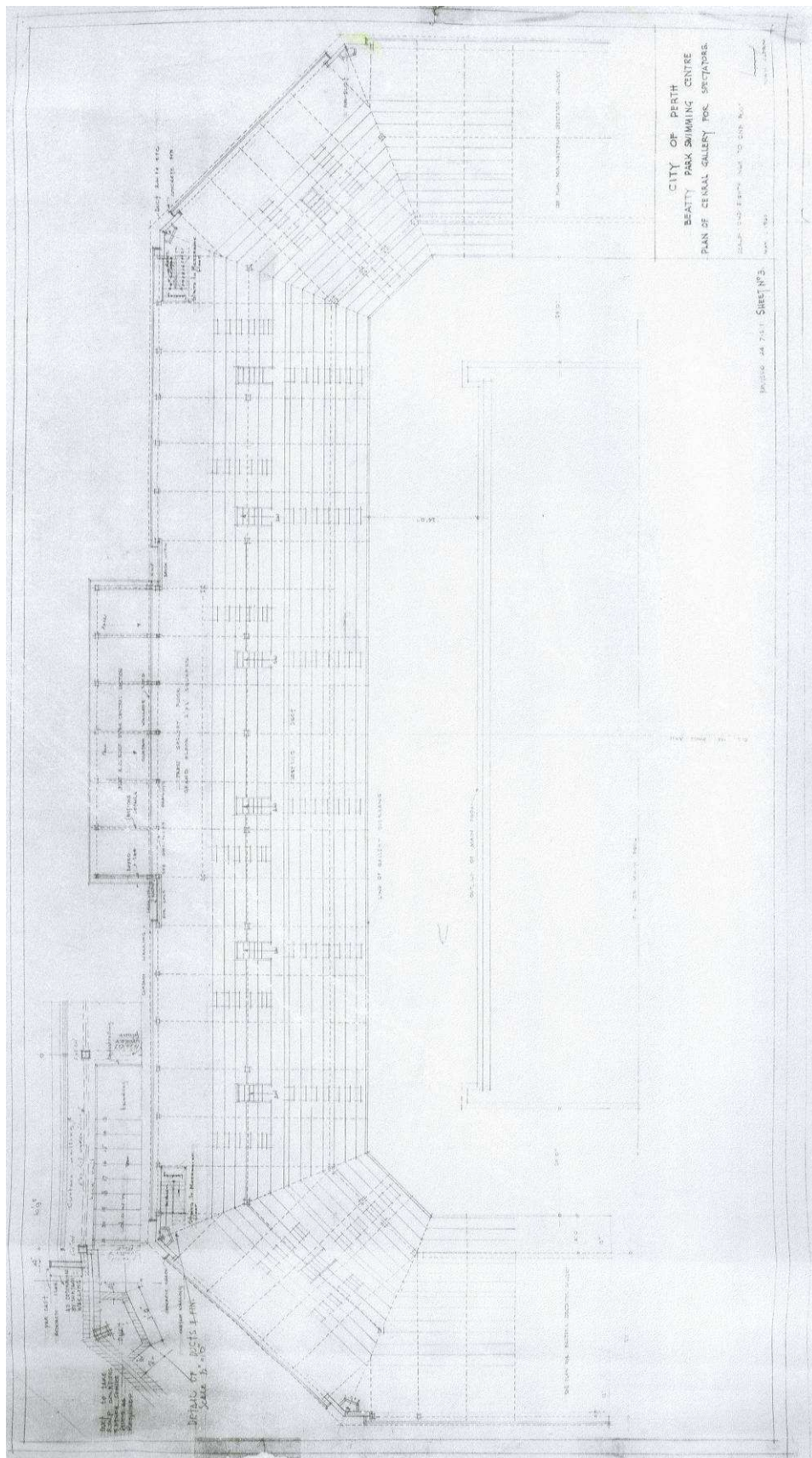
<sup>60</sup> Minutes, General Purposes Committee Perth City Council, in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 20 February 1961.

<sup>61</sup> Minutes, General Purposes Committee Perth City Council, in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 4 September 1961.

<sup>62</sup> Drawing 2581 and Drawing No. 6063, City of Perth *Beatty Park* Swimming Centre, in Health Department of Western Australia SROWA Cons. 5094 Item 1837, September 1960 to 11 August

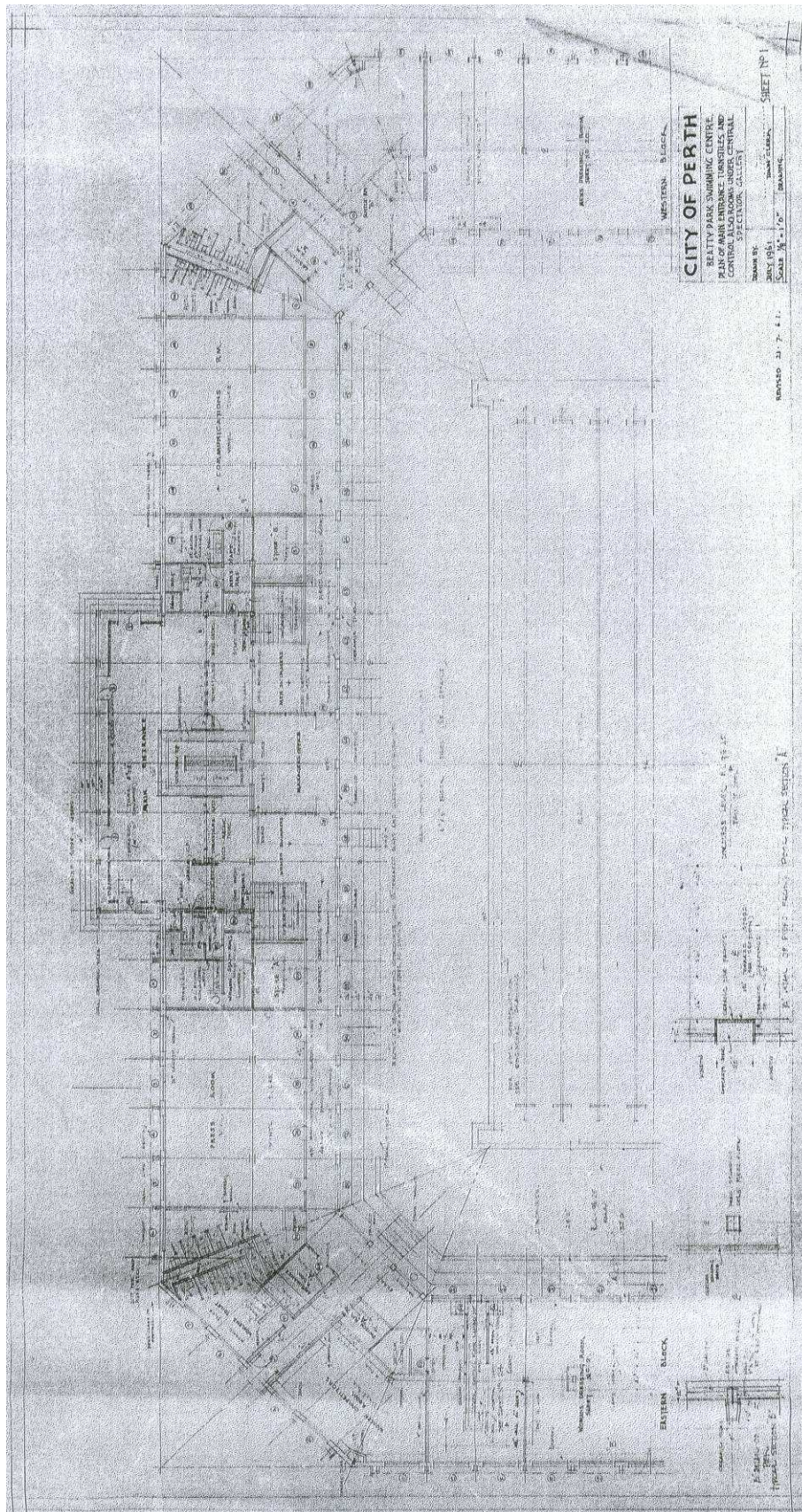
1961, and May-July 1961 respectively.

<sup>63</sup> Plan of Main Entrance Turnstiles and Control also Rooms under Central Spectators' Gallery, City of Perth *Beatty Park* Swimming Centre, in *ibid*, Sheet No. 1, July 1961.



**Figure 1** Plan of Central Gallery for Spectators, City of Perth *Beatty Park Swimming Centre*, Sheet no. 3, May 1961, revised 24 July 1961, SROWA Cons. 5094, Item 1837.





**Figure 2** Plan of Main Entrance Turnstiles and Control also Rooms under Central Spectators' Gallery, City of Perth *Betty Park Swimming Centre*, Sheet no. 1, July 1961, revised 28 July 1961, SROWA Cons. 5094, Item 1837.

In August 1961, the completed plans for the proposed swimming venue were released. Amongst the changes from the 1959 layout was the addition of an observation tower near the diving tower, and the re-alignment of the learners' pool to align with the main building. Three lawn sun terraces included in the 1959 plan were no longer included in the proposal. As in 1959, an outdoor kiosk was included, located to one side of the pool complex, within the perimeter fence.<sup>64</sup> Signed by the Town Clerk, the August 1961 plans for *Beatty Park* Swimming Centre show the main pool and the diving pool overlooked by the western, central and eastern spectators' galleries, each of which was located over various facilities located at the ground floor, including the men's and women's dressing rooms. The main entrance was angled towards the corner of Vincent and Morriston Streets. Beyond the diving pool was a spectators' gallery overlooking the learners' pool from which it was separated by a lower concourse.<sup>65</sup>

Floors were to be a granolithic finish, with terrazzo tiles to the more important public areas of the concourse, including the main entrance area and the main landing at the mezzanine floor. A feature of the main entrance was to be a colonnade of seven deep blue glazed ceramic tiled columns.<sup>66</sup> Glass curtain walling was to be employed to provide natural light and a visual feature. Plans dated May 1961 show the detail of the glass curtain walls at the front entrance area and the typical bay curtain walling to be employed in other areas.<sup>67</sup>

In late August 1961, tenders were called, and details of the swimming pool, to be built at an estimated cost of £250,000, were announced in the same week.<sup>68</sup> Seven tenders were received, with well-known Western Australian builder, H. A. Doust, the successful tenderer at £564,300.<sup>69</sup> The total cost of tenders for the various works, including construction of the swimming and diving pools, the chlorination and filtration plant, which was to be the most up-to-date in Australia, spectator galleries etc., was £614,000.<sup>70</sup> The large increase from the initial cost estimate and the delay in commencement of the

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<sup>64</sup> Ibid; and *West Australian* 4 August 1961, p. 1.

<sup>65</sup> Ibid.

<sup>66</sup> Sheet No. 19, City of Perth *Beatty Park* Swimming Centre, Plan of Mezzanine Floor & Sections – Details, in Health Department of Western Australia SROWA Cons. 5094 Item 1837, op. cit., June 1961.

<sup>67</sup> Sheets Nos. 9 and 8 respectively, in *ibid*, May 1961.

<sup>68</sup> *West Australian* 25 August 1961, p. 1, and 1 September 1961, p. 1.

<sup>69</sup> *West Australian* 9 and 12 October 1961, p. 1.

<sup>70</sup> *West Australian* 10 October 1961, p. 1.



project aroused considerable criticism.<sup>71</sup> In October, at a meeting of the City of Perth Ratepayers' Association, Green explained the costing of the project. He noted that the cost would have been lower if the pool had been built in King's Park, as seating would have been open air. However, the proximity of surrounding dwellings at the *Beatty Park* site necessitated enclosed seating, and the cost of the spectator gallery and communication centre was £250,000. The estimated cost to ratepayers would be around £380,000, after taking into account Federal and State grants towards the total cost of the venue. A saving of about £35,000 had been achieved by preparation of plans in-house at the City of Perth when compared to the cost if outside architects had been engaged.<sup>72</sup>

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<sup>71</sup> *ibid*, 11 October 1961, Editorial, p. 6.

<sup>72</sup> *ibid*, 19 October 1961, p. 2.

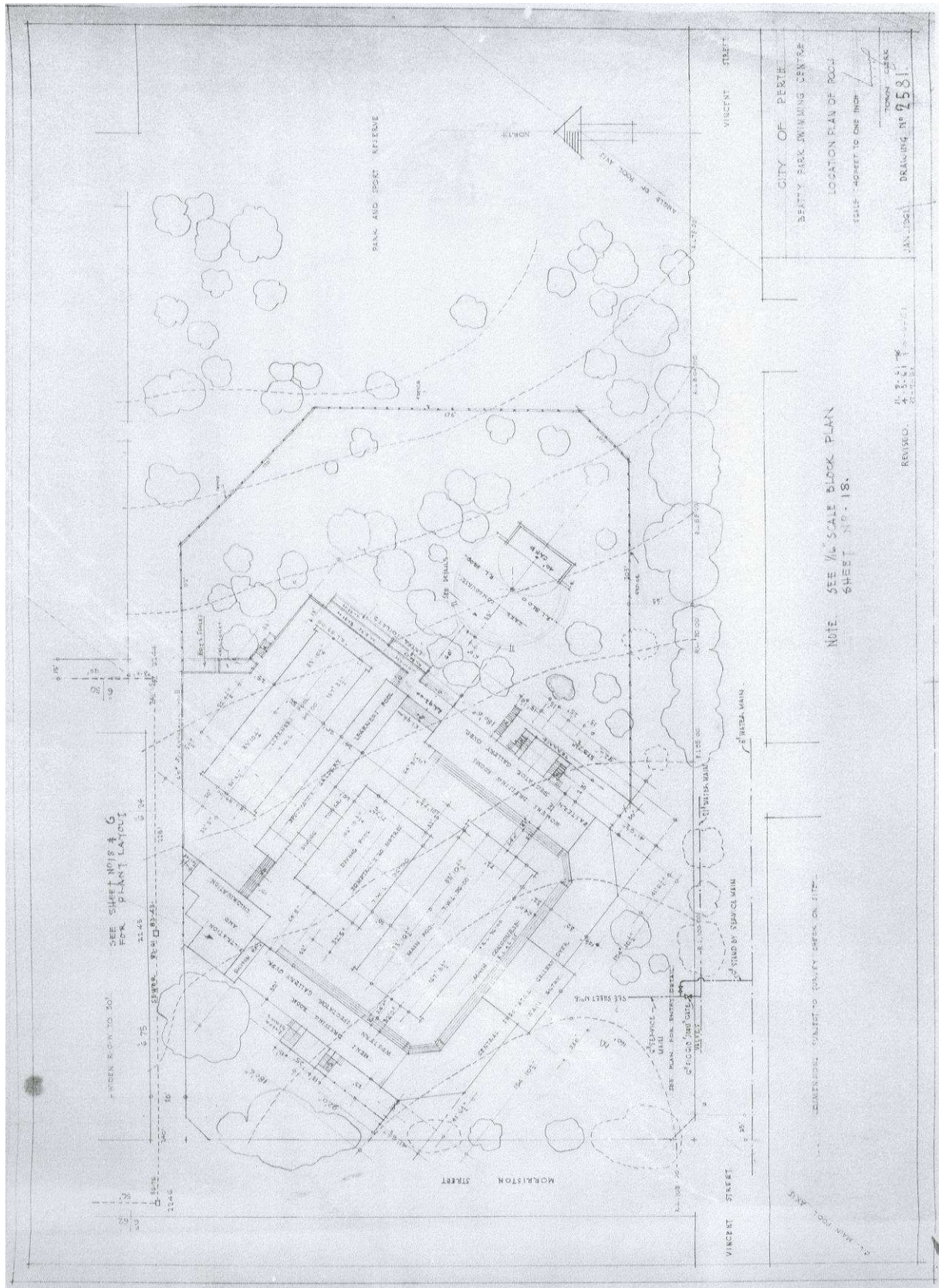
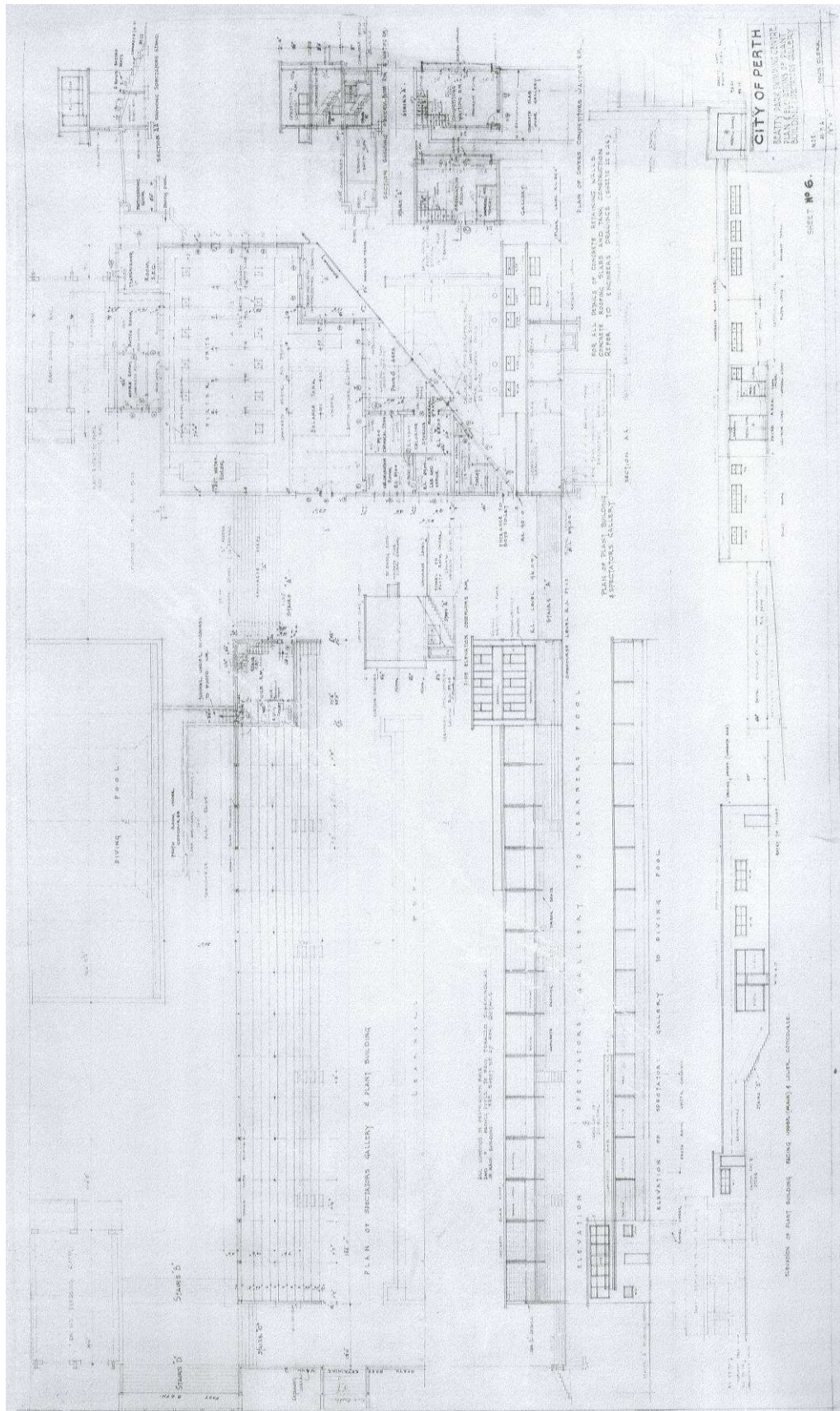


Figure 3 Drawing No. 2581, City of Perth *Beatty Park Swimming Centre*, 11 August 1961, SROWA Cons. 5094, Item 1837.





**Figure 4** Plan & Elevations of Plant Building and Spectators' Gallery, City of Perth *Beatty Park Swimming Centre*, Sheet no. 6, 31 July 1961, SROWA Cons. 5094, Item 1837.

In late September and early October 1961, some revisions were made to the plans of *Beatty Park* Swimming Centre, including those for retaining walls at the north-east corner exterior stairs, provision of additional toilet accommodation to the grounds and learners' pool, and alterations to the layout in connection with the exit stairs from the mezzanine floor to the ground floor, including some changes to the layout of the women's and men's dressing rooms.<sup>73</sup>

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<sup>73</sup> Sheet nos. 38, 39, 39A and 49, City of Perth *Beatty Park* Swimming Centre, in Health Department of Western Australia SROWA Cons. 5094 Item 1837, op. cit., September-October 1961.



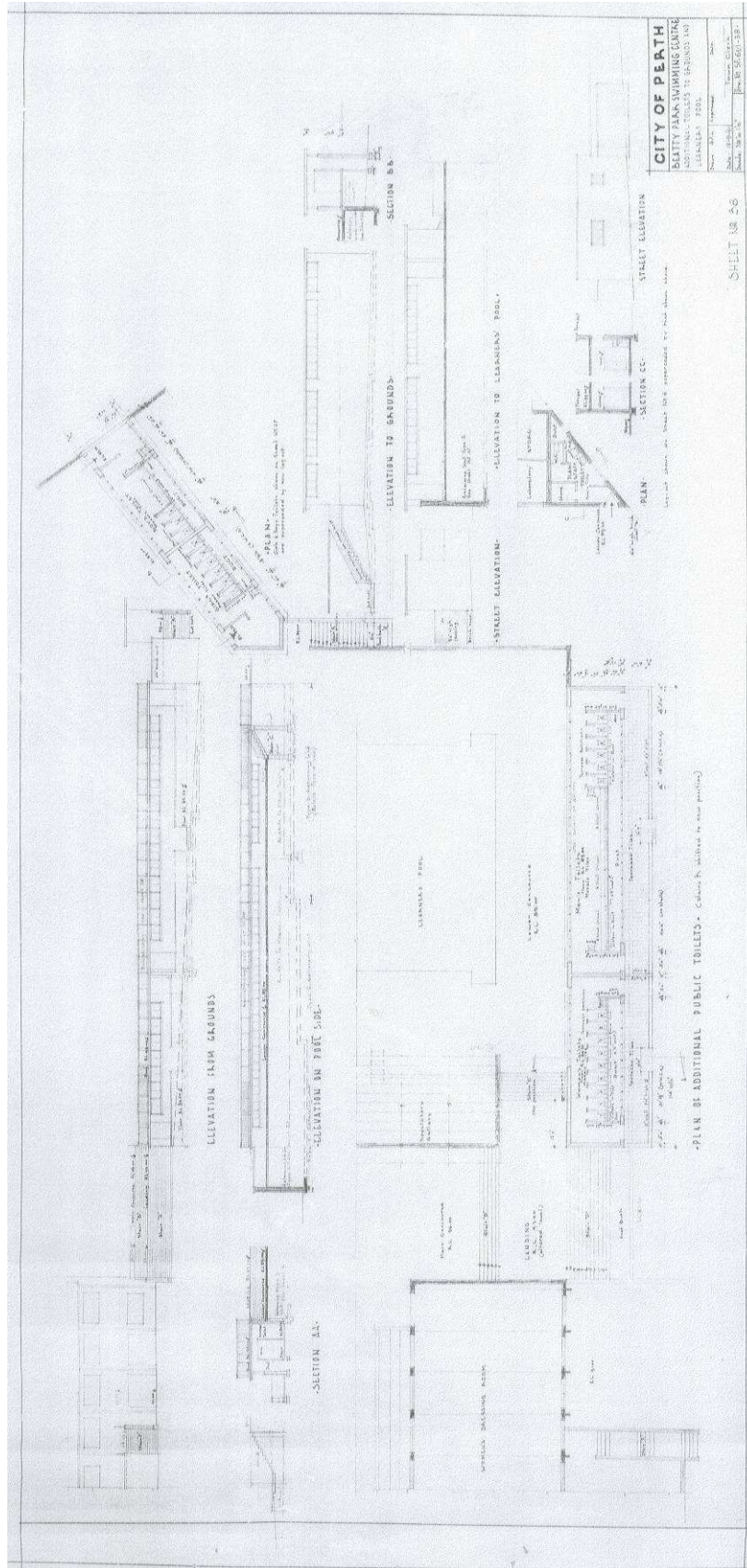


Figure 5 Additional Toilet Accommodation to Grounds and Learners' Pool, City of Perth Beatty Park Swimming Centre, Sheet No. 38, September 1961, SROWA Cons. 5094, Item 1837.



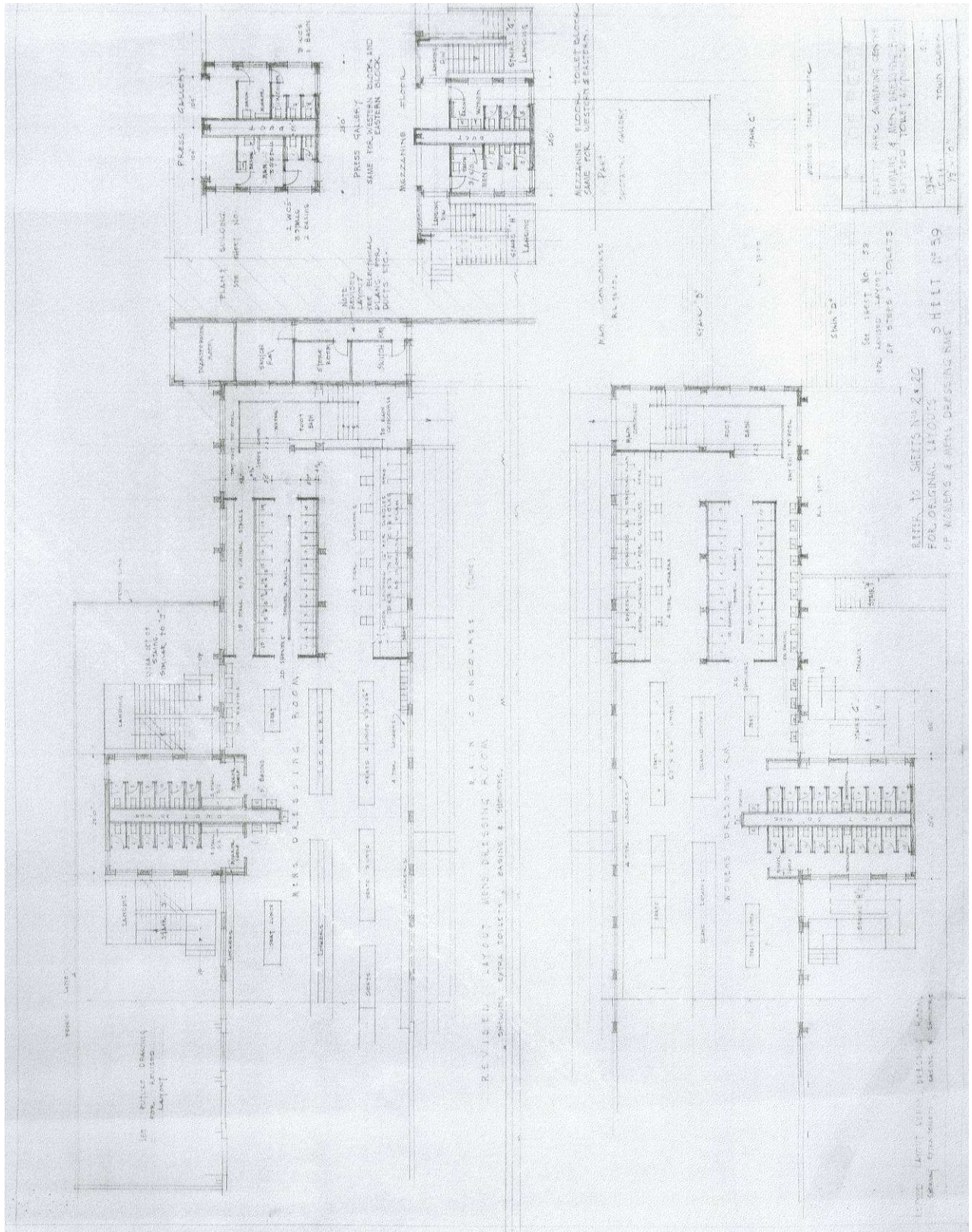


Figure 6 Women’s and Men’s Dressing Rooms, Revised Toilet Accommodation, City of Perth, Betty Park Swimming Centre, Sheet No. 39A, September 1961, SROWA Cons. 5094, Item 1837.

In October 1961, work commenced on the swimming centre at *Beatty Park*, and it was anticipated that the pool would be completed in August 1962.<sup>74</sup> In November, Benporath & Sons Pty Ltd was awarded the contract for the electrical installation.<sup>75</sup>

On 22 November 1961, it was reported that more than £2 million was being expended on direct Games' projects as Western Australia prepared to host its first full scale international sporting event. At the aquatic centre, the work was more than a week ahead of schedule, and newspaper photographs showed the progress on the pool area and the spectator stands. At this date, it was reported the 'first major goal is to have water in the pool by March as promised.'<sup>76</sup> As preparations for the Games continued apace, Edgar Tanner, a 'top level sports official' stated 'Perth will stage the biggest and best Commonwealth Games the world has seen', and the venues and facilities being prepared 'will be better than at any previous Commonwealth Games'.<sup>77</sup>

In early December 1961, the first section of concrete was poured at the aquatic centre. In mid-December, tenders were called for laying wall and floor tiles at the centre, including laying about 5,800 square yards of external floor tiles and about 4,000 square yards of tiles for the pool. By late December, the roof was being fitted.<sup>78</sup> The eight lane main pool measured 50m x 20m, with depths ranging from one to two metres, two thirds of the pool being less than one and a half metres deep for reasons of public safety. The learners' pool was 50m x 16m, of shallow depth for maximum safety, and with an adjacent toddlers' pool. The diving pool, designed also to meet international standards for water polo, was 30m x 20m, with a depth sloping to five metres. A special water system to create ripples was installed to enable divers more easily to judge their distance from the surface. The 'U' shaped spectator gallery was covered for weather protection and provided seating accommodation for 5,000 people. The chlorination and filtration

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<sup>74</sup> *ibid*, 10 and 11 October 1961, p. 1; and *Daily News* 17 October 1961, p. 1.

<sup>75</sup> *West Australian* 9 November 1961 in Empire Games Paper Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 2 (1960).

<sup>76</sup> *Daily News* 22 November 1961 in Empire Games Paper Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 2 (1960).

<sup>77</sup> *Daily News* 16 November 1961 in Empire Games Paper Cuttings, SROWA AN 20/5 Acc. 3054 Item 92, Vol. 2 (1960).

<sup>78</sup> *West Australian* 5, 20 and 30 December 1961.

system had a capacity of 500,000 gallons per hour, allowing a two-hour turn over of water in the pools.<sup>79</sup>

In 1961-62, Lionel H. Steenbohm, Director of Parks and Gardens, City of Perth, was responsible for the design of the landscaping of the gardens around the Swimming Centre, including the plantings of native Australian trees to provide a setting for the garden café, and also for the landscaping at other VII<sup>th</sup> British Empire and Commonwealth Games venues. Following his death, he was commemorated by a plaque on a large boulder in the garden at the south of the original main entrance to the Aquatic Centre, which reads:

This plaque was placed here in memory of Lionel H. Steenbohm Director of Parks and Gardens 1959-1962 who during his term of office carried out this and other landscaping for the VII<sup>th</sup> Commonwealth Games Venues 1962.<sup>80</sup>

In 1961-62, the forthcoming British Empire and Commonwealth Games in Perth were extensively promoted, nationally and internationally. An information brochure noted that permanent legacies of the Games in Perth would be 'three of the finest sporting venues in the Southern Hemisphere - the Perry Lakes stadium, the *Beatty Park* aquatic centre and the Canning all-weather rowing course.'<sup>81</sup> Qantas Empire Airways Perth Games Issue reported 'Perth is providing the most modern venues ever constructed for any Commonwealth Games', and noted that at the aquatic centre,

Indirect lighting on the concourse, illumination from underwater and spotlights on each competitor as well as long bands of light to light the rockeries and fountains at the glass faced entrance will give the centre a dazzling effect.<sup>82</sup>

In early 1962, the Perth City Council General Purposes Committee recommended that the aquatic centre be known as *Beatty Park* Aquatic Centre. However, in early February, this recommendation was defeated by a division of councillors. Cr. S. E. O'Brien stated 'many people did not know where *Beatty Park* was. We would be losing a magnificent opportunity if it were merely named after a district.'<sup>83</sup> On 6 February 1962, it was announced that the name of the Games swimming pool would be the City of Perth Aquatic Centre.<sup>84</sup>

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<sup>79</sup> 'Beatty Park Aquatic Centre' Typewritten notes, no details, City of Perth Local History Collection.

<sup>80</sup> Site visit, Robin Chinnery and Philip Griffiths, 24 July 2003; and Qantas Empire Airways Perth Games Issue Vol. 28 No. 6, June 1962, p. 7.

<sup>81</sup> Perth Western Australia VII- Commonwealth Games. Brochure, held in Battye Library, PR10285/16.

<sup>82</sup> Qantas Empire Airways Perth Games Issue Vol. 28 No. 6, June 1962, pp. 2-7.

<sup>83</sup> *West Australian* 6 February 1962, p. 10.

<sup>84</sup> *ibid.*



In 1962, photographs document construction progress on the City of Perth Aquatic Centre.



**Photo 3** Aquatic Centre, *Beatty Park*, 11 April 1962, courtesy Town of Vincent Library, showing construction of pools and spectator stand.



**Photo 4** Aquatic Centre under construction, Battye Library Pictorial Collection BA 1103-25. n.d. Probably March or April 1962

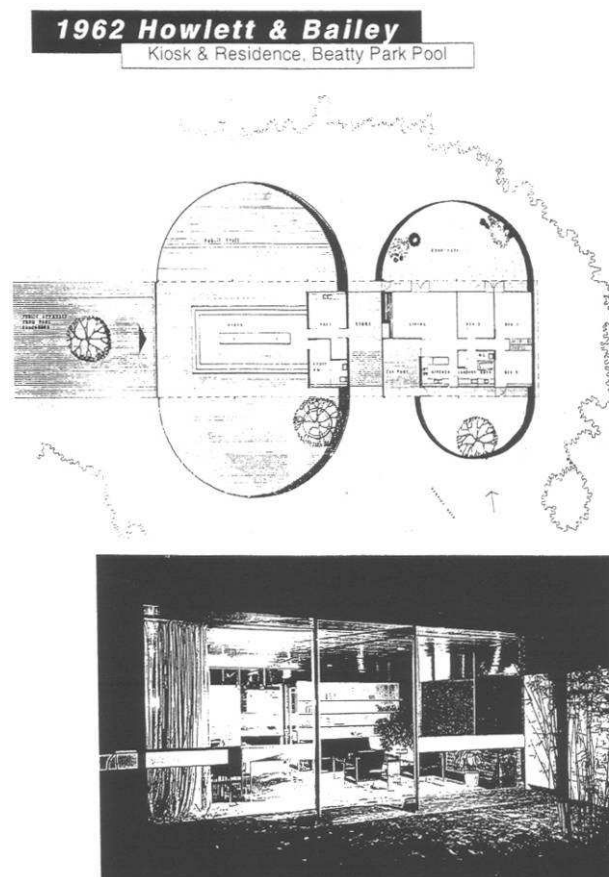


**Photo 5** *City of Perth Aquatic Centre, Beatty Park, under construction, Batty Library Pictorial Collection BA 1103-29. n.d.*

In May-June 1962, architects Howlett and Bailey drew plans for the proposed kiosk and adjoining residence to be built at '*Beatty Park Pool*'.<sup>85</sup> The floor and block plan shows two oval shaped areas, with a delivery bay located between the two. A walkway leads from the swimming centre to the kiosk, which is located in the larger oval, whilst the caretaker's residence is located in the smaller oval. The kiosk comprises a rectangular tearoom, with counters on three sides, staff room and toilet, preparation room and store (shown as den). The residence comprises a living room, three bedrooms, kitchen, and combined bathroom-laundry. The floors were to be of concrete, with timber mosaic flooring laid in the living room and bedrooms, and vinyl laid in the passage, kitchen, bathroom-laundry. There is a carport at the western side, and courtyards to the north and south.<sup>86</sup>

<sup>85</sup> Howlett and Bailey architects Kiosk & Residence, *Beatty Park Pool*, Sheets 1-3, May-June 1962.

<sup>86</sup> Howlett and Bailey architects Kiosk & Residence, Working Drawing Floor & Block Plan, *Beatty Park Pool*, Sheet 1, signed as drawn by GNR, 30 May 1962.



**Figure 7** Kiosk & Caretaker's Residence, Working Drawing Floor & Block Plan, Howlett and Bailey Architects, *Beatty Park* Swimming Pool, Sheet 1, 30 May 1962.

In June 1962, to ensure the work was finished on time before the Games, tenders were called for the kiosk, kiosk patio and the caretaker's residence to be built under a separate contract, at an estimated cost of around £17,900.<sup>87</sup> In July, the contract was awarded to Tioa & Power Pty Ltd of Trigg at a cost of £18,563.<sup>88</sup> This variation to the original project and the deduction of other amounts from the contract price, including an adjustment for the curtain walling, which cost about £15,000 less than had been estimated, resulted in some dispute between Builder H. A. Doust and Perth City Council, which was eventually resolved in autumn 1963.<sup>89</sup>

In early June 1962, Perth City Council called for applications for the position of manager of the swimming centre, and authorised expenditure of £4,678 for purchase of eight coin operated turnstiles.<sup>90</sup> On 13 June, Green advised Hugh Leslie, Chairman of the Organising Committee for the First British

<sup>87</sup> Special Meeting, General Purposes Committee, in *City of Perth Aquatic Centre Beatty Park – General*, AN 20/5 Acc. 3054 Item 69 (1964), April 1963.

<sup>88</sup> Lump Sum Contract No. 43064, City of Perth, 16 July 1962, held by Town of Vincent.

<sup>89</sup> Special Meeting, General Purposes Committee, in *City of Perth Aquatic Centre Beatty Park – General*, AN 20/5 Acc. 3054 Item 69 (1964), April 1963.

<sup>90</sup> *West Australian* 6 June 1962.

Empire and Commonwealth Paraplegic Games, to be held in Perth on 10-17 November 1962, that Perth City Council had agreed to grant use of the Olympic pool at the new Swimming Centre for the Games.<sup>91</sup>

Touch boards for the swimming pool would be provided by the well-known Swiss firm of Longines, on loan to the Games Committee for the duration of the Games.<sup>92</sup> In June 1962, a photograph shows the spectator gallery with its roof as fitted in December 1961, and work in progress on the main pool and the diving pool.<sup>93</sup>



**Photo 6** Aquatic Centre, *Beatty Park*, 12 June 1962, courtesy Town of Vincent Library. Note work to date on spectator stands, main pool and diving pool.

In August 1962, a site plan for the Swimming Centre shows the proposed retaining walls to the garden beds at the south-west corner of the site, and the layout of the garden area and forecourt near the main entrance.<sup>94</sup> In September, the Town Clerk was advised that the proposed 'beautification and improvement scheme' included provision of limestone retaining walls in

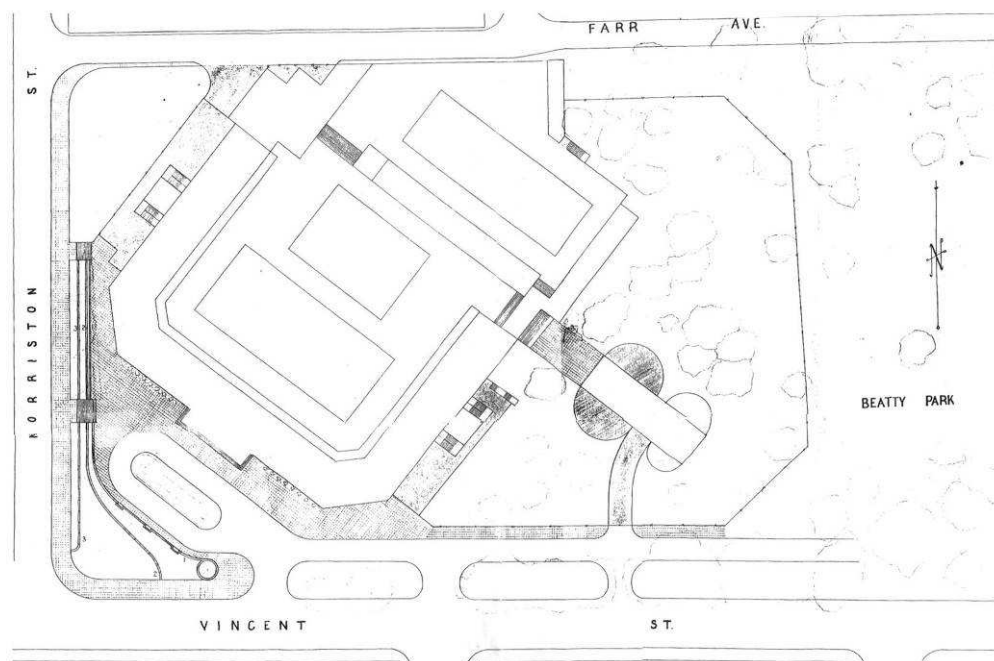
<sup>91</sup> Green to Leslie in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 13 June 1962.

<sup>92</sup> City Engineer's Dept. to Acting Town Clerk, *City of Perth Aquatic Centre Beatty Park* - General, AN 20/5 Acc. 3054 Item 69 (1964), 4 January 1963.

<sup>93</sup> *Beatty Park* Swimming Centre, 12 June 1962. Town of Vincent Library, Local History Collection.

<sup>94</sup> Site Plan *Beatty Park* Swimming Centre, signed K.C.E.D., in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 6 August 1962.

the area between the main entrance and Morriston Street, where the difference in level between the footpaths at the main entrance and street level was approximately 10 ft.<sup>95</sup> The solution for beautification of this area would be the use of terraced areas supported by the walling.<sup>96</sup>



**Figure 8** City of Perth, *Beatty Park* Swimming Centre, Site Plan, K.C.E.D., 6 August 1962, in Aquatic Centre . The plan shows changes made to the walling proposals along the Morrison Street frontage.- General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963).

Wall 1, on the Morrison Street frontage (refer to figure 8), the lowest level of the terracing, was to be constructed of a small 'book leaf' pattern masonry about two feet above ground level; whilst walls 2 and 3 were to be of natural stone laid in random pattern.<sup>97</sup> The lowest quotation received was from Colourstone Construction (Aust.) Pty. Ltd. at £6 12s 9d per cubic yard.

<sup>95</sup> City Engineer to Town Clerk in Aquatic Centre - General- *Beatty Park*, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61 (1963), 17 September 1962.

<sup>96</sup> Ibid.

<sup>97</sup> Ibid.



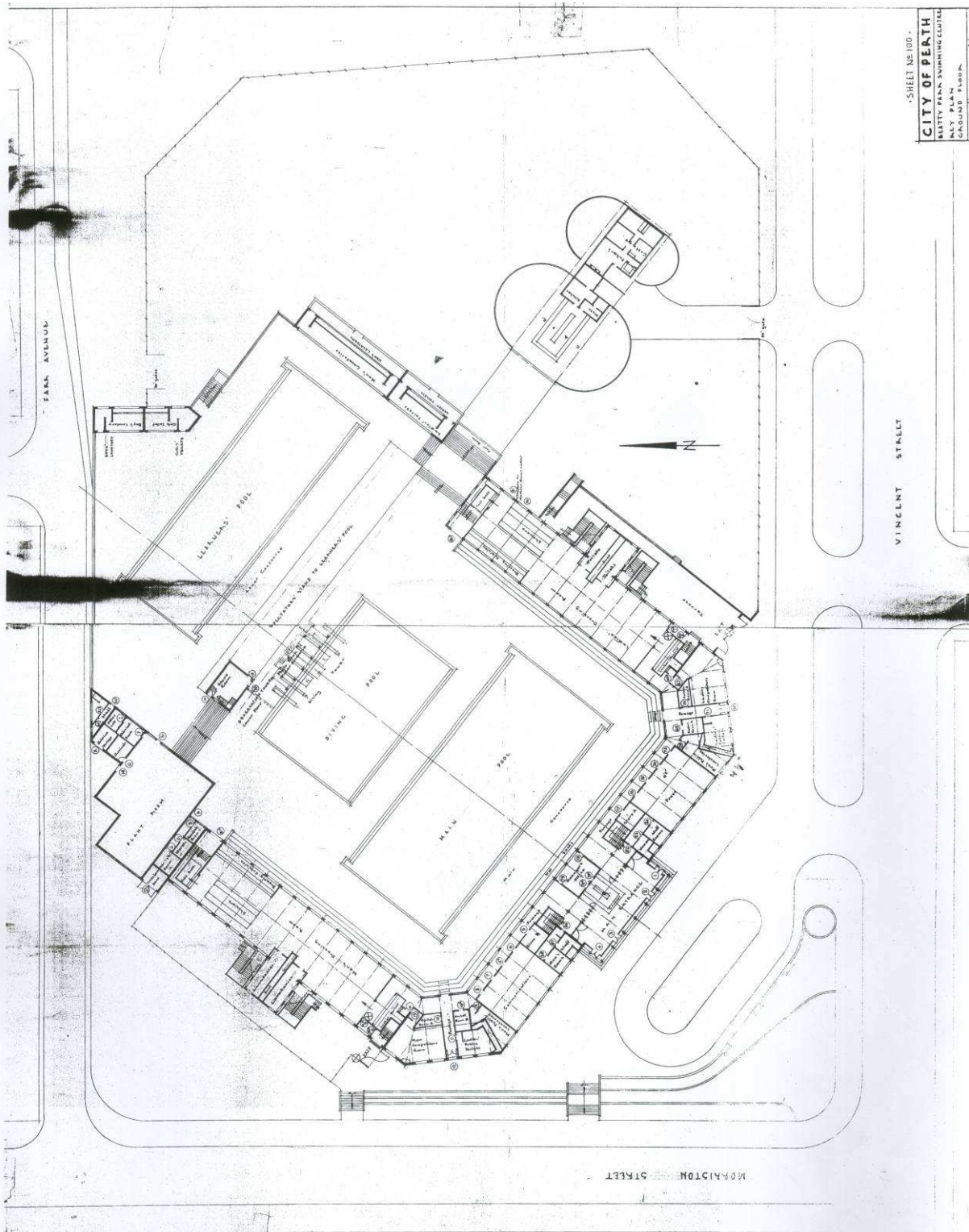
**Photo 7** *City of Perth Aquatic Centre, Beatty Park*, approaching completion, 30 September 1962, courtesy Town of Vincent Library.

In mid-October 1962, the Key Plan, Ground Floor shows *Beatty Park* Swimming Centre as completed, including the kiosk and the caretaker's cottage.<sup>98</sup> The kiosk and residence would be demolished to make way for the Leisure Centre development in the early 1990s. Subsequently, the plan of these buildings and a photograph showing the view into the living area of the residence would be included as the entry for the year 1962 in an exhibition entitled *Modern Houses: architect designed houses in Western Australia from 1950 to 1960*.<sup>99</sup>

<sup>98</sup> City of Perth, Key Plan, Ground Floor, *Beatty Park* Swimming Centre, Drawing no. SP-61/1-100, signed as drawn by GPD, 17 October 1962.

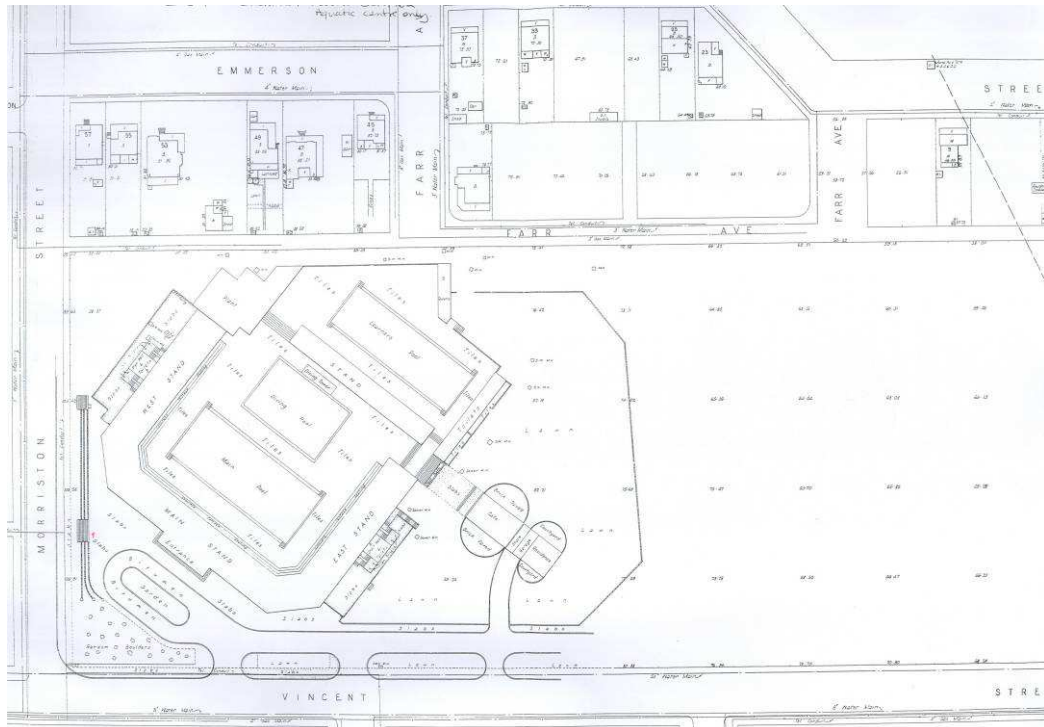
<sup>99</sup> London, Geoffrey and Richards, Duncan *Modern Houses: architect designed houses in Western Australia from 1950 to 1960* Exhibition catalogue, School of Fine Arts, University of Western Australia, Nedlands, 1997, p. 82.





**Figure 9** City of Perth, Key Plan, Ground Floor, *Beatty Park* Swimming Centre, Drawing no. SP-61/1-100, signed as drawn by GPD, 17 October 1962. At the diving pool, note the observation tower, and the photo room beneath the concourse.

In October 1962, the up-dated Sewerage plan shows the newly built aquatic centre, enclosed by a wire fence to the east. The building is angled to the corner of Morriston and Vincent Streets, with the bitumen drive and garden area in proximity to the main entrance, and there are beds of lawn along the Vincent Street boundary. The concourse areas around the pools are shown as tiled. The café and the caretaker's residence are within the fenced area, and there are lawns planted in the balance of this area.<sup>100</sup>

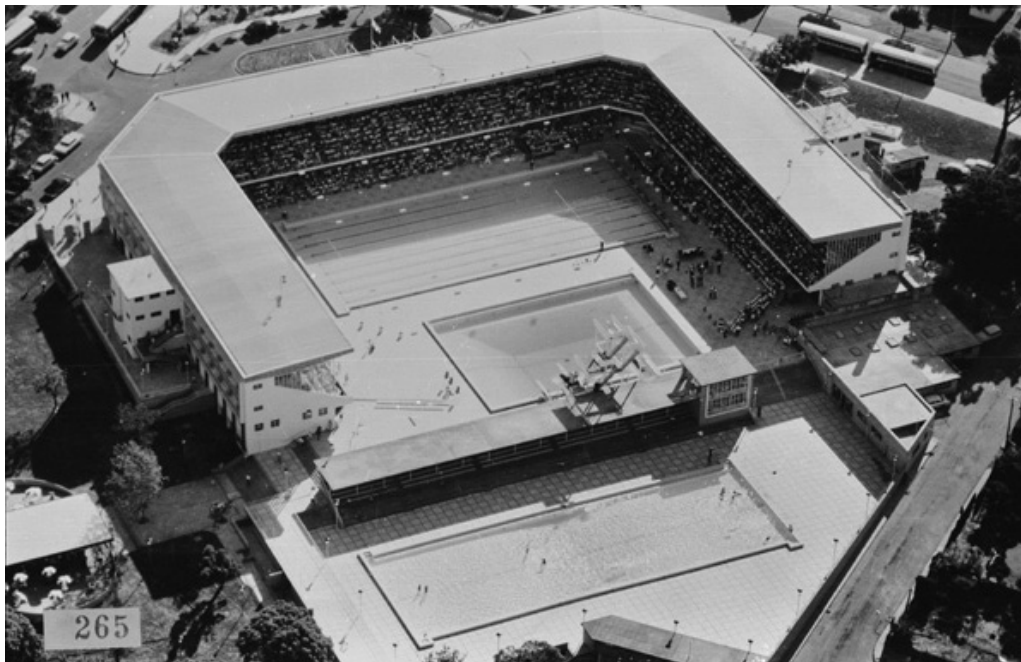


**Figure 10** Metropolitan Sewerage City of Perth, SROWA Cons 4156 Item 137, Revised October 1962 - Aquatic Centre only.

An aerial photograph shows the place on completion in 1962.

<sup>100</sup> Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 137. Revised October 1962 – Aquatic Centre only.





**Photo 8** Aerial view of City of Perth Aquatic Centre, Beatty Park, 1962, courtesy State Library of Western Australia, British Empire and Commonwealth Games Photographs; BA1621/265-266, Call No. 257145PD.

After tickets to the swimming events at the VII<sup>th</sup> British Empire and Commonwealth Games sold out, it was decided to make a last minute re-arrangement to the concourse seating at the Aquatic Centre, necessitating the purchase of a number of portable upholstered seat units, manufactured by Jason Metal Furniture Ltd. at a special price of £4,365 to the Games Council, which provided an additional 1940 seats in total.<sup>101</sup>

From 10 to 17 November 1962, the first Commonwealth Paraplegic Games were held in Perth, and the swimming competition was held at the new aquatic centre.<sup>102</sup> This was the first international swimming competition held at the new facility.

In late 1962, photographs show the recently completed aquatic centre in *Beatty Park*, including the main entrance, the diving tower and pool and the spectators' gallery.<sup>103</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games* reported that the centre had been described as 'the best outdoor pool in the world'.<sup>104</sup>

<sup>101</sup> A. C. Curlewis, British Empire and Commonwealth Games Organising Council to Acting Town Clerk, City of Perth in *City of Perth Aquatic Centre Beatty Park - General*, AN 20/5 Acc. 3054 Item69 (1964), 4 January 1963.

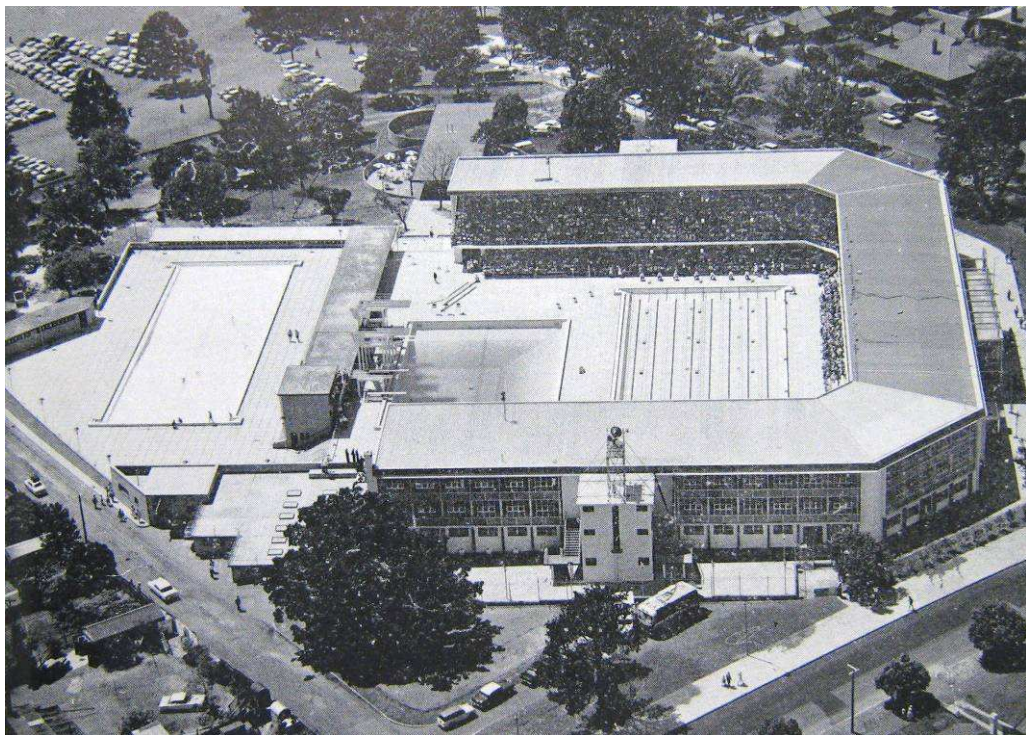
<sup>102</sup> First Commonwealth Paraplegic Games, Perth, 10-17 November 1962, video held by LISWA.

<sup>103</sup> *Beatty Park*, in City of Perth Local History Collection, Negs. CV 44-47.

<sup>104</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games Perth Western Australia November 22 to December 1, 1962*, p. 9.



**Photo 9** *City of Perth Aquatic Centre, Beatty Park*, late 1962, courtesy Town of Vincent Library. Note landscaping at this period, with retention of existing mature trees, and kiosk and caretaker's residence at the east.



**Photo 10** Aerial view, *City of Perth Aquatic Centre*, in *The Official History of the VII<sup>th</sup> British Empire and Commonwealth Games* The Organising Council of the VII<sup>th</sup> British Empire and Commonwealth Games, printed by Mercantile Press, Fremantle, n.d., p. 87.



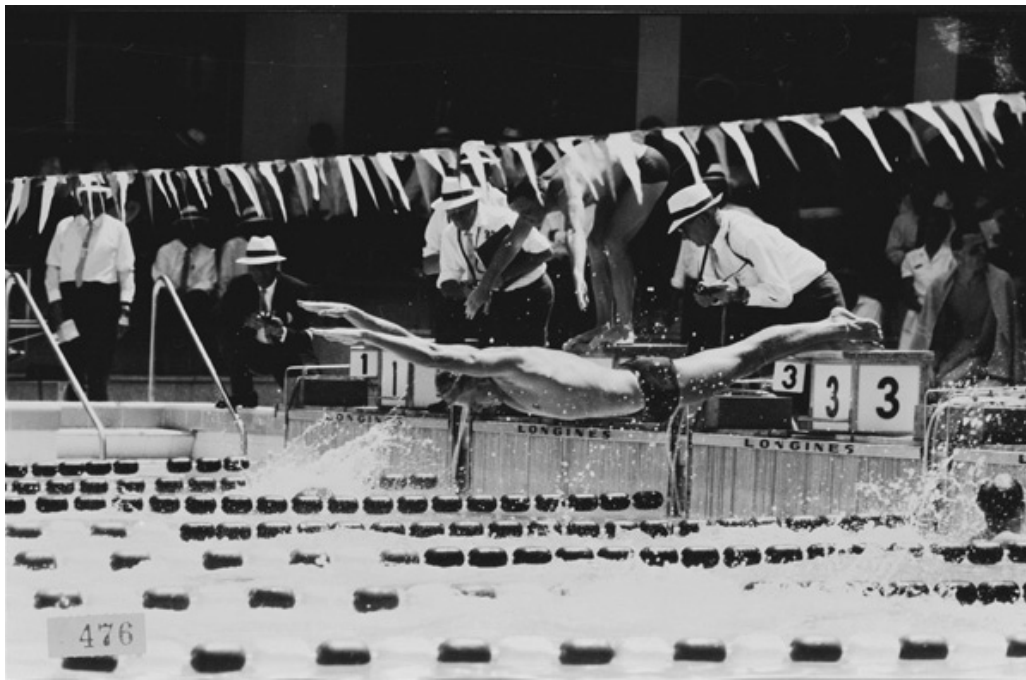
At the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth from 21 November to 1 December 1962, a total of 1,041 competitors representing 30 countries participated. Australia was notably successful in the swimming and diving events, which were watched by capacity crowds at the City of Perth Aquatic Centre, Beatty Park. Murray Rose won four gold medals, including the 1650 yards freestyle in which he broke John Konrads' Games record for the event by 27.3 seconds. Ian O'Brien and Kevin Berry each won three gold medals. Dawn Fraser won two individual gold medals, for the 440 yards freestyle and for the 110 yards freestyle, which she won in a world record time of 59.5 seconds. She was also member of two gold medal-winning women's relay teams. Susan Knights won the women's diving events.<sup>105</sup> Thirty previous Commonwealth Games' swimming records were broken, of which eight set new world records, four of them being set by the Australian swimming teams in relay events.<sup>106</sup>



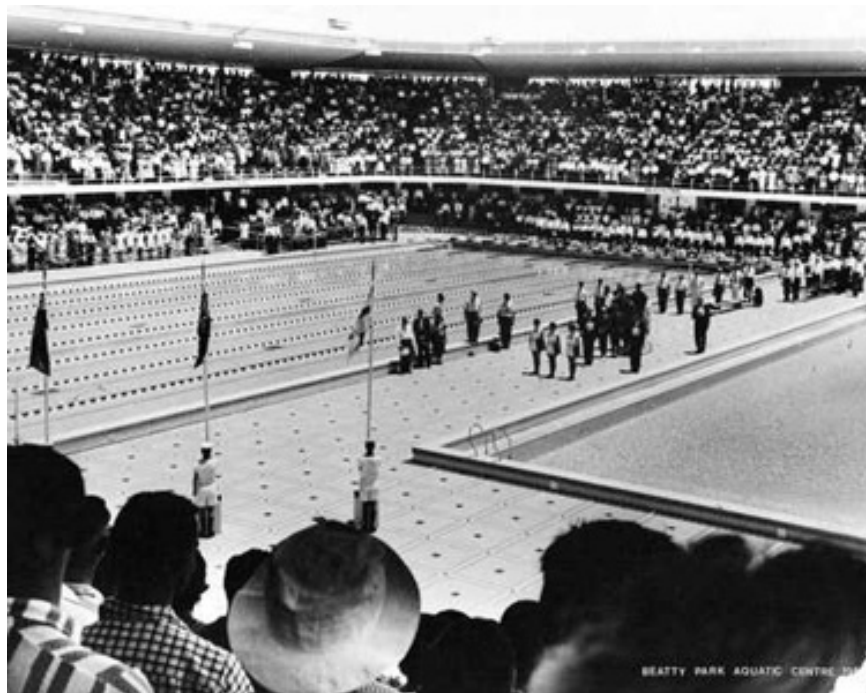
**Photo 11** Main pool and spectator galleries at night swimming session during the Games, in *The Official History of the VII<sup>th</sup> British Empire and Commonwealth Games* The Organising Council of the VII<sup>th</sup> British Empire and Commonwealth Games, printed by Mercantile Press, Fremantle, n.d., p. 89.

<sup>105</sup> *XII Commonwealth Games Brisbane 1982 ... op. cit.*, p. 88.

<sup>106</sup> *A Pictorial Record of the VII British Empire and Commonwealth Games op. cit.*, p. 13.



**Photo 12** Australian Murray Rose in the world record breaking 440 yards men's freestyle relay, courtesy State Library of Western Australia, British Empire and Commonwealth Games Photographs; BA1621/476, Call No. 257356PD.



**Photo 13** VII<sup>th</sup> British Empire and Commonwealth Games at *City of Perth Aquatic Centre, Beatty Park, 1962*, courtesy Town of Vincent Library.

On 4 December 1962, the City of Perth Aquatic Centre, Beatty Park, was officially opened to public use.<sup>107</sup>

In January 1963, the provision of touch boards for the swimming pool at City of Perth Aquatic Centre was considered as the Longines touch boards had been loaned only for the Games. At an estimated cost of about £4,000, purchase and installation of Longines touch boards was considered to be beyond the resources of Perth City Council and un-warranted. Quotations were obtained from local companies, S. W. Hart & Co. Pty. Ltd. and Lusterite Plastic Products Pty. Ltd., to supply and install the necessary components, with backboards available from Longines, at a total estimated cost of £940 12s. The works were duly carried out, and the distances in each lane certified as 165 ft. for the Australian Championship Swimming Carnival, which was held at the Centre on 15-23 February 1963.<sup>108</sup>

In January-February 1963, Perth City Council considered tenders received for construction of an enclosure in the spectators' gallery to provide VIP seating. The contract was awarded to Jobling & Co., at £190, and the work was completed in February.<sup>109</sup> In the same period, consideration was given to proposals to improve the illumination of the learners' pool and the concourse for swimming carnivals, to pave with concrete slabs the area at the east side of the south-eastern terrace between the concourse and the kiosk, and to a proposal from the Western Australian Amateur Diving Association for provision of a land training area for divers. The sketch plan submitted shows this as a semi-circular area, to the north of the kiosk, bounded by the perimeter fence.<sup>110</sup>

Subsequent to the VII<sup>th</sup> British Empire and Commonwealth Games, the City of Perth Aquatic Centre, Beatty Park, often referred to simply as Beatty Park or *Beatty Park Aquatic Centre*, served not only as the major facility for competition swimming in Western Australia and an important part of swimming education in the State, but also proved a popular water

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<sup>107</sup> 'Beatty Park Aquatic Centre' Findings of joint State Government/Perth City Council Working Party, November 1989, p. 3.

<sup>108</sup> Quotes, memos. and Surveyor's certificate in City of Perth Aquatic Centre Beatty Park - General, AN 20/5 Acc. 3054 Item 69 (1964), January-February 1963, January-February 1963.

<sup>109</sup> Tenders and memos. in City of Perth Aquatic Centre Beatty Park - General, AN 20/5 Acc. 3054 Item 69 (1964), January-February 1963.

<sup>110</sup> Proposed modifications and improvements, in City of Perth Aquatic Centre Beatty Park - General, AN 20/5 Acc. 3054 Item 69 (1964), January-February 1963.

recreational facility, as depicted in photographs dating from 1963.<sup>111</sup> The State's premier aquatic centre, it was also one of a very few heated swimming facilities, which enhanced its attraction. A series of photographs, taken in February 1963, shows various views of the place including the exterior of the building; the main entry area with its distinctive flooring and pillars featuring local stone; the pools, including the diving pool with the tower and high boards (of which the upper level was removed some years later); and the change-rooms.<sup>112</sup>



**Photo 14** Main entrance, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.

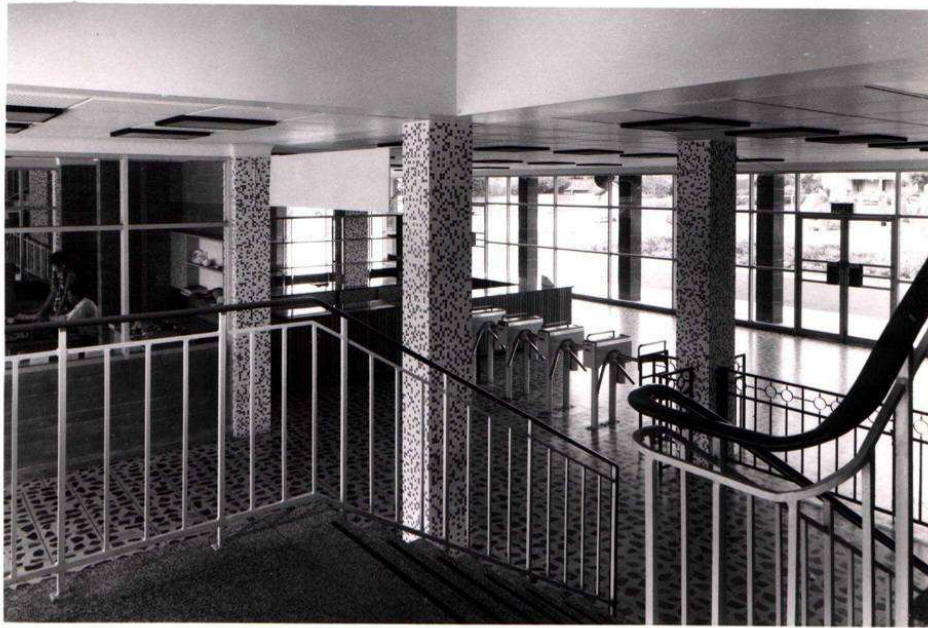
<sup>111</sup> Programmes for various competitions, Beatty Park cuttings file, Town of Vincent Library, Local History collection; and West Australian 4 September 1963.

<sup>112</sup> Beatty Park Swimming Centre, 9 February 1963. Town of Vincent Library, Local History Collection.





**Photo 15** Interior view of main entrance area, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.



9·2·63 BEATTY PARK SWIMMING CENTRE

**Photo 16** Interior, main entry area, with stairs to first level of spectator stand, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.



9·2·63 BEATTY PARK SWIMMING CENTRE

**Photo 17** Interior, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.





9·2·63 BEATTY PARK SWIMMING CENTRE

**Photo 18** Interior, shower and change rooms, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.



9·2·63 BEATTY PARK SWIMMING CENTRE

**Photo 19** Interior, with stairs to upper level of spectator stand, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.



9·2·63 BEATTY PARK SWIMMING CENTRE

**Photo 20** Interior, change-room, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.



9·2·63 BEATTY PARK SWIMMING CENTRE

**Photo 21** Learners' pool and toilet block, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.





**Photo 22** Interior of plant room, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.



**Photo 23** Exterior view from Farr Avenue, City of Perth Aquatic Centre, Beatty Park, 9 February 1963, courtesy Town of Vincent Library.

In March 1963, it was proposed to produce brochures promoting the City of Perth Aquatic Centre, Beatty Park. In the draft submitted to the Town Clerk it was noted that Green was the engineer and architect 'responsible for planning the centre, designed 'after months of study and an extensive overseas tour', and that the 'newly-built centre' incorporated

every aspect of modern pool planning ... three pools, galleries for 5500 spectators, the latest filtration and chlorination equipment, heated water in each pool, an underwater photograph-observation room, a dramatic lighting system, and a garden café.<sup>113</sup>

The filtration and chlorination plant, said to be 'the most modern in Australia', could turn over completely 800,000 gallons of water through the three pools every four hours, in contrast to the normal six hour turn over in most swimming pool centres, and if necessary the water in the main pool could be completely changed in just two hours.<sup>114</sup> As a public swimming centre, the total pool capacity provided for 1,200 bathers, with dressing room accommodation for 1,500 people. Attention was drawn to special features of the diving pool, which had an air system to create artificial ripples, making it easier for divers to judge their distance from the surface; an on-the-spot competitors' room for divers at the 3 metre board level; a special observation room, with a 5 ft. square, 3 ins. thick window; and the design of the pool as a standard size water polo pool, in contrast to most swimming centres where water polo facilities were improvised using a portion of the main pool.<sup>115</sup>

In the 1960s, in the wake of the VII<sup>th</sup> British Empire and Commonwealth Games, numerous inquiries were received, mostly from the other Australian States and New Zealand, relating to the design, construction and other details of the City of Perth Aquatic Centre including the chlorination and filtration systems, the heating system and the lighting system. In 1963, in preparation for designing a proposed pool for Palmerston, New Zealand, the Design Engineer came to Perth to inspect the Aquatic Centre.<sup>116</sup> After Frank Guthrie of the Olympic Pool, Canterbury, New South Wales, inspected the Centre that year, he wrote to manager R. M. Martin 'I was more amazed this visit with the magnificence of your pool, the finest I have seen in the world.'<sup>117</sup>

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<sup>113</sup> R. M. Martin, Manager, City of Perth Aquatic Centre, Beatty Park, to Town Clerk, in City of Perth Aquatic Centre Beatty Park - General, AN 20/5 Acc. 3054 Item 69 (1964), 10 March 1963.

<sup>114</sup> Ibid.

<sup>115</sup> Ibid.

<sup>116</sup> Correspondence between Town Clerks of City of Perth and of Palmerston, New Zealand, in City of Perth Aquatic Centre Beatty Park - General, AN 20/5 Acc. 3054 Item 69 (1964), March-June 1963.

<sup>117</sup> Frank Guthrie to R. M. Martin in City of Perth Aquatic Centre Beatty Park - General, AN 20/5 Acc. 3054 Item 69 (1964), 18 September 1963.

In 1963, barrel bolts at the main doors to the entrance of the aquatic centre were replaced with monkey tail bolts, which could be operated more quickly in the event of an emergency.<sup>118</sup>

On 6 May 1963, Perth City Council resolved to erect a plaque at the Aquatic Centre commemorating holding of the VII<sup>th</sup> British Empire and Commonwealth Games in Perth in 1962. It was agreed that the plaque should incorporate the names of the Lord Mayor, Councillors and the Town Clerk at the time, along with the names of the architect and builder of the place.<sup>119</sup>

In early May 1963, it was estimated that the cost of building a 6 ft. high, wire mesh fence, with barbed wire atop, with provision of a gateway, around the proposed semi-circular land training area would be £150. The proposed training area had a radius of 45 ft., and was to be provided with a trampoline, two sand pits and springboards for diver training. In late May, the Diving Association was informed that Perth City Council had approved the proposal and the fencing would be carried out at the Council's expense. Cyclone Co. of Australia carried out the work at a cost of £149 17s.<sup>120</sup>

On 30 May 1963, Ken Hunter, Director of Parks and Gardens, City of Perth, advised the Town Clerk that the plants sunk in containers at the Aquatic Centre and Perry Lakes Stadium to provide an immediate effect at the time of the Games had yet to be removed, and sought consent to remove the aforesaid trees and shrubs and to replace them with permanent plantings.<sup>121</sup> This was duly implemented under Hunter's supervision.<sup>122</sup> Landscape Architect Robert Hart believes Hunter was also responsible for the landscape design.<sup>123</sup> However, the aforementioned plaque at the Centre commemorates Steenbohm. As no plans or information relating to this work have been located in records held by the State Records Office of Western Australia (SROWA) or City of Perth, it has not been possible to determine who was responsible or to ascertain any specific details of the plantings.

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<sup>118</sup> City Engineer to Town Clerk, and handwritten notes thereon, City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), 11 March 1963.

<sup>119</sup> Minutes, Perth City Council, in City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), 6 May 1963.

<sup>120</sup> Minutes, Perth City Council, and correspondence, in City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), May-August 1963.

<sup>121</sup> Ken Hunter to Town Clerk, in City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), 30 May 1963.

<sup>122</sup> Landscape Architect, Robert Hart, conversation with Robin Chinnery and Philip Griffiths, site visit, February 2005.

<sup>123</sup> Ibid.

In 1963, after some consideration as to the best position in which to locate a timing clock, 3 ft. 6 ins. x 4 ft., donated by Speedo Knitting Mills (W.A.) Pty. Ltd., at the Aquatic Centre, it was to be installed under the 10 m. platform of the diving tower, about 3 ft. 6 ins. from the edge, where it was readily visible from all locations in the main swimming pool.<sup>124</sup>

In July 1963, Perth City Council sought quotations for the erection of partitions and screens to form two clubrooms and store rooms at the ground floor level of the Aquatic Centre. In August, the Council resolved to accept the lowest tender, that of E. Allwood & Son, at £356 10s, and the work was duly carried out.<sup>125</sup>

In 1963, after the original lighting installation to the diving pool, fitted to the underside of the diving platforms, proved 'not entirely satisfactory', it was supported by the addition of two beam floodlights fitted to an adjacent tower.<sup>126</sup> There were also 26 underwater luminaires to this pool, similar to those fitted in the main pool, which required an intensity of about 10-12.5 lumens per square foot. In the main pool, there were 22, 1000 watt tungsten reflector type luminaires equally spaced along the sides of the pool, i.e. 11 at each side. The overhead lighting comprised three luminaries at 17 ft. centres from a catenary suspension at 35 ft. minimum height above the water level, each with one 1000 watt tungsten lamp and one 400 watt colour corrected mercury vapour lamp, providing 30 to 35 lumens per square foot at water level. To provide general lighting for the pool surrounds, which required an intensity of about 8-10 lumens per square foot, pole type fittings had been installed at about 30 ft. centres, and at a height of 16 ft. above the concourse. There were four 20 watt fluorescent tubes at each pole type fitting, fixed vertically in the luminaire.<sup>127</sup>

In early August 1963, the Town Clerk was advised that a site had been selected 'on the north-west corner of the concourse surrounding the learners' pool ... adjacent to the wall at the intersection of the plant room and the lavatory block' for construction of a proposed wading pool for toddlers at an

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<sup>124</sup> Correspondence between Town Clerk, City of Perth, and Speedo Knitting Mills (W. A.) Pty. Ltd., 1962-63, and memos. between City Engineer and Town Clerk, in City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), 1963.

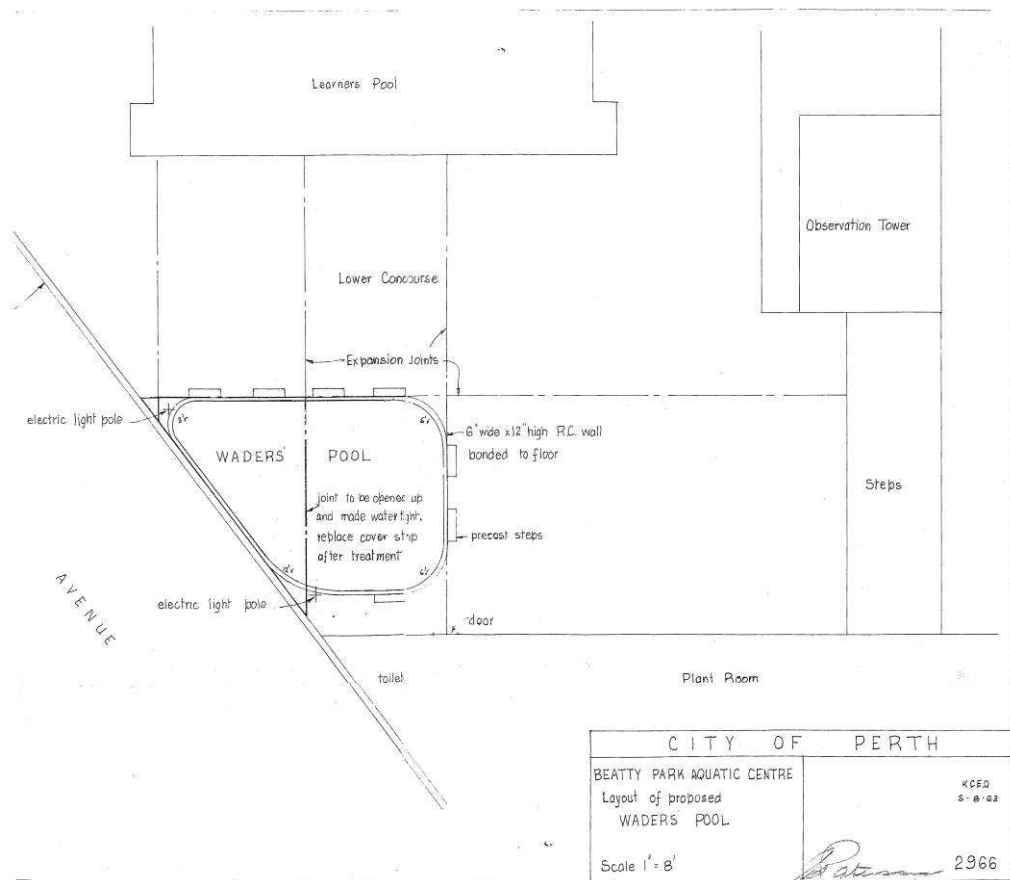
<sup>125</sup> Memos. etc. in City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), July-August 1963.

<sup>126</sup> Town Clerk, City of Perth to Town Clerk, Ashfield, New South Wales, in City of Perth Aquatic Centre Beatty Park - General, SROWA AN 20/5 Acc. 3054 Item 69 (1964), 1963.

<sup>127</sup> Ibid.



estimated cost of £775.<sup>128</sup> The existing concourse tiles within the designated area were to be left undisturbed and would form the floor of the new pool, other than where a concrete up-stand was to be bonded to the concourse slab and a concrete kerb constructed, which was to be tiled in a mosaic pattern 'to allow for curvature.'<sup>129</sup> As the proposed pool would cover one of the main expansion joints to the concourse, that joint was to be specially treated and the cover strip replaced. Good lighting would be provided by two existing pole type concourse lights at each end of the proposed wading pool.<sup>130</sup>



**Figure 11** Betty Park Aquatic Centre, Layout of proposed Waders' Pool, signed K.E.C.D., in Betty Park Aquatic Centre Construction, Perth City Council File 85/89, February 1963-June 1981, 5 August 1963.

128 City Engineer's Dept. to Town Clerk in Betty Park Aquatic Centre Construction, Perth City Council File 85/89, February 1963-June 1981, 5 August 1963.

129 Ibid.

130 Ibid.

Construction of the wading pool, with a maximum depth of 9 ins., was delayed until 1965, by which year the cost had increased to £1,000.<sup>131</sup>

In its first two years of operation as a public swimming centre, an average of 600,000 people per annum attended the Aquatic Centre, which exceeded prior expectations.<sup>132</sup>

### **1966-90: continuing use**

In January 1966, a temporary wall was built to reduce length of main pool from 55 yards to 50-metres for the Junior National Championships, held 5-6 February.<sup>133</sup> It was suggested that in the foreseeable future when the wall was made permanent space should be left in the recess between it and the original end wall for the installation of electrical timing equipment at some future date.<sup>134</sup> In May 1967, the pool was drained and workmen built a permanent wall to reduce the length by 11 ins. to conform to international swimming standards at 50-metres.<sup>135</sup>

In the mid-1960s to late 1960s, Beatty Park Aquatic Centre, as the place was most commonly known, was 'the most popular aquatic centre in Perth', and the venue for all top level organised aquatic activities.<sup>136</sup> The summer months were most popular with the public, attracting around 500,000 people each year, whilst in the winter months around 45,000 people enjoyed the heated pool. By late November 1967, five years after the Aquatic Centre had been opened to the public, more than 5 million people had attended the place. Over the period, it had hosted two Australian national swimming championships, 60 State championships and 400 school swimming carnivals.<sup>137</sup> At its peak in the late 1960s, annual attendances were in excess of 600,000 people, and Beatty Park Aquatic Centre would continue to serve as the main venue for competitive swimming in this State until after

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<sup>131</sup> *West Australian* North Suburban Section 24 May 1967, in General Purposes Aquatic Centre Beatty Park, Press cuttings, Perth City Council File 8/77, 13 January 1965 to 23 December 1976.

<sup>132</sup> *West Australian* North Suburban Section 24 May 1967, in General Purposes Aquatic Centre Beatty Park, Press cuttings, Perth City Council File 8/77.

<sup>133</sup> *West Australian* 10 January 1966 in General Purposes Aquatic Centre Beatty Park, Press cuttings, Perth City Council File 8/77, 13 January 1965 to 23 December 1976.

<sup>134</sup> J. F. Howson to Town Clerk in General Purposes Aquatic Centre *Beatty Park*, Press cuttings, Perth City Council File 8/77, 27 January 1966.

<sup>135</sup> *West Australian* North Suburban Section 24 May 1967, in General Purposes Aquatic Centre Beatty Park, Press cuttings, Perth City Council File 8/77.

<sup>136</sup> *Sunday Times* 23 July 1967 in General Purposes Aquatic Centre Beatty Park, Press cuttings, Perth City Council File 8/77, 13 January 1965 to 23 December 1976.

<sup>137</sup> *Ibid*; and *West Australian* North Suburban Section, 29 November 1967.

completion of the Superdrome (later renamed Challenge Stadium) in the late 1980s.<sup>138</sup>

In the 1960s and 1970s, Beatty Park Aquatic Centre served as the venue for beauty pageants, such as Miss West Coast and Miss Western Australia, and also for musical performances. Performers included Roy Orbison, Rolf Harris, the Bee Gees, Suzi Quattro, the Jackson Five, the Hollies, Deep Purple, the Kinks and Santana.<sup>139</sup> In 1971, Perth City Council was charging only a flat fee of \$120 per hour for use of the venue. Capacity audiences of 6,000 spectators attended concerts such as the Everly Brothers in June, and the Bee Gees in July. Whilst the latter reportedly provided a gross return to the organisers of about \$22,000, the Council made only \$300.<sup>140</sup> The place continued to be used as a venue for popular music concerts for some years prior to completion of the Perth Entertainment Centre.

In June 1971, the main pool at the Aquatic Centre was drained to allow repairs to tiles believed to have been damaged by the 1968 Meckering earthquake, and the pool underwent its first full maintenance since completion in 1962.<sup>141</sup>

In the 1970s and early 1980s, a number of local government authorities in areas adjoining the City of Perth developed and established local swimming pools. There was a consequent decline in attendances at Beatty Park Aquatic Centre, which fell to an all time low of 359,431 in 1981-82, before temporarily recovering to 455,934 in 1984-85.<sup>142</sup>

In the mid-1980s, the State Government began to consider the possible establishment of a new State Sports Centre to comprise both 'wet' and 'dry' facilities. Around the same period, in January 1985, a feasibility study was commissioned by City of Perth to examine and assess the opportunities for upgrading the existing facilities at Beatty Park Aquatic Centre to international standards, as it was evident that after more than 20 years in operation, major attention and refurbishment was necessary. Subsequently, a detailed proposal was prepared for such an upgrade and 'to provide enhanced

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<sup>138</sup> 'Beatty Park Aquatic Centre' Findings of joint State Government/Perth City Council Working Party, November 1989, p. 3.

<sup>139</sup> Programmes etc. in *Beatty Park* cuttings file, Town of Vincent Library, Local History Collection.

<sup>140</sup> *Sunday Independent* 25 July 1971 in General Purposes Aquatic Centre Beatty Park, Press Party, November 1989, p. 3.

<sup>141</sup> *West Australian* 26 June 1971 in General Purposes Aquatic Centre Beatty Park, Press cuttings, Perth City Council File 8/77 op. cit.

<sup>142</sup> 'Beatty Park Aquatic Centre' Findings of joint State Government/Perth City Council Working Party, November 1989, p. 3.

recreational facilities'; however, this was not implemented after the Government decided to proceed with construction of the State Sports Centre at Mount Claremont.<sup>143</sup>

In the late 1980s, there was further lobbying to upgrade Beatty Park Aquatic Centre to international standard. A successful bid was made to hold the VI<sup>th</sup> World Swimming Championships in Perth in September 1990, which was promoted on the basis that two indoor international standard facilities would be available, namely the newly completed Superdrome (Challenge Stadium) at Mount Claremont, along with 'an upgraded and enclosed Beatty Park Aquatic Centre.'<sup>144</sup> When the Championships were postponed to January 1991, it was considered unnecessary to enclose the competition swimming pools. In late 1988, after extended discussions between the State Government and Perth City Council, it was decided the entire Championships' programme would be held at the Superdrome, which would also have some temporary facilities added for this purpose, rather than at the two venues.<sup>145</sup> Thus the opportunity to upgrade Beatty Park Aquatic Centre was foregone, and its role as the premier competition swimming pool in Western Australia was usurped.<sup>146</sup>

From 1985 to 1989, the number of people attending Beatty Park Aquatic Centre had declined, which was attributed to public confusion as to the future of the Centre; a 'minor but perceptible decline in the standard of the venue as a whole in areas such as surface finishes and general appearance'; lack of action by Perth City Council in regard to maintenance, introduction of new programmes, and marketing; the development of new facilities at the Superdrome and Wanneroo; and changes in summer climatic conditions.<sup>147</sup> In January 1989, the City of Perth approached the State Government with its concerns over the future of Beatty Park Aquatic Centre following the Government's decision to enhance the facilities at the Superdrome. On 29 April, a delegation from the City met with the Minister for Sport and Recreation and it was agreed that a joint State Government/Perth City

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<sup>143</sup> Ibid.

<sup>144</sup> 'Beatty Park Aquatic Centre' Findings of joint State Government/Perth City Council Working Party, November 1989, p. 3.

<sup>145</sup> Ibid.

<sup>146</sup> *Guardian Express* 14 December 1993, p. 1.

<sup>147</sup> 'Beatty Park Aquatic Centre' Findings of joint State Government/Perth City Council Working Party, November 1989, p. 3.

Council working party would be established 'to determine the future regional significance of the Beatty Park Aquatic Centre.'<sup>148</sup>

Detailed and diverse information was gathered and analysed including attendances over the 20 year period (1969-88), submissions from various organised sporting bodies, including the Western Australian Sports Federation, Western Australian Institute of Sport, Australian Underwater Federation (WA Branch), AUSSI Masters Swimming (WA Branch), Association of Independent Schools of Western Australia and the Water Polo Association, surveys of users and non-users of the facility, and future plans of the adjoining local government authorities with regard to aquatic venues. It was found that the residential population of Perth had declined by 18.5% from 1971 to 1986, during which period attendances at Beatty Park Aquatic Centre fell by 34.12%, to around 400,000 attendances per annum, in comparison with 600,000 per annum at its peak in the late 1960s. Whilst adult attendances had increased, largely due to significant growth in the number of people swimming for health and fitness together with increased attendance by workers from the Central Business District (CBD), children's attendances had fallen by 47.6%. In 1971, children under 15 years had comprised 32% of attendances, which declined to 11% in 1986, and to 8% in 1988-89, as availability of local facilities in the metropolitan area had increased. In the late 1980s, there were indications of rejuvenation in the residential area in the vicinity of *Beatty Park*, reflected in a reversal in the decline in numbers of children's attendances in the 0-4 year old age group. It was anticipated that this trend would continue in the late twentieth century, with a consequent increasing demand for facilities and programmes at the Aquatic Centre oriented to families and children.<sup>149</sup>

As expected, Beatty Park Aquatic Centre remained the premier venue for swimming carnivals due to its spectator seating capacity, and it was anticipated this role would be retained in the future. In the late 1980s, it continued to serve as a well-located regional centre for schools for carnivals and lessons, with the majority of the schools coming from a wide catchment area. In 1988-89, for example, only 16 of the 120 schools that used the place

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<sup>148</sup> 'Beatty Park Aquatic Centre' Findings of joint State Government/Perth City Council Working Party, November 1989, p. 1.

<sup>149</sup> *Ibid*, pp. 4-6.

were located within the City of Perth. It also remained 'a key centre' in the summer vacation swimming programme.<sup>150</sup>

Although Beatty Park Aquatic Centre was no longer the primary venue in Western Australia for elite competition, three of the State's top coaches continued to operate there, and the Western Australian Institute of Sport advised the place was 'a vital and integral facility in the future development of performance swimming' in this State, noting that the second in a proposed network of performance swim centres had been recently established there, the first having been established at the Superdrome in September 1988.<sup>151</sup> The Western Australian Sports Federation reported that the 'majority of associations contacted consider the availability of Beatty Park essential to their development', which was also the view of the Australian Underwater Federation (WA Branch) which drew attention to regular, all year use of the place for two underwater sports, especially underwater hockey, in which Australia were current men's world champions, the majority of the team and the coach being from Western Australia.<sup>152</sup> AUSSI Masters' Swimming (WA Branch) petitioned that it continue as a regional centre, and the Western Australian Water Polo Association advised of their 'concern and need' for the place 'to be maintained and even enhanced as a venue' for training and competition in their sport.<sup>153</sup>

The report of the working party concluded 'the need for Beatty Park as a regional aquatic centre is clearly demonstrated', that the 'colossal community interest and media coverage' accorded to the future of the place 'is ample evidence of the very wide community appeal and attachment held by the metropolitan population for The Beatty Park Aquatic Centre', and also noted that the 'level and type of use both current and forecast is significantly different to that experienced at any of the other metropolitan aquatic facilities.'<sup>154</sup> In considering the future of Beatty Park Aquatic Centre, a number of assumptions were made. In relation to the Superdrome, at least one outdoor heated pool would be retained after the VI<sup>th</sup> World Championships but with 'no appreciable spectator accommodation'.<sup>155</sup> It was anticipated that 25m pools designed primarily for their local communities'

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<sup>150</sup> Ibid, p. 7.

<sup>151</sup> Ibid, pp. 7-9.

<sup>152</sup> Ibid, pp. 8-9.

<sup>153</sup> Ibid, p. 9.

<sup>154</sup> Ibid.

<sup>155</sup> Ibid, p. 13.



leisure requirements would continue to predominate at new and upgraded metropolitan aquatic centres, which would fulfil latent demand in those areas with little impact on attendances at Beatty Park. The place was recognised as 'an integral component' of the Western Australian Institute of Sport's development programme, and 'a major attraction to health and fitness swimmers' who resided or worked in the CBD, with opportunities for growth in this area 'within an improved facility and perhaps with additional services.'<sup>156</sup> With increasing health concerns about skin cancer, there was likely to be a public demand for well ventilated indoor pool space in lieu of outdoor activities.<sup>157</sup>

Various needs were identified, including maintaining or enhancing opportunities for lap/fitness swimmers and elite level swimming coaching; continued provision of the necessary facilities for swimming carnivals; development of additional water space for learning to swim and fun activities, and water based activities programmes in shallow water focusing on families and children; provision of indoor heated water space for activities in the winter season; provision of additional facilities such as sauna, weight training and aerobics; refurbishment of the remaining facilities and surfaces, which should be safe and visually appealing; and replacement of existing plant and equipment with modern technology. The need for some additional facilities was recognised, including suitable meeting and office facilities; increased car parking and for car parking areas to be associated to the main entry to the aquatic facility; improved disabled/pram access; child minding facilities; and, to encourage family usage, integrated grassed and shaded areas overlooking wet and dry play ground areas, and an enhanced refreshment service with restaurant capabilities.<sup>158</sup>

On the basis of these needs, the proposal sought to provide increased family-oriented leisure facilities whilst maintaining opportunities for competition and fitness uses. A sample design, incorporating many of the suggested possible improvements, was prepared by consultants previously employed on the project, Airey Ryan and Hill, Architects Parry and Rosenthal, and Quantity Surveyors Rider Hunt Scotford, who provided an indicative cost of \$5,280,000.<sup>159</sup> This plan was not adopted, but numerous elements of it

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<sup>156</sup> Ibid.

<sup>157</sup> Ibid.

<sup>158</sup> Ibid, p. 14.

<sup>159</sup> Ibid, p. 15.

were incorporated in the redevelopment implemented in the early 1990s. These included development at the lower concourse area of an indoor, heated, water playground facility featuring water slides and a 'beach-type' pool, graduated in depth, with a 25m lap pool along the deepest side, in place of the 1962 learners' pool, with the main entry to the Centre relocated to the south-eastern side, enabling centralisation of control and the administrative facilities to the main area of user activity. The conversion of the male shower/change area to a gymnasium overlooking the main pool was foreshadowed, as was the division of the female shower/change room to provide facilities for men and women, and the possible allocation of some areas within the 1962 Centre to clubs and organisations associated with the place.<sup>160</sup>

### **1990-95: Refurbishment, redevelopment and renaming as *Beatty Park Leisure Centre***

In November 1990, Perth City Council decided to proceed with the refurbishment of Beatty Park Aquatic Centre, and \$2.5million was set aside for this purpose in anticipation that work would begin in autumn 1991. However, commencement was delayed whilst awaiting the result of a \$1million grant application to the State Government in March 1992, which was finally agreed in late November 1992.<sup>161</sup> The City of Perth commissioned Peter Hunt Architect to design the upgrade and a leisure centre addition.<sup>162</sup> Founded by Peter Hunt in 1970, this well established architectural practice had been responsible for the design of Perth Superdrome (1987, later renamed Challenge Stadium) at Mount Claremont, which had been awarded the Royal Australian Institute of Architects Design Award and the Master Builders Association (MBA) Construction Award in 1989. In the late twentieth and early twenty-first century, Peter Hunt Architect would be responsible for a considerable number of aquatic/recreation centres in Western Australia, New South Wales, Tasmania and the Australian Capital Territory, and win further awards.<sup>163</sup>

The project brief for redevelopment of Beatty Park Aquatic Centre specified provision of facilities for recreational/family groups, for swimming education,

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<sup>160</sup> Ibid.

<sup>161</sup> *Guardian Express* 20 November 1990, 4 August and 30 November 1992,

<sup>162</sup> Design Objectives in Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment, for City of Perth, 1992-93.

<sup>163</sup> Ibid.

fitness and competition swimming, which should be a cost effective facility, with a total budget of no more than \$7million as its initial capital cost. Additional major design objectives were established by the architect:

- i) To create an imageable architectural expression appropriate to the building's status as Western Australia's primary indoor leisure pool.
- ii) To develop a planning and structural system capable of flexible operation to suit changing needs and future expansion. A planning solution that clearly defines and separates the recreation or leisure swimmer from the competitive or fitness swimmer.
- iii) To establish a siting and building form which enhances the retained portions of the *Beatty Park* structure.
- iv) To achieve a design which minimises operational cost and provides the infrastructure that coupled with good management will achieve an operating surplus.
- v) To provide a facility that encompasses a broad range of leisure and fitness "choice options" in order to maximise use for all ages.
- vi) To facilitate access for the disabled.
- vii) To incorporate options for proceeding with one or all stages identified in the brief.
- viii) To develop a low cost maintenance concept with specific regard to selection of materials, finishes and paint.
- ix) To develop a concept of energy conservation with emphasis on acoustics, day-lighting sun control, building envelope and vibration.
- x) To provide satisfactory environmental ambient conditions and climatic comfort, with a chlorine smell free environment water that maximises swimmers safety.
- xi) To provide an integrated car park and landscape design optimising the site potential and incorporating existing trees as much as possible."

The overriding objective was 'to create an environment completely unique in Australia which will become the benchmark for future developments in the field of indoor swimming pools'.<sup>165</sup>

Two alternative design schemes were prepared for the proposed redevelopment, each of which incorporated a "Tropical Paradise", Adventure Pool, with water slides, leisure pool and beach-type pool, and featured tropical plantings, beneath a domed roof.<sup>166</sup> It was planned to provide a wide variety of 'sensational water experiences' incorporating water 'in a myriad of forms', including 'Waterfalls, a raging river, flume slides, cascades, a wave pool, a swift current in the vortex pool, shallow pools, bubblers and whirlpool spas', and where 'water cannons and sprays, mushroom water fountains, moulded fibreglass fun animals and inflatable children's toys' would be provided 'to accentuate the elements of fun'.<sup>167</sup> The accompanying

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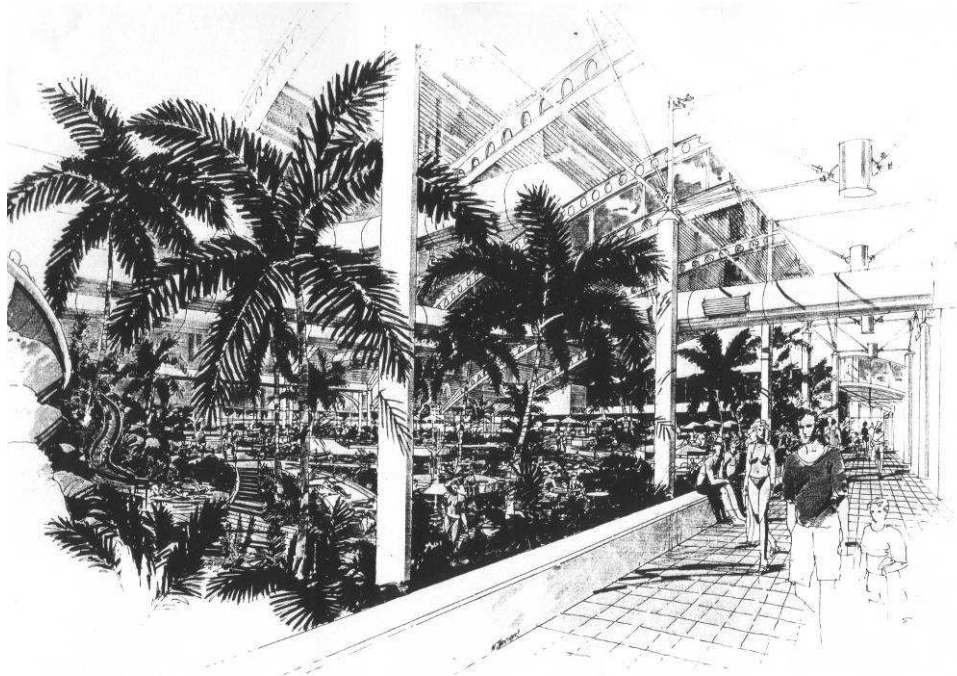
<sup>164</sup> Design Objectives, in Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment, for City of Perth, 1992-93.

<sup>165</sup> Architectural Character in *ibid.*

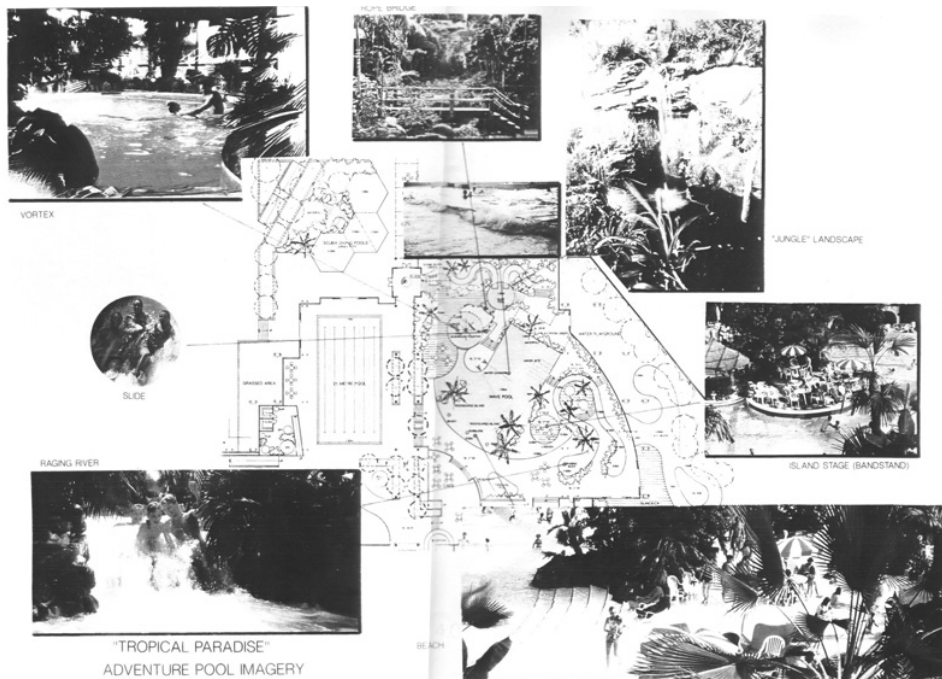
<sup>166</sup> Design Objectives and Architectural Character in *ibid.*

<sup>167</sup> Architectural Character, *ibid.*

plan shows a series of scuba diving pools, the 25-m pool, and these various features, with imagery demonstrating the proposals, many of which would have to be deleted or modified when the budget was substantially reduced in 1993.<sup>168</sup>



**Figure 12** Artist's impression of the 'Tropical Paradise' Concept, Peter Hunt Architect Beatty Park Aquatic Centre Redevelopment for City of Perth, Front Cover, 1993.



**Figure 13** Key Concept Plan showing different possible 'water experiences', Peter Hunt Architect Beatty Park Aquatic Centre Redevelopment for City of Perth, Appendix, 1993.

<sup>168</sup>

"Tropical Paradise" Adventure Pool Imagery in *ibid.*

As per the project brief, 200 car parking spaces were planned, which resulted in a slight encroachment into the *Beatty Park* Reserve. By largely following the existing contour levels, the trees considered to be most significant, especially the Moreton Bay Fig trees bordering Vincent and Morriston Streets, were preserved, and the children's playground and football oval areas were unaffected.<sup>169</sup>

The landscape design included protection of the root systems of the existing mature trees by rock spall or crib-block surrounds. The trees were to be under pruned to open up the new entrance vista. Further emphasis was to be given to the open appearance to the place by low mass planting. In contrast, denser planting was proposed for the landscaped area at the front of the 1962 Aquatic Centre, along with upgrading the existing treatment at the corner, and planting of a stand of Spotted Gums 'to soften the building.'<sup>170</sup> The Parks and Gardens Department of the City of Perth was responsible for the design and maintenance of the exterior landscape, which was later taken over by the same department at the Town of Vincent. Robert Hart designed the interior landscape in keeping with the concept of a 'tropical paradise', using plantings that were anticipated to survive and thrive in the prevailing conditions, including some species which he had seen grown under similar conditions at an indoor aquatic centre in Adelaide.<sup>171</sup> The design included 'a secret island with bubbling pools, hidden within masses of palms, a botanical jungle', and mature transplanted Cocos Palms were to be a feature among the indoor plantings, providing visual impact with their setting 'in a composition with an abundance of tropical plants, ... something Perth people have yet to experience.'<sup>172</sup> Beyond the glass walls at the north of the leisure centre, the tropical theme was to be continued in the plantings to the outdoor areas.<sup>173</sup>

Scheme 1 proposed conservation and refurbishment of the majority of the 1962 Aquatic Centre, including the main pool, with a total gross area of 250 square metres. Scheme 2, with a gross total area of 8,900 square metres, provided complete new facilities, including a new 50m pool with seating plats for 1,500 spectators arranged on either side. Both schemes included offices,

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<sup>169</sup> Site Planning, in *ibid.*

<sup>170</sup> Landscaping, in Peter Hunt Architect 'Beatty Park Aquatic Centre Redevelopment' *op. cit.*

<sup>171</sup> Robert Hart *op. cit.*

<sup>172</sup> Landscaping, in Peter Hunt Architect 'Beatty Park Aquatic Centre Redevelopment' *op. cit.*

<sup>173</sup> *Ibid.*

crèche and cafeteria facilities, and a scuba diving facility in a tropical landscape setting as a cost option.<sup>174</sup> The latter was not implemented, and the 1962 diving pool has continued to be used for this activity.<sup>175</sup>

In November 1992, Peter Hunt Architect prepared the key floor plan for a proposed new building to include a leisure pool, slide pool, kitchen and boutique.<sup>176</sup> The 'leisure approach to the aquatic facilities' informed the design of this area, which included 'an expansive foyer' leading to a retail shop and a dining area for patrons, situated to overlook 'the freeform "beach" entry' to the leisure pool.<sup>177</sup> The leisure facilities incorporated in this new building included a sauna unit, spa facility and steam room, and an upgraded water reticulation and purification plant was also included in the proposed works.<sup>178</sup> The existing toilet and ablution facilities were to be included in the upgrade.<sup>179</sup> The Pool Hall Floor Plan (January 1993) shows specific details for the area.<sup>180</sup>

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<sup>174</sup> Building Planning, Scheme 1 in *ibid.*

<sup>175</sup> Deb Vanallen and Dale Morrissey, conversation with Robin Chinnery, March 2005.

<sup>176</sup> Key Floor Plan, Beatty Park Aquatic Centre Redevelopment for City of Perth, Peter Hunt Architect, Drawing no. A07, signed as drawn by RWC, November 1992.

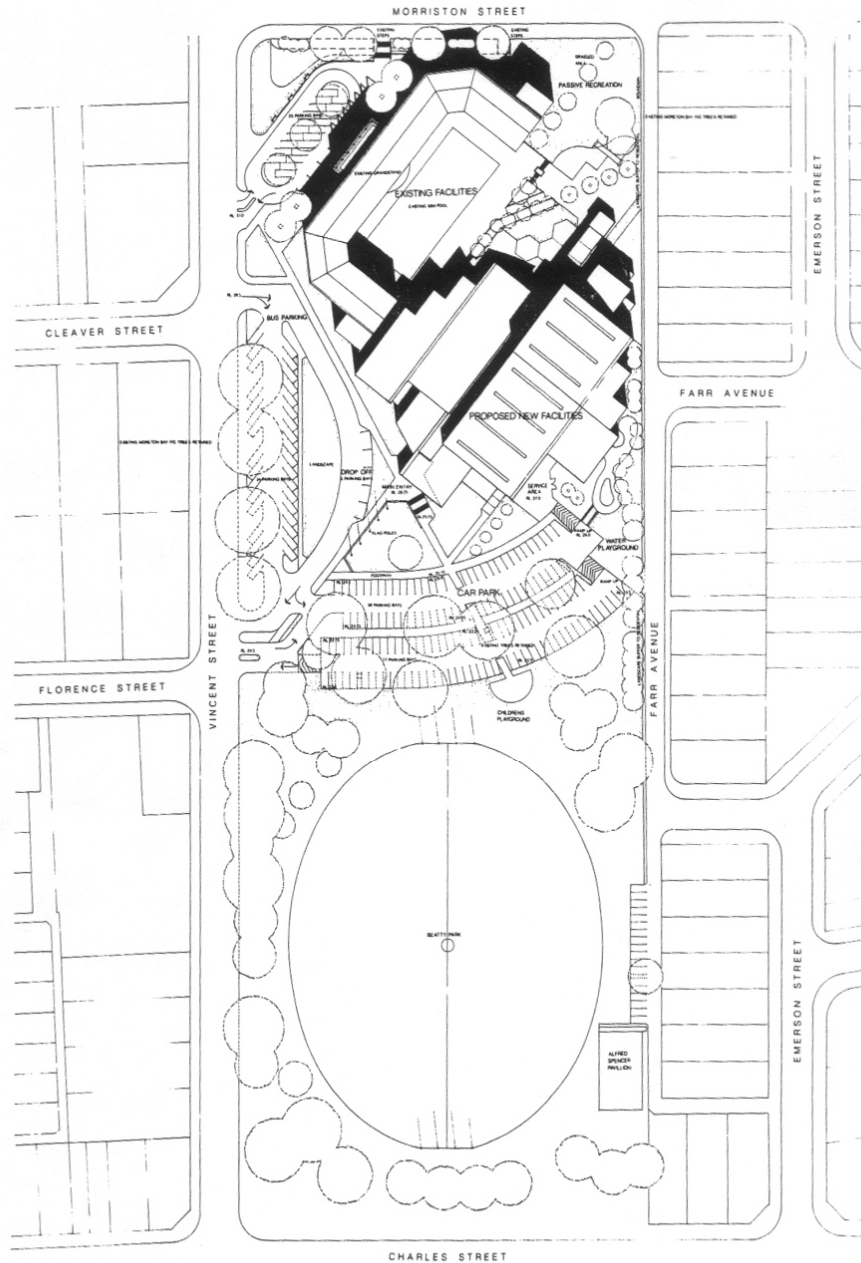
<sup>177</sup> Feature article 'Beatty Park Aquatic Centre Redevelopment' in the *Construction Industry Yearbook*, 1996, p. 71.

<sup>178</sup> *Ibid.*

<sup>179</sup> *Ibid.*; and G. Clough and R. Edenburg, Peter Hunt Architect, conversation with Robin Chinnery and Philip Griffiths, 3 March 2005.

<sup>180</sup> Pool Hall Floor Plan, Beatty Park Aquatic Centre Redevelopment for City of Perth, Peter Hunt Architect, Drawing no. A12B, signed as drawn by RWC, January 1993.





# BEATTY PARK AQUATIC CENTRE REDEVELOPMENT

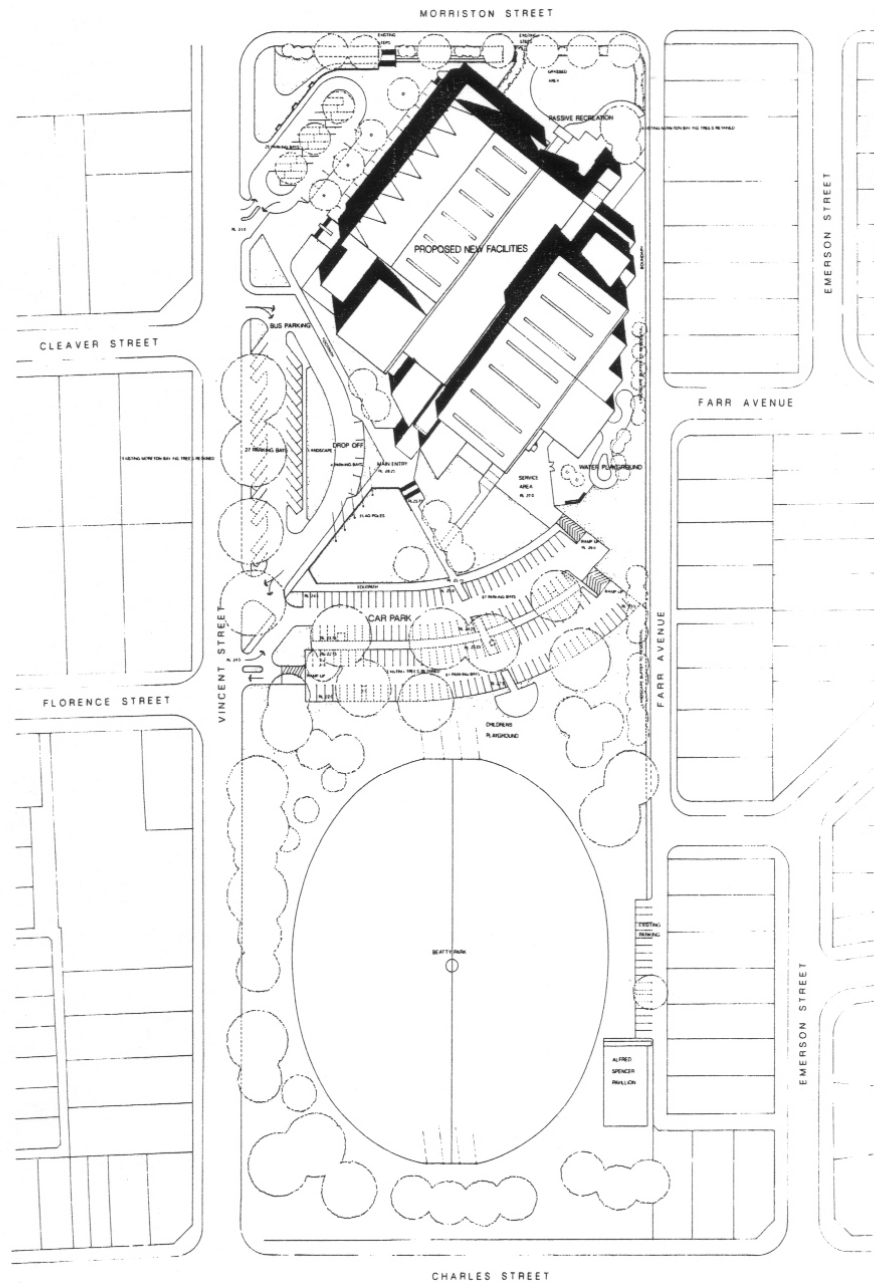
CITY OF PERTH

SCHEME 1

SITE PLAN

PETER HUNT ARCHITECT

Figure 14 Site Plan – Scheme 1 showing the conservation and refurbishment of a large part of the 1962 Aquatic Centre, Peter Hunt Architect Beatty Park Aquatic Centre Redevelopment for City of Perth, Appendix, 1993.



# BEATTY PARK AQUATIC CENTRE REDEVELOPMENT

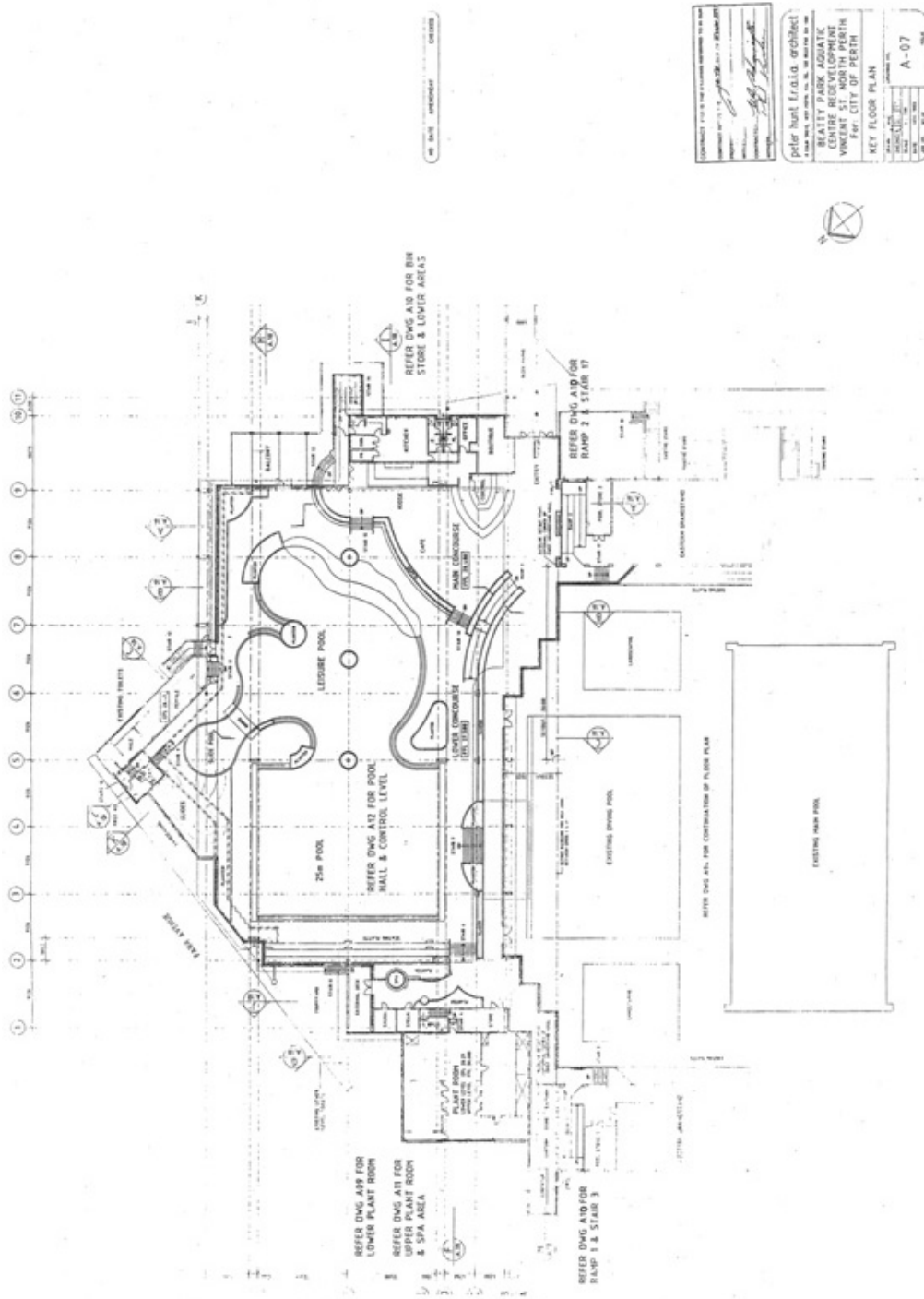
## SCHEME 2

CITY OF PERTH



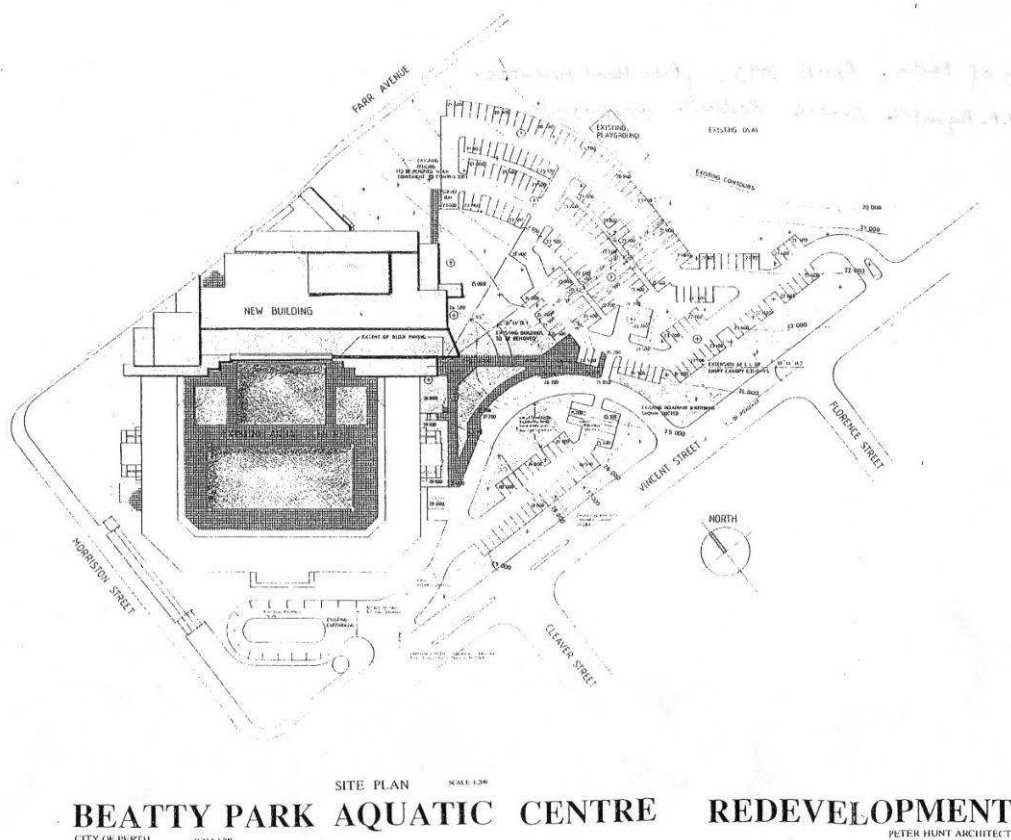
PETER HUNT ARCHITECT

Figure 15 Site Plan – Scheme 2 showing the construction of entirely new facilities, Peter Hunt Architect Beatty Park Aquatic Centre Redevelopment for City of Perth, Appendix, 1993.



**Figure 16** Key Floor Plan, Peter Hunt Architect, *Beatty Park* Aquatic Centre Redevelopment for City of Perth, Drawing No. A07, November 1992. Note retention of existing toilets.

In December 1992, plans were drawn showing the existing hydraulic services and the demolition layout for the proposed redevelopment.<sup>181</sup> A site plan of the existing aquatic centre shows the buildings and structures to be removed, including the learners' pool, the kiosk and residence, the site of the proposed new building, the existing car parking bays and existing playground to the north-east, near the park.<sup>182</sup>



**Figure 17** Site Plan, Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A01, December 1992.

In January 1993, Peter Hunt Architect prepared the Specifications for the Beatty Park Aquatic Centre Redevelopment. The other consultants were Barwood Parker Pty Ltd, Structural Engineer; Gutteridge Haskins & Davey, Pool Engineer; Electrical Technology Consultants, Electrical Engineer; Steens Gray & Kelly Pty Ltd, Mechanical Engineer; Edmondson Partnership,

<sup>181</sup> Hydraulic Services Demolition Layout Existing Services, Beatty Park Aquatic Centre Redevelopment for City of Perth, Peter Hunt Architect, Drawing no. PS2, signed as drawn by JJ, December 1992.

<sup>182</sup> Site Plan, Beatty Park Aquatic Centre Redevelopment for City of Perth, Peter Hunt Architect, Drawing no. A01, signed as drawn by Duncan, December 1992.

Plumbing Consultant; and Robert J. Hart, Landscape Consultant.<sup>183</sup> For the supply and installation of all internal and external landscaping and reticulation, a provisional sum of \$80,000 was allowed. The scope of work included the necessary works for electrical, mechanical, plumbing and chlorination services; making good the existing finishes to the 50m main pool and the diving pool, for which \$19,000 was allowed; construction of the new 25m lap/leisure pool/slide pool, water slides and bridge. Among the provisional sums allowed were the following amounts for supply and installation: \$235,000 for aluminium framed glazed walling, windows, doors and frames; \$320,000 for ceilings, bulkheads and wall linings; \$28,500 for water features; \$48,000 for internal and external handrails and balustrades to the existing and new buildings. For the 1962 grandstand, \$14,500 was allowed for repair and cleaning of windows and spandrel panels with a further \$9,500 allowed for repairs to the concrete slab edges.<sup>184</sup>

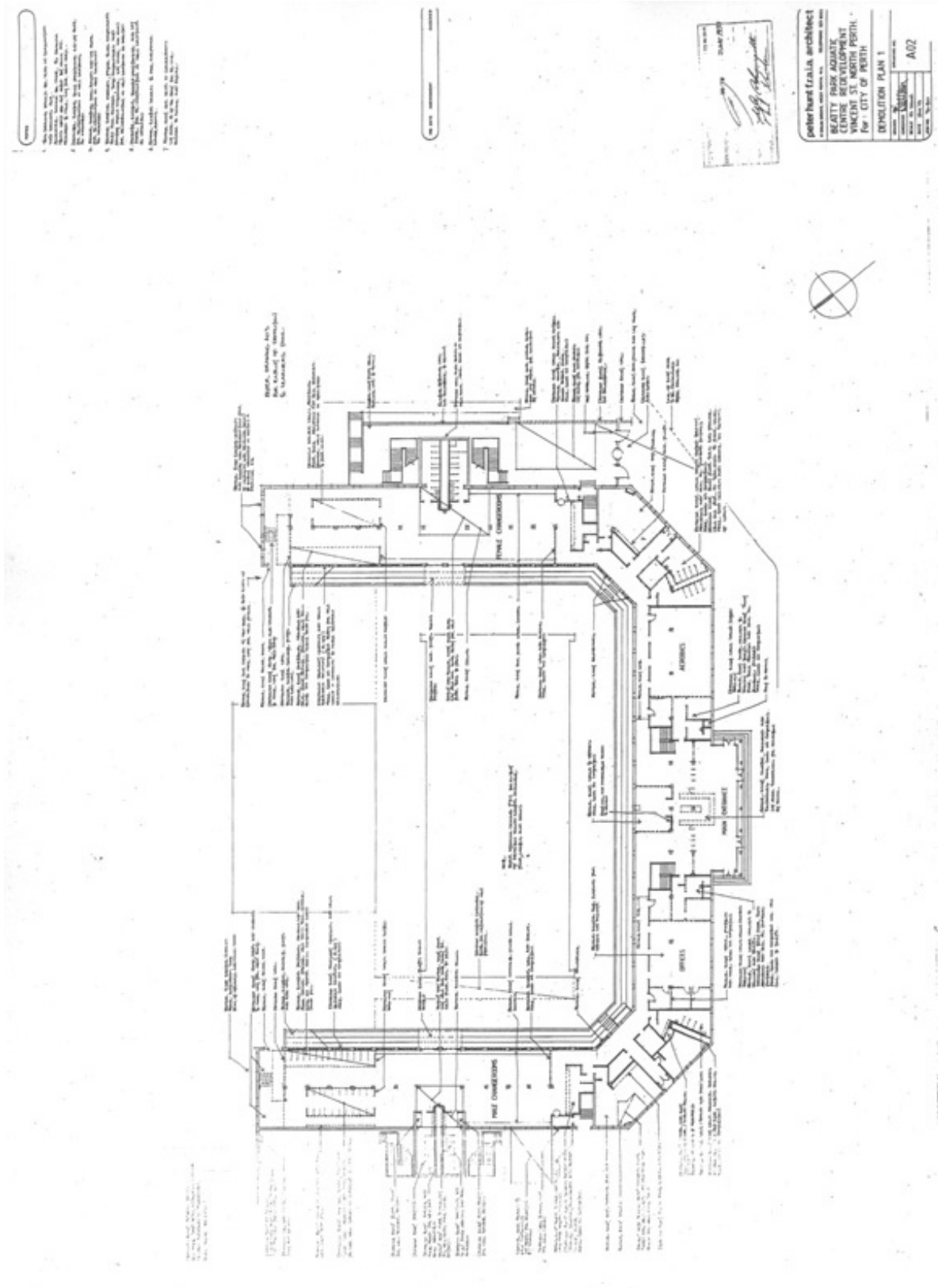
Numerous plans were drawn for the Redevelopment, including those showing the extent of demolition required; the proposed alterations to the existing ground floor and existing grandstand; the lower plant room and lower bin store level and ramps 1 and 2 areas; and the upper plant room, spa level and slide platform. (Refer to plans below). Plans included the removal of original change room arrangements and revised arrangements and finishes, major reorganisation of the original main entrance, modifications to plats, demolition of the learners' pool, caretaker's residence and kiosk. The proposed works included alterations to some existing openings and retaining walls, some new ceilings, ramps and steps, dwarf walls and retaining walls.<sup>185</sup>

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<sup>183</sup> Peter Hunt Architect 'Specification of Works to be carried out and materials use for the Beatty Park Redevelopment, Vincent Street, North Perth for the City of Perth', January 1993.

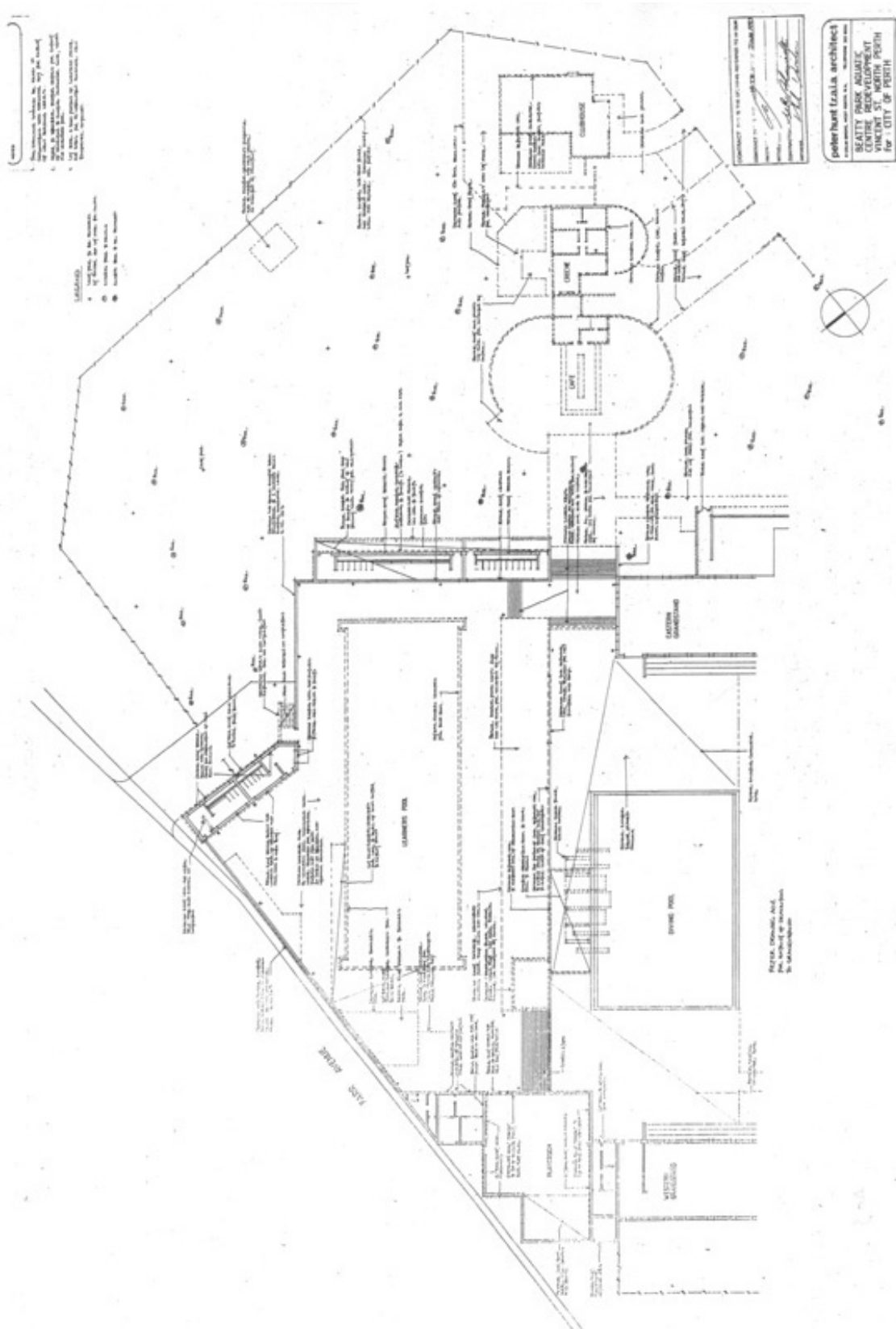
<sup>184</sup> Ibid, Sections D10, F1.01, F5.06, H5.11-15, S4.04 and T3.

<sup>185</sup> Demolition Plans 1 & 2, Alterations to Existing Grandstand, Alterations to Existing Ground Floor Plans, Drawing nos. A02, A03, A04B, A05 and A35, signed as drawn by MW; Lower Bin Store Level & Ramps 1 & 2 Areas, Lower Plant Room Floor Plan, and Upper Plant Room, Spa Level & Slide Platform, Drawing nos. A09A, A10B and A11B, signed as drawn by RWC; Elevations, Drawing nos. A19 & A20, signed as drawn by MAA, Beatty Park Aquatic Centre Redevelopment for City of Perth, Peter Hunt Architect, January 1993.



**Figure 18** Demolition Plan 1, Peter Hunt Architect, Betty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A02, January 1993. Note demolition of various walls and floors, removal of some ceilings, and various fixtures and fittings.





**Figure 19** Demolition Plan 2, Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A03, January 1993. Note demolition of diving tower, existing café, crèche and clubhouse.

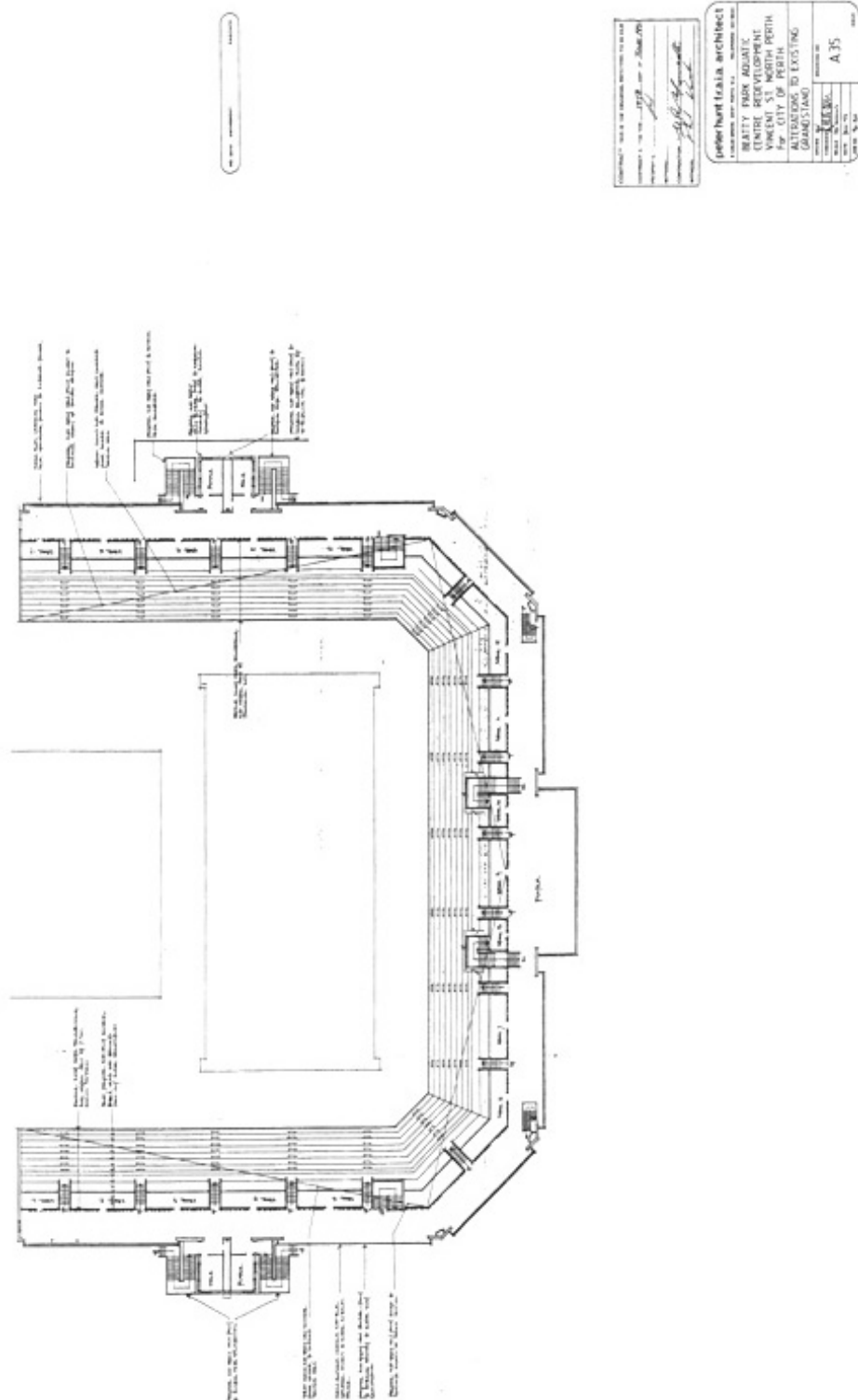
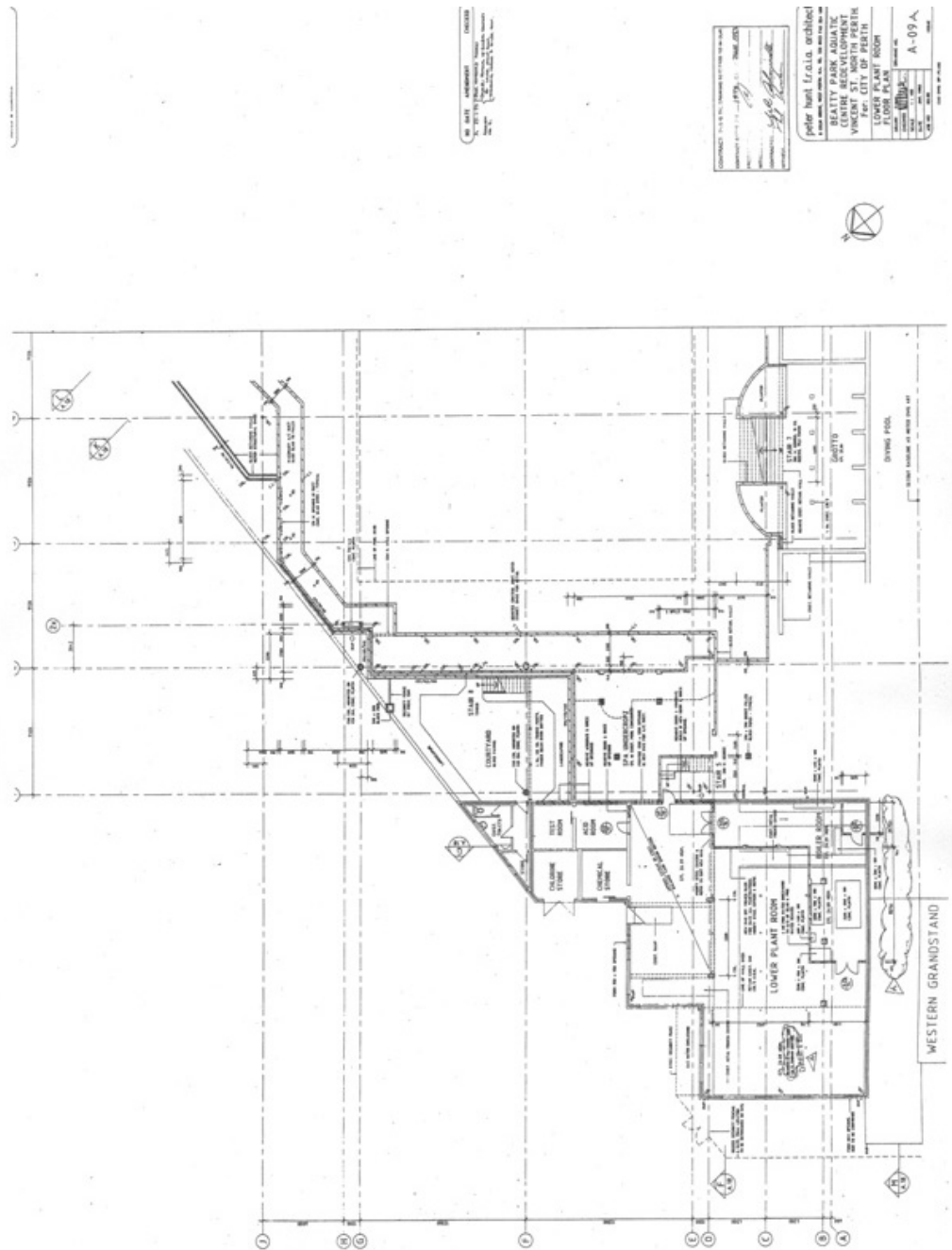


Figure 20 Alterations to existing grandstand, Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A35, January 1993.



**Figure 21** Lower Plant Room Floor Plan, Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A09A, January 1993.

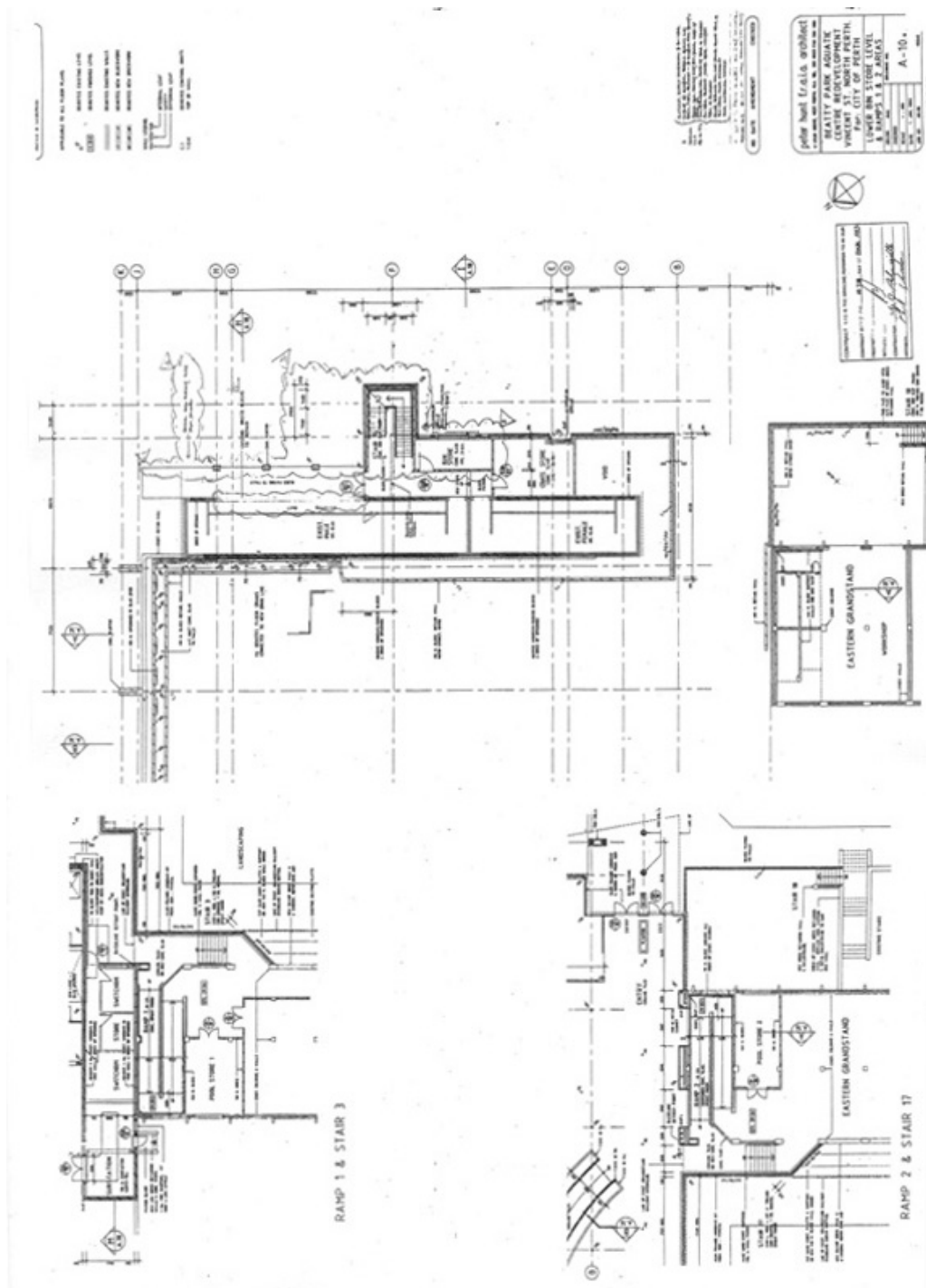


Figure 22 Lower Bin Store Level & Ramps 1 & 2 Areas, Peter Hunt Architect, Betty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A10B, January 1993.

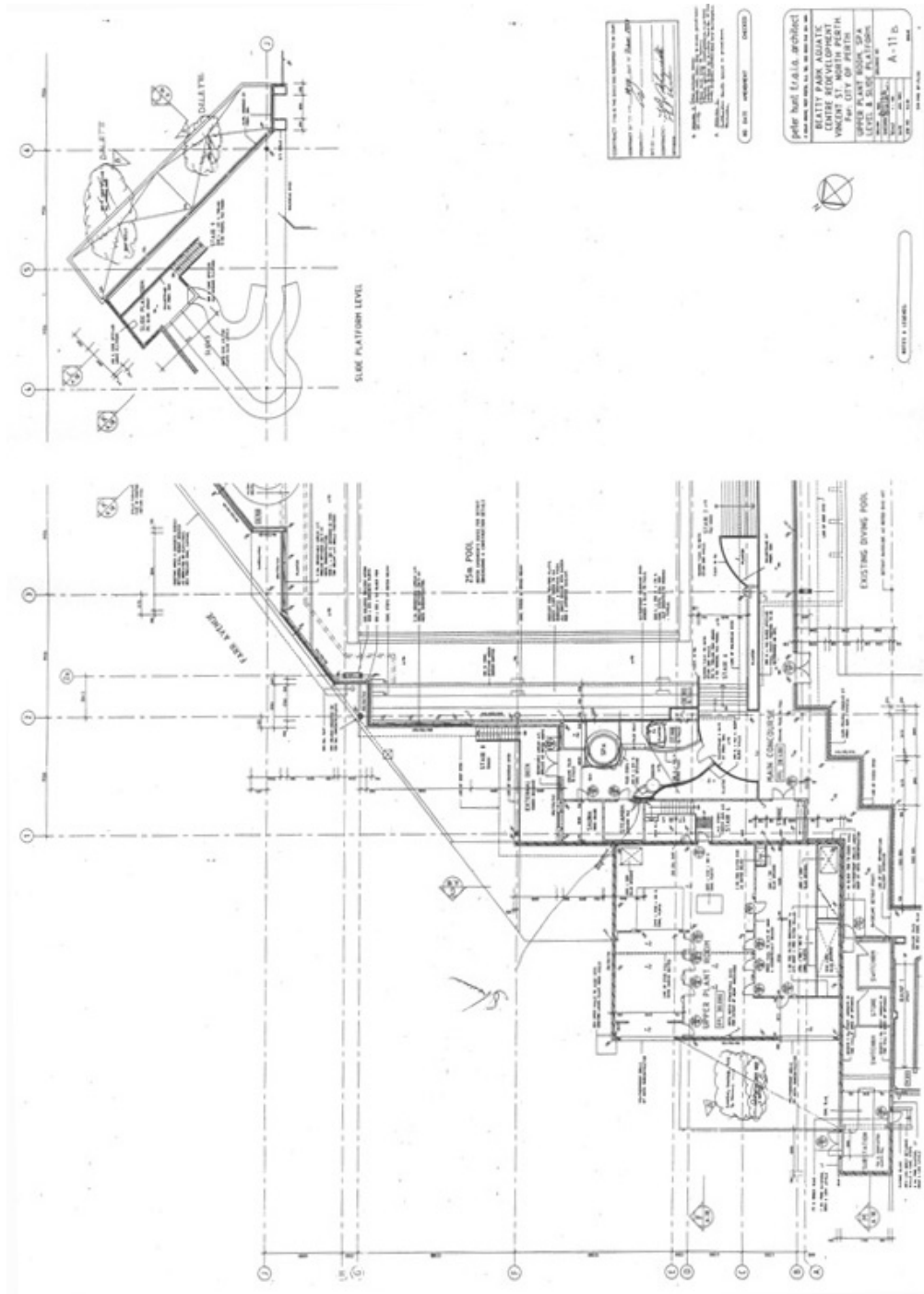


Figure 23 Upper Plant Room Floor, Spa Level & Slide Platform, Peter Hunt Architect, Beatty Park Aquatic Centre Redevelopment for City of Perth, Drawing No. A11B, January 1993.

In March 1993, the newly elected Court government reneged on the previous State Government's financial commitment to the upgrading of Beatty Park Aquatic Centre. In May 1993, a Special Electors' meeting voted to make up the shortfall, and subsequently Perth City Council determined to proceed with the project, which would be the largest redevelopment of the place since its completion in 1962.<sup>186</sup>

The initial estimated cost of the proposed upgrade to Beatty Park Aquatic Centre was \$7.5 million. Following protests from some City councillors and residents' groups, some of the featured options, including the wave pool and artificial beach, were excluded from the final design. Peter Hunt, together with Ron Edenburg of Peter Hunt Architect, designed the Beatty Park upgrade, which Hunt believed would be 'a tropical paradise ... the best indoor swimming and leisure pool in Australia.'<sup>187</sup> The design was to retain the principal features of the exterior of the centre, 'to preserve a historical look', whilst 'the blank interior facade' was to be 'punctuated with windows.'<sup>188</sup> The total cost of the upgrade was estimated at \$1million for Stage 1 and \$4.5million for Stage 2.<sup>189</sup> The six lane learners' pool was to be replaced by an eight lane 25m lap pool, with a leisure pool attached. The main entrance was relocated to this area. At the western side of Beatty Park, the area adjoining the leisure pool area was to be utilised for the construction of a car park for 260 cars to overcome the problem of limited parking at the place.<sup>190</sup> Perth City Council also allocated \$30,000 for a public artwork project at the place, and Paul O'Connor was commissioned for this work, the centrepiece of which was 'a series of five symbolic totem poles arranged in the shape of the Southern Cross, each exploring notions of the significance of water.'<sup>191</sup> He was also responsible for art in the children's wading pool.<sup>192</sup>

Universal Constructions Pty Ltd, of Osborne Park, were the successful tenderers for the redevelopment of Beatty Park Aquatic Centre, at a cost of 'approximately \$5.3 million.'<sup>193</sup>

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<sup>186</sup> *Guardian Express* 16 March and 6, 13 and 27 April 1993; *West Australian* 11 March 1993; *News Chronicle* 14 April 1993; and *West Australian* 13 May 1993.

<sup>187</sup> *Guardian Express* 14 December 1993, p. 1.

<sup>188</sup> *ibid.*

<sup>189</sup> *ibid.*

<sup>190</sup> *Guardian Express* 4 August 1992 and 23 November 1993.

<sup>191</sup> *Guardian Express* 14 September 1993.

<sup>192</sup> *ibid.*

<sup>193</sup> *Construction Industry Yearbook*, Master Builders' Association of Western Australia, 1996.



Through winter and spring 1993, the aquatic centre was closed as the works were undertaken for Stage 1 of the upgrade, including refurbishment of the main pool and the diving pool. In mid-December 1993, the work was nearing completion and it was anticipated that the place would re-open on 1 January 1994, the day on which City of Perth would officially be divided, with Town of Vincent taking over responsibility for *Beatty Park*.<sup>194</sup>

The upgrade proved successful in increasing the usage of Beatty Park Aquatic Centre, both for swimming and other leisure activities. In March and April 1994, more than 30,000 people visited the place, including those attending State and private school system swimming carnivals. In addition to already existing aquarobics classes, 30 aerobics classes were offered, and the Centre's first fully equipped gymnasium opened in May. Additional leisure classes were proposed for the Centre, and yoga had already commenced. A crèche was available. After the Western Australian Swimming Association moved to the Beatty Park Aquatic Centre, the centre manager, Rob McPhail, stated that it could 'boast that it's once again the home of swimming in Western Australia.'<sup>195</sup>

Stage 2 of the upgrade to Beatty Park Aquatic Centre included the glass enclosed eight lane 25m lap pool, water slides, spas and saunas, and a kiosk. It had been anticipated that these works would be completed in April 1994, but completion was delayed, and this portion of the centre was not re-opened until 1 July 1994.<sup>196</sup> The pools in the leisure centre area were to be finished with marbelite render, whilst the shallow beach area was finished with a distinctive coloured epoxy render.<sup>197</sup> Problems with the render surface began to manifest with chipping etc. within a year of completion, whilst the surface to the beach area proved both serviceable and durable and is extant in 2005.<sup>198</sup>

On completion of the 1993-94 upgrade, the aquatic centre was renamed *Beatty Park Leisure Centre*, reflecting its changed role. Following completion of Stage 2, learn-to-swim programmes were commenced at the Centre.<sup>199</sup> In

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<sup>194</sup> *Guardian Express* 14 December 1993, p. 1.

<sup>195</sup> *City of Perth News* May 1994, p. 6.

<sup>196</sup> *Guardian Express* 14 December 1993, p. 1; and 21 June 1994; and *City of Perth News*, May 1994, p. 6.

<sup>197</sup> Internal finishes to pools, in Peter Hunt Architect 'Beatty Park Aquatic Centre Redevelopment' op. cit.

<sup>198</sup> Deb Vanallen and Dale Morissey op. cit.; and Council Minutes, Town of Vincent in Public Pools *Beatty Park* Maintenance Pt. 2, 12 April 1999.

<sup>199</sup> *City of Perth News* May 1994, p. 6.

July 1994, the first edition of *Dive in to Beatty Park* was published, heralding the completion of the refurbishment and redevelopment of the place, and reflecting on its history since 1962. The various activities and facilities were described, including the fitness gymnasium with its weight training facilities, step aerobics and aquarobics classes, swimming classes and training at various levels, including Perth City Aussi for over 55s, which had operated at the Centre since 1984. Members of W.A.S.A., the Western Australian Swimming Association, originally formed in the 1920s, had voted to continue at *Beatty Park*, with their headquarters being established at the mezzanine floor in the offices and gallery.<sup>200</sup>

In 1994-95, aerial photographs show *Beatty Park Leisure Centre* and the new car park area. *Beatty Park* is to the east, with the Albert Spencer Pavilion at its north side, and the Central Business District (CBD) is visible in the distance.<sup>201</sup>



**Photo 24** Aerial photograph, *Beatty Park Leisure Centre*, 1990s, courtesy Town of Vincent Library. Note landscaping at this period.

<sup>200</sup> *Dive in to Beatty Park* First Edition July 1994.

<sup>201</sup> Photographs 958 and 962, Town of Vincent Library, Local History Collection.



**Photo 25** Aerial photograph, *Beatty Park Leisure Centre*, 1994, courtesy Town of Vincent Library.

The redevelopment of the Aquatic Centre 'provided Perth with a new and multi-functional swimming and fitness facility' that would cater to the needs of both competitive swimmers and recreational users.<sup>202</sup> Universal Constructions were awarded a Division 3 Certificate of Merit Award in the Western Australian Excellence in Construction Awards for their work on this project, and the place was featured in an article entitled 'Beatty Park Aquatic Centre Redevelopment' in the *Construction Industry Yearbook*, 1996, which reported:

The area of redevelopment was 2800 m<sup>2</sup> and represents a unique facility in that *Beatty Park* has maintained its historical, traditional links to the past and yet developed a new leisure and dry based fitness aspect to the complex in keeping with the demands for the nineties. ...

The older sectors of the aquatic facility have been completely remodelled and upgraded to include an expansive crèche, a fitness gymnasium, aerobic facility and upgraded dual ablution blocks.

Externally the use of extensive structural steel features and large glassed areas with curved roof lines has added an attractive new dimension to the complex and the use of pale and moderate shades of blue on external panelling is in keeping with the aquatic nature of the centre. The curved roof features proposed a difficult challenge to HR Roofing Services of Ferndale, Perth, who had only two access points to the entire project and had to rely extensively on the use of hire cranes for that access. Utilising up to 23 metre

<sup>202</sup>

Feature article 'Beatty Park Aquatic Centre Redevelopment' in the *Construction Industry Yearbook*, 1996, p. 71.

long sheets of .53 Colorbond Spandek, HR Roofing completed the entire roofing contract in three months, including breaks to allow other trades to complete their facets of the project. ... HR Roofing installed 4,000 m<sup>2</sup> of the Spandek roofing using a sprung, curved roof system designed to 'spring' into position on fixing and found that the project, despite access difficulties, ran smoothly under the circumstances.<sup>203</sup>

H. R. Roofing Services (Heathrow Roofing Services) had previously worked on the roof systems of other aquatic centres designed by Peter Hunt Architect. This experience stood them in good stead, and permitted this aspect of the project to be completed in 'a faster finishing time.'<sup>204</sup>

### **1996-present: continuing use**

In September 1997, *Beatty Park Leisure Centre* won the annual award for the best indoor recreational facility in Western Australia, and later that year the top national award in the Heart Foundation's Healthy Hearts Local Government awards.<sup>205</sup>

Since the upgrade, the place has been the venue for Dive-in movies, and Splash dance events, which have proved popular.<sup>206</sup> The place has continued to be the 'home' for various swimming groups and clubs, including the AUSSI Osborne Park Swimming Club, whose honour board for the period 1986-2001 is located near the present day gymnasium.<sup>207</sup>

Subsequent to the establishment of the Town of Vincent, *Beatty Park Leisure Centre* has been the responsibility of the Town. In 1995, the place was included in the Town's Municipal Heritage Inventory, with the recommendation that it be included in the State Register of Heritage Places.<sup>208</sup> When the Town of Vincent commissioned an update of the Municipal Heritage Inventory, the place was retained in the inventory.

In late 1997, a class of Year 10 students from Aranmore College produced an 8 ft. long mural for *Beatty Park Leisure Centre*, which was funded by a grant from Healthways through the Cancer Foundation of Western Australia and the Town of Vincent.<sup>209</sup>

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<sup>203</sup> Feature article 'Beatty Park Aquatic Centre Redevelopment' in the *Construction Industry Yearbook*, 1996, p. 71.

<sup>204</sup> Ibid.

<sup>205</sup> *Voice* 26 September 1997; and *W. A. Business News* Vol. 27 10 December 1997, p. 23.  
<sup>206</sup> *Town of Vincent News* September 2002.

<sup>207</sup> Site visit, Robin Chinnery and Philip Griffiths, 24 July 2003.

<sup>208</sup> Town of Vincent Municipal Heritage Inventory, Hocking Planning & Architecture, 1995.

<sup>209</sup> *Voice* 28 November 1997.

In 1999, additional bench seating was installed to areas around the perimeter of the leisure pool and the 25m pool.

In the early twenty-first century, various works have been undertaken at *Beatty Park Leisure Centre*, including repairs and maintenance to the 1962 Aquatic Centre and some refurbishment of the Leisure Centre, along with some works to upgrade the latter area and/or address safety concerns. These works have included fitting replacement stainless steel gutters to the main pool, extensions to the retail shop, and a new fibreglass floor for the leisure pool at a cost of \$150,000 in 2000-01.<sup>210</sup> Annual attendances increased from around 400,000 in the early 1990s, peaking at around 1.2 million, before declining somewhat to around 950,000 to 970,000 in 2002-03.<sup>211</sup>

In November 2002, *Beatty Park* Leisure Centre celebrated the 40<sup>th</sup> anniversary of the place with a week-long party.<sup>212</sup>

In 2003, a structural assessment of the place was undertaken by GHD Pty Ltd., whose report was submitted to the Town of Vincent in January 2004. It included remedial recommendations and cost estimates for the various areas.<sup>213</sup> A feasibility study had been carried out, and subsequently a proposal was put to the Town of Vincent for an upgrade of the spectator gallery, which has remained basically unchanged since its original construction and is in need of work.<sup>214</sup> As the main pool no longer meets the requirements with regard to water depth for state, national and international competitions, which require a standard 2m for the whole pool, it is consequently less used for competition swimming than in the past. Since 2002-03, and through into 2005, possibilities for upgrading the pool have been under consideration, including the possibility of a pool with a movable floor.<sup>215</sup> Works undertaken in this period include conversion of the system for water disinfection from chlorine gas to sodium hypochlorite, the latter being

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<sup>210</sup> Town of Vincent File PRO 1149 - Vincent Street 220 Lot 1618, North Perth, *Beatty Park Café*, December 2000 - January 2001; *Voice News* 28 July and 4 August 2001; and Dale Morissey, Manager, *Beatty Park* Leisure Centre, conversation with Robin Chinnery, site visit 24 July 2003.

<sup>211</sup> *ibid*; and *Guardian Express* 12 February 2002.

<sup>212</sup> *Town of Vincent News* September 2002; and *Guardian Express* 5 November 2002.

<sup>213</sup> *Beatty Park* Leisure Centre, Structural Review, GHD Pty Ltd, January 2004

<sup>214</sup> Dale Morissey, *op. cit.*

<sup>215</sup> *ibid*; and Dale Morissey and Deb Vanallen, conversation with Robin Chinnery, March 2005.

the type of disinfection most commonly incorporated in more recently established aquatic centres.<sup>216</sup>

Since early 2005, consideration has been given to improvements that include an upgrade to the sun deck at the south-east corner, where the existing shade cloth is in poor condition and does not provide all-weather protection, and which would enable greater use to be made of this area.<sup>217</sup>

In 2007, *Beatty Park Leisure Centre* continues in use as a leisure centre.

### 1.3 REGISTRATIONS

*Beatty Park and Beatty Park Leisure Centre* is included in the Town of Vincent's Municipal Heritage Inventory, adopted 27 November 1995 and has been assessed by the Register of Heritage Places in August 2003. The place was included in the Heritage Council of Western Australia's Register of Heritage Places as an Interim Entry on 23 January 2004, and as a Permanent Entry on 17 December 2004. It was the 1,000<sup>th</sup> place to be included in the State Register.

### 1.4 THE SIGNIFICANCE OF THE PLACE TO THE COMMUNITY, AND PEOPLE ASSOCIATED WITH, OR WHO USED THE PLACE AND THEIR DESCENDANTS

Some significant people closely associated with *Beatty Park* 1892-1920

**W. Mcl. Green**, City of Perth Town Clerk, was responsible for the design of the 1962 Aquatic Centre, together with City Architect, **Milton Boyce**.

**H. A. Doust** built the 1962 Aquatic Centre.

**Peter Hunt Architect** designed the upgrade and redevelopment, which was carried out by **Universal Constructions** in 1993-94.

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<sup>216</sup> Tenders - 260/03 - Supply Installation Ultraviolet Water Disinfection System for *Beatty Park* Leisure Centre Indoor Pool, April 2003-, April-June 2003.

<sup>217</sup> Dale Morissey and Deb Vanallen op. cit.



## 2.0 PHYSICAL EVIDENCE

The aim of this section of the Conservation Plan is to examine the context of the place in its setting, to describe the current function of the place, to describe the surviving fabric and to identify evidence of change to the structure, earlier finishes and decorative details. The focus of the evidence is on the historic elements of the place and its archaeology and archaeological potential.

The evidence in this section builds on the report undertaken for the Heritage Council of Western Australia's assessment (Database No. 3553) of the *Beatty Park* and *Beatty Park Leisure Centre*, also by Robin Chinnery and Philip Griffiths. The evidence in this section is supported by detailed Inspection Schedules of the more significant fabric, which were prepared in the course of the site inspections. (Refer to Appendix I).

In this and subsequent sections, the term *Beatty Park Leisure Centre* includes the City of Perth Aquatic Centre unless specifically noted.

### 2.1 CONTEXT OF THE PLACE AND ITS PARTS WITHIN ITS SETTING

#### **Location and setting:**

*Beatty Park Leisure Centre* is located at the western end of Swan Location 1614 on Reserve 884 on Volume LR 3044, Folio 188. The street address is 220 Vincent Street, North Perth.

*Beatty Park Leisure Centre* is sited north of the City of Perth and is bounded by Vincent and Charles streets to the south and east, both of which are busy urban roads, and Swimming Avenue and Morriston Street to the north and east, both being quiet residential roads. *Beatty Park Leisure Centre* occupies the west half of the reserve with open playing fields to the east. There is a 7 metre drop in a north-east direction between both ends of the site.

There is right angle parking in Morriston Street that is part of the more recent development work and the remaining streets have either no parking or parallel parking. Access for leisure centre users is from Vincent Street via three points, and service access for the plant room is via Swimming Avenue.

**Setting:**

The overall *Beatty Park* site is a large rectangular plan, with the highly developed *Beatty Park Leisure Centre* area located on the western half of the site. The recreation grounds on the eastern half of the site are comparatively sparsely developed, with playing surfaces fringed by plantings. The recreation grounds do not form part of this study.

Although parking for 800 cars was discussed in the planning stages, there was no onsite car parking for the City of Perth Aquatic Centre. However, the original entrance area in the south-west corner of the site had a driveway and set down area and this has been expanded to provide some parking in front of the original City of Perth Aquatic Centre entrance. The original central crossover opposite Cleaver Street has been closed and a further crossover added to the east of Florence Street.

The main parking, which was part of the 1994 works, occupies a part of the site to the south and south east of the *Beatty Park Leisure Centre* and a large portion of the land to the east of the aquatic centre. The extensive parking on the eastern end curves around the south-eastern, eastern and north-eastern parts of the centre and is laid out in an informal pattern which has been constructed to suit the ground contours and mature trees, rather than on a plateau that requires retaining. The contours are planted out with exotics of various types, with a large proportion of the plantings being palms.

All car parks have bituminised surfaces, street footpaths are brick and insitu concrete paved, and paving within the developed part of the site is concrete slab paving around the City of Perth Aquatic Centre part of the site, and concrete block paving to the remainder.

Prominent features in the streetscape include Western Power pole mounted street lights, and a small number of large concrete high tension power poles and cables. These are visually intrusive elements.

The siting of the buildings combined with the mature landscape, into which they were placed, together with the landscape that has developed around them, allows the buildings to nestle visually into their setting, while permitting significant glimpses of the buildings. The original City of Perth Aquatic Centre is set on the higher ground and close to the important

Vincent Street through road. Its bulk, scale and proximity to the road, make City of Perth Aquatic Centre the landmark building, while the Leisure Centre additions to the rear are not conspicuous from major approaches.

### **Landscape character**

There are mature plantings relating to the initial development of the recreation ground, others relating to the establishment of the City of Perth Aquatic Centre, and then more recent plantings relating to the development of the leisure centre and its car parking.

Mature early plantings include Moreton Bay (*Ficus macrophylla*) and Port Jackson Figs (*Ficus rubiginosa*), Hoop Pine (*Araucaria cunninghamii*), Aleppo Pine Trees (*Pinus halepensis*), and Cape Lilacs or White Cedar (*Melia azedarach*). Plantings in the park area from the Inter-War period include Coral Trees (*Erythrina sykesii*), Canary Island Palms (*Phoenix canariensis*), some of the London Planes (*Platanus x acerifolia*), and Queensland Box Trees (*Lophostemon confertus*). Some of this group may be survivals of the earlier period and it would seem from the size of the trees that the same species were planted in several different periods, with species such as London Planes being planted up to the 1990s.

The early and Inter-War plantings are confined to the perimeters of the open spaces to allow the playing surfaces on the western side of the site to be laid out for football pitches, but do not fall within the study area.

A Camphor Laurel (*Cinnamomum camphora*) located near the 1994 extensions, may also be a survival of the Inter-War period, together with some of the Queensland Box Trees (*Lophostemon confertus*).

Post World War II plantings are associated with the 1962 and then 1994 periods of development of the pool complex. The first period of these plantings is grouped around the 1962 pool development perimeter, the car parking to the south of the pool around the former entry and the southern boundary. The second group relates to the redevelopment of the pool in 1994 and the associated car parking.

Planting associated with the development of the 1962 pool include Casuarinas (*Allocasuarina fraseriana*), Aleppo Pines (*Pinus halepensis*), London

Planes, then shrubs including Lantana (*Lantana*), Strelizia (*Strelitzia regina*), Grevillea, Cupresses (*Cupressus spp.*), Bottle Brush (*Callistemon spp.*), Yucca (*Yucca spp.*), Geraldton Wax (*Chamelaucium uncinatum*), Agapanthus (*Agapanthus africanus*), Oleander (*Nerium oleander*), Sword Fern (*Nephrolepis exaltata*), Coprosma (*Coprosma repens*), Pandanas (*Pandanus spp.*), and Cannas (*Canna flaccida*). The landscape makes use of bookleaf and random coursed limestone walls, concrete paving slab paths, concrete kerbs, and the decorative use of large granite boulders in the garden beds around the main pool entrance area.

More recent plantings include Olive Trees (*Olea europeae*), Cocos Palms (*Syagrus romanzoffianum*), further plantings of London Planes, Asian Planes (*Platanus orientalis*), Golden Ash (*Fraxinus excelsior*), Frangipani (*Plumeria*), and Bottlebrush (*Calistemon spp.*). There are also Monterey Pine (*Pinus radiata*), Norfolk Island Pine (*Araucaria heterophylla*), Cotton Palms (*Washingtonia robusta*), Californian Fan Palm (*Washingtonia filifera*), Ceylon Date Palm (*Phoenix pusilla*), Flame Tree (*Brachychiton acerifolium*), Silky Oak (*Grevillia robusta*), Weeping Fig (*Ficus benjamina*), Bunya Pine (*Araucaria bidwilli*), Aleppo Pine (*Pinus halepensis*), Bougainvillea (*Bougainvillea spp.*), Bismark Palm (*Bismarckia nobilis*), Camphor Laurel (*Cinnamomum camphora*), Claret Ash (*Fraxinus raywoodii*), Diosma (*Rutaceae spp.*), Date Palm (miniature) (*Phoenix roebelenii*), Fig Vine (*Ficus pumilla*), Golden Ash (*Fraxinus spp.*), Picabeen Palm (*Archontophoenix sp.*), Queen Plam (*Syagrus romanzoffiana*), River She-oak (*Casuarina cunninghamiana*), Sago Palm (*Cycas revoluta*), Umbrella Tree (*Schefflera actinophylla*), and Chinese Tallow (*Sapium sebiferum*).

Understorey and mass plantings include African Iris (*Dietes diviricolor*), Algerian Ivy (*Hedera canariensis*), Agapanthus (*Agapanthus africanus*), African Iris (*Dietes diiricolor*), Bird's Nest Fern (*Asplenium nidus*), Bracelet Honey Myrtle (*Melaleuca armillaris*), Bridal Wreath (*Francoa sonchifolia*), Casuarina (*Allocasuarina fraseriana*), Chilli (*Capsicum spp.*), Copperleaf (*Acalypha wilkesiana*) Yellow Daisy (*Rudbeckia hirta*), Dracaena (*Dracaena spp.*), Foxtail Palm (*Wodyetia bifurcata*), Fescue (*Festuca spp.*), Grass Tree (*Xanthorrhoea pressii*), Hibiscus (*Malvaceae spp.*), Honeysuckle (*Lonicera x americana*), Melaleuca (*Melaleuca spp.*), New Zealand Flax (*Phomium cookianum 'Duet'*), Pandanus (*Pandanus spp.*), Shore Juniper (*Juniperus conferta*), Spiderwort (*Tradescantia sp.*), Swiss Cheese plant (*Monstera deliciosa*), Tomato

(*Lycopersicon spp.*), Tree Fern (*Dicksonia antarctica*), Yucca (*Yucca spp.*), Zamia Palm (*Macrozamia moorei*), and 'Xanadu' Philodendron (*Philodendron Xanadu*). The hard landscaping comprised bitumen roads, concrete kerbs, and concrete block paving.

The advancing maturity of many of the physically significant tree specimens including the Bunya Pines and Moreton and Port Jackson Figs impart much of the landscape character to the site. The Town may have insurance liabilities regarding the retention of the Bunya Pine and may need to take steps to manage the risk.

Recent inter-planting of different sections of the site with deciduous trees has the potential to blur the different characters of planting types and future plantings will need to be planned to avoid this confusion.

It was noted that many of the car park trees are palms, which are functionally poor in terms of the shade offered to parked cars.

It was also noted that a significant number of the mature trees have a capacity for extensive root damage to services, pavings, and kerbs. Key trees in this class include the Fig species, Camphor Laurels and Chinese Tallows.

The group of buildings associated with the pool is set close to Morriston Street and Swimming Avenue, with a setback to Vincent Street that allows the building to be read in the context of a hard set down area, with a fringe of soft landscaping. The whole of the park slopes from its highest point at the Morriston Street boundary in the west, falling away to the east, with a steep step down to the City of Perth Aquatic Centre from Morriston Street. The step down was to create a plateau for the swimming pool development. Garden beds and retaining walls take up the change in levels and sets of concrete steps with brickwork balustrades provide access down from Morriston Street to the concrete slab paved concourse in front of the former main entry on the southern façade.



**Photo 26**

The east approach along Vincent Street, with much of the view obscured by Moreton Bay Fig and Aleppo Pine trees.

Town of Vincent June 2007



**Photo 27**

View of *Beatty Park Leisure Centre* looking north-west from Cleaver Street. This is the Perth Aquatic Centre section of the development. A mature Aleppo Pine tree has branches mostly above the roofline of the building thus leaving a clear view of the original aquatic centre. Smaller Claret Ash trees sit in the background just in front of the building.

Town of Vincent June 2007



**Photo 28**

View of *Beatty Park Leisure Centre* looking east from Vincent Street, a major thoroughfare linking North Perth and the city. The row of planting along the street creates a soft landscaping fringe juxtaposed against the hard-lined edges of the building, designed in the late 20<sup>th</sup> Century International Style.

Town of Vincent June 2007





**Photo 29**

Dense planting at the corner of Morriston Street and Vincent Street obscure the significant change of levels at the western end of the site. A set of concrete steps provides access down from Morriston Street to the concourse level.

Town of Vincent June 2007



**Photo 30**

North approach from Morriston Street looking at the north-western wing of the building. The plant room elements are to the left of this area. The horizontal bands of curtain walling are a prominent feature of the design.

Town of Vincent June 2007



**Photo 31**

Looking east along Swimming Avenue, a quiet residential road that borders the rear of the site. The boughs of the Port Jackson Fig trees sit relatively low, thus partly obscuring the view of *Beatty Park Leisure Centre*. The driveway services the plant room.

Town of Vincent June 2007



**Photo 32**

View of *Beatty Park* looking west along Swimming Avenue. Large Monterey Pine, London Plane and Queensland Box trees provide ample shade for streetcar parking and largely obscure the view of the *Beatty Park Leisure Centre* addition to the place.

Town of Vincent June 2007



**Photo 33**

*Beatty Park Leisure Centre's* eastern elevation is hardly visible behind the thick foliage of mature planting associated with the original 1962 building and recent plantings.

Town of Vincent June 2007



**Photo 34**

The present main entry marked by the curved roof is seen partially hidden in the background with some Cocos Palm trees flanking the entry. The entry is part of the 1994 additions program (right), with the original 1962 stands to the left.

Town of Vincent June 2007

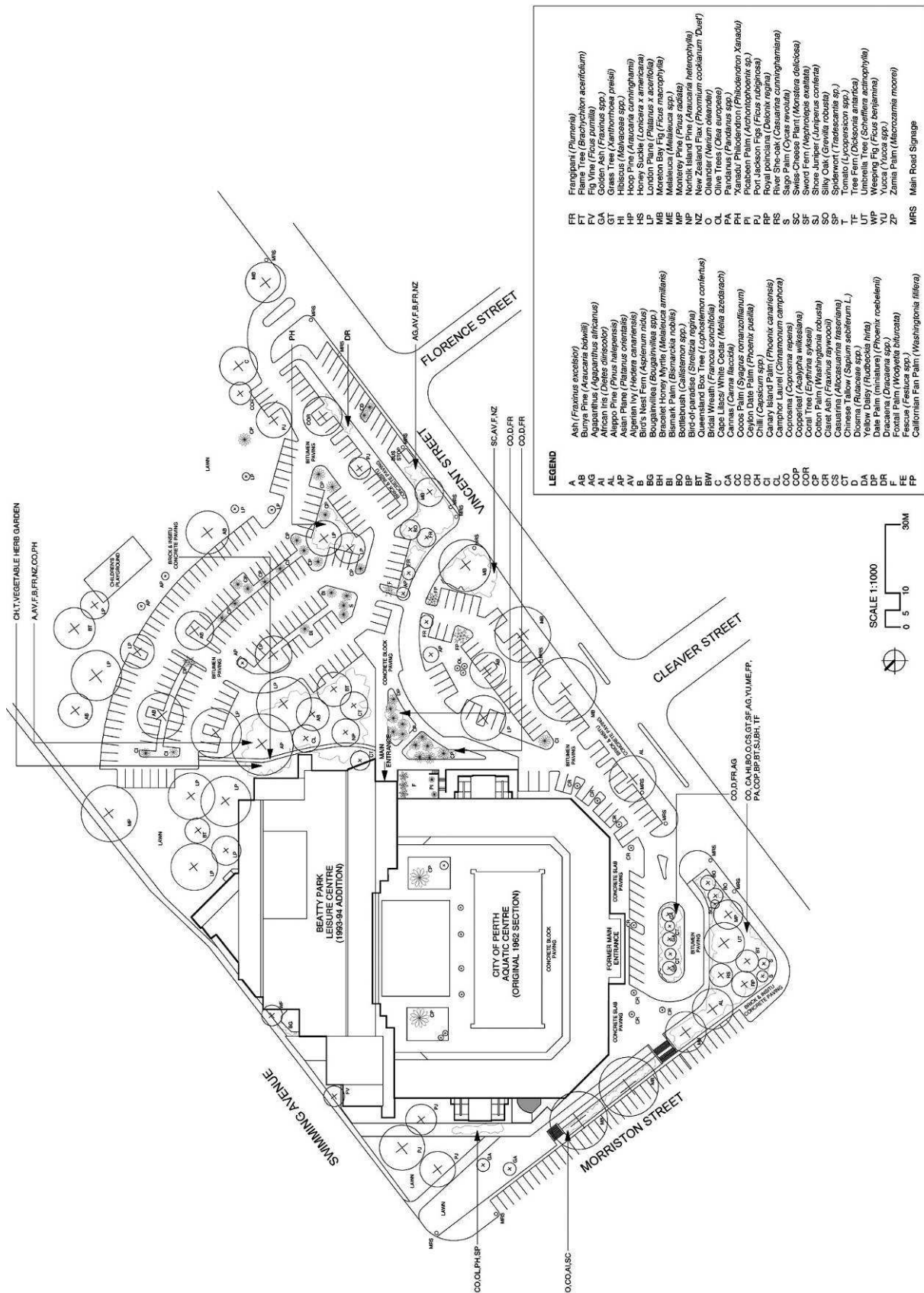


Figure 24 Beatty Park and Beatty Park Leisure Centre - Site Plan.



## 2.2 CURRENT FUNCTION OF THE PLACE

The facility was developed primarily as a competitive swimming and diving pool with spectator stands, but also had a shallow pool, paddlers' pool, and kiosk to broaden the appeal of the place in the post games period. As the documentary evidence explains, the upgrade of the pool was designed to sustain its existence, with a shift in focus towards leisure for the broad community to increase its appeal. At the same time, as this upgrade was taking place, the new pools and facilities at Mt Claremont were being developed to cater for elite sport and the World Swimming Championships.

The place remains in use for club swimming training, independent swimming training, and more importantly as a recreational facility, with both the original centre and additions functioning as a single facility. Its uses also include a crèche, gym, a variety of classes and meeting spaces, as well as administration and upgraded changing facilities. The spectator stand terraces and facilities remain in use for the intended purpose, though at reduced levels of usage.

## 2.3 DESCRIPTION OF THE SURVIVING FABRIC AND FITTINGS

The Inspection Schedules should be referred to for a detailed analysis of each component and space. The schedules deal with the condition, authenticity, likely significance and recommended future action for each component in each space. The description of elements deals with the two major elements separately, City of Perth Aquatic Centre and the additions that turned the place into the *Beatty Park Leisure Centre*.

### Exterior

#### **The City of Perth Aquatic Centre (1962)**

The City of Perth Aquatic Centre was the first section of the *Beatty Park Leisure Centre* to be completed. The City of Perth Aquatic Centre is a three storey brick, concrete, deep blue glazed tile, curtain walled, and profiled aluminium roofed swimming pool and stadium complex designed in the Late

Twentieth Century International style<sup>218</sup>, completed in 1962 for the British Empire and Commonwealth Games. The group comprises a diving pool to the north-east, with grassed areas to either end of the pool, then the competition pool to the south-west. The pools are surrounded by a 'U' shaped spectators' stand plan that captures the north-west, south-west and south-east sides as indicated in the documentary evidence. The spectators' stand includes change rooms, the former main entry, and rooms that have been converted for alternative uses.

The exterior faces of the building employ a variety of treatments. The public face of the building comprises a main entrance element, the backs of the stands including the access galleries and a glazed curtain wall. The entrance comprises a colonnade of seven deep blue glazed tiled columns on a low podium, with the entrance screen, comprising aluminium framed doors and windows, set well back behind the colonnade. The floor to the first floor level extends beyond the column line to form a cantilevered canopy. The first floor then comprises the extended canopy as noted below and a curtain wall comprising aluminium framing, Pilkington's 'Armourclad' blue spandrel panels, a broad bank of fixed and opening lights, then a further spandrel to match the lower one, and finally a cantilevered slab to form the roof. The final device that was employed to emphasise the entry is a series of columns and beams that extend beyond the first floor roof, with beams that connect from the column tops back to the main stadium building line. Flagpoles fixed to the face of each of the seven columns are the final vertical elements. Since the completion of the place, lettering has been added over the entrance that include the words 'TOWN OF VINCENT BEATTY PARK LEISURE CENTRE', in white lettering that contrast with the blue spandrel panels. This entrance is now a minor entrance.

Typical external stand elevations are treated with blue glazed tile columns and white painted brick infill panels on the ground floor, with a variety of aluminium framed windows set high in the wall. The remaining two levels are treated in the same manner as the entrance, with alternative blue spandrels and strips of glazing that include fixed and awning lights. These sections have a strong horizontal emphasis. However, within each column module the

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<sup>218</sup> Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989. pp. 234-237.

geometry is more complex, with each spandrel divided into two, reinforcing the horizontal emphasis, but the glazed sections are divided into 5 narrow windows that have a strong vertical emphasis. Spectator toilets are dealt with as vertical brick construction elements that contrast with the principal wall treatments. The stair elements have a flat roof, with brick parapets and precast concrete slab parapet copings.





**Photo 35**

A northern view of the building from Vincent Street. The main entry to the *Leisure Centre* can be seen to the far right. The Pilkington 'Armourclad' spandrel panels in the curtain wall system are a very strong and prominent feature.

Town of Vincent June 2007



**Photo 36**

Looking at the building from a north-eastern approach along Vincent Street. The horizontal strip of blue sky visible at the mezzanine level indicates the visual permeability of the building. The signage in the foreground is a recent addition.

Town of Vincent June 2007



**Photo 37**

Perth Aquatic Centre's façade treatment speaks of regularity and clean, crisp lines recalling the late 20<sup>th</sup> Century International style. The horizontality of the blue spandrels and glazing strips is contrasted against the vertical emphasis of narrow window modules that sit in between them.

Philip Griffiths Architects March 2005



**Photo 38**

The original main entrance utilises a series of blue glazed, tiled columns and extended columns and beams topped by flagpoles to enhance its prominence and verticality. The exterior of this section of the building has changed little since its completion.

Town of Vincent June 2007



**Photo 39**

Looking back towards the original main entry from the top of stairs along Morriston Street. The Claret Ash trees are seen dotted along the edges of the entry. The concrete pavers are part of the original concept, but the car parking is a recent addition.

Philip Griffiths Architects March 2005



**Photo 40**

The level change between Morriston Street and the plateau where the building now sits is evident from the stair level change. Also note the use of random coursed limestone walls in the garden beds surrounding the stairs.

Philip Griffiths Architects March 2005





**Photo 41**

A view of the western elevation of the Perth Aquatic Centre. The dark blue tiled columns on the ground level present a strong emphasis on verticality that stands out against the horizontality of the light blue spandrels on the upper two levels.

Philip Griffiths Architects March 2005



**Photo 42**

Looking at the staff entry on the western end of the building. The concrete slab paving on the exterior steps up into a terrazzo tiled area flanked by brick balustrades and dark blue tiled columns.

Philip Griffiths Architects March 2005



**Photo 43**

The blue soffit of the spectator gallery roof still reads from the street level at the northern end approach from Swimming Avenue.

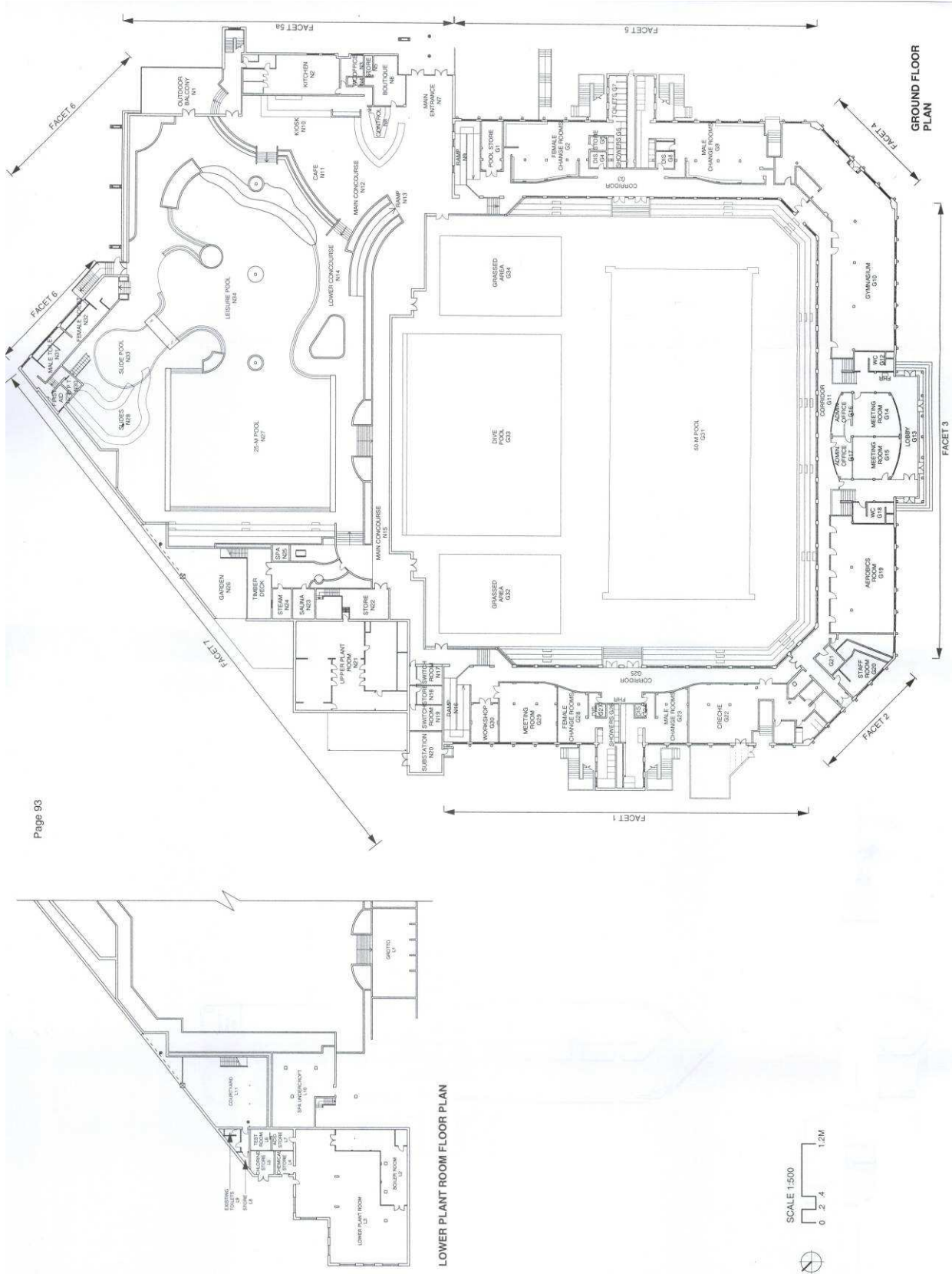
Philip Griffiths Architects March 2005



**Photo 44**

Painted face brickwork elements are part of the original structure while the face block elements are part of the 1994 work. The white tubular steelwork is also part of the 1994 work.

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Figure 25 Betty Park Leisure Centre –Ground Floor Plan.

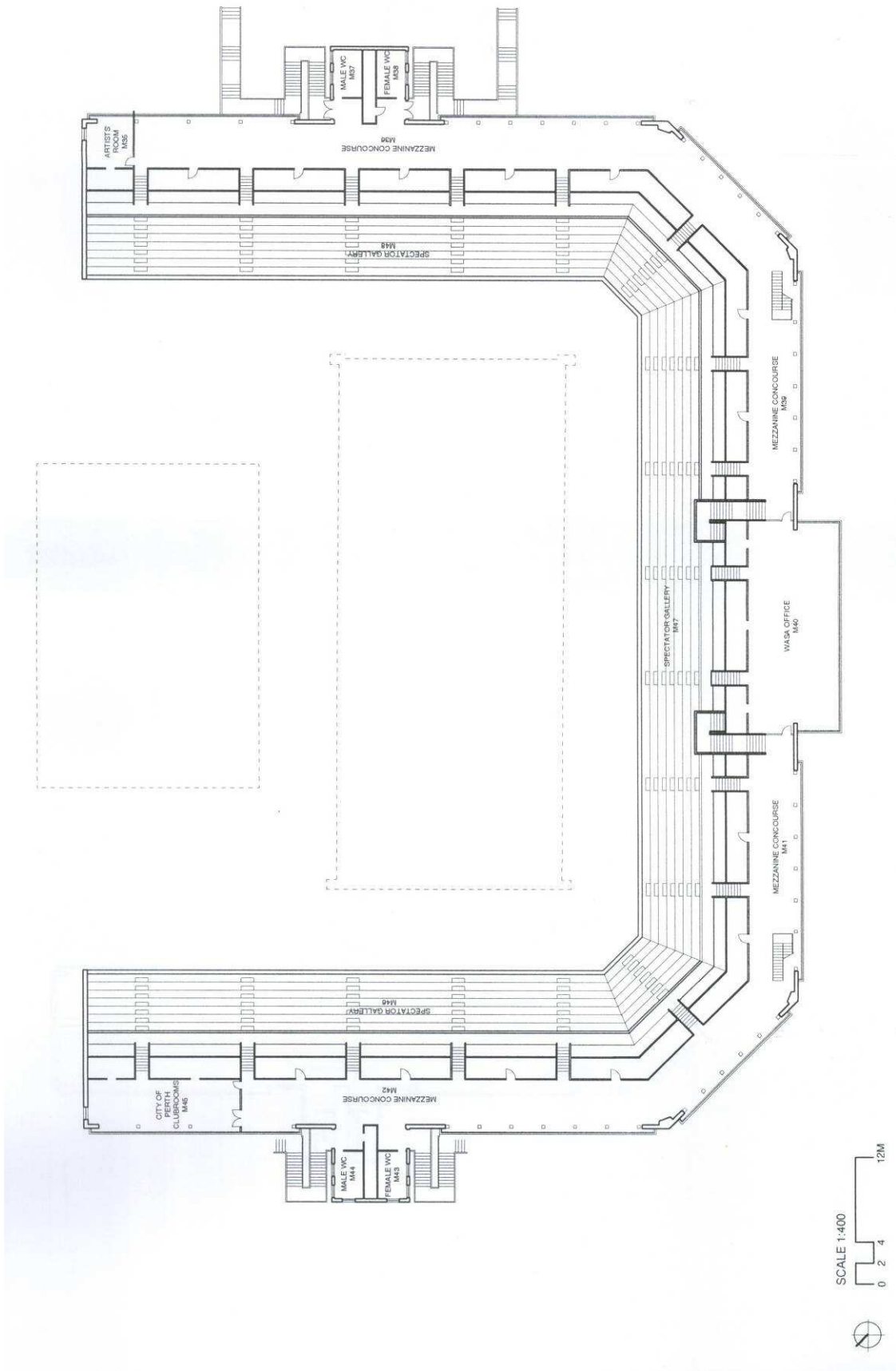


Figure 26 Betty Park Leisure Centre –Mezzanine Floor Plan.



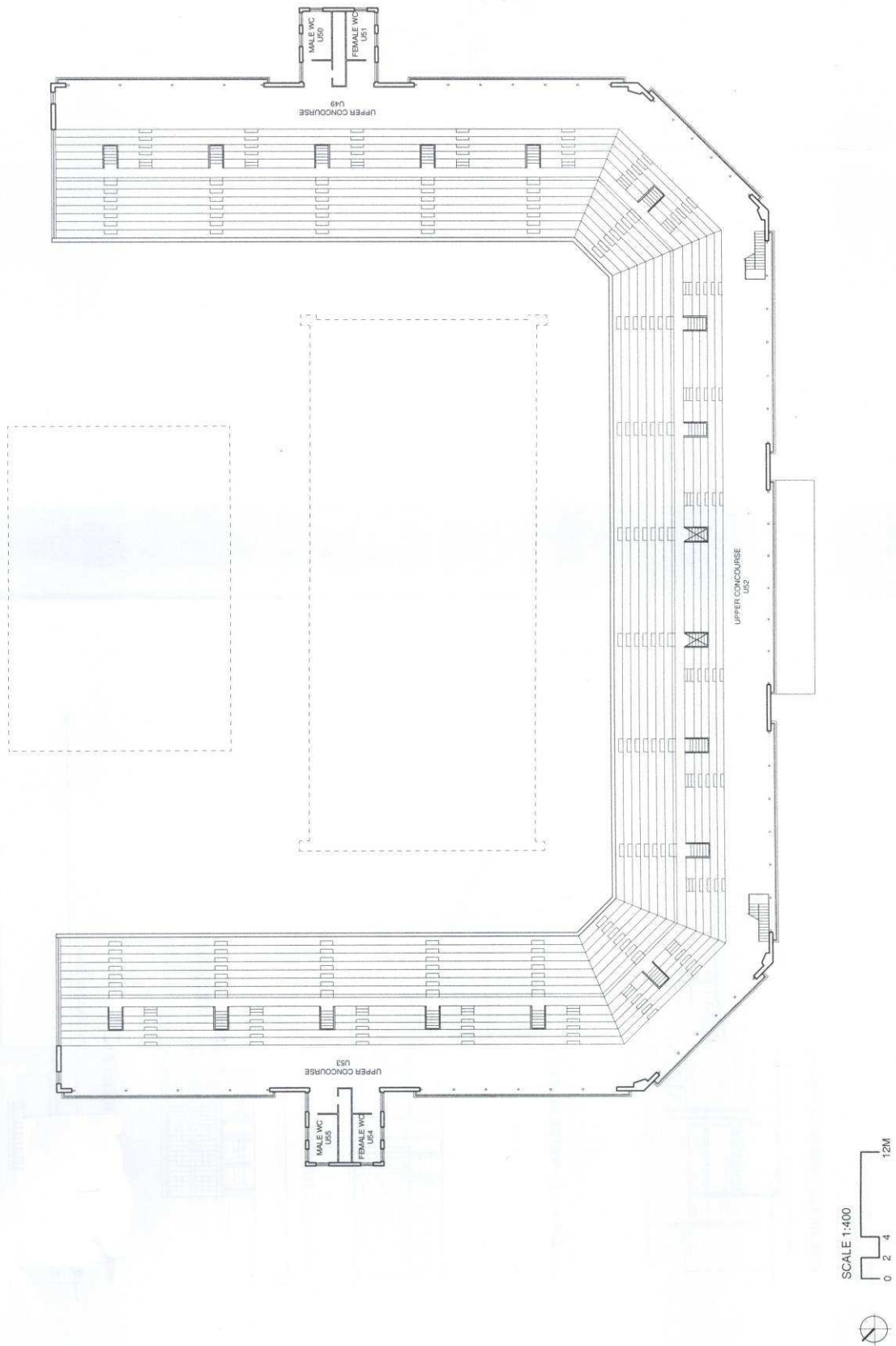


Figure 27 Beatty Park Leisure Centre –Upper Floor Plan.

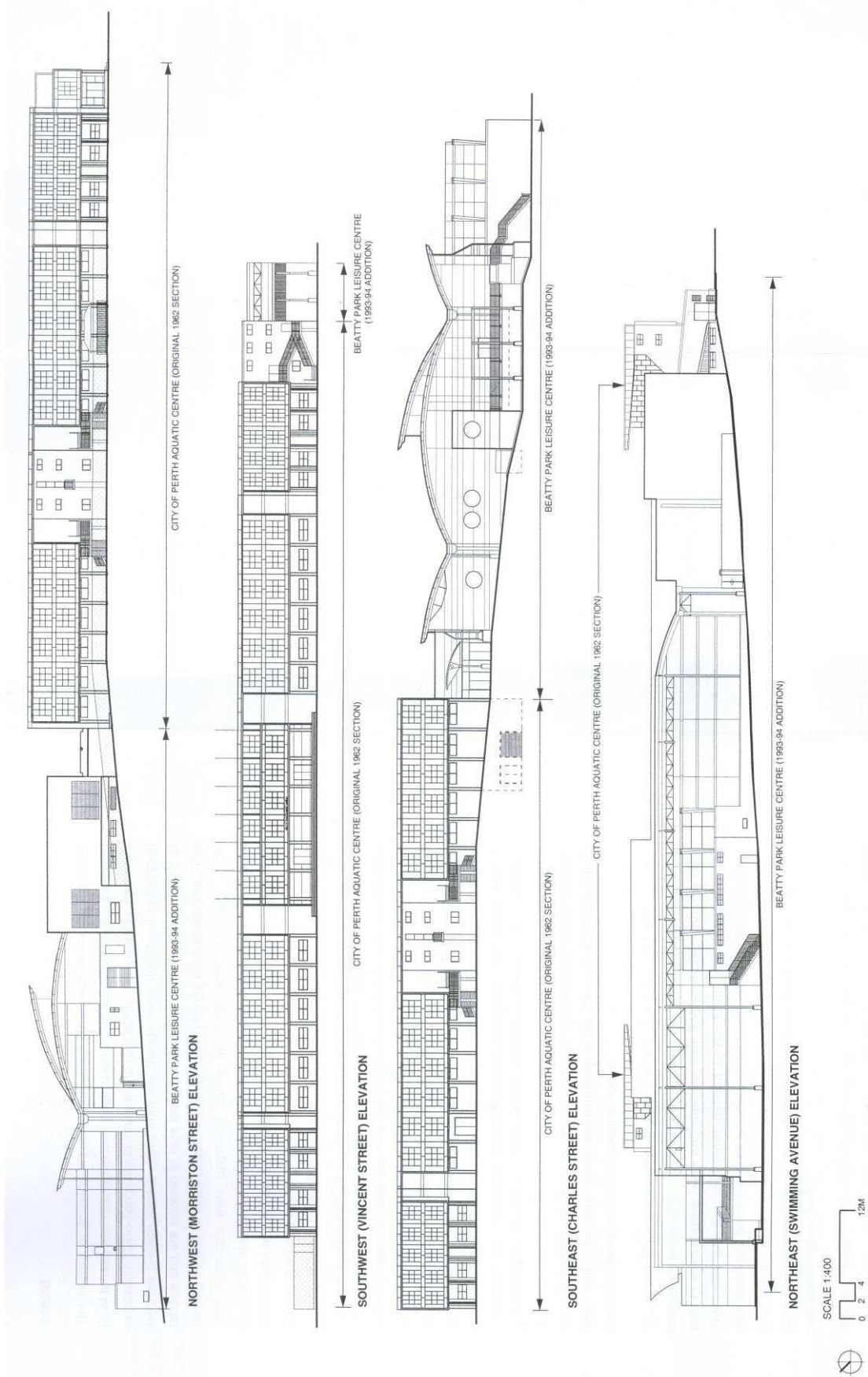


Figure 28 Beatty Park Leisure Centre –Elevations.

## Interior

The internal or poolside elevation comprises three main elements: the lower level terrace and change rooms, original entry and adapted spaces; the tiered spectators' stand accommodation; and the roof soffit. The poolside spectators' terraces provide access down from the change room floor level to the pool terrace and are covered in blue tiles, and the terraces provide three levels of seating as well as steps at points of entry to the change room concourse. The pool surrounds were upgraded during the 1994 works program. The concourse elevation comprises a masonry balustrade wall and fixed light glazing divided into two horizontal bands and three vertical bands. A shade cloth awning has been added to some of the terraces. Above this level the seating cantilevers out over the terraces, and rises 7 terraces to a mid-level concourse, and then a further 7 terraces to the upper concourse. The balustrades are simply treated with steel balusters and rails and a plastic wrapped handrail, while the terraces are precast concrete with timber batten seats or plats on steel brackets fixed to the face of the terraces. The terraces are punctuated at intervals by brick balustrades to access steps that provide access to the mid-level internal concourse. Balustrade walls are capped with precast concrete slabs. There is a set of steel columns along the middle concourse line. The upper concourse has a plasterboard-tiled ceiling, soffit of the aluminium roof lining. The main roof cantilevers dramatically off the rear wall line and the soffit is a prominent feature of the roofscape. The leading edge is finished with blue panels, using the same system as those previously described. Six large lights are cantilevered off the roof and extend over almost to the edge of the competition pool.

The areas around the competition and diving pool are paved with concrete blocks, while the pools have raised edges that are tiled, with stainless steel rails to each starting block and stainless steel access ladders into the pool. The pools are tiled and lanes defined in the tiling. The original diving platforms have been removed and there is no longer a high board in position. Grass and Cocos Palms have been added to the open spaces around the pool. All surfaces both in and around the pool have been repaired, upgraded and replaced periodically.

The plan form of the original section of the pool and spectator stand area comprises the 'U' shaped plan arranged around the pools, with the central main entry area (now replanned to provide offices for meeting rooms) including a pair of staircases to the upper level concourse, then arranged to the south-west there is a room that is currently used for aerobics, a staff room, minor entrance, a room that currently serves as a crèche, original male and female west change rooms (flanked by escape stairs) that remain almost in their original form, a rest room, and stair. All of this accommodation is accessible from an enclosed concourse, with a glazed screen wall that allows views over the pool area. Stairs from pool to concourse level have been remodelled to provide ramp access. On the eastern side of the original main entrance, the plan is repeated, with a gym adjacent to the entry and large change rooms beyond. These areas have been extensively remodelled, though much of the work done was to fittings and finishes.

At the ground floor level the original sections of floor in the concourse were granolithic finish in the less important sections of the concourse, and covered with terrazzo tiles in the more important areas. The western wing has new ceramic tiled floors and skirting. The walls are painted brickwork and there are plaster acoustic tiled ceilings.

Original toilet and change room areas have a blue applied finish to the granolithic floors, painted brick walls, tiled skirting, glazed tiling to wet area walls, plaster tiled ceilings, surface mounted lavatory basins and chrome tap and pipe ware, with mirrors screw fixed to walls. There are timber batten wall mounted benches, timber batten hat and coat rails, and terrazzo partitions between toilets and showers. The aluminium-framed windows have terrazzo sills and linings.

Gym areas formed by adapting change rooms in 1994 have carpeted floors, painted brick walls and acoustic tiled ceilings.

The first floor level contains the Western Australian Swimming Association's offices which is located over the entrance foyer, the main stairs, the access concourse that extends to the full length of the 'U' shaped plan, stairs to the mezzanine concourse, paired escape stairs, spectators' toilets between escape stairs, and sets of stairs to the tiered seating. The floors are finished in granolithic and the walls remain the original unpainted pink face brick.

Stairs to the upper or mezzanine level concourse are made of precast concrete in an open tread format, with the treads carried on steel carrier rails, open steel handrails, and breeze block screens in front of the half landings.

There are storage spaces under the tiered seating, and from these spaces, the precast elements can be read. They remain unadorned, with voids screened-off with chain link fencing.

The main stairs are precast concrete construction with a terrazzo finish, mosaic tiled spine walls and a steel balustrade with plastic covered handrails.

The mezzanine concourse uses the same architectural language and materials as the lower floor, though here the columns to the rear of the tiered seating, and at the point of the change in direction in the roof geometry, are box steel sections. All of the steel work at this level is showing signs of rusting.

The tiered spectator section of the stands has undergone virtually no alteration since construction, but has been repaired periodically. Externally, all of the pink face brickwork has been painted, and the main entry has been turned into a minor entry. On the ground floor the eastern change rooms have been altered and disabled toilet and a baby change room introduced. Areas immediately either side of the original main entry have been turned into a gym and an aerobics room. The western change rooms have been modified to create a crèche and meeting room and all of the ground floor brickwork has been painted. Administration offices have been introduced into the original main entrance foyer with brick and framed and glazed partition walls. The pool surround has been re-tiled and landscaping introduced, the original diving tower removed and the original wading pool removed.

The caretaker's residence and kiosk have been removed, together with half the original wading pool.

The upper concourses seem to remain little altered.



**Photo 45**

A southwestern view of the corridor (G3) that forms part of the main U-shaped circulation space around the outdoor swimming area. All finishes have been upgraded.

Town of Vincent June 2007



**Photo 46**

Locker units sit just outside the change rooms along the corridor (G3).

Philip Griffiths Architects March 2005





**Photo 47**

Note the flooring change from granolithic finish to terrazzo tiles, indicating a change from upgraded change rooms to those left in near original condition (G3 and G11).

Town of Vincent June 2007



**Photo 48**

Terrazzo flooring is continued in the main circulation area outside the gymnasium (G11). The concourse elevation on the right side consist of fixed glazing that allows views from the interior rooms to be extended into the exterior pool area. The partitions are part of the 1994 upgrade.

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**Photo 49**

The corridor space (G11) to the west of the meeting rooms is tiled with terrazzo flooring. Also, white and blue mosaic tiles cover the columns on the side.

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**Photo 50**

The terrazzo tiles line the lobby floor in the former main entrance (G13) (presently divided into offices), denoting the significance of the space. The partitions were part of the 1994 works. The turnstiles used to be located here.

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**Photo 51**

The two tone terrazzo treads and risers in the lobby area (G13). Note that the balusters are set too far apart and some members have distorted due to the lightness of the structure.

Philip Griffiths Architects March 2005



**Photo 52**

Blue tiled steps showing signs of discolouration provide access down from the change room floor to the pool terrace and act as seating for poolside spectators (G11). Coloured concrete blocks mark a paving change to the pool area. All of this material was part of the refurbishment work in 1994.

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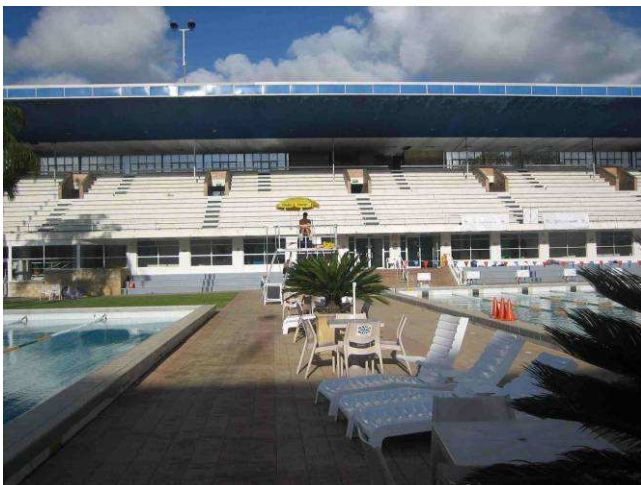




**Photo 53**

Note the white tubular steel columns on the left of the competition 50m pool (G31). They form the perimeter of the glazed screen wall to the 1994 additions that allows views of the pool area from the inside circulation space. The original diving pool tower was removed during the upgrade.

Philip Griffiths Architects March 2005



**Photo 54**

The diving pool (G33) is seen to the right whereas the competition 50m pool (G31) is to the left. Raised tiled edges set the pool area apart from the concrete block paved circulation area around the pool. The whole of the pool area was refurbished in 1994.

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**Photo 55**

Cocos Palms in a grassed area (G34) sit in place of the original diving platforms. The blue colour treatment is carried on from the external façade to the *Leisure Centre's* indoor pool elevation.

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**Photo 56**

Looking back towards the spectator gallery on the western end of the building across the dive pool (G33). Masonry blocks containing the stairs leading up from the upper level to the spectator gallery on the mezzanine floor punctuate the rows of tiered seating.

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**Photo 57**

The main stairs in the southern wing (G11) are made from concrete with a terrazzo finish. Mosaic tiled spine walls are seen to the left. Steel balustrade and plastic covered handrails are used again in this set of stairs.

Philip Griffiths Architects March 2005



**Photo 58**

The inside of the male toilets (M37) on the mezzanine level with the original blue mosaic flooring and terrazzo partition. Also, the walls have glazed tiling and plaster tile ceilings.

Philip Griffiths Architects March 2005



**Photo 59**

Looking north-east along the mezzanine concourse (M36). The artists' room (M35), clad with timber screens is located at the end of the corridor. The series of columns on the right augment the rhythmic pattern of the glazing modules. The pink face brick remains intact here.

Philip Griffiths Architects March 2005



**Photo 60**

There is significant diagonal cracking at the escape stair brick arch (M36).

Philip Griffiths Architects March 2005



**Photo 61**

The Western Australian Swimming Association's (WASA) office (M40) is located over the entrance foyer. The offices were created as part of the 1994 works.

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**Photo 62**

Damp penetration along the mezzanine concourse area (M42) has caused the ceiling to start peeling and deteriorating.

Philip Griffiths Architects March 2005



**Photo 63**

Similar problems of damp penetration can be seen in the men's toilet on the mezzanine floor (M44).

Philip Griffiths Architects March 2005



**Photo 64**

Note the diagonal cracking and peeling ceiling in the area above the City of Perth Swimming Club Clubrooms (M42).

Philip Griffiths Architects March 2005





**Photo 65**

Doors leading into the City of Perth Swimming Club clubrooms (M45).

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**Photo 66**

The stairs to the mezzanine level consist of pre-cast concrete open treads and pierced breeze block screens in front of the half landings (M41).

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**Photo 67**

The plastic wrapped handrail treatment recurs in this set of stairs leading from the mezzanine level concourse to the mid-level one. The soffit is lined with plasterboard tiles, the floor is granolithic and the balustrade wall is topped with concrete slabs (M41).

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**Photo 68**

Stairs leading up to the upper level concourse (U52) are flanked by brick walled change rooms. The masonry treatment provides a distinct reading of different internal spaces within the building; opposed to the permeability of glazing in the main circulation area. (Photo 48 above).

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**Photo 69**

The steel balustrades of the stairs at the upper level concourse (U52) have started to rust badly and plastic handrail coverings have deteriorated.

Philip Griffiths Architects March 2005



**Photo 70**

Blue steel columns on the upper level concourse (U52) extend to form beams that project externally to emphasize the prominence of the main entry of the City of Perth Aquatic Centre.

Philip Griffiths Architects March 2005



**Photo 71**

There is some damp penetration apparent in the ceiling area around the L-shaped beams in the upper level concourse (U52).

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**Photo 72**

Storage spaces are hidden below the tiered seating on the mezzanine level (M48). The spectator gallery has not been altered since construction of the original 1962 building. Seats or plats are showing signs of discolouration.

Philip Griffiths Architects March 2005



**Photo 73**

The blue panels that form the soffit on the mezzanine level (M47) lend a dramatic edge to the huge cantilever of the roof. It runs on all edges of the U-shaped spectator gallery.

Philip Griffiths Architects March 2005





**Photo 74**

A view of the spectator gallery on the mezzanine level (M48), which is equipped with timber batten seats fixed to the face of pre-cast concrete terraces. The balustrades consist of steel balusters and rails, and a plastic wrapped handrail. This simple material treatment is used consistently for the stairs in other areas of the building. The *Leisure Centre* building lies beyond.

Philip Griffiths Architects March 2005



**Photo 75**

A view from the north-eastern end of the spectator gallery (M48) looking down towards the main pool and grassed area to the left of the dive pool (G33). The thick blue roofline traces the U-shape of the viewing gallery.

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**Photo 76**

The Cocos Palms can be seen in the middle foreground whereas the jagged blue edges of the 1993-94 addition is seen to the right (M48).

Philip Griffiths Architects March 2005



**Photo 77**

The steel columns that sit to the rear of the tiered seating on the upper concourse (U52) have rusted.

Philip Griffiths Architects March 2005



**Photo 78**

Dampness penetration is visible in the roof area around the external perimeter of the stand roof.

Philip Griffiths Architects March 2005

## **The *Beatty Park Leisure Centre Additions (1994)***

### Exterior

The *Beatty Park Leisure Centre* is the addition to the north-east of the original pool development completed in 1994 as part of the endeavour to save the centre and put it on a sound financial footing. The Leisure Centre part of the development is a largely single storey concrete block, pale blue wall panelled, painted structural steel framed, and Colorbond 'Spandek' roofed swimming pool complex designed in the Late Twentieth Century Structuralist style<sup>219</sup>. The building sits on a split faced concrete block base, while the bulk of the blockwork above this plinth is smooth faced. The accommodation includes a leisure pool and slides, 25 metre pool, spa, steam room, sauna, an outside deck, kitchen, office, kiosk, shop and concourse, together with the original plant room from the 1962 works. The work included adaptation of the 1962 buildings as previously noted.

The masonry walls are made of painted brick and face blockwork. Most of the non-structural areas have compressed fibre cement wall panels, while the walls to the major spaces are glazed with glass set in powder coated aluminium frames. The structural framing, wall planes and curved roofs are the dominant architectural expression of these facades. A number of original walls are incorporated in the construction. The roofs consist of a series of curved forms clad with Colorbond 'Spandek' and are a dominant feature of the design internally and externally.

The entire north-east side of the complex is taken up with the new main entrance, kiosk, office, leisure pool, 25 metre pool, slides area, and spas, together with retained elements of the original scheme, including the boiler area, plant room, switch room and chemical stores, as well as two outdoor areas. The entrance is on the south-east face of the addition, on an alignment with the original dive pool.

The interior space is formed by white painted structural tubular steel columns and trussed tubular steel beams, curved to give the internal space a varied curved ceiling series of spaces. The arches curve across the south-west and north-east axis, and the columns are linked in the normal direction by lattice-framed trusses. All of the steelwork is painted white. Almost all of the area

<sup>219</sup> Apperly, op.cit. pp. 258-261.



comprises a single continuous space, with some variation in the volumes provided by changes in level between circulation spaces and the pool area. Floors have ceramic tiles, minor spaces are created by the use of concrete block walls, and upper walls are treated with acoustic panels of perforated compressed fibrous cement, painted white. The main ceilings are also perforated compressed fibrous cement to provide acoustic attenuation, while other areas have flat drop-in panel ceilings. Handrails and the like are stainless steel tube construction. A large spiral air conditioning duct is a prominent feature in the central curved ceiling space.

There are tiled pools, and beds of indoor planting that makes use of *Dracaena* (*Dracaena Spp.*), Cocos Palms (*Syagrus romanzoffianum*), Weeping Figs (*Ficus benjamina*), Philodendron (*Philodendron scadens*), and Agapanthus (*Agapanthus africanus*). The set of mosaic tiled abstract figures in the foyer were commissioned artworks.

The water slides are located in the north corner and comprise a set of steps, platform and chutes leading back down to the leisure pool.

A number of original features located within the paddle pool area have been replaced with the present fibreglass figures. There have been considerable plant losses and a reduction in the number of locations of planting. Signage is proliferating and becoming visual litter. There are a number of storage units scattered around the pool area, and while these are operationally convenient, they are untidy and impact on presentation.



**Photo 79**

Corridor outside the switch room (N17). Note the different material treatment to the 1993-94 addition with face blockwork to the wall and ceramic tiles to the floor.

Philip Griffiths Architects March 2005



**Photo 80**

View of the leisure pool (N34) where a large spiral air conditioning duct hangs prominently off steel trusses supporting a curved roof of the later 1993-94 addition. Water slides (N28) can be spotted in the middle background. The figures in the leisure pool replace the original ones installed as part of the 1993-94 work.

Philip Griffiths Architects March 2005



**Photo 81**

The 25 m indoor pool (N27). Note indoor plantings such as Dracaena, Cocos Palms, Weeping Figs, Philodendron and Agapanthus. The planting struggles to survive in the harsh environment.

Philip Griffiths Architects March 2005



**Photo 82**

Mosaic tiled abstract totem figures by Paul O'Connor sit in the new entry foyer (N7) lined with ceramic tile flooring.

Philip Griffiths Architects March 2005

## **2.4 SUBSEQUENT ALTERATIONS, BUILDING ACTIVITY OR MODIFICATIONS TO THE SITE**

The original competition and learners' pool was expanded to include a caretaker's residence and kiosk in the same year as the pool's completion, and while there was minor work carried out to the pool, no further major change was made until the wading pool was added in 1965.

Further minor changes took place in the following years, but no major change was undertaken until the 1993-94 work that saw the adaptation of the place to its present form as a leisure centre, with substantial additions and alterations to the interior of the spectator stands. The changes also involved the removal of the caretaker's residence, kiosk and complete remodelling of the learners' and wading pool.

Since that time there has been a replacement of the original pool lining, the replacement of the sculptures in the leisure pool and new handrails installed over the past three years.

## **2.5 APPEARANCE AND CONDITION OF THE PLACE TO DATE.**

The exterior of the building is in reasonable condition, though there is some fretting in the surfaces of the blue glazed tile that clad the columns, broken glass, and damage to window surrounds. Exposed steelwork at the higher levels in the tiered spectator stand is showing signs of corrosion and the metalwork requires attention to stem deterioration. There is corrosion to exposed steel generally in the spectator stands. There is a good deal of water damage in the stand ceilings caused by box gutter failures and a number of areas where structural damage has occurred. Door and window hardware in the 1962 building is in very poor condition. The original toilets that have not been upgraded retain authentic fittings and finishes and these are generally in fair to poor condition. Batten or plat seating in the spectator stand is deteriorating and will need maintenance or replacement in the short term. Floor surfaces in heavy wear areas are showing signs of deterioration and accumulated staining. The plant room areas that were retained from the 1962 building are in very poor condition, and would appear to present a range of occupational health and safety risks. The 1994 building is generally in good condition and the setting is very well maintained.

## 2.6 CONCLUSION

The physical evidence indicates that there are fragments of the early and Inter-War plantings associated with *Beatty Park* remaining in the study area, that a substantial portion of the Perth Aquatic Centre remains in a relatively authentic form, and that the changes made during the upgrade to adapt the place into the *Beatty Park Leisure Centre* are clear and identifiable.

### 3.0 ANALYSIS OF DOCUMENTARY AND PHYSICAL EVIDENCE

#### GENERALLY

The analysis of Documentary, Oral, (See Section 1)<sup>220</sup> and Physical Evidence (see Section 2) covers a brief summary of the Development Sequence of the Fabric, identifies issues that have not been resolved by the research and provides some comparative analysis.

#### 3.1 DEVELOPMENT SEQUENCE OF THE FABRIC AND ITS RELATIONSHIP TO THE SURVIVING FABRIC

The sequence of development of *Beatty Park Leisure Centre* (as best as can be ascertained) is as follows: -

- 1890 Reserve 884 gazetted for purpose of Local Board of Health (temporary); portion of this reserve would be future site of *Beatty Park Leisure Centre*.
- 1890s Reserve 884 used as rubbish dump and sanitary site, a use which was discontinued in late 1890s.
- 1905 Reserve 884 vested in Municipality of North Perth, and gazetted purpose changed to recreation.
- 1906 Reserve 884 classified Class 'A' for Recreational Purposes.
- 1920 Reserve 884 named *Beatty Park* in honour of Vice Admiral Sir David Beatty (later Earl), a World War One hero.
- By 1930s *Beatty Park* had been developed as a park and recreation ground.
- Nov. 1959 *Beatty Park* selected as site for building Aquatic Centre for VII<sup>th</sup> British Empire and Commonwealth Games.
- Dec. 1959 Council agrees to plan for three pool aquatic centre presented by Town Clerk W. A. Mcl. Green.
- 1962 City of Perth Aquatic Centre, *Beatty Park* built by H. A. Doust to plans designed by Green and City Architect, Milton Boyce;

<sup>220</sup>

Oral evidence is located throughout the documentary evidence section and includes information obtained from Robert Hart, landscape architect, Deb Vanallan and Dale Morrissey from the *Beatty Park Leisure Centre*.



- completed venue serves its intended use for aquatic competition at the Games, with touch boards on loan from Longines.
- 1962 Plans for kiosk and caretaker's residence prepared by architects Howlett and Bailey; built by Tioa & Power Pty Ltd.
- 1963 Touch boards supplied and installed in main pool; VIP enclosure constructed in spectators' stand; improvements to lighting; removal of container grown plants and planting of more permanent plantings.
- 1965 Construction of wading pool.
- 1966 Temporary wall built to reduce length of main pool from 55 yards to 50 metres for Junior National Championships.
- 1967 Permanent reduction in length of main pool from 55 yards to 50 metres to conform to international standards.
- 1975 Installation of new timing system.
- 1993-94 Upgrade and redevelopment to designs by Peter Hunt Architect; place renamed *Beatty Park Leisure Centre* reflecting changes.
- 2001-04 At Leisure Centre, replacement of original surface of leisure pool with fibreglass; replacement of animal sculptures with new features; hand rails installed.

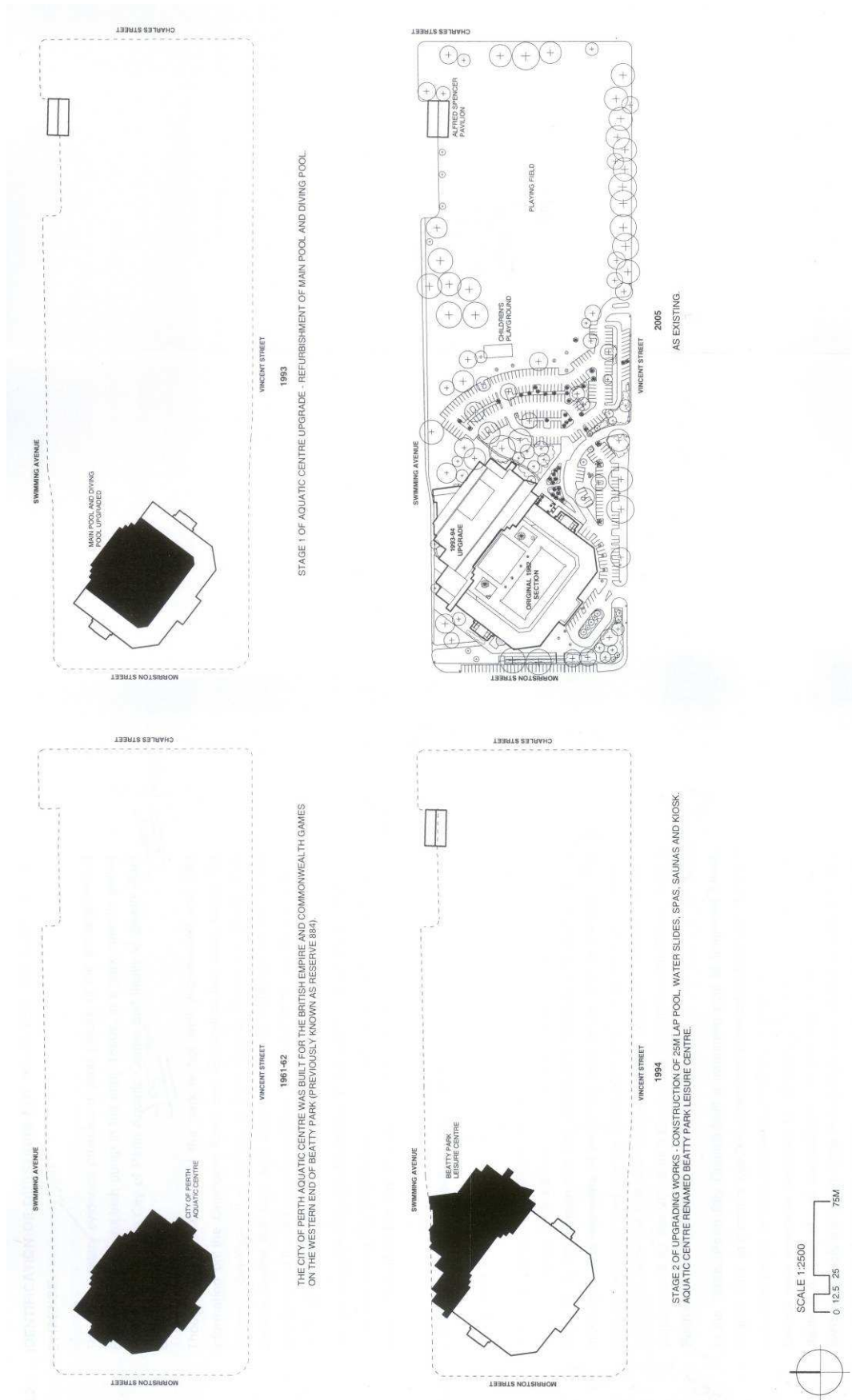


Figure 29 Beatty Park Leisure Centre – Development Sequence of the Fabric - Site Plan.

### 3.2 IDENTIFICATION OF QUESTIONS NOT RESOLVED, AND CONFLICT OF EVIDENCE

The documentary evidence provides a good picture of the development of *Beatty Park* from a rubbish dump in the early 1890s, to a park, then its partial development as the City of Perth Aquatic Centre (1962) and finally to *Beatty Park Leisure Centre* (1994).

Though the development of the park is not well documented and little information on the Cremorne Kiosk and its location has been found, the stages of development of the City of Perth Aquatic Centre and *Beatty Park Leisure Centre* are very well documented and drawings of the former previously not located are now available as a result of the searches instigated for the Conservation Plan.

Further research may reveal additional information about *Beatty Park*, in particular during the period prior to 1962, and about the former Cremorne kiosk. Pursuit of this line of enquiry is not warranted for this Conservation Plan.

### 3.3 COMPARATIVE ANALYSIS OF THE PLACE

No Australian survey of so-called Olympic swimming pools has been undertaken to date, and it is not known how many have been built to FINA standards. Similarly there has been no comprehensive survey of aquatic centres, many of which incorporate an Olympic length swimming pool, which may or may not meet those standards. Such centres have proliferated in the late twentieth and early twenty-first centuries. The most recent is the Ian Thorpe Aquatic Centre, at Darling Harbour, in Sydney, the last public work of renowned Australian architect the late Harry Seidler, which was officially opened on 26 August 2007. Built at a cost of \$40 million, it has a distinctive wave shaped roof, complementing other buildings in the vicinity, and provides an Olympic sized swimming pool, a leisure pool, a program pool, a spa, sauna and steam room, fitness centre, and café.<sup>221</sup>

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<sup>221</sup> [www.cityofsydney.nsw.gov.au/Residents/SwimmingPools/IanTHorpeAquaticCentre.asp](http://www.cityofsydney.nsw.gov.au/Residents/SwimmingPools/IanTHorpeAquaticCentre.asp); and [www.sydneymedia.com.au/html/3348-ian-thorpe.aquatic-centre-opens-with-a-splash.asp](http://www.sydneymedia.com.au/html/3348-ian-thorpe.aquatic-centre-opens-with-a-splash.asp)

## Design and Technology

Olympic Pools in Sydney, Canberra, Melbourne and Brisbane:

In 1935, North Sydney Olympic Pool was built at the harbourside, providing an Olympic length pool measuring 55 yards in length, the standard length for Australian national and British Empire (and later Commonwealth) competitions in this period. The first Olympic swimming pool in Australia, it was the nation's pre-eminent venue for competitive swimming from the mid-1930s, when swimming came to be a dominant Australian sport, until the mid-1950s, when the Olympic Swimming Stadium in Melbourne was completed for the 1956 Olympic Games.<sup>222</sup> North Sydney Olympic Pool was a salt water pool as it was filled with water from the harbour, and it was drained and filled with fresh water for specific occasions such as national competitions.<sup>223</sup> The enclosed complex comprises the aforementioned Olympic pool and a children's pool, with a large grandstand for spectators, men's and women's change rooms and club rooms, designed in the Inter-War Stripped Classical Functional style, with an axial plan, centred on the vestibule and symmetrical pairing of facilities linked to three entrances. It was constructed of multi-coloured textured brick, with stucco decorative details featuring aquatic motifs such as dolphins, sea horses, seashells, and frogs. Notable technological features of North Sydney Olympic Pool at the date of completion included provision of diving boards, swimming lanes 8 ft. wide (9 ft. wide for outside lanes), and water filtration for high standards of hygiene.<sup>224</sup>

In the 1970s-80s, upgrading of facilities at North Sydney Olympic Pool included heating swimming pools (1972); installation of an air supported dome cover (1981) to permit winter use; a somewhat controversial new colour scheme for the pool (1984) and external areas (1985) designed by architect

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<sup>222</sup> North Sydney Olympic Pool, Australian Heritage Places Inventory Place 100410.

<sup>223</sup> Percy Oliver, member of the Australian Olympic swimming team in 1936, later a prominent State and national swimming coach, telephone conversation with Robin Chinnery, August 2007.

<sup>224</sup> North Sydney Olympic Pool, Australian Heritage Places Inventory Place 100410.

Feiko Bouman, who also designed some other improvements, including alterations to windows.<sup>225</sup>

In 1952, architects Kevin Borland, Peter McIntyre, John and Phyllis Murphy, and their engineer, Bill Irwin, won the international competition to design the Olympic Swimming Stadium in Melbourne, which was one of three international design competitions to design stadia for the 1956 Olympic Games. In 1954, construction commenced on the Olympic Swimming Stadium, which was an early example of pre-tensional steel frame construction in Australia, and the complex was completed in 1956. It won acclaim as 'a brilliant and original design, which would be influential in Australia and overseas in the 1950s', and was significant also as 'an early and influential landmark in development of Structuralist architecture in Australia in the post-war period.'<sup>226</sup>

In 1955, the Canberra branch of the Department of Works (Ian Slater, architect) was awarded the Sir John Sulman Medal for meritorious architecture in the recreational and sporting class erected in New South Wales (NSW) and the Australian Capital Territory (ACT) in the previous five years, for its design of Canberra Olympic Pool (1955) in the Post-War International design style, 'influenced by the Festival of Britain.'<sup>227</sup> Style elements demonstrated include horizontal proportions and fenestration to the buildings, flat roofs with projecting skylights, and a diagonal pattern on external walls, the diving tower, balustrades and flagpoles. Canberra Olympic Pool comprises three pools, namely the main pool (55 yards long, later shortened to 50m), the diving pool and diving tower, and a children's pool, all constructed of reinforced concrete with glazed tiles to the pools, and associated buildings and structures, including change rooms, club rooms, filtration plant and workshop, and a caretaker's residence. Its development was associated with the keen interest in competitive swimming in Australia that was generated by the 1956 Olympic Games in Melbourne.<sup>228</sup>

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<sup>225</sup> North Sydney Olympic Pool, Australian Heritage Places Inventory Place 100410.

<sup>226</sup> Victorian Heritage Register H1977.

<sup>227</sup> Canberra Olympic Pool, Australian Heritage Places Inventory Place 17635.

<sup>228</sup> Ibid.

Development of Centenary Pool Complex in Brisbane was also associated with increased public interest in competitive swimming associated with the 1956 Olympic Games. Prominent Queensland architect James Birrell designed the complex in the Post-War International style, which is demonstrated in the emphasis on horizontal lines, steel framed flat roofs, and decorative diamond patterns applied to concrete and curved steel balustrading, typical of 1950s decoration. There are three reinforced concrete pools (swimming, diving, and wading), change rooms, tiered seating for 1200 people, and a steel frame concrete clad restaurant, whose 'organic shape ... shows the influence of other Modernist designers that had used such free curved shapes, particularly evident in the work of Le Corbusier.'<sup>229</sup> The original Japanese style garden was later covered with concrete.<sup>230</sup>

Chandler Aquatic Centre in Brisbane, built for the 1982 Commonwealth Games, comprises four pools under one roof: a 10 lane, 50m competition pool, a diving pool, a 25m pool, and a children's leisure pool with a giant water slide and floating inflatable playground, as well as change rooms, meeting rooms and seminar rooms. There is spectator seating for 4,350 at the competition pool. Later events held there include Goodwill Games (2001), World Masters Games, national championships, and Commonwealth selection trials.<sup>231</sup>

A condition for endorsement of Sydney to host the 2000 Olympics was that an international swimming centre and an athletics tracks were to be built, and consequently Sydney Olympic Park Aquatic Centre was built in the early 1990s, and opened in 1994. Acclaimed by IOC President Juan-Antonio Samaranch as "the best swimming pool I have seen in my life", with timing and scoreboard facilities of a commensurate standard, it was the venue for several legs of swimming and diving World Cups, Pan Pacific Swimming Championships in 1999, and the 2000 Olympic Games.<sup>232</sup> It has facilities for all aquatic sports, and includes a 10 lane, 50m competition pool, with movable bulkheads for a 25m short course, a 50m training pool, a 33m x 25m

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<sup>229</sup> Ibid.

<sup>230</sup> Ibid.

<sup>231</sup> [www.ourbrisbane.com/active](http://www.ourbrisbane.com/active); and [www.sleemancentre.org.au](http://www.sleemancentre.org.au)

<sup>232</sup> Sydney Olympic Aquatic Centre, <http://www.austadiums.com>



utility pool with facilities for water polo, diving and synchronised swimming, and also children's leisure pools, a spa, sauna and steam room, gymnasium, and a cardio theatre. At completion (1994) it provided seating for 4,500 spectators. Its innovative roof design enabled this to be raised for the Olympic Games (2000) by greatly increasing the seating on one side of the competition pool hall to accommodate a total of 17,500, which was subsequently reduced to 10,000.<sup>233</sup>

#### Olympic Pools and Aquatic Centres in Western Australia:

In 1937, Kalgoorlie Municipal Council decided to build an Olympic sized swimming pool to replace the aging 25 yard swimming pool (c. 1910) in Victoria Park, and Councillor G. Bennetts made two visits to the Eastern States for research purposes. Well known architect W. G. Bennett designed the proposed swimming pool, which was to be built in Commonwealth Park. His design, in the Inter-War Functionalist (Art Deco) style, was considered to be 'at the forefront of modernism' in 1938, and reflected the design of earlier swimming pools in the Eastern States (particularly Manuka (1931), in Canberra), but the facade 'is more elaborately decorated with horizontal and vertical features.'<sup>234</sup> It was the second Olympic sized swimming pool built in Australia to the standards laid down by the Amateur Swimming Association of Australia, which was affiliated with the Internationale de Natation Amateur. The swimming pool was 55 yards long and 60 ft. wide, with a water depth of 14 ft. 6 ins. in the diving area, where there was a diving tower with two platforms (dismantled for re-coating in c. 1980, and not yet reconstructed). There was also a shallow wading pool for children.<sup>235</sup>

Kalgoorlie Municipal Olympic Pool (renamed Lord Forrest Olympic Pool in 1947, in commemoration of the centenary of the birth of Lord John Forrest) employed the most up-to-date methods of water purification, filtration, and pool cleaning, and also hygiene procedures for swimming pools, as initiated at North Sydney Olympic Pool. The innovative lighting system included floodlights recessed below the water line in the walls of the pool and

<sup>233</sup> Ibid; and [www.sydneyolympicpark.com.au](http://www.sydneyolympicpark.com.au) Note: Latter states current seating capacity is 7,700.

<sup>234</sup> Assessment Document, Lord Forrest Olympic Pool (RHP 3511), pp. 3-5; and *Kalgoorlie Miner* 22 January 1938.

<sup>235</sup> Ibid, pp. 5-7.

overhead spotlights to illuminate the wading pool. On its completion in December 1938, the *Kalgoorlie Miner* boasted the new swimming pool was unsurpassed "and only in rare cases is equalled, by anything of a similar nature in Australia."<sup>236</sup> A very popular recreation facility, it was also the venue for aquatic carnivals, which included competitive swimming and other activities such as water ballet, water polo and clown diving, and a training facility for swimmers and divers who wished to compete at State and national levels. Annually one of the State Swimming Carnivals was held at Kalgoorlie, but the State championships continued to be held at Crawley Baths in the Swan River. In 1940, two of the five sessions for the Australian swimming championships were held in this State, one at Crawley Baths and the other at Kalgoorlie, at which Western Australian Percy Oliver won the 220 yards event.<sup>237</sup>

Following national and international research, the City of Perth Aquatic Centre portion of *Beatty Park Leisure Centre* was designed by City of Perth Town Clerk W. A. Mcl. Green and City Architect Milton Boyce to incorporate the most up-to-date elements of swimming pool design and technology. The Olympic swimming pool and the diving pool, built to international competition standards, were the first such facilities built in Western Australia specifically for an international competition, namely the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth in 21 November to 1 December 1962.

In the 1960s, Perth City Council built a swimming pool at Somerset Street, Victoria Park, at a cost of £60,000, which was intended for local use. Hence it was considerably smaller in scale than City of Perth Aquatic Centre and it did not have extensive provision for spectators as it was not intended for national or international competitions. In the next two decades, numerous swimming pools were built in the metropolitan area as local facilities, and their design reflected their intended use.

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<sup>236</sup> Ibid, including quotation from *Kalgoorlie Miner* 24 December 1938. Note: The Assessment Document states the length of the pool was 50m. (165 feet). However, at the date of construction, and through into the 1960s, the Imperial measure of 55 yards pertained, which is greater than 50m. (Percy Oliver, conversation with Robin Chinnery, August 2007.)

<sup>237</sup> Percy Oliver *ibid*.

In 1983, Mandurah Aquatic Centre, designed by architect Peter Hunt, with an eight lane, 25m heated swimming pool with spectator seating for 200 people, a 15m x 10m learners' pool, a spa, sauna, gymnasium, kiosk, and associated support facilities, was among the places included in a Regional Projects feature in *The Architect*.<sup>238</sup> Subsequently, he became one of the foremost designers of aquatic centres in Australia.

In the late 1980s, the development of Perth Superdrome (later renamed Challenge Stadium) was the first substantial aquatic centre designed and built in Western Australia to provide facilities to the required international standard since the development of the City of Perth Aquatic Centre. Similarly, its designer, Peter Hunt, carried out research at a national and international level and incorporated the most up-to-date technology available at the period of construction. In 1989, Perth Superdrome was awarded an RIAA Design Award and a MBA Construction Award.<sup>239</sup> With its indoor eight lane 50m pool and diving/synchronised swimming/water polo pool, permanent spectator seating for 2,000 and temporary seating for 2,000, two 50m outdoor pools (one 8 lane and one 10 lane), and an outdoor water polo pool, it is considered 'one of the best aquatic facilities in the southern hemisphere' in 2007.<sup>240</sup> Challenge Stadium is the only aquatic venue in the world to have hosted two FINA World Championships, which is indicative of its international standing.<sup>241</sup>

In the early 1990s, around the period in which Peter Hunt and Ron Edenburg of Peter Hunt Architect were preparing plans for the 1990s upgrade to the City of Perth Aquatic Centre, the architectural practice was also responsible for the design of Gosnells Aquatic Leisure Centre (1992), which won an MBA Construction Award, and was among the finalists for Architectural Design Awards in 1994, when Peter Hunt and Daryl Jackson, Architects in Association, won the Commercial Design Award for their design of the Department of Land Administration Offices at Midland. For the City of Perth Aquatic Centre project, Universal Constructions were awarded a Division 3

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<sup>238</sup> *The Architect* No. 1, 1983, p. 13.

<sup>239</sup> peter hunt architect 'Company Profile ...' op. cit.

<sup>240</sup> [www.2008finamasters.org/index.php](http://www.2008finamasters.org/index.php)

<sup>241</sup> *Ibid.*

Certificate of Merit Award in the Western Australian Excellence in Construction Awards, and Peter Hunt Architect was a contender for the Public Institutional Design Category in 1995 and 1996. In the latter year, his design for the Town of Vincent Administration and Civic Centre received a commendation in the Civic Design Category.<sup>242</sup>

In the 1990-95 period, the integration of competition and leisure facilities at *Beatty Park Leisure Centre* was innovative in Western Australia. Subsequently, Peter Hunt Architect would be responsible for the design of a number of centres that combine competition and leisure facilities, including Tattersalls Aquatic Leisure Centre (1997), Hobart, Tasmania, in association with Blythe Yeung & Associates, of Hobart. Commissioned after an Australia wide architectural competition, this centre 'has been widely commended by visiting international athletes' for its successful integration of competition and leisure facilities within a single indoor facility.<sup>243</sup>

In 1999, Bayswater 'Waves' Aquatic Centre designed by Donovan Payne Architects Pty Ltd was short-listed in the RIAA Architectural Awards in the Public Institutional category.<sup>244</sup> Other aquatic/recreation centres designed by Peter Hunt Architect to combine competitive and leisure facilities include Oasis Recreation Complex (1999) at Kalgoorlie, Manning Aquatic Leisure Centre, Taree, N.S.W., South West Sports Centre (2002) at Bunbury, and Belconnen Indoor Aquatic and Sports Centre (2004), Canberra, A.C.T.<sup>245</sup> A number of the aquatic and recreation facilities designed by Peter Hunt Architect have won MBA Construction Awards, including Hurstville Aquatic Leisure Centre (1996), in New South Wales, which also won a BHP Steel Award; Geographe Leisure Centre (1999) at Busselton; and South West Sports Centre (2002) at Bunbury.<sup>246</sup> In the same period, Peter Hunt Architect was responsible for the designs for refurbishment of a number of existing swimming centres and additional new leisure facilities, including *Beatty Park Leisure Centre*, Terry Tyzack Aquatic Centre (2001), Inglewood, and Narrogin

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<sup>242</sup> peter hunt architect 'Company Profile ...' op. cit.; and *The Architect* Winter 1994, , Winter 1995, and Winter 1996.

<sup>243</sup> Ibid.

<sup>244</sup> *The Architect* Winter 1999.

<sup>245</sup> peter hunt architect 'Company Profile ...' op. cit.

<sup>246</sup> peter hunt architect 'Company Profile ...' op. cit.

Recreation Centre (2002). In 2002, Peter Hunt and Daryl Jackson Architects received the George Temple Poole Award for their design for the Western Australian Police Academy, which also won the Public Institution Award that year.<sup>247</sup>

In 2002, the redevelopment of Melville Aquatic Centre per designs by James Christou + Partners Architects was completed, providing a multifunction aquatic centre catering to the needs of a diverse range of users. It incorporates an Olympic sized swimming pool for the use of competition, fitness and recreation swimmers; an indoor 25m pool for swimming classes, aqua-aerobics and similar activities; a children's leisure pool; and a health suite, encompassing a spa, sauna, a minor gymnasium and an aerobics area. Described in a feature article in *The Architect* as the 'new style of aquatic centre', it was a contender in the RAIA Awards in the Public Institutions Category. In the same year, James Christou + Partners Architects received a commendation for their design for Riverton Leisureplex, which had been commissioned after a short-listing and design competition process. It comprises the existing library, which was of recent construction, pool halls, with the main pool, lap pool, a deep pool, hot exercise pool, and leisure pool, a health and fitness centre, crèche and children's gym, function rooms, administration facilities, amenities and external entertainment courtyards to provide a multifunction centre for the community. Its open plan design, with non-load bearing walls and glazed partitions, provides abundant natural light and good ventilation, and with the use of artesian water to top up the pools met the client's wish for an environmentally responsible centre.<sup>248</sup>

## Use

The City of Perth Aquatic Centre portion of *Beatty Park Leisure Centre* was purpose-built to provide aquatic facilities for the VII<sup>th</sup> British Empire and Commonwealth Games, and to provide thereafter the requisite facilities for competitive swimming, diving and water polo at international, national and State levels, for training in these sports, for teaching swimming and for recreational use. The place continued to fulfil these purposes through into

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<sup>247</sup> *The Architect* Awards Issue, 2002.

<sup>248</sup> *The Architect* Winter 2002 and Awards Issue 2002.

the early 1990s, when it lost its pre-eminent position as the venue for national and international competitions to the newly completed Perth Superdrome (present day Challenge Stadium).

In the 1960s and 1970s, the City of Perth Aquatic Centre was also a popular venue for beauty pageants and musical performances. These uses were curtailed after development of the Perth Entertainment Centre and have not resumed to a similar scale in the late twentieth and early twenty-first century.

Perth Superdrome (1987) provides facilities of an international standard for competitive swimming, diving and water polo, as did the City of Perth Aquatic Centre. Whilst the uses of the latter for non-aquatic activities was incidental and in no small part reflected a paucity of suitable venues in Perth in the 1960s and 1970s, the design and function of the Superdrome incorporated diverse facilities, some multi-functional, for a considerably wider range of uses, both sporting and recreational.

Perth Superdrome's successful application to hold the World Swimming Championships in Perth over that of the City of Perth Aquatic Centre, along with the recognition of a growing demand for aquatic leisure facilities and the need to provide for this alternative clientele, prompted reconsideration of the future direction for the place. The 1990s upgrading of the original aquatic centre and the development of the leisure centre, reflected in the renaming of the place as *Beatty Park Leisure Centre*, achieved the goal of setting the establishment on a sound financial footing, and ushered in a new era in its use, with a major focus on the new leisure facilities together with continued use of the place for training activities and for competitive water sports at a local and metropolitan level rather than at State, national and international levels as in the past, a role which was largely taken over by the Superdrome, i.e. Challenge Stadium. To date (2007), Challenge Stadium has not expanded its facilities to provide leisure facilities of a similar ilk to those found at *Beatty Park Leisure Centre* and other centres which generally incorporate leisure or recreation in their names to reflect this usage.

In the early twenty-first century, in common with aquatic centres throughout much of Australia, *Beatty Park Leisure Centre* continues to provide the aforementioned facilities together with indoor training facilities including



crèche, café/restaurant, gymnasium and/or strength training, spa and sauna, aerobics and so on. Unlike most leisure centres, which simply provide a valuable community service, *Beatty Park Leisure Centre* occupies a special place in the local and regional community and of the State.

### 3.4 CONCLUSION

The analysis in this section indicates that the development of the present collection of built elements that make up *Beatty Park* is reasonably well understood. The comparative analysis indicates that the City of Perth Aquatic Centre is representative of the style of architecture used for sporting venues in the City of Perth in the period from the late 1950s to early 1960s, and that the additions by Peter Hunt Architect were also an expression of their type and time, and part of that practice's evolving leisure centre architecture. It also indicates the considerable role of Peter Hunt's practice in the development of swimming pool and leisure centre architecture in Australia in the later part of the twentieth century and the early twenty-first century.

## 4.0 ASSESSMENT OF SIGNIFICANCE

### 4.1 GENERALLY

The aim of this section of the Conservation Plan is to fully discuss the broad range of issues arising from the documentary and physical evidence, which contribute to or detract from the significance of the place. It is derived from the evidence of the previous sections.

The discussion is set out using the Heritage Council of Western Australia's 'Criteria of Cultural Significance for entry into the Register of Heritage Places (November 1996)' (See Appendix II). The discussion considers the nature of significance in terms of aesthetic, historic, scientific and social values. The degree of significance of the place is discussed in terms of its rarity, representativeness, condition, integrity and authenticity. The discussion deals with the place as a whole and its component parts.

The values in this section are based on those developed for the Heritage Council's assessment for the Register of Heritage Places Permanent Entry for Place No. 3553 dated 27 November 1995 and have been modified to reflect the additional research undertaken for this Conservation Plan and the reduced study area. Also, the values correct some assessments of value made in the previous documentation. The Heritage Council's Entry is included in Appendix V and may be compared with the work below. The differences in the documents are minor.

### 4.2 AESTHETIC VALUE

The City of Perth Aquatic Centre part of *Beatty Park Leisure Centre* is a good example of the Late Twentieth Century International style applied to a major sporting facility. (Criterion 1.1) (See section 2.3)

The 1994 additions to the original Perth Aquatic Centre generally follow *Burra Charter* principles and are a successful use of the Late Twentieth Century Structural style applied to a leisure centre. (Criterion 1.1) (See section 2.3)

The City of Perth Aquatic Centre part of *Beatty Park Leisure Centre* is a landmark structure on a major cross-city route because of its elevated location, substantial size, distinctive styling and setting, and with a foreground of open playing fields,

mature trees, including early plantings, and grouped plantings of *Beatty Park*. It is an interesting eclectic landscape. (Criterion 1.3) (See section 2.1)

#### 4.3 HISTORIC VALUE

*Beatty Park Leisure Centre* illustrates the evolution of a metropolitan reserve from sanitary purposes for the deposit of night soil as part of Reserve 884 to a recreational reserve, in the western portion of which the Centre was developed as the City of Perth Aquatic Centre. The first Olympic size swimming pool, diving pool and spectator gallery built in Western Australia for international competition, the place was remodelled and upgraded in 1993-94, to become a State and Australian awarded leisure centre, renamed *Beatty Park Leisure Centre*. (Criterion 2.1) (See section 1.2)

*Beatty Park*, in which *Beatty Park Leisure Centre* is located, was part of Reserve 884, which was formerly utilised for the deposit of night soil as the City of Perth endeavoured to solve its problems of sanitation in the late nineteenth century, prior to the introduction of deep sewerage in the early twentieth century. (Criterion 2.2) (See section 1.2)

The City of Perth Aquatic Centre portion of *Beatty Park Leisure Centre* was built as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth in November-December 1962, the first such international competition held in Perth, and one of a number of very significant events in Western Australia's Post World War II period. (Criterion 2.2) (See section 1.2)

W. A. Mcl. Green, the redoubtable Town Clerk, City of Perth, and Milton Boyce, City of Perth Architect, designed the City of Perth Aquatic Centre for the VII<sup>th</sup> British Empire and Commonwealth Games, and Lionel Steenbohm, Director of Parks and Gardens, City of Perth, was responsible for the design of the landscaping of the gardens. This trio designed a number of the major Games venues, including Perry Lakes Stadium, and ensured the purpose-built Games venues were a successful part of the Games. Well known Western Australian architectural practice Peter Hunt Architect was responsible for the design of the 1993-94 upgrade. (Criterion 2.3) (See section 1.2)

*Beatty Park* was named after Vice Admiral Beatty, a World War One hero, as was the practice in the post-World War One period. (Criterion 2.3) (See section 1.2)

The City of Perth Aquatic Centre portion of *Beatty Park Leisure Centre* was the first purpose-built aquatic centre in Western Australia designed and built for international competition. (Criterion 2.4) (See section 1.2)

The City of Perth Aquatic Centre portion of *Beatty Park Leisure Centre* is one of three major projects undertaken by the City of Perth for the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth in November-December 1962, the first such international competition held in Perth. (Criterion 2.4) (See section 1.2)

The City of Perth Aquatic Centre was an innovative design for Western Australia at the period of its completion. Similarly, the conversion to *Beatty Park Leisure Centre* was an innovative and model project upon which many subsequent projects were based. (Criterion 2.4) (See section 1.2)

#### 4.4 SOCIAL VALUE

*Beatty Park Leisure Centre* is highly valued by the community of the City of Perth and the wider community of Western Australia for its role in the VII<sup>th</sup> British Empire and Commonwealth Games in 1962, and its subsequent role in aquatic sports at a State and national level. The place is also significant for educational reasons, having played an important role in swimming instruction, including its long continued use for school swimming carnivals. (Criterion 4.1) (See section 1.2)

The public debate and interest in the future of the place in the early 1990s and its continuing popularity through to the present are further evidence of its social value. (Criterion 4.1) (See section 1.2)

*Beatty Park Leisure Centre* contributes to the community's sense of place as a well-recognised landmark in the Town of Vincent. (Criterion 4.2) (See sections 1.2 and 2.1)

#### 4.5 RARITY

City of Perth Aquatic Centre is one of the groups of places built for VII<sup>th</sup> British Empire and Commonwealth Games, some of which have been demolished and removed. (Criterion 5.1) (See section 3.3)

#### 4.6 REPRESENTATIVENESS

The City of Perth Aquatic Centre portion of the *Beatty Park Leisure Centre* is a good example of the Late Twentieth Century International style applied to a major sporting facility one of the major sporting venues built for the VII<sup>th</sup> British Empire and Commonwealth Games, the first such international competition held in Perth. (Criterion 6.2) (See section 1.2 and 3.3)

The remaining mature trees of *Beatty Park* associated with *Beatty Park Leisure Centre*, including London Planes, Hoop Pine Trees, Aleppo Pines, Coral Trees, Moreton Bay and Port Jackson figs, and the like represent early twentieth century attempts to beautify a public park and of the plantings J. G. Braithwaite employed in Perth parks. (Criterion 6.2) (See section sections 1.2 and 2.1)

#### 4.7 CONDITION

The external landscape environment is generally well maintained and the mature trees generally in good condition. The internal landscape environment struggles to survive in a highly chlorinated environment and is generally in poor condition.

The City of Perth Aquatic Centre portion of the *Beatty Park Leisure Centre* is well maintained at the ground floor level internally and in the pool areas. The exterior of the street frontages is in reasonable condition and the spectator stand seating (plats) and concourses at the upper levels are in fair to poor condition. The 1994 section of the *Beatty Park Leisure Centre* is well maintained and in good condition, although some of the fabric is showing signs of heavy usage. Overall *Beatty Park Leisure Centre* is in fair to good condition. The 1962 plant room areas are in very poor condition.

Overall the place fairly reflects its heritage value as both the Perth Aquatic Centre and is more recent role as *Beatty Park Leisure Centre*. (See sections 2.1 and 2.3)

#### 4.8 INTEGRITY

Though the original City of Perth Aquatic Centre is no longer the State's premier competition pool, its intent remains undiminished. The current uses

are compatible. Overall *Beatty Park Leisure Centre* retains a high degree of integrity. (See section 1.2 and 2.2)

#### 4.9 AUTHENTICITY

The *Beatty Park Leisure Centre's* landscape context has been modified on numerous occasions, but retains some of its early plantings. The caretaker's house, kiosk, part of the wading pool, and some other outbuildings of the City of Perth Aquatic Centre have been removed, while other buildings have been modified to suit the 1994 scheme. The change rooms and main entrance have also been altered. Notwithstanding these changes, the underlying fabric of the altered sections, the two remaining pools, and the upper levels of the spectator stands retain a high degree of authenticity. Overall *Beatty Park Leisure Centre* retains a moderate to high degree of authenticity. (See sections 1.2 and 2.1-2.3)

#### 4.10 CONCLUSION

The discussion and assessment of the evidence draws conclusions about the significance of the place and allows a concise Statement of Significance to be formulated. It is this statement that provides the foundation for the Conservation Policy for the place.



## 5.0 STATEMENT OF SIGNIFICANCE

### 5.1 GENERALLY

This Statement of Significance is based on the evidence gathered and discussed in previous Sections 1 to 4 of this report. The Statement of Significance is the principal reference for the development of the Conservation Policy. The Statement of Significance is divided into two sections, primary significance and secondary significance. Each of these sections deals with significance of the place in a descending order of importance, in terms of cultural heritage value.

### 5.2 STATEMENT OF SIGNIFICANCE

*Beatty Park Aquatic Centre*, a swimming pool complex constructed in brick, concrete, and curtain wall, with a fibrous cement roof structure in the Late Twentieth Century International style and aquatic leisure centre complex constructed in steel and blockwork, with metal roofs in the Late Twentieth Century Structuralist style, in a park-like recreation ground setting, has cultural heritage significance for the following reasons:

#### **Primary Significance**

The City of Perth Aquatic Centre was built as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games, and was the first purpose built aquatic centre in Western Australia designed and built for international competition and one of three major projects undertaken by the City of Perth for the games, the first such international competition held in Perth and one of a number of very significant events in Western Australia's Post World War II period;

The City of Perth Aquatic Centre part of the *Beatty Park Leisure Centre* is a good example of the Late Twentieth Century International style applied to a major sporting facility;

The place was designed W. A. Mcl. Green, the redoubtable Town Clerk, City of Perth, Milton Boyce, City of Perth Architect, and Lionel H. Steenbohm, Director of Parks and Gardens, who were responsible for the design of a number of the British Empire and Commonwealth Games facilities that played an important role in the success of the games;

*Beatty Park* was important as part one of a number of reserves, parks and gardens developed by the City of Perth between 1896 and 1936, parts of which were retained in the development of the City of Perth Aquatic Centre and the *Beatty Park Leisure Centre*; and,

The place is highly valued by the community as one of the older recreational reserves in the metropolitan area, as a significant reminder of the VII<sup>th</sup> British Empire and Commonwealth Games, as a swimming centre for the public and schools, and as a well recognised landmark in the Town of Vincent.

### **Secondary Significance**

The 1994 additions to the original Perth Aquatic Centre generally follow *Burra Charter* principles and are a successful use of the Late Twentieth Century Structural style applied to a leisure centre.

The development of *Beatty Park Leisure Centre* was an innovative model for subsequent centres.

## **5.3 CONCLUSION**

*Beatty Park Leisure Centre* is a place of considerable cultural heritage significance and an important part of the cultural heritage of the Town of Vincent and Western Australia. An understanding of the component parts that contribute to the significance of the place follows.

## 6.0 GRADED ZONES AND ELEMENTS OF SIGNIFICANCE

### 6.1 GENERALLY

The object of this section is to identify significant zones, relationships, spaces and elements. The elements are considered within their historical and physical context and in relation to the significance of the place as a whole. The grading of significance is considered in terms of a five-tier grading system, as noted below.

The Inspection Schedules relating to the significant fabric should be read in conjunction with this chapter, because they provide an element-by-element analysis in each room and of the exterior of the place. The accompanying figures in this chapter are designed to assist in understanding the levels of significance.

To assist with the development of a Conservation Policy, the zones and elements of *Beatty Park Leisure Centre* have been graded into levels of significance using the terms and definitions listed below: -

#### **EXCEPTIONAL SIGNIFICANCE**

Items of exceptional significance would warrant inclusion on any register of heritage places; conservation is essential. This ranking is within a national context.

#### **CONSIDERABLE SIGNIFICANCE**

Items of considerable significance would warrant inclusion on any register of places of significance; conservation highly recommended. This ranking is within a state context.

#### **SOME SIGNIFICANCE**

Items of some significance are at the threshold for entry onto the Heritage Council's (WA) Register of Heritage Places, The Australian Heritage Commission's Register of the National Estate, or the National Trust of Australia (WA) Classified List. These areas are extremely important in terms of the place and should be conserved, if the place is to retain its meaning and significance; conservation is recommended.

## LITTLE SIGNIFICANCE

Items of little significance can include additions and alterations made to accommodate changing requirements. They tend to be expedient and ephemeral. Their impact upon the place ranges from neutral to moderately intrusive. Where necessary, they can be altered for adaptive, or other Conservation Works; conservation is not essential. This ranking, generally, means that the zones or elements neither contributes to, nor detracts from, the significance of the place.

## INTRUSIVE

Intrusive items include those, which, in their present form, have an adverse affect upon the significance of the place. These elements should be removed when the opportunity arises, or when the element is no longer required, unless their removal is identified as an urgent matter. Zones or elements in this classification generally detract from the significance of the place.

The purpose of establishing Zones of Significance is to relate appropriate Conservation Policies to them.

## 6.2 ZONES OF SIGNIFICANCE

The following is a summary of Zones of Significance.

### Zones of Exceptional Significance

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### Zones of Considerable Significance

*Beatty Park* setting as a whole.

City of Perth Aquatic Centre.

Remaining portion of set down area around City of Perth Aquatic Centre entrance, and garden areas alongside Morrision Street.

### Zones of Some Significance

Elements added to the place to form *Beatty Park Leisure Centre* 1993.

Remaining portion of set down area around City of Perth Aquatic Centre entrance, and garden areas alongside Morriston Street.

**Zones of Little Significance**

Additional car parking constructed for *Beatty Park Leisure Centre*.

**Intrusive Zones**

Service area associated with plant room.

**Archaeological Zones of Significance**

No archaeological zones identified.

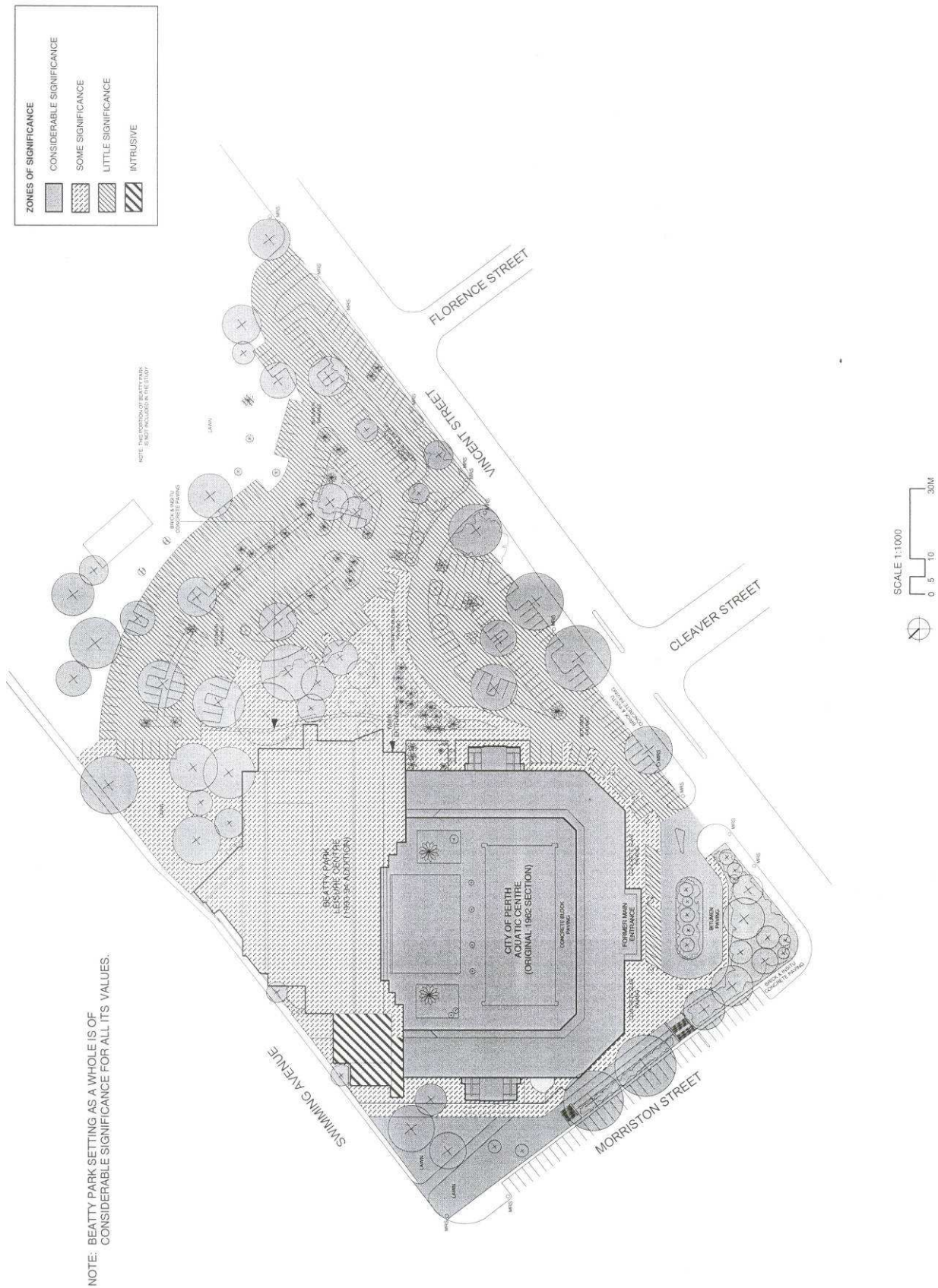


Figure 30 Beatty Park Leisure Centre – Site Plan (Zones of Significance).



### 6.3 ELEMENTS OF SIGNIFICANCE

The following is a summary of the significance of elements within the place. For a detailed breakdown of these elements refer to the INSPECTION SCHEDULES: APPENDIX I and to the Section 2 PHYSICAL EVIDENCE and accompanying plans.

#### Exceptional Significance

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#### Considerable Significance

Plantings from the pre-World War I period relating to the early development of *Beatty Park* including Moreton Bay (*Ficus macrophylla*) and Port Jackson Figs (*Ficus rubiginosa*), Hoop Pine (*Araucaria cunninghamii*), Aleppo Pine Trees (*Pinus halepensis*) and Cape Lilacs or White Cedar (*Melia azedarach*).

Plantings from the Inter-War period relating to the ongoing care and development of *Beatty Park* including Coral Trees (*Erythrina sykesii*), Canary Island Palms (*Phoenix canariensis*), some of the London Planes (*Platanus x acerifolia*), and Queensland Box Trees (*Lophostemon confertus*).

Hard landscape and plantings relating to the development of the *City of Perth Aquatic Centre* including Casuarina (*Allocasuarina fraseriana*), Aleppo Pines (*Pinus halepensis*), London Planes (*Platanus x acerifolia*), then shrubs including Lantana (*Lantana*), Strelizia (*Strelitzia regina*), Grevillea (*Grevillea spp.*), Cypresses (*Cupressus spp.*), Bottle Brush (*Callistemon spp.*), Yucca (*Yucca spp.*), Geraldton Wax (*Chamelaucium uncinatum*), Agapanthus (*Agapanthus africanus*), Oleander (*Nerium oleander*), Sword Fern (*Nephrolepis exaltata*), Coprosma (*Coprosma repens*), Pandanas (*Pandanus spp.*), and Cannas (*Canna flaccida*), together with hard landscaping including bookleaf and random coursed limestone walls, concrete paving slab paths, concrete kerbs, and the decorative use of large granite boulders in the garden beds around the main pool entrance area.

The original external fabric of the City of Perth Aquatic Centre, its plan form spectator stands and pools. The basic material of which the stand is made including brickwork and concrete structural elements, steel, curtain walling,

roof form, staircases, terrazzo floors and the like.

### **Some Significance**

The landscaping immediately around the *Beatty Park Leisure Centre* development.

The fabric associated with the *Beatty Park Leisure Centre* 1993.

### **Little Significance**

The car park layout associated with *Beatty Park Leisure Centre*.

The modifications to the original driveway entrance and set down in the south-west corner of the site.

Adaptations made to the City of Perth Aquatic Centre from 1994 onwards.

### **Intrusive**

The partitioning work in the original front entrance foyer.

## **6.4 CONCLUSION**

The Inspection Schedules and above summary clearly delineate the extent of significant fabric and give a good basic guide as to what is important and should be conserved.

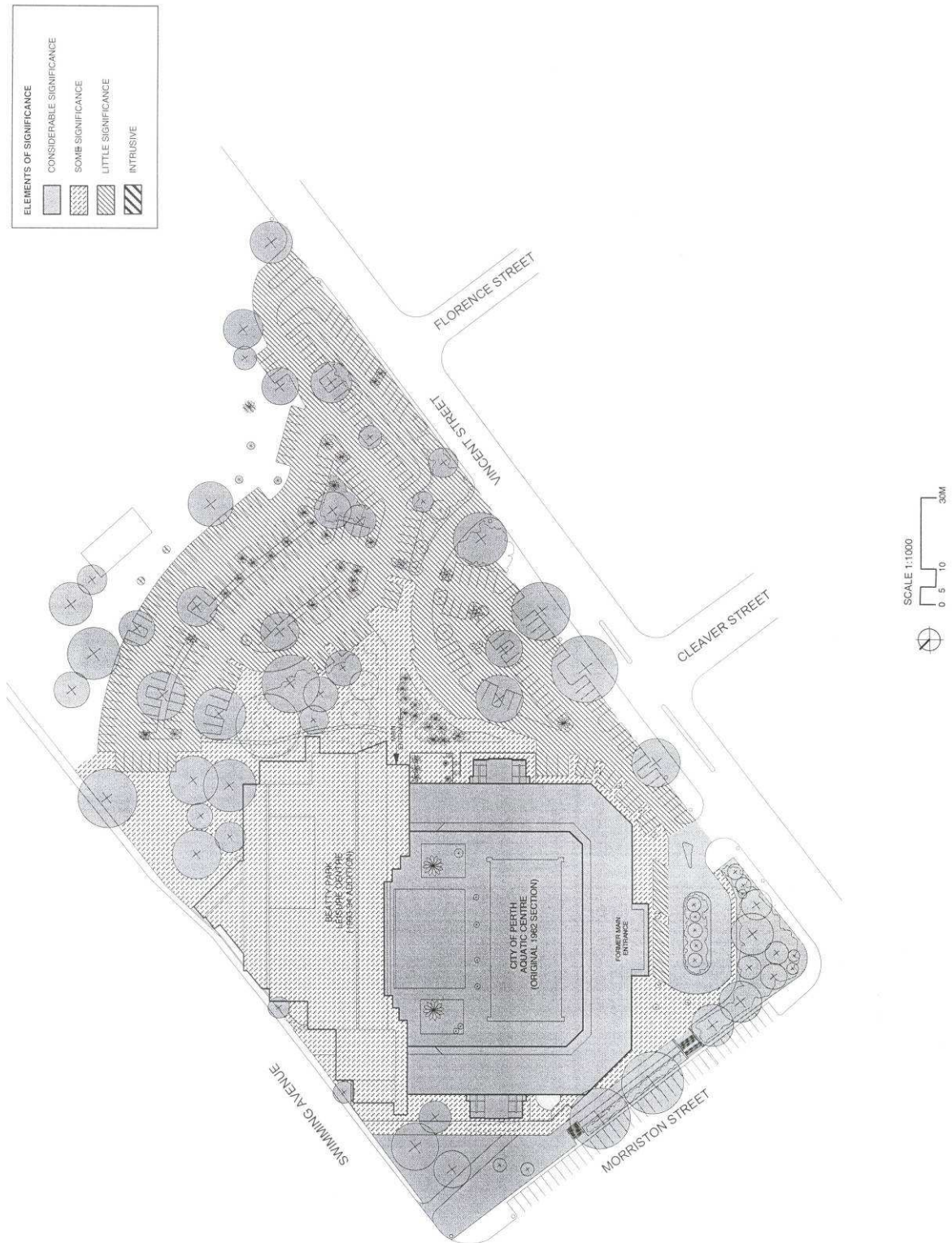


Figure 31 Beatty Park Leisure Centre – Site Plan (Elements of Significance).

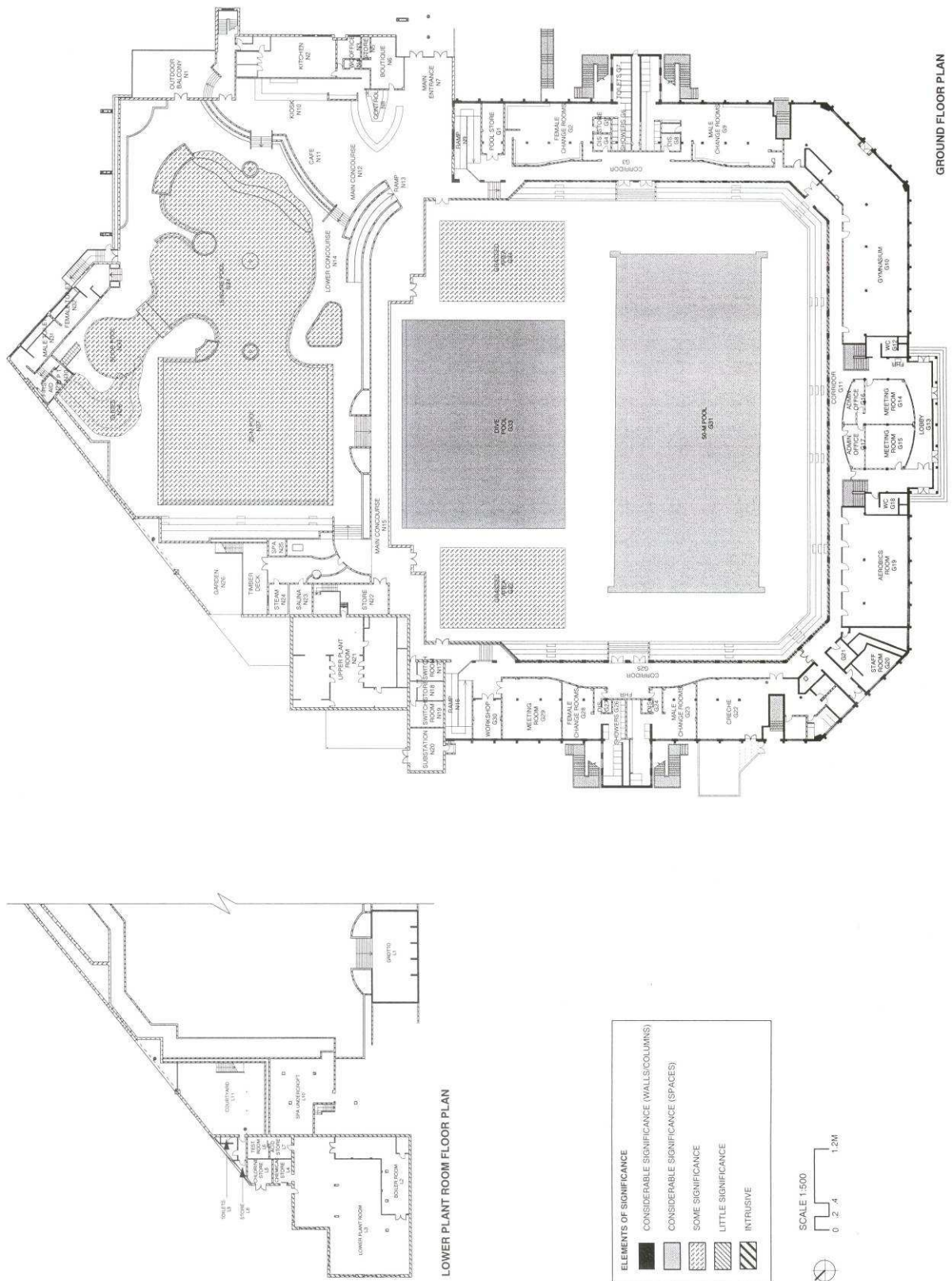


Figure 32 Betty Park Leisure Centre – Ground Floor Plan (Elements of Significance).

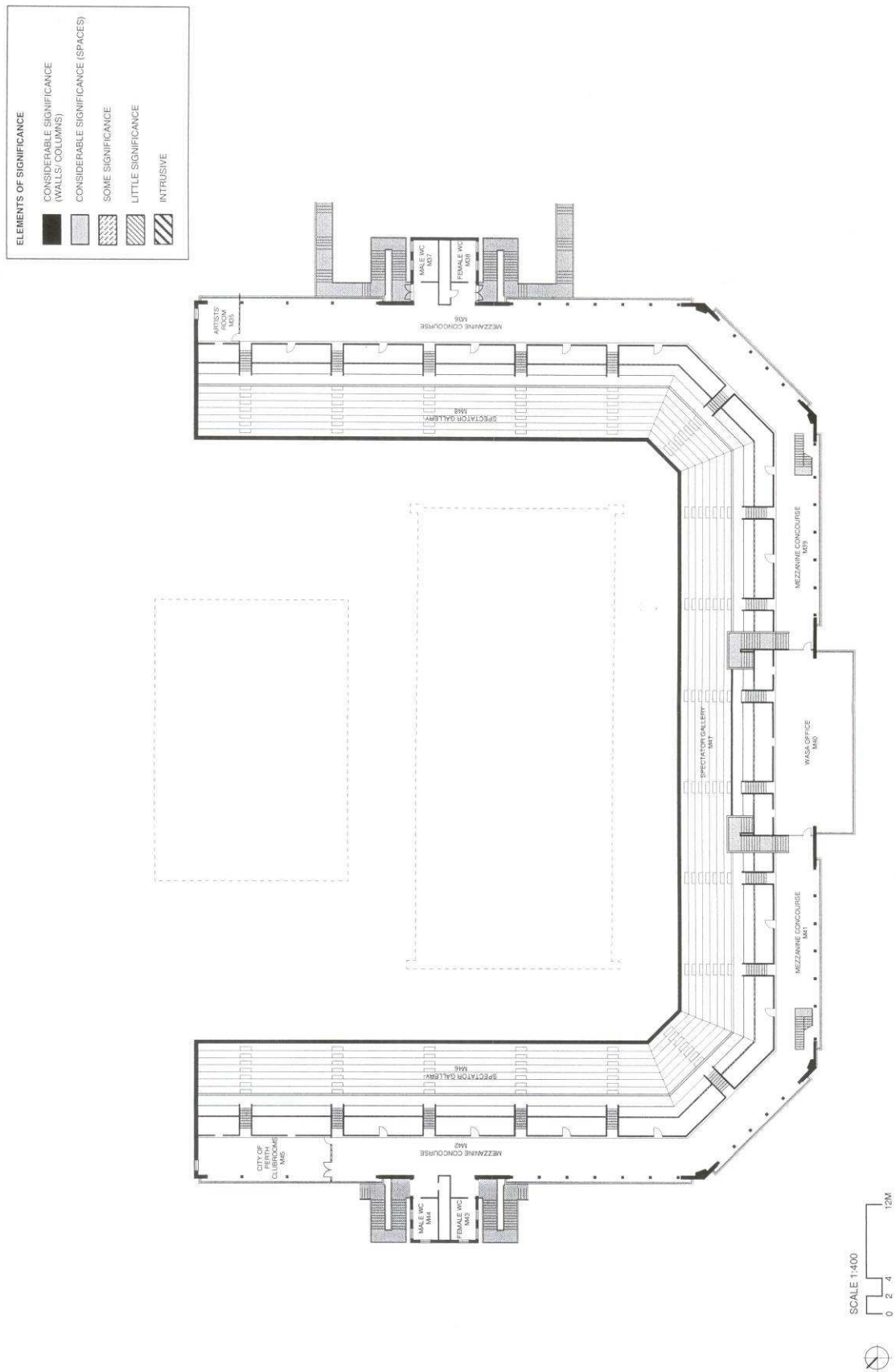


Figure 33 Betty Park Leisure Centre – Mezzanine Floor Plan (Elements of Significance).



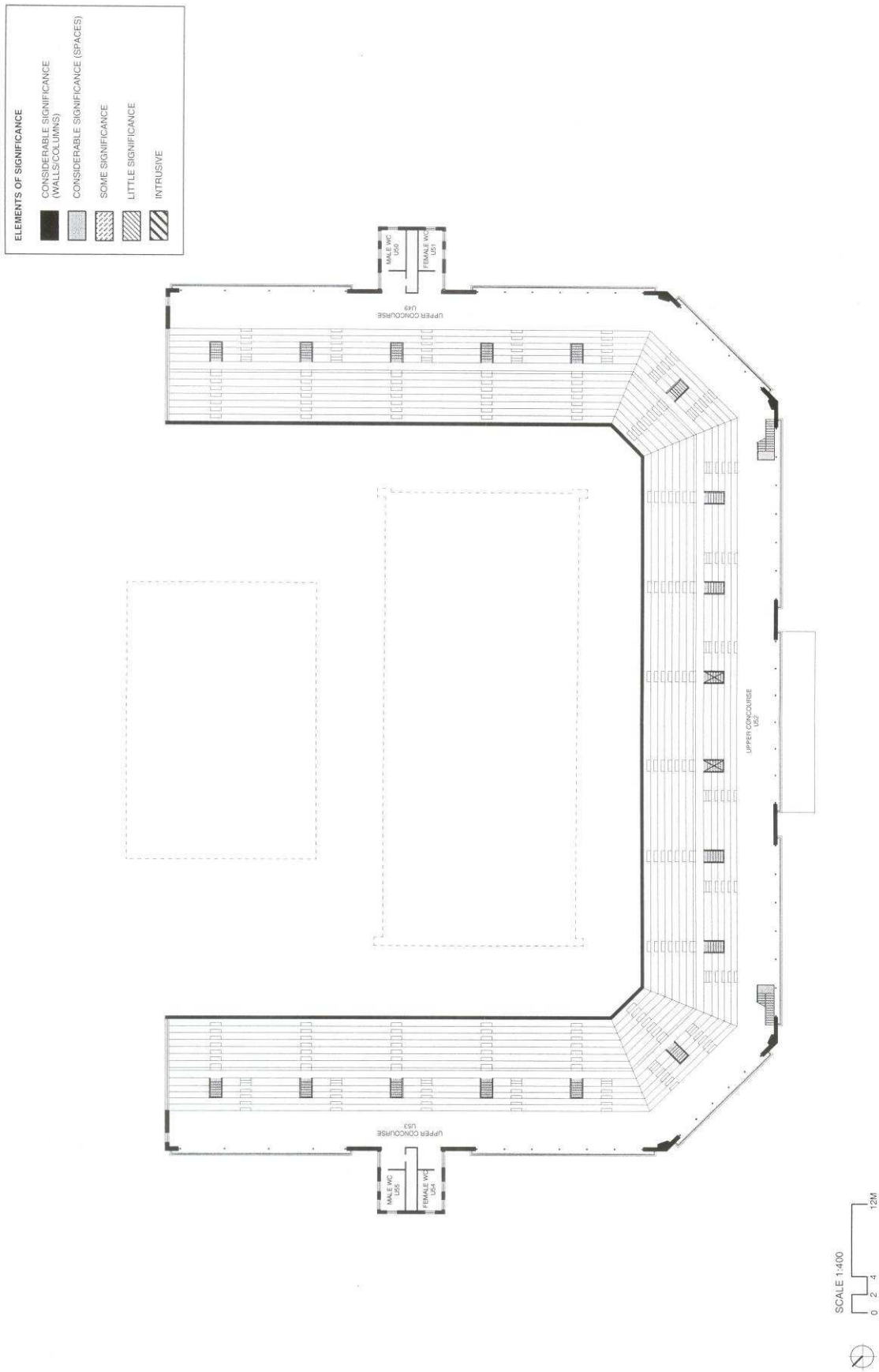


Figure 34 *Beatty Park Leisure Centre – Upper Floor Plan (Elements of Significance).*



## 7.0 CONSERVATION POLICY

### 7.1 INTRODUCTION

Based on the Statement of Significance and the identification of Zones and Elements of Significance, the Conservation Policy section seeks to define the extent to which it is necessary to retain, reveal and conserve the remaining fabric, in order to maintain the identified cultural heritage values. It also discusses a range of issues that may impact on conservation. It is recognised that one of the best ways to sustain many of the heritage values identified is to ensure that the place continues to operate efficiently and economically and can continue to adapt from time to time. Conservation is quite simply one important factor to be considered in the ongoing management of the place.

Overarching the future of *Beatty Park Leisure Centre* is the Town of Vincent's key objectives for the place, adopted at its meeting of 11 December 2006. The objectives captured economic, environmental and social elements, with heritage identified as one of the key environmental objectives.

#### 7.1.1 MAJOR ISSUES IN THE POLICIES

The recommended policies in this section derive from the cultural heritage significance of the place and its physical condition. The policies consider how to retain and reveal the significance of the place and to identify feasible and compatible uses for parts of the place. The section discusses statutory requirements and any other issues that may impact upon the conservation of the heritage values of the place. It also deals with the matter of development, so that the place can be further developed, if required.

It should be borne in mind that the management of the place involves more than the conservation of its fabric and this Conservation Plan will take its place alongside other management tools for the place. Decisions about the future of the place should take into account the recommendations of this report, but must balance a whole range of issues including community standards, maintaining viability, occupational health and safety, universal access, and cost control.

*Beatty Park Leisure Centre* was included in the Register of Heritage Places as part of *Beatty Park and Beatty Park Leisure Centre* on an interim basis in 23 January 2004, then on a permanent basis in 17 December 2004. The major controls over development of the place reside with the Town Planning Scheme of the Town of Vincent. However, the Town must seek the advice of the Heritage Council, in matters relating to its development. The Town must not issue approval if it is in conflict with the Heritage Council's advice.

An efficient way of managing maintenance and development is to prepare and sign a memorandum of understanding that predetermines matters that may be implemented without referral to HCWA and those that should be referred.

*Beatty Park Leisure Centre*, is an integral part of the cultural heritage of Perth and of North Perth in particular, is a landmark and a valuable heritage resource. Major conservation issues include:

How the significant features, fabric, setting and spaces of *Beatty Park Leisure Centre*, can be revealed and conserved.

Its ongoing and future use and how to manage change when required.

How, and when, intrusive elements can be removed as the opportunities arise, so that the significant zones and elements of the place may be better revealed.

How to ensure that its landmark value is conserved.

How further development might take place on the site, if required.

## 7.1.2 KEY POLICY STATEMENTS

The City of Perth Aquatic Centre or the original 1962 section of *Beatty Park Leisure Centre* contains the most important heritage values and should be conserved with a minimum degree of change to its significant zones and fabric. The 1993-94 additions are also significant but may be adapted to meet with contemporary requirements, subject to change being compatible with the significant elements of the building. Clearly the working areas are in a very poor state and are the result of compromise to contain development

costs. These areas are extremely important to the function of the place, but are of low cultural heritage significance and may be upgraded or redeveloped to meet current standards as required.

*Beatty Park Leisure Centre's* significant zones, spaces, and fabric, should be carefully conserved, revealed and adapted, in a manner that protects its significant heritage values. Areas of the site, buildings and parts of buildings, that are of little significance, offer opportunities for change in order to accommodate new requirements, or to accommodate a future change of use. These types of change should be managed to ensure that the essential qualities, that give the place its distinctive character, remain paramount.

There are parts of the City of Perth Aquatic Centre that require conservation and upgrading to meet current standards. Such work should be sensitive to heritage issues and can generally be resolved in a sympathetic manner, without compromising heritage values.

Similarly, the remaining setting should be protected in a way that allows the place to be revealed and interpreted in a suitable manner, with the eclectic landscape qualities being retained. New construction should be confined to the north-west of the site in general.

For the major planning issues, building adaptation and conservation, the use of professional advice is important. Advice should be sought from recognised conservation professionals, with skills relevant to the task under consideration.

The underlying fabric varies in condition, but is generally fair to good. The conservation recommendations in this report are modest measures that will assist in conserving and enhancing the place. Though the tasks themselves are modest, the extent of some of the work is large so that the costs are not inconsiderable.

The ongoing use of *Beatty Park Leisure Centre* as a sporting and recreational facility is the best way in which to sustain its values, though other additional uses may also be acceptable to underpin its ongoing operation and to sustain its values. This is one of the most important matters to be considered in relation to underpinning heritage value.

1. *The assessed significance of Beatty Park Leisure Centre and the Conservation Policy for the protection of its significance should be accepted by the owners of the place, together with relevant authorities, as one of the key bases for decisions about the management, maintenance, conservation, development and future use of the site, buildings and setting.*
2. *The conservation of significant zones and elements at the place should be carried out in accordance with the principles of the Burra Charter. These principles are fundamental to the Conservation Policy.*
3. *All future decisions relating to use, or any other matters likely to affect the heritage value of Beatty Park Leisure Centre, should be made with reference to this Conservation Plan.*
4. *The Conservation Plan should be reviewed every five years to take into account the effects of the passage of time, conservation and adaptation works, the applicability of the Conservation Policies and to assess the manner in which they have been implemented.*

## 7.2 POLICES ARISING FROM THE CULTURAL SIGNIFICANCE OF THE PLACE

### 7.2.1 PROCEDURAL CONSTRAINTS ARISING FROM THE BURRA CHARTER

All places of cultural significance should be conserved in accordance with the principles outlined in the *Burra Charter*. Generally, the Conservation Policy for *Beatty Park Leisure Centre* recommends the retention and conservation of the significant buildings, space, and setting.

Where original fabric has deteriorated beyond viable repair, reconstruction should be considered using replacement material that matches the original material as closely as possible. In some cases, simple stabilisation is the first task, to ensure that there will be something to conserve in the future. However, since its authentic fabric represents the greatest value of the place, conservation is the highest priority and replacement should only be carried out when other means of conserving original fabric have been investigated and proved inadequate. Conserving the existing fabric does not require that it appear as new when conservation is complete. The patina of age that

results from minimum interference with the original fabric, but involves well-managed maintenance, is also important.

Adaptation of the place may be carried out in areas where original fabric has been removed or altered, or where those parts are of little significance or are intrusive. New work should be distinguishable from the original fabric, but respect the style, form and scale of the original, without copying the original detail. Structural change should take into account advice from a structural engineer, preferably with heritage experience, where such change is significant.

Clearly, the water bodies are a key focus of significance and it is envisaged that their periodic upgrading will be required both to maintain standards and to meet competitive swimming requirements. Since competitive swimming was the main purpose for constructing the place in the first instance, adaptation to retain this role will generally be acceptable. For example given the generous amount of space around the pools, widening the competition pool to ten lanes would be an acceptable change, as would increasing the depth of the pool to meet with international standards.

The Conservation Policy recommends that any future change of use for the building's elements should be evaluated in terms of its ability to conserve the heritage values of the place. The assessment should include the ability of any future change: to sustain the viability of the place without damaging its level of authenticity; to retain the balance between the buildings and the significant aspects of its setting; and, to retain the significant parts of the original and 1994 buildings.

All parts of the *Burra Charter* are important, but the following describes particular conservation principles, which need to be understood, in regard to the procedural constraints and requirements arising from the Statement of Significance.

5. Article 2: Conservation and Management

*Places of cultural significance should be conserved.*

*The aim of conservation is to retain the cultural significance of a place.*

*Conservation is an integral part of good management of places of cultural significance.*

*Places of cultural significance should be safeguarded and not be put at risk, or left in a vulnerable state.*

6. Article 5: Values

*Conservation of a place should identify, and take into consideration, all aspects of cultural and natural heritage without unwarranted emphasis on any value at the expense of others.*

*Relative degrees of cultural significance may lead to different conservation actions at a place.*

7. Article 8: Setting

*Conservation requires the retention of an appropriate setting, together with other relationships, that contribute to the cultural significance of the place.*

*New construction, demolition, intrusions, or other changes that would adversely affect the setting or relationships, are not appropriate.*

8. Article 13: Restoration

*Restoration is appropriate, only if there is sufficient evidence of an earlier state of the fabric.*

9. Article 21: Adaptation

*Adaptation is acceptable, only where the adaptation has minimal impact on the cultural significance of the place.*

*Adaptation should involve minimal change to significant fabric, achieved only after considering alternatives.*



***10. Article 30: Direction, supervision and implementation***

*Competent direction and supervision should be maintained at all stages and people with appropriate skills should implement any changes.*

***11. Article 32: Records***

*The records, associated with conservation of a place, should be placed in a permanent archive and made publicly available, subject to requirements of security and privacy, where this is culturally appropriate.*

It should be noted that a file on the place is kept in the Local Studies Collection in the library. Further files are kept on approvals and with HCWA.

**7.2.2 GENERAL ACTIONS ARISING OUT OF THE STATEMENT OF SIGNIFICANCE**

The following are general actions arising from the Statement of Significance and are directly related to the statement.

- 12. The City of Perth Aquatic Centre was built as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games, and was the first purpose built aquatic centre in Western Australia designed and built for international competition and one of three major projects undertaken by the City of Perth for the games, the first such international competition held in Perth and one of a number of very significant events in Western Australia's Post World War II period. Its conservation and interpretation should reflect its integral role in West Australian's sporting history and its significant part in the States Post World War II development.***
- 13. The City of Perth Aquatic Centre part of the Beatty Park Leisure Centre is a good example of the Late Twentieth Century International style applied to a major sporting facility. The conservation of the main components of the original 1962 building is the minimum requirement to conserve these aspects of significance.***
- 14. The place was designed W. A. Mcl. Green, the redoubtable Town Clerk, City of Perth, Milton Boyce, City of Perth Architect, and Lionel H.***

*Steenbohm, Director of Parks and Gardens, who were responsible for the design of a number of the British Empire and Commonwealth Games facilities that played an important role in the success of the games. Some of these facilities have been demolished. The role of these figures in the success of the staging of VII<sup>th</sup> British Empire and Commonwealth Games should be acknowledged in some substantial interpretation of the games at Beatty Park Leisure Centre.*

15. *Beatty Park was important as part one of a number of reserves, parks and gardens developed by the City of Perth between 1896 and 1936, parts of which were retained in the development of the City of Perth Aquatic Centre and Beatty Park Leisure Centre. Acknowledgement of its role and development should be included in the interpretation of the place.*
16. *The place is highly valued by the community as one of the older recreational reserves in the metropolitan area, as a significant reminder of the VII<sup>th</sup> British Empire and Commonwealth Games, as a swimming centre for the public and schools, and as a well recognised landmark in the Town of Vincent. Its conservation and interpretation will sustain the connections with its historic associations. Maintenance of vistas to the place will ensure that the landmark values are retained and enhanced.*
17. *The place is highly valued by the community as one of the older recreational reserves in the metropolitan area, as a significant reminder of the VII<sup>th</sup> British Empire and Commonwealth Games, as a swimming centre for the public and schools, and as a well recognised landmark in the Town of Vincent. Maintenance of the amenity, use, and setting will ensure that these important values are sustained.*
18. *The development of Beatty Park Leisure Centre was innovative and a model for subsequent centres, is a successful use of the Late Twentieth Century Structural style applied to a leisure centre, and generally follows Burra Charter principles. Future management and adaptation of the 1994 additions should be cognisant of these values.*

### 7.2.3 OPPORTUNITIES ARISING FROM THE STATEMENT OF SIGNIFICANCE

The following set of policies is designed to offer assistance to the Town of

Vincent and the *Beatty Park Leisure Centre* managers in planning future maintenance, conservation, and construction.

**19. *The opportunity for reconstruction of missing elements should be realised: -***

- *where reconstruction is possible;*
- *where clear evidence exists to enable reconstruction to be accurately undertaken;*
- *where the circumstances suggest that reconstruction is a viable and appropriate action; and,*
- *provided there are relevant skills and materials available to implement such proposals.*

In the case of *Beatty Park Leisure Centre* such opportunities are limited as the place continues to evolve to meet changing requirements and to meet the challenge of providing a high level of service to meet community expectations. Clearly any discussion on reconstruction applies in this instance to the City of Perth Aquatic Centre. The relevance of large scale reconstruction is likely to be quite limited and since ongoing sustained use is an objective of management and conservation, this is an acceptable outcome.

However, through a long period of wear and tear and minor vandalism, a number of details have been badly damaged or lost that could be reconstructed both for heritage conservation purposes and to improve the appearance of the place. Such items include the repair of the external curtain wall and replacement of the missing and damaged hardware, together with the conservation and repair of terrazzo features.

Further, if the opportunity arose, re-revealing the original entrance and removing the administration would be a good conservation outcome. Alternatively, using the space for another use that allows it to be appreciated as a large volume would also be a very good outcome.

Opportunities for reconstruction are noted in the inspection schedules and some are noted on the conservation works drawings.

Reinstatement is a good strategy for conserving significance. Reinstatement can simply involve the removal of a subsequent layer to reveal a more important underlying layer of fabric, as in the instance of, say, paint layers, also the re-opening of the stairs that were blocked in for the Western Australian Swimming Association's offices.

Another piece of reconstruction that might be considered is the removal of paint from the face brickwork, though this is not a matter of any urgency and would need to be trialled before implementation.

Other opportunities for interpreting, or reinstating missing elements, may become apparent during investigative works carried out as a part of Conservation Works, or as further Documentary Evidence is discovered. Examples of this include; paint treatments, dado treatments and the like.

***20. The opportunity for the removal of intrusive elements should be realised, where possible, to reveal significant fabric.***

There are opportunities to achieve these objectives, although in many cases, the ability to carry them out will be limited by the present use, the need for the retention of the elements concerned, and the practicality of removing them. However, as the further development of the place is likely to involve another round of change, the opportunity to remove intrusive fabric can be reconsidered.

Removal of any intrusive fabric should be considered at the appropriate time.

***21. The opportunity to investigate and reinstate previous decorative finishes should be realised, where possible.***

For example, the opportunity to research early exterior and interior paint colours, by means of paint scrapes or microscopic study, should be realised. The execution of colour scrapes may be interpreted by returning the rooms to their original colours, or by means of interpretative panels, which expose 'paint ladders'<sup>249</sup> but allows the rest of the room to be decorated to suit its current use. Either strategy may be appropriate, according to circumstance. Similarly, the paint colours of external joinery and metalwork should be investigated for possible reinstatement. The layers of decorative material are

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<sup>249</sup>

A 'paint ladder' is a progressive series of paint scrapes that reveal the sequence of paint colours used at a particular location

likely to be considerable in some locations and the retention of evidence of this cumulative change is also an important part of conservation.

*Beatty Park Leisure Centre* retains its original colours. City of Perth Aquatic Centre has been repainted and surfaces that were not originally painted have been painted. The impact of painting has been to lighten up spaces but has also obscured original intent. Repainting previously painted surfaces in their original colours would recapture some of the original design intent.

## 7.2.4 POLICIES ARISING FROM THE GRADED ZONES OF SIGNIFICANCE

(Refer to Sections 6.2 and 6.3)

### Zones of Considerable Significance

**22.** *The significant fabric of spaces or elements of considerable significance should be preserved, restored or reconstructed, as appropriate.*

Reconstruction is desirable, providing sufficient detailed information is available. Adaptation is acceptable, to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric, or spaces, that are of exceptional or considerable significance. No significant fabric should be removed, or action taken, to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered, if it is in keeping with the overall aims of the Conservation Policy and has a minimal impact on the significant fabric. Alterations to the fabric should be documented.

There should be no works in open spaces that will adversely affect the setting of the place or obscure important views to, and from, the site.

### Zones of Some Significance

**23.** *The fabric of spaces or elements of some significance should be preserved, restored or reconstructed, as appropriate.*

Adaptation is acceptable to the extent of installing reversible small fixtures, services and reversible partitions, providing this does not affect the external

or internal appearance of the place. Discrete structural additions and openings can be made. New or different finishes are acceptable, provided these do not obscure or damage the important evidence of significant materials and finishes. Any alteration to the fabric should be documented.

There should be no works in open spaces that will adversely affect the setting of the place or obscure important views to, and from, the site.

### **Zones of Little Significance**

***24. The fabric of spaces or elements of little significance may be retained or removed, depending on the future use requirements.***

However, care should be taken to ensure that any such works to Zones or Elements of Little Significance do not detract from the significance of the adjoining spaces or elements. Before removal, ensure that a comprehensive photographic and written record of the element to be removed, is completed.

### **Intrusive Zones**

***25. Intrusive spaces, or elements that have been identified as detracting from the significance of the place, and their removal or replacement with more appropriate detailing, should be encouraged.***

Any proposed removal needs to be assessed against other considerations, such as function and economics, before implementation. Before removal/demolition, ensure that a comprehensive photographic and written record of the element to be removed is completed.



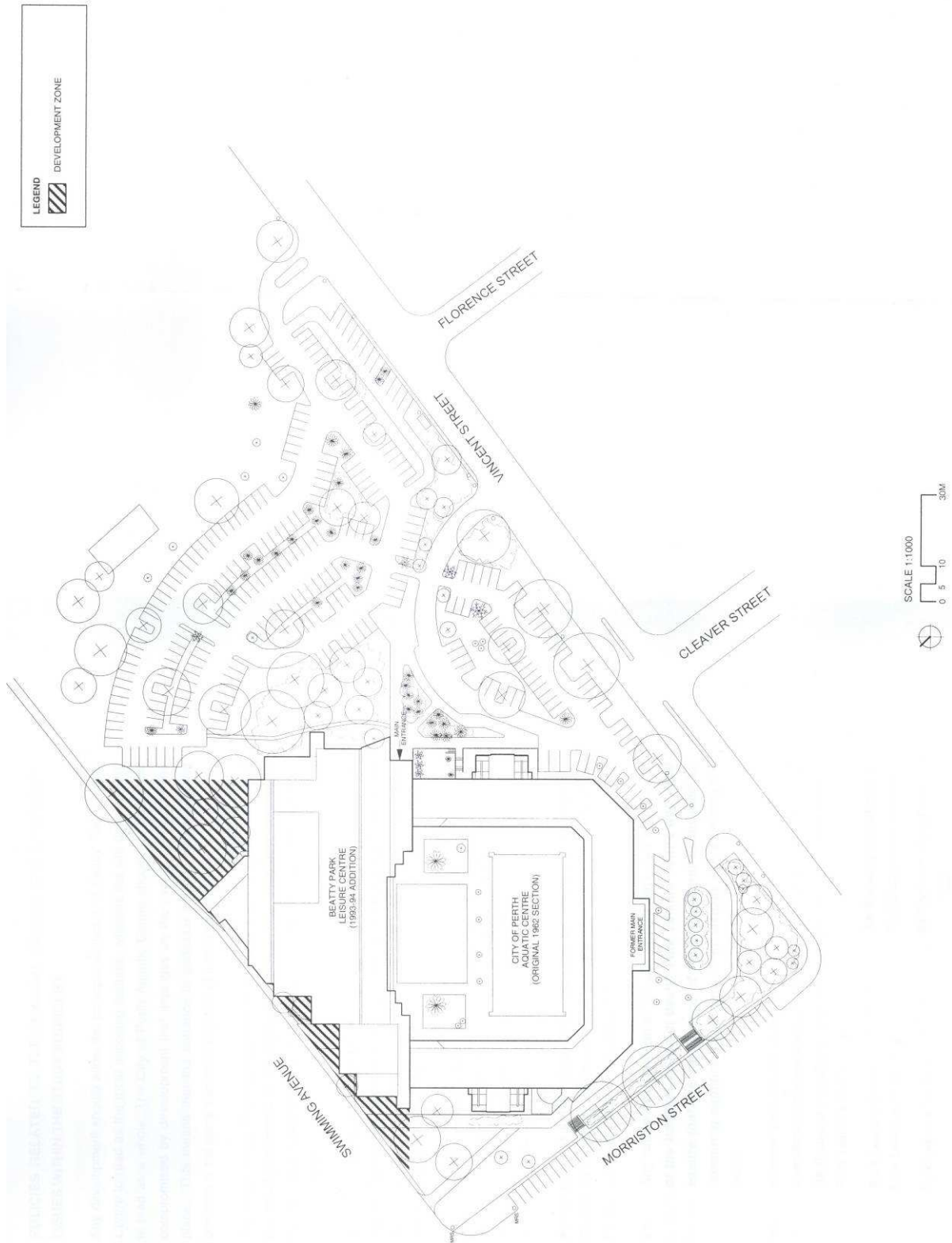


Figure 35 Beatty Park Leisure Centre – Site Plan (Possible Future Development Zones).

## 7.2.5 POLICIES RELATED TO THE PHYSICAL SETTING AND LANDSCAPE ISSUES WITHIN THE STUDY BOUNDARY

Any development should allow the principal elements of *Beatty Park Leisure Centre* to read as the most imposing features, whereas the site development is read as a whole. The City of Perth Aquatic Centre should not be further compromised by development that impinges on the overall concept of the place. This means that the entrance in particular and the outward facing elevation of the place should be kept free of further development.

The height of any future development on the land is critical to the retention of the visual prominence of the significant building. Any future development on the site should allow the City of Perth Aquatic Centre to remain the dominant visual element.

Where any future development is required to be connected to the City of Perth Aquatic Centre, the connections should make use of existing openings, rather than making new ones, where possible. Any new links should preserve the distinction in the style and fabric of the existing and the new building.

The area of the remaining fabric of the City of Perth Aquatic Centre that was built for plant and equipment has been altered significantly and its fabric is in poor condition. New development could occur in this zone and the existing facilities could be replaced as required.

Any proposal to further develop the site must be referred to the Heritage Council for its advice, as the place is included on the Register of Heritage Places. (See Key Policy Statements 7.1.1)

31. *Any future development of the site should have due cognisance of the heritage values of Beatty Park Leisure Centre and must ensure that the significance of the place is not diminished by obscuring significant elements, or by visually overwhelming the place.*
32. *Further site development should maintain the principal view corridors to the entrance of the City of Perth Aquatic Centre, and its flanking elevations, together with the entrance of the Beatty Park Leisure Centre.*

33. *Development should be no greater in height than the mezzanine level in the immediate vicinity of the City of Perth Aquatic Centre.*
34. *The north-east corner of the site may be redeveloped to meet accommodation requirements if necessary.*

There is little evidence to provide an analysis of the plantings that were in *Beatty Park* in its early iterations, so that we are left with a number of mature plantings as the evidence of this period, although the general pattern of planting can be ascertained from aerial photographs. Similarly there is little information on the Inter-War period aside from surviving plantings and by reference to aerial photographs. Other than pursuing a policy of replanting like for like for trees from these periods, there is little else that need be done. Since *Beatty Park* is seldom mentioned in the literature in these periods, it is unlikely that plantings aside from the trees were notable.

The plantings that were part of the City of Perth Aquatic Centre and the beds associated with the place provide evidence of the period and should be conserved, with new plantings reflecting the period, reinforced with plantings commonly used in the early and mid 1960s. In summary the overall eclectic nature of the landscape should be retained and not visually homogenised.

35. *The evolution of the setting at Beatty Park Leisure Centre involves a number of periods of development with the initial development of Beatty Park, its further development in the Inter-War Period, for the VII<sup>th</sup> British Empire and Commonwealth Games of 1962, and finally in its role as the Beatty Park Leisure Centre. Each of these periods of development is represented by surviving plantings and the 1962 landscape is further represented by a number of bed plantings, random coursed limestone walls, concrete paving slab paths, concrete kerbs, and the decorative use of large granite boulders in the garden beds. In any redesign work, this complexity should be retained.*
36. *When significant mature plantings senesce, replacement plantings using the same species should be the first selection to be considered and only rejected if there are compelling reasons such as a concern for thriftiness.*

37. *Similarly bed plantings should reflect the eras in which the beds were created and include a dominance of plant material that reflects the original plantings with other material from the period to make up the required plan density.*
38. *The City of Perth Aquatic Centre was clearly intended to be a landmark building. The landscape design should not further obscure the landmark quality of the main entrance and south-west facet of the City of Perth Aquatic Centre viewed from the south and south-east.*
39. *Where necessary, the existing vegetation should be thinned to allow and crown lifted to allow key views to the City of Perth Aquatic Centre to be maintained and enhanced. The view from the corner of Morriston and Vincent streets is particularly important in this regard.*
40. *Materials such as concrete slab paving, limestone walling, garden stairs and large boulders in the gardens are part of the City of Perth Aquatic Centre concept and should be retained and conserved.*

#### **Impact of the Setting and Surrounding Development**

The place is protected from the potential impact of surrounding development by its location surrounded by streets and by *Beatty Park*. There is also a measure of protection of its scale in a wider context because the surrounding area is zoned residential at densities unlikely to impinge on the visual setting of the place.

## 7.2.6 POLICIES RELATED TO THE PHYSICAL SETTING

With the exception of the north-west corner of the site of *Beatty Park Leisure Centre*, the site within the leisure centre's immediate environs is intensely developed with the buildings, car parking, and landscaping. Further improvement of the setting should not allow the site to acquire more visual clutter and should allow the buildings to be clearly read in their context.

41. *The setting of Beatty Park Leisure Centre should only be developed with a modest amount of additional elements.*
42. *Improving the legibility of the car parking and routes to the entrance will improve the presentation of the place.*
43. *All new materials introduced into the setting should be simple, hard wearing and reflect the palette that is already in use.*
44. *The CCA treated bed edgings should eventually be upgraded to a more durable material, if such edgings continue to be required.*
45. *The remaining original external lights on the west side of the building should be reconstructed for interpretative purposes.*
46. *Concrete paving slabs were part of the City of Perth Aquatic Centre hard landscape plan and a good representation of these slabs should be retained in association with the original main entry. Later paving associated with the Beatty Park Leisure Centre is block paving and this material should also be retained while serviceable.*
47. *Bitumen has been the road-paving surface for both phases of development and should remain the surface for car parks and driveways.*
48. *The car parking to the entrance of the City of Perth Aquatic Centre detracts from the setting of the entrance and its removal should be considered.*
49. *'Cyclone' fencing was the main means of security when the City of Perth Aquatic Centre was built and small sections remain. These*

*sections are in poor condition and if still required should be upgraded. Alternative fencing arrangements may be considered.*

50. *The exterior spaces of the City of Perth Aquatic Centre were not used for car parking and parking developed through time, particularly in association with the 1994 development. External lighting then is a comparatively recent introduction so that lighting associated with it is contemporary. Lighting around the 1962 entrance should either reflect the lighting style of the period or be a simple rendering of lighting, while lighting to the remainder should reflect its present style.*
51. *Documented historic landscape features prior to the 1994 period are limited, however if further information comes to light the reinstatement of previous features should be considered.*

### 7.2.7 INTERPRETATION

The *City of Perth Aquatic Centre* is a place of considerable significance, while *Beatty Park Leisure Centre* is of some significance and the conservation of these elements is the most important means of interpretation, as the conserved place will tell its own story, to a degree. However, the VII<sup>th</sup> British Empire and Commonwealth Games story is not told. The remaining physical evidence of this important event is diminishing. The Athletes Village at City Beach is gradually being demolished and in time only the road pattern and garden city planning is likely to remain. Perry Lakes Stadium at Floreat Park, the main venue for the games, may also be demolished leaving the only significant fabric associated with the games at *Beatty Park* and Council House in Perth.

52. *Some interpretation should be introduced to provide: -*
- *a brief overview of the development of Beatty Park;*
  - *a context of the Commonwealth and Empire Games;*
  - *the games bid and preparation for the games;*
  - *the people responsible for the games and their roles;*
  - *staging the swimming events at Beatty Park;*



- *the use and decline in use of the place;*
- *its revival and new life as Beatty Park Leisure Centre.*

Interpretative material located prominently in a public area is recommended. The material should be professionally prepared and be of a high standard, robustly constructed and durable. If the work is to be placed in the indoor area, it will need to be made of material that will withstand being in a chlorinated atmosphere.

The use of photographs and plans referred to in this report, could be part of an instructive display within the centre, and could address the history and use of the place through time.

Conservation of the place, itself, provides interpretation, by taking care of the fabric and revealing its significance, by presenting the place to good effect.

A brief should be prepared for the preparation of an interpretation plan. The basis of the brief could be Interpretation Planning Guidelines, prepared by the National Trust of Australia (WA) 2000, adapted to the particular requirements of the Town of Vincent and the place.

### 7.3 POLICIES ARISING FROM THE PHYSICAL CONDITION OF THE PLACE

*52. Works identified in the Inspection Schedules in Appendix I, and further developed in the section on Conservation Works, should be attended to so that the significance of the place is maintained. Urgent work should be attended to within two years.*

Items identified as urgent should be attended to shortly to prevent further, and possibly costly, deterioration of the fabric identified, or of adjacent materials. There are a number of areas where urgent conservation works are required. Some of the more pressing items include the following: -

In the City of Perth Aquatic Centre there is some cracking in the brickwork in a number of locations, most of which does not appear to be serious. However, the displacement caused to the north-western end of the building at the upper level is of concern and should be thoroughly investigated.

Further there is some delamination of concrete on the stand soffits around the pool area and this requires urgent attention.

It would appear that the box gutters over the main stands are not able to cope with rainwater loads and gutters overflow into the ceilings of the stands. So far this has caused no structural damage, but has resulted in the severe deterioration of ceilings at the rear perimeter of the stands on all sides.

A number of the roofs to the City of Perth Aquatic Centre were made of concrete with very low falls. There is a large amount of minor cracking in many of these slabs and water ingress and staining has occurred. The damage in some areas is extensive and makes proper conservation and upgrading of the internal spaces difficult to achieve. The application of water proofing membranes, cleaning of downpipes and fitting of leaf guards to downpipes should be implemented.

The state of the stays on the curtain wall system is very poor and these require attention at an early stage.

Timber joinery throughout the exterior and wet area is in poor condition and requires thorough preparation and repainting.

Almost all exposed steel on the City of Perth Aquatic Centre requires de-rusting and painting.

Other issues involve upgrading balustrades and the like to meet current Building Code of Australia requirements. Care is required in this matter, as the balustrades are a significant feature of the Perth Aquatic Centre design.

Although not a cultural heritage matter, the make-do solution that gave rise to the present plant room arrangements has begun to reveal the shortcomings of such an approach. There are occupational health and safety issues that are not the province of this report, together with fabric deterioration on a significant scale.

53. *Carry out a structural inspection of the cracking in the flank wall of the main 1962 stand at the north-west wing end, and over stair cases at mezzanine level and implement recommendations.*
54. *Obtain expert advice on the delamination of concrete on the stand soffits around the pool area of the 1962 stand and implement recommendations.*

55. *Inspect and measure box gutters to 1962 spectator stands roof, report on condition of gutters, flashings and downpipes, and recalculate gutter capacity. Consider options to resolve the findings including increasing gutter size and improving downpipe flows, and/or installing overflows.*
56. *Clean out downpipes to flat concrete roofs associated with the 1962 works, apply waterproof membranes and fit downpipe guards to prevent future fouling.*
57. *Remove all stays to 1962 stand windows and fit new stays with opening limits to comply with Building Code of Australia.*
58. *Clean down and prepare all joinery in the 1962 stand identified in the schedules and repaint.*
59. *Clean down all exposed steel in the 1962 stand and staircases, de-rust, and then repaint with decorative finish.*
60. *Check all stair balustrades and stairs for Building Code of Australia compliance and then implement upgrades that allow the original concept to remain in place.*

The inspections carried out as part of this Conservation Plan revealed the presence of asbestos cement on the spectator stand soffit. The surface is sealed and there would appear to be no need for immediate action. However, if removal is contemplated at some future time, it must be done in accordance with Government Regulations. Replacement material should provide a similar profile to that removed.

It is possible that paint systems on existing joinery contain lead and caution in its treatment is required.

Work on the roof, in all locations, would be regarded as hazardous, due to the heights of the roof. The introduction of static lines should be considered when the roof is next undergoing major repair.

60. *Regular maintenance and repair of the elements of the place should continue to be carried out, having due regard to the significance of the fabric and this Conservation Policy.*

Regular inspections should be based on the Provisional Periodical Inspection Schedule. (See Appendix III)

61. *All major works involving work on significant fabric should be directed by a heritage professional with skill in the care of historic places.*
62. *All major works required on the Beatty Park Leisure Centre should be referred back to Peter Hunt Architect to meet the requirements of the Copyright Amendment (Moral Rights) Act 2000 and to avoid an action arising from the derogatory treatment provisions of the Act.*

## 7.4 EXTERNAL REQUIREMENTS

### 7.4.1 CURRENT HERITAGE LISTINGS

#### **Municipal Inventory**

*Beatty Park and Beatty Park Leisure Centre* is included in the Town of Vincent's Municipal Inventory (adopted 27 November 1995 and 2006).

#### **National Trust of Australia**

*Beatty Park and Beatty Park Leisure Centre* has not been assessed by the National Trust of Australia (W. A.). Classification by the National Trust has no legal obligations with respect to the place, but classification may mean that the National Trust plays an advocacy role in promoting the conservation of the place.

#### **Australian Heritage Council (formerly Commission)**

*Beatty Park Beatty Park Leisure Centre* is not included in the Register of the National Estate. Inclusion in the Register of the National Estate by the Australian Heritage Commission has no legal obligations with respect to the place. However, obligations may arise through grants provided by the Commonwealth for any conservation or development programs.

The Heritage Council's new National Heritage Register is in preparation and

will include places of national significance. This is for places of the highest order of heritage significance.

### **Heritage Council of Western Australia**

*Beatty Park Leisure Centre* has been assessed as part of *Beatty Park and Beatty Park Leisure Centre* Database No. 3553 and included in the Register of Heritage Places on an interim basis in 23 January 2004, and then included on a permanent basis in 17 December 2004. The Heritage Council has statutory powers, with respect to a place included on the Register under the Heritage of Western Australia Act 1990 (see Section 7.4.2 below). Importantly, under Section 78 of the Act, all development must be referred to the Heritage Council for its advice, as the place is registered.

A Memorandum of Understanding (MOU) should be prepared and agreed by the Town and the Heritage Council to ensure that day-to-day operations and maintenance can be performed in an efficient manner, without unnecessary referrals under this provision of the Act.

The Council may also seek to condition grant monies, provided by the Council, in connection with any Conservation Works. However, as the present grants program is restricted to assisting private owners, development control would not extend beyond the Section 78 approvals provisions.

#### **7.4.2 STATUTORY REQUIREMENTS**

*62. The provisions of the Heritage of Western Australia Act 1990, the Town of Vincent Town Planning Scheme, the Building Code of Australia, the Health Act, the Disability Discrimination Act and Fire Safety Regulations apply, as with any building. However, as the building is included in the Register, the Heritage Council may support the waiving, or easing, of requirements where important conservation objectives might be achieved by doing so and where health and safety will not be compromised.*

Where compliance with a regulation or by-law would compromise the heritage value of the building, the Heritage Council's advice should be sought. The Heritage Council may be able to assist in relaxing conditions, where it is sufficiently important to do so. This is only likely to occur on

matters of the greatest cultural heritage significance. Although the Council may set aside any written law, this only applies in extreme circumstances.

## 7.5 REQUIREMENTS AND RESOURCES OF THE CLIENT, OWNER, OCCUPANTS AND OR USERS

The owners of the place are aware of the significance of *Beatty Park Leisure Centre* and are endeavouring to run the place within acceptable financial cost to the Town, while conserving its essential heritage qualities.

In the years since the development of Challenge Stadium, *Beatty Park Leisure Centre's* significance as an elite sports venue has diminished. While the place is still used for school sports carnivals, the number of spectators at these events has diminished significantly, impacting on the rate and level of usage of the 1962 stands.

A number of areas under the stands were adapted for alternative uses in the 1993 program and these uses may need to be further upgraded or possibly relocated.

As *Beatty Park Leisure Centre* is the Town's largest trading concern and needs to trade within acceptable costs, it needs to compete with similar facilities offering swimming, leisure, gym, and aerobics facilities. The place has a management plan in place to address the operation of the place.<sup>250</sup> There is also a regime of inspections that cover various aspects of the buildings' facilities, plant, and equipment.

There are under-utilised areas in the City of Perth Aquatic Centre that might be considered for alternative use and areas that have already been adapted that might require further adaptation.

The Town of Vincent understands the need to balance the operation and operational needs with the significance of the place and heritage sensitivities.

The Town also wishes to be clear about requirements for conservation and how to approach conservation and adaptation works.

The Town also requires conservation works to be identified so that attention to the items and routines for conservation can be planned in advance and

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<sup>250</sup> *Beatty Park Leisure Centre*, 'Management Plan July 2004-June 2005, Town of Vincent.

budgeted.

This Conservation Plan is a guiding document, which is relevant to the future management of the place. Ongoing maintenance, development of the setting, and the further adaptation of the interior spaces for the changing requirements are issues which can, and do, impinge on the conservation of the heritage values of the place. Informed maintenance will ensure that nothing deleterious to the significant fabric will be done. Also, with an understanding of the place, further change may be capable of better revealing the spaces and elements of significance.

The Conservation Plan identifies potential works in addition to essential works and included in them are works that will better reveal the heritage significance of the place. The owner should undertake these works as the conditions arise and the resources become available. See section 7.8.

#### **7.5.1 CONSTRAINTS AND OPPORTUNITIES ARISING FROM THE REQUIREMENTS, RESOURCES AND EXPECTATIONS OF THE CLIENT.**

The Town is constrained to some extent by the inclusion of the place in the Register of Heritage Places, but registration should also be considered to be an opportunity.

As a not for profit organisation, the Town can potentially access heritage funding for conservation works relating to conserving the significant fabric and landscape. Under present arrangements, funding through the Lotterywest Heritage Fund Program may be sought, as well as Lotterywest's Heritage Interpretation Fund Program. Future developments in the funding area may make more opportunities available.

Maintaining operation of the place at acceptable operational costs is a key objective and is a major constraint. There is a need to operate the place efficiently and to be able to respond to competitors. In other words, as other pools and leisure centres in the vicinity advance their standards, there will be pressure for and a need for *Beatty Park Leisure Centre* to respond in a way that allows it to maintain and improve its market share. The buildings represent a considerable resource and the sensitive adaptation of the significant parts of the place represent both an opportunity and a challenge to both improve utility and conserve significance.



There are significant opportunities for improving presentation, for conservation, adaptation and interpretation. These actions have the capacity to add value to the significance of the place.

In the long term, *Beatty Park Leisure Centre* is likely to be one of the few significant venues associated with the VII<sup>th</sup> British Empire and Commonwealth Games of 1962 to remain, and might well provide a venue for the permanent interpretation of one of the most important events to be held in Perth in the post World War II period. (See 7.2.7 Interpretation)

The place has been reasonably well maintained through time considering the harsh environment and the enormity of the maintenance task in such a large and underutilised complex. A number of significant conservation tasks need to be implemented, together with a range of minor tasks, as previously identified and further developed in the Conservation Works section of the report. (See 7.8 Conservation Works)

Once conservation works are complete, regular periodic maintenance will ensure effective conservation of the place.

In terms of some general guidance then: -

- 63. Conservation of the significant parts and setting will contribute to the overall presentation of Beatty Park Leisure Centre, better reveal its heritage value, and should be seen as an opportunity to improve its presentation and appeal to users.*
- 64. When seeking to make change to the place the policies outlined in this Conservation Plan should be used as a guide, adaptations should be distinguishable from existing significant fabric, and cause the least disruption to the significant spaces and fabric.*

#### **7.5.2 POSSIBLE COMMUNITY ATTITUDES AND EXPECTATIONS REGARDING THE PLACE**

The fact that *Beatty Park and Beatty Park Leisure Centre* is included in the State Register and Town of Vincent's Municipal Inventory, is an indication of the value the community places on both the park and *Beatty Park Leisure Centre*, but there is no evidence of the community's concern beyond a general expectation that the place would be properly cared for.

Specific users who have used the place since its construction will have strong attachment to the place and their views should be sought and considered when major change is undertaken.

Consumer surveys were undertaken in October 2006 and the results revealed continuing community support for the aquatic and recreation facility and a general desire of upgrading.

**65.** *The community values Beatty Park Leisure Centre and there would be a community expectation that the significant elements of the place would be conserved. The expectation would best be achieved by continued conservation of the place as outlined in this Conservation Plan.*

### 7.5.3 SOCIAL, RELIGIOUS OR OTHER CULTURAL CONSTRAINTS.

There is no evidence of social or religious constraints beyond those noted in preceding sections.

### 7.5.4 OPPORTUNITIES FOR INVESTIGATION.

It is important that investigations be relevant to the conservation and interpretation of the place. Investigative works should be carried out in locations where there is little possibility of adversely impacting on conspicuous, significant locations. Investigations should not be carried out without a well-founded purpose, or by inexperienced people, without experienced people in attendance. Any investigation should be professionally documented and recorded.

Generally, investigations should be undertaken in areas where Documentary Evidence suggests that previous historic elements, or material, once existed, or where Physical Evidence reveals a scatter, or built site, where subsequent construction would not have removed this evidence. Investigation need only take place if it is proposed to disturb potential sites, but may be done as part of interpretation or education. In the case of the area of the study, no such matters were identified.

No evidence of the siting of the Cremorne Kiosk was discovered in the course of this study and given the amount of disturbance required to build both the City of Perth Aquatic Centre and the 1994 additions, it is unlikely

that any evidence of it has been retained if it was located within the study area. The archaeological potential of the place in relation to previous uses is likely to be quite limited.

- 66. Archaeological, and other forms of investigation, should be made, when possible, to gain a better understanding of the place, its development and construction and for the purposes of diagnosis, conservation and interpretation.*
- 67. Appropriately qualified persons should carry out investigations.*
- 68. The results of investigations should be recorded, in accordance with current professional standards, with a copy of reports lodged with the Heritage Council, as the place has been included in the Register of Heritage Places.*

## 7.6 COMPATIBLE USE

Through its stages of development from the City of Perth Aquatic Centre to *Beatty Park Leisure Centre*, the place has maintained and developed its primary function and has evolved into a leisure centre offering a broad range of leisure based activities. It is unlikely that alternative uses will need to be considered for the place, since recreational use is the most desirable use in the present context. Both its viability and heritage values will be sustained by the continuity and development of the present uses.

Future adaptive uses for the various spaces should be evaluated against the necessity for change that might be required to achieve them and the opportunities that they afford.

Uses that require the least change to significant fabric are the most desirable and where significant fabric must be disturbed, an interpretive outcome for the lost of significant fabric should be included. This is particularly important with respect to the remaining evidence of the City of Perth Aquatic Centre.

Uses that would enable the removal of intrusive elements and the reinstatement of significant spaces should be encouraged. An instance of this kind of change would be the relocation of the administrative offices away from the original entrance of the aquatic centre, or their reconfiguration to allow the significance of the space to be properly appreciated.

Many areas under the stands have been substantially altered and further adaptation may be considered.

The spectator terraces are almost intact and are a much underutilised resource. If the current level of utility persists, some sensitive adaptive re-use of the terraces may be considered. In an adaptive re-use, a substantial amount of the terraces should remain available for viewing the main pool and diving pool. Such interventions should be easily reversed if the adaptive use of the space is no longer required at some future point.

The design of any intervention for adaptive re-use should follow *Burra Charter* principles and be visually distinguishable from the original fabric.

***68. Compatible uses should involve few (or no) changes to culturally significant fabric, which are not substantially reversible. Any required changes should result in minimal impact on the significance of the place and allow significance to be revealed.***

(Refer to Burra Charter Article 1 Definition 1.10, the Graded Zones of Significance and Section 7.2.4 above)

Change of use, requiring additional development, is also acceptable, providing the additional development allows *Beatty Park Leisure Centre* building to remain the dominant visual element. This matter is dealt with in Sections 7.2.5 and 7.2.6

## 7.7 RECORDS

It is important that those responsible for future planning and Conservation Works have access to all available material pertaining to the development and evolution of the place, so that informed decisions may be made which are consistent with the cultural heritage values of the place. Records pertaining to work on original fabric and the 1994 additions should be used in tandem with the Conservation Plan. The gathering of further material is encouraged.

***55. Complete records of the place should be collected, accessioned and stored by the town and a duplicate copy kept on site to assist with the detailed conservation of the place. Storage of the master copy should be to reasonable archival standards and documents***

*should not be removed, except for supervised copying purposes.*

## 7.8 RECOMMENDED CONSERVATION WORKS

The works listed below are general Conservation Works, with many of them simply reflecting good building maintenance practice. Optional Works tends to cover specific desirable conservation outcomes.

### **Essential Works - Works to be undertaken within two to five years:**

#### **Grounds:**

- Prune trees to the outdoor areas of the leisure centre.
- Carry out repairs to the external stairs from Morriston Street, take out handrails and repair or replace with new galvanised rails and then build back into brickwork. Repair and re-point brickwork complete.
- Check over concrete slab paving around principle areas of the City of Perth Aquatic Centre and replace, level and repair as necessary.
- If the 'Cyclone' fencing is still required, carry out some replacement work where supports and link mesh have deteriorated, or replace the fences complete.
- Repair external steps and balustrade walls associated with the building exteriors.
- Undertake an arboricultural survey of the mature tree stock and follow up with any recommendations.

#### **City of Perth Aquatic Centre:**

##### **Exterior**

- Inspect and measure box gutters to 1962 spectator stands roof,

report on condition of gutters, flashings and downpipes, and recalculate gutter capacity. Consider options to resolve the findings including increasing gutter size and improving downpipe flows, and/or installing overflows.

- Carry out detailed inspection of spectator stand roofing and ensure that fixings are adequate. Replace missing fixings.
- Ensure that roof mounted lights are not damaging surrounding structure and finishes and take remedial action if necessary.
- Check over precast concrete copings at high level while undertaking other roof works and ensure that fixings are secure. Apply elastomeric sealer to tops.
- Check occupational health and safety compliance for roof access.
- Obtain expert advice on concrete delamination to soffit of stands and then implement recommendations.
- Clean out downpipes to flat concrete roofs associated with the 1962 works, apply waterproof membranes and fit downpipe guards to prevent future fouling. (Roofs to U50, 51, 54 and 55 and M 40)
- Remove all stays to 1962 stand windows and fit new stays with opening limits to comply with Building Code of Australia.
- Clean down and prepare all joinery in the 1962 stand identified in schedules and repaint.
- Clean down all exposed steel in the 1962 stand.
- Following roof remedial works to stand, take down damaged sections of ceiling and carry out detailed roof steel inspection and ascertain whether rust treatment of steel is required. Schedule requirements and implement work.
- Following completion of roof and roof steel works, repair plaster ceilings and margins to upper section of stands.
- Clean off and de-rust steel flagpole support system, rust treat steel and repaint.

- Check all stair balustrades and stairs for Building Code of Australia compliance and then implement upgrades that allow the original concept to remain in place. De-rust members and repaint. Replace pvc handrail grips.
- Many areas of the granolithic finish in the spectator stand have become very smooth and slippery. Rather than apply a non-slip finish without exploring alternatives, carry out trials including grinding or etching to produce a non-slip finish.
- Check over granolithic toppings for bonding to slabs. Where toppings are delaminating, examine options for re-bonding or, if necessary, re-lay toppings where bonding cannot be achieved.
- Cut out hardened sealants to columns, remove and replace damaged tiles to match and then apply new sealants between the back edge of the tiles and the brickwork face. Cut back pointing and re-point all tile joints.
- Replace all external bulkhead lights over external stairs in a style to match existing, providing a vandal resistant version can be sourced. Failing that, a similar circular fitting would be acceptable.
- Replace broken concrete and terrazzo tiles to entrances and escapes.
- Clean out weepholes in brickwork.
- Carefully check over roofs where penetrations have been made for plant and equipment and make good any points of water ingress.
- Test mastic joints between seating terraces for flexibility. If the mastic has hardened and is no longer functioning correctly, obtain expert advice on a repair/replacement method.
- Inspect 'external' outlets in stands. If found to be non-compliant, either upgrade or terminate if no longer required.

#### Interior.

- Carry out an inspection of all escape doors. Identify doors that



require re-hanging to comply with direction of escape requirements and then carefully re-hang to comply. Replace hardware to suit and repair damaged fabric.

- Replace missing window hardware. If the original pattern is no longer available, choose a sympathetic and robust replacement.
- Inspect steel protection system to raking members under spectator terraces and report on requirements and whether or not the present system meets or can be made to meet requirements.
- Carry out water tests on top-level toilet floors (U 50, 51, 54 and 55) to ascertain causes of water penetration into the toilets below. Take remedial action and then reinstate the finishes of the toilets below.
- Repair ceilings in the mezzanine level toilets to a basic standard initially. (M37, 38, 43 and 44).
- Applied non-slip flooring to some circulation and toilet areas is beginning to fail. Examine options for non-slip surface treatments, make a selection and then implement in accordance with manufacturer's instructions.
- Repair tiling to all toilets required to be retained in use in the first instance.
- The 'Grotto' was part of the original concept to allow underwater viewing of the diving pool. The area is not currently accessible and is in poor condition. Investigate causes of water ingress, implement recommendations and then repair finishes.

***Beatty Park Leisure Centre:***

**Exterior**

- Replace fire hose reel cabinet at front entrance. (N7)
- De-rust purlins and main steel in a small number of locations, rust treat and repaint.
- Clean down painted brickwork and repaint where paint is peeling

away.

- Clean out downpipes to flat concrete roofs associated with the 1962 works, apply waterproof membranes, and fit downpipe guards to prevent future fouling.
- Cut out cracking in brickwork to north elevation and re-point.
- Clean off exposed reinforcement in cut concrete of slabs over toilets, treat rust and re-skin.

### **Interior**

- The main pool area suffers from air quality problems with seemingly high levels of chlorine. This environment is slightly unpleasant for users and impinges on the viability of the indoor plantings. Examine ways in which air quality in the main pools area can be improved and implement recommendations.

### **Outdoor pools and surrounds**

- Inspect and monitor pools and immediate surrounds. Upgrade pool elements and finishes as required to meet standard requirements and to ensure a good standard of presentation.
- Clean down diving board steels, de-rust, treat, and repaint.

### **Desirable Works – Five to 10 years**

#### **Grounds:**

- Re-point limestone retaining walls.
- Prepare a planting replacement plan that ensures that eclectic nature of the landscape is retained.
- Examine means of reducing bore water staining and then commence a program of bore water stain removal.
- Clean off commemorative plaque in garden bed near 1962 building

entrance (cnr. Vincent and Morriston Streets).

- Rationalisation of landscape phases by removal of subsequent plantings in particular the corner of Morriston Street and Vincent Street. Consider re-planting the bed in front of the entrance to the aquatic centre using plant material that was in use at the time of the opening of the aquatic centre in 1962.
- When the CCA treated garden edge barriers are no longer viable, consider a more robust alternative using longer lasting material and designed to a simple form, if barriers are still required.
- To protect the range of landscape themes formulate planting palettes for replenishing the individual landscape phases of development of the site.

### **City of Perth Aquatic Centre:**

#### **Exterior**

- Reconsider exterior timber doors and make all external timber doors match.
- Make good spectator stand terrace ceilings where affected by water penetration.
- Replace broken and missing wired glass to windows, window hoods and glazed screens.
- Repair terrazzo window reveals, heads and sills to significant areas and replace non-repairable items with new items to match existing.
- Clean back non slip treatments to external stairs and replace with a new non-slip surface.
- Cut out all hardened sealants to windows and replace with new sealants.

- Replace missing hardware to windows and doors not already attended to in Essential Works.
- Carefully examine the existing signage and the range of signage required with a view to minimising the number of signs and unifying the design, then implement recommendations.
- If the present plant rooms are to be retained, a substantial overhaul is required. This area has low cultural heritage significance and may be refurbished to comply with requirements without damaging the fabric of the surrounding significant parts of the place.

#### **Interior.**

- Following the application of a membrane to the toilets, cut out cracks and repair ceilings and upper walls to toilets and repaint.
- Check over fixings of recently installed plaster coves and either re-fix as necessary and replace missing sections, or substitute an alternative detail. The new coves might be better replaced with a simple rectangular fillet.
- Resolve condensation control in the ground floor change room areas and then repair damaged ceilings and redecorate on completion. (G22, 9, 23 and G28)
- Clean down and de-rust all ground floor grilles and grille gates, treat and repaint.
- Replace missing door hardware to entrance lobby and patch over holes where original hardware was removed.
- Repair mosaic tile finish to the columns in the former main entrance and remove disused fixings (G11 and 13).
- Refill sections of grano filling to the floor where partition walls have been removed in former main entry (G11 and adjoining rooms if carpet overlay is removed).
- Repair or replace a small number of badly damaged stair treads to the main terrazzo staircase in the original entrance foyer (G13 and up

to mezzanine level).

- Repair damaged internal terrazzo window reveals and replace very badly damaged sections to match existing.
- Remove paint from windows (G29).
- When damp ingress issues are resolved, repair and redecorate all toilet areas. Endeavour to retain and conserve at least one toilet area in its original form. Otherwise upgrade required toilets in a sympathetic manner to meet current requirements and standards, including replacing single flush toilets with dual flush cisterns.
- Carry out a signage requirement study and then implement recommendations. The study should aim to produce the least amount of signage required to meet requirements and provide important information to users.
- Most drop in light fittings in the spectator stands have corroded and are in very poor condition. Either remove fittings and repair or replace with a matching or near matching fitting.

***Beatty Park Leisure Centre:***

**Exterior**

- Prepare and repaint exterior blue wall panels.

**Interior**

- When roof leaks over the entry lobby are resolved, make good ceilings or replace them in the entry lobby area (N7).
- Carefully examine the existing signage and the range of signage required with a view to minimising the number of signs and unifying the design, then implement recommendations. Endeavour to reduce the amount of visual clutter.
- If air quality can be improved, prepare a new planting scheme of the pool interior and implement it. The scheme should draw on the palette of planting material devised by the original landscape

architect Bob Hart to reinstate the 'tropical paradise' theme. (Refer to documentary evidence)

- Test alternative cleaning methods for the blockwork at low level and for tiled floors and implement successful method.
- The metal nosings of wet area steps around the pool are unstable and unsightly. Select an effective non-slip nosing for stairs to the lower concourse, remove steel nosings, and replace with selected material.
- When painted steel handrails are no longer serviceable, consider their replacement in a more durable material such as stainless steel.
- Repair damaged acoustic panels in end walls of main pool area.
- Replace rusted out door frames in toilet areas along north side of building.

#### **Optional Works - Long Term**

Some of these tasks may be undertaken when the existing materials or fabric require substantial repair or replacement, or as opportunities avail themselves.

#### **Grounds:**

- If the opportunity arises or if the parking is no longer required, remove the parking bays in front of the entrance of the City of Perth Aquatic Centre.
- Consider reintroducing the original lighting concept around the aquatic centre entrance.
- Carry out replacement plantings as and when required in accordance with the recommendations on conservation of the setting.
- If no longer required, remove temporary shade structures. If they are likely to be required in the long term, a permanent system of a good quality should be devised.

- Provide some interpretation on the establishment of *Beatty Park* and the evolution of the place and its facilities.

#### **City of Perth Aquatic Centre:**

##### **Exterior**

- Install a minimum amount of interpretation outside the buildings.

##### **Interior**

- Provide contextual interpretation of the VII<sup>th</sup> British Empire and Commonwealth Games and the history and development of *Beatty Park*, City of Perth Aquatic Centre, and the *Beatty Park Leisure Centre*.
- If the opportunity arises, reinstate the open space of the Perth Aquatic Centre to allow the space to be read as a whole and consider its use for interpretive purposes, or at least consider a division of the space that allows the space to be read as a whole and the original finishes to be more clearly legible.
- If no longer required, remove partitions associated with the City of Perth Swimming Club at mezzanine level.
- Consider removing paint from the original terrazzo partitions and repairing terrazzo.
- If no longer required, consider removing the offices created for the Western Australia Swimming Association and making good all finishes, and then re-opening the two staircases to the spectator terraces, if this is an acceptable reinstatement to make.
- Remove any redundant window mounted exhausts and re-glaze windows.

#### ***Beatty Park Leisure Centre:***

##### **Exterior**

- The tilting doors in the basement to the east elevation were in poor



condition and one has been replaced with a roller door. Both doors should be upgraded and should match.

- The whole of the exterior of the toilets and plant rooms on the north and north-western elevations of the building are an amalgam of 1962 and 1994 works. Most of this fabric is in very poor condition and has little significance. If upgrading is not a viable proposition, the removal and reconstruction of these facilities should be considered.

### **Interior**

- ----

### **Outdoor pools and surrounds**

- The external lighting system in the pool area has little significance and when replacement lighting is required, re-examine the system to optimise lighting and minimise energy costs.
- Upgrade pools periodically to meet current standards and to ensure that the heritage value of the place is underpinned by its continuing primary use.

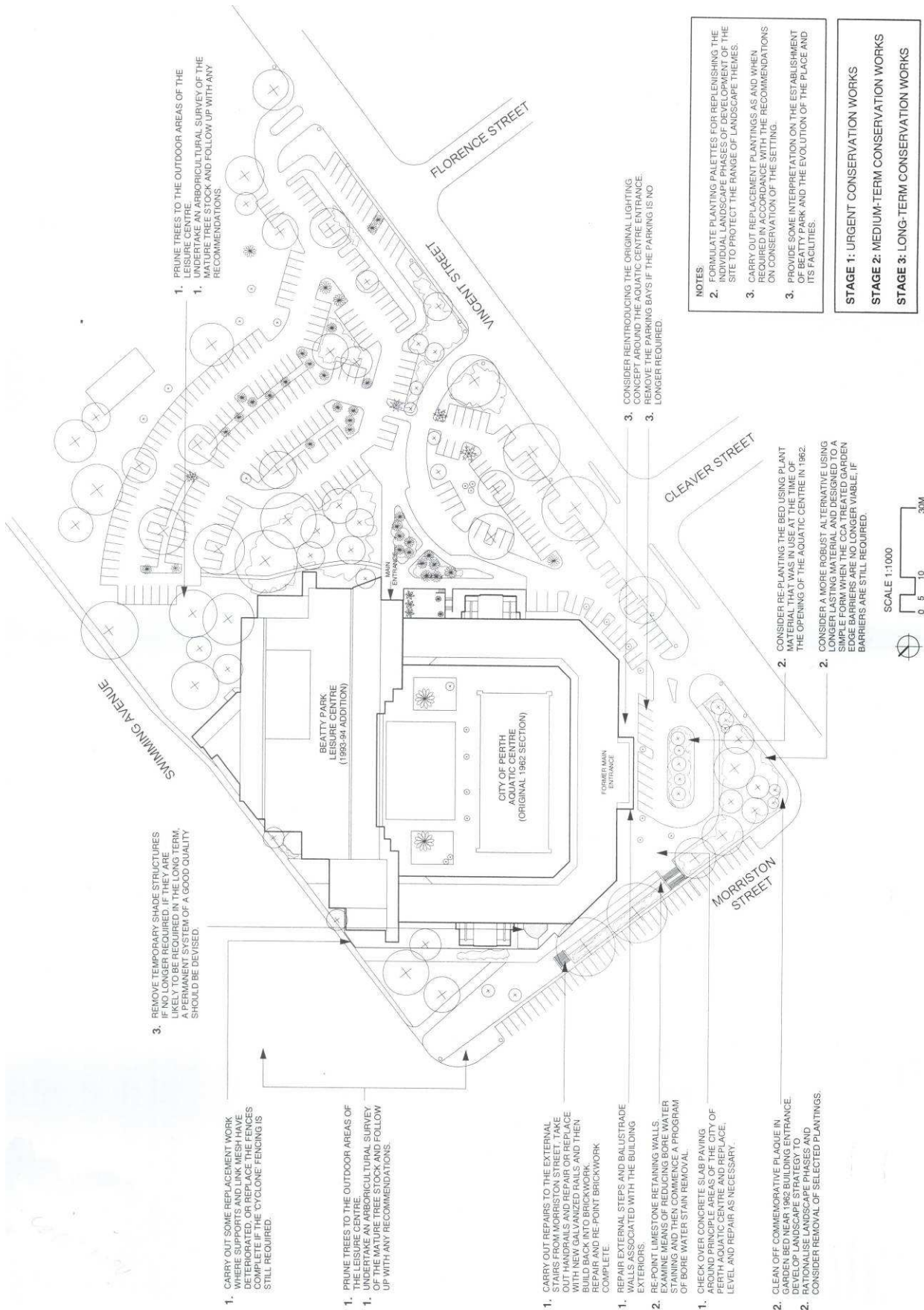


Figure 36 Betty Park Leisure Centre – Site Plan (Conservation Works).

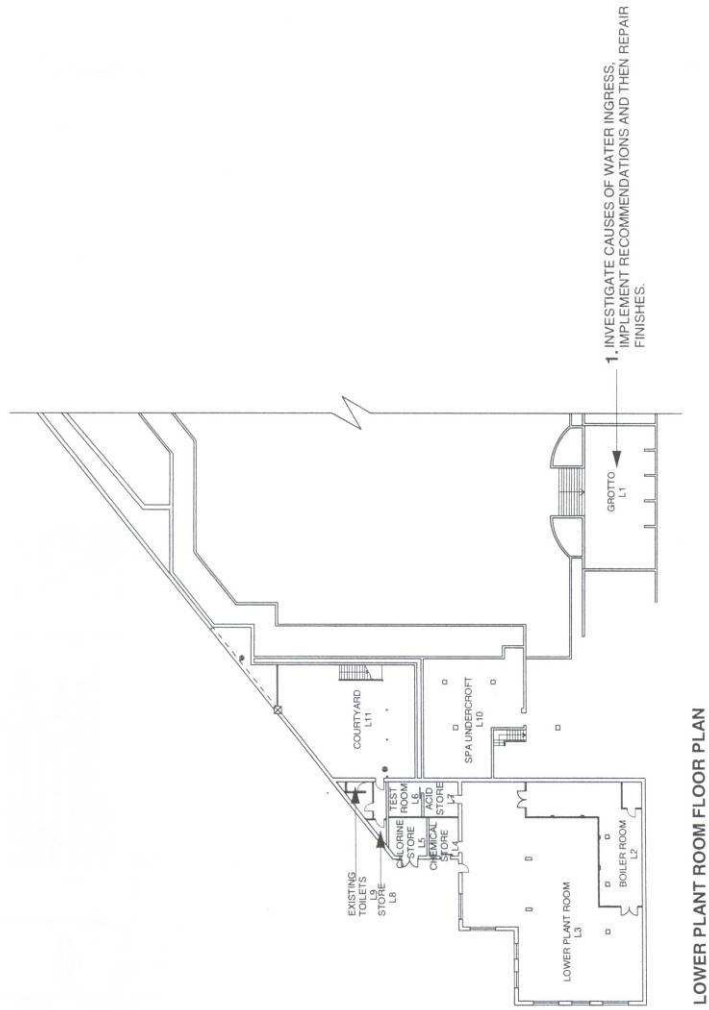


Figure 37 *Beatty Park Leisure Centre* – Lower Plant Room Floor Plan (Conservation Works).

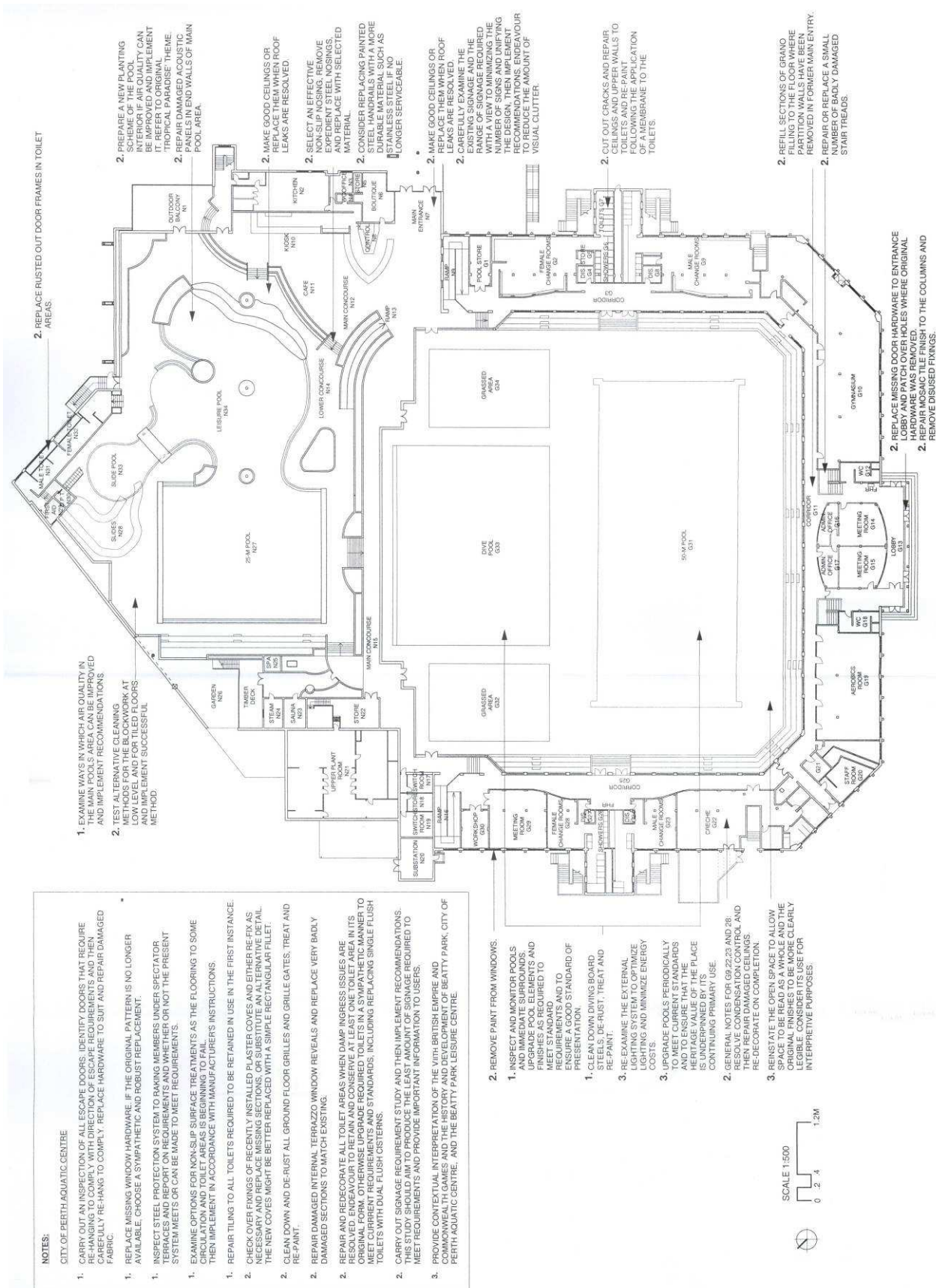


Figure 38 Beatty Park Leisure Centre – Ground Floor Plan (Conservation Works).

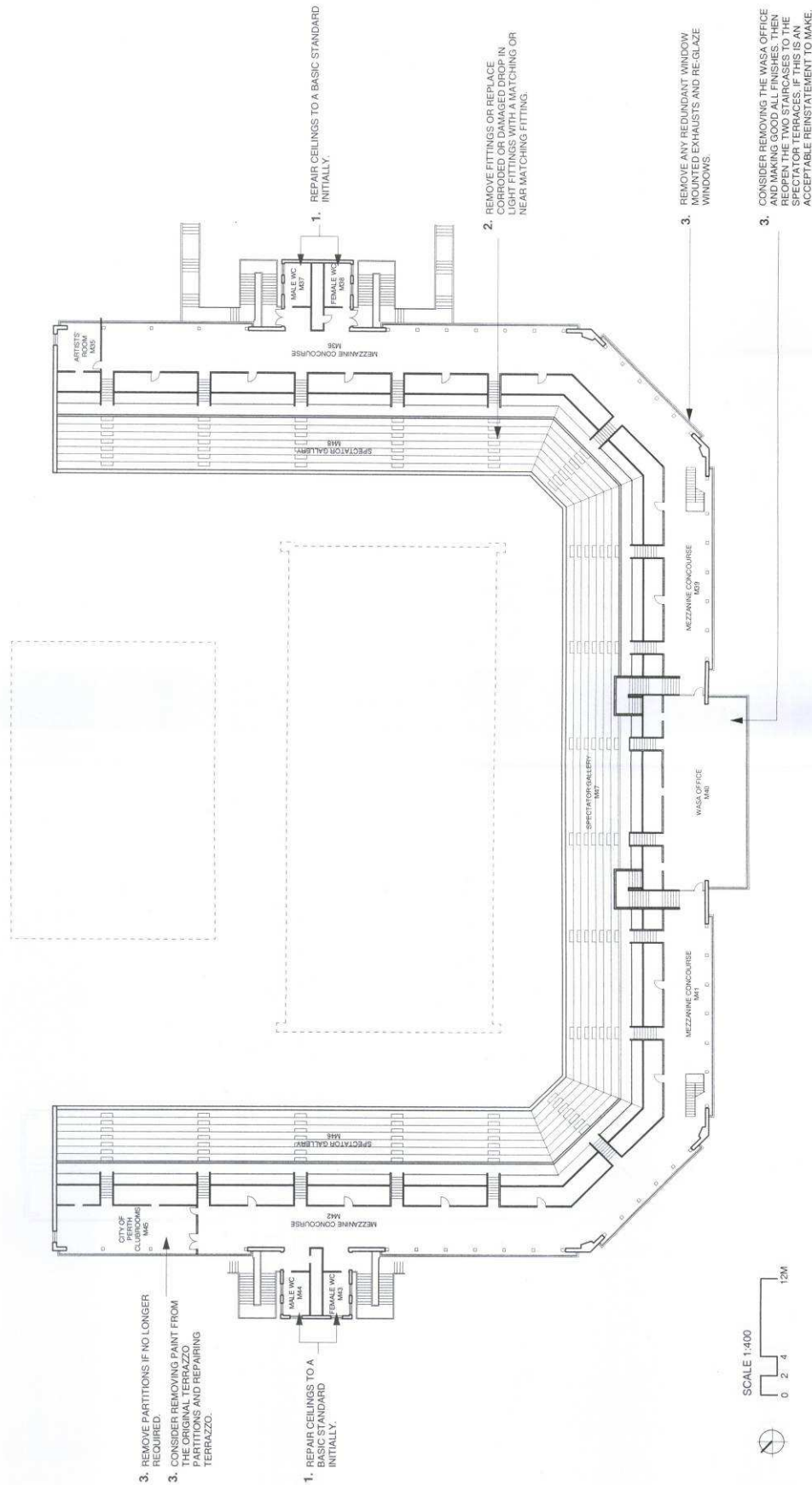


Figure 39 Betty Park Leisure Centre – Mezzanine Floor Plan (Conservation Works).



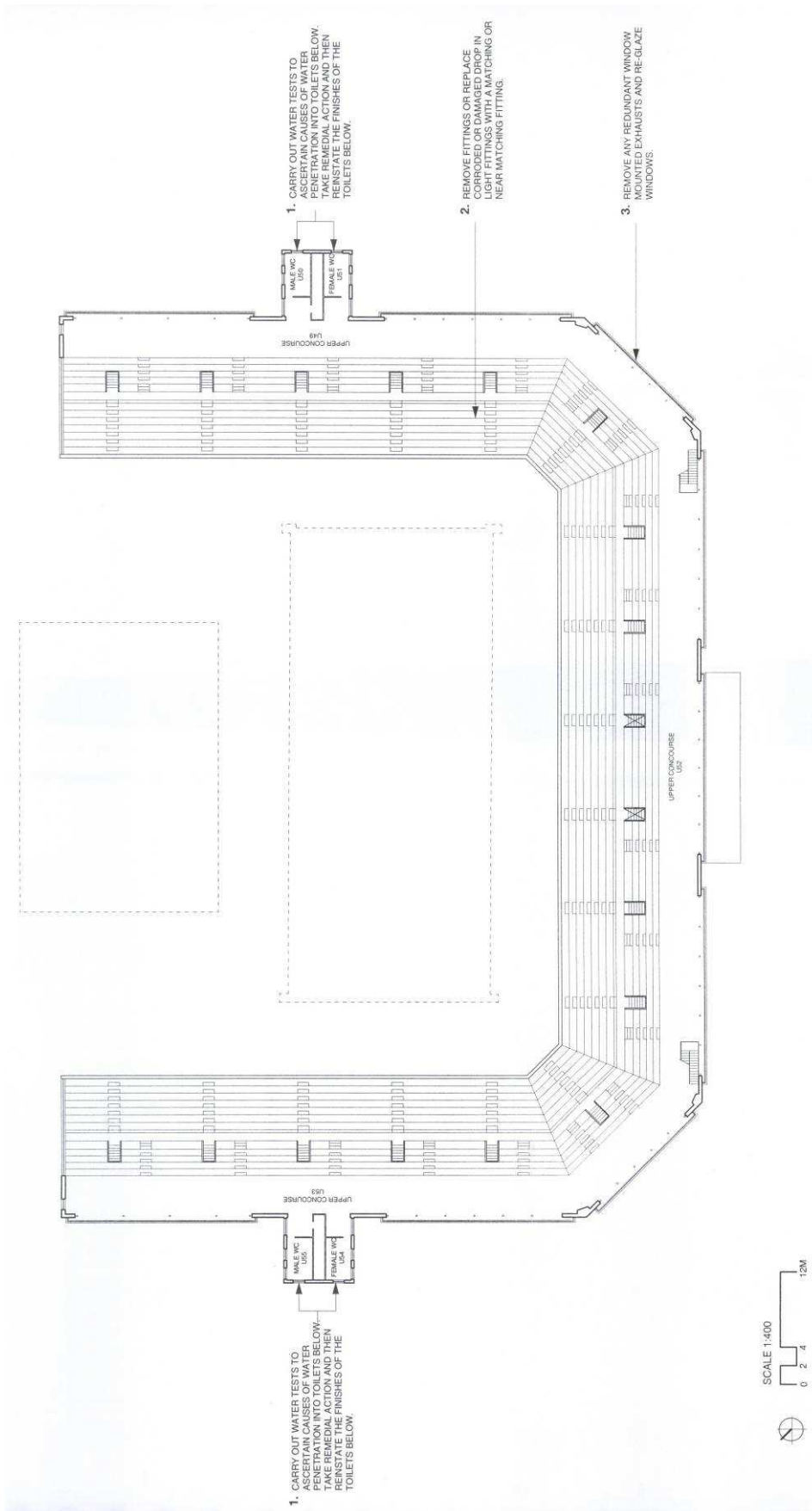


Figure 40 Beatty Park Leisure Centre – Upper Floor Plan (Conservation Works).

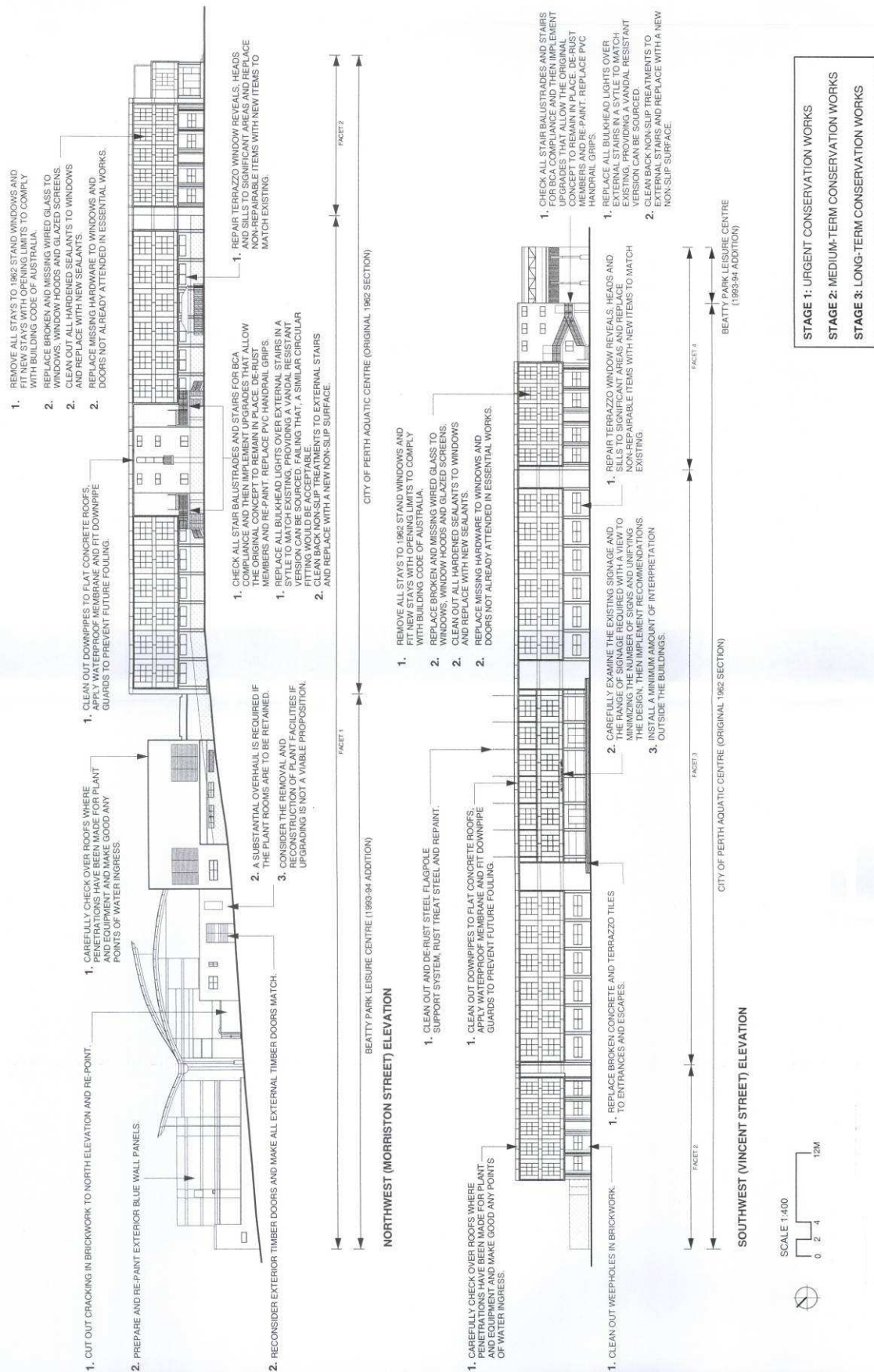


Figure 41 Beatty Park Leisure Centre – NW & SW Elevations (Conservation Works).



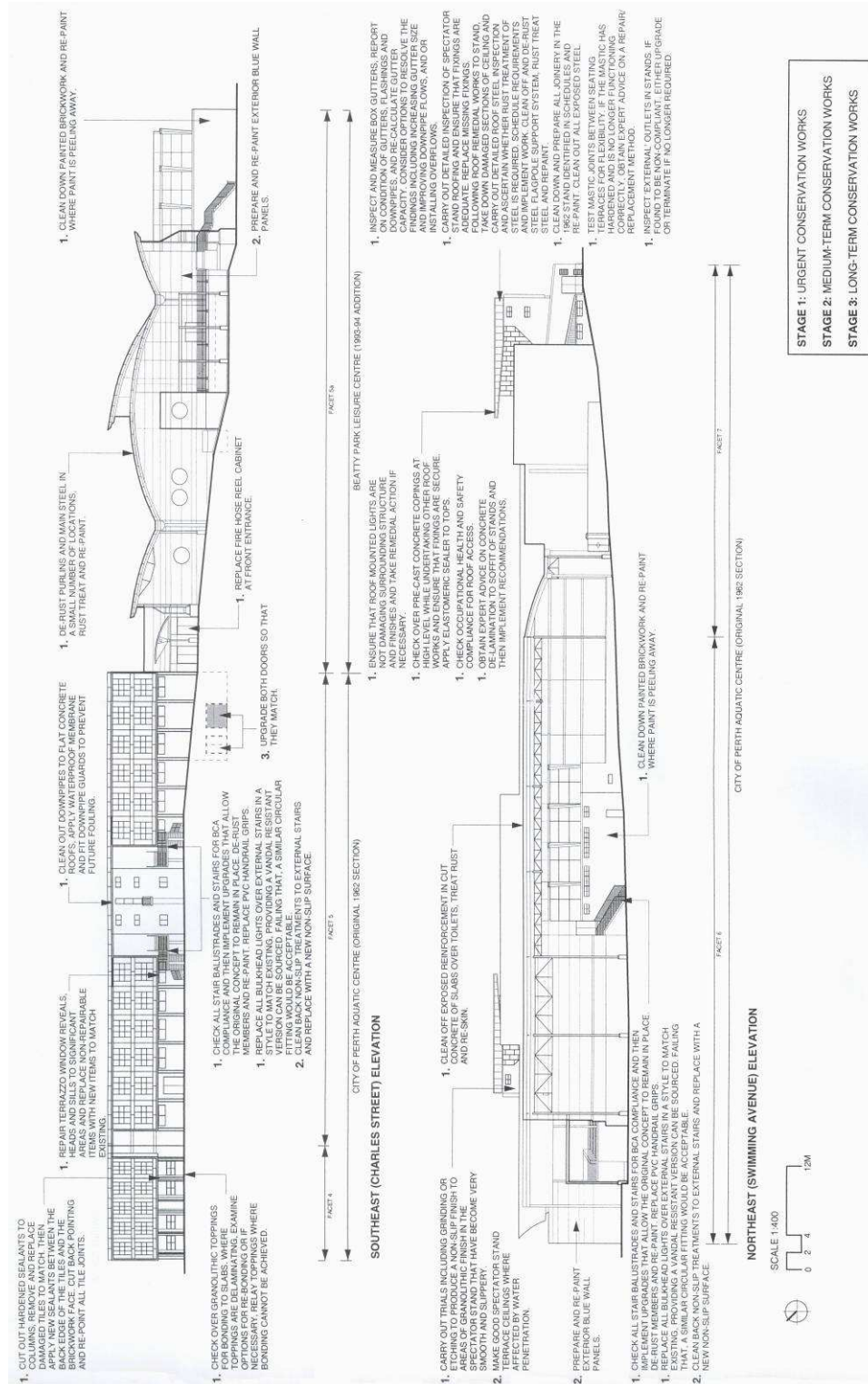


Figure 42 Beatty Park Leisure Centre – SE & NE Elevations (Conservation Works).

## 7.9 CONCLUSION

This chapter outlines policies for the conservation of the place and recommends Conservation Works. It underpins a strategy for implementation, which follows.

## 8.0 POLICY IMPLEMENTATION

### 8.1 INTRODUCTION

This section is concerned with the implementation of the Conservation Policies outlined in SECTION 7.

It is intended to identify:-

- those who should be responsible for the implementation of the various policies;
- when various policies should be implemented; and,
- to indicate how the policies might best be implemented.

All of the above are to ensure the maintenance of the cultural significance of the place, that the fabric is properly cared for, that adequate financial provision is made for care and maintenance, and that adequate interpretation for the understanding of the place is maintained. The latter is not a particularly onerous task and can add to the user/visitors' experience of the place.

## 8.2 RESPONSIBILITY FOR IMPLEMENTING POLICIES

### 8.2.1 PRIMARY RESPONSIBILITY

The Town of Vincent has effective responsibility for the place and its conservation, both as the owner and as the local government. As the place is included on the Register of Heritage Places, the Heritage Council of Western Australia has a mandatory role to play, with respect to advice on development. The local government must not issue development approvals which are in conflict with this advice.

It is important for the Town to draw on appropriate skills to ensure correct decisions are made, in relation to conservation and the potential impact of development on heritage values. It is therefore desirable that the owner is guided by expert advice. Architects, archaeologists, materials conservators, and other professional disciplines skilled in conservation, are well placed to offer specialised advice. A specialist consultant could be appointed to assist with annual inspections and with the implementation of works. Most of the

recommendations contained in this report are quite simple and the skills required to implement them are reasonably readily available, from architects and engineers, preferably with heritage experience.

### **8.2.2 RESPONSIBILITY**

The owner should ensure that all major decisions impacting on conservation are resolved by reference to the Conservation Plan, together with appropriate professional conservation advice, where significant building elements, or spaces, might be affected. The owners should seek appropriate professional heritage advice in a timely manner, ensure that the Conservation Plan regimes are being observed and obtain appropriate approvals for work.

All development, as defined under the Town Planning Scheme and Town Planning Development Act, must be referred to the subject of a Development Application and referred to the Heritage Council for advice.

A Memorandum of Understanding (MOU) has been prepared and agreed by the Town and the Heritage Council to ensure that day-to-day operations and maintenance can be performed in an efficient manner. The MOU should establish a range of operations and tasks that are unlikely to impact on heritage values and exempt them from the Heritage Act approvals process and outline matters that should be referred for advice.

### **8.2.3 INDUCTION AND TRAINING**

As part of the induction and training for staff who manage and operate the place, information should be made available on the Conservation Plan, its meaning and implications. The management and operations team should also understand the Memorandum of Understanding between HCWA and the Town of Vincent. These subjects should also be part of any ongoing training programs to ensure that heritage values and management values are understood and that matters that are likely to impact on heritage values are recognised prior to actions being taken.

### **8.2.4 RESPONSIBILITIES IN RELATION TO POLICIES**

The Town retains the primary responsibility for the place and should obtain assistance from others, as required. The following outlines the responsibilities of the various parties involved with the complex.

### **All Parties**

- Procedural constraints arising from the Burra Charter. (Section 7.2.1)
- Procedural constraints arising from the Statement of Significance. (Section 7.2.2)
- Policies arising from the Graded Zones of Significance. (Section 7.2.4)

### **The Town of Vincent as Owners and the Local Government Authority, Professional Conservation Advisers, and Heritage Council of Western Australia**

- Policies related to the physical setting. (Section 7.2.5)
- Policies relating to external requirements. (Section 7.4)

### **The Town of Vincent as Owners and the Local Government Authority and Professional Conservation Advisers**

- Opportunities arising from the Statement of Significance. (Section 7.2.3)
- Interpretation. (Section 7.2.6)
- Policies arising from the physical condition of the place (Section 7.3)
- Policies relating to community attitudes, expectations, social, religious, or other cultural constraints. (Sections 7.5.2 & 7.5.3)
- Compatible use. (Section 7.6)

### **The Town of Vincent as Owners**

- Complete documentation. (Section 7.7)
- Management of the contents of the place.
- Interpretation.

### 8.2.5 FUTURE USE

Recreational use is the most desirable use in the present context and in relation to sustaining cultural heritage values. Both its viability and heritage values will be sustained by the continuity and development of the present uses.

Future adaptive uses for the various spaces should be evaluated against the necessity for change that might be required to achieve them as previously noted.

Uses that require the least change to significant fabric are the most desirable and where significant fabric must be disturbed, an interpretive outcome for the lost of significant fabric should be included. This is particularly important with respect to the remaining evidence of the City of Perth Aquatic Centre.

The design of any intervention for adaptive re-use should follow *Burra Charter* principles and be visually distinguishable from the original fabric.

Change of use, requiring additional development, is also acceptable, providing the additional development allows the original City of Perth Aquatic Centre building to remain the dominant visual element.

### 8.3 TIMEFRAME FOR IMPLEMENTATION OF POLICIES

The time frame in relation to policies varies. The following classes of policy should be achieved within the specified time frames:

- Carry out immediate (short-term) Conservation Works within two to five years.
- Carry out desirable (medium-term) Conservation works within five to ten years.
- Carry out optional (long-term) Conservation Works within ten to fifteen years.
- Review this Conservation Plan at the expiry of five years after its publication, in the year 2012, or after completion of major Conservation Works, whichever is the earliest.

#### 8.4 SPECIFIC PROCESSES FOR IMPLEMENTATION OF POLICIES

The Conservation Plan should be endorsed, or accepted by the owner, as the fundamental tool for the conservation of the place. The Conservation Plan should sit alongside other management tools to assist in future decision-making with respect to the maintenance of the cultural heritage values of the place. Decisions should be balanced, taking into account all factors, bearing in mind the need to maintain heritage values.

The recommended management structure and routines should be put into place to ensure that the place is properly conserved and that the routines outlined in this document are implemented in a rigorous manner. The objectives of management of cultural heritage value are primarily:-

- Conservation of the significant context.
- Conservation of the significant fabric and spaces.
- Interpretation of the place to a reasonable standard.
- Control over uses to ensure compatibility.
- Control of future development to conserve significance.
- Commitment to ongoing upkeep and maintenance.
- Development of annual maintenance, conservation and improvement programs.

#### 8.5 RESOURCES TO ASSIST WITH THE IMPLEMENTATION OF POLICIES

While the place remains in local government ownership, the Town can apply for assistance for Conservation Work and Interpretation Programs through the Lotterywest Heritage Grants Program and Heritage Interpretation Program respectively. Both programs run annually and funds are applied to significant projects, generally to assist in urgent conservation tasks, and are the subject of applications. Funding applications are made in a competitive environment and need to be well documented and reasoned. The Conservation Plan is a good supporting tool for making grant applications.

APPENDIX I  
INSPECTION SCHEDULES 2005





## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Setting Information

LOCATION: Vincent Street, Perth					
BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: April 2005					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Soil	Light sandy				
Paths	Concrete paving slabs/concrete blocks	Fair/fair	High/low	Significant/little significance	Conserve/leave
Fences	'Cyclone' link mesh	Fair	High	Significant	Leave or upgrade as required
Archaeological sites	None identified from documents				
Character of vegetation	Open parkland to the east, with landscaped car parks, garden beds, with mixed plantings	Good	Varies and covers three major phases of development	Varies from high level of significance though to moderate.	Conserve elements of the highest significance
Trees (pre-World War I)	Moreton Bay ( <i>Ficus macrophylla</i> ) and Port Jackson Figs ( <i>Ficus rubiginosa</i> ), Hoop Pine ( <i>Araucaria cunninghamii</i> ), Aleppo Pine Trees ( <i>Pinus halepensis</i> ), and Cape Lilacs or White Cedar ( <i>Melia azedarach</i> )	Fair to good	High	Significant	Conserve and replace like with like
Trees (Inter-War)	Coral Trees ( <i>Erythrina sykesii</i> ), , Canary Island Palms ( <i>Phoenix canariensis</i> ), some of the London Planes ( <i>Platanus x acerifolia</i> ), and Queensland Box Trees ( <i>Lophostemon confertus</i> ) and Camphor Laurel ( <i>Cinnamomum camphora</i> ).	Good	High	Significant	Conserve and re-plant like with like

Trees post WWII	Casuarinas ( <i>Allocasuarina fraseriana</i> ), Aleppo Pines ( <i>Pinus halepensis</i> ), London Planes, then shrubs including Lantana ( <i>Lantana</i> ), Strelizia ( <i>Strelitzia regina</i> ), Grevillea, Cyresses ( <i>Cupressus spp.</i> ), Bottle Brush ( <i>Callistemon spp.</i> )	Good	High	Significant	Conserve and re-plant like with like
Gardens associated with post WWII	Yucca ( <i>Yucca spp.</i> ), Geraldton Wax ( <i>Chamelaucium uncinatum</i> ), Agapanthus ( <i>Agapanthus africanus</i> ), Oleander ( <i>Nerium oleander</i> ), Sword Fern ( <i>Nephrolepis exaltata</i> ), Coprosma ( <i>Coprosma repens</i> ), Pandanas ( <i>Pandanus spp.</i> ), and Cannas ( <i>Canna flaccida</i> )	Good	High	Significant	Conserve and re-plant like with like
Retaining walls	Bookleaf and random coursed limestone walls	Fair to good	High	Significant	Conserve
Power poles	Western Power HT	Good	Low	Intrusive	Leave
Furniture					
Masts					
Views					
Vistas					
<b>REMARKS :</b> The landscape represents all phases of development and this complexity should be retained in developing and improving the presentation of the place. Where replacements are required for senescing trees of significance, they should be the same species, unless there is an important practical reason for considering alternatives. There should be no further planting that would obscure the entry of the old City of Perth Aquatic Centre.					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 1-North-west elevation, City of Perth Aquatic Centre (Morrison Street)					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Aluminium ribbed sheeting concealed from view/flat-roofed concrete.	Apparently fair	High	Significant	Conserve
Estimated Pitch	6 and 3.5 degrees/near flat graded to falls				
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	Internal (see concourse notes)				
Soffit Lining	Nil				
Other					
Walls	Aluminium framed curtain wall set in precast concrete surrounds/curtain wall spandrel and precast concrete parapet cap/painted brickwork	Fair/fair/fair	High/high/high	Significant/significant/significant	Conserve/conserv/conserv
Columns	Concrete with blue glazed tile cladding	Fair to good	High	Significant	Low
Reveals	Terrazzo	Fair to good	High	Significant	Conserve
String Courses	Painted brick string at low level	Good	High	Significant	Low
Other	Precast concrete coping cappings	Fair	High	Significant	Conserve
Window Type/s	Fixed and awning light in curtain wall/fixed short glazed with louver hoods	Fair to good	High	Significant	Conserve
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Shade cloth children's play area shelter	Fair	Low	Little significance	Leave or removed or replace as required.
Doors	Flush/ glazed aluminium	Fair/good	High/low	Significant/little significance	Conserve/remove or leave as required.
Fanlights	Fixed aluminium lights	Good	High	Significant	Conserve
Floors/Paving	Concrete paving slabs and insitu concrete paths	Good	High/low	Significant/little significance	Conserve/leave or remove as required.
Skirting	Nil				
Stairs	Concrete with non-slip surface	Fair	High	Significant	Conserve

Balustrades	Steel top and bottom rails and balusters, with wrapped pvc covered handrail	Fair to poor	High	Significant	Conserve.
Flywires	Nil				
Signs	Nil				

**REMARKS :**

Concrete roofs over toilets should be tested for ponding and a surface applied if moisture ingress is detected. A membrane covering may be required.

Check over metal deck roof, clean out gutters, clean through downpipes, dress down flashings and replace any hardened sealants.

The pre-cast concrete surrounds to the curtain wall system is chipping and cracking along structural lines at butting points of vertical and horizontal members. Trial areas should be raked out and extent of corrosion or water damage assessed, then repairs implemented by a specialist. On completion, remove loose and flaking paint and patch and apply a new paint film. The tops of the concrete sills should be re-surfaced with elastomeric paint and junction with window sills re-sealed.

The tiled faces to columns are chipped in a number of locations and should be repaired. Joints between the tile back edge and masonry should be raked out and mastic re-applied.

The concrete flights to the escape stairs need re-coating and the steelwork to the balustrades needs to be de-rusted, treated and re-painted and the pvc handrail grip replaced. Further the balusters are set more than 135 apart and the balusters are somewhat under-designed. The addition of an inner handrail and glazed or polycarbonate balustrade would preserve the original detail and achieve compliance.

On the external steps, the steel handrails have corroded causing the brickworks to break up. Remove, de-rust and treat handrails, re-fix and then repair brickwork.

Some terrazzo reveals have been damaged and should be repaired to match existing.

The window system should be re-caulked as part of a maintenance program. Check over stays and serve and/or replace non-serviceable elements as required.

Replace bulkhead lights to escape stairs to match existing.

There are several original pole mounted luminaires left along this elevation. They appear to be out of service. They could be retained and conserved as the only remaining external lights from the original scheme.

The children's playground is a late addition and may be further altered or removed as required.

There is a great deal of deterioration in the plant room fabric and a large scale maintenance program is required.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 2-West elevation, City of Perth Aquatic Centre (Morrison Street)					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Aluminium ribbed sheeting concealed from view/flat-roofed concrete.	Apparently fair	High	Significant	Conserve
Estimated Pitch	6 and 3.5 degrees/near flat graded to falls				
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	Internal (see concourse notes)				
Soffit Lining	Nil				
Other					
Walls	Aluminium framed curtain wall set in precast concrete surrounds/curtain wall spandrel and precast concrete parapet cap/painted brickwork	Fair/fair/fair	High/high/high	Significant/significant/significant	Conserve/conserves/conserves
Columns	Concrete with blue glazed tile cladding	Fair to poor, with some heavy salt accumulation	High	Significant	Low
Reveals	Terrazzo	Fair to good	High	Significant	Conserve
String Courses	Painted brick string at low level	Good	High	Significant	Low
Other	Precast concrete coping cappings	Fair	High	Significant	Conserve
Window Type/s	Fixed and awning light in curtain wall/fixed short glazed with louver hoods	Fair to good	High	Significant	Conserve
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Nil				
Doors	Flush	Fair	High	Significant	Conserve
Fanlights	Fixed aluminium lights	Good	High	Significant	Conserve
Floors/Paving	Terrazzo tiles to porch/concrete pavers	Fair to poor/good	High/high	Significant/significant	Conserve/conserves
Skirting	Terrazzo in porch	Fair	High	Significant	Conserve
Stairs	Terrazzo	Fair	High	Significant	Conserve

Balustrades	Low brick with quarry tile cap	Poor	High	Significant	Conserve.
Flywires	Nil				
Signs	Nil				

**REMARKS :**

Check over metal deck roof, clean out gutters, clean through downpipes, dress down flashings and replace any hardened sealants.

The pre-cast concrete surrounds to the curtain wall system is chipping and cracking along structural lines at butting points of vertical and horizontal members. Trial areas should be raked out and extent of corrosion or water damage assessed, then repairs implemented by a specialist. On completion, remove loose and flaking paint and patch and apply a new paint film. The tops of the concrete sills should be re-surfaced with elastomeric paint and junction with window sills re-sealed.

The tiled faces to columns should be repaired. Joints between the tile back edge and masonry should be raked out and mastic re-applied.

Replace broken quarry tiles to top of balustrade walls.

Repair porch terrazzo tiles.

The window system should be re-caulked as part of a maintenance program. Check over stays and serve and/or replace non-serviceable elements as required.



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 3-South-west elevation, City of Perth Aquatic Centre Main Entrance (Morrison Street/Vincent Street)					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Aluminium ribbed sheeting concealed from view/flat-roofed concrete.	Apparently fair	High	Significant	Conserve
Estimated Pitch	6 and 3.5 degrees/near flat graded to falls				
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	Internal (see concourse notes)				
Soffit Lining	Nil				
Other	Steel structure for flagpoles and flagpoles	Fair to good	High	Significant	Conserve
Walls	Aluminium framed curtain wall set in precast concrete surrounds/curtain wall spandrel and precast concrete parapet cap/painted brickwork	Fair/fair/fair	High/high/high	Significant/significant/significant	Conserve/conserves/conserves
Columns	Concrete with blue glazed tile cladding	Fair to good	High	Significant	Low
Reveals	Terrazzo	Fair to good	High	Significant	Conserve
String Courses	Painted brick string at low level	Good	High	Significant	Low
Other	Precast concrete coping cappings	Fair	High	Significant	Conserve
Window Type/s	Fixed and awning light in curtain wall/fixed short glazed with louver hoods	Fair to good	High	Significant	Conserve
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Shade cloth children's play area shelter	Fair	Low	Little significance	Leave or remove or replace as required.
Doors	Fully glazed aluminium framed	Fair to good	High	Significant	Conserve
Fanlights	Nil				

Floors/Paving	Terrazzo entry level/precast concrete steps and concrete paving slabs.	Good/poor/good	High/high/high	Significant/significant/significant	Conserve/conserves/conserves
Skirting	Nil				
Stairs	Nil				
Balustrades	Painted steel pipe handrail and concrete ramp	Fair	Low	Intrusive	Remove and reveal steps if no longer required
Flywires	Nil				
Signs	Main pool painted metal signage	Fair	Moderate	Little significance	Retain while required.

**REMARKS :**

Concrete roofs over offices should be tested for ponding and a surface applied if moisture ingress is detected. A membrane covering may be required.

Steel supports to flagpoles are corroding, strip back, treat for rust and re-paint.

Check over metal deck roof, clean out gutters, clean through downpipes, dress down flashings and replace any hardened sealants.

The pre-cast concrete surrounds to the curtain wall system is chipping and cracking along structural lines at butting points of vertical and horizontal members. Trial areas should be raked out and extent of corrosion or water damage assessed, then repairs implemented by a specialist. On completion, remove loose and flaking paint and patch and apply a new paint film.

Cut out section of concrete where reinforcement is exposed, treat bare metal and patch precast concrete head.

The tiled faces to columns are chipped in a number of locations and should be repaired. Joints between the tile back edge and masonry should be raked out and mastic re-applied.

The terrazzo stair treads are very badly damaged in some places and should be removed and replaced where damaged.

The window system should be re-caulked as part of a maintenance program. Check over stays and serve and/or replace non-serviceable elements as required. Patch doors where hardware has been removed.

Re-paint metal signage.

The tops of the concrete sills should be re-surfaced with elastomeric paint and junction with window sills re-sealed.

Some weep holes require clearing.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 4-South elevation, City of Perth Aquatic Centre (Vincent Street)					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Aluminium ribbed sheeting concealed from view/flat-roofed concrete.	Apparently fair	High	Significant	Conserve
Estimated Pitch	6 and 3.5 degrees/near flat graded to falls				
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	Internal (see concourse notes)				
Soffit Lining	Nil				
Other					
Walls	Aluminium framed curtain wall set in precast concrete surrounds/curtain wall spandrel and precast concrete parapet cap/painted brickwork	Fair/fair/fair	High/high/high	Significant/significant/significant	Conserve/conserves/conserves
Columns	Concrete with blue glazed tile cladding	Fair to poor, with some heavy salt accumulation	High	Significant	Low
Reveals	Terrazzo	Fair to good	High	Significant	Conserve
String Courses	Painted brick string at low level	Good	High	Significant	Low
Other	Precast concrete coping cappings	Fair	High	Significant	Conserve
Window Type/s	Fixed and awning light in curtain wall/fixed short glazed with louver hoods	Fair to good	High	Significant	Conserve
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Nil				
Doors	Flush	Fair	High	Significant	Conserve
Fanlights	Fixed aluminium lights	Good	High	Significant	Conserve
Floors/Paving	Terrazzo tiles to porch/concrete pavers	Fair to poor/good	High/high	Significant/significant	Conserve/conserves
Skirting	Terrazzo in porch	Fair	High	Significant	Conserve
Stairs	Terrazzo	Fair	High	Significant	Conserve

Balustrades	Low brick with quarry tile cap	Poor	High	Significant	Conserve.
Flywires	Nil				
Signs	Nil				

**REMARKS :**

Check over metal deck roof, clean out gutters, clean through downpipes, dress down flashings and replace any hardened sealants.

The pre-cast concrete surrounds to the curtain wall system is chipping and cracking along structural lines at butting points of vertical and horizontal members. Trial areas should be raked out and extent of corrosion or water damage assessed, then repairs implemented by a specialist. On completion, remove loose and flaking paint and patch and apply a new paint film. The tops of the concrete sills should be re-surfaced with elastomeric paint and junction with window sills re-sealed.

The tiled faces to columns should be repaired. Joints between the tile back edge and masonry should be raked out and mastic re-applied.

Replace broken quarry tiles to top of balustrade walls.

Repair porch terrazzo tiles.

The window system should be re-caulked as part of a maintenance program. Check over stays and serve and/or replace non-serviceable elements as required.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 5-South-east elevation, City of Perth Aquatic Centre					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Aluminium ribbed sheeting concealed from view/flat-roofed concrete.	Apparently fair	High	Significant	Conserve
Estimated Pitch	6 and 3.5 degrees/near flat graded to falls				
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	Internal (see concourse notes)				
Soffit Lining	Nil				
Other					
Walls	Aluminium framed curtain wall set in precast concrete surrounds/curtain wall spandrel and precast concrete parapet cap/painted brickwork	Fair/fair/fair	High/high/high	Significant/significant/significant	Conserve/conserv/conserv
Columns	Concrete with blue glazed tile cladding	Fair to good	High	Significant	Low
Reveals	Terrazzo	Fair to good	High	Significant	Conserve
String Courses	Painted brick string at low level	Good	High	Significant	Low
Other	Precast concrete coping cappings	Fair	High	Significant	Conserve
Window Type/s	Fixed and awning light in curtain wall/fixed short glazed with louver hoods	Poor to good	High	Significant	Conserve
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Nil				
Doors	Flush/ panel lift/roller door	Fair/poor/good	High/high/low	Significant/significant/little significance	Conserve/conserv/remove and replace at some future time
Fanlights	Fixed aluminium lights	Good	High	Significant	Conserve
Floors/Paving	Concrete paving slabs and concrete paving blocks	Good	High/low	Significant/little significance	Conserve/leave or remove as required.

Skirting	Nil				
Stairs	Concrete with non-slip surface	Fair	High	Significant	Conserve
Balustrades	Steel top and bottom rails and balusters, with wrapped pvc covered handrail	Fair to poor	High	Significant	Conserve
Flywires	Nil				
Signs	Nil				

**REMARKS :**

Concrete roofs over toilets should be tested for ponding and a surface applied if moisture ingress is detected. A membrane covering may be required.

Check over metal deck roof, clean out gutters, clean through downpipes, dress down flashings and replace any hardened sealants.

The pre-cast concrete surrounds to the curtain wall system is chipping and cracking along structural lines at butting points of vertical and horizontal members. Trial areas should be raked out and extent of corrosion or water damage assessed, then repairs implemented by a specialist. On completion, remove loose and flaking paint and patch and apply a new paint film. The tops of the concrete sills should be re-surfaced with elastomeric paint and junction with window sills re-sealed.

The tiled faces to columns are chipped in a number of locations and should be repaired. Joints between the tile back edge and masonry should be raked out and mastic re-applied.

The concrete flights to the escape stairs need re-coating and the steelwork to the balustrades needs to be de-rusted, treated and re-painted and the pvc handrail grip replaced. Further the balusters are set more than 135 apart and the balusters are somewhat under-designed. The addition of an inner handrail and glazed or polycarbonate balustrade would preserve the original detail and achieve compliance.

On the external steps, the steel handrails have corroded causing the brickworks to break up. Remove, de-rust and treat handrails, re-fix and then repair brickwork.

Some terrazzo reveals have been damaged and should be repaired to match existing.

The window system should be re-caulked as part of a maintenance program. Check over stays and serve and/or replace non-serviceable elements as required. A number of glass panes in toilet area have been broken or cracked and in others the wiring is corroding. Replace missing and damaged glass.

Replace bulkhead lights to escape stairs to match existing.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre					BUILDING NO.: 1
DATE OF SURVEY: March 2005					
ELEVATION : Facet 5a-South-east elevation, <i>Beatty Park Leisure Centre</i> and sections of City of Perth Aquatic Centre					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Colorbond Spandek.	Fair to good	High	Significant	Conserve
Estimated Pitch	Curved over rolled steel and z purlins	Fair/some rusting on purlins	High	Significant	Conserve
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	External circular from box header	Good	High	Significant	Conserve
Soffit Lining	Nil				
Other					
Walls	Painted compressed fibre cement/slit faced block and original painted face brick	Good/good/fair	High/high/high	Significant/significant/significant	Conserve/ conserve/ conserve
Columns	Concrete bases and steel upper columns	Good	High	Significant	Low
Reveals	Nil				
String Courses	Nil				Low
Other	Nil				
Window Type/s	Powder coated aluminium windows/ fixed short glazed with louver hoods	Poor to good	High	Significant	Conserve
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Shade cloth structure over deck.	Fair	Low	Little significance	Leave or removed or replace as required.
Doors	Powder coated glazed	Fair	Good	Significant	Conserve
Fanlights	Nil				
Floors/Paving	Concrete paving blocks	Good	Low	Little significance	Conserve or remove as required
Skirting	Nil				
Stairs	Nil				
Balustrades	Steel handrails	Good	High	Significant	Conserve.
Flywires	Nil				
Signs	Main entrance signage	God	High	Significant	Conserve



**REMARKS :**

Some purlins are rusting and need cleaning off, treating and painting.

Small amount of rust on main steels, clean off, rust treat and re-paint.

1962 brickwork has been painted and this is now peeling.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 6-North-east elevation, <i>Beatty Park Leisure Centre</i> and sections of City of Perth Aquatic Centre					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Colorbond Spandek/flat concrete	Fair to good	High/high	Significant	Conserve
Estimated Pitch	Curved over rolled steel and z purlins	Fair/some rusting on purlins	High	Significant	Conserve
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	External circular from box header	Good	High	Significant	Conserve
Soffit Lining	Nil				
Other					
Walls	Painted compressed fibre cement/slit faced block and original painted face brick	Good/good/fair	High/high/high	Significant/significant/significant	Conserve/conserv/conserv
Columns	Concrete bases and steel upper columns	Good	High	Significant	Low
Reveals	Nil				
String Courses	Nil				Low
Other	Nil				
Window Type/s	Powder coated aluminium windows/fixed replacements to City of Perth Aquatic Centre	Poor to good	High/low	Significant/little significance	Conserve/replace as required
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Nil				
Doors	Powder coated glazed	Fair	Good	Significant	Conserve
Fanlights	Nil				
Floors/Paving	Concrete paving blocks and bitumen paving	Good	Low	Little significance	Conserve or remove as required
Skirting	Nil				
Stairs	Concrete	Good	High	Significant	Conserve
Balustrades	Steel handrails	Good	High	Significant	Conserve.
Flywires	Nil				

Signs	Nil				
<p><b>REMARKS :</b></p> <p>Some purlins are rusting and need cleaning off, treating and painting.</p> <p>Check over flat concrete roof and apply membrane coating if required.</p> <p>Where concrete roof has been cut back, treat exposed reinforcement bars</p> <p>Small amount of rust on main steels, clean off, rust treat and re-paint. Section of concrete delaminating at north end of flat roof. Cut back, treat reinforcement and then patch.</p> <p>1962 brickwork has been painted and this is now peeling</p> <p>Cracking along line of dpm in 1962 brickwork. Cut out and re-point.</p>					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Facet 7-North elevation, <i>Beatty Park Leisure Centre</i> and sections of City of Perth Aquatic Centre (Swimming Avenue)					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Colorbond Spandek/flat concrete/flat concrete roof covered with Spandek	Fair to good	High/high	Significant	Conserve
Estimated Pitch	Curved over rolled steel and z purlins	Fair/some rusting on purlins/flat	High	Significant	Conserve
Gutters	Concealed box gutters	Apparently fair	High	Significant	Conserve
Downpipes	Concealed				
Soffit Lining	Nil				
Other					
Walls	Painted compressed fibre cement/slit faced block and original painted face brick	Good/good/fair	High/high/high	Significant/significant/significant	Conserve/ conserve/ conserve
Columns	Concrete bases and steel upper columns	Good	High	Significant	Low
Reveals	Terrazzo	Very poor	High	Significant	Reinstate if practical
String Courses	Nil				Low
Other	Nil				
Window Type/s	Powder coated aluminium windows/fixed replacements to City of Perth Aquatic Centre	Poor to good	High/low	Significant/little significance	Conserve/replace as required
Glass	Clear and Georgian wired glass	Good	High	Significant	Conserve
Awnings	Nil				
Doors	Flush and metal clad	Very poor	High	Significant	Replace
Fanlights	Nil				
Floors/Paving	Bitumen	Good	Low	Little significance	Conserve or remove as required
Skirting	Nil				
Stairs	Concrete	Good	High	Significant	Conserve

Balustrades	Steel handrails	Good	High	Significant	Conserve.
Flywires	Nil				
Signs	Nil				

**REMARKS :**

Some purlins are rusting and need cleaning off, treating and painting.

Check over flat concrete roof and apply membrane coating if required.

Where concrete roof has been cut back, treat exposed reinforcement bars

Small amount of rust on main steels, clean off, rust treat and re-paint. Section of concrete delaminating at north end of flat roof. Cut back, treat reinforcement and then patch.

All section of the 1962 fabric is in very poor condition, with some sections of major cracking. Need to consider future requirements and devise a long term strategy for this area.

Many terrazzo surrounds have been badly damaged or vandalized.

The whole of the loading dock area is in very poor condition.

Trees in courtyard areas should be pruned.

A link mesh fence in this area is in very poor condition.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Exterior Information

BUILDING NAME: Beatty Park Leisure Centre				BUILDING NO.: 1	
DATE OF SURVEY: March 2005					
ELEVATION : Grandstand interior perimeter					
ELEMENTS :	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Roof	Aluminium ribbed sheeting concealed from view with ribbed aluminium fascia	Apparently fair	High	Significant	Conserve
Estimated Pitch	6 and 3.5 degrees/near flat graded to falls				
Gutters	Nil				
Downpipes	Nil				
Soffit Lining	Nil				
Other					
Walls	Aluminium framed glazed wall and brick plinths.	Good/fair	Low/high	Little significance/significant	Upgrade as required/ conserve
Columns	Concrete	Fair to good	High	Significant	Conserve
Seating terrace soffit	Rendered concrete	Poor	High	Significant	Conserve
String Courses	Nil				
Other	Precast concrete coping cappings	Fair	High	Significant	Conserve
Window Type/s	Fixed aluminium framed	Good	Low	Little significance	Upgrade as necessary
Glass	Clear	Good	Low	Little significance	Upgrade as necessary
Awnings	Shade cloth children's to south-west corner	Fair	Low	Little significance	Leave or remove or replace as required.
Doors	Aluminium framed glazed	Good	Low	Little significance	Upgrade as necessary
Fanlights	Nil				
Floors/Paving	Tiled seating terraces, block paved walking surfaces and tiled pool surrounds	Fair to good	High/low/low	Significant/ little significance/ little significance	Conserve/leave or remove as required/leave or remove as required.
Skirting	Nil				
Stairs	Concrete with non-slip tiles	Fair	Low	Little significance	Upgrade as required
Balustrades	Steel without balusters	Fair to poor	High	Significant	Conserve.
Signs	Nil				

**REMARKS :**

The concrete soffit is delaminating. Clean back, rust treat steel and repair cover and decorative finishes.

Balustrade on leading edge needs repair, but should also be upgraded to meet BCA requirements.

Pole mounted lights and lights on grandstand have no significance and may be upgraded as required.

The inspection did not include the material and condition of the pools. Both have had extensive repairs and none of the present finish systems has significance.

The diving tower and boards are replacements and have no significance and should be repaired and upgraded as required.



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G1	
ROOM FUNCTION : Pool Store					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Ceramic Tiles				
Direction of Construction					
Skirting Type					
Dado					
Wall Construction	Plastered brick				
Finish	Glazed tiles				
Picture Rail					
Cornice					
Ceiling	Lay-in gyprock panels				
Other Decorative Treatment					
Door/s					
Fanlights					
Window/s					
Door & Window Furniture					
Switches					
G.P.O.'s					
Fittings					
Fixtures					
REMARKS : Not inspected.					



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G2, G4-9	
ROOM FUNCTION: Female, Male and Family Change Rooms (All part of original female change rooms)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Non slip ceramic tiles/ Non-slip polyurethane	Fair to good	Low	Little significance	Upgrade or replace as required
Direction of Construction					
Skirting Type	Low ceramic tile	Good	Low	Little significance	Upgrade or replace as required
Dado	Glazed tiles to wet areas and as splash backs	Fair to good	High in toilet areas/low in change rooms	Significant/little significance	Conserve/upgrade or replace as required
Wall Construction	Brick main wall/ terrazzo partitions	Good	High, except to poolside which was introduced to make a corridor under cover	Significant/little significance	Conserve/alter if required
Finish	Paint/some render	Fair	Low	Little significance	Alter as required
Structure	Concrete columns rendered and painted	Fair to good	High	Significant	Conserve
Cornice	Deep covered plaster/covered plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster tiles with drop in lights and grilles/flush	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Other Decorative Treatment	Nil				
Door/s	Flush doors and gates to exterior opening	Fair	Low	Little significance	Leave or replace as required
Fanlights	Nil				
Window/s	Obscured glazed awning lights in terrazzo reveals	Fair to good	High	Significant	Conserve
Door & Window Furniture	Modern				
Switches	Modern white pvc				
G.P.O.'s	Modern white pvc				

Fittings	Frameless glass mirrors, white vitreous china basins, chrome wastes, vitreous china pans/cloths pegs, batten seats.	Fair, one basin missing	Moderate to high/low	Significant/little significance	Conserve/ Upgrade as required
Fixtures					

**REMARKS :**

These areas were created out of the original female changing rooms. Much original fabric such as toilets, terrazzo partitions and ceiling finishes were left, while many fittings were upgraded and an exhaust system introduced.

Condensation remains a major problem in a number of areas, notably the toilets. Re-examine causes of condensation, remediate then repair and redecorate surfaces.

The new cornice has detached in a number of locations. Re-consider detail before major repairs.

The terrazzo partitions have been painted and it is recommended that paint be removed.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G3	
ROOM FUNCTION : Corridor (formerly part of Female Change rooms)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Non-slip fully vitrified tiles	Fair to good	Low	Little significance	Leave or upgrade as required
Direction of Construction					
Skirting Type	Nil				
Dado	Nil				
Wall Construction	Painted brickwork/ glazed poolside outer wall and 2 x sets of new doors	Fair	A small amount of authentic brick, but mostly new/low	Original brickwork significant/ remainder of little significance	Leave or remove as required
Finish	Paint to bricks	Fair	Low	Little significance	Upgrade as required
Picture Rail					
Cornice	Deep coved plaster/coved plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster tiles with drop in lights and grilles/flush	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Other Decorative Treatment	Nil				
Door/s	Aluminium framed glazed	Good	Low	Little significance	Leave or adapt as required
Fanlights	Nil				
Window/s	Aluminium framed clear glazed	Good	Low	Little significance	Leave or adapt as required
Door & Window Furniture	Modern				
Switches	wpvc				
G.P.O.'s	wpvc				
Fittings					
Fixtures	Mobile lockers	Good	Low	Little significance	Leave or remove as required

**REMARKS :**

The poolside wall was brick with awning light highlights and these together with the walls were removed and replaced with the glazed wall and two sets of entrance doors. The inner wall was built to create a corridor to provide access to the change rooms from two directions. Steps down to the pool level were also created.

Minor repairs required to 1993 cornices and major cleaning of flooring required.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G10	
ROOM FUNCTION : Gymnasium (formerly part of competitors room, toilets, ambulance room press room and staff room)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on granolithic	Fair/apparently good	Low/High	Little significance/significant	Remove and replace as required/consider conserving
Direction of Construction	na				
Skirting Type	Nil				
Dado					
Wall Construction	Brickwork/glazed brick partition wall	Fair to good	Original walls high	High	Conserve
Finish	Plaster where tiles removed/painted elsewhere	Fair to good	Low	Little significance	Alter as required
Picture Rail	Nil				
Cornice	Deep coved plaster/coved plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster tiles with drop in lights and grilles/flush	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Structure	Rendered concrete columns	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush/aluminium framed glazed	Good	High	Significant	Conserve
Fanlights					
Window/s	Obscured glazed awning lights in terrazzo reveals /partition lights	Fair to good/good	High/low	Significant	Conserve
Door & Window Furniture	Modern				
Switches	Modern white pvc				
G.P.O.'s	Modern white pvc				

Fittings	Desk and gym equipment, oscillating fans. Mirrors, split air conditioning	Good	Low	Little significance	Remove or upgrade as required
Fixtures					
<b>REMARKS :</b> Amalgamating a number of spaces created the area and the history of this can be seen in the finishes. The area retains some original material and windows and might be further adapted if required. New cornices are losing adherence. The corridor wall was modified to provide more view from the room to the pool area. At least two exits should be maintained from this room.					



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G11	
ROOM FUNCTION : Corridor (formerly part of Main Office and Entrance Foyer)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Terrazzo tiles/vinyl tiles/granolithic patching	Very good/fair/fair	High/high/low	Significant/significant/little significance	Conserve/ conserve/ make good as required
Direction of Construction					
Skirting Type	Nil				
Dado	Nil				
Wall Construction	Painted brickwork/ glazed poolside outer wall	Fair	A small amount of authentic brick, but mostly new/low	Original brickwork significant/ remainder of little significance	Leave or remove as required
Finish	Paint to bricks	Fair	Low	Little significance	Upgrade as required
Picture Rail					
Cornice	Deep covered plaster/covered plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster acoustic tiles with drop in lights and grilles/flush	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Other Decorative Treatment	Nil				
Door/s	Aluminium framed glazed	Good	Low	Little significance	Leave or adapt as required
Fanlights	Nil				
Window/s	Aluminium framed clear glazed	Good	Low	Little significance	Leave or adapt as required
Door & Window Furniture	Modern				
Switches	wpvc				
G.P.O.'s	wpvc				
Fittings					
Fixtures	Steel grille gates to isolate sections of building	Good	Low	Little significance	Leave or remove as required

**REMARKS :**

The different floor finishes in this part of the corridor provide evidence of the original use of the space for the main office and parts of the entry lobby area.

The poolside wall was brick with awning light highlights and these together with the walls were removed and replaced with the glazed wall and two sets of entrance doors. One office wall was left in place and the remaining walls removed. The inner wall was built to create a new set of administrative offices.

The ironwork to grilles is rusting and requires cleaning off, treating and painting.

The granolithic sections of filling to the floor are poor and could be re-done at some time.

All of the offices could be removed and the space left open, or a more sensitive redevelopment of the space might be appropriate.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G12 and18	
ROOM FUNCTION : Water Closets					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Ceramic Tiles/ Non-slip polyurethane	Fair	High	Significant	Conserve
Direction of Construction					
Skirting Type	Nil				
Dado	Glazed ceramic tile	Fair	High	Significant	Conserve
Wall Construction	Brick	Good	High	Significant	Conserve
Finish	Painted	Fair	Low	Little significance	Remove or upgrade as required
Picture Rail	Nil				
Cornice	Cove	Good	High	Significant	Conserve
Ceiling	Drop in plaster tiles	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Flush	Fair	High	Significant	Conserve
Fanlights					
Window/s	Short glazed fixed lights in terrazzo surround	Good	High	Significant	Conserve
Door & Window Furniture	Modern				
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings					
Fixtures					
REMARKS :					



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G13	
ROOM FUNCTION : Corridor and entrance (Original main entry)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Terrazzo	Good	High	Significant	Conserve
Direction of Construction	N/A				
Skirting Type	Terrazzo	Good	High	Significant	Conserve
Dado					
Wall Construction	Brickwork/ mosaic tiled columns	Good	Original sections high/partitions low	Significant to little significance/ significant	Conserve original and change partitions as required
Finish	Painted	Fair to good	Low	Little significance	Leave or reinstate face brick
Cornice	Coved plaster	Good	High	Significant	Conserve
Ceiling	Plaster acoustic tiles with drop in lights.	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Flush timber venerer faced painted	Good	Low	Little significance	Leave or remove as required
Fanlights	Nil				
Window/s	Fixed aluminium framed	Good	Original sections high/partitions low	Significant to little significance/ significant	Conserve original and change partitions as required
Door & Window Furniture	Mostly new	Good	High to Low	Little significance	Review systems as part of overall upgrade and implement a standard.
Switches	Nil				
G.P.O.'s	Nil				
Fittings					
Fixtures	Fire hose reel	Good	Low	Little significance	Retain and upgrade as required

**REMARKS :**

Grilles introduced to separate off grand stand from other publicly accessible areas. These are showing signs of rusting. Rust treat and repaint.

Part of floor is terrazzo with large pieces of stone aggregate and is a fine example of this type of work. Conserve.

The stair has a two tone terrazzo treads and risers on a concrete frame with light steel balustrade and pvc handrail. Balusters are set too far apart and some sections are distorted because members are too light. Balustrade heights are too low. The present balustrade should be conserved and additional measures taken to upgrade it without obscuring the original detail.

Some treads are badly chipped and should be repaired or replaced.

Where the original control barriers were removed, the mosaic tiles on the columns are damaged. The remaining portions of fixings should be removed and the columns patched with a matching tile or near matching tile.

Some interpretation of the original function of the area would be useful.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G14,15, 16 and 17	
ROOM FUNCTION : Meeting Rooms and Offices (Originally part of the main entrance, control and office)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on terrazzo and vinyl tiles	Good	Low/high/high	Little significance/ significant/ significant	Remove or replace as required/ conserve/ conserve
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Painted Brickwork	Good	Some high/some low	Significant/little significance	Conserve/ remove or replace in a sensitive manner
Finish	Painted	Good	Low	Little significance	Leave or alter as required
Picture Rail	Nil				
Cornice	Plaster cove	Good	Low	Little significance	Remove or leave as required
Ceiling	Plaster acoustic tiles	Good	High	Significant	Conserve
Structure	Rendered concrete columns	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Glazed aluminium framed and flush	Good	Low	Little significance	Leave or remove as required
Fanlights	Nil				
Window/s	Aluminium framed fixed lights	Good	Low	Little significance	Leave or remove as required
Door & Window Furniture	Modern				
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings					
Fixtures					

**REMARKS :**

This area was formed by removing the original turnstiles, counters, gates, control and office. All of the new structure could be removed if no longer required and the lobby revealed once more. Alternatively the space could be sensitively re-adapted for an alternative use.



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G19	
ROOM FUNCTION : Aerobics Room (formerly the communications room and store)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on granolithic/boxed dais	Fair/apparently good	Low/High/low	Little significance/significant/little significance	Remove and replace as required/consider conserving/remove if no longer required
Direction of Construction	na				
Skirting Type	Nil				
Dado					
Wall Construction	Brickwork	Fair to good	High	Significant	Conserve
Finish	Plaster where tiles removed/painted elsewhere	Fair to good	Low	Little significance	Alter as required
Picture Rail	Nil				
Cornice	Deep coved plaster/coved plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster tiles with drop in lights and grilles/flush	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Structure	Rendered concrete columns	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush/aluminium framed glazed	Good	High	Significant	Conserve
Fanlights					
Window/s	Obscured glazed awning lights in terrazzo reveals /partition lights	Fair to good/good	High/low	Significant/little significance	Conserve/adapt as required
Door & Window Furniture	Modern				
Switches	Modern white pvc				
G.P.O.'s	Modern white pvc				

Fittings	Oscillating fans. Mirrors, split air conditioning	Good	Low	Little significance	Remove or upgrade as required
Fixtures					
<b>REMARKS :</b> Amalgamating a number of spaces created the area and the history of this can be seen in the finishes. The area retains some original material and windows and might be further adapted if required. New cornices are losing adherence. The area was originally a communication space and a store. At least two doors should be maintained as exits from the room.					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G20	
ROOM FUNCTION : Staff Room (Originally a set of toilets)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Blue and white mosaic tile	Fair	High	Significant	Conserve
Direction of Construction					
Skirting Type	Nil				
Dado	Glazed ceramic tile	Fair to poor	High	Significant	Consider conserving
Wall Construction	Brick	Fair	High	Significant	Conserve
Finish	Painted	Poor	Low	Little significance	Upgrade as required
Picture Rail	Nil				
Cornice	Plaster cove	Good	High	Significant	Conserve
Ceiling	Plain drop in plaster panels	Good	High	Significant	Conserve
Other Decorative Treatment	Nil				
Door/s	Flush	Fair	High	Significant	Conserve
Fanlights					
Window/s	Aluminium framed awnings in terrazzo surrounds	Fair	High	Significant	Conserve
Door & Window Furniture	Mixed				
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings	Poorly built shelves	Poor	Low	Intrusive	Remove when no longer required
Fixtures					
<b>REMARKS :</b> This room retains its original plan form, but was originally fitted out as a set of toilets. Scars from the terrazzo partitions can be seen on the tiled dado. The space is not well maintained.					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G21	
ROOM FUNCTIONION : First Aid (former Ambulance Room)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Vinyl tiles on concrete	Good	High	Significant	Conserve
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Brick	Good	High	Significant	Conserve
Finish	Painted	Good	Low	Little significance	Upgrade as required
Picture Rail	Nil				
Cornice	Plaster cove	Good	High	Significant	Conserve
Ceiling	Plaster tiles	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Aluminium framed glazed	Good	High	Significant	Conserve
Fanlights	Fixed aluminium framed	Good	High	Significant	Conserve
Window/s	Fixed aluminium framed	Good	High	Significant	Conserve
Door & Window Furniture	Mixed				
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings	Shelves and desk	Fair	Moderate	Significant	Consider retention
Fixtures					
<b>REMARKS :</b> This room is one of a small number of rooms not much affected by change. It began its life as an ambulance room.					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G22	
ROOM FUNCTION : Crèche (formerly the male competitors' room and part of the men's change room)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Welded vinyl and ceramic tiles	Good	Low	Little significance	Remove and replace as required
Direction of Construction	na				
Skirting Type	Black vinyl in crèche area	Good	Low	Little significance	Remove and replace as required
Dado	Tiled in wet areas up to partition height	Good	Low	Little significance	Remove and replace as required
Wall Construction	Brickwork	Fair to good	High to low	Significant/little significance	Conserve/alter or adapt as required
Finish	Paint	Fair to good	Low	Little significance	Alter as required
Picture Rail	Nil				
Cornice	Deep coved plaster/coved plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster tiles with drop in lights and grilles/flush in new wet areas and lobbies	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Structure	Rendered concrete columns	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush/aluminium framed glazed	Good	High	Significant	Conserve
Fanlights					
Window/s	Obscured glazed awning lights in terrazzo reveals /aluminium framed external windows to play area	Fair to good/good	High/low	Significant/little significance	Conserve/adapt as required
Door & Window Furniture	Modern				
Switches	Modern white pvc				

G.P.O.'s	Modern white pvc				
Fittings	Crèche counters and fittings	Good	Low	Little significance	Remove or upgrade as required
Fixtures					

**REMARKS :**

The area was formed by combining the male competitors room and part of the men's change room. The space was then re-partitioned and all new services installed to make the facility

The area retains some original material and windows and might be further adapted if required.

New cornices are losing adherence.

Overall the space now has little significance.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G23, 24 and 26-28	
ROOM FUNCTION: Female, Male and Disabled Change Rooms and Toilets (All part of original male change rooms)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Non slip ceramic tiles/ Non-slip polyurethane	Fair to good	Low	Little significance	Upgrade or replace as required
Direction of Construction					
Skirting Type	Low ceramic tile	Good	Low	Little significance	Upgrade or replace as required
Dado	Glazed tiles to wet areas and as splash backs	Fair to good	High in toilet areas/low in change rooms	Significant/little significance	Conserve/upgrade or replace as required
Wall Construction	Brick main wall/, terrazzo partitions	Good	High, except to poolside which was introduced to make a corridor under cover	Significant/little significance	Conserve/alter if required
Finish	Paint/some render	Fair	Low	Little significance	Alter as required
Structure	Concrete columns rendered and painted	Fair to good	High	Significant	Conserve
Cornice	Deep covered plaster/covered plaster	Fair to very good	High/low	Significant/little significance	Conserve/alter or remove as required
Ceiling	Plaster tiles with drop in lights and grilles/flush	Fair to good	High/low	Significant/little significance	Conserve plaster tiles/alter or replace plasterboard ceilings as required
Other Decorative Treatment	Nil				
Door/s	Flush doors and gates to exterior opening	Fair	Low	Little significance	Leave or replace as required
Fanlights	Nil				
Window/s	Obscured glazed awning lights in terrazzo reveals	Fair to good	High	Significant	Conserve
Door & Window Furniture	Modern				
Switches	Modern white pvc				
G.P.O.'s	Modern white pvc				

Fittings	Frameless glass mirrors, white vitreous china basins, chrome wastes, vitreous china pans/cloths pegs, batten seats.	Fair, one basin missing	Moderate to high/low	Significant/little significance	Conserve/ Upgrade as required
Fixtures					

**REMARKS :**

These areas were created out of the original male changing rooms. Much original fabric such as toilets, terrazzo partitions and ceiling finishes were left, while many fittings were upgraded and an exhaust system introduced.

Sections of the painted floor are in poor condition with the paint lifting.

Condensation remains a major problem in a number of areas, notably the toilets. Re-examine causes of condensation, remediate then repair and redecorate surfaces. The toilet area ceiling is in very poor condition with mould over most of the surface.

One wall basin is missing.

The new cornice has detached in a number of locations. Re-consider detail before major repairs.

Exhaust fans have been fitted to external windows and most top sashes have them.



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G29	
ROOM FUNCTION : Meeting Room (part of original male change room)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on granolithic	Fair	Low/high	Little significance/significant	Remove if no longer required/conserved
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Brick	Good	High with new partitions low	Significant/little significance	Conserve/leave or adapt as required
Finish	Painted	Good	Low	Little significance	Upgrade as required
Picture Rail	Nil				
Cornice	Deep plaster cove/plaster cove	Good/poor	High/low	Significant/little significance	Conserve/Repair or replace as required
Ceiling	Lay in plaster acoustic tile with drop in lights	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Flush	Good	Low	Little significance	Alter or upgrade as required
Fanlights	Nil				
Window/s	Aluminium framed awning lights in terrazzo surround	Good	High	Significant	Conserve
Door & Window Furniture	Mixed				
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings	Loose fittings			Intrusive	Remove when no longer required
Fixtures					

**REMARKS :**

The space was formed by excising this area from the original male change rooms.

Sections of plaster cove have fallen off and should be repaired. This is not original material and an alternative might be considered.

One set of windows has been blacked out with paint and the paint should be removed. If black out is required, an alternative should be sought. Many the panes in the bottom sashes are fractured and should be replaced.

Extract fans have been mounted in upper panes. As air conditioning has been introduced, these are unlikely to be required and should be removed and the affected windows re-glazed

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER G30	
ROOM FUNCTION : Workshop (part of original men's change room)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Grano	Good	High	Significant	Conserve
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Brick	Good	High/low	Significant/ dividing walls little significance	Conserve/ adapt as required
Finish	Paint	Good	Low	Little significance	Upgrade as required
Picture Rail	Nil				
Cornice	Plaster Cove	Good	High/low	Significant/little significance	Conserve if possible/alter as required
Ceiling	Plaster acoustic tile	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Flush with grilles	Good	Low	Little significance	Alter or adapt as required
Fanlights					
Window/s	Aluminium framed awnings in terrazzo surrounds	Good	High	Significant	Conserve
Door & Window Furniture					
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings					
Fixtures					
REMARKS :					
The room was made by excising an area of the male change rooms. The space is used as a workshop and is in good order.					



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER N9 and 16	
ROOM FUNCTION : Ramps (originally part of change rooms).					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Painted granolithic	Good	Low	Little significance	Upgrade as required
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	N 9 face blockwork N16 Brick	Good	Low/high	Little significance/significant	Adapt as required within shell/conserv
Finish	Unpainted/ Paint	Good	Low	Little significance	Upgrade as required
Picture Rail	Nil				
Cornice	Plaster Cove	Good	High/low	Significant/little significance	Conserve if possible/alter as required
Ceiling	Plaster acoustic tile	Good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Nil				
Fanlights					
Window/s	Aluminium framed awnings in terrazzo surrounds	Good	High	Significant	Conserve
Door & Window Furniture					
Switches	Wpvc				
G.P.O.'s	Wpvc				
Fittings	Painted steel tube handrails	Good	Low	Little significance	Upgrade as required
Fixtures					

**REMARKS :**

Each of these rooms was made by removing access stairs from pool level and then constructing an access ramp. In the case of N 9, the walls were skimmed with blockwork and a new pool store constructed adjacent.

Both areas could be further adapted if required to meet any changes in code requirements with respect to access.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME: City of Perth Aquatic Centre				ROOM NUMBER M35, 36,39, 41,42 and 45	
ROOM FUNCTION: Mezzanine Concourse, Studio and City of Perth Clubrooms.					
	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	600 x600 gridded granolithic over concrete	Good but slippery in some areas	High	Significant	Conserve
Direction of Construction	Spans between clad steel beams				
Skirting Type	Coved terrazzo	Good	High	Significant	Conserve
Dado	Nil				
Wall Construction	Face salmon pink brick/ aluminium framed curtain wall with Pilkington Armourclad panels/ pierced brick/ framed partitions	Good with local sections poor/good	High/high/high/low	Significant/ Significant/significant/little significance	Conserve/ conserve/ conserve remove or replace as required
Finish	Face work	Good	High	Significant	Conserve
Structure	Concealed by lightweight concrete cladding screwed together	Apparently good	High	Significant	Conserve
Cornice	Plaster cove	Good, but poor in a number of locations	High	Significant	Conserve
Ceiling	Drop in fibrous plaster tile/ drop in lights with egg crate grilles	Fair to good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush doors to toilets/steel escape doors to 4 escape stairs	Fair	High	Significant	Conserve
Fanlights	Nil				
Window/s	Part of curtain wall awning lights/ awning lights in brick walls with terrazzo surrounds	Fair to some poor/fair	High	Significant	Conserve

Door & Window Furniture	Lever handles and friction stays	Mostly missing/ corroded	High	Significant	Conserve
Switches	Mixed	Fair to poor	Low	Little significance	Upgrade as required
G.P.O.'s	Nil				
Staircases	Precast concrete stairs on steel carriers/ concrete	Good	High	Significant	Conserve
Handrails	Plastic coated steel attached to brick/ steel with plastic coated handrail	Good to fair	High	Significant	Conserve
Fittings					
Fixtures					

**REMARKS :**

The concourse granolithic has been polished smooth and is slippery and may require etching or having an applied finish.

There are significant diagonal cracks at both escape stair brick arches. A continuous lintel spans the openings to the toilet and escapes stair doors and there is cracking running diagonally away from each of the end bearings. An engineer should examine and report on the causes and means of repair. Carry out recommendations.

Almost all awning lights have lost some or all of their furniture and friction stays are corroded and in poor condition. All windows should be fitted with new stays complying with BCA and with new furniture.

Handrails generally are lightly designed, set too low in most instances and where there are balusters, these are set more than 125mm apart. Some have been distorted by abuse. Generally handrails need rust treatment, and plastic handrail tops replacing. Handrail strength and height need addressing while conserving the look of the original detail. Additional structure may be the solution.

Signage is generally in poor condition and non compliant.



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME: City of Perth Aquatic Centre				ROOM NUMBER M40	
ROOM FUNCTION: Mezzanine Concourse, Western Australian Swimming Association (formerly part of concourse).					
	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet over terrazzo tiles	Good	Low/high	Little significance/significant	Remove if no longer required/ conserve
Direction of Construction	Spans between clad steel beams				
Skirting Type	Coved terrazzo /applied black strip	Good	High/low	Significant/little significance	Conserve/ remove if no longer required
Dado	Nil				
Wall Construction	Brick/gyprock partitions	Good	High/low	Significant/intrusive	Conserve/ remove if no longer required
Finish	Paint	Good	Low	Little significance	Upgrade as required.
Structure	Concealed by lightweight concrete cladding screwed together	Apparently good	High	Significant	Conserve
Cornice	Plaster cove	Good	High	Significant	Conserve
Ceiling	Drop in fibrous plaster tile/ gyprock	Good	High/low	Significant/little significance	Conserve/ leave or remove as required
Other Decorative Treatment					
Door/s	Glazed and flush	Good	Low	Intrusive	Remove if no longer required
Fanlights	Nil				
Window/s	Part of curtain wall awning lights	Fair to some poor/fair	High	Significant	Conserve
Door & Window Furniture	Lever handles and friction stays	Mostly missing/ corroded	High	Significant	Conserve
Switches	Mixed	Fair to poor	Low	Little significance	Upgrade as required
G.P.O.'s	Nil				
Staircases	Nil				
Handrails	Nil				
Fittings					
Fixtures					

**REMARKS :**

The fit out in this space is all part of the 1994 adaptation work. It required the blocking in of two stair cases up to the seating terraces, new partitions, the introduction of air conditioning and services. The space disrupts the concourse space. This work could all be removed to reveal the space as per the original concept if the office space is no longer required.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME: City of Perth Aquatic Centre				ROOM NUMBER M37,38, 43 and 44	
ROOM FUNCTION: Mezzanine Concourse Male and Female Toilets					
	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Blue and white polygonal mosaic tiles	Generally good	High	Significant	Conserve
Direction of Construction	-				
Skirting Type	Nil				
Dado	Nil				
Wall Construction	Rendered brick with a yellow ceramic tiled dado to a line below window sill.	Good with local sections poor	High	Significant	Conserve
Finish	Painted	Poor	High	Significant	Conserve
Structure	Not exposed				
Cornice	Coved plaster	Fair to very poor	High	Significant	Conserve
Ceiling	Fibrous plaster drop in tile	Good to poor	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush doors /flush	Fair to good/poor	High	Significant	Conserve
Fanlights	Nil				
Window/s	Fixed short Georgian wired lights in brick walls with terrazzo	Fair to poor	High	Significant	Conserve
Door & Window Furniture	Lever handles and privacy sets	Many privacy sets missing	High	Significant	Conserve
Switches	Mixed	Fair to poor	Low	Little significance	Upgrade as required
G.P.O.'s	Nil				
Staircases	Nil				
Handrails	Nil				

Fittings	Terrazzo partitions/ mixed stainless steel and vitreous china pans/ single flush cisterns/ stainless steel urinals/ mixed stainless steel and vitreous china basins/ shelf and mirrors	Good/fair /poor/fair/fair/ fair/fair	High (stainless steel and vitreous china fittings vary in authenticity)	Significant to little significance	Sensitively upgrade as necessary and re-present
Fixtures					

**REMARKS :**  
Generally floors are capable of conservation and should be conserved.  
The floor slabs over the toilet areas may be allowing water penetration from the floor above as many damp patches are evident in the ceilings. The source should be traced, repaired and then ceilings remediated..  
Some sections of wall tiling need repair.  
Some window glazing elements are missing and should be replaced.  
The toilet cisterns are corroding and are single flush cisterns. Where toilets are still required, the cisterns should be replaced with dual flush cisterns.  
All drop in lights should be repaired or replaced.  
All applied finishes are in poor condition and once roofs are repaired, finishes should be upgraded.  
New hardware is required throughout.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME: City of Perth Aquatic Centre				ROOM NUMBER U49, 52,53,M46,47 and 48.	
ROOM FUNCTION: Upper concourse and terraces.					
	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Granolithic to terraces and 600 x600 gridded granolithic over concrete to concourse	Good but slippery in some areas	High	Significant	Conserve
Direction of Construction	Spans between clad steel beams				
Skirting Type	Coved terrazzo to curtain wall and nil at brick wall junctions	Good	High	Significant	Conserve
Dado	Nil				
Wall Construction	Face salmon pink brick/ aluminium framed curtain wall with Pilkington Armourclad panels	Good with local sections poor/good	High/high	Significant/significant	Conserve
Finish	Face work	Good	High	Significant	Conserve
Structure	Exposed steel painted	Fair	High	Significant	Conserve
Cornice	Aluminium angle and flat plaster margin	Good, but very poor in a number of locations	High	Significant	Conserve
Ceiling	Drop in fibrous plaster tile/ drop in lights with egg crate grilles/painted corrugated asbestos	Fair to good	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush doors to toilets	Fair	High	Significant	Conserve
Fanlights	Nil				
Window/s	Part of curtain wall awning lights/ awning lights in brick walls with terrazzo surrounds	Fair to some poor/fair	High	Significant	Conserve
Door & Window Furniture	Lever handles and friction stays	Mostly missing/ corroded	High	Significant	Conserve
Switches	Mixed	Fair to poor	Low	Little significance	Upgrade as required
G.P.O.'s	Nil				
Staircases	Precast concrete stairs on steel carriers/ concrete	Good	High	Significant	Conserve
Handrails	Plastic coated steel attached to brick/ steel with plastic coated handrail/brick with concrete coping/rectangular crush rails at top of concourse.	Good to fair	High	Significant	Conserve

Fittings	Timber plats on steel brackets	Good	High	Significant	Conserve
Fixtures					

**REMARKS :**

The concourse granolithic has been polished smooth and it slippery and may require etching or having an applied finish.

The north-west brick wall of the north-west wing has a large crack in the brickwork. The bed joint has opened up 15mm and the perpends between 3 and 5mm. The wired glass screen has also deflected. Open up wall and have engineer's report prepared, then remediate. The same cracking does not occur in the north-east wing.

There is considerable deterioration in the ceilings in the vicinity of the box gutter around the whole perimeter. The gutter may be under capacity, or flashings may be deficient, or alternatively the gutters simply flood under storm conditions. The place should be inspected in storm conditions, the defect rectified and then ceilings remediated.

Light fittings have corroded and require replacement.

Almost all awning lights have lost some or all of their furniture and friction stays are corroded and in poor condition. All windows should be fitted with new stays complying with BCA and with new furniture.

The glazed screen at the end of each seating terrace has been damaged and should be repaired.

Signage is generally in poor condition and non compliant.

Two stairways have been blocked and could be re-opened if required.

Handrails generally are lightly designed, set too low in most instances and where there are balusters, these are set more than 125mm apart. Some have been distorted by abuse. Generally handrails need rust treatment, and plastic handrail tops replacing. Handrail strength and height need addressing while conserving the look of the original detail. Additional structure may be the solution. The crush rail at the top of the concourse is in poor condition and requires de-rusting, treating and re-painting.

Plant mounted on concrete roofs may be a source of damp penetration and should be checked regularly.

Flat concrete roofs appear to be leaking in a number of locations and need checking over and a waterproof finish applied.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME: City of Perth Aquatic Centre				ROOM NUMBER U50, 51,54 AND 55	
ROOM FUNCTION: Upper Concourse Male and Female Toilets					
	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Blue and white polygonal mosaic tiles	Generally good	High	Significant	Conserve
Direction of Construction	-				
Skirting Type	Nil				
Dado	Nil				
Wall Construction	Rendered brick with a yellow ceramic tiled dado to a line just above window head.	Good with local sections poor	High	Significant	Conserve
Finish	Painted	Poor	High	Significant	Conserve
Structure	No exposed				
Cornice	Nil				
Ceiling	Rendered concrete deck soffit	Poor	High	Significant	Conserve
Other Decorative Treatment					
Door/s	Part glazed flush doors /flush	Fair to good/poor	High	Significant	Conserve
Fanlights	Nil				
Window/s	Fixed short Georgian wired lights in brick walls with terrazzo	Fair to poor	High	Significant	Conserve
Door & Window Furniture	Lever handles and privacy sets	Many privacy sets missing	High	Significant	Conserve
Switches	Mixed	Fair to poor	Low	Little significance	Upgrade as required
G.P.O.'s	Nil				
Staircases	Nil				
Handrails	Nil				

Fittings	Terrazzo partitions/ mixed stainless steel and vitreous china pans/ single flush cisterns/ stainless steel urinals/ mixed stainless steel and vitreous china basins/ shelf and mirrors	Good/fair /poor/fair/fair/ fair/fair	High (stainless steel and vitreous china fittings vary in authenticity)	Significant to little significance	Sensitively upgrade as necessary and re-present
Fixtures					

**REMARKS :**  
Generally floors are capable of conservation and should be conserved.

The slabs over the roofs to the toilet areas are fractured in a number of locations with minor cracks allowing moisture penetration. This is causing damage to the ceilings and to the upper walls. The slabs should be water-proofed and then the ceilings and upper walls made good.

Some sections of tiling are missing over window heads and should be replaced consistently or all tiles removed from over windows. The failure would appear to be because the tiles are such thin slips.

Some window glazing elements are missing and should be replaced.

The toilet cisterns are corroding and are single flush cisterns. Where toilets are still required, the cisterns should be replaced with dual flush cisterns.

All bulkhead lights in the toilets have been replaced with batten holders

All applied finishes are in poor condition and once roofs are repaired should be upgraded.

New hardware is required throughout



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N2	
ROOM FUNCTION : Kitchen					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Non slip tile and sheet vinyl	Fair	High	Little significance	Upgrade as required
Direction of Construction					
Skirting Type					
Dado	Glazed ceramic tile	Good	High	Little significance	Upgrade as required
Wall Construction	Blockwork	Good	High	Significant	Retain
Finish	Plastered and tiled	Good	High	Little significance	Retain
Picture Rail					
Cornice	Aluminium angle	Good	High	Little significance	Upgrade as required
Ceiling	Water resistant flush gyprock	Good	High	Little significance	Upgrade as required
Other Decorative Treatment	Nil				
Door/s	Roller door and flush door	Good	High	Little significance	Upgrade as required
Fanlights	Nil				
Window/s	Circular fixed glazed	Good	High	Significant	Retain
Fittings	Stainless steel kitchen fittings and equipment	Good	High	Little significance	Upgrade as required
Fixtures					
<b>REMARKS :</b> This room has little significance in terms of the total concept and may be adapted as required to suit contemporary requirements					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N3,5 and 6	
ROOM FUNCTION : Office, store and boutique					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Carpet on concrete	Good	High	Little significance	Upgrade and adapt as required
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Face blockwork	Good	High	Significant	Retain
Finish	Nil				
Picture Rail	Nil				
Cornice	Aluminium angle	Good	High	Significant	Retain
Ceiling	Lay-in tile panels	Fair	High	Little significance	Upgrade and adapt as required
Other Decorative Treatment					
Door/s	Flush and glazed	Good	High	Little significance	Upgrade and adapt as required
Fanlights					
Window/s	As N2				
Door & Window Furniture					
Switches					
G.P.O.'s					
Fittings	Shop fittings	Good	High	Little significance	Upgrade and adapt as required
Fixtures					
These rooms have little significance in terms of the total concept and may be adapted as required to suit contemporary requirements					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N7,8	
ROOM FUNCTION : Control, Main Entrance					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Patterned ceramic tiles	Fair	High	Significant	Retain
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Face blockwork	Good	High	Significant	Retain
Finish	Nil				
Picture Rail					
Cornice	Aluminium angle	Good	High	Significant	Retain
Ceiling	Lay in tile panels	Poor	High	Significant	Retain
Other Decorative Treatment	Mosaic tiled art works	Good	High	Significant	Retain
Door/s	Aluminium glazed with automatic opening	Fair	High	Significant	Retain
Fanlights					
Window/s	Aluminium framed fixed lights	Fair	High	Significant	Retain
Door & Window Furniture					
Switches					
G.P.O.'s					
Fittings	Benches, raised supervisors location, control gates	Fair	High	Significant	Retain
Fixtures					
<p><b>REMARKS :</b></p> <p>Persistent leaks have damaged the ceiling and while some sections are badly damaged, in other areas tiles have simply distorted. Re-examine gutter design and details. Remediate and then repair ceilings.</p> <p>The fire hose reel cabinet has rusted out and should be replaced.</p> <p>This is a high wear area and finishes are under pressure.</p> <p>There is a proliferation of signage and other material that detracts from the presentation of the entry and gives confusing messages to visitors. A single source of information at this point would be a much better approach and improve presentation.</p>					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N10	
ROOM FUNCTION : Kiosk					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Non slip tiles	Fair	High	Significant	Retain
Direction of Construction					
Skirting Type	Nil				
Dado	Glazed tile	Good	High	Significant	Retain or upgrade as required
Wall Construction	Blockwork	Good	High	Significant	Retain
Finish	Plaster and paint	Fair	High	Significant	Retain or upgrade as required
Picture Rail	Nil				
Cornice	Aluminium angle	Good	High	Significant	Retain
Ceiling	Water resistant Flush gyprock	Good	High	Significant	Retain or upgrade as required
Other Decorative Treatment					
Door/s	Nil				
Fanlights					
Window/s	Nil				
Door & Window Furniture					
Switches					
G.P.O.'s					
Fittings	Counter and shopfittings	Good	High	Significant	Retain or upgrade as required
Fixtures					
<b>REMARKS :</b> This space was part of the original concept but is beginning to show signs of wear. Sympathetic upgrading may be required in the near future.					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N11-15, 27-28,33-34	
ROOM FUNCTION : Café, main pool area, concourses and slides.					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Non-slip ceramic tiles	Fair	High	Significant	Retain
Direction of Construction					
Skirting Type	Single course ceramic tile	Good	High	Significant	Retain
Dado	Nil				
Wall Construction	Face blockwork main and raised bed walls/acoustic panels	Good/fair	High	Significant	Retain
Finish	Nil				
Structure	Painted steel	Good	High	Significant	Conserve
Cornice	Aluminium angle	Good	High	Significant	Retain
Ceiling	Ripple foil acoustic Aluminium/ Versilux/ polycarbonate	Good	High	Significant	Retain
Other Decorative Treatment	Glass fibre sculptures in pool	Good	Low	Little significance	Retain or replace as required
Door/s	Aluminium framed glazed/flush	Fair to good	High	Significant	Retain
Fanlights					
Window/s	White powder coat aluminium framed with sashless sliding panes	Good	High	Significant	Retain
Door & Window Furniture					
Switches					
G.P.O.'s					
Fittings	See below				
Fixtures					

**REMARKS :**

Non-slip nosings have been screwed to some steps. These are unsightly and unstable and an alternative solution should be sought.

Floor tiles need stripping back.

Test blockwork cleaning methods and then clean lower courses and planters.

Stainless steel fittings to pools are proving durable and should be retained

Galvanized painted fittings and handrails are proving to be less successful and should eventually be replaced with stainless steel.

The spiral duct, clad duct and up-lighting are part of original concept-retain.

Spas are replacements-upgrade as necessary.

Plants have not been thrifty because of the harsh environment. The planting should look lush and tropical. There needs to be either a review of plant selections for the environment or a means of improving the environment to allow the existing selections to thrive.

A number of acoustic wall panels have been damaged and should be replaced like with like.

The amount of material and signage around the pool should be reduced and coordinated to improve presentation and reduce visual clutter.

CCA treated pine bridge was part of the original concept and should be retained.

The pool figures are replacements for the original material

This inspection did not include matters outside cultural heritage such as the functionality of plant and equipment, state of pool interiors and the like.

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N17,18,19,20,21,22	
ROOM FUNCTION : Switch Room, Store, Substation, Plant Room and Lower Plant Rooms					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Concrete and checker plate	Good to poor	Varies according to location	Little	Upgrade as necessary
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Face brickwork and blockwork	Good to poor/good	Varies according to location	Little	Upgrade as necessary
Finish					
Ceiling	Anticon/Concrete	Good/fair to very poor	Varies according to location	Little	Upgrade as necessary
Other Decorative Treatment					
Door/s	Flush doors/gates	Good to poor	Varies according to location	Little	Upgrade as necessary
Fanlights					
Window/s	Blocked in				
<p><b>REMARKS :</b></p> <p>These areas are combined new and original construction. There is very little cultural heritage value in the amalgam of these elements. Many of the original plant elements are in very poor condition and may constitute occupation health and safety hazards.</p> <p>Some of the flooring is poor with corroded and ill fitting checker plate flooring creating potential hazards.</p> <p>A number of areas of concrete roofing are in very poor condition. The roof has been cloaked with metal decking. However, there are areas of corroding reinforcement that is blowing the concrete cover away. If the structure is to be retained, these areas may need stabilization in the short term.</p> <p>These areas contain the water treatment plant, air conditioning, sub station and switch rooms. The issues in these areas should be addressed to meet standards as there are no cultural heritage constraints.</p>					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N29 and 30	
ROOM FUNCTION : First Aid and Family Change Room					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Ceramic tiles	Fair	High	Little significance	Retain or adapt as required
Direction of Construction					
Skirting Type	Ceramic tiles	Fair	High	Little significance	Retain or adapt as required
Dado					
Wall Construction	Blockwork	Good	High	Little significance	Retain or adapt as required
Finish					
Picture Rail					
Cornice	Cove	Good	High	Little significance	Retain or adapt as required
Ceiling	Plastered soffit	Poor	High	Little significance	Retain or adapt as required
Other Decorative Treatment					
Door/s	Flush	Fair	High	Little significance	Retain or adapt as required
Fanlights					
Window/s	Nil				
Door & Window Furniture					
Switches					
G.P.O.'s					
Fittings	Part of 1994 work				
Fixtures					
<b>REMARKS :</b> Part of 1994 works may be adapted as required. Door frames are corroded and should be replaced.					



## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : Beatty Park Leisure Centre				ROOM NUMBER N31,32	
ROOM FUNCTION : Male Toilet and Female Toilet (Original boys and girls toilet for learners' pool)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Terrazzo tiles	Fair	High	Significant	Record before change
Direction of Construction					
Skirting Type					
Dado	Glazed ceramic tile	Fair	High	Significant	Record before change
Wall Construction	Brick	Fair	High	Significant	Record before change
Finish	Rendered and plastered	Poor	Low	Little significance	Upgrade as necessary
Picture Rail					
Cornice	Nil				
Ceiling	Rendered soffit	Poor	High	Significant	Record before change
Other Decorative Treatment					
Door/s	Flush	Fair	High	Significant	Record before change
Fanlights					
Window/s	Replacement aluminium framed	Good	Low	Little significance	Upgrade as required
Switches					
G.P.O.'s					
Fittings	Terrazzo partitions and sanitary ware (pans are replacements)	Good	High	Significant	Record before change
Fixtures					
<b>REMARKS :</b> These toilets were kept as an expedient. Although they contain original fabric, the area is not sufficiently important as to warrant conserving at the expense of other conservation work. Record area before further change. The roof is leaking in a number of places and the slab may need to have a membrane applied to stem this leaking.					

## BEATTY PARK LEISURE CENTRE, VINCENT STREET, PERTH

### Interior Information

BUILDING NAME : City of Perth Aquatic Centre				ROOM NUMBER L1	
ROOM FUNCTION : Grotto (Diving pool observation)					
ELEMENTS	TYPE	CONDITION	AUTHENTICITY	SIGNIFICANCE	ACTION
Floor	Concrete	Fair	High	Significant	Conserve
Direction of Construction					
Skirting Type	Nil				
Dado					
Wall Construction	Concrete/ plasterboard partitions	Fair to poor/fair	High/low	Significant/little significance	Conserve/ remove if no longer required
Finish	Painted	Very poor	Low	Little significance	Upgrade as required
Cornice	Nil				
Ceiling	Concrete	Very poor	High	Significant	Conserve
Other Decorative Treatment	Nil				
Door/s	Nil				
Fanlights	Nil				
Window/s	Waterproof windows into pool	Fair	High	Significant	Conserve
Structure	Concrete columns/steel reinforcement structure	Poor/good	High/low	Significant/little significance	
Switches					
G.P.O.'s					
Fittings					
Fixtures					
<b>REMARKS :</b> This was the original diving pool observation chamber. There is evidence of water ingress at low level, high level and in the soffit. Access is no longer permitted and the place is used for storage. Investigate possibility of conservation and opening up once more. Remove stored material and provide interpretation.					

APPENDIX II  
HERITAGE COUNCIL ASSESSMENT CRITERIA





# Criteria of Cultural Heritage Significance for Assessment of Places for entry in the Register of Heritage Places

## *Nature of Significance*

### 1. AESTHETIC VALUE

**Criterion 1** *It is significant in exhibiting particular aesthetic characteristics.*

- 1.1 Importance to a community for aesthetic characteristics.
- 1.2 Importance for its creative, design or artistic excellence, innovation or achievement.
- 1.3 Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- 1.4 In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

### 2. HISTORIC VALUE

**Criterion 2.** *It is significant in the evolution or pattern of the history of Western Australia.*

- 2.1 Importance for the density or diversity of cultural features illustrating the human occupation and evolution of the locality, region or the State.
- 2.2 Importance in relation to an event, phase or activity of historic importance in the locality, the region or the State.
- 2.3 Importance for close association with an individual or individuals whose life, works or activities have been significant within the history of the nation, State or region.
- 2.4 Importance as an example of technical, creative, design or artistic excellence, innovation or achievement in a particular period.

### 3. SCIENTIFIC VALUE

**Criterion 3A** *It has demonstrable potential to yield information that will contribute to an understanding of the natural or cultural history of Western Australia.*

- 3.1 Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- 3.2 Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the locality, region or the State.

**Criterion 3B** *It is significant in demonstrating a high degree of technical innovation or achievement.*

- 3.3 Importance for its technical innovation or achievement.

### 4. SOCIAL VALUE

**Criterion 4** *It is significant through association with a community or cultural group in Western Australia for social, cultural, educational or spiritual reasons.*

- 4.1 Importance as a place highly valued by a community or cultural group for reasons of social, cultural; religious, spiritual, aesthetic or educational associations.
- 4.2 Importance in contributing to a community's sense of place.

### *Degree of Significance*

### 5. RARITY

**Criterion 5** *It demonstrates rare, uncommon or endangered aspects of the cultural heritage of Western Australia.*

- 5.1 Importance for rare, endangered or uncommon structures, landscapes or phenomena.
- 5.2 Importance in demonstrating a distinctive way of life, custom, process, land-use, function or design no longer practiced in, or in danger of being lost from, or of exceptional interest to, the locality, region or the State.

## 6. REPRESENTATIVENESS

*Criterion 6 It is significant in demonstrating the characteristics of a class of cultural places or environments in the State.*

- 6.1 Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.
- 2.1 Importance in demonstrating the principal characteristic of the range of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the locality, region or the State.

### *Condition, Integrity and Authenticity*

Condition refers to the current state of the place in relation to each of the values for which that place has been assessed. Condition reflects the cumulative effects of management and environmental events.

Integrity is a measure of the likely long-term viability or sustainability of the values identified, or the ability of the place to restore itself or be restored, and the time frame for any restorative process.

Authenticity refers to the extent to which the fabric is in its original state.

Because it is important that the Register be credible it is desirable that places in that Register have at least reasonable levels of condition and integrity. However it is possible for a place of poor condition a integrity to be entered in the Register on the basis of a value where these things are relatively unimportant eg. an historic ruin.

Places entered in the Register should also have a high degree of authenticity although it will be possible to include places which exhibit evolution of use and consequent change where this is harmonious with the original design and materials.





**APPENDIX III**  
**PROVISIONAL PERIODIC INSPECTION SCHEDULE**



## **Provisional Periodic Inspection Schedule**

The following schedule has been devised to become part of the maintenance regime, which will be the responsibility of a nominated person (or position), as suggested in the Implementation Strategy. This schedule is intended to address the cultural heritage aspects of the fabric and its presentation and does not discuss statutory requirements, with respect to plant and machinery, all of which, are part of the wider picture that make up the whole of the inspection regime that is required to maintain the place to the required standards. The schedule should be regarded as provisional, be able to be adapted to suit circumstances and be augmented by experience. It should, also, be regarded as a minimum standard.

Any structural monitoring should be at the intervals recommended by a structural engineer, if required, and become part of the periodic inspection regime.

### **DAILY**

General tidiness and presentation of the significant areas.

General effect, and emergency lighting, both internal and external.

### **WEEKLY**

General tidiness and presentation of gardens and indoor planted areas.

### **EVERY FORTNIGHT**

External pavings.

Inspect landscaped areas, remove debris and dead plants.

### **QUARTERLY**

Attend to bore water staining.

Internal tiling

External tiling.

Stairs and balustrades.

Non-slip floor finishes.

Operation of escapes (also check prior to major events)

Box Gutters

Roof, roof fixings, roof plumbing, roof penetrations, gutters and downpipes.

Interpretations signage and material.

Information and directional signage.

Indoor plantings in leisure pool area.

Reinforce plantings to maintain densities using plant materials palette pertaining to individual landscapes.

## **ANNUALLY**

Damp proof treatments and membrane roofs.

Stormwater systems

Paint systems internally and externally

Monitor any water penetration and attend immediately

Joinery and hardware operation

Suspended ceilings

Floor finishes

Paving surfaces

Lintels

Cracking in areas identified in the conservation plan.

Remedial concrete repairs.

Fences and gates.

Inspect and attend to trees in contact with the building fabric.

## **BI-ANNUALLY**

Performance of metal roofing

Check over performance of rust treatment to steelwork.

Mastic sealing.

Inspect mature trees and carry out works arising from inspections.

## **EVERY FIVE YEARS**

Condition of steel members in roof spaces and raking beams under floors of spectator terraces.

Pointing in limestone walls.

APPENDIX IV  
TOWN OF VINCENT CONSERVATION PLAN BRIEF





**TOWN OF VINCENT**

**CONSULTANT'S BRIEF**

**BEATTY PARK LEISURE CENTRE & BEATTY  
PARK**

**CONSERVATION PLAN**

**August 2004**

# **BRIEF FOR THE PREPARATION OF A CONSERVATION PLAN FOR BEATTY PARK LEISURE CENTRE & BEATTY PARK**

## **1.0 BACKGROUND**

The Town of Vincent is commissioning a Conservation Plan for the place known as Beatty Park Leisure Centre and Beatty Park located at:

Swan Location 1618 being the whole of Reserve 884 and the whole of the land contained in Crown Land Title Volume: 3044 Folio: 188.

Beatty Park Leisure Centre and Beatty Park is vested with the Town of Vincent.

Beatty Park Leisure Centre is a swimming pool complex constructed in Late Twentieth Century International and Late Twentieth Century Structuralist architectural styles. It is set within Beatty Park, a park-like recreation ground.

Pursuant to Section 47(5) of the Heritage Act of Western Australia (1990) the place was entered on the State Register of Heritage Places on 23 January 2004.

Beatty Park Leisure Centre is a working facility and the need for a Conservation Plan has been precipitated by the proposal to significantly improve and upgrade the facilities at Beatty Park Leisure Centre. The Town of Vincent is considering a major refurbishment and alteration of the grandstands and outdoor pool areas to bring the facility in line with modern day standards and expectations.

The objective of the Conservation Plan is to clearly set out what is of cultural heritage significance within the place, and to ensure that all future development and maintenance is carried out with regard to the retention of the significance of the place. The Conservation Plan should take account of the future development proposals for the site and balance the opportunities and constraints within the site in order to provide a framework of policies to help facilitate and manage change on the site.

### **1.1 Acknowledgement**

This study brief is derived from *The Conservation Plan*, JS Kerr (National Trust of NSW, 1990) and a base document that has been developed by the Heritage Council of Western Australia. The Town of Vincent acknowledges and appreciates the opportunity to utilise this brief.

## **2.0 STUDY AREA**

The study area to be included in the Conservation Plan is within the area bounded by Vincent Street to the south, Morrision Street to the west, Swimming Lane and Farr Avenue to the north, and Charles Street to the east.

The area is inclusive of:

- the original 1962 aquatic centre;
- the 1994 additions to the aquatic centre;
- the Beatty Park playing field;
- the Alfred Spence Pavilion; and
- numerous significant trees.



The buildings, playing field and surrounding plantings are considered as a complex and the Conservation Plan is to include references to all sections.

### **3.0 CONSERVATION PLAN**

The work is to be carried out in accordance with the guidelines and principles of *The Conservation Plan* (James Semple Kerr, National Trust of NSW, 1990) and *The Burra Charter* (the Charter for the Conservation of Places of Cultural Significance, Australia ICOMOS, 1998) or *The Illustrated Burra Charter* (1992). Specific reference should be made to the 'Guidelines to the Burra Charter: Cultural Significance', 'Guidelines to the Burra Charter: Conservation Policy' and 'Guidelines to the Burra Charter: Procedures for undertaking studies and reports'.

The Consultant will be required to develop policies and management guidelines that refer specifically to the place.

### **4.0 EXECUTIVE SUMMARY**

The principal findings of the Conservation Plan should be summarised. This section should be concise, self-contained and easily understood by a broad audience.

This should include: why the study was prepared; brief historical overview; brief physical description; the Statement of Significance; intentions of the Conservation Policy; and a summary of the Conservation Policy and Implementation Strategy.

#### **4.1 Introduction**

An introduction should be provided in the report as a guide. This should include:

- Study Team;
- an outline of the methodology employed by the Consultant in the preparation of the report;
- background information about the place and the study;
- acknowledgements; and
- a clearly defined study area showing both the regional (broad) context of the place as well as its local context.

Where appropriate, it is also envisaged that the Consultant will provide an executive summary of the report's findings.

### **5.0 EVIDENCE**

The assessment should be carried out in accordance with the 'Guidelines to the Burra Charter: Cultural Significance'. In the gathering of documentary and physical evidence, specific consideration should be given to the items listed in section 5.1 Collection of Information.

#### **5.1 Collection of Information**

Information relevant to the assessment of cultural significance should be collected. Such information concerns:

- (i) the development sequence of the place and its relationship to the surviving fabric;
- (ii) the existence and nature of lost or obliterated fabric;
- (iii) the rarity and/or technical interest of all or part of the place;
- (iv) the functions of the place and its parts;
- (v) the relationship of the place and its parts;
- (vi) the cultural influences which have affected the form and fabric of the place;
- (vii) the significance of the place to people who use or have used the place, or descendants of such people;
- (viii) the historical content of the place with particular reference to the ways in which its fabric has been influenced by historical forces or has itself influenced the course of history;
- (ix) the scientific or research potential of the place;
- (x) the relationship of the place to other places, for example in respect of design, technology, use, locality or origin; and
- (xi) any other factor relevant to the understanding of the place. (*The Illustrated Burra Charter*, p74)

This list should be used as a guide only for the presentation of both documentary and physical evidence where appropriate.

Both sections should concentrate on the presentation of evidence. They should avoid subjective statements and critical assessment of the implications of the evidence.

Illustrations, plans and photographs (with sources and captions) that directly support the historical and physical evidence and elucidate points made, should be contained within the relevant section. Other illustrations, plans and photographs that indicate the depth of research undertaken and generally support the information in the main body of the report may be included as an Appendix. All images should also be submitted separately as high resolution jpegs on a CD.

#### **5.1.1. Related documents and reports as per the Town of Vincent**

This section lists documents related to the study area and held by the Town of Vincent. These should be referred to in the preparation of the Conservation Plan and duplication of study areas avoided.

**Town of Vincent**  
**Disability Service Plan**

**Town of Vincent**  
**Building Maintenance Programme**  
(10 years)

Prepared by Ian Lush and Associates 1996 (as amended)

**Town of Vincent**  
**Building Register 1996**

Prepared by Ian Lush and Associates 1996

**Town of Vincent**  
**Municipal Heritage Inventory 1995**

Prepared by Hocking Planning and Architecture Pty Ltd (as amended)

**Town of Vincent**  
**Trees of Significance Inventory and Amenity Trees 2004**  
Prepared by Charles Aldous-Ball

**Town of Vincent**  
**Beatty Park Leisure Centre Management Plan**

**Town of Vincent**  
**Structural Review of Beatty Park Leisure Centre**  
Prepared by GHD Structural Engineers, 2003

**Town of Vincent**  
**Needs Analysis and Feasibility Study for the Future Redevelopment of Beatty Park Leisure Centre**  
Prepared by ABV Leisure Consulting, 2004

**Heritage Council Of Western Australia**  
**Register of Heritage Places: Beatty Park Leisure Centre and Beatty Park (1962,1994)**  
Prepared by Considine and Griffiths Architects Pty Ltd, Sept 2003

## **5.2 Documentary Evidence**

- (i) a concise history of the place to the present day, including its associations and role in the context of the development of the locality and in Western Australia. This section should include a summarised chronology of major events;
- (ii) background knowledge of similar places and uses;
- (iii) Pre-European occupation;
- (iv) all other evidence relevant to an understanding of the place (including both documentary and oral sources); and
- (v) research historical evidence to provide detail on the use, fabric and historic nature of extant and former structures and features within the Study Area.

Historical research, using primary sources where possible, should identify the main historical periods in the development of the place and the principal themes (or story lines) in that history. It should ensure that the heritage assessment is also considered within the context of the regional and State history.

## **5.3 Physical Evidence**

- (i) the context of the buildings within their setting;
- (ii) description of the current function of the place;
- (iii) description of the surviving fabric (considering furniture and equipment where relevant); and
- (iv) evidence of changes to earlier finishes and decorative details, and identification of structural alteration to the fabric.

Technical expertise should be used, appropriate to the condition and nature of the place. Site surveys to locate structures, buildings, works and places are required to sketch standard only. Current photographs should be taken to document the present form and the internal and external condition of the place.

Room by room schedules should be prepared noting the nature of the principal elements, their condition and authenticity. These schedules should be included as an Appendix.

#### **5.4 Consultation**

The Consultant is to ensure that subject to the Town's prior approval, the following tasks are undertaken and the information incorporated into the documentary evidence or the physical evidence sections of the Conservation Plan:

- Consultation with the Town of Vincent and the appropriate Advisory Groups of the Council to seek local knowledge and general information;
- Consultation with relevant community groups;
- Consultation with appropriate State Government Agencies; and
- Liaison with the Heritage Council of Western Australia to ascertain particulars of the place recognised as significant. The dates of registration should be included within the documentary evidence section.

#### **5.5 Analysis of the Documentary and Physical Evidence**

Documentary and physical evidence gathered should be integrated, analysed and tested against each other in order to identify and/or resolve questions and issues arising. The evidence is to be analysed to establish the development and use of the place with reference to its surviving fabric.

It is important to avoid a full restatement of facts contained in the documentary and physical evidence. Instead there should be a process of analysis of all available information and an explanation of the importance of those facts. No new evidence should be introduced at this stage.

The analysis should address the following three points:

- (i) the sequence of development of the place based on the documentary and physical evidence. The sequence of development should be placed within the context of the surviving fabric. Where considered appropriate, this may be presented graphically (required to sketch standard only);
- (ii) identification of any questions not resolved about the development of the place or any conflicts arising from the documentary and physical evidence; and
- (iii) comparative analysis of the place. The purpose of this is to provide a sound basis for the assessment of significance with particular reference to rarity and representativeness. This could be based on a range of issues such as use, period, region, association, style, etc., as relevant to the place.

#### **5.6 Assessment of Cultural Significance**

This section is to consider the criteria set out by the Heritage Council of Western Australia in their 'Criteria of Cultural Significance for Assessment of Places for entry into the Register of Heritage Places' as well as any other relevant material. It is to discuss the 'nature' and 'degree' of significance (see Heritage Council of WA definition) in terms of 'aesthetic', 'historic', 'scientific' and 'social' significance as well as 'rarity' and 'representativeness' and should include:

- (i) assessment of the complex as a whole;

- (ii) individual assessment of component parts or aspects as appropriate;
- (iii) identification of elements of particular significance; and
- (iv) identification of contrasting, intrusive and disruptive elements.

If it is considered that the place is not of significance within one of the categories this should be clearly stated and explained in this section.

It is useful to use terminology such as exceptional significance, considerable significance, some significance, and little significance, to indicate the degree of significance of the various components (JS Kerr, *The Conservation Plan*, p13). These terms should be defined to ensure a common understanding of their meaning.

*To ensure continuity, the Assessment of Cultural Significance section should be cross-referenced to the analysis of evidence section.*

## **5.7 Statement of Cultural Significance**

The significance of the place is to be summarised into a concise statement of significance.

The 'Statement of Cultural Significance' is the key to the whole document. It must follow logically from the assessment of cultural significance and it must form the basis of the Conservation Policy and implementation.

The statement should be succinct and unambiguous, with each element able to stand and make sense on its own. There should be no repetition or discussion of significance in this section, it should be based on the previous evidence and be cross-referenced to more detailed explanations in the assessment of significance.

The statement must address whether the place is of significance, why it is significant and how it is significant. It should also be clearly divided into primary and secondary significance.

## **5.8 Graded Zones and Elements of Significance**

This section is to identify significant spaces and elements of the place. The elements of the place should be considered within their historical and physical context and also in relation to the significance of the place as a whole. All parts of the place should be assessed and the information presented graphically. In areas where particular elements are in conflict with the general grading, these can be highlighted separately.

A five tier grading system should generally be used to identify those parts of the place which are:

- Zones of exceptional significance (within a National context)
- Zones of considerable significance (within a State context)
- Zones of some significance (considered eligible for entry in the Register of Heritage Places)
- Zones of little significance (neither contribute nor detract from the significance)
- Intrusive zones (detract from the significance of the place).

This grading should be based on an assessment of the issues arising from the Statement of Significance and the *authenticity* of the place.

The *integrity* and *condition* of the various parts of the building and site should be considered in association with the grading of significance in the development of the detailed Conservation Policy.

## **5.9 Conservation Policy**

The Conservation Policy is to be prepared in accordance with the 'Guidelines to the Burra Charter: Conservation Policy' (Australia ICOMOS), and it is to address each of the issues listed in Part 2 of that document.

The policies in this section are intended to set the general philosophical framework for the conservation, interpretation and future use of the place. The policy, whilst considering the constraints and requirements of the complex, is to illustrate how compatible uses can be incorporated and the significance retained and interpreted.

Specified policies should be made for all buildings, structures, and items of equipment and furnishings. The policies should move from the general to the specific and as far as possible use terminology defined in *The Burra Charter*. This section may require illustrations.

The aim of this section is to collate relevant background information and to establish clear and distinct policies that address how to:

- (i) retain or reveal significance;
- (ii) identify feasible and compatible uses;
- (iii) meet statutory requirements; and
- (iv) work within procurable resources.

All policies should be supported, as necessary, by separate text. Policies should be clearly numbered and distinct from the supporting text.

All the following points need to be addressed in the Conservation Policy. The format may be varied according to the nature of the place.

### **5.9.1 Introduction**

This section should contain:

- (i) explanatory notes on the purpose of the policy;
- (ii) a summary of the major issues considered with reference to specific sections of the policy; and
- (iii) key policy statements which set a broad conservation framework for future decisions and work.

### **5.9.2 Policies Arising out of the Cultural Significance of the Place**

The following points should be addressed as appropriate:

- (i) the relevance of the Burra Charter;
- (ii) identification of general actions and controls which would have to be applied to the place to conserve the various aspects of significance as set out in the Statement of Significance. This should be directly related to the Statement of Significance;
- (iii) any opportunities arising from the Statement of Significance; and
- (iv) policies arising from the Graded Zones and Elements of Significance.

To ensure a consistent approach to the conservation of places it is recommended that the policies for the different zones and elements be developed to include reference to site-specific issues such as landscape, archaeology, moveable heritage etc, as relevant:

### **Zones of exceptional significance**

The fabric of such spaces or elements should be preserved or restored in such a way as to demonstrate their significance. Furnishings and decoration should respect the historic character of the place and activities controlled so as not to prejudice the association of the spaces with their significant use(s).

Intrusive elements should be removed (after photographic recording) and new finishes that are detrimental to the significant fabric should not be applied. Building elements that are damaged are to be restored. Adaptation is acceptable to the extent of introducing new services, provided this does not adversely affect the significant fabric of the space or element. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the Conservation Policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the place or obscure important views to and from the site.

### **Zones of considerable significance**

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Reconstruction is desirable provided sufficient detailed information is available. Adaptation is acceptable to the extent of installing reversible small fixtures, services and partitions, provided this does not affect any external or internal fabric which is of exceptional or considerable significance. No significant fabric should be removed or action taken to confuse the sense of the space. Structural adaptation is generally unacceptable. However, minor structural adaptation may be considered if it is in keeping with the overall aims of the Conservation Policy and has minimal impact on the significant fabric. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, replacement plantings of the same species should be made.

There should be no new works in open space areas which will adversely affect the setting of the place or obscure important views to and from the site.

### **Zones of some significance**

The significant fabric of such spaces or elements should be preserved, restored or reconstructed as appropriate. Adaptation is acceptable to the extent of installing fixtures, services and reversible partitions provided this does not affect the significant external and internal appearance of the building. Discrete structural additions and openings can be made. New or different finishes are

acceptable, provided these do not obscure or damage important evidence or significant materials and finishes. Any alterations to the building fabric should be documented.

Landscape elements should not be removed without due consideration of their heritage values. Where removal of significant trees is necessary due to their condition, appropriate replacement plantings should be made.

### **Zones of little significance**

The fabric of such spaces or elements may be retained or removed depending on the future use requirements. However, care should be taken to ensure that any such work do not detract from the significance of adjoining spaces or elements. Before removal, ensure that comprehensive photographic and graphic recording is completed.

### **Intrusive zones**

Intrusive spaces or elements have been identified as detracting from the significance of the place and their removal, and/or replacement with more appropriate detailing, should be encouraged. Their removal needs to be assessed against other considerations, such as function and economic, before implementation. Before removal/demolition ensure that comprehensive photographic and graphic recording is completed.

- (i) policies related to the Physical Setting
  - any landscape issues within the study boundaries which may not have already been assessed above;
  - the impact of the setting, surrounding development and/or use in relation to the significance of the place; and
- (ii) interpretation
  - the degree to which it is necessary or desirable to interpret the history and/or significance of the place to visitors and/or users; and
  - appropriate methods of interpretation and considering interpretation of the place within its local and/or broader context.

### **5.9.3 Policies arising from the Physical Condition of the Place**

The implications of the current physical condition of the place should be assessed and policies developed. It will not usually be necessary to undertake detailed surveys, unless a complete understanding of a particular structural problem is required before an appropriate policy can be developed. The following points should also be considered:

- (i) the nature, urgency and potential impact of any current or proposed maintenance works;
- (ii) the nature and urgency of any maintenance works identified as being required (as part of the physical inspection for this report). These may be used in the development of future works and/or maintenance; and
- (iii) any other relevant issues, such as the possibility of hazardous materials or the need for pest inspection/control.

### **5.9.4 External Requirements**

The following issues should be considered and specific policies developed as appropriate:



- (i) **Current Heritage Listings/Registration**  
Provide a summary of the current status of the place, including a description of what is registered, the assessment and the implications of the listing.
- (ii) **State Government Policy**  
If the place is State Government owned, the specific reference to the Government Heritage Property Disposal Process should be made. Current Government policy that may be relevant to the use or function of the place is to be made.
- (iii) **Statutory Requirements**  
Consider the possible impact of fire safety regulations, Health Acts, Building Code regulations and any other restraints which may affect the place.
- (iv) Identify issues raised during the preparation of the Conservation Plan where it is believed that there may be implications arising from statutory requirements.

#### **5.9.5 Requirements and Resources of the Client, Owner, Occupants and/or Users**

Develop specific policies, as appropriate considering:

- (i) constraints or opportunities arising from the requirements, resources and expectations of the client, owner, occupants, users and/or any other interested parties of the place based on consultation with the relevant parties;
- (ii) possible community attitudes and expectations regarding the place; and
- (iii) social, religious or other cultural constraints which may affect access or investigation of the place.

#### **5.9.6 Compatible Use**

Develop specific policies, as appropriate, considering:

- (i) the current use, any proposed new uses and/or future development and any implication for the significance of the place arising from this;
- (ii) any opportunities for the use of the place arising from its significance;
- (iii) a framework or guiding decisions regarding possible future use; and
- (iv) where future development is appropriate (this may be presented graphically).

#### **5.9.7 Other**

Identify any other area, not addressed in the above. Specific policies on these Issues should be developed.

#### **5.10 Policy Summary/Overview**

This section should provide an overview of the information gathered for the policy. Conflicts and contradictions between policies must be clearly identified and resolved and areas where policies reinforce each other should also be highlighted.

Referencing within the text should be used to identify links between related and conflicting policies. Individual policies should not be restated.

## **5.11 Policy Implementation**

The Consultant is to outline:

Who:

Identify the relevant agencies to implement the policy. This may include the identification of a management structure through which the Conservation Plan is capable of being implemented, day by day management and decision making responsibilities, and the means by which security and regular maintenance is provided for. It may be appropriate to identify particular skills, which should be part of this management structure.

When:

Identify the appropriate strategy for the implementation of the policy section. This should be in the form of a time frame, which covers policies that require immediate action as well as those which may be implemented in the medium to longer terms. Ongoing implementation requirements should also be covered.

The Policy Implementation section should avoid the introduction of new policies. Each policy statement needs to be addressed in the implementation section.

How:

This should clearly indicate any specific process which would need to be followed in the implementation of each policy.

## **5.12 Future Use Recommendation**

The Consultant is to prepare an assessment of the range of future uses that would be compatible with the significance and conservation policies identified. These are to be listed as considered suggestions only and need to reflect the expectations of community groups, the local authority and heritage organisations.

## **6.0 STUDY TEAM**

It is envisaged that the study team needs to incorporate the skills of a variety of relevant professionals. Specific expertise may include:

- Architectural
- Landscape
- Planning
- Historical
- Archaeological
- Engineering
- Property Consulting

## **7.0 TIME FRAME**

The Consultant should be available to commence the study one week after appointment. During this week, a simple study program should be developed with the appointed Town of Vincent Project Leader.

A draft copy of the Conservation Plan is to be provided ten (10) weeks after appointment. Following the client review period, the consultant is to provide the final document with two (2) weeks of receiving written comments on the draft.

## **8.0 COPYRIGHTS AND CONFIDENTIALITY**

All films, original drawings, photographs and all copyright will rest with the Town of Vincent.

The Town of Vincent must clear any further publication or distribution of the Conservation Plan.

## **9.0 CLIENT AND COMMUNITY LIAISON**

In order to aid community awareness, the Consultant may be required to attend extra community meetings or to prepare information for public display.

It is essential that the Consultant maintain a close working relationship with the Project Leader (Town of Vincent) and advise of progress weekly. This may be a short statement of progress to provide as arranged with the Project Leader when the program is developed (see Section 7.0 Time Frame).

## **10.0 REVIEW**

The Consultant is to allow for the presentation of the draft document to the Elected Members of Council and a follow-up meeting to respond to comments from the Group. The Town of Vincent will arrange the meetings.

## **11.0 REPORT**

- (i) The report is to be in A4 format, with A3 drawing incorporated if necessary;
- (ii) Photographs, both archival and current, are to be provided to establish the historic development of the place, as well as to document its internal and external condition. Photographs should retain clarity when copied;
- (iii) Eight (8) copies of the draft report are to be provided. One of these is to be unbound;
- (iv) Draft reports should be page numbered and should be of a quality acceptable for review purposes only;
- (v) Eight (8) copies of the final report are to be provided, one of these is to be unbound and of an archival standard (see Section 13.0 Archival Standards - Heritage Council of Western Australia);
- (vi) Copies of any documents, including drawings, accumulated in the course of the study are to be provided; and
- (vii) A copy of the Report on CD, compatible with Microsoft Word 2002.

## **12.0 REFERENCES**

### **Footnotes/Endnotes**

The Source of Information, especially quotations, should always be referenced, preferably using footnotes.

Generally, books and journals should be italicised; and articles, chapters and unpublished material should be in plain text enclosed by single quotation marks. The source of a quotation should always be referenced, preferably in footnotes on the same page as the relevant text.

Generally, referencing should follow the format set out in the *Australian Style Manual: for Authors, Editors and Printers*, 5th edition, Australian Government Printing Service, Canberra, 1994.

## Bibliography

A full bibliography should be included as an Appendix to the report and should list, in alphabetical order by author's surname, all sources of information referred to in the report.

### 12.1 Cross-Referencing

Relevant sections of the Conservation Plan should be cross-referenced. This should include (in addition to referencing sources of information as per Section 12.0) cross-referencing:

- (i) in Documentary and Physical evidence to relevant photographs and figures;
- (ii) in Analysis of Evidence to relevant sections within the Documentary and Physical Evidence sections;
- (iii) in Assessment of Significance to relevant sections within the Documentary and Physical Evidence sections;
- (iv) the Statement of Significance to statements within the Assessment section;
- (v) the policies for the graded zones to the Graded Zones section;
- (vi) within the Conservation Policy to other related policies;
- (vii) in Policy Implementation to relevant Conservation Policies; and
- (viii) other sections where necessary.

Employing cross-referencing will ensure that information contained within the Conservation Plan is clearly supported by the evidence and that related policies will be easily identifiable.

### 13.0 ARCHIVAL STANDARDS (HERITAGE COUNCIL OF WESTERN AUSTRALIA)

At least one copy of the report is to be prepared to archival standards. The standards to be followed are:

- |              |  |
|--------------|--|
| Photographs: | New or re-photographed photographs are to be genuine black and white only (not colour printed black and white); photographs are to be attached by archival tape or glue (i.e. wheat starch adhesive, neutral adhesive, gummed lined tape). |
| Negatives:   | Negatives of any new photographs should also be provided.  |
| Slides:      | Colour transparencies/slides should be provided in addition to black and white photographs. Slides are to be labelled numerically, and packaged in archival quality slide pockets.   |
| Paper:       | Acid free, archival quality (i.e. Reflex Archival etc.)  |
| Packaging:   | Acid free, lignin free, buffered (eg. PermaDur and Mylar).   |
| Fasteners:   | Non-metal, paper clips of archival quality plastic.  |
| Binding:     | The archival copy is to be bound with a white spine tape. The other copies should be bound with plastic spirals.   |

The front cover should be protected with a clear acetate film.

#### **14.0 ASSESSMENT OF SUBMISSIONS**

Submissions for appointment for carrying out the Conservation Plan will be assessed on a range of criteria.

Submissions should demonstrate the following:

##### **Study Team**

The study team should meet the minimum requirements. Consideration will be given to inclusion of skills identified and any others considered of being a benefit by the Consultant.

##### **Time Frame**

A commitment to the time frame set out should be included. Completion by the due date is critical.

##### **Approach**

The submissions should give an outline of the approach and general intentions in the execution of the work. This should include awareness and application of the Kerr guide to Conservation Plans. It should also outline how study team members will be contributing to the overall process.

##### **Cost**

Although cost is a factor, a 'value for money' approach rather than lowest tender method will be applied. This is to encourage production of a quality product, which includes all necessary issues. A completed summary of Fees and Disbursements proposal form must be included.

##### **Experience**

Experience in assessment of similar types of places should be demonstrated. Relevant experience of subconsultants and individual study team members should also be given.

#### **15.0 VARIATIONS IN TERMS OF BRIEF**

Variations of the terms of this Brief may be made subject to both the Town of Vincent and the Consultant agreeing to such variations, in writing.



APPENDIX V

HERITAGE COUNCIL OF WESTERN AUSTRALIA REGISTER DOCUMENTATION







# REGISTER OF HERITAGE PLACES

## Permanent Entry

1. **DATA BASE No.** 3553
2. **NAME** *Beatty Park Leisure Centre & Beatty Park* (1962, 1994)  
FORMER NAME Reserve 884, and Beatty Park Aquatic Centre, City of Perth Aquatic Centre
3. **LOCATION** Vincent Street, Perth
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**  
Swan Location 1618 being the whole of Reserve 884 and being the whole of the land contained in Crown Land Title Volume: 3044 Folio: 188 and portions of Vincent Street and Morriston Street Road Reserves as shown on Heritage Council of Western Australia Survey Drawing No. 3553 prepared by Steffanoni Ewing & Cruickshank Pty Ltd.
5. **LOCAL GOVERNMENT AREA** Town of Vincent
6. **OWNER** State of Western Australia  
(Management Order to: The Town of Vincent)
7. **HERITAGE LISTINGS**
  - Register of Heritage Places: Interim Entry 23/01/2004  
Permanent Entry 17/12/2004
  - National Trust Classification: -----
  - Town Planning Scheme: -----
  - Municipal Inventory: Adopted 27/11/1995
  - Register of the National Estate: -----
8. **CONSERVATION ORDER**  
-----
9. **HERITAGE AGREEMENT**  
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10. **STATEMENT OF SIGNIFICANCE**  
*Beatty Park Leisure Centre & Beatty Park*, a swimming pool complex constructed in brick and concrete with a fibrous cement roof structure in the Late Twentieth Century International style and aquatic leisure centre complex constructed in steel and blockwork, with metal roofs in the Late

Twentieth Century Structuralist style, in a park like recreation ground setting, has cultural heritage significance for the following reasons:

the City of Perth Aquatic Centre portion of the place was built as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games, and was the first purpose built aquatic centre in Western Australia designed and built for international competition and one of three major projects undertaken by the City of Perth for the Games, the first such international competition held in Perth;

the City of Perth Aquatic Centre component of the Beatty Park Leisure Centre is a good example of the Late Twentieth Century International style applied to a major sporting facility;

the place was designed by W. A. Mcl. Green, the influential Town Clerk for City of Perth from 1945 to 1966, Milton Boyce, City of Perth Architect, and Lionel H. Steenbohm, Director of Parks and Gardens, who were responsible for the design of a number of the British Empire and Commonwealth Games facilities that played an important role in the success of the games;

Beatty Park was important as one of a number of reserves, parks and gardens developed by the City of Perth between 1896 and 1936; and,

the place is highly valued by the community as one of the older recreational reserves in the metropolitan area, as a significant reminder of the VII<sup>th</sup> British Empire and Commonwealth Games, as a swimming centre for the public and schools, and as a well recognised landmark in the Town of Vincent.

The 1994 adaptations of the original City of Perth Aquatic Centre, the later additions to the north of the original complex completed in 1994, together with the associated car park, and the Alfred Spencer Pavilion are of little cultural heritage significance.



## REGISTER OF HERITAGE PLACES - ASSESSMENT DOCUMENTATION

### 11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

#### PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 4.2 Supplying urban services
- 8.1.1 Playing and watching organised sports
- 8.1.3 Developing public parks and gardens

#### HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 404 Community services and utilities
- 405 Sport, recreation & entertainment

#### 11.1 AESTHETIC VALUE\*

The City of Perth Aquatic Centre component of the place is a good example of the Late Twentieth Century International style applied to a major sporting facility. (Criterion 1.1)

The City of Perth Aquatic Centre component of *Beatty Park Leisure Centre & Beatty Park* is a landmark structure on a major city route because of its elevated location, substantial size, distinctive styling and setting, and with the open playing fields, mature trees and grouped plantings of Beatty Park, is an interesting landscape in which several eras of design themes are overlaid. (Criterion 1.3)

#### 11.2. HISTORIC VALUE

*Beatty Park Leisure Centre & Beatty Park* comprises the first Olympic size swimming pool, diving pool, and spectator gallery built in Western Australia for international competition, which was up-graded in 1993-94, to become a State and Australian awarded leisure centre re-named Beatty Park Leisure Centre. (Criterion 2.1)

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\* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Beatty Park, as part of Reserve 884, was utilised for the deposit of night-soil as the City of Perth endeavoured to solve its problems of sanitation in the late nineteenth century, prior to the introduction of deep sewerage in the early twentieth century. (Criterion 2.2)

The City of Perth Aquatic Centre portion of the *Beatty Park Leisure Centre & Beatty Park* was built as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth in November-December 1962, the first such international competition held in Perth. (Criterion 2.2)

W. A. Mcl. Green, the influential Town Clerk for City of Perth from 1945 to 1966, and Milton Boyce, City of Perth Architect designed the City of Perth Aquatic Centre for the British Empire and Commonwealth Games, and Lionel H. Steenbohm, Director of Parks and Gardens, City of Perth, was responsible for the design of the landscaping of the gardens. This team designed a number of major games venues and ensured the purpose built games venues were a successful part of the games. Well known Western Australian architect, Peter Hunt, was responsible for the design for the 1993-94 up-grade. (Criterion 2.3)

Beatty Park was named after World War One hero, Vice Admiral Beatty, and the pavilion in the park was named after Albert Spencer, long serving Perth City Councillor. (Criterion 2.3)

The City of Perth Aquatic Centre portion of *Beatty Park Leisure Centre & Beatty Park* was the first purpose built aquatic centre in Western Australia designed and built for international competition. (Criterion 2.4)

The City of Perth Aquatic Centre portion of the *Beatty Park Leisure Centre & Beatty Park* is one of three major projects undertaken by the City of Perth for the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth in November-December 1962, the first such international competition held in Perth. (Criterion 2.4)

### 11. 3. SCIENTIFIC VALUE

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### 11. 4. SOCIAL VALUE

*Beatty Park Leisure Centre & Beatty Park* is highly valued by the community as one of the older recreational reserves in the metropolitan areas, which has been used and enjoyed by local residents and sports people from the wider community, the latter also by swimmers and divers at State, national and international levels from 1962 to the present. *Beatty Park Leisure Centre & Beatty Park* is significant also for educational reasons, having played an important role in swimming education in Western Australia, including school swimming carnivals. (Criterion 4.1)

*Beatty Park Leisure Centre & Beatty Park* contributes to the community's sense of place as a well recognised landmark in the Town of Vincent. (Criterion 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12. 1. RARITY**

City of Perth Aquatic Centre is one of the group of places built for VII<sup>th</sup> British Empire and Commonwealth Games, some of which have been demolished and removed. (Criterion 5.1)

### **12. 2 REPRESENTATIVENESS**

The City of Perth Aquatic Centre portion of the *Beatty Park Leisure Centre & Beatty Park* is a good example of the Late Twentieth Century International style applied to a major sporting facility one of the major sporting venues built for the VII<sup>th</sup> British Empire and Commonwealth Games, the first such international competition held in Perth. (Criterion 6.2)

The remaining mature trees of Beatty Park, including London Planes, Monkey Puzzle Trees, Flame Trees, Moreton Bay and Port Jackson figs, and the like represent early twentieth century attempts to beautify a public park and of the plantings used by J. G. Braithwaite in Perth parks. (Criterion 6.2)

### **12. 3 CONDITION**

The landscape environment is generally well maintained and the mature trees are in good condition.

The City of Perth Aquatic Centre portion of the *Beatty Park Leisure Centre & Beatty Park* is well maintained at the ground floor level internally and in the pool areas. The exterior of the street frontages is in reasonable condition and the spectator stand seating and concourses at the upper levels are in fair to poor condition. The 1994 section of the *Beatty Park Leisure Centre & Beatty Park* is well maintained and in very good condition. Overall *Beatty Park Leisure Centre & Beatty Park* is in fair to good condition.

### **12. 4 INTEGRITY**

Though the original City of Perth Aquatic Centre is no longer the premier competition pool, its intent remains undiminished. The current uses are compatible. The park remains in use for recreation and sporting purposes. Overall *Beatty Park Leisure Centre & Beatty Park* retains a high degree of integrity.

### **12. 5 AUTHENTICITY**

The park has been modified on numerous occasions, but retains some of its early plantings. The caretaker's house, kiosk, part of the wading pool, and some other outbuildings of the City of Perth Aquatic Centre have been removed, while other buildings have been modified to suit the 1994 scheme. The change rooms and main entrance have also been altered. Notwithstanding these changes, the underlying fabric of the altered sections, the two remaining pools, and the upper levels of the spectator stands retain a high degree of authenticity. Overall *Beatty Park Leisure Centre & Beatty Park* retains a moderate to high degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentary evidence has been compiled by Robin Chinnery, Historian. The physical evidence has been compiled by Philip Griffiths, Architect.

#### 13.1 DOCUMENTARY EVIDENCE

*Beatty Park Leisure Centre & Beatty Park* is a recreational reserve and leisure centre. *Beatty Park*, a portion of the original Reserve 884, gazetted in 1890 (Local Board of Health - temporary), was developed as a recreational area by the City of Perth from c. 1905. Beatty Park Leisure Centre, originally named City of Perth Aquatic Centre, was built at the western portion of the park in 1962, by H. A. Doust, to designs by City of Perth Town Clerk, W. A. Mcl. Green and City Architect Milton Boyce, as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games. In 1977, the Albert Spencer Pavilion was built in the park for the City of Perth. The aquatic centre was up-graded, with additional leisure facilities, to designs by architect Peter Hunt, for the City of Perth in 1993-94, and was re-named Beatty Park Leisure Centre.

From the 1860s, problems with drainage and sanitation were of increasing concern in Perth as the town grew through the 1870s and 1880s. In March 1882, by-laws were passed controlling the disposal of night soil.<sup>1</sup>

On 4 December 1890, Reserve 884 was gazetted for the purpose of Local Board of Health (temporary). A portion extended seven chains 19 links along Wanneroo Road (the southernmost portion of which later became Charles Street) to its intersection with Vincent Street, from whence the southern boundary extended west along Vincent Street for 52 chains 17 links. The total area of the reserve was 64 acres two roods and 20 perches.<sup>2</sup> Charles Street, North Perth, was named after Governor Charles Fitzgerald (1848-55).<sup>3</sup> Vincent Street was named after George Vincent, Chief Draftsman in the Lands Department, the original grantee of the land on the north side of this street, to the east of Charles Street, who named the street for himself on the issue of the grant in c. 1876.<sup>4</sup> In the twentieth century, part of the reserve, bounded on the east and south by Vincent and Charles Streets, would become Beatty Park.

In the 1890s, Reserve 884, the future Beatty Park, was utilised as a sanitary site and rubbish dump for Perth. In the late 1890s, as the city expanded towards the area, the depositing of night soil at Reserve 884 was discontinued. A pumping station was built at the reserve and the night soil was deposited in a hopper there for pumping thence to Reserve 943, which continued 'for several years'.<sup>5</sup> From the late 1890s, deep sewerage was progressively introduced in Perth. In the period 1894-1900, the original area

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<sup>1</sup> Stannage, C. T. *The People of Perth* (Perth City Council, Perth, 1979) p. 162, pp. 170-182.

<sup>2</sup> *Government Gazette* 4 December 1890, p. 921.

<sup>3</sup> *Sunday Times* 4 August 1929, p. 24.

<sup>4</sup> *ibid.*

<sup>5</sup> W. E. Bold 'Civic Reminiscences' in *Guardian Express* 18 January 1994, p. 6.

of the reserve was reduced, as portions were set aside for other purposes, including a school site in 1894, recreation in 1897, and municipal endowment (Leederville) in 1900.<sup>6</sup>

From the mid 1890s, the Western Australian gold boom resulted in a huge increase in population and led to a building boom in Perth. There was considerable expansion of residential and commercial building in the areas to the north, east, and west of the city, and many of the large Perth Town Lots were sub-divided during the period. In September 1895, an 'Old Resident' drew attention to the 'neglect' of some of the few open spaces for public recreation in Perth, for example, the reserve at Third Swamp, and recommended that if the City Council had not yet obtained control of 'these valuable "breathing spaces" they should do so without delay.'<sup>7</sup>

In 1895, the City of Perth appointed J. G. Braithwaite as municipal gardener, and he took up his appointment in January 1896. Born in 1865, at Hornsby, Yorkshire, the son of the head forester at Hornsby Grange, from age 14 he served a five-year apprenticeship to qualify as a journeyman gardener. In 1889, he migrated to Victoria, where he worked as head gardener on estates near Melbourne. As Perth's City Gardener until his death in 1936, he was to be responsible for guiding Perth City Council's development of its parks and gardens, and supervised their laying out and planting.<sup>8</sup>

In 1896, Braithwaite found most of the parks and reserves in the City of Perth in a somewhat parlous state.<sup>9</sup> Braithwaite established the City's nurseries at Victoria Park, and Trafalgar Road, East Perth, including shade houses and hothouses, to provide plants for the city's parks and gardens, including palms and ferns, pandans, hibiscus cooperii and poinsettia, and a variety of annuals.<sup>10</sup>

In the wake of the Western Australian gold boom the City of Perth developed a number of parks and gardens, first and foremost among them being the development of the clay pits at East Perth to become Queen's Gardens and the reserve at Third Swamp to become Hyde Park. Pines, Braithwaite's favourite trees, were among the first trees planted at the latter.<sup>11</sup> The period 1898-1900, has been described as 'The Golden Age of Parks' in the City of Perth, in which the aforementioned were designed and laid out, along with others that included Wellington, Russell, Weld and Delhi squares.<sup>12</sup>

On 7 April 1905, Reserve 884 was vested in the Mayor and Councillors of the Municipality of North Perth, with the power to lease the whole or any portion of it for any term not exceeding 21 years, and the change of purpose, from Local Board of Health (temporary) to Recreation, were gazetted.<sup>13</sup> On 2 February 1906, Reserve 884 was classified as a Class 'A' for Recreational

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6 *Government Gazette* 21 September 1894, 30 April 1897 and 11 May 1900.

7 *The Inquirer* 13 September 1895, p. 8.

8 *The West Australian* 29 August 1925, p. 6.

9 *ibid.*

10 *ibid.*

11 *The West Australian* 18 July 1925, p. 7.

12 *City News* March 1998.

13 *Government Gazette* 7 April 1905, p.870 and 876 respectively.

Purposes.<sup>14</sup> It is probable that the earliest plantings at Beatty Park and its use as a recreational area date from this period.

Most newspaper reports published in the late nineteenth and the first half of the twentieth century related to the major parks and reserves and Beatty Park was seldom mentioned. Similarly, in the City Gardener's Annual Reports, there was seldom mention of it as an individual entity.<sup>15</sup> To date, no specific records have been located regarding either the laying out or plantings at Beatty Park in the first half of the twentieth century. Mature plantings which probably date from the pre World War Two period, and which are typical of tree plantings in Perth's parks during Braithwaite's period, include Moreton Bay Fig Trees, Monkey Puzzle Trees, Box Trees and possibly some of the older London Plane Trees, Flame trees and Cape Lilacs. The two latter species were commonly planted as street trees, and their planting at Beatty Park follows the street boundaries. Monkey Puzzle trees were regarded as fine specimen trees. The considerable number of mature trees of this species remaining at Beatty Park into the twenty-first century may be significant.<sup>16</sup>

In 1920, Reserve 884, was named Beatty Park in honour of Vice Admiral Sir David Beatty (later Earl), a World War One hero, who was credited with the victory at Dogger Bank on 24 January 1915.<sup>17</sup> In the 1920s, change-rooms and toilets were built at Beatty Park, in proximity to the northern boundary. These served through to 1977.<sup>18</sup> It may have been around this period also that a kiosk was re-located from The Esplanade, Perth, to rising ground at Beatty Park. In the 1890s, it had stood at the centre of Cremorne Gardens, in Murray Street, Perth, 'a most popular resort' during the Western Australian gold boom period.<sup>19</sup> The kiosk is no longer extant in 2003, and it has not been possible to date to ascertain the date of its removal.<sup>20</sup>

In 1925, it was reported:

An imposing appearance is presented by Beatty Park, just across Vincent-street from Royal Park, its thickly planted and well developed trees promising to make it a favoured resort in the years to come.<sup>21</sup>

By the 1930s, Beatty Park had become 'a charming combination of park and recreation ground'.<sup>22</sup>

The forerunner of the British Empire and Commonwealth Games (known as Commonwealth Games from 1978) was an Inter Empire Sports Meeting,

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<sup>14</sup> *Government Gazette* 2 February 1906, p. 219.

<sup>15</sup> Annual Reports City Gardener in Mayor's (later Lord Mayor's) Reports, 1896-1960.

<sup>16</sup> Note: To date, there is no comprehensive inventory of mature trees in metropolitan parks and reserves to inform an accurate comparison with other places in which Monkey puzzle trees of a similar age survive.

<sup>17</sup> *Guardian Express* 23 November 1993, p. 11.

<sup>18</sup> *West Australian* 23 March 1977, p. 6.

<sup>19</sup> W. E. Bold 'Civic Reminiscences' op. cit.

<sup>20</sup> Site visit, Robin Chinnery and Philip Griffiths, 25 July 2003.

<sup>21</sup> News cutting, 1925, no details. Scrapbook 3, J. G. Braithwaite, 1912-39. Courtesy W. Braithwaite.

<sup>22</sup> W. E. Bold 'Civic Reminiscences' op. cit.



held in London in 1911, as part of the festival of the British Empire to celebrate the coronation of George V, in which the United Kingdom, Canada, Australasia and South Africa competed. Despite subsequent continued suggestions that a British Empire Games be instituted along similar lines to the Olympic Games, it was not until August 1930, that the first such games were held in Hamilton, Canada. Four hundred competitors representing 11 countries, including Australia, participated in six sports: swimming, diving, lawn bowling, wrestling, boxing and rowing. At the conclusion of these successful games, it was agreed the British Empire Games be held every four years, between the years in which the Olympic Games were staged. In 1932, the British Empire Games Federation was formed to oversee the future games. The subsequent Games were held in London (1934), Sydney (1938), Auckland (1950), Vancouver (1954), the latter under the name British Empire and Commonwealth Games, and the VI<sup>th</sup> were to be held in Cardiff in 1958.<sup>23</sup> Perth was successful in its bid for the VII British Empire and Commonwealth Games, to be held in late 1962. One of the 'main forces' behind Perth's bid was W. A. Mcl. Green, Town Clerk, City of Perth, whose confidence that the city would be able to construct the requisite sporting venues, i.e. a swimming pool, an athletics stadium and a residential village, 'made Perth's bid ... a successful one', and he was to be very significant in their development.<sup>24</sup>

William Allan McInnes Green (b. Port Adelaide, 1896, d. Shenton Park, 1972) served as a draftsman in the South Australian Railways for two years from March 1914, before enlisting in the A. I. F. in World War One. Following discharge in February 1920, he resumed employment with the Railways, and studied part-time at the South Australian School of Mines and Industries and the University of Adelaide (B. Eng., 1928). In mid 1928, Green was appointed designer and computer at the Adelaide City Council. In this position, he was associated with and responsible for the design of numerous large works. In 1934, he was appointed assistant engineer, architect and building surveyor to the City of Launceston, Tasmania, where he was again responsible for the design of numerous public buildings and re-modeling of the town hall. In May 1937, Green was appointed Perth City Council building surveyor, and soon thereafter also took on the position of city architect. He succeeded W. E. Bold as Town Clerk in 1945. He encouraged Professor Gordon Stephenson and J. A. Hepburn in their work towards *Plan for the Metropolitan Region, Perth and Fremantle* (1955), known as the Stephenson Plan. From 1944 to 1966, Green was 'either the designer or the adviser for practically every building constructed by the city

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<sup>23</sup> XII Commonwealth Games Brisbane 1982 The Official Pictorial History (O & B Holdings Limited, Brisbane, 1982) pp. 81-87.

<sup>24</sup> Ritchie, John (General Editor) *Australian Dictionary of Biography* Vol. 14, 1940-1980 (Melbourne University Press, Melbourne, 1996) pp. 318-319; and *West Australian* 17 February 1966, West Suburban Section, p. 7.

council', and, in 1963, he was awarded the C.M.G. for his contribution to the growth and development of Perth.<sup>25</sup>

Previous to the Commonwealth Games, Perth had 'almost no sports facilities of international standard' had never staged a major international sporting event on such a scale, and thus faced a huge challenge for a city of less than 500,000 people.<sup>26</sup>

The City of Perth perceived the Games as 'an opportunity for enhancing a reputation for goodwill and hospitality on an international plane'.<sup>27</sup> Almost £4 million would be spent on preparations for the Games, 'much of it on permanent new facilities', including the Commonwealth Government spending £1 million on raising Perth Airport to international jet standards, and Fremantle Harbour Trust completing 'one of the world's most modern sea passenger terminals' to cater for Games visitors.<sup>28</sup>

Proposals for building of an Olympic size swimming pool in Perth had been canvassed since the late 1940s, but had not come to fruition. Thus the opportunity to build one as part of the necessary development for the Commonwealth Games was welcomed.<sup>29</sup> To this end, Green undertook an extensive study of swimming pool facilities in Australia and overseas, and embarked on designing the facility required for the British Empire and Commonwealth Games in Perth. His initial design was for a four-pool centre, to be set in a 20 acre site in King's Park, as favored by Lord Mayor Howard. The King's Park Board agreed in principle to the proposal for an aquatic centre in the park. In August 1954, Perth City Council passed a resolution to request a long term lease of 20 acres of King's Park for this purpose. In November 1954, the King's Park Bill was passed, requiring the permission of State Parliament to such a proposal. In 1957, after Perth City Council agreed to put to Parliament the proposal for a pool in King's Park, covering around five acres with around 15 acres of the surrounding area to be landscaped gardens etc. There was considerable public opposition and committees were formed to safeguard King's Park, and, in October 1959, Parliament rejected the King's Park Aquatic Bill.<sup>30</sup> Sites that were considered as an alternative included Delhi Square (later re-developed and re-named Harold Boas Gardens), the north-west portion of Hyde Park, Bold Park, Reabold Hill, parkland near Leederville Oval, and Beatty Park.<sup>31</sup> On 5 November 1959, the selection of Beatty Park as the site of the proposed swimming pool for the Empire Games was announced. It was anticipated

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<sup>25</sup> Ritchie, John (General Editor) *Australian Dictionary of Biography* Vol. 14, 1940-1980 (Melbourne University Press, Melbourne, 1996) pp. 318-319; and *West Australian* 17 February 1966, West Suburban Section, p. 7.

<sup>26</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games Perth Western Australia November 22 to December 1, 1962*, p. 9.

<sup>27</sup> *ibid*, p. 3.

<sup>28</sup> *ibid*, p. 9.

<sup>29</sup> Proposed Aquatic Centre, City of Perth, SROWA AN20/5 Acc. 3054, Item 78, 1949-59.

<sup>30</sup> *ibid*; *Living Today* 30 November 1978; and *West Australian* 20 November 1954 and 21 October 1959.

<sup>31</sup> *ibid*; and memos and reports in Beatty Park, City of Perth, SROWA AN 20/5 Acc. 3054 Item 61, October-November 1959.

that about three acres of the park would be required.<sup>32</sup> Consequently, Green had to re-design the swimming centre for a considerably smaller site.

In mid December 1959, Perth City Council agreed to Green's plan of a three pool aquatic centre, with the layout as shown in the *West Australian*.<sup>33</sup> Though Green is generally given credit for the plans, Milton Boyce, the City Architect, would have had the responsibility for the detail design and implementation of the work. This layout provided shelter for spectators from the westerly winds, and the diving pool was sited facing south so that divers would not have to look into the sun. Maximum visibility for spectators was facilitated by the provision of 20ft. concourses around the pool, and the spectators' seats being set from a minimum of 7ft. above the pool. A £200,000 loan was authorised, at 5.5% interest, and repayable in 15 years. The pool was to occupy 4.5 acres of Beatty Park's 11.5 acres, in which 'as many as possible of the existing trees' were to be preserved, and the cricket and football fields at the eastern side would be unaffected.<sup>34</sup>

Around 150 residents of Leederville and North Perth presented a petition to Perth City Council objecting to the siting of the proposed aquatic centre in Beatty Park, which they maintained was an important local amenity 'already established as a rendezvous for many people, particularly young ones, who resort to this park for all forms of recreation.'<sup>35</sup> Their petition was unsuccessful, and planning for the pool at Beatty Park proceeded.<sup>36</sup>

In August 1961, the completed plans for the proposed Commonwealth Games swimming venue were released. Amongst the changes from the 1959 layout was the addition of an observation tower near the diving tower, and the re-alignment of the learners' pool to align with the main building. Three lawn sun terraces included in the 1959 plan were no longer part of the proposal. As in 1959, an outdoor kiosk was included.<sup>37</sup>

In late August 1961, tenders were called, and, in the same week, details of the swimming pool, to be built at an estimated cost of £250,000, were announced.<sup>38</sup> Seven tenders were received, the successful tenderer being the well known Western Australian builder, H. A. Doust, at £564,300.<sup>39</sup> The total cost of tenders for the various works, including the construction of the swimming and diving pools, chlorination and filtration plant (the most up-to-date in Australia), spectator gallery etc., was £614,000.<sup>40</sup>

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<sup>32</sup> *West Australian* 21 October and 5 November 1959, p. 2.

<sup>33</sup> *West Australian* 15 December 1959, p. 2. Note: The drawings were by Milton Boyce, City of Perth Architect.

<sup>34</sup> *West Australian* *ibid.* Note: Car parking was to be provided at the southern portion of Smith's Lake Reserve, to the north of the proposed swimming centre. (*ibid.*)

<sup>35</sup> Petition, Beatty Park, City of Perth, SROWA AN20/5 Acc. 3054 Item 61; and *Daily News* 25 January 1960, p. 1.

<sup>36</sup> City of Perth, SROWA AN 20/5 Acc. 3054 Items 78 and 79.

<sup>37</sup> *West Australian* 4 August 1961, p. 1.

<sup>38</sup> *West Australian* 25 August 1961, p. 1, and 1 September 1961, p. 1.

<sup>39</sup> *West Australian* 9 and 12 October 1961, p. 1.

<sup>40</sup> *West Australian* 10 October 1961, p. 1.

The large increase from the initial cost estimate and delay in commencement of the project met with considerable criticism.<sup>41</sup> In October, at a meeting of the City of Perth Ratepayers' Association the Town Clerk, Green, explained the costing of the project, noting that if the pool had been built in King's Park the cost would have been lower, as seating would have been open air. However, the proximity of surrounding dwellings at the Beatty Park site necessitated enclosed seating, and the cost of the spectator gallery and communication centre was £250,000. After taking into account Federal and State grants towards the total cost of the venue, the estimated cost to ratepayers would be around £380,000. The preparation of plans in-house at the City of Perth had saved about £35,000, compared to the cost if outside architects had been engaged.<sup>42</sup>

In October 1961, work commenced, and it was anticipated that the pool would be completed in August 1962.<sup>43</sup> In early December 1961, the first section of concrete was poured, and by late December, the roof was being fitted.<sup>44</sup>

The eight lane main pool measured 50m. x 20m., with depths ranging from one to two metres, two thirds of the pool being less than one and a half metres deep for reasons of public safety. The learners' pool was 50m. x 16m., of shallow depth for maximum safety, and with an adjacent toddlers' pool. The diving pool, designed also to meet international standards for water polo, was 30m. x 20m., with a depth sloping to five metres. A special water system to create ripples was installed to enable divers more easily to judge their distance from the surface. The 'U' shaped spectator gallery was covered for weather protection and provided seating accommodation for 5,000 people. The chlorination and filtration system had a capacity of 500,000 gallons per hour, allowing a two hour turn over of water in the pools.<sup>45</sup> Lionel H. Steenbohm, Director of Parks and Gardens, City of Perth, was responsible for the design of the landscaping of the gardens around the aquatic centre, including the plantings of native Australian trees to provide a setting for the garden café, and also for the landscaping at other VII Commonwealth Games venues. He is commemorated with a plaque on a large boulder in the garden at the south of the original main entrance.<sup>46</sup>

In 1961-62, the forthcoming Games in Perth were extensively promoted, nationally and internationally. A brochure noted that permanent legacies of the Games in Perth would be 'three of the finest sporting venues in the Southern Hemisphere - the Perry Lakes stadium, the Beatty Park aquatic centre and the Canning all-weather rowing course.'<sup>47</sup> Qantas Empire

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41 *ibid*, 11 October 1961, Editorial, p. 6.

42 *ibid*, 19 October 1961, p. 2.

43 *ibid*, 10 and 11 October 1961, p. 1; and *Daily News* 17 October 1961, p. 1.

44 *West Australian* 5 and 30 December 1961, p. 1 and p. 3 respectively.

45 'Beatty Park Aquatic Centre' Typewritten notes, no details, City of Perth Local History Collection.

46 Site visit, Robin Chinnery and Philip Griffiths, 24 July 2003; and Qantas Empire Airways Perth Games Issue Vol. 28 No. 6, June 1962, p. 7.

47 Perth Western Australia VII<sup>th</sup> Commonwealth Games. Brochure, held in Battye Library, PR10285/16.

Airways Perth Games Issue reported 'Perth is providing the most modern venues ever constructed for any Commonwealth Games', and noted at the aquatic centre,

Indirect lighting on the concourse, illumination from underwater and spotlights on each competitor as well as long bands of light to light the rockeries and fountains at the glass faced entrance will give the centre a dazzling effect.<sup>48</sup>

In early 1962, the Perth City Council General Purposes Committee recommended that the aquatic centre be known as Beatty Park Aquatic Centre. However, in early February, a division of councilors defeated this recommendation, and Cr. S. E. O'Brien stated 'many people did not know where Beatty Park was. We would be losing a magnificent opportunity if it were merely named after a district.'<sup>49</sup> On 6 February 1962, it was announced that the name of the Games swimming pool would be the City of Perth Aquatic Centre.<sup>50</sup>

In June 1962, a photograph shows the spectator gallery with its roof as fitted in December 1961, and work in progress on the main pool and the diving pool.<sup>51</sup>

In July 1962, the area of Beatty Park was reduced by 21.7 perches for the purpose of widening Charles Street.<sup>52</sup>

In October 1962, the up-dated Sewerage plan shows the newly built aquatic centre, enclosed by a wire fence to the east. The main entrance is angled to the corner of Morrision and Vincent Streets, with the bitumen drive and garden area, with beds of lawn along the Vincent Street boundary. The areas around the pools are tiled. The café and the caretaker's residence are within the fenced area, and there are lawns planted in the balance of this area.<sup>53</sup>

In late 1962, photographs show the recently completed aquatic centre in Beatty Park, including the front entrance, the diving tower and pool and the spectators' gallery.<sup>54</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games* reported that the centre had been described as 'the best outdoor pool in the world'.<sup>55</sup>

In total, 1,041 competitors, representing 30 countries, participated in the VII<sup>th</sup> British Empire and Commonwealth Games, held in Perth from 21 November to 1 December 1962. The Games attracted one of the largest audiences to witness the Games to date, and well surpassed the previous ticket sales record. Australia was notably successful in the swimming and diving events. Murray Rose won four gold medals, and Ian O'Brien and

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48 Qantas Empire Airways Perth Games Issue Vol. 28 No. 6, June 1962, pp. 2-7.

49 *West Australian* 6 February 1962, p. 10.

50 *ibid.*

51 Beatty Park Swimming Centre, 12 June 1962. Town of Vincent Library, Local History Collection.

52 *Government Gazette* 20 July 1962, pp. 1803-1804.

53 Metropolitan Sewerage City of Perth SROWA Cons. 4156 Item 137. Revised October 1962 - Aquatic Centre only.

54 Beatty Park, in City of Perth Local History Collection, Negs. CV 44-47.

55 *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games op.cit.*, p. 9.

Kevin Berry each won three, Dawn Fraser won two individual gold medals and was a member of successful relay teams, and Susan Knights won the women's diving events.<sup>56</sup> A total of 30 Commonwealth Games' swimming records were broken, of which eight were new world records, four of them set by the Australian teams in relay events.<sup>57</sup>

Following the British Empire and Commonwealth Games, the aquatic centre became not only the facility for competition swimming in Western Australia, and an important part of swimming education in the State, but also a popular water recreational facility, as depicted in photographs dating from 1963.<sup>58</sup> Photographs, taken in February 1963, show various views of the place including the exterior of the building; the main entry area with its distinctive flooring and pillars featuring local stone; the pools, including the diving pool with the tower and high boards (of which the upper level was removed some years later); and the change-rooms.<sup>59</sup>

Through the 1960s and 1970s, the aquatic centre was the venue for beauty pageants, such as Miss West Coast and Miss Western Australia, and for musical performances. Performers included Roy Orbison, Rolf Harris, the Bee Gees, Suzi Quattro, the Jackson Five, the Hollies, Deep Purple, the Kinks, and Santana.<sup>60</sup>

In March 1977, it was announced that a new pavilion would be built at Beatty Park, on the site of the existing change-rooms. This pavilion, and that built at Woodville Reserve in the same period, were 'based on a standard design for all future pavilions provided on PCC reserves', and the total cost for the two buildings was \$145,000.<sup>61</sup> The pavilion at Beatty Park Reserve was named the Albert Spencer Pavilion in honour of Albert Spencer, O.B.E., the award having been made for his services to local government to the City of Perth. He was a member of Perth City Council 1943-63 and 1964-67, an inaugural member of the Metropolitan Regional Planning Authority, one of three members of the committee which devised the Local Government Act, and a past president of the Justices of Western Australia.<sup>62</sup>

From 1985, there was lobbying to up-grade Beatty Park Aquatic Centre to international standard. In 1988, such a project was considered when the Centre applied to hold the World Swimming Championships in 1991, which went instead to the newly completed Mount Claremont Superdrome (later named Challenge Stadium).<sup>63</sup> In November 1990, Perth City Council decided to proceed with the refurbishment, and set aside \$2.5million for this purpose, in anticipation that work would begin in autumn 1991. This was delayed pending the decision on a \$1million grant application to the

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<sup>56</sup> *XII Commonwealth Games Brisbane 1982 ... op. cit.*, p. 88.

<sup>57</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games* *ibid.*, p. 13.

<sup>58</sup> Programmes for various competitions, Beatty Park cuttings file, Town of Vincent Library, Local History collection; and *West Australian* 4 September 1963.

<sup>59</sup> Beatty Park Swimming Centre, 9 February 1963. Town of Vincent Library, Local History Collection.

<sup>60</sup> Beatty Park cuttings file, *op. cit.*

<sup>61</sup> *ibid.*, 4 September 1963.

<sup>62</sup> *ibid.*, 1 January 1971, p. 9.

<sup>63</sup> *Guardian Express* 14 December 1993, p. 1.

Government, which was finally agreed in late November 1992. However, in March 1993, the newly elected Court government reneged on this commitment. Consequently, in May 1993, following a Special Electors meeting which voted to make up the shortfall, Perth City Council determined to proceed with the project, the largest re-development of the place since its completion in 1962.<sup>64</sup>

The initial estimated cost of the proposed up-grade to Beatty Park Aquatic Centre was \$7.5 million. Following protests from some Perth City councilors and residents' groups, some of the extras, including a wave pool and artificial beach, were excluded from the final design. Architect Peter Hunt designed the works to up-grade Beatty Park, which he believed would be 'a tropical paradise ... the best indoor swimming and leisure pool in Australia.'<sup>65</sup> The design retained the principal features of the exterior of the centre, 'to preserve a historical look', whilst 'the blank interior facade' was to be 'punctuated with windows.'<sup>66</sup> The total cost of the up-grade was estimated at \$1million for Stage 1 and \$4.5million for Stage 2.<sup>67</sup> The six lane learners' pool was to be converted to an eight lane 25m. lap pool, with a leisure pool attached. The main entrance was re-located to this area. At the western side of Beatty Park, the area adjoining the leisure pool area, was to be utilised for the construction of a car park for 260 cars to overcome the problem of limited parking at the place.<sup>68</sup> Perth City Council also allocated \$30,000 for a public art work project at the place. Paul O'Connor was commissioned for this work, the centre-piece being 'a series of five symbolic totem poles arranged in the shape of the Southern Cross, each exploring notions of the significance of water.'<sup>69</sup> He was also responsible for art in the children's wading pool.<sup>70</sup>

Through winter and spring 1993, Beatty Park Aquatic Centre was closed as the works were undertaken for Stage 1 of the up-grade the place, which included refurbishment of the main pool and the diving pool. The work was nearing completion in mid December 1993, when it was anticipated that the place would re-open on 1 January 1994, the day on which City of Perth would officially be divided, with Town of Vincent taking over responsibility for Beatty Park.<sup>71</sup>

Stage 2 of the up-grade to Beatty Park Aquatic Centre included the glass enclosed eight lane 25m. lap pool, water slides, spas and saunas, and a kiosk. It had been anticipated that these works would be completed in April

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64 *Guardian Express* 20 November 1990, 4 August and 30 November 1992, 16 March and 6, 13 and 27 April 1993; *West Australian* 11 March 1993; *News Chronicle* 14 April 1993; and *West Australian* 13 May 1993.

65 *Guardian Express* 14 December 1993, p. 1.

66 *ibid.*

67 *ibid.*

68 *Guardian Express* 4 August 1992 and 23 November 1993..

69 *Guardian Express* 14 September 1993.

70 *ibid.*

71 *Guardian Express* 14 December 1993, p. 1.

1994; however, completion was delayed, and the centre re-opened on 1 July.<sup>72</sup>

The up-grade proved to be successful in increasing usage of Beatty Park Aquatic Centre, both for swimming and other leisure activities. In March and April 1994, more than 30,000 people attended the place, including those attending State and private school system swimming carnivals. In addition to already existing aquarobics classes, 30 aerobics classes were offered, and the Centre's first fully equipped gymnasium was opened in May. Other leisure classes were proposed for the Centre, and yoga had already commenced. A crèche was available. After the Western Australian Swimming Association moved to the Beatty Park Aquatic Centre, the centre manager, Rob McPhail, stated that it could 'boast that it's once again the home of swimming in Western Australia.'<sup>73</sup> After the completion of Stage 2, learn-to-swim programmes commenced at the Centre.<sup>74</sup> Aerial photographs show the completed works, the new car park area, and Beatty Park with the Albert Spencer Pavilion at north side and the mature trees in the park.<sup>75</sup>

Since the 1993-94 up-grade, the place has been re-named Beatty Park Leisure Centre, which reflects its changed role. In September 1997, the place won the annual award for the best indoor recreational facility in Western Australia, and later that year the top national award in the Heart Foundation's Healthy Hearts Local Government awards.<sup>76</sup>

Subsequent to the establishment of the Town of Vincent, the place has been the responsibility of the town, and, in 1995, it was included in the Town of Vincent's Municipal Heritage Inventory, with the recommendation that it be included in the State Register of Heritage Places.<sup>77</sup>

In late 1997, a class of Year 10 students from Aranmore College produced an 8 ft. long mural for Beatty Park Leisure Centre, the work being funded by a grant from Healthways through the Cancer Foundation of Western Australia and the Town of Vincent.<sup>78</sup> Works implemented in recent years include the fitting of replacement stainless steel gutters to the main pool, extensions to the retail shop, and a new fibre glass floor for the leisure pool at a cost of \$150,000 in 2000-01.<sup>79</sup> Annual attendances increased from around 400,000 in the early 1990s, to around 1.2 million before declining somewhat to around 950,000 to 970,000 in 2002-03.<sup>80</sup> Since the up-grade, the place been the venue for Dive-in movies, and Splash dance events,

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<sup>72</sup> *ibid* and 21 June 1994; and *City of Perth News*, May 1994, p. 6.

<sup>73</sup> *City of Perth News* May 1994, p. 6.

<sup>74</sup> *City of Perth News* May 1994, p. 6.

<sup>75</sup> Photographs 958 and 962, Town of Vincent Library, Local History Collection.

<sup>76</sup> *Voice* 26 September 1997; and *W. A. Business News* Vol. 27 10 December 1997, p. 23.

<sup>77</sup> Town of Vincent Municipal Heritage Inventory, Hocking Planning & Architecture, 1995.

<sup>78</sup> *Voice* 28 November 1997.

<sup>79</sup> Town of Vincent File PRO 1149 - Vincent Street 220 Lot 1618, North Perth, Beatty Park Café, December 2000 - January 2001; *Voice News* 28 July and 4 August 2001; and Dale Morissey, Manager, Beatty Park Leisure Centre, conversation with Robin Chinnery, site visit 24 July 2003.

<sup>80</sup> *ibid*; and *Guardian Express* 12 February 2002.



which have proved popular.<sup>81</sup> The place has continued to serve as the 'home' for various swimming groups and clubs, including the AUSSI Osborne Park Swimming Club, whose honour board for the period 1986-2001 is located near the present day gymnasium.<sup>82</sup>

The Town of Vincent commissioned an up-date of the Municipal Heritage Inventory, and the place was included in the Draft in October 2002.<sup>83</sup> In November 2002, the place celebrated its 40 years with a week long party.<sup>84</sup>

In 2003, a structural assessment of the place has been undertaken, and the report is awaited. A feasibility study has been carried out, and a subsequent proposal put to the Town of Vincent for an up-grade of the spectator gallery, which has remained basically unchanged since its original construction and is in need of work.<sup>85</sup> The main pool no longer meets the requirements with regard to water depth for State, national and international competitions, which require a standard 2m. for the whole pool, and consequently it is less used for competition swimming. The possibilities of up-grading the pool are being considered, including the possibility of a pool with a movable floor.<sup>86</sup> In mid 2003, Beatty Park Leisure Centre continues in use as a leisure centre, and Beatty Park continues in use for recreation, including cricket matches in summer season and soccer in winter, continuing the long term use of the playing fields for amateur and junior competitions. Currently the Perth Azzurri Soccer Club and Glendalough Soccer Club uses the reserve, and then in the summer months, from October, the East Perth Cricket Club and Grid-Iron Giants use the reserve.<sup>87</sup> The date at which the playground equipment was established at the western side of the park has not been ascertained.

### 13. 2 PHYSICAL EVIDENCE

*Beatty Park Leisure Centre & Beatty Park* is a recreational reserve and leisure centre. Beatty Park, a portion of the original Reserve 884, gazetted 1890 (Local Board of Health - temporary), was developed as a recreational area by the City of Perth from c. 1905. Beatty Park Leisure Centre, originally named City of Perth Aquatic Centre, was built at the western portion of the park in 1962, by H. A. Doust, to designs by City of Perth Town Clerk, W. A. Mcl. Green and City Architect Milton Boyce, as the aquatic centre for the VII<sup>th</sup> British Empire and Commonwealth Games. In 1977, the Albert Spencer Pavilion was built in the park for the City of Perth. The aquatic centre was up-graded, with additional leisure facilities, to designs by architect Peter Hunt, for the City of Perth in 1993-94, and was re-named Beatty Park Leisure Centre.

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81 *Town of Vincent News* September 2002.

82 Site visit, Robin Chinnery and Philip Griffiths, 24 July 2003.

83 Town of Vincent Municipal Heritage Inventory, Hocking Planning & Architecture, October 2002.

84 *Town of Vincent News* September 2002; and *Guardian Express* 5 November 2002.

85 Dale Morrissey, op. cit.

86 *ibid.*

87 Hanna Eames, Town of Vincent 8 August 2003.

*Beatty Park Leisure Centre & Beatty Park* is sited north of the City of Perth and is bounded by Vincent and Charles streets to the south and east, both of which are busy urban roads, and Swimming Avenue and Morrision Street to the north and east that are quiet residential roads. There is right angle parking in Morrision Street that is part of the more recent development work. The site is a large rectangular plan, with the aquatic centre located on the western half of the site and recreation grounds on the eastern half of the site. Parking occupies a part of the site to the south of the aquatic centre and a large portion of the land to the east of the aquatic centre. There are mature plantings relating to the initial development of the recreation ground, others relating to the establishment of the City of Perth Aquatic Centre, and then more recently plantings relating to the development of the leisure centre and its car parking.

Mature early plantings include Moreton Bay (*Ficus macrophylla*) and Port Jackson Figs (*Ficus rubiginosa*), Monkey Puzzle Trees (*Araucaria araucana*), and Cape Lilacs or White Cedar (*Melia azedarach*). Plantings in the park area from the Inter-War period include Coral Trees (*Erythrina sykesii*), Monterey Pine Trees (*Pinus radiata*), Canary Island Palms (*Phoenix canariensis*), London Planes (*Platanus x acerifolia*), and New South Wales Box Trees (*Lophostemon confertus*). Some of this group may be survivals of the earlier period and it would seem from the size of the trees that the same species were planted in several different periods, with species such as London Planes being planted up to the 1990s. The early and Inter-War plantings are confined to the perimeters of the open spaces to allow the playing surfaces on the western side of the site to be laid out for football pitches. Post World War II plantings are associated with the 1962 and then 1994 periods of development of the pool complex. The first group of plantings is grouped around the 1962 pool development perimeter, the car parking to the south of the pool around the former entry and the southern boundary. The second group relates to the redevelopment of the pool in 1994 and the associated car parking.

Planting associated with the development of the 1962 pool include Casuarinas (*Allocasuarina fraseriana*), Monterey Pines, London Planes, then shrubs including Lantana (*Lantana*), Strelizia (*Strelitzia regina*), Grevillea, Cypresses (*Cupressus spp.*), Bottle Brush (*Callistemon spp.*), Yucca (*Yucca spp.*), Geraldton Wax (*Chamelaucium uncinatum*), Agapanthus (*Agapanthus africanus*), Oleander (*Nerium oleander*), Sword Fern (*Nephrolepis exaltata*), Coprosma (*Coprosma repens*), and Cannas (*Canna flaccida*). The landscape makes use of random coursed limestone walls, concrete paving slab paths, concrete kerbs, and the decorative use of large granite boulders in the garden beds around the main pool entrance area.

More recent plantings include Olive Trees (*Olea europeae*), Cocos Palms (*Syagrus romanzoffianum*), further plantings of London Planes, Asian Planes (*Platanus orientalis*), Frangipani (*Plumeria*), Agapanthus, and Bottlebrush.

The group of buildings associated with the pool is set close to Morrision Street and Swimming Avenue, with a setback to Vincent Street that allows

the building to be read in the context of a hard set down area, with a fringe of soft landscaping. The whole of the park slopes from its highest point at the Morrision Street boundary in the west, to the Charles Street boundary in the east. To create a plateau for the swimming pool development, the land was cut at the south- west and part of the western boundary. Garden beds and retaining walls take up the change in levels and sets of concrete steps with brickwork balustrades provide access down from Morrision Street to the concourse in front of the former main entry on the southern façade.

East of Beatty Park Leisure Centre, there is extensive car parking that curves around the south-east, east and north-eastern parts of the centre. The parking is laid out in an informal pattern and has been constructed to suit the ground contours, rather than on a plateau that requires retaining.

Further east two playing areas are laid out, with one marked up for football and to the north of the playing surfaces there is a small brick and tiled roof building-the Alfred Spencer Pavilion. There is no surface evidence of previous change rooms or the relocated pavilion.

### **The City of Perth Aquatic Centre (1962)**

The City of Perth Aquatic Centre was the first section of the Beatty Park Leisure Centre to be completed. The City of Perth Aquatic Centre is a three storey brick, concrete, glazed tile and fibrous cement roofed swimming pool and stadium complex designed in the Late Twentieth Century International style<sup>88</sup> completed in 1962 for the British Empire and Commonwealth Games. The group comprises a diving pool to the north-east, with grassed areas to either end of the pool, then the competition pool to the south-west. The pools are surrounded by a 'U' shaped spectators stand plan that captures the north-west, south-west and south-east sides. The spectators' stand includes change rooms, the former main entry, and rooms that have been converted for alternative uses.

The exterior faces of the building employ a variety of treatments. The public face of the building comprises a main entrance element, then the backs of the stands including the access galleries and a glazed curtain wall. The entrance comprises a colonnade of seven deep blue glazed tiled columns on a low podium, with the entrance screen, comprising aluminium framed doors and windows, set well back behind the colonnade. The floor to the first floor level extends beyond the column line to form a cantilevered canopy. The first floor then comprises the extended canopy as noted below and a curtain wall comprising aluminium framing, blue spandrel panels, a broad bank of fixed and opening lights, then a further spandrel to match the lower one, and finally a cantilevered slab to form the roof. The final device that was employed to emphasise the entry is a series of columns and beams that extend beyond the first floor roof, with beams that connect from the column tops back to the main stadium building line. Flagpoles fixed to the face of each of the seven columns are the final vertical elements. Since the completion of the place, lettering has been added over the entrance that

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<sup>88</sup> Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989. pp. 234-237.

include the words 'TOWN OF VINCENT BEATTY PARK LEISURE CENTRE', in white lettering that contrast with the blue spandrel panels.

Typical external stand elevations are treated with blue glazed tile columns and white painted brick infill panels on the ground floor, with a variety of aluminium framed windows set high in the wall. The remaining two levels are treated in the same manner as the entrance, with alternative blue spandrels and strips of glazing that includes fixed and awning lights. These section have a strong horizontal emphasis. However, within each column module the geometry is more complex, with each spandrel divided into two, reinforcing the horizontal emphasis, but the glazed sections are divided into 5 narrow windows that have a strong vertical emphasis. Spectator toilets are dealt with as vertical brick construction elements that contrast with the principal wall treatments.

The internal or pool side elevation comprises three main elements, the lower level terrace and change rooms, the tiered spectators stand accommodation, and the roof soffit. The poolside spectators terraces provide access down from the change room floor level to the pool terrace and are covered in blue tiles, and the terraces provide three levels of seating as well as steps at points of entry to the change room concourse. The concourse elevation comprises a masonry balustrade wall, fixed light glazing divided into two horizontal bands and three vertical bands. A shade cloth awning has been added to some of the terraces. Above this level the seating cantilevers out over the terraces, and rises 7 terraces to a mid level concourse, and then a further 7 terraces to the upper concourse. The balustrades are simply treated with steel balusters and rails and a plastic wrapped handrail, while the terraces are pre-cast concrete with timber batten seats on steel brackets fixed to the face of the terraces. The terraces are punctuated at intervals by brick balustrades to access steps that provide access to the mid level internal concourse. There is a set of steel columns along the middle concourse line. The upper concourse has a plasterboard tiled ceiling, with a corrugated fibrous cement lining to the main roof. The main roof cantilevers dramatically off the rear wall line and the soffit is a prominent feature of the roofscape. The leading edge is finished with blue panels, using the same system as those previously described. Six large lights are cantilevered off the roof and extend over almost to the edge of the competition pool.

The areas around the competition and diving pool are paved with concrete blocks, while the pools have raised edges that are tiled, with stainless steel rails to each starting block and stainless steel access ladders into the pool. The pools are tiled and lanes defined in the tiling. The original diving platforms have been removed and there is no longer a high board in position. Grass and Cocos Palms have been added to the open spaces around the pool.

The plan form of the original section of the pool and spectator stand area comprises the 'U' shaped plan arranged around the pools, with the central main entry area (now re-planned to provide offices for meeting rooms) including a pair of stair cases to the upper level concourse, then arranged to the south-west there is a room that is currently used for aerobics, a staff

room, minor entrance, a room that currently serves as a crèche, original male and female west change rooms (flanked by escape stairs) that remain almost in their original form, a rest room, and stair. All of this accommodation is accessible from an enclosed concourse, with a glazed screen wall that allows views over the pool area. Stairs from pool to concourse level have been remodelled to provide ramp access. On the eastern side of the original main entrance, the plan is repeated, with a gym adjacent to the entry and large change rooms beyond. These areas have been extensively remodeled, though much of the work done was to fittings and finishes.

At the ground floor level the original sections of floor in the concourse were granolithic finish in the less important sections of the concourse, and covered with terrazzo tiles in the more important areas. The western wing has new ceramic tiled floors and skirtings. The walls are painted brickwork and there are plaster acoustic tiled ceilings.

Original toilet and change room areas have a blue applied finish to floors, painted brick walls, tiled skirtings, glazed tiling to wet area walls, plaster tiled ceilings, surface mounted lavatory basins and chrome tap and pipe ware, with mirrors screw fixed to walls. There are timber batten wall mounted benches, timber batten hat and coat rails, and terrazzo partitions between toilets and showers. The aluminium framed windows have terrazzo sills and linings.

Gym areas have carpeted floors, painted brick walls and acoustic tiled ceilings.

The first floor level contains the Western Australian Swimming Association's offices which is located over the entrance foyer, the main stairs, the access concourse that extends to the full length of the 'U' shaped plan, stairs to the mezzanine concourse, paired escape stairs, spectator's toilets between escape stairs, and sets of stairs to the tiered seating. The floors are finished in granolithic and the walls remain the original unpainted pink face brick. Stairs to the upper or mezzanine level concourse are made of pre-cast concrete in an open tread format, with the treads carried on steel carrier rails, open steel handrails, and breeze block screens in front of the half landings.

There are storage spaces under the tiered seating, and from these spaces, the pre-cast elements can be read. They remain unadorned, with voids screened-off with chainlink fencing.

The main stairs are concrete construction with a terrazzo finish, mosaic tiled spine walls and a steel balustrade with plastic covered handrails.

The mezzanine concourse uses the same architectural language and materials as the lower floor, though here the columns to the rear of the tiered seating and at the point of the change in direction in the roof geometry are box steel sections. All of the steel work at this level is showing signs of rusting.

The tiered spectator section of the stands has undergone virtually no alteration since construction. Externally, all of the pink face brickwork has

been painted, and the main entry has been turned into a minor entry. On the ground floor the eastern change rooms have been altered and disabled toilet and a baby change room introduced. Areas immediately either side of the original main entry have been turned into a gym and an aerobics room. The western change rooms have been modified to create a crèche and meeting room and all of the ground floor brickwork has been painted. Administration offices have been introduced into the original main entrance foyer with brick and framed and glazed partition walls. The pool surround has been re-tiled and landscaping introduced, the original diving tower removed and the original wading pool removed.

The upper concourses seem to remain little altered.

The exterior of the building is in reasonable condition, though there is some fretting in the surfaces of the blue glazed tile that clad the columns. Exposed steelwork at the higher levels in the tiered spectator stand is showing signs of erosion and the metalwork requires attention to stem deterioration. The corrugated fibrous cement products are likely to contain asbestos. The original toilets that have not been upgraded retain authentic fittings and finishes and these are generally in fair condition. Batten seating in the spectator stand is deteriorating and will need maintenance or replacement in the short term.

### **Beatty Park Leisure Centre Additions (1994)**

Beatty Park Leisure Centre is the addition to the north-east of the original pool development completed in 1994 as part of the endeavour to save the centre and put it on a sound financial footing. The Leisure Centre component of the development is a largely single storey concrete block, wall panel, painted structural steel, and Colorbond roofed swimming pool and stadium complex designed in the Late Twentieth Century Structuralist style<sup>89</sup>. The accommodation includes a leisure pool, 25 metre pool, the original plant room from the 1962 works, slides, kiosk and administration.

The masonry walls are made of painted brick and face blockwork. Most of the less important areas have wall panels, while the walls to the major spaces are glazed, with the structural framing featuring in the architectural expression of these facades. A number of original walls are incorporated in the construction. The roofs take a series of curved forms and are a dominant feature of the design internally and externally.

The entire north-east side of the complex is taken up with the new main entrance, kiosk, office, leisure pool, 25 metre pool and slides area, together with retained elements of the original scheme, including the boiler area, plant room, switch room and chemical stores, as well as two outdoor areas. The entrance is on the south-east face of the addition, on an alignment with the original dive pool.

The interior space is formed by white painted structural tubular steel columns and trussed tubular steel beams, curved to give the internal space a varied curved ceiling series of spaces. The arches curve across the

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<sup>89</sup> Apperly, op.cit. pp. 258-261.

south-west and north-east axis, and the columns are linked in the normal direction by lattice framed trusses. All of the steelwork is painted white. Almost all of the area comprises a single continuous space, with some variation in the volumes provided by change in levels between circulation spaces and the pool area. Floors have ceramic tiles, minor spaces are created by the use of concrete block walls, and upper walls are treated with acoustic panels. Ceilings are perforated acoustic panels, other than in the lobby area where there is a flat drop in panel ceiling. Handrails and the like are stainless steel tube construction. A large spiral air conditioning duct is a prominent feature in the central curved ceiling space.

There are tiled pools, beds of indoor planting that make uses of *Dracaena* (*Dracaena Spp.*), Cocos Palms, Weeping Figs (*Ficus benjamina*), Philodendron (*Philodendron scandens*), and Agapanthus. There is a set of mosaic tiled abstract figures in the foyer.

The water slides are located in the north corner and comprise a set of steps, platform and chutes leading back down to the leisure pool.

No substantial change was noted and the area is well used and maintained and the level of maintenance high.

#### **The Alfred Spencer Pavilion**

The Alfred Spencer Pavilion is a single storey brick and tile toilet and change room building, located in the north-east corner of the site. It is oriented to face the playing surfaces to the south and would appear to have been built as a brick façade building with a series of full height sliding doors, though most of these have now been removed and the opening part bricked up and windows inserted. It has a gable roof and part of the southern roof extends out in a skillion form, supported by brick piers, to provide a verandah for part of the elevation. The building is simple and utilitarian in its design.

Changes appear to have taken place on most of the south facing opening treatments, and apart from bore-water staining, the building would appear to be in fair condition.

### **13.3 COMPARATIVE INFORMATION**

Beatty Park, formerly Reserve 884, was developed as a park and recreation area under the direction of the City Gardener, J. G. Braithwaite, who was responsible for the laying out and development of all the City of Perth's parks and gardens in the period 1896-1936. Naming of the place after World War One hero, Vice Admiral Beatty, reflected a practice in the post World War One period in which parks and reserves were named after those who had served with distinction in the recent conflict, another example being Birdwood Square.

Whilst there are few documentary records relating to Beatty Park and the other minor parks, it is possible to draw some comparisons based on the surviving mature plantings. As Beatty Park was utilised for sporting activities, including cricket and football, the playing fields were central to the layout, and the plantings were made around the perimeters. This contrasts with the typical square layout of Russell, Delhi and Weld Squares, and the

garden layouts of Queens Gardens and Hyde Park. Some examples of the mature tree plantings at Beatty Park which date from Braithwaite's period are found also in the other parks, gardens, and street tree plantings, for which he was responsible. These include Moreton Bay Fig Trees (*Ficus macrophylla*), Coral Trees (*Erythrina sykesii*), Cape Lilacs or White Cedar (*Melia azedarach*), Box Trees (*Lephostemon conferta*), and Monkey Puzzle Trees (*Araucaria araucana*). As noted in the Documentary Evidence, no comprehensive inventory of such trees has been compiled to date. However, the number of mature Monkey Puzzle Trees at Beatty Park may be significant.

In 1961-62, the Olympic size swimming pool and the diving pool built at *Beatty Park Leisure Centre & Beatty Park* for the VII British Empire and Commonwealth Games were the first such facilities built in Western Australia. As noted in the Documentary Evidence, the centre had been described as 'the best outdoor pool in the world'.<sup>90</sup> Electronic photo-finish and timing equipment, first used at Vancouver in 1954, assisted judging in swimming, athletics, and cycling.<sup>91</sup> Further research would be necessary to ascertain specific details of other outdoor pools used for international competition in the 1960s.

In the early 1960s, Perth City Council built a swimming pool at Sommerset Street, Victoria Park, at a cost of £60,000, which was of smaller scale and did not have extensive provision for spectators as it was not intended for international competitions.<sup>92</sup> Other swimming pools built in the metropolitan area were also intended as local facilities.

Subsequently, following the up-grade and incorporation of additional leisure facilities at Beatty Park Leisure Centre, the emphasis has altered accordingly. The place remains significant as the first aquatic centre of an international standard in Western Australia.

### **Other Games venues**

Perry Lakes Stadium, the Beatty Park Aquatic Centre and the Canning all-weather rowing course were among the larger enterprises built for the hosting of the VII British Empire and Commonwealth Games. Other purpose built facilities included the boxing stadium, also at Perry Lakes, and the Velodrome east of Lake Monger in Leederville. A Games village for accommodating visiting competitors and officials was built at City Beach, on land donated by the City of Perth, valued at £200,000. This facility included almost 150 houses and a village centre. The Commonwealth Government made a £865,000 loan for building it, and also donated £160,000 towards the cost of the Games.<sup>93</sup> The houses were offered for sale through the Rural and Industries Bank on completion of the Games. Existing facilities utilised for Games competition included South Perth Civic Centre for weightlifting, Victoria Park Drill Hall for fencing, Royal King's Park Tennis

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<sup>90</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games op.cit.*, p. 9.

<sup>91</sup> XII Commonwealth Games Brisbane 1982 op. cit., p. 88.

<sup>92</sup> *West Australian* 15 December 1959, p. 1.

<sup>93</sup> *A Pictorial Record of the VII<sup>th</sup> British Empire and Commonwealth Games op. cit.*, p. 9.



Club for wrestling, Dalkeith Bowling Club for bowls, and King's Park for cycling.<sup>94</sup>

Other sporting facilities built by the City of Perth in the late 1950s-early 1960s included three oval grandstands at Leederville, Perth and Lathlain Park football grounds using a very similar design theme to that used at Beatty Park and Perry Lakes.

#### **13.4 KEY REFERENCES**

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#### **13.5 FURTHER RESEARCH**

Further research may reveal additional information about Beatty Park, in particular during the period prior to 1962, and about the former Cremorne kiosk. Extensive further research in City of Perth records would be required to ascertain the specific details of the various sporting events conducted at the Beatty Park playing fields in the twentieth century and those held at other similar venues in Perth for comparative assessment.

An inventory of trees in Beatty Park has not been completed.

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<sup>94</sup> Brochures and maps, British Empire and Commonwealth Games, Perth, Western Australia, November 22- December 1, 1962. Batty Library, PR 10285/1-10.



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