Conservation Management Plan

Maryborough Municipal Olympic Swimming Pool Complex

April 2018

Prepared for Central Goldfields Shire

Maryborough Municipal Olympic Swimming Pool Complex 5 Lake Road, Maryborough

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1.0 EXECUTIVE SUMMARY

Background

This Conservation Management Plan has been commissioned by Central Goldfields Shire Council, funded through the Living Heritage Grant Programme, 2017. The Report provides guidance for the conservation and heritage management of the outdoor seasonal Maryborough Municipal Olympic Swimming Pool Complex.

The Conservation Management Plan is supported by an engineering condition survey carried out by FMG incorporating Burns Hamilton Engineering, November 2017 *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017.* Commissioned by the Central Goldfields Shire Council, the survey is a forensic investigation which focuses on pool structures, concrete concourse, pavilion and filtration services.

The firm of RLB/ Rider Levett Bucknall, quantity surveyors, were commissioned by the Central Goldfields Shire Council (G1187-2017Q), to undertake a comprehensive costing of the various options for the immediate and long-term conservation of the pool. The cost estimates are outlined in *Maryborough Municipal Outdoor Pool Refurbishment Order of Costs November 2017.*

Reference is also made within this Report to the last major restoration programme. Conservation works to the Entrance Pavilion were carried out by the engineering firm of Beauchamp, Hogg & Spano Consultants Pty Ltd., (BHS) with Nadia Gasparetto, heritage architect, in 2000-2002.

The Maryborough Municipal Olympic Swimming Complex is listed by the Victorian Heritage Register (VHR), as a heritage place (H1319). It has architectural, aesthetic and historical significance to the State of Victoria. The heritage management of the place is administered under the Victorian Heritage Act 2017.

The Maryborough Municipal Olympic Swimming Complex was opened by Sir Frank Beaurepaire in 1940. It was designed by local architect EJ Peck and city engineers EJ Muntz and J Hocking. The pool basins were dug out by hand by local unemployed labourers. They worked on the site leaving their initials outlined in the Octagonal Pool hexagonal tiles. The construction of the Pool was partly funded by State government unemployment schemes and the sale of the Maryborough electricity board to the State Electricity Commission. The complex comprises an entrance pavilion, an Olympic swimming pool, an Octagonal wading pool, and service buildings all within a formal 1930s garden which overlooks Lake Victoria, part of the 19th century ornamental Princes Park. The addition of an Intermediate Learners Swimming Pool was made in 1973.

The swimming complex is architecturally significant as a rare, intact example of an out-door seasonal swimming pool complex designed in the late 1930s. The complex has aesthetic significance as a well-planned recreational facility with an intact, late 1930s garden setting, all picturesquely set within and overlooking a nineteenth century municipal park. It is historically significant as an example of a municipal pool complex illustrating the development of swimming in Victoria during the inter-war period. The pool complex has historical significance for its special association with Frank Beaurepaire, being one of the few surviving pools opened by him as part of his long commitment to swimming in Victoria

The Swimming Pool complex is owned and managed by the Shire Council who have carried out cyclic maintenance and repairs over the last 80 years. The Conservation Management Plan focusses on providing guidance on the heritage management of the place in the face of potentially major conservation works. The original pools are structurally failing and the tiling is badly deteriorated.

The condition surveys and defects analysis were prepared with reference to the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013 and the Victorian heritage Act 2017. The report follows the methodology as outlined below: -

- Review other building reports (as noted above)
- Carry out a visual inspection of the outside and inside of the building and record observations to assess unsafe and significantly deteriorated or failed fabric, defective elements, damaged hexagonal swimming pool tiles and cracked concourse
- Take photographs
- Study observations, measurements and photographs recorded

- Analyse heritage significance and various levels of significance
- Compare collated information and assess against various code provisions user requirements, management requirements
- Prepare conservation policies and strategies to guide works
- Make assessment and prepare various maintenance plans

Summary

The following is a summary of findings and recommendations arising from this report.

a) The original Olympic and Octagonal Pools and the Filter Room, Pump Room/ Balance Tank (concrete floor) as part of the Maryborough Municipal Swimming Pool Complex are in a poor state of structural repair. They require significant and extensive remedial works in the immediate term if they are to be retained as popular public pools.

b) There is existing significant damage, distress and deterioration of the concrete pool basins, scum gutters, plinth perimeter walls and hexagonal pool tiles of both the Olympic and Octagonal Pools (1940), and to a lesser extent the Intermediate Pool (1972).

c) The performance of the structures has compromised the quality of visitor experience and impacts negatively on the significant heritage values of the place.

e) The predicted deterioration, taking into account the present condition and difficulty of maintenance, does not ensure sufficient durability of the original fabric and materials. However, it is possible to retain the hexagonal tiles on the Octagonal Toddlers' pool, which are less damaged than those on the Olympic Pool, for the long term.

e) The main causes of deterioration of the pools are due to the original structural design and construction materials. Loss of concrete cover to reinforcement bars and a series of vertical and horizontal cracks on the vertical face of the pool edge along former expansion joints, have extended through to the pool edge resulting in de-bonding of the hexagonal edge tiles along the pool edge. Water appears to be seeping through the pool edge concrete. The wide extent of chloride affected concrete, carbonation of concrete and corrosion of reinforcement is likely to be impacting on the state of the concrete and reinforcement. The hexagonal tiles are similarly affected. They are cracked, broken, split, porous, permeable and brittle.

d) The Filter Room and Pump Room and Balance Tank have cracking to the external concrete ceilings, floors and brickwork walls.

e) There is water ingress (including falling damp from loss of roof weather-tightness, rising damp and lateral damp through walls) affecting finishes in the Entrance

Pavilion. The loss of roof weather-tightness near the box gutter is likely to be contributing to water damage and efflorescence salts in the walls in some areas. The damage is not extensive. This and some mechanical damage to original fittings and re-painting can be repaired through cyclic maintenance.

f) The Swimming Pools can be retained with appropriate remedial works. However, this would be at considerable expense and is a major capital expenditure. It may involve extensive replacement of the original structural concrete fabric to the Olympic Pool.

g) The concrete concourse is similarly affected by chloride within the splash zone, and is subject to continual cracking.

h) Consideration should be given to make the Pool Complex comply with current standards and codes in particular the Disability Act.

i) The preparation of remedial works may require additional detailed site investigations including a geotechnical investigation and detailed structural investigation.

j) Remedial works are likely to include:
Repairs to the pool basins and strengthening works around the entire perimeter of the pools as recommended in the Priority Works section of this Plan.
In the short term, it is recommended that the hexagonal tiles on the Olympic Pool be preserved, salvaged and stored for re-use on the Octagonal Pool. New hexagonal tiles which are 'like for like' be re-laid in the same pattern as the original design around the edges of the Olympic Pool.
Retaining and repairing the Octagonal Pool is recommended as part of the Priority Works, for example the pool basin could be replaced insitu. Preservation works can be carried out to restore the plinth wall and original hexagonal tiles and preserve the very rare historic initials that were created out of hexagonal tiles by the unemployed workers.
This would include reinstatement of the scum gutter tiles and hexagonal tiles with possible replacement with 'like for like' for the Olympic Pool and Intermediate Pool.
Replacement of floor to the Balance Tank has been completed. Further renewal of the structure of the Pump/Filter Rooms will be required in the short term.
The Entrance Pavilion is in relatively good condition. Although the roof box gutters and flashing need to be repaired. Roof plumbing maintenance is required. Ongoing maintenance is required for re-painting of masonry wall, hard plaster internally and render externally. These works are set out in the Maintenance Plan.
Enhancement of the heritage values of the place can be improved by removal of the shelter shed near the Octagonal Pool, concrete concourse repairs and renewal of original signs that were painted on the concrete concourse.

1. Introduction

1.1 Background and brief

This Conservation Management Plan commissioned by Central Goldfields Shire Council, funded through the Living Heritage Grant Programme, 2017, provides guidance for the conservation and heritage management of the outdoor seasonal Maryborough Municipal Olympic Swimming Complex.

The Maryborough Municipal Olympic Swimming Pool Complex was included in the Victorian Heritage Register (VHR), maintained by the Victorian Heritage Council, as a heritage place (H1319) in 1996. The current statement of significance as described in the heritage registration citation is supported. No additional heritage significance assessment is included in this Report except for a detailed exploration of the meaning and possible physical attributes of the aesthetic significance of the Swimming Pool Complex. A copy of the VHR citation is included at Appendix A.

The Conservation Management Plan is a working document. It consolidates information sourced from a number of adjunct reports and surveys. It includes the following: -

1) The preparation of a detailed condition survey or 'investigation of structural failures' of the place. An understanding of the condition and performance of the original building, fabric and its setting, its pathology or the rate and cause of decay is essential. This document provides the basis for ongoing conservation and maintenance of the Maryborough Municipal Olympic Swimming Complex.
2) Different specialists bring an understanding about different aspects of a site. In this Report, the skills of an architect specialist in historic buildings and an engineer specializing in commercial swimming pools have been integrated.

3) A detailed condition survey has been carried out by FMG incorporating Burns Hamilton Engineering, November 2017 *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017, 5 Lake Road, MARYBOROUGH, VIC 3465*, who were commissioned by the Central Goldfields Shire Council (G1187-2017Q), to undertake an engineering forensic investigation of the Maryborough Municipal Olympic Swimming Complex. A site inspection was carried out by Ashley Holmes, Senior Aquatic Engineer at FMG, on 25 August 2017.[1]

4) A condition survey was also carried out by Amanda Jean, architect and heritage specialist in June, October, November 2017 and January 2018. A condition survey is a comprehensive technical appraisal that follows a prescribed standard format. The text is concise, broken into bullet points that describe the structures, sets out a schedule of defects, and then makes recommendations for immediate action, short term and long-term action as well as monitoring work and adequacy of maintenance. It is not a specification or schedule for works. These should be developed later.

5) Consideration is given to the last major restoration programme which was carried out by the engineering firm of Beauchamp, Hogg & Spano Consultants Pty Ltd., (BHS) with Nadia Gasparetto, heritage architect, in 2000-2002. Since then each year substantial maintenance works are completed at the complex.

6) The current statement of significance (VHR number H1319) and analysis of values is discussed, in particular, the constituents that comprise aesthetic attributes of its heritage significance and how these could be conserved.

7) Recommended actions put forwarded by the engineers are analysed alongside the heritage significance and values, the subtleties and details of the site, compliance with legal requirements as well as the ability to sustain a viable ongoing future operation for the place.

8) The development of conservation policies and strategies aim to preserve for the long term the Swimming Pool Complex and enhance an understanding of the place's importance. Recommended conservation actions and potential impact are set out.

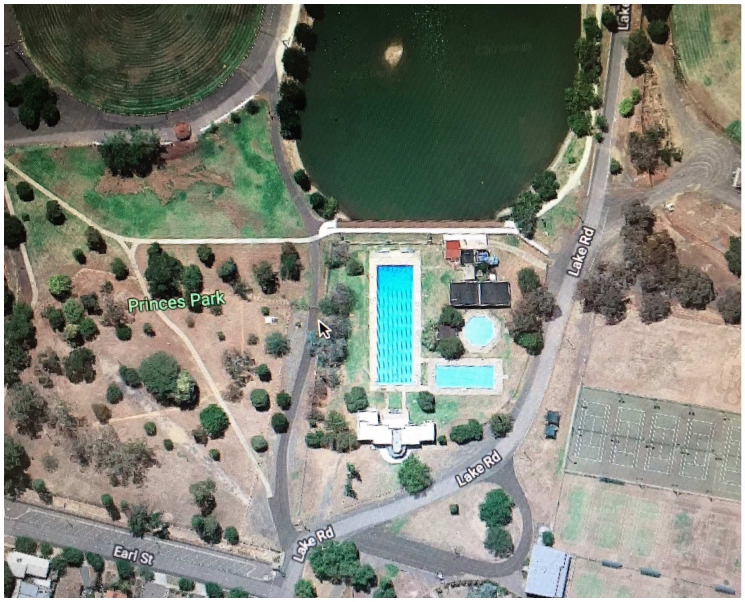
9) The different opportunities for recommended action are costed. The firm of RLB/ Rider Levett Bucknall, quantity surveyors, *Maryborough Municipal Outdoor Pool Refurbishment Order of Costs November 2017* were commissioned by the Central Goldfields Shire Council (G1187-2017Q), to undertake a comprehensive costing of the various options for the immediate and long-term conservation of the pool.

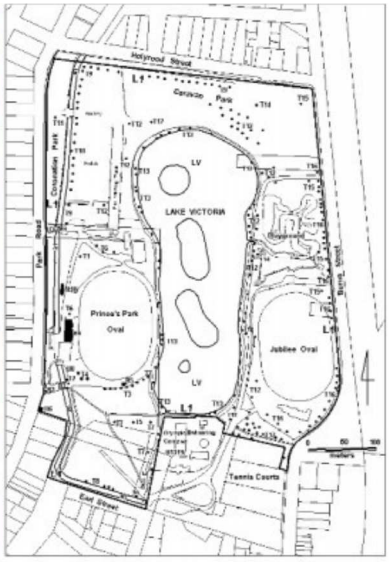
[1] FMG are a consulting engineering firm that includes expertise in civil, structural, environmental, geotechnical, building assessment and forensic, soil and material testing and have extensive experience in commercial/public swimming pools design and refurbishment.

1.2 Location

The Olympic Pool is located along the southern boundary of Princes Park. Princes Park is bounded by Holyrood Street to the north, Burns Street to the east, Park Road to the west and Lake Drive to the south. The Maryborough Municipal Olympic Swimming Complex is sited between Lake Drive to the south and Lake Victoria, a large man-made lake, immediately to the north. Lake Victoria is a very large man-made body of water with three islands centrally situated in Princes Park. (Figure 1 and Figure 2). The lake and pool complex rests on the former Creek bed that use to run through the centre of Maryborough, an area which was extensively mined for gold. The whole area is zoned Public Park and Recreation Zone and is subject to land inundation and flooding.

The Conservation Management Plan relates to the fenced area of the Olympic Pool, including all the buildings and structures as defined by the it's legal boundaries and extent of Victorian Heritage registration. The front forecourt is an important setting for the Entrance Pavilion to the swimming pool complex. It includes both formal and informal car parking and is framed by large mature trees. However, it is not included in the state heritage listing.





princes park plan

Site plan showing the immediate area of Princes Park surrounding the Olympic Pool

The forecourt and setting of the Pool complex is shown in the above diagram, although not part of this Victorian Heritage Registration, it is listed under the local Heritage Overlay of the Central Goldfields Planning Scheme. The area is also part of Princes Park, which surrounds the Swimming Pool complex and is subject to a different Victorian State Heritage Listing (see plan above of Princes Park and the Maryborough Municipal Olympic Swimming Complex plan below). The northern end of Olympic Pool between the fence and Lake was the site of the former public swimming area in Victoria Lake.

View of the entrance forecourt, concrete apron, bike stands and pathways which are not covered by the state heritage listing. This area provides the Pool complex with a landmark street presence.

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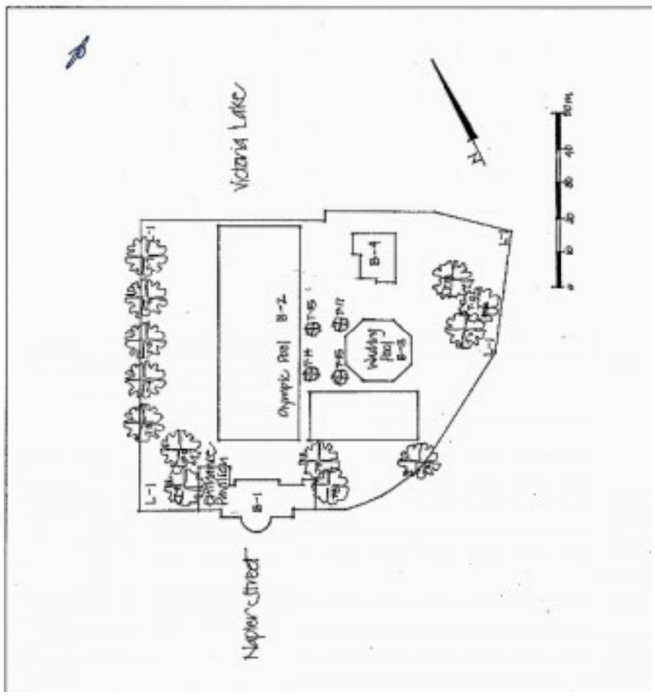
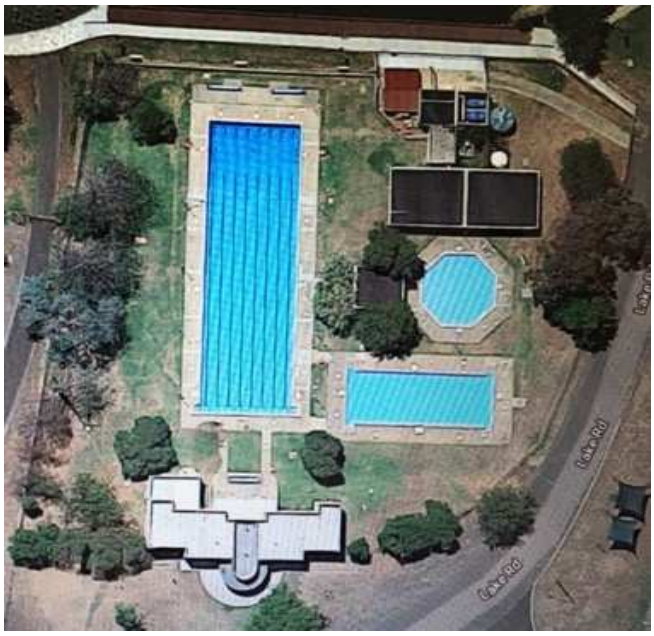


Extent of Victorian State Heritage Registration :-

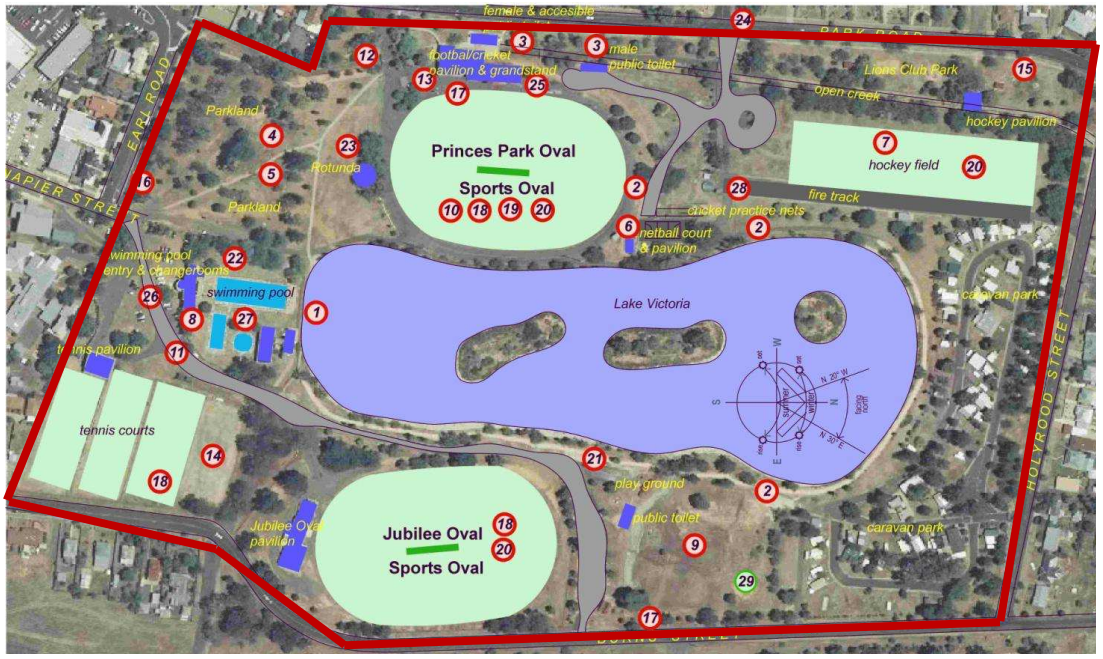
1. Part of land marked L1 on Diagram 607693 held by the Executive Director being part of the land described in Certificate of Title Vol. 2577 Folio 515357

2. All the buildings marked B1 pavilion; B2 Olympic pool; B3 wading pool; B4 plant room; on Diagram 607693 held by the Executive Director.

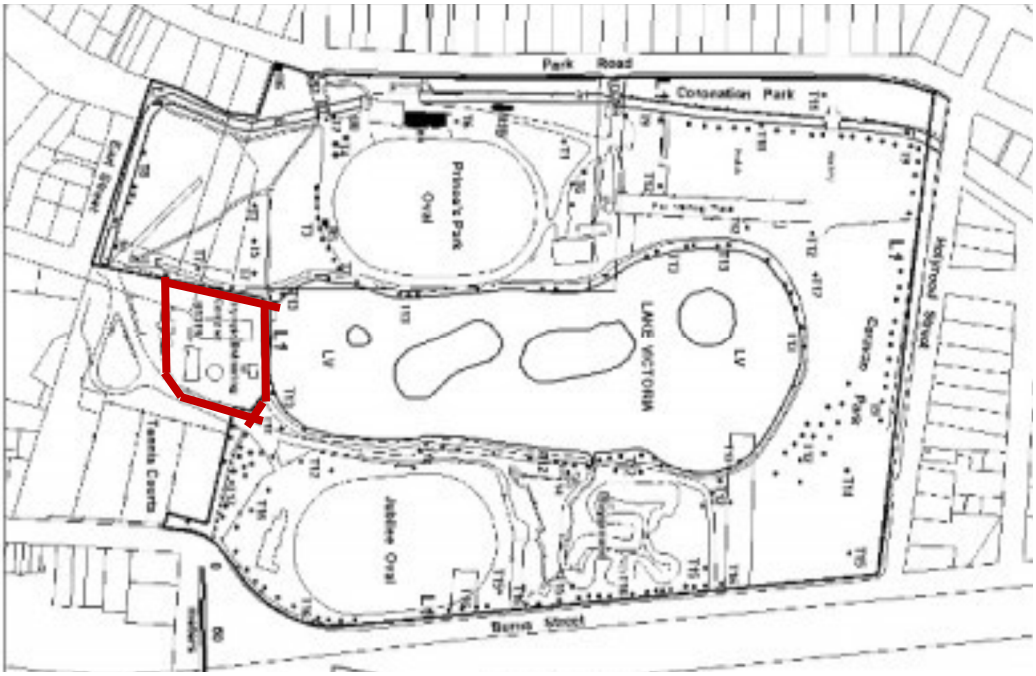
3. All the trees and plants on the above described land and marked T1 to T17 on Diagram 607693.



The Intermediate pool is not identified as a significant site; The shade shelters are not significant structures nor the extensions and storage tanks adjoining the plant room.



Showing in red the full extent of Princes Park inclusive of the Olympic Pool site.



Princes Park showing the extent of Victorian Heritage Registered Area 2017shown in black outline in relation to the extent of VHR of the Maryborough Olympic Pool shown in red.

1.3 Methodology

This Conservation Management Plan follows the principles and processes set out in the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013 and its Practice Notes. The *Australia ICOMOS Burra Charter*, 2013, establishes a standard of practice for assessing, managing and undertaking works to places of cultural heritage significance.

The Conservation Management Plan has regard for the recommendations and guidance provided by the following documents, *Conservation Management Plans (2010), Managing Heritage Places (2010*) and *Victorian Government Asset Management (2015)* prepared by the Heritage Council of Victoria. The Report comprises the following:

Chapter 2: Historic Summary of Major Themes

Chapter 3: Physical Analysis
A summary description of the complex including, entrance pavilion, changing rooms, pump house, holding tanks and other structures. A history of subsequent changes, alterations and repairs; descriptive photographs; a description of the condition and integrity.
A summary of the FMG engineering investigation and schedule of defects and related discussion.

Chapter 4: Statement of Heritage Significance
Statement of significance and identification of levels of contributory significant elements.

Chapter 5: A Summary of Constraints/Opportunities Relating to The Place.
User requirements; statutory and legislative requirements; operational requirements; existing condition and risk management/implications of relevant codes and regulations, building, health and access. FMG incorporating Burns Hamilton Engineering, November 2017 *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017,* and its recommendations.

Chapter 6: Conservation Policy and Management Plan Options
Conservation Policies. Options which address essential actions, preferred actions and adaptation/intervention.

Chapter 7: Management of Heritage Values
Management of potential heritage impacts associated with development and conservation works. Recommendations that are scaled according to priority works, essential, immediate and preferred are summarized. The final section includes a Maintenance Plan.

1.4 Limitations

The condition survey inspections are mainly visual. Recommendations include further investigative intervention of the fabric. The pool complex is seasonal. Inspections took place in winter, spring and summer. There are always latent conditions. The report consolidates information from elsewhere and should be read in conjunction with these other documents.

1.5 References & sources

A full bibliography of primary and secondary sources, including relevant reports and publications, is included at the end of this report.

1.6 Heritage Controls
1.6.1 Statutory heritage controls

The heritage significance of the Maryborough Municipal Olympic Swimming Complex was initially recognised through its inclusion in 19 June 1997 under the *Heritage Act 1995,* now the *Heritage Act (2017).* In 1999, the Heritage Council of Victoria reviewed and updated the VHR registration to recognise the archaeological values and significance of the Princes Park as part of the broader market site. The Maryborough Olympic Pool is also individually identified as HO172 in the Schedule to the Heritage Overlay (HO) of the Central Goldfields Planning Scheme. It is excluded from the state registration of Princes Park and Lake Victoria environs.

1.6.2 Non-statutory heritage listing

The Maryborough Olympic Pool was listed by the Art Deco Organization (formerly Society Art Deco Victoria Inc.) as a place of state significance on 1997. There are no statutory requirements as a consequence of this classification.

1.6.3 Nomenclature

Wherever possible the nomenclature adopted in Heritage Victoria's VHR citation for the Maryborough Municipal Olympic Swimming Complex has been used throughout. The key terms comprise, Entrance Pavilion, Changing Rooms, Club Rooms, Olympic Pool (50m lap pool), Intermediate Pool (25m learn to swim pool), Toddler's Pool (octagonal wade pool), Plant Room, Balance Tanks, Concourse, free standing Shade Structures (verandah structures).

1.6.4 Indigenous Heritage

This Report does not address potential Aboriginal cultural heritage values. No additional heritage significance assessment has been included in this Report. The focus of the Report is on conservation management of the fabric and setting of the place. It is recommended that further cultural heritage values are assessed by the Dja Dja Wurrung people, the traditional owners of the area.

1.6.5 Princes Park Precinct Renewal

In 2010 the Central Goldfields Council began developing a precinct renewal program for the precinct. The *Master Plan 2010-2020* was adopted by the Council in July 2011 following extensive consultation with the community.

The Octagonal Pool coloured photograph curtesy of the Midland Historical Society circa 1950s showing the gardens prior to the construction of the Intermediate Pool with the tennis courts in the back ground and the original square concrete pavers around the pool.

2. History

A summary of the history of the site is set out below. The history largely derives from previously undertaken extensive research.

2.1 Maryborough Municipal Olympic Swimming Pool

The Maryborough Municipal Olympic Swimming Pool Complex was officially opened in December 1940 by the then Lord Mayor of Melbourne, Frank Beaurepaire. The complex was designed by local architect EJ Peck with engineering assistance from city engineers, EJ Muntz and J Hocking.

Swimming experienced a remarkable surge in popularity during the inter-war period; a result of social trends and Australian swimming successes at early twentieth century Olympic Games. Previously swimming was undertaken more as a health restoring activity, but during the 1920s it became a recreational pursuit, with swimming popularised at the sea-side and in swimming pools. Previously public bathing was carried out in natural water holes and public baths.

The first large municipal pool in Victoria, the Collingwood Baths now Melbourne City Baths opened in 1896. As popularity increased concern for the safety of bathers also increased and the increase in the number of swimming pools was seen to encourage safety. Swimming pools were a particularly important feature of many inland centres where access to the sea-side was restricted.

Manifesting the popularity of swimming during the inter-war years are the extant bathing pavilions and swimming pool pavilions constructed during this period and an important aspect of these buildings was the careful consideration of hygienic provisions. This concern affected the design of many types of other buildings during this period. Hospital design, theatre design high density low-cost housing, airport terminals and recreational buildings were subject to a new aesthetic, influenced by modernist functionalism and affirming, at least aesthetically, the high standards of hygiene and modernity in these new buildings.

Many swimming complexes were constructed throughout Victoria during this period the design of which employed the functionalist architectural idiom. In particular complexes constructed at Box Hill and Rutherglen.

The Maryborough pool complex in Maryborough was constructed in 1939-40 at a cost of £8700 to the design of architect, EJ Peck and city engineers, EJ Muntz and J Hocking. Proposals for the new pool began in the late 1930s and were advanced when the local councillors made a tour of northern Victoria inspecting various pool complexes to aid decision making with their own. Expense was a large issue and although charges were to be made for public use of the pool these would not defray the expense of construction causing much debate among the councillors.

However, it was decided to proceed with the plan and a site was chosen in a section of Princes Park Reserve, on the banks of Lake Victoria. Princes Park was set aside as a public reserve as early as September 1857 when the Maryborough Cricket Club requested flat land for their games. In the 1880s a section of the park was dug out and Lake Victoria was formed. Previously public swimming baths were located on the banks of this Lake.
When opened the new complex comprised two pools, the main pool and an octagonal wading pool, important in the swimming training of younger children.

A formal tree planting scheme implemented at this time which included the Weeping Elms, Bhutan Cypresses, Himalayan and Blue Atlas Cedars, Southern Mahogany and Golden Glossy Privet. Frank Beaurepaire opened the Maryborough Municipal Olympic Swimming Complex on Saturday, 7 December 1940 in front of 2000 local residents. To commemorate the opening, a large front-page report detailing the event was in the Monday edition of The Maryborough Advertiser.

Beaurepaire, a former Olympic swimming champion was instrumental in the establishment of swimming pools in Victoria after his fostering a statewide campaign in 1928 encouraging swimming training among the young. In his role on the

Melbourne City Council, to which he was elected in 1928, he encouraged development of swimming and the establishment of swimming pools.

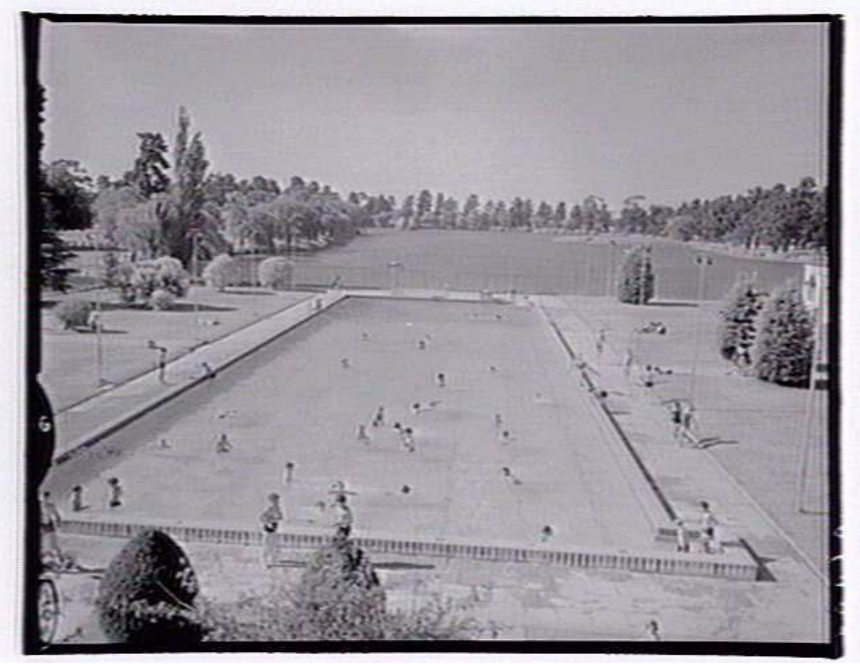
Among those pools constructed while he was on a municipal committee managing the construction of swimming facilities were Footscray, Brunswick, Carlton, North Melbourne and Batman Avenue. During 1929 Beaurepaire opened fifteen pools in regional Victoria and this keen interest in the construction of pools in regional centres continued for many years.

Maryborough Pool has continued in its use as a public swimming pool complex since its construction with very few changes. An intermediate pool was added to the complex in 1973.

This maintained the aesthetic established by the first two pools, with a low plinth surrounding the pool's edge clad with rectangular ceramic tiles. The two 1940s diving boards were replaced in the 1980s with a single board at the north-eastern end of the main pool. A reinforced concrete pump house has been extended since construction, though the original filtering system is still in use.

Associated People: Beaurepaire, F.

Extract from the Victorian Heritage Registration Citation



Olympic Swimming Pool and Lake Victoria, Maryborough. Victorian Railways, photographer. [Dec. 1953] SLV

2.2 Contextual Historical Background: Early Learn to Swim Movement in Victoria.

The Maryborough Municipal Olympic Pool which opened in 1940 was a precursor to a great wave of social infrastructure programmes promoted by Victorian municipal councils between the 1950s and 1960s. It led to the construction of over a hundred and twenty public swimming pools with a further 80 built by 1980.

The major phase of swimming pool construction in Victoria occurred in the 1950s and 1960s, when around 120 were built. Australia's success at the Melbourne 1956 Olympic Games contributed substantially to this project, but should not be singled out as a causal factor.

The construction of swimming pools also symbolised municipal progress. The focus of municipal engineering at this time offers an additional perspective on the significance of pools as social infrastructure. Hydraulic engineering was central to municipal concerns, and swimming pools were an extension of this field. Other influences on pool construction included increasing municipal prosperity, population growth, pent-up demand for facility provision following economic depression and war, and the instrumental use of facilities to forge a sense of community. Civic and commemorative activities converged around municipal facilities in the early post-World War Two years through bodies such as C E W Bean's Parks and Playgrounds Movement.

The opening of the Maryborough Olympic Pool which opened prior to these events can be attributed in part to the international success of Frank Beaurepaires, an Olympian champion swimmer in 1908, 1920 and 1924 Games. It was also directly associated with the culmination of nearly half a century of vigorous campaigning by the state government for safe swimming and lifesaving promotion. The Municipal Institutions Act 1854 empowered Victorian local authorities to operate public baths as part of broader provision for public health and culture. Concern over unsupervised swimming in natural waterways was a strong motivation for councils and shires to construct pools.

The following text describes the development of the 'Learn to Swim' campaign which has been largely taken from the excellent research undertaken by Deborah Towns (Business, Work and Ageing Centre for Research Swinburne University of Technology) 2012. *Seizing the Initiative: Australian Women Leaders in Politics, Workplaces and Communities*. Published by the eScholarship Research Centre, The University of Melbourne; all rights reserved.

> The Education Department, military personnel, city and regional councils together with swimming clubs, transformed the recreational landscape of bathing venues in Victoria, once the purveyor of segregated venues, open sea baths at seaside suburbs, natural rivers, lakes and abandoned mining quarries and dams.
>
> The director of the Victorian Education Department, Frank Tate, the Minister for Public Instruction, Arthur Schase, the Organiser of Swimming and Lifesaving, Mary Cox, a teacher employed by the Education Department, and Frank Beaurepaires, an Olympian champion

swimmer with whom Mary Cox worked, including also F. Richardson, Henry Belfrage and Major Sam Barclay, all became some of the most influential people in the early history of Victorian swimming and the Victorian Amateur Swimming Association(VASA).

In 1898, Mary Cox was appointed to the pioneering position of 'Organiser of Swimming and Lifesaving', the first woman teacher employed by the Education Department outside the classroom. Cox established statewide instruction in swimming and lifesaving. In 1910 she began her campaigns for the construction of new hygenic swimming pools, liaising with teachers throughout Victoria as well as the Victorian State Schools Swimming clubs, the Victorian Amateur Swimming clubs, the Victorian Ladies' Amateur Swimming clubs.

In 1911, Frank Beaurepaire, her former pupil from Albert Park, joined her as co-organiser. He had become a national and international swimming champion and had represent Australia at the 1908 Olympic Games adding to his tally in the 1920 and 1924 games. Their work was considered vitally important to the Victorian community. The Minister of Education promoted their programs and the Railways Commission provided cheaper transport for 'teachers and scholars to travel to the seaside for swimming lessons'.

Throughout the 1920s and 1930s, Cox and Beaurepaire continued working together. In 1929, Cox and Beaurepaire launched the Herald and Weekly Times newspaper's 'Learn to Swim Program' with a spectacular diving exhibition and swimming carnival in the Yarra River. It continues as a successful program in the twenty-first century. In 1933, they co-authored a book that supported community swimming activities.

In 1920, Beaurepaire had again competed in the Olympics so he was a drawcard for encouraging people to learn to swim and to events to raise fund to build local pools. He was also developing many other interests such as establishing in Melbourne the Beaurepaire tyre company. He was Melbourne's mayor twice in the 1930s, was knighted in 1942 and was a member of the Legislative Council in the Victorian Parliament for ten years.

One of Beaurepaire's activities in this role was to instruct the Australian Infantry Forces, underscoring the strong connections between militarism and swimming. Beaurepaire's role as a swimming educator is well-known, but his advocacy of voluntary effort and local-level partnership signals the civic dimensions of swimming. In 1929 Beaurepaire, by then an influential business figure and Melbourne city councillor, joined with the Melbourne Herald newspaper to promote swimming education. He travelled throughout Victoria to seek the agreement of local authorities and citizen committees to build swimming pools. In a forward to his 1933 swimming instruction booklet Beaurepaire noted the scale of the program – in four summers around 45,000 people had been taught by 4,000 instructors, many of whom were volunteers.
Beaurepaire's biographer records his influence behind pool construction in four Melbourne suburbs, as well as fifteen unspecified pools in country Victoria in 1929 alone. [2]

[2] Deborah Towns (Business, Work and Ageing Centre for Research Swinburne University of Technology) 2012, May Cox: Leading Swimming and Lifesaving Advocate and Patriotic Fundraiser, 1910–1938, *Seizing the Initiative: Australian Women Leaders in Politics, Workplaces and Communities*. Published by the eScholarship Research Centre, The University of Melbourne.

The Fight to Save the Maryborough Municipal Olympic Swimming Complex

In Maryborough, the new Olympic Pool, the extension to the Town Hall, the art deco foyer and lower hall were all made possible by the sale of the borough electricity supply in 1937 to the State Electricity Commission as well as state government funding for unemployment relief. The Town Clerk, Stan Nicol played an important part in persuading the Council to build a pool. In 1934 the proposal for a pool was approved by Council. The pool was built on the site of the old dock in the Park. The Pavilion and buildings were designed by Ted Peck, local architect and teacher at the Maryborough Technical School for over 45 years. He submitted two designs to the Unemployment Relief Committee to consider. The Unemployment Relief Committee played a major part in the development of the Olympic Pool engaging a number of local unemployed men to construct the pool complex.

Councillor Sam Poole advocated the construction of a Toddler Pool and sought state government funds for unemployment labour to assist with the construction of the pools. The young Shire engineer, John Hocking, worked on the project, supervising a group of unemployed men who took 11 months to dig and construct the place. In the process, five of the men left their initials set out in the hexagonal tiles of the Octagonal Pool. The initials still remain clearly. The complex opened on 7th December 1940, opened by Frank Beaurepaires to a crowd of 2,000 local people.

Construction of the Maryborough Olympic Pool complex is associated with a general programme of 'beautification' for Princes Park, based on a plan prepared by Hugh Linaker, State Superintendent of Gardens. This included re-placement of trees, new paths, construction of the Lawn Tennis courts in 1936-1938 opposite the Olympic pool complex. By 1946 the formal gardens were laid out in the swimming pool complex. Other works continued in the 1950s with the addition of jubilee Oval in 1951 and Coronation Park area in 1952/1953 and the Caravan Park in the 1950s and Art Deco toilet blocks near the Grandstand in the early 1950s.

In the early to mid 1990s, the Maryborough Council sought to demolish the Olympic Pool complex. It was through the courageous work and advocacy of Laurice Weir (wife of Don Weir whose father, James, was one of the workers on the Pool) who led a successful campaign to keep the seasonal pool complex open. Laurice Weir and friend, fought a major battle in the face of considerable opposition to preserve one of Victoria's best Art Deco swimming pool. The subsequent listing by Heritage Victoria resulted in funds being made available to the local Council for restoration works,

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3. Physical analysis

3.1 Introduction

The following physical survey of the Maryborough Municipal Olympic Swimming Complex site is based on several site inspections both in winter when the pool complex is closed, spring just prior to opening and during summer when it has been open to the public for a couple of months. Visits took place during June and November 2017 and January 2018. These initial surveys were based on visual inspections, listing all defects and describing and studying the building.

Further studies are referenced. These take into account structural analysis information provided by the FMG Engineering Pty Ltd. (2017) and also Beauchamp Hogg Spano Engineering Consultants Pty Ltd. (2000). The latter structural analysis focussed on the Entry Pavilion and included soil mechanics and opening up of problem areas.

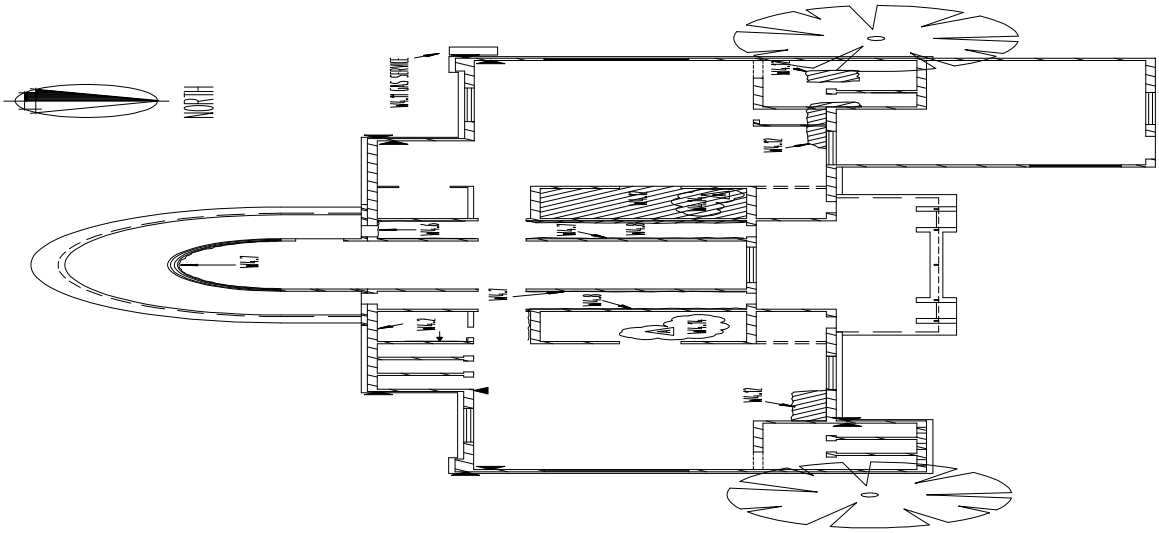
3.1.2 Policies and Recommendations

The maintenance plan, approximated itemized estimates essential action, preferred action, necessary repairs and adaption/intervention are set out in **Chapter 7 Managing Heritage Values.**

3.1.3 Initial inspections

Each individual structure within the swimming pool complex has been examined to determine the present condition, possible causes of decay, maintenance processes and how the fabric and features have changed over time in detail, alterations, intactness and the significance. The inspections included the following:-

- ⇒ Inspection of the roofs
- ⇒ Roof plumbing
- ⇒ Rainwater disposal
- ⇒ Analysis of properties of the building & pools, porosity, moisture, permeability,
- ⇒ Inspection of drainage, stormwater
- ⇒ Soil mechanics
- ⇒ Inspection of windows and doors
- ⇒ Verandahs and openings
- ⇒ Inspection of floors
- ⇒ Concourse, stormwater drainage, gutters, channels, steps and ramps
- ⇒ access
- ⇒ Inspection of services, filtration treatment areas
- ⇒ Structure integrity, cracks and defects
- ⇒ Inspection of masonry walls,
- ⇒ Concrete pool basin walls
- ⇒ Inspection of internal finishes
- ⇒ Pool finishes and tiles. Chlorination, uv damage, thermal movement
- ⇒ Inspection of fittings
- ⇒ History of construction



The front entrance pavilion of the Maryborough Olympic Swimming Pool complex was built like a garden pavilion in the Art Deco modernist style, designed by local architect, Edward J Peck, an engineering and arts teacher at the Maryborough Technical School.
EJ Peck designed many Art Deco buildings, especially residences in Maryborough.

3.2 The Entrance Pavilion

A visually striking and unusual projecting curved entrance/ ticket office to the Entrance Pavilion and changing rooms. The building is masonry load bearing construction using locally manufactured textured tapestry red face brick (manufactured in Ballarat) with concrete block inner leaf. The carefully balanced architectural design creates a striking contrast between the face brick curved entrance and pale cream rendered walls of the remaining façade.

The main building is basically very simple. It consists of a single storey brick and rendered structure with parapet wall and flat roof. But on closer inspection a number of different design features have been used to maximize the dramatic visual effect of the front entrance. A stripped red brick decorative cornice and copping along the parapet wall provides a strong geometrical contrast to the verticality of the curved entrance projecting bay window.

The effect created by the perfect symmetry of the white rendered façade as it steps forwards and back, is broken by the red textured brick circular entrance. The entrance is highly modelled. The lower area consists of projecting circular window that wraps around the bay, which is outlined above by a deep circular concrete sun awning. The awning splits the façade in two. Above, fixed centrally to the red textured brick curved wall is a concrete bas relief obelisk or cenotaph sculpture, which rising above the parapet, holds aloft a flag pole.

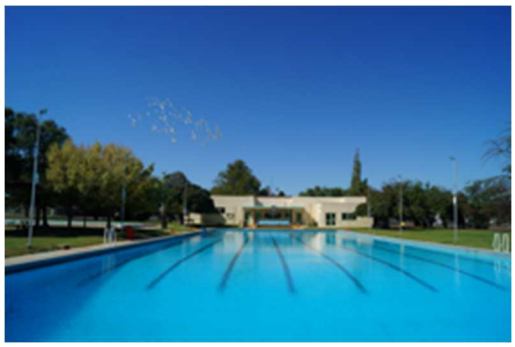
At the time of construction there was some discussion about dedicating the Municipal Olympic Swimming Pool complex as a memorial to the soldiers who fought in the Second World War. The idea was abandoned although the building is still heroic in design.

The block façade is subtly articulated with step backs and step ups as the front and rear façade roll and undulate. It seems economic constraints, material shortages became an integral part of the design response in an interplay between aesthetics, engineering necessity and creativity.

Due to war time shortages of funding and materials no reinforced concrete foundations were included. The walls were built directly off the clay ground. Sometime later, underpinning in the form of reinforced concrete pads were located at each corner wall junction, indentation and projection.

See structural engineering drawings for inserting new injected foundations to underpins the walls in 2002.

The building is designed around a grid of five roughly equal rectangular blocks. The front façade is a mixture of engineering ingenuity and bold architectural design.



The design of the Pavilion is ingenious in that whichever angle the building is viewed from- the front, side or rear, it is eye catching. The simplicity of form and colour contrast with the blue sky and water creating clarity that combines heat, glare, space and sound from flocks of Australian birds, swans, ducks, cockatoos, galahs, rosellas and others. To experience this atmosphere is very special. As a mid 20th century rural Australian icon, it has a strong emotive appeal, from a representative and symbolic perspective.

The steel frame windows are horizontal in shape, with a central hopper opening unit set between two fixed side windows. The windows are built in the outer brick leaf with minimal sill and lintel protection. Many of the features are centrally placed. It is a reoccurring theme used throughout the building exterior and interior that reveals itself as never ending geometric patterns, of solid and voids, massive blocks and deep hollowed out spaces.

The Rear or North façade

It overlooks the Olympic Pool. The wall is articulated in a similar way to the front except the projections and set backs are in reverse order to the Southern front façade.

Apart from the side facades (that is the west and east elevations), all decorative details and openings, windows, doors and air vents are symmetrically placed.

The effect of the geometric perspective provides a sense of massive shapes that are stark and simple, almost Arabic in design.

The north, west and east elevations have no decorative parapet detailing and are slightly lower than the main central entrance and ticket office block.

Club Room Addition

The exception to these design rules is the new addition, made to house a small club room and gym. This rectangular extension was built on the western side.

It is distinguished by the fact that the height of the parapet is lower than the rear elevation of the main building, which is itself lower than the South entrance façade. The windows and French double doors are grouped around the north-east corner and are made of timber.

The rear Northern elevation is simpler than the entrance (Southern) façade. Although the proportions ratio and scale of building elements are kept the same, such as the window lintel heights are the same around the building and are in line with the brick air vents that puncture the walls at regular intervals. The base stringer course is also similar.

The north elevation overlooking the Olympic pool has a deep inset verandah with flat roof supported on four metal square posts and horizontal round metal balustrade. The concrete insitu slab floor is slightly raised to allow easy surveillance of the pool. It also has a step up to the ticket counter for children make purchases at the tuck shop window opening. On either side, two glazed timber panel doors open into passage ways. The passage on the west gives access for staff to the ticket office, storage room and staff entrance, while the other passage leads to the front public entrance.

The cover to the Olympic pool is stored behind a low brick wall, a small concrete paved forecourt to the verandah. Both West and East elevations are simple with no external doors.

The minimal use of reinforced concrete footings meant that over time the build developed substantial cracks in the walls.

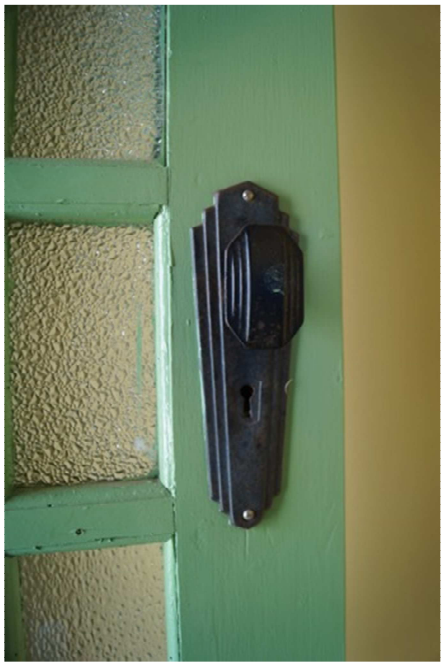
3.3 Interior of the Entrance Pavilion

The front entrance door is 1930s in style with glazed bubble glass central panel and lower solid panel. The hardware is original and does not comply with Disability Act requirements.

The ticket office is located in the centre of the pavilion with entrance doors and passageways on either side. There are two west entrance doors one directly into the office and the other gives access to the staff corridor which leads directly out to the pool area.

There is curved window to the front and an operable shop serving window overlooking the pool. In addition, the large ticket window at the front entrance.

The internal wall clearly shows the line of new render repairs and also the height at which the salts rise in the wall before coming out of the brickwork. The First Aid Room is on the left of the public passage.



Original wash hand basin.

3.4 Interior Layout

The layout of the interior is symmetrical. Two entrance doors are located on either side of the curved front window providing access into two corridors (one for the public the other for staff) that lead directly to the pool complex.

Additional doors a third way down the corridor give access to the First Aid Room and into the Ticket Office and Storage Room on the other side of the staff corridor. There are few fittings in these spaces.

The timber front glazed entrance doors are similar to the rear entrance doors. Whereas internal doors such as into the Ticket Office are simpler in design with a single glazed upper panel. While others for example the Changing Room and Storage /First Aid Room doors are solid timber panel.

3.5 Fittings and Fixings

The door hardware/furniture is original, stylized Rising Sun door handles that replicate the central bas relief flagpole holder on the front façade. Additional brushed aluminium Yale locks have been added to all doors.

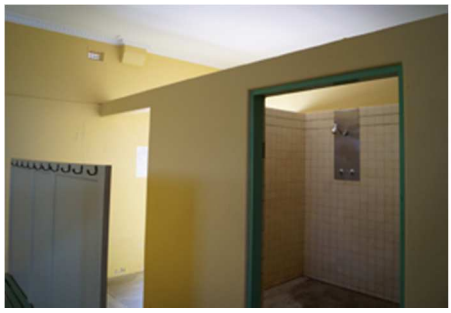
Light fittings are strip fluorescent lighting fixed flush to the ceiling. Original signage is insitu throughout.

There are many bespoke locally made and designed products, fittings and fixings such as the timber panel doors with decorative glass panels as well as door and window furniture, plaster decorative cornices, decorative ceiling vents, wash hand basins, taps and shower heads, tiles, brass waste outlets, fluorescent light fittings, plaques, signage and clocks.

3.6 Male Changing Rooms

The Male Changing Rooms are similar to the Female Changing Rooms except there are no private changing cubicles and an additional toilet cubicle has been installed as shown above. There are many original fittings and fixings such as the slatted benches, clothe stands and hooks, timber screens and wall rails with clothes pegs, shower units, tiles, fluorescent strip lighting, wall and ceiling vents, wash hand basins, floor, wall and ceiling finishes.

All shower fittings and tiling are original. There is a reinforced concrete slab floor with bronze drainage outlet grill. All changing areas are open and public in the Men's Changing Rooms.



View showing the entrance and shower cubicle.

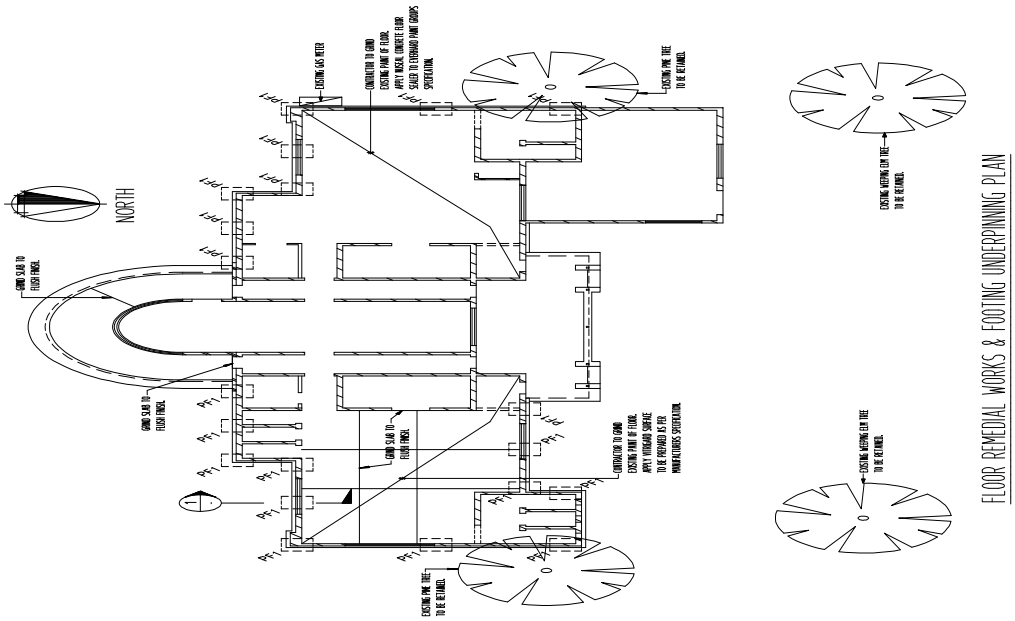
3.7 Female Changing Rooms

Female Changing Rooms have an additional three private changing cubicles. Located between the First Aid Room behind and the Group Shower cubicle.

Entrance signage

Shower cubicle is original and intact.

The different geometrical shapes and changing perspective views are quite mesmerizing.



3.8 Previous Changes and Remedial Work

Remedial was carried out in 2002 when Black Geotechnical Pty Ltd was commissioned to investigate the foundations of the pavilion building. Ten different bore holes were dug around the building and it was found that there were no foundations beneath the brick and block walls. The walls were built directly onto the clay soils. Although, there was some evidence of concrete pad footings in three locations which suggested that the building was underpinned in places sometime after construction.

In addition, a series of bore samples were taken to test the structural strength of the soil, which was found to be good. The clay soils on which the Swimming pool complex is built has a relatively low plasticity and they are not expansive clay minerals. This indicates that the soil has a low potential for volume change with variations in moisture content. According to AS2870-1996 it has a shrink swell potential of Class S to Class M.

Although the clay soils have relatively low reactivity they are still subject to change due to seasonal moisture variations. And in some circumstances, they can be affected by growing tree roots extracting moisture from the soils. However, even if the foundation movement is small, unfortunately due to the construction method and lack of stiffening foundations pads, movement is transferred immediately and directly to the building.

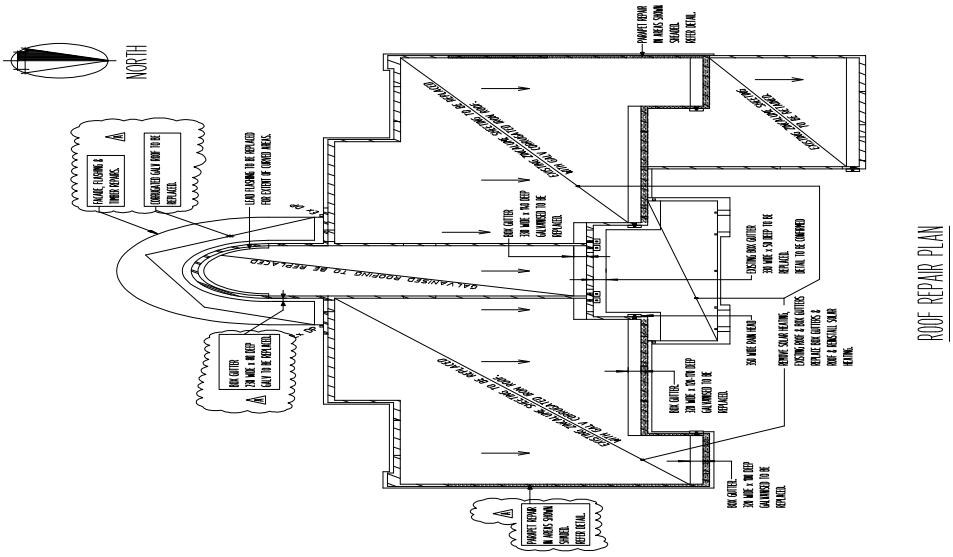
As part of the remedial action several steps were taken in 2002 to improve the stiffness of the foundations and repair the wall cracks. These included firstly underpinning the existing

foundation pad footings to a depth of 500mm below the underside of existing brickwork. The area excluded from underpinning was the north rear elevation adjoining the Club Room extension. In addition, under pinning was supplemented by a jet grouting system, which was taken to a depth of 1-1.5 metres. The existing damp proof course was removed and a new chemical injected damp proof membrane was inserted at regular intervals with a series of drill holes around the base of the walls.

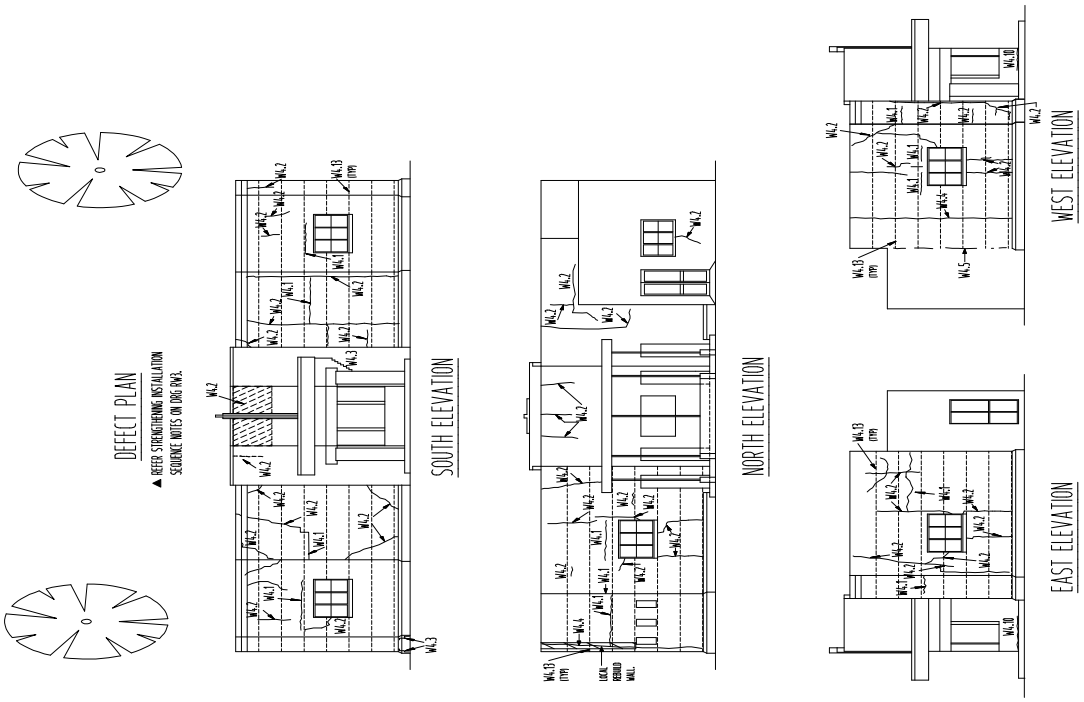
The 'Helibar System' of structural stiffening was used on the exterior walls. This is a system of brick crack stitching that stabilises cracked masonry using stainless steel Helibars bonded into slots cut into the mortar joints using HeliBond grout, a typical technique to repair walls, cracks and stabilize buildings in order to maintain structural integrity and building strength. Externally, horizontal mortar joints were raked out around the structure and 6mm Helibar stainless steel bars were grouted back into the masonry every fourth course and re-rendered. Internally the damp render plaster was stripped back and re-plastered.

The perimeter of the building was also levelled to slope away from the building with the construction a concrete perimeter path of at least 1.5 metres wide around the building falling away to a spoon drain which was connected to the stormwater system. A flexible seal was laid between the junction between the building and path.

The longevity and effectiveness of whole remedial system is still dependent on ensuring moisture especially from rainwater down pipes and other services are all directed away from the building.

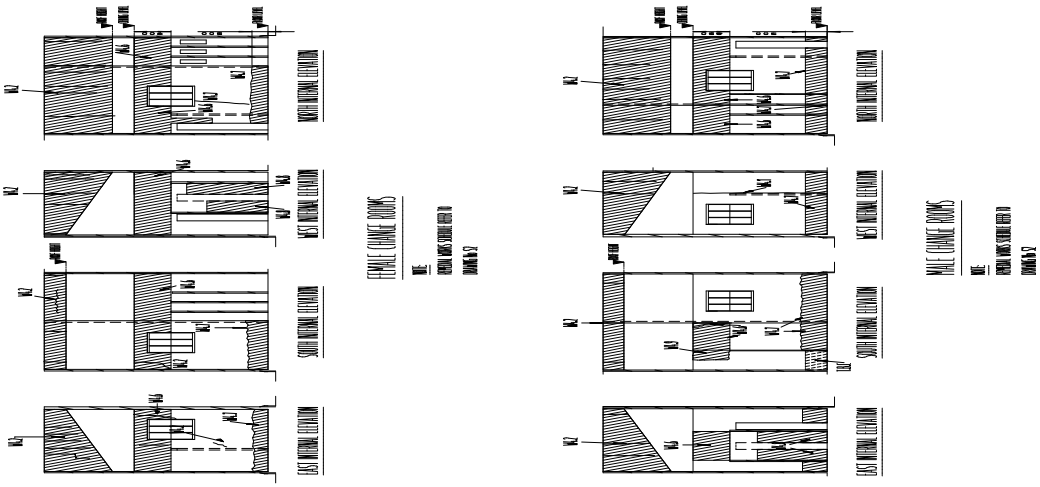


Drawings and structural remedial design by Hogg Beauchamp and Spano Pty Ltd.



3.8.1 Interior Remedial Work 2002

The walls consist of single leaf face brick and inner reinforced concrete blocks. Internally, remedial work has included removal of damaged plaster, re-rendering and re-painting to the upper wall surfaces where there was substantial cracking. In addition, re-plastering occurred in the lower wall section following the injection of the new damp proof.



Drawings and structural remedial design by Hogg Beauchamp and Spano Pty Ltd.

3.9 Existing Condition 2017/2018

Generally, and taking into account the age of the Pavilion, the entrance, ticket office and changing rooms which were built in 1939/1940, the structure is in relatively good condition. The last major repair cycle and structural restoration was substantial. Completed in 2002, sixteen years ago, the work was well executed.

Maintenance requirements and costs are increasing every year in an effort to prolong the life of the building, its original fittings, fixings and finishes. The building and its fabric are always subject to ongoing decay, aging and deterioration by use.

The reasons for deterioration are quite complex. One of the main reasons for accelerated decay in this structure is the inherent weaknesses in the original structural design. This is associated with the omission of reinforced foundations to support the walls and flat roof. Despite the previous exemplary conservation work, there were sections of the walls that were not underpinned such as the small area outside the Male Changing Rooms. This area is now subject to cracking both externally and internally.

The structure is very sensitive to changes in moisture levels. Areas where moisture is penetrating the fabric will result very quickly in fabric damage and structural deterioration, which if there are other compounding issues, will translate quickly into accelerated damage.

- **Cracking of the walls and concrete floors**: There is a high risk of damage to the wall near the entrance door to the Male Changing Rooms, which has some cracks. Here, no injected grouting or new concrete pad foundations were inserted in 2002. The internal shower fitting continually leaks allowing a steady stream of water to drain through the floor waste to the nearby exterior drain which appears to be damaged and cracked. The concrete floor is cracked allowing moisture beneath.

- **Failure of roof membrane/flashing:** There is evidence of water egress from the flat roof and parapet indicating possible failure or steady deterioration of the flashing or roof membrane in some areas. It may be related to the box gutter.

- **Damp associated with roof plumbing**: The various types of rainwater down pipes around the building may also be leaking. There was no roof inspection but it appears that there are some dogleg joins in the downpipes, where pipes of different material and profile have been connected, that most likely have failed in some way. There is also the issue with the small box gutter behind the parapet.

- **Efflorescence:** External and internal walls at a lower level are showing evidence of capillary movement of moisture carrying soluble sulphates, chlorides and carbonates which on evaporation show as white efflorescence, crystallization disintegration of the surface. Judging from the diagram above that indicates areas re-plastered in 2002, the same areas are failing again or alternatively

crystallization may be due to the drying out of the wall associated with damp proofing treatment from water-soluble salts already present in the brick, render and concrete.

- **Hygroscopic damp patches**: Other salts are hygroscopic ('water seeking') and can take up water directly from the atmosphere and dampness are possibly associated with moisture areas and efflorescence in the changing rooms at higher levels.

- **Mortar joints and grouting deterioration:** There are small areas of decay such as mortar repairs to the brickwork, as well as a build-up of grime, algae and dirt gathering on the exterior render. This will eventually erode mortar joints and render surface finishes.

- **Failure of the exterior and interior paint system** including that of the metal windows and timber doors.

- **Non- compliance with the Disability Act 2017** such as the case with the original 1940 door handles. An audit is recommended.

- **Deterioration and mechanical failure of original fittings** such as the shower heads, metal windows, hardware, light fittings and vent covers among others are all corroding and showing signs of failure.

- **Mould and algae growth** along the tile joints in the shower recesses and concrete floor expansion joints.

View of the continual water leak in the shower recess in the Men's Changing Room and damage caused to the floor waste. Evidence of both internal and external cracking at the entrance to the Men's Changing Rooms.


The damp wall showing efflorescence salts is directly behind the external downpipe and water hose.

- **Aging of original fittings** such as the shower heads, metal windows, hardware, light fittings and vent covers among others are all corroding and showing signs of failure.

The building consists of load bearing masonry, brick and concrete blocks, a wet construction type with cast insitu reinforced concrete floor and similar flat roof. The above described areas of deterioration are not major and are what may be expected in a building that is 80 years old designed as a swimming pool changing room.

The function of the building is inherently subject to various types of moisture from the public showers, wet public bathers, and hosing out cleaning regimes and intermittent use.

3.10 The FMG incorporating Burns Hamilton Engineering, *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017*

Miscellaneous pavilion issues (extract)

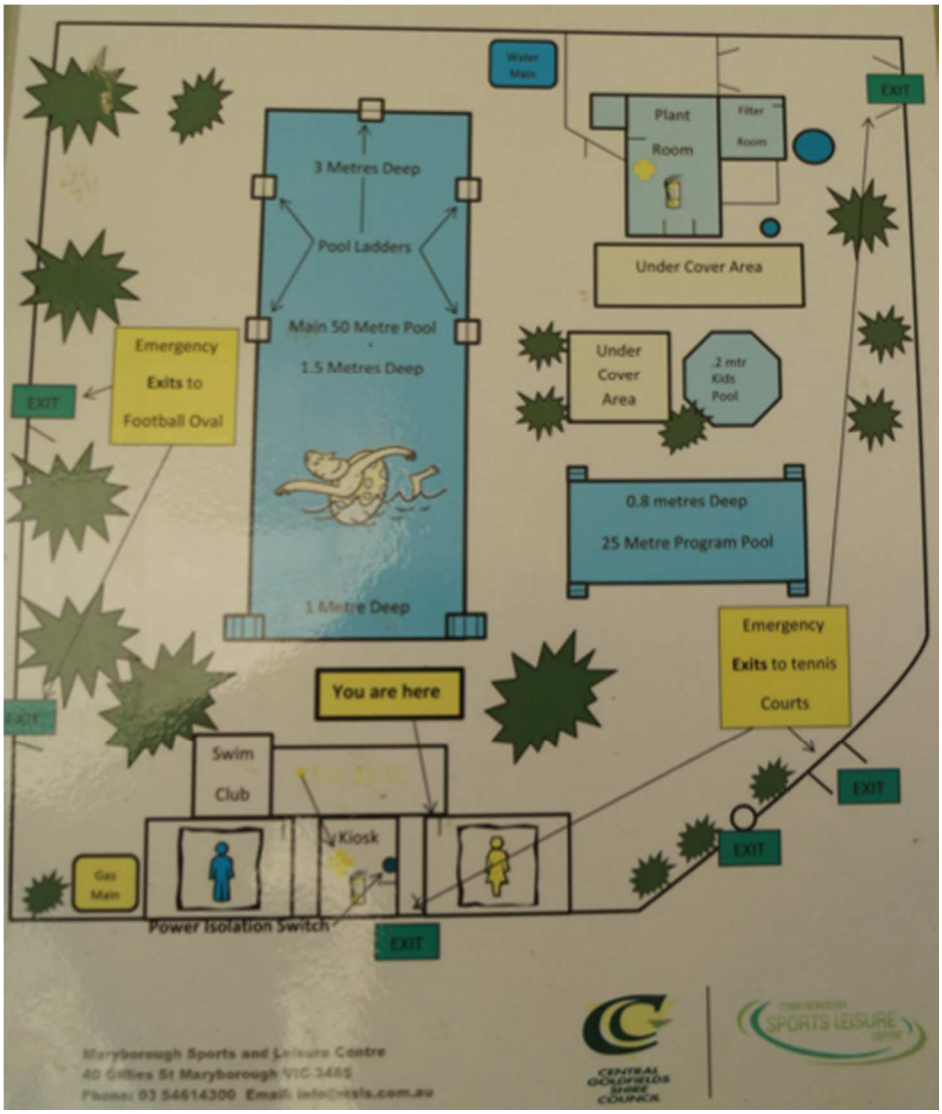
4.18 - There is no new cracking in the pavilion which is considered to be structural. All new cracking (including slight cracking to the parapet) is less than 1mm wide and therefore cosmetic repair is all that is required.

4.19 - There is a fair amount of mortar missing between the bricks supporting the veranda attached to the north of the pavilion. This has been caused by rising damp. It can be repaired by simply be repointing the brickwork with a sand/cement mortar.

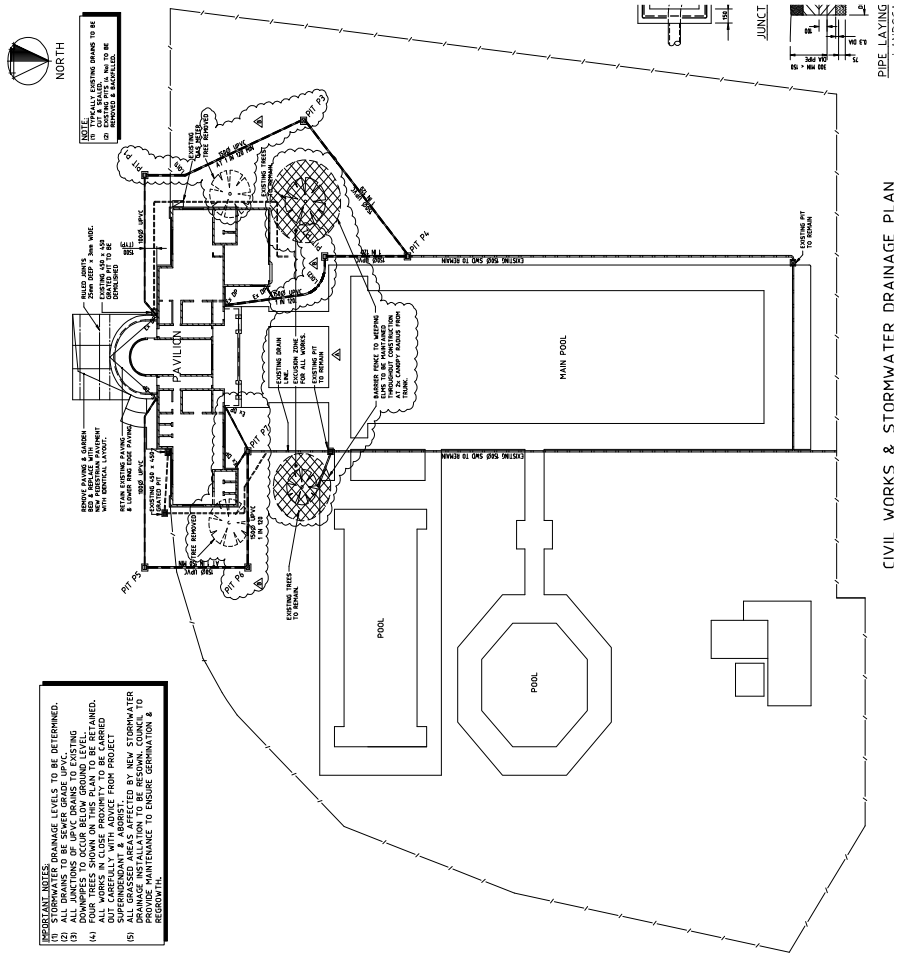
4.20 - The pavilion is suffering from falling damp and efflorescence from a lack of / degraded waterproofing of the showers. Falling damp is likely associated with leaks in box gutter flashings. FMG note that the falling damp is most prominent below the ends of the box gutters.

4.21 -The box gutter discharge points are relatively small (compared to the requirements of the current National Construction Code) and there is no overflow capacity provided. Therefore, the box gutter discharge point is potentially becoming blocked during heavy rainfall and is therefore flowing down the wall and causing falling damp.

3.11 Swimming Pool Complex: Layout



1 The 50m lap pool.
2 The octagonal paddling pool.
3 25m Intermediate leaners pool
4 Entrance pavilion
5 Plant and Filter House
6 Under cover shelter
7 Large undercover shelter
8 Verandah/ steps
9 Concourse
10 Landscaping
11 Weeping Elms
12 Photina hedge entrance
13 Cypress and Firs
14 Ironbark trees



3.12 The Concourse

The concourse is finished with approximately three metre wide cast insitu concrete apron, which has been laid around the main pool with regular expansion joints, all sloping outwards to a dish drain along the outer rim. The concourse generally drains away from the pools to spoon drains with corresponding spot drains / side stormwater inlets.

Good drainage is an important part of the proper functioning of the swimming pool complex.

As mentioned previously, the whole remedial programme and good maintenance of the complex is dependent on ensuring ground moisture is kept to a minimum. Even though there is a good stormwater system which is directed away from the swimming pools, there is still a lot of ground movement which is impacting on the structure and fabric of the pools.

The Olympic pool was formerly a dry dock dug out of the creek that fed into Lake Victoria, which is about 30 metres away. Despite the surrounding firm clay soils that have relatively low reactivity, the soils are still very sensitive to changes due to seasonal moisture variations such as flooding, over flow from the pool, rises in the ground water table, malfunctioning stormwater drains, watering sprinkler systems, growing tree roots and the like.

Even the slightest movement will impact upon the pool structure or concrete paving and the small brick kerb around the perimeter of the pool. The stormwater system had a major upgraded in 2002 around the building and main concourse.

3.13 Existing Condition 2017/2018

Maintenance is meticulous as each year new sections of the concourse is re-laid in strips, and uneven surfaces ground down. The tiniest crack and imperfection have been repaired, way beyond the natural life of the original concrete fabric. However, the concrete paving around the main pool continues to be subject to regular cracking and uneven settlement.

View of the concrete concourse.

Detail showing successive repairs to the paving.

Safety signs and depth markers consist of painted signs on the concourse which are faded. There are also depth markers located above the line of the scum gutter. The signs are no longer legible due to continual maintenance and repairs to the concourse.

3.14 FMG incorporating Burns Hamilton Engineering, *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017*

Miscellaneous concourse issues- (extract)

4.14 The concourse is generally in fairly poor condition with multiple cracks throughout the facility. However, this has been managed by grinding the steps in the concourse down to remove trip hazards. It remains relatively unsightly.

4.15 The drainage around the perimeter of the 50m pool was reportedly working adequately however FMG noted a large amount of debris (fallen foliage) present whilst on site. This would need to be cleaned from all of the pipework in order to ensure the stormwater system remains effective.

4.16 There is insufficient stormwater management, and swimming pool runoff, available around the octagonal pool and learn to swim pool. The grassed areas adjacent to the concourses are also higher than the concourse instead of sloping away. Therefore, rainfall runoff and swimming pool spillage would need to soak into the grass in order to dissipate.

4.17 The painted signage has worn significantly such that it is now no longer legible around all of the pools. Whilst there are safety signs available elsewhere (on poles / posts) around the facility, these are much smaller than the painted signs.

The FMG site inspection was carried out in April when the pool was closed to the public.

Photograph taken in January 2018
When the pool is open to the public.

Photograph taken in April 2017
When the pool is closed to the public.

Jan 2018

3.15 The Olympic Pool

The fabric and design of the 50m pool remains original to its construction date between1939 and December 1940, when it was opened to the public. The pool basin is an enlarged excavation of what was previously part of Lake Victoria, known as the Dock. It was where the Creek flowed into Lake Victoria, which was dug out and formed in 1880 as a central feature of Princes Park.

The pool is approximately 50m long and 15.2m wide and has 8 lap lanes. It varies in depth generally from 1m to 1.5m however a dive bowl is located towards the north which has a maximum depth of 3m. The pool bowl is reinforced concrete laid insitu with a painted blue finish, which is divided into 8 lanes defined by black marker lines.

There are two major expansion joints in the 50m pool walls and floor. There is also a construction joint between the toe of the walls and floor. The construction joints appear to have been repaired previously as there is evidence of saw cut joints however the details are unknown. The end walls also appear to have been built separately to the side walls however there are also no details of this.

There is an upstand low perimeter wall approximately 455mm wide by 300mm high surrounding the pool, which is finished with small hexagonal coloured mosaic marble tiles (light blue, warm grey and white) laid between serrated bull nose blue marble edge tiles. Access into the pool is via two stairs with five tiled steps on either side of the corner of the shallow end. There are also five metal ladders, access stairs into the deep end on the northern end of the pool. The inner side of the upstand low wall and stairs consist of a single row of ceramic blue tiles above and below the “U” shaped single tiled scum gutter. The scum gutter skims water from the surface for return back to the balance tanks.

The scum gutter was constructed using a larger rebate which was later infilled in order to construct the scum gutter. There are in all, 18 outlets within the scum gutter which skim

water from the surface. There is also a suction pipe (gravity suction) located on the eastern wall near the northern end of the pool which is below the water level.

View showing the hexagonal tiles on the stairs.

View in winter during the maintenance period.

View showing the scum gutter.

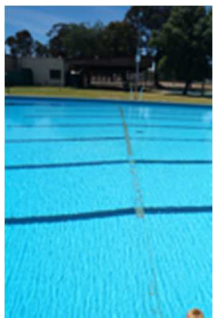
View showing the scum gutter.

View showing the cracking along the junction of the upstand at the base and also beneath the tiles. Cracks are across the tiles and vertical.

The cracking to the upstand. Cracks runs horizontal along the top and vertical to meet cracking long the concourse paving.

There are four filtered water return points located in the centre of the pool. Two hydrostatic valves have been retrofitted near the deep end of the pool.

3.16 Existing Conditions 2018

View of the scum gutter major expansion joint.

The bullnose tiles cracks which split off.

Example of regular repairs to the bullnose tiles using concrete to form the original shape.

Continuous crack repairs where the tiles have substantially moved apart.

The hexagonal tiles are made of two different thicknesses, where there has been collapse of the substrata due to erosion by water there is irregular cracking through the hexagonal tiles as the thinner tiles settle unevenly.
The mortar joints around the tiles are regularly repaired but by summers end are eroded again.

There is evidence of both horizontal cracking and vertical cracking to over 75% of the tiling. This corresponds to widespread horizontal and vertical cracking to the upstand kerb around the pool where the reinforced bars have deteriorated, causing damage.

These cracks appear to be extending through the pool edge concrete and resulting in de-bonding of the hexagonal edge tiles on top of the pool edge at various locations. Water appears to be seeping through the pool edge concrete. The wide extent of chloride affected concrete, carbonation of concrete and corrosion of reinforcement is likely to be impacting on the state of the concrete and reinforcement. The hexagonal tiles are similarly affected. They are cracked, broken, split, porous, permeable and brittle.

3.17 FMG incorporating Burns Hamilton Engineering, *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017*

3.2 50m pool and tile issues among others- (extract)

(3.2.1) - There are a number of cracked tiles located throughout the facility. These cracks pose a significant risk to patrons. Not only is there a risk of general cuts and resultant infections but more severe cuts, which is possible given the extent of damage, could result in the need for plastic surgery. Some of the cracks in the mosaic have grass growing through. The tile cracking issue is extensive.

- A number of tiles are 'drummy' and are therefore are considered to have delaminated.
- There is a horizontal crack below the bulkhead tiles for a large portion of the perimeter. [35]
- There is a corner section of tiles near the south-western stair which has entirely delaminated. [9]
- There is a 1.3m long diagonal crack visible on the western side of the pool on the outer side of the bulkhead which has a large amount of calcium build-up along the crack. [67, 68]
- Thereareanumberofverticalcrackslocatedontheupstandbulkheadsaroundthe pool. It has not been determined if there is a render build-up on the pool walls or if the cracks are located in the structural concrete.
- There are a number of rust stains in the walls [65, 22]. Typically, these are located just below the scum gutters however there is also a rust stain on the floor of the shallow end [18, 73]- There are also some minor rust stains visible on the walls on the 50m pool at lower level [72].
- It was reported by the operator whilst on site that a rust coloured plume of water exists the pipework into the pool at the beginning of each season.
- The scum gutter tiles have been scalloped in order to allow water to flow more evenly to each side of the pool [13, 17, 22].
- Water was entering the 50m pool through the southern expansion joint located on the eastern side of the pool
- There is a reported large crack in the dive bowl / deep end of the pool. The crack was partially visible through the discoloured water. Even having only partially seen this crack it is likely that this crack is considered to be structural and in urgent need of attention. [175]
- There are a number of redundant pipe penetrations into the pool. [13, 16]
- There is a void below the stair access points. [29,30]
- Previouslyrepairedfloorcracking.Themostlikelycauseofthecrackingisconcrete shrinkage [24, 25]
- The wall toe to floor joint appears to have been repaired previously. This is evident as a result of visible saw cut joints [20]

3.18 The Octagonal Paddling Pool

The Octagonal Pool also known as the Toddler pool was strongly advocated for by local councillor Sam Poole

He was involved with several unemployment schemes of which this was one. The pool was dug by unemployed labour.

The initials of the workers have been left in the mosaic tiles on the surface of the kerb wall perimeter around the pool

Five names in all including a woman friend who worked at the local pub. Joan E

The initials of the unemployed relief workers AB, HC, JH, JJ and JE. HC

The octagonal paddling pool has similar characteristics to the 50m pool. The pool is approximately a 12m x 12m octagonal pool. The pool varies from 300mm to 600mm deep. There are no steps into the pool. The floor consists of 3 individual sections. The perimeter upstand wall, tiles, paint and scum gutter are similar to the 50m pool.

The filtered water enters through the western end of the pool (shallow end) and exits as soiled water at the eastern end via the scum gutter.

3.19 Existing Condition 2017/2018

Safety signs and depth markers consist of painted signs on the concourse which are faded. The signs are no longer legible. There are also signs located on lamp posts however they relatively small. There are also depth markers located above the line of the scum gutter.

3.20 FMG incorporating Burns Hamilton Engineering, *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017*

3.3 Octagonal pool and tile issues among others- (extract)

Similar to the 50m pool, there are a number of cracked tiles located in the octagonal pool and on the bulkhead. The tile cracking issue is extensive in this pool. [76, 86, 87]

- A number of tiles are 'drummy' and are therefore are considered to have delaminated.
- Some of the pool wall cracks extend through the entire wall toe, wall and bulkhead. It is the opinion of FMG that it is safe to assume that these cracks are leaking a large amount of water.
- There is light rust discolouration on the tiles. This is not necessarily as a result of rusting reinforcement due to the reported pipework rust plumes. [76]
- Thereareinitialslaidinthemosaictilesaroundtheperimeteroftheoctagonalpool. [81, 82]

3.21 Discussion on the cracking and delamination of the tiles to the 50m and octagonal pools.

4.5 The cracking of the tiles and delamination of the tiles in the 50m and octagonal pools is a considerable issue. Over the life of the structure a number of tiles have been replaced with spare tiles which were available in storage. The facility no longer has any spare tiles. It is no longer possible to source or manufacture like-for-like replacement tiles. As a result, many tiles have been repaired by grinding back and/or repaired using a bogging material to build the tile back up.

4.6 Cracked tiles lead to sharp edges of tiles and sharp corners. These are safety concerns for patrons. Sharp and acute corners are safety concerns for patrons and can increase the severity of injuries. General sharp tile edges and broken tiles can lead to cuts and abrasions which can become infected relatively easily due to the bacteria present in a swimming pool environment.

4.7 As stated earlier in this report, it is impractical to believe that the tiles will not require complete replacement after 25 years. the installed tiles have been in place well beyond this amount of time.

Cracking of the 50m pool and leaks in the structure inclusive of a structural crack.

4.10 The crack in the bottom of the 50m pool (towards the deep end [175]) is considered to be structural and require immediate attention. If this is not addressed then the damage will quickly become worse and more expensive to repair. However, the groundwater level in the area is relatively high due to the adjacent lake and therefore emptying the pool in order to undertake these repairs will be difficult. If the damage is too extensive already then the hydrostatic lift from the groundwater could cause additional damage to occur. The high groundwater may also make it difficult to undertake this work in a practical manner. It is expected that any repairs will need to be undertaken during a summer period when the water level in the lake is lower. Exact details for the repair cannot be provided until the pool is emptied and the destructive investigations are undertaken. It was impractical to investigate the damage without fully repairing it at the same time and given the difficulties raised earlier it was not recommended as part of these investigations.

Cracking of the octagonal pool and leaks in the structure.

4.11 Some of the cracking in the octagonal is also considered structural [86, 87]. It is expected that the steel reinforcement is corroding. This has not been investigated as it would require the full removal of many tiles which cannot be replaced.

Out of level 50m pool structure.

4.13 Whilst the 50m pool is out of level by approximately 44mm, it is unlikely to move further as the structure has been in place for such a long time it is unlikely to settle further. The high groundwater also prevents the pool from being subjected to seasonal moisture effects and resultant ground movement. The purpose of scalloping the scum gutter tiles was to allow water to flow into each off-take. It is assumed that this is still effective.

3.22 The Intermediate Pool






Existing Condition 2018

The intermediate pool was constructed in1973 and is not considered contributory to the heritage significance of the Municipal Olympic Pool complex at a state level.

It is approximately 25m x 9m and is approximately 800mm deep throughout however it is ‘slightly’ deeper towards the eastern end than the western end. The filtered water enters the pool via a floor trench and nozzles near the western end and exits the pool via a scum

gutter on the eastern end. The upstand is finished with plain red and blue ceramic tiles. The remainder of the pool is painted.

3.23 FMG incorporating Burns Hamilton Engineering, *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017*

> **2.6 Intermediate pool and tile issues among others- (extract)**
>
> The learn to swim pool is generally considered to be in much better condition that the other pools. However, the bulkhead tiles have become damaged and have delaminated in multiple locations. A large number of bulkhead tiles are either cracked or delaminated around the pool. [92, 98]. There are some slight cracks in the wall of the pool and across the filtered water return cover. [104, 105]

View of the basin of the Intermediate Pool during winter and while maintenance of the pool is in progress.

3.24 The Filter Room and Balance Tanks

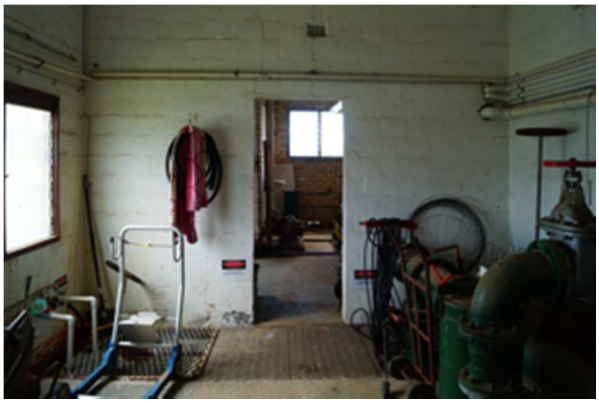
The balance tank, plant room, disinfection and filtration equipment serve all of the pools.

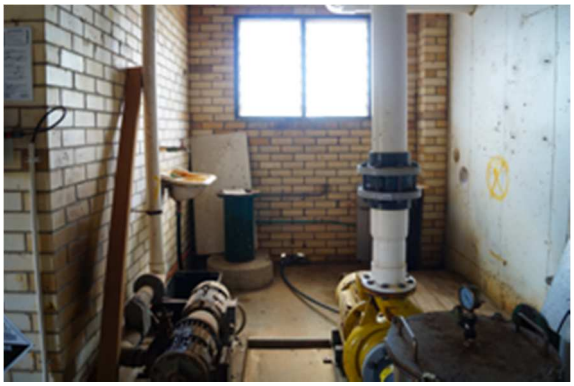
The system uses two Chadson MHS 4500 filters and a single 15kw cast iron filtration pump. The exact pump characteristics are unknown as the nameplate is illegible however it has a 238mm impeller. The plant room consists of four separate areas;

3.25 Pump Room and Testing

For the purpose of this report this room is located on the western side of the plant room. The pump room is located above the western side of the balance tank. There are a number of chemicals stored in this room without bunds (sodium bisulphate and cyanuric acid. Both of these items are in powder form).

Liquid acid (hydrochloric acid) is also stored in this room. The liquid acid is not stored in a bunded area and there are trip hazards between the acid storage and where it is in use [121, 122]. There is also an electrical switch board and sink located in the pump and testing room.





3.26 The Valve Room

Valves which control the direction of flow are located within this room. There is also a portion of redundant pipework in this room.

3.27 The Filtration Room.

For the purpose of this report this room is located on the eastern side of the plant room above the balance tank. There is no roof located above the filters and therefore the two Chadson MHS 4500 filters, and associated pipework, are exposed to UV.

3.28 The Chlorine Storage. –

For the purpose of this report this room is located north of the plant room. There is a redundant chlorine storage room in the north-eastern corner of the plant room (above the balance tank).

There is also a redundant chlorine storage room with a badly spalled concrete floor. The chlorine storage room consists of a small veranda style enclosure with ‘shade cloth’ walls.

The fixed chlorine delivery point is not located in a bunded area. There is also no allowance for a bunded zone for the delivery truck. There is an eyewash and shower located nearby.

3.29 FMG incorporating Burns Hamilton Engineering, *Engineering Investigation Report (Draft) S36704 – 257019, 03 November 2017*

3.6 The Plant Room

- There are no bunds for the storage of chemicals in the plant room other than for the liquid chlorine. There is also no eyewash and shower located in the plant room where acid is stored.
- The chlorine delivery point is not located above the bund. [131]
- The reinforced concrete floor of the redundant chlorine storage room, above the balance tank, has spalled significantly. [132, 188]
- There are trip hazards near the safety eyewash and shower. [130]
- The valve room roof has signs of corrosion from within the plant room [135,136].
- The roof of the valve room has poor drainage. [187]
- The door into the filter tank room is damaged [141]. The doorway was cut into the old gravity sand filter wall. The original filter nozzle fitting locations can still be seen on the floor of the filter room. [143]
- There is minor damage to the top of the backwash tank (located east of the filter room. [140]
- The external plant room walls are cracked [147]

3.8 Balance tank

- There are multiple redundant corroded items within the balance tank which have not been removed from the tank [179, 180, 181, 184]. One of the corroded items is the access ladder into the balance tank. [182]
- There is a stainless-steel plate over a (assumed) historic pipe penetration. [185]
- There is a crack evident around the balance tank hatch opening. [186]
- There are significant signs of leaching corrosion in the roof of the balance tank below the redundant chlorine storage room. [177, 178]
- Honeycombing of the balance tank division wall. [183]

Corrosion of valve room roof.

- The valve room roof is flat and is constructed of reinforced concrete. The roof was also noted to be holding water during one of FMG's inspections. The bottom steel was also visible from below [136]. This is of significant concern. FMG will not place a remaining life span on this roof as it may degrade from its current condition relatively quickly.
- Therefore, it is the opinion of FMG, that this roof should be replaced with a normal corrugated sheet metal roof next season.
- Corrosion of redundant chlorine storage room floor and balance tank.

- The redundant chlorine storage room floor is suffering from a large amount of concrete spalling due to severe corrosion of the steel. The top steel in this room is no longer effective as it has corroded so badly. There was also a large amount of steel corrosion leaching visible from within the balance tank in the same area. There is also horizontal cracking noted around the balance tank hatch opening.
- The damage to the roof of the balance tank / chlorine storage room floor is severe. The room should be sealed and do not enter signs attached to the access point as it is considered unsafe by FMG. The floor is likely not repairable and requires removal and replacement.
- The walls and floor of the balance tank are generally considered to be in relatively good condition with only isolated locations of corrosion noted. They are also relatively smooth indicating that they have not suffered from too much wear.

4.27 Miscellaneous plant room issues.

- There are a number of chemical storage issues on site which include;

(1) Liquid acid is not stored within a dedicated bund.
(2) The dry chemicals are not stored within a dedicated bund.
(3) There is no eyewash and shower near the dry chemicals or liquid acid storage.
(4) There are trip hazards between the liquid acid storage and where it is being used.
(5) There are trip hazards near the eyewash and shower located near the sodium hypochlorite.
(6) The sodium hypochlorite fill point should be located over the chlorine storage bund.

All of the above items require attention and remediation.

- The filters and filter manifolds are suffering UV damage as they are located outside. This has significantly reduced the effective life of these items. It is difficult to determine the remaining life of these items due to the severity of the UV damage.
- The door to the filter room requires replacement as it is badly damaged.
- The filtration allows a total turnover rate of approximately 6 hours, which is reasonable and relative common practice. However, all of the pools are hydraulically linked and share a common balance tank and pipework. This is not considered to be best practice as it is difficult to manage faecal incidents. It is recommended by the '*pool operators handbook'* (a document prepared by *Environmental Health Unit and Regional Health and Aged Care Services Division* of the Victorian Government Department of Human Services) that, as a minimum, the toddler pool is hydraulically separated from the other two pools. An additional balance tank would be required in order to achieve this

3.30 The Shelter Structures

The two free standing verandas are approximately 7.2m x 8.4m and 25m x 9.7m. They consist of a steel framed structures and metal corrugated roofs. Neither structure has cultural heritage significance.

The shade shelter was originally constructed in the 1990s to house the solar panels which were to heat the pools. The units have not been used for over twenty years.

View of the interior of the shelter.

The smaller shade shelter has been erected over a picnic table and benches with concrete pavers. This shelter is used and is pleasantly surrounded by grass and shady trees.

Shade shelters in the current climate are usually erected over the swimming pool. Both Paddler Pool and Intermediate Pools would benefit from being sheltered by shade. The life of the octagonal pool original hexagonal tiles would be extended if they were protected.

Existing Condition 2018

The large rectangular shade shelter is unsightly. The dirt floor is rough and uneven, subject to water logging and a source of dirt and dust. It is a hazard as dirt and mud is carried into the Octagonal Wade Pool. The shade shelter is not popular among users.

3.31 The Landscape and Gardens

The early cedars and cypress trees have been replaced recently with similar trees.

View of new plantings

Tree List & Condition

T1	Cedrus deodara 'Aurea	major dieback, poor condition
T2	Cedrus deodara	major dieback, poor condition
T3	Cedrus deodara	major dieback, poor condition
T4	Cedrus atlantica f. glauca	major dieback, poor condition
T5	Cedrus deodara	major dieback, poor condition
T6	Ulmus glabra 'Camperdownii'	good condition
T7	Cupressus torulosa	tree removed
T8	Cupressus torulosa	tree removed
T9	Ulmus glabra 'Camperdownii'	good condition
T10	Hesperocyparis glabra	tree removed
T11	Eucalyptus sideroxylon	good condition
T12	Eucalyptus sideroxylon	good condition
T13	Fraxinus angustifolia subsp. angustifolia	good condition
T14	Acer negundo	good condition
T15	Acer negundo	good condition
T16	Alnus acuminata subsp. glabrata	good condition
T17	Alnus acuminata subsp. glabrata	good condition

Maryborough Olympic Swimming Pool (H1319)

Tree Report April 2017

3.32 Tree Report 2017

Additional Trees:

A	Photinia serratifolia x 4	#1-3 dead, 4 good condition, 2 stumps between 1-2. 2-3
B	Photinia serratifolia x 7	#6 mostly dead, major lean, 1-5 & 7 good condition
C	Cinnamomum camphora	minor dieback, root wounds, fair condition
D	Photinia serratifolia x 4	good condition, gaps in hedge
E	Fraxinus angstifolia subsp. angustifolia	good condition, outside pool enclosure
F	Qurecus palustris	good condition
G	Fraxinus angustifolia subsp. angustifolia	seedlings
H	Ligustrum lucidum 'Tricolor'	fair condition, partly reverted to green form

View of the two mature weeping elms, (*Ulmus glabra 'Camperdownii'*) in winter.

T2 to T5

A Photinia serratifolia hedge x4, 3 dead plants and 2 stumps
Coppice living plant to 0.5m and replant 6 new Photinia. Mulch all plants

Recommendations & Tree Photographs - 27 April 2017

Cedar Row T1 to T5:

T1 - Cedrus deodara 'Aurea', T2 & T3 - Cedrus deodara x2,
T4 - Cedrus atlantica f. glauca, T5 - Cedrus deodara
Remove and replant all trees with the same species, 1m east of existing trunks
Plant a Cedrus atlantica f. glauca between trees #1 and #2
Mulch all trees
Provide tree guard if required

The Maryborough Swimming Pool complex is a seasonal pool, open in November for about five months usually from 1pm until 8pm.

Its popularity is associated with its landscape setting, central location, ease of access, safety, well maintained facilities and shady grass spots to sit and picnic.

The provision of swimming pools is a traditional service delivered by Council's right across Australia and provides a number of physical and social health benefits to communities.

It is evident that community members value the physical benefits of participating in recreational swimming, the educational benefits of learning to swim, the social health benefits of interacting with other members of the community in a welcoming environment and the mental health benefits of physical activity and socialisation.

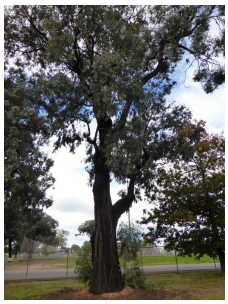
The cultural heritage value at state level is associated with its landscape garden setting within Princes Park and location near Lake Victoria. The trees, well maintained lawn, seats and shade shelters, drinking fountain, outdoor shop are important attributes of the place.

Recently the perimeter trees have been removed and replaced. The large shelter shed is not serving its purpose and become a distraction.

T14 Acer negundo rhs, behind
T15 Acer negundo rhs, front
T16 Alnus acuminata subsp. glabrata lhs, behind
T17 Alnus acuminata subsp. glabrata lhs,front
Remove 1-2m grass strip around trunk and mulch

B Photinia serratifolia hedge x7, #6 leaning and dead. Remove and replant
Reduce height all plants to about 1.7m and over 3-4 years manage height of hedge to the height of the fence rail. Mulch entire hedge row.

D Photinia serratifolia x 4,
Replant2 gaps and new hedge planting towards T10, either side of vehicle gate
Manage hedge as above



T11 Eucalyptus sideroxylon
Remove basal shoots from T11

T12 Eucalyptus sideroxylon

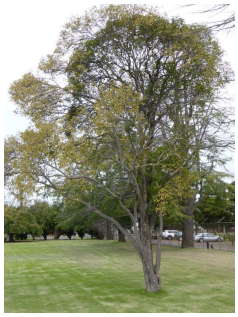
C Cinnamomum camphora has extensive deadwood and root damage
Prune deadwood and shape crown, formative prune to improve branch structure
Top dress exposed roots
Mulch raised root zone for a distance of 3-4m radius,

T6 Ulmus glabra 'Camperdownii'
Remove 1-2m grass strip around trunk and mulch

F Qurecus palustris
Mulch 3-4m radius

G Fraxinus angusifolia subsp. angustifolia
Remove all seedlings by cut and painting

T9 Ulmus glabra 'Camperdownii'
Remove 1-2m grass strip around trunk and mulch



H Ligustrium lucidum 'Tricolor'
Remove reverted (non-variegated) branch
Remove grass and mulch 2-3m radius

4. Significance

4.1 Introduction

The current statutory statement of significance is that which supports the inclusion of the Maryborough Municipal Swimming Pool Complex in the Victorian Heritage Register, and establishes and confirms its significance at a state level.
The relative levels of significance of the individual elements and areas of the Maryborough Municipal Swimming Pool Complex is addressed in the final section of this chapter.

4.2 Victorian Heritage Register statement of significance

What is significant?

The Maryborough Municipal Olympic Swimming Complex was opened by Sir Frank Beaurepaire in 1940 and designed by local architect EJ Peck and city engineers EJ Muntz and J Hocking. As constructed, the complex comprised an entrance pavilion, an Olympic swimming pool, an octagonal wading pool, and service buildings all within a garden setting. The reinforced concrete and brick entrance pavilion was designed in a style strongly influenced by the aesthetics of European functionalism.

The Maryborough complex was contemporary with a number of other similar municipal council schemes providing modern, safe and hygienic swimming facilities, manifesting the changing public nature of bathing and swimming from chiefly a health-related activity to a recreational pursuit. An intermediate pool was added to the Maryborough complex in 1973. The site remains remarkably intact, with the original pools, entrance pavilion and planting scheme retained in close to original condition.

How is it significant?

The Maryborough Municipal Olympic Swimming Complex is of architectural, aesthetic and historical significance to the State of Victoria.

Why is it significant?

The swimming complex is architecturally significant as a rare, intact example of a swimming pool complex designed in the late 1930s. The entrance pavilion is architecturally important as a recreational building employing the architectural language promoted by European functionalist architects of the 1920s and 1930s and symbolising a concern for modernity, safety and hygiene.
The complex has aesthetic significance as a well-planned recreational facility with an intact, late 1930s garden setting, all picturesquely set within and overlooking a nineteenth century municipal park.

The Maryborough Municipal Olympic Swimming Complex is historically significant as an example of a municipal pool complex illustrating the development of swimming in Victoria during the inter-war period.

The pool complex has historical significance for its special association with Frank Beaurepaire, being one of the few surviving pools opened by him as part of his long commitment to swimming in Victoria and, particularly, associated with his fostering of building programmes encouraging the provision of municipal pools throughout the state. (Last updated on - May 13, 1999)

4.3 Analysis of Heritage Values

The following sections expands upon the state heritage values identified in the VHR statement of significance (as above). The specific attributes identified in the statement are summarised at the start of each section, followed by a more detailed overview and analysis.

The *Heritage Act 2017* (the Act) requires criteria to be used when assessing the cultural heritage significance of places and objects and determining whether those places or objects warrant inclusion in the VHR (refer to s.8(1)(c) of the Act).

In 2008 the Heritage Council of Victoria adopted the heritage assessment criteria set out in Figure 1. This guide will help users determine whether a criterion is applicable when considering the significance of a particular place or object.

- ⇒ Criterion a: importance to the course or pattern of Victoria's cultural history
- ⇒ Criterion b: possession of uncommon, rare or endangered aspects of Victoria's cultural history
- ⇒ Criterion c: potential to yield information that will contribute to an understanding of Victoria's cultural history
- ⇒ Criterion d: importance in demonstrating the principal characteristics of a class of cultural places/objects
- ⇒ Criterion e: importance in exhibiting particular aesthetic characteristics
- ⇒ Criterion f: importance in demonstrating a high degree of creative or technical achievement at a particular period
- ⇒ Criterion g: strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to indigenous people as part of their continuing and developing cultural traditions
- ⇒ Criterion h: special association with the life or works of a person, or group of persons, of importance in Victoria's history

4.3.1 Architectural and aesthetic significance

⇒ **Criterion b: possession of uncommon, rare or endangered aspects of Victoria's cultural history.**

- *The swimming complex is architecturally significant as a rare, intact example of a swimming pool complex designed in the late 1930s*.

⇒ **Criterion d: importance in demonstrating the principal characteristics of a class of cultural places/objects.**

- *The entrance pavilion is architecturally important as a recreational building employing the architectural language promoted by European functionalist architects of the 1920s and 1930s and symbolising a concern for modernity, safety and hygiene*.

⇒ **Criterion e: importance in exhibiting particular aesthetic characteristic**s.

- *The complex has aesthetic significance as a well-planned recreational facility with an intact, late 1930s garden setting, all picturesquely set within and overlooking a nineteenth century municipal park*.

- An aesthetic appreciation of a "picturesque" landscape, where the "picturesque" is characterized by particular forms and arrangements in nature, usually convey a sense of a 19th century European vision in Australia. The ideological concept of what defines the "picturesque" continually evolves.

- This criterion '**importance in exhibiting particular aesthetic characteristic**s' relates to the interplay of two man-made landscapes that are entirely different in design. The late 1930s garden setting of the Olympic pool is rigidly geometrically formal, while the municipal park is informal. The state level of heritage value of the entwined landscapes is based on an intact presentation of both landscape designs

- Both are manipulated, purposefully symbolic and have a deep sense of the heroic and the commemorative. This mournful aspect of these landscapes is associated with the impact of the First and Second World War on the local community and have been described elsewhere. As Ellison writes:

- Land and landscapes are "preserved"—protected from future development—for a wide variety of reasons. The importance that an aesthetic appreciation of "picturesque" landscapes has had in determining priorities for land protection in the United States cannot be underestimated. During the early development of landscape architecture in mid-19th century Europe and North America, the "picturesque" was characterized by forms and arrangements that conveyed a sense of the sublime, raw power of a capricious, uncaring natural world. But within 30 years, the picturesque

had been reconceived as settled, graceful, soft, or luxuriant, as in the rolling, cultivated hills of north eastern North America or the settled and tamed British "countryside".[3]

Particular arrangements of objects and elements in the landscape – often recognized as a framed scene - are associated with the Western Romantic Movement of landscape painting schools. The concept of aesthetics, picturesque and subjectivity is closely bound up with the German 18th and 19th century philosophical thought on Idealism, truth, goodness and the sublime among other things.

For my part, when I visit the Maryborough outdoor Olympic Pool as an occasional user, aesthetic value is inscribed in an emotional response to being outdoors. When I talk to the regular patrons and the local community, aesthetic experience is about the memories of childhood, and learn to swim clubs, school sports days and social activities, picnics and hours spent at the pool.

Social researchers confirm that outdoor seasonal recreational pools '*are crucially important contributor to the wellbeing of Australians. They provide people with an escape from the pressures and tensions of daily life, lead to improved levels of physical and mental health, and build up strong social networks and relationships.*'

⇒ **Criterion a: importance to the course or pattern of Victoria's cultural history.**

- *The Maryborough Municipal Olympic Swimming Complex is historically significant as an example of a municipal pool complex illustrating the development of swimming in Victoria during the inter-war period*.

⇒ **Criterion h: special association with the life or works of a person, or group of persons, of importance in Victoria's history.**

- *The pool complex has historical significance for its special association with Frank Beaurepaire, being one of the few surviving pools opened by him as part of his long commitment to swimming in Victoria and, particularly, associated with his fostering of building programmes encouraging the provision of municipal pools throughout the state.*

[3] Ellison, Aaron M. 2014. "Preserving the Picturesque: Perceptions of Landscape, Landscape Art, and Land Protection in the United States and China." Land 3, no. 1: 260-281.

4.4 Levels of significance

The whole of the Maryborough Municipal Olympic Swimming Pool Complex site is of heritage significance. There are varying degrees of significance attributed to the various elements and areas. Three levels of significance have been identified: primary, contributory, and little or no significance. The levels reflect a number of factors, including the strong links with Frank Beaurepaire's work in promoting municipal Olympic swimming pools in the 1930s*;* its pattern of historical use/function, and integrity and current condition or intactness of the individual component or fabric.

The levels of significance recognise that not all aspects of the complex and its elements are of equal levels of significance. This enables variations in the level of significance to be reflected in the conservation policy and its implications. It also permits greater or lesser scope for adaptation and alteration of any given element without diminishing the overall significance of the place.

4.4.1 Elements & areas of primary significance

Elements of primary significance are those which contribute in a fundamental way to an understanding of the cultural heritage significance of the Maryborough Municipal Olympic Swimming Pool Complex.

This may be related to the association with Frank Beaurepaire, or the original Engineers and Architect design and the layout dating to 1940. Some elements and features may be particularly evocative of the original design approach or function as a seasonal outdoor municipal pool such as the green grass for picnic.

Alternatively, some fabric or spaces may be predominantly intact in terms of building form, original volume and detail such as the pavilion building, changing rooms and ticket office. Other areas may have been altered, in order to support their ongoing operation and public health function, as with non- original services, non-slip surfaces, improved lighting or new filtration equipment.

Elements of primary significance should be retained.

Elements of primary significance are listed below.

All the buildings marked on Diagram 607693 held by the Executive Director as :-

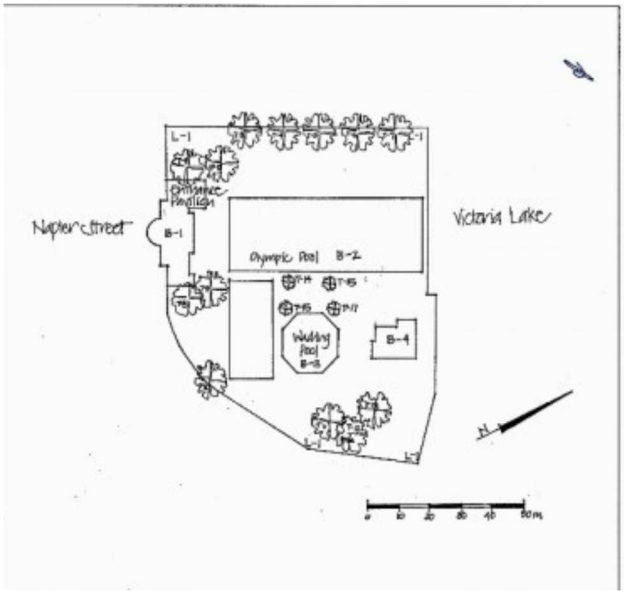
- B1 pavilion; B2 Olympic pool; B3 wading pool; B4 plant room;

- All the trees and plants on the above described land and marked T1 to T17 on Diagram 607693.

- **The elements of primary significance are distinguished** through being fundamental to an understanding of the mid twentieth century history, architectural form associated with European functionalist architects of the 1920s and 1930s that symbolised a concern for modernity, safety and hygiene.

- **The mid twentieth century garden layout and plantings**. The concourse layout and signage. The contrast between the open green grass and deep shade of the trees. The natural landscape colours of deep green and blue of the pools and expansive skies.

- **The operation of a seasonal outdoor municipal** that embodies the social significance of the place inherent in aesthetic values and includes such elements as the step up to the open counter of the tuck shop.



- **All internal original joinery** and decorative elements such as the doors, windows, shower units, wash hand basins, tiles, ornate plaster cornices, polished concrete terrazzo floor finishes.

- **Fittings and Fixings:** timber slatted benches and changing rails, fluorescent lighting, hardware and cubicles, timber signs, ticket windows and sills,

- **External**: The external octagonal swimming pool tiles and sustenance/unemployed workers initialled tiles, the formal design and layout pattern of the concrete concourse. The garden layout and design with grassy areas. The views overlooking Lake Victoria. Views towards the Entrance Pavilion from the front elevation.

- **Fittings and Fixings:** drinking fountain, the exterior time keeping clock, loud speaker boxes, pole lighting and various signage, the side circular metal turn gate, concrete bike storage stands, all plaques and notices.

4.4.2 Elements & Areas of Contributory Significance

Elements of contributory significance are those which contribute in a secondary or supportive way to an understanding of the cultural heritage significance of the Maryborough Municipal Olympic Swimming Pool Complex. While they contribute to the overall significance of the Maryborough Municipal Olympic Swimming Pool Complex site, they are not of individual distinction with regard to original plan form, fabric or function; and nor are they elements which are distinguished in terms of the mid- twentieth century history and operation of the swimming pool, or its associated social significance.

They may also include elements which reconstruct earlier building components known to have existed on the site. Elements of contributory significance should be retained although there may be scope for alteration and adaptation.

Elements of contributory significance are listed below.

The north elevation metal verandah structure, balustrading and access concrete ramps. which replaced the original loggia and earlier garden layout.
The intermediate pool design and tiles.

4.4.3 Elements of Little or No Significance

Elements of little or no significance include those which were originally minor in nature, contributing little to the cultural significance of the place; elements which have been so altered that they have lost any significance they might have otherwise had; and later elements including external additions. Generally, they can be altered, adapted or removed as required.

Elements of little or no significance are listed below.

The shelter sheds, tanks, and storage areas, recent concrete paving aprons at the front entrance, the fencing.

5. Constraints and Opportunities

5.1 Discussion on Constraints and Opportunities

The Maryborough Municipal Olympic Swimming Pool Complex site is subject to a series of key constraints and opportunities that relate to the ongoing operation and heritage status of a seasonal outdoor pool.

5.2 Management

The Maryborough Municipal Olympic Swimming Pool Complex site is owned by the Central Goldfields Shire. The Shire is responsible for the following matters:-

- for development or capital works at the site,
- for day to day operations and maintenance.
- for ensuring the appropriate management of the public asset;
- for safety, prevention of crime and vandalism that may impact adversely on individuals, groups and businesses, who use the place;
- for compliance with statutory legislation, insurances and regulative codes and;
- for the presentation of the historic swimming pool complex.

Research into the benefits afforded by Municipal pools throughout Victoria reinforces the enormous public benefit the facility has. This clearly justifies the costs of keeping the pools by the Shire Councils, particularly seasonal outdoor swimming pool complexes that have additional community values.

***Community Benefits of Victorian Aquatic and Recreation Centres*, Technical Report for Aquatics and Recreation Victoria, April 2014,** prepared by John Tower Katie McDonald Bob Stewart from the Institute of Sport, Exercise and Active Living Victoria University

> Aquatic and recreation centres (ARCs) are a crucially important contributor to the wellbeing of Australians. They provide people with an escape from the pressures and tensions of daily life, lead to improved levels of physical and mental health, and build up strong social networks and relationships (Howat, Alikaris, March, & Howat, 2012; SGS Economics and Planning, 2010).
>
> While ARCs are considered valuable assets to the community, construction and management of ARCs are generally unappealing for the private sector because of the low financial return on the investment. Consequently, it has become the responsibility of government to invest public monies to ensure these facilities are built, maintained and capable of meeting their communities' needs. The research shows that society benefits - both directly and indirectly - from the services delivered by ARCs, and that they justify the cost involved (SGS Economics and Planning, 2010).

Without understanding the pressure and importance of these various issues, the development of a presentation or conservation policy and aspirational gaol may not be as effective as it might otherwise be.

The Princes Park Master Plan 2011-2021 prepared by the Central Goldfields Shire to ensure that Princes Park Precinct can continue to cater for the existing needs of its community and the future demands placed upon it, prepared with input from user groups, is a case in point. Central Goldfields Shire Council and the broader community concluded as follows:-

Municipal Swimming Pool Complex Urgent Priority of Works 2011-2021.

Shade	Need to construct shade over toddler pool			✓		
Solar Panels	Need to connect			✓		

The Central Goldfields Shire as the owner of the Maryborough Municipal Olympic Swimming Pool Complex site has many competing requirements for the management to take into consideration with regard the operation of the complex. The following is an outline of some major matters to consider in the heritage management of the place.

5.3 Statutory Heritage/Planning Framework

5.3.1 Heritage Act 2017 Victorian Heritage Register

The Maryborough Municipal Olympic Swimming Pool Complex site is included on the Victorian Heritage Register, maintained by the Victorian Heritage Council, and is designated as heritage place H01319 (see VHR citation, including the statement of significance, at Appendix A). Permits are required from Heritage Victoria for any subdivision, new buildings, or works, including internal works and external works to the place. There are no exemptions.

In addition, section 66(3) of the Act specifically provides for the owner of a registered place to apply to the Heritage Council for a determination that permit is not required for particular works and activities. Typically, this occurs in the case of works that are minor in scope and/or have no impact on the heritage values of the place.

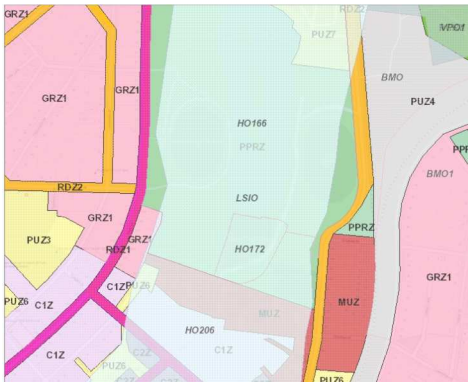
Such works could include works to fabric or areas of lower significance or routine maintenance, repair or conservation works. When seeking a determination for exempt works, it is necessary to provide sufficient information about the works to enable the Executive Director to make a determination on behalf of the Executive Director.

5.3.2 Aboriginal Heritage Act 2006 (Vic)

The *Aboriginal Heritage Act 2006,* together with the Regulations to the Act, provide for the protection and management of all Aboriginal places in Victoria, including archaeological sites, historic sites (identified from historic records), objects, places of importance because of their traditional or contemporary social significance, and places associated with Aboriginal customs and practices, regardless of their inclusion in the Victorian Aboriginal Heritage Register or land tenure. The Act also establishes a register of Aboriginal sites and includes approval requirements for particular activities which may impact on Aboriginal cultural heritage.

5.3.3 Planning and Environment Act 1987 (Vic)
Central Goldfields Planning Scheme

The Maryborough Municipal Olympic Swimming Pool Complex site is included in the Public Park and Recreation Zone. The Maryborough Municipal Olympic Swimming Pool Complex site is also subject to the Heritage Overlay and Land Subject to inundation Overlay.



5.3.4 Heritage Overlay

The Maryborough Municipal Olympic Swimming Pool Complex site is individually identified as HO172 in the Schedule to the Heritage Overlay (HO) of the Central Goldfields Planning Scheme The extent of the HO extends beyond the VHR extent of registration and includes the front forecourt to the entrance Pavilion.

5.4 Other Statutory Requirements
5.4.1 Disability Discrimination Act 2017

The objectives of the Disability Discrimination Act (**DDA**) are to make it unlawful to discriminate against persons with a disability in connection with employment, the

provision of goods, facilities and services or the management of premises. The legal requirements of the Act affect the majority of existing commercial and public building occupiers.

The legislation as it affects access to building facilities including swimming pools is set out in AS 1428.1-2009- AS1428.4-2010.

The following sections of the Australian Disability Discrimination Act are those that relate to premises:

Section 3 : Objectives of the DDA
The DDA seeks to:

- Eliminate discrimination against persons on the grounds of disability in: work, accommodation, education, access to premises, clubs and sport; and the provision of goods, facilities, services and land;
- Ensure that persons with disabilities have the same rights to equality before the law as the rest of the community; and
- Promote recognition and acceptance within the community that persons with disabilities have the same rights as the rest of the community.

Section 23 : Discrimination in access to & use of premises
Unless unjustifiable hardship applies, a person must not be discriminated against because of the person's disability, or the disability of any associate:

- by denying access to or use of public premises;
- in the terms or conditions for entry or use of such premises;
- in the means of access to such premises;
- by denying the use of public facilities in such premises;
- in the terms or conditions for use of such facilities;
- by being required to leave such premises or cease to use such facilities.

Discrimination is allowed if premises are existing, and alterations required to make them accessible would impose unjustifiable hardship on the person providing the accessibility.

Comments: Changes have been introduced by the Central Goldfields Shire to facilitate all types of access by people with disability within the Entrance Pavilion. However, access to the pools and concourse does not comply. This is particularly frustrating with access to the Olympic Pool as there are so many people in the Central Goldfields community and wider region who would like to use the pool but can't due to access issues.

5.4.2 National Construction Code (Building Code of Australia)

The National Construction Code of Australia (NCC) is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government and state and territory governments. It is published as three volumes comprising:

- Volume 1 Building Code of Australia, Class 2 to Class 9 Buildings,
- Volume 2 Building Code of Australia., Class 1 to Class 10 Buildings
- Volume 3 Plumbing Code of Australia. In Victoria the *Building Act 1993*, via the *Building Regulations 2006*, adopts the BCA on 1st may each year.

The NCC is the definitive regulatory resource for building construction, providing a nationally accepted and uniform approach to technical requirements for the building industry. It contains technical provisions for the design and construction of buildings and other structures, covering such matters as structure, fire resistance, access and egress, environmental sustainability, services and equipment, and certain aspects of health and amenity.

Any significant upgrade, adaptive reuse or redevelopment proposal for the registered buildings and structures at the Maryborough Municipal Olympic Swimming Pool Complex site will need to meet the requirements of the relevant volume of the NCC.

In this regard, the NCC requires that all building design satisfy specified performance requirements. This can be achieved in complying with the deemed-to-satisfy provisions, by providing alternative solutions which meet the performance requirements, or by using a combination of both.

The consent and report of the Executive Director under the *Heritage Act 2017* must be obtained to an application to demolish or alter a building which is on a register established under that Act. Through the application of the above provisions there is scope for discretion in the application of the code and regulatory requirements such that in most cases significant fabric can be adapted and conserved in a sympathetic and responsible manner.

5.5 Visitor Services, expectances and impacts

Long term strategies to encourage and retain community, visitor and group use must be sustainable. The continuing use of the site as a swimming pool venue is integral to the state level heritage significance.

The challenge posed for management is to develop collaborative management strategies that anticipate and plan for minimizing risk to users and staff as well as for vulnerable fragile fabric, vegetation and other original details.

There is enormous community support for the continued functioning of the place.
It is noted that the level of visitor expectation is influenced by the quantity of visitor numbers, the type and activities of club organisations who use the pool, the type and

frequency of school use, age of swimmers, their physical ability and the length of time they spend at the facility.

Notwithstanding these factors, the overwhelming public level of satisfaction, aspiration and enjoyment of 'the pool experience' is associated with its presentation. Presentation of the pool complex relates to the quality of maintenance, garden setting and shade, its health, access, safety, security and signage.

Standards and corresponding levels of visitor expectation change over the time. When the swimming pool complex opened in 1940 the facilities were basic. There was no filtration for the pool, the balance tank chlorinated water was discharged into Lake Victoria. Gradually new facilities were added and improved. The garden matured and became a major asset of the place.

The following is a list of requirements that are currently considered essential.

5.5.1 Swimming Pool experience

- The presentation of the pool complex must respect and achieve a balance between all its values- emotional, symbolic, cultural, environmental and use- past and future that is attached or inherent in fabric and its setting. There is very strong local community social significance and attachment to the pool complex features such as the former workers names outlined in the hexagonal tiles. The presentation message must be easy to understand and enjoy for everyone.

- The Olympic pool and Octagonal pool are historic and have been continuously used without major adaptation or conservation work for over 80 years. This means that while cyclic maintenance has taken place the pool tiles are heavily affected by chlorine and sun damage leaving them porous, weathered, split, cracked, de-laminated, loose and discoloured tiles, with broken scum gutters, and large cracks and joint failures within the pool itself. The interior linings of the pools have peeling paint, cracked kerb or plinth upstands which also detrimentally impact upon the concrete concourse around the pool.

- Getting in and out of the pool is difficult because of the plinth perimeter wall. And because the access rungs to the ladders in the deep end are missing their foot holds, and there are no bars along the edge. There is no way to climb out of the pool except by the shallow side entry stairs. These are difficult for people with disability to use.

- The Octagonal pool and Intermediate pool are without shade, access is also poor. The nearby by shelter shed to the north has a earth floor which means dirt is carried into the pool by children.

5.5.2 Access

- Compliance with the Disability Act is essential but not available at present. It would mean altering the original design of the shallow area access steps into the Olympic Pool as well as the Intermediate pool. In addition, provision of stainless steel hand rail somewhere in the pool. Design solutions should be minimal and not visually detract from the appearance to the pool.

- The access ramp from the Pavilion verandah to the concourse does not comply at present and would need to be altered slightly. This element is not original. Neither are the concrete garden path steps between the Olympic Pool and the higher level of the Octagonal and Intermediate Pool. Much of the paving around the pools are later having replaced the original square concrete pavers.

- The original north verandah loggia has been replaced at a later date possibly in the 1960s-1980s. It is possible to improve access to the changing rooms and lower concourse to comply with AS 1428.1-2009- AS1428.4-2010 without negatively impacting on recognized heritage values.

5.5.3 Garden setting and shade shelters

- Retention and conservation of the original garden design (in a mature state) is an important aspect of the special cultural heritage value of the swimming pool complex. All features of the garden and planting are important.

- To-day the garden, including many of the trees and hedges have reach senescence and need to be upgraded. Some shade structures have not worked and now there is insufficient provision of quality usable shade.

- The exterior environment of the pool that is the landscape garden is particularly sensitive to user satisfaction levels. The public perception of the provision of shade is critical to this. Adequate levels of shade protection for children playing outdoors is essential in all recreational facilities now. Extensive areas of concrete paving need to be balanced with grass and shade from trees.

- The kerb/plinth edge around the pool provides seating space but alternative dry areas of seating is important.

- The recent removal and replacement of the mature but senescent trees along the western fence line has decreased available shade to the outer areas surrounding the Olympic pool in the hottest area of the site. It has exposed the pool environs to increased wind levels from the south west and north west, the prevailing wind

direction for the majority of the year. It has increased the incidence of dust storms or willie willies gathered from the adjoining unsealed car park and decreased privacy levels at the poolside.

- The large rectangular shade shelter erected in the 1990s to support solar panels has never worked adequately. It is unsightly and detracts from the state heritage significance of the site with regard the attributes defining its aesthetic value. It is functionally inadequate and environmentally degrades the nearby area. This is because the shelter is unpaved, the ground comprises loose dust in the summer and a series of muddy pools after rain. It is not used and unusable. The dirt, mud and dust blows over the Octagonal toddler pool and is unattractive to the users.

- Construction of a shade structures to protect the toddler's and intermediate pool is an increasingly common visitor requirement. Associated with shade shelter is the requirement for more seating or benches. Previously, swimmers left their belongs on the ground or grass. This is not an attractive option, especially as there are no locker spaces in the Pavilion. Without appropriate protection from the sun and UV damage, the pool has the potential to become less attractive to local family users.

5.5.4 Safety and signage

- Signage has faded on the concourse or illegible.
- There are no lockers to protect personal items or outdoor benches on which to place belongs.

5.6 Engineering repair recommendations for defects

Below are extracts from FMG engineering condition report. The ordering of the recommended repairs is arranged according to the levels of heritage significance of the item. The numerical identification of the clauses are from the FMG Report. :-

FMG Report EXTRACT
5.0 Repair Recommendations
5.1 Below is a summary of the required repairs mentioned in section 4.0;

(1) Repair of cracks/leaks to the 50m pool
(2) Repair of cracks/leaks to the octagonal pool
(3) Repair of cracks/leaks to the learn to swim pool
(4) Repairs to the tiling around the 50m pool and octagonal pool
(5) Repairs to the tiling of the learn to swim pool
(6) Repairs to the pavilion
(7) Repairs to the concourse

(8) Repairs to the plant room structure
(9) Partial replacement of the balance tank roof

5.6.1 Elements Of Primary Significance: Olympic Pool

FMG Report EXTRACT
Repair Recommendations
Extract: Repair of cracks/leaks to the 50m pool (high priority):
5.3 There are a number of cracks in the 50m pool which are considered in need of repair from a structural perspective. The most prominent and difficult to repair crack noted on site is located towards the deep end of the pool on the western side. This crack requires further investigation and repair. It is likely that additional steel reinforcement would need to be cut into the pool shell.

5.4 The primary concern regarding the remainder of the cracks in the 50m pool shell are relating to preventing water from coming into contact with the steel to mitigate corrosion. Preventing leaks also reduces operating costs as less chemicals will be consumed and less water will be purchased. Please note that whilst the leaks in the pool could be reduced, it is unlikely that they will all be removed.

5.5 FMG recommend that the repairs to the bottom of the pool are planned for summer 2019.

Repair of cracks/leaks to the octagonal pool (high priority)
(High Heritage significance)

5.6 The cracking to the octagonal pool is considered to be severe. Typically, FMG would recommend the demolition and replacement of a pool this size which has suffered the
repairs have been provided a time frame of when FMG believe the repairs should
quantity of cracking damage. The structure is not considered repairable without removing a large portion of the tiling. Therefore, FMG is still recommending that the structure is demolished and replaced.

5.7 A new pool could be constructed to mimic the previous historical shape if desired. With respect to the tiling of the pool please refer to the information provided later in this report.

5.8 FMG recommend that the repairs are undertaken as soon as possible (possibly at the same time as the repairs to the 50m pool base).
Repairs to the tiling around the 50m pool and octagonal pool (high priority) (High Heritage significance)

CONTINUED-

5.10 As discussed in section 4.0 the tiles are no longer available. If the historical significance of the tiles is ignored then FMG is of the opinion that the
tiles should be fully replaced as they are considered a safety issue. However, FMG understands that there is some historical significance to these items. Therefore, FMG has provided the following recommendations in order of FMG's preference.

5.11 **The first preference** is to carefully remove the tiles from the 50m pool (other than the stair access as they have some historical significance to the mosaics inlaid in the steps) and to store the tiles which are undamaged in order to provide continual repairs to the octagonal pool. The 50m pool can then be retiled (and therefore the scum gutter can be releveled) with tiles which match the style of the original as closely as possible without altering the 'architectural intent' of the facility. The additional benefit of undertaking this option is that it allows repair works to the octagonal pool and 50m pool to be undertaken. It would also allow the full replacement of the octagonal pool.

5.12 **The second option** is to inject a low viscosity epoxy below the delaminating tiles to attempt to re-adhere to the tiles to the concrete. FMG doubt that this will be successful due to the dirt and grime present between the concrete and the tiles. Even if a cleaning product is first injected (and then flushed with clean water) FMG doubt that the repair will be successful. The tiles will still be subject to cracking in the future due to their age.

5.13 FMG recommend that the repairs are undertaken as soon as possible (possibly at the same time as the repairs to the 50m pool base).

5.6.2 Elements Of Primary Significance: Octagonal Pool

Repair of cracks/leaks to the octagonal pool (high priority)
5.6 The cracking to the octagonal pool is considered to be severe. Typically, FMG would recommend the demolition and replacement of a pool this size which has suffered the
repairs have been provided a time frame of when FMG believe the repairs should quantity of cracking damage. The structure is not considered

repairable without removing a large portion of the tiling. Therefore, FMG is still recommending that the structure is demolished and replaced.
5.7 A new pool could be constructed to mimic the previous historical shape if desired. With respect to the tiling of the pool please refer to the information provided later in this report.
5.8 FMG recommend that the repairs are undertaken as soon as possible (possibly at the same time as the repairs to the 50m pool base).

5.6.3 Elements Of Primary Significance: Entrance Pavilion

FMG Report EXTRACT
Repair Recommendations
Repairs to the pavilion (low priority)

5.16 The box gutter system should be upgraded to meet the current requirements of the NCC. Box gutter pipework should be increased in size and all box gutters should have appropriate rainheads in place even if the building arrangement does not allow for direct flow into the rainhead. The gutters also require cleaning regularly. This will mitigate falling damp in the future and generally prevent water ingress into the building.

5.17 The showers also require waterproofing in order to prevent efflorescence on the opposite side of the wall.

5.18 The brickwork below the veranda should be repointed to prevent additional damage from occurring.

5.6.4 Elements Of Primary Significance: Concourse and Signage

FMG Report EXTRACT
Repair Recommendations
Repairs to the concourse

5.19 The ramps from the pavilion area onto the concourse do not meet the NCC requirements for disabled access. There are also a number of areas (such as the learn to swim pool and octagonal pool) which are inaccessible to people in wheelchairs. (medium priority). FMG recommends that this is improved during the next closure period.

5.20 The cracking of the concourse is best repaired by simply replacing either sections of or the entire concourse. Whilst the cracking is unsightly, there was no significant stepping noted by FMG and therefore the priority is low. (low priority)

5.21 Whilst the minimum safety signage requirements have been met, the safety signage which is painted on the concourse is much more visible as it is significantly larger. FMG is of the opinion that the re-application of the concourse painted signage is relatively easy to undertake and will improve the safety signage greatly. For these reasons FMG have placed a high priority on this item. (high priority). FMG recommends that this is done prior to opening for the season.

5.6.5 Elements Of Primary Significance: Plant/Filter Room

FMG Report EXTRACT
Repair Recommendations
Repairs to the Plant Room structure

5.22 Given the number of issues relating to the valve room roof, chemical storage issues, filtration and balance tank roof issue, FMG recommend that the western half of the plant room and entire valve room (all but the filter room) is demolished and replaced with a new plant room shed. FMG is of the opinion that the plant room has no heritage significance. The replacement of this room will allow an effective repair/partial replacement of the balance tank roof to be undertaken and for a new, hydraulically separate filtration system to be installed for the octagonal pool. (medium priority)

5.23 FMG is of the opinion that the cracking to the plant room structure is classified as 'slight to moderate' and therefore they should be repaired. FMG have placed this as low priority as there are much more pressing issues at the facility and the cracks are not considered structural at this time. (low priority)

5.24 The valve room roof should be replaced. FMG have not placed a timeframe on the remaining life of the roof as it may degrade quickly. FMG recommend that the ceiling is regularly checked for 'drummy-ness' or hollow sounds when tapped to ensure it remains in a serviceable condition before it is replaced. If hollow sounds are encountered then the roof is considered to have failed and the room is no longer considered to be useable as it has failed. (high priority)

Partial replacement of the balance tank roof

5.25 The balance tank roof / redundant chlorine storage room floor has failed. The room should no longer be used or accessed in any way until this is replaced.

(REQUIRED IMMEDIATELY)

5.26 The top reinforcement in the plant room should be exposed to ensure it is not corroding. If it is found to be corroding then the entire plant room floor / balance tank roof will require replacement in the near future. (high priority) FMG recommends that this investigation work is undertaken during the next closure period.

NOTE: Immediate Action recommended by FMG Report was completed immediately.

5.6.6 Elements Of Contributory Significance: intermediate Pool

FMG Report EXTRACT
Repair Recommendations
Repair of cracks/leaks to the learn to swim pool (low priority)

5.9 The cracking to the learn to swim pool is considered to be minor and non-structural. Given that the structure is nearing 50years old however it is FMG's recommendation that a full fluorescent dye test is performed to identify leaks which require repair. The leaks can then be repaired by injecting a permanently flexible low viscosity resin such as Tampur 130/150 or MasterRoc MP 303 CE (please note that injection repairs require a highly trained and competent contractor).

Repairs to the tiling of the learn to swim pool (medium priority)

5.14 FMG is of the opinion that there is no historical significance to the learn to swim pool. The tiles have generally failed and are in need of replacement.

5.15 FMG recommend that the repairs are undertaken as soon as possible (possibly at the same time as the repairs to the 50m pool base or during the next closure period).

FMG Report EXTRACT
Repair Recommendations
6.0 Conclusion

There are a number of repair items which have been given a high priority due to the general dilapidated condition of a number of items requiring attention.

6.2 The damage to the (swimming pool) tiles and resultant sharp edges pose a considerable hazard to patrons and requires immediate attention.

6.3 There are structural issues related to the 50m pool however they are generally considered to be repairable. However major repairs are required and they will likely need to be undertaken during a summer period in order to ensure the groundwater is as low as possible.

Comments

Any proposed intervention must comply with heritage legislation. It must respect user requirements, social, economic, cultural, environmental and emotional values. Works must preserve and if possible enhance the message, presentation or heritage values of the site that are set out in the statement of significance. Conservation Policies assist with providing overarching directional guidelines on how to achieve these aims.

6. Conservation policy

6.1 Introduction

The Conservation Policy has been developed on the basis of the preceding assessment of the cultural heritage significance; and in recognition of the key constraints and opportunities, including operational, statutory and regulatory, which relate to the operation and management of the site.

Conservation Policies provides directional guidance on the interpretation, presentation, cyclic maintenance, conservation, restoration and adaptation of the swimming pool complex. They include management of heritage values; potential works to buildings, elements and spaces within the site; and potential future development of the facilities.

6.1.1 Implications of significance

The significance of the swimming pool overall is recognised to be at a state level (as per the inclusion in the Victorian Heritage Register).

These assessments, in simple terms, place the Swimming Pool Complex at a very high level of heritage value, for reasons of its historical, archaeological, social, architectural and aesthetic significance.

The implications of the significance go directly to the management of the heritage place, and consequently, the conservation policy focuses on;

- ⇒ conservation and management of the mid-twentieth century form;
- ⇒ the significant buildings and spaces:
- ⇒ the distinctive aesthetic qualities and character of the place;
- ⇒ potential future development; and
- ⇒ ongoing operation and viability of operations into the future
- ⇒ social significance that is embedded in aesthetic significance and which relates to swimming pool operations and the amenity and experience of the pools and garden setting.

As noted, the conservation policy follows the assessment of cultural heritage significance. It refers to the various aspects of heritage values, and the varying levels of significance attributed to the individual components.

Recommended works for cyclic maintenance, conservation actions, adaptation, restoration, reconstruction, and interpretation are described in the following Chapter 8 Managing Heritage Values.

6.1.2 Policies

A range of policies are included below, which variously address:

Conservation of significant fabric and setting
Cyclic Maintenance
Adaptation of buildings
Boundaries, curtilage and garden setting
Signage
Code compliance
Environmental performance and sustainability
Public experience
Risk preparedness
Future policy review

6.1.3 Definitions

The conservation terminology used in this report is of a specific nature, and is defined in the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013, as follows:

> **Place** means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.
>
> **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.
>
> **Fabric** means all the physical material of the place including elements, 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 a place, and its setting. Maintenance is to be distinguished from repair which involves restoration or reconstruction.
>
> **Preservation** means maintaining a place in its existing state and retarding deterioration.

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

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

Adaptation means changing a place to suit the existing use or a proposed use. Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the 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 immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

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

Associations mean the connections that exist between people and a place. Meanings denote what a place signifies, indicates, evokes or expresses to people. Interpretation means all the ways of presenting the cultural significance of a place.

6.2 Policy For The Conservation Of Significant Fabric

Policy: *Conservation of the Maryborough Municipal Olympic Swimming Pool Complex should be carried out in accordance with the principles of the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

⇒ The principles and processes of the *Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*, and its Practice Notes, establish practice standards for conserving places of cultural heritage significance. The *Burra Charter* principles have also informed the preparation of this conservation policy.

⇒ It is recommended that the Central Goldfields Shire being responsible for the management of the heritage place, the Maryborough Municipal Olympic Swimming Pool Complex should adopt this Conservation Management Plan and implement the Conservation Policies contained in this report.

6.2.1 Repairs and Cyclic Maintenance

Policy: *All future repairs and maintenance to the elements and areas of the Maryborough Municipal Olympic Swimming Pool Complex should be carried out within the principles established by* ***the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013,*** *and in a manner which is consistent with the assessed significance of the place and individual elements, and the conservation policy.*

The overriding policy for the significant buildings and elements is the retention, conservation and enhancement of fabric of significance, its services and setting to an acceptable standard; and to sustain the utility and value of the complex.

⇒ A policy of well carried out preventative maintenance and preservation work is the simplest way to ensure that significant fabric does not deteriorate and is conserved where necessary.

⇒ To achieve both objectives, an ongoing cyclical inspection and maintenance programme should be implemented to ensure that buildings and elements are kept in good physical condition and the symptoms of deterioration are identified and repaired, rather than being simply patched up on an ad hoc basis.

⇒ Generally, day-to-day maintenance work can be carried out in accordance with the conservation policies without particular reference to a conservation specialist.

⇒ However, major maintenance works, particularly those of a specialised nature, and repairs to significant structures should, in preference, be carried out with reference to a conservation specialist, and by appropriately skilled staff or contractors.

⇒ Such works may also require in some cases prior analysis of the composition of the fabric to be repaired/replaced (i.e. mortars, renders and surface treatments).

⇒ It is generally recommended that repairs of significant buildings and structures should involve replacing ‘like with like’. I.e. the replacement of specific elements of a building (missing, deteriorated or broken) with fabric to match the existing in design, materials and construction, unless there are strong overriding functional reasons for altering the original design or materials.

⇒ Accepting this principle, it is also important to determine if the material proposed for replacement is appropriate (it may not be original). The advice of a qualified heritage practitioner should be sought on this.

⇒ Wherever possible, only actual decayed fabric of a heritage structure should be replaced, instead of the whole host element.

⇒ Cyclic maintenance addresses all existing components of the place, including fabric and setting. It is divided into emergency, preventive and corrective maintenance. There should be a check list of all elements inspected and dates when more detailed maintenance is carried put. There are no Heritage Victoria exemption permits to maintenance which involves changes to the existing fabric.

Typical cyclic maintenance works include:

- cleaning out gutters, drainage systems, stormwater and other water storage and drainage areas to ensure flow of water;
- cleaning and servicing the pool areas; entrance pavilion and changing rooms; the filter house, valve and tank rooms and equipment;
- repairs to the concrete concourse; repairs that obliterate original signage should include replacement of that signage using exactly the original methods of painting on the concrete; the colour and aggregate mix of the concrete should replace the original 'like for like'.
- securing and replacing roof and external wall fabric, glazing, timberwork and decorative features, in an appropriate and sympathetic manner (may require specialist input);
- re-painting following approved specification for the material or surface; the paint specification and approved colour scheme requires a permit from Heritage Victoria.
- Re-grouting tiles and bricks matching original materials and fabric;
- Electrical and mechanical services have a limited life, changes to the building's environmental system may introduce new causes of decay, so this requires careful planning;
- maintaining existing power or pipelines or other services where this involves no alteration to the fabric of the place; and replacing or upgrading services (will require specialist input for substantial works);
- garden maintenance; any changes to the planting beds, new or replacement vegetation, altering the original design requires a permit from Heritage Victoria.
- Re-painting original signs based on the 'like for like' replacement principle.
- regular monitoring of the condition of significant fabric. Efficiency in the execution of the work depends on correct diagnosis. Adequate records are important.

6.3 Adaptation and Major Conservation Works of Structures

***Policy**: The ongoing use and operation of the swimming pool complex may require physical change to, and adaptation of, significant elements, in order to address compliance, safety and business functions.*

Where this occurs, the overriding objectives are firstly to retain and conserve significant fabric, and secondly to plan and undertake such works in a manner which is sensitive to the significant form and presentation of the buildings and elements.

All feasible alternative approaches should be investigated before any removal of significant fabric, and new work should be clearly identifiable as such.

- ⇒ The functional and physical adaptation of the buildings and elements of the swimming pool complex is generally supported from a conservation perspective.

- ⇒ Adapting and upgrading the pool's structure can potentially involve physical change, including alteration and partial demolition of building fabric. Generally, such works to significant buildings should, in the first instance, follow ***the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013,*** principles including the 'cautious' approach recommended by the Charter, where as little as possible of the significant fabric is changed and works do not 'distort' the physical or other evidence provided by the place.

- ⇒ This approach particularly applies to elements of primary significance, while those of contributory significance offer more flexibility – such as the Intermediate Pool – and those of little or no significance much greater flexibility for change or removal.

- ⇒ For example, with the Olympic Pool and Octagonal Pool of primary significance, the shape and form and low plinth, the historic colours of the pool basin and profile and colours of small random hexagonal mosaic stone tiles should be retained in any adaptation or renewal.

- ⇒ The introduction of generally minor elements may be contemplated, including the sensitive insertion of disability access stairs to the Olympic Pool, shade structure over the Octagonal Pool, where these would not diminish the valued building characteristics or compromise an understanding of the overall form and volume of the sheds.

- ⇒ Where change is required for elements of significance, it should seek to avoid permanent intervention or irreversible change. This is the case specifically of the initials created in the hexagonal mosaic tiles.

⇒ In other circumstances when the interventions or additions are no longer required, the works can be reversed without requiring significant reconstruction to the heritage fabric.

Other principles to follow in regard to the adaptation of significant buildings include:

6.3.2 Pool Adaptation and Major Conservation Works

Policy: *This includes alteration, adaptation, removal of significant fabric and other physical 'interventions') to significant elements should (where relevant and possible):*

⇒ be minimised or limited in extent retaining the original design, shape, form, materials and colours;
⇒ be concentrated in parts of buildings which have already been altered, such as the pool basin, scum gutters and tiling;
⇒ not impact on the significant building components as seen from the public domain;
⇒ ensure a contrast between old and new fabric so as to retain clear evidence of the original fabric of the building- the painted concrete lining to the pool is pretty basic and replacing like for like is preferred;
⇒ retain sufficient original fabric to ensure that the significance of the element is not unacceptably compromised and the building's original form is still discernible.

6.3.3 Entrance Pavilion Internal Fitouts and Refurbishments

Policy*: New fitouts and internal refurbishments, including upgrading services, are an ongoing requirement of a public swimming pool, and should be undertaken with sensitivity to significant interiors and valued internal character, and with minimal impact on significant fabric.*

⇒ Original internal walls of significant buildings should be retained. New openings to internal walls should be kept to the minimum number and dimensions required.

⇒ The introduction of modern partitions or stud walls to spaces which were originally open or expansive should in the first instance be avoided. New partitions should not impact on the external presentation of the building, through being placed in front of windows. Partitions should also be relatively easily reversed/removed in the future, without requiring significant remediation or reconstruction of the heritage fabric.

6.3.4 Service Adaptation

Policy: *The introduction or upgrading of services, as necessary to support swimming pool operations has the potential for visual and physical impacts on significant buildings and fabric. To avoid or limit impacts, services should be sensitively placed, preferably concealed, and involve minimal removal of significant fabric. Concentrating new services into localised areas of buildings, utilising existing service locations, and/or placing services in already modified areas of buildings are all ways of mitigating or moderating impacts.*

The visual impacts of services can also be mitigated by:

- ⇒ minimising the size and scale of plant;
- ⇒ concealing services underground where possible.
- ⇒ using existing conduits, placing new conduits next to existing conduits and by placing service elements in or abutting areas and fabric of a lower level of significance; and
- ⇒ minimising the requirement for new penetrations to original fabric by utilising existing penetrations, or placing new works in or adjacent to already altered fabric.

6.4 Boundaries, Curtilage And Garden Setting

Policy*: The significant historic curtilage of the Maryborough Municipal Olympic Swimming Pool Complex extends beyond its site into the adjoining streets and Princes Park; and while outside the VHR extent of registration, its contribution to the swimming pool complex operations and experience should be maintained. The extent of the Pool complex should not be reduced.*

- ⇒ Curtilage is an area (land, setting, grounds) which surrounds the Swimming Pool Complex. It provides a visual setting to the place; services the function and operation of the place; contributes to the experience, enjoyment, presentation and appearance of the place; and should be managed to maintain and interpret the significance of the heritage place.

- ⇒ The ***Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*** includes a definition of 'setting': 'the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.' The Charter's Conservation Principles for 'setting' (Article 8) further expand: Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place.

⇒ Management of the Maryborough Municipal Olympic Swimming Pool Complex's heritage curtilage should as a priority focus on maintaining its significant relationship to Princes Park, and support the heritage value of aesthetic significance. As a general principle, any new development, intrusions or other changes, including (other than minor) permanent structures which would adversely affect the role of this setting and interlinked curtilage, should be avoided.

6.5.1 Reconstruction and New Development as a Form of Presentation

***Policy**: Any new development proposed should maintain the role of the Maryborough Municipal Olympic Swimming Pool complex as an authentic Art Deco style municipal swimming pool that is out door and seasonal. New development should enhance the amenity of the place for visitors and users. New development should also reflect and respond to the valued building and development patterns, and historic site characteristics.*

⇒ Any new building works or development contemplated for the place should be associated with swimming pool operations and function, should support ongoing viability, and enhance public amenity.

⇒ Where new development is required to achieve contemporary regulations and standards, and to enhance the swimming pool infrastructure, it can be contemplated. The swimming pool complex has evolved over time; it can reasonably continue to do so, but with sensitivity to the heritage values.

⇒ The existing strong Art Deco character and architectural design of the Entrance Pavilion provides some guidance for new structures and buildings that should be contemporary in design, reflecting these original built form and characteristics.

⇒ Any new development should also maintain a respectful relationship with existing views into Princes Park, ensuring the visual connection be maintained between the pool area and Park.

⇒ There is scope to enhance the open spaces and garden of the pool complex. Resurfacing and replacing original painted signs on the concrete concourse, utilising where possible historic materials, introducing access ramps, benches, shelter structures, screen hedges. The key to retaining heritage values is ensuring the 1930s/40s Art Déco style of the municipal swimming pool buildings, pool design and formal 1930s garden is retained.

6.5.2 Interpretative Signs and Historic Signage

***Policy:** The historic signage should be retained and conserved. If renewal is proposed, an analysis of the paint layers is recommended, to identify the original scheme and on this*

basis, an appropriate replacement or other conservation treatment. Provide interpretative signage throughout the site.

6.5.3 Swimming Pool experience

***Policy**: Maintain the distinctive 'experience' of the seasonal outdoor swimming pool complex. Preserve the distinctive pool and pavilion character through creating a balance between retention of original functions, but with the addition of new facilities. This could include improved maintenance, repairs of deteriorated surfaces, statutory compliance, disable access, improved garden elements, shade structures over the smaller pools, signage, seating, screening and protection.*

6.8 Statutory Compliance

***Policy**: All works should be undertaken in compliance with the requirements of the Heritage Act 2017 and other relevant statutes*.

6.9 Environmental performance and sustainability

***Policy**: Enhancing the ESD performance of the swimming pool complex, including its operations and the performance is supported, but should be undertaken with care and sensitivity with regards to the heritage buildings and areas/spaces of significance, and limit the visual and physical impacts on the buildings and significant fabric*.

6.10 Risk Preparedness

***Policy**: Risk preparedness is an important aspect of heritage management, and assists with planning for incidents which have the potential to impact on significant buildings and elements, including significant fabric.*

6.11 Future policy review

***Policy**: This CMP, and particularly the conservation policy should be subject to review. This is normally undertaken at not less than five yearly intervals. However, a review may be required within a lesser timeframe.*

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7. Management Of Heritage Values

7.1 Introduction

The objectives of conservation work and remedial repairs recommended in this section are:

- preserving buildings, fabric, features and structures of primary and contributory significance from forces of decay and weathering through conservation work;
- maintaining structural integrity and reducing hazardous risks;
- using best practice advice for repair, maintenance and commonly related building issues, incorporating resilience measures for safeguarding the cultural significance of the whole site.

Immediate actions are those **'Priority Works'** that respond to immediate threats regarding structural integrity and hazardous risks; and where conservation action and remedial work should be undertaken as soon as possible.

Maintain structural integrity
Make buildings and pool structures structurally safe addressing deterioration due to chlorine damage, water penetration, wind, rain, gravity or similar forces.

Make safe from hazards
Ensure there are no elements such as tiles that will fall or detach themselves causing danger to the public and other personnel on the site or other building fabric
Address any evident structural issues that will contribute to the deterioration of fabric or pose a safety hazard
Restrict access to areas that put people at risk such as the Balance Tank Area.
Remove hazardous materials particularly those which have been damaged or are in such a deteriorated state they prohibit access to the buildings (friable concrete and exposed reinforcement metal bars, cracked pool tiles, broken metal pool access ladders etc.).

Essential actions are those '**Maintenance and Conservation Works'** to the fabric and materials of the place which will safeguard the identified significance of the place, its setting and heritage values from all types of decay, age and use.

Preserving and managing fabric
Conservation and reconstruction of the external fabric to enable use of the pools, entrance pavilion, concourse and garden setting.
Ensure all rainwater goods are in operational state. Ensure storm water system is in operational state.
Conservation of existing hexagonal tiles and structure of the Octagonal Pool.
Conservation of Filter and Pump Rooms historic equipment and introduction of new pool services, filtration
The existing Entrance Pavilion conservation of original interior fabric to provide public facilities including power, lights, services.

Preferred actions are those which would enhance the heritage significance of the place introducing resilience measures over time. Preferred actions could be undertaken at any time but will more often be considered when opportunities and funding arise.

Demolition
Demolition of shade structures that are of little or no heritage significance and make little contribution to the public experience and enjoyment of the pool.

Provision of new infrastructure
Provision of disable access and lift hoist into the pools. Provision of new shade shelter over the Octagonal Wade Pool. Refurbishment of the Intermediate Pool.

7.2.Priority Works and Immediate Action List

Project Action List for the Maryborough Olympic Swimming Pool Complex 2018- PRIORITY WORKS

Location		Description of Works	Capital/ Maintenance	Cost/$ Budget	Timing Sequence
Olympic Pool	1	Prepare tender documentation, specifications and engineering computations for the remedial work and replacement of the rf concrete pool basin, side walls, plinth walls, tiles, pool filtration and drainage system. Include investigative testing to determine extent of repairs to original concrete structure, footings and services. Include for testing of sample pool tiles. Obtain all necessary permits.	Conservation Maintenance	55,000 60,000	Immediate Action Item 1 -2018
	2	Remedial repair and reconstruct reinforced insitu concrete pool basin, former bitumen expansion joints, walls, scum drainage system and plinth perimeter walls. Lay new hexagonal pools tiles and underwater scum and stair access tiles. Repaint to original surfaces finishes.	Conservation Major capital works	450,000 - 650,000	Subsequent Immediate Action Item 2 - in 2019
	3	Replace water filter, aeration, extract and balance drainage and cleaning system to the pool via scum gutters and central pipes associated with remedial works.	Conservation Major capital works	50,000	Subsequent Immediate Action Item 3- 2019
	4	Conserve original hexagonal tiles insitu for later re-use on the Octagonal Pool, the Wade Pool.	Conservation Maintenance	30,000	Urgent & Immediate Action undertaken with Item 1.-2018
	5	Replace damaged and missing access ladders, safety signs, disable hoists, fixings and the like for compliance with Australian Codes and Standards.	Capital investment	30,000	On completion of above Immediate Actions Items 1-4.
Octagonal Wade Pool	6	Prepare tender documentation, specifications and engineering computations for the remedial work of the rf concrete pool basin, side walls, plinth walls, tiles, pool filtration and drainage system. Include investigative structural testing to determine extent of repairs to original concrete structure, footings and services. Obtain all necessary permits.	Conservation Maintenance	30,000	Immediate Action undertaken in conjunction with Item 1. -2018
	7	Remedial repair and reconstruct reinforced insitu concrete pool basin, former bitumen expansion joints, walls, scum drainage system and plinth perimeter walls. Conserve and retain original hexagonal pool tiles and underwater scum tiles. Renew water filtration and drainage system. Repaint to original surface finishes.	Conservation Major capital works	350,000	Subsequent Immediate Action undertaken in 2019 with Item 2 & Item 3.
Filter and Plant Room	8	Prepare contract tender documentation for reconstruction of Filter and Plant Room. (Immediate and urgent work to the balance tank roof has been completed) Rebuild part of Filter and Tank Room roof and wall	Major capital works	550,000	Short Term Action
Entrance Pavilion	9	Repair box gutter and rainwater down pipe roof plumbing system. Brush off and remove water damaged internal plaster and repair.	Maintenance	15,000	Immediate Action -2018

Cost estimate based on RLB/ Rider Levett Bucknall, quantity surveyors, 'Maryborough Municipal Outdoor Pool Refurbishment Order of Costs November 2017'.

7.3 Summary and Description of Priority Works, Costings and Location

Olympic Pool

Replace pool concrete basin and repair structural cracks and footings.
Refurbish and renew the scum gutter, plinth perimeter wall and tiles around the pool;
Carefully remove the hexagonal mosaic tiles, storage for later use;
Relay replacement of hexagonal tiles with damp proof course to match existing tiles;
Upgrade of pool plant and equipment and associated drainage.
Repainting of the pool basin with new lane lines;
Repairs to the existing metal ladder access stairs;

Maryborough Municipal Outdoor Pool Refurbishment Order of Costs November 2017
RLB/ Rider Levett Bucknall, quantity surveyors

Z ALL PRIORITIES (BY ZONE)
LAP 50M LAP POOL
50H High Priority Works — Rates Current At November 2017

Description		%	Total Cost
EX	**External Works and Infrastructure Upgrades**		
AR	Alterations and Renovations		Excl.
	External Works and Infrastructure Upgrades		***Excl.***
RE	**Refurbishment Trade Works to existing Pool Premises**		
AR	Alterations and Renovations	1.0 %	40,505.00
SC	Staircases	0.1 %	3,000.00
POOLC	Pool Shell	4.5 %	183,825.00
POOLT	Pool Tiling	2.5 %	100,640.00
POOLP	Pool Plant & Equipment	0.6 %	24,000.00
POOLF	Pool FF&E	0.2 %	7,000.00
POOLM	Pool Maintenance	0.5 %	20,000.00
BW	Builders Work in Connection With Specialist Services	0.4 %	15,200.00
	Refurbishment Trade Works to existing Pool Premises	***9.7 %***	***$394,170.00***
PR	**Builders Preliminaries & Margin**		
PR	Preliminaries	0.9 %	35,500.00
TPR	Trade preliminaries (Mobile Scaffolding, sundry trades etc.)	0.5 %	21,500.00
MA	Builder's Margin	0.3 %	13,600.00
	Builders Preliminaries & Margin	***1.7 %***	***$70,600.00***
P	**Project Allowances (Contingencies, Fees etc.)**		
LL	Locality Loading	0.1 %	4,700.00
CT	Contingency Allowance	1.4 %	58,100.00
ES	Escalation	0.6 %	26,400.00
PF	Professional Fees	1.6 %	66,500.00
ST	Statutory Charges	0.0 %	1,900.00
GT	Goods & Services Taxation		Excl.
	Project Allowances (Contingencies, Fees etc.)	***3.9 %***	***$157,600.00***
	HIGH PRIORITY WORKS	***15.3 %***	***$622,370.00***

Summary and Description of Priority Works, Costings and Location

Octagonal Pool

The above works in addition to conservation work on the Octagonal Pool. The cracking to the octagonal pool is considered to be severe.
Typically, FMG would recommend the demolition and replacement of a pool this size which has suffered the repairs have been provided a time frame of when FMG believe the repairs should quantity of cracking damage. The structure is not considered repairable without removing a large portion of the tiling. Therefore, FMG is still recommending that the structure is demolished and replaced.

2017

( )

OCT OCTAGONAL TODDLER POOL [ASSUMED NEW POOL CONSTRUCTION]
OH High Priority Works — Rates Current At November 201

Description		%	Total Cost
EX	**External Works and Infrastructure Upgrades**		
AR	Alterations and Renovations		Excl.
	External Works and Infrastructure Upgrades		***Excl.***
RE	**Refurbishment Trade Works to existing Pool Premises**		
AR	Alterations and Renovations	0.9 %	35,100.00
SB	Substructure	0.1 %	5,280.00
POOLC	Pool Shell	2.7 %	110,200.00
POOLT	Pool Tiling	1.5 %	60,955.00
POOLP	Pool Plant & Equipment	0.2 %	6,500.00
POOLM	Pool Maintenance	0.1 %	5,000.00
BW	Builders Work in Connection With Specialist Services	0.2 %	9,000.00
	Refurbishment Trade Works to existing Pool Premises	***5.7 %***	***$232,035.00***
PR	**Builders Preliminaries & Margin**		
PR	Preliminaries	0.5 %	20,900.00
TPR	Trade preliminaries (Mobile Scaffolding, sundry trades etc.)	0.3 %	12,700.00
MA	Builder's Margin	0.2 %	8,000.00
	Builders Preliminaries & Margin	***1.0 %***	***$41,600.00***
P	**Project Allowances (Contingencies, Fees etc.)**		
LL	Locality Loading	0.1 %	2,800.00
CT	Contingency Allowance	0.8 %	34,300.00
ES	Escalation	0.4 %	15,600.00
PF	Professional Fees	1.0 %	39,200.00
ST	Statutory Charges	0.0 %	1,100.00
GT	Goods & Services Taxation		Excl.
	Project Allowances (Contingencies, Fees etc.)	***2.3 %***	***$93,000.00***
	HIGH PRIORITY WORKS	***9.0 %***	***$366,635.00***

Description of Priority Works and Costings.
Summary and Description of Priority Works, Costings and Location

Pump/Filter House

Replace the Filter and Plant Room structure, roof, walls and floor.
The Balance Tank roof / and redundant chlorine storage room floor has been isolated, made inaccessible and is no longer used. The structure is to be removed at the time of building works.

RLB/ Rider Levett Bucknall, quantity surveyors, *Maryborough Municipal Outdoor Pool Refurbishment Order of Costs November 2017*

PR	PLANT ROOM		
PH	High Priority Works		506,385.00
PM	Medium Priority Works (No listed works)		0.00
PL	Low Priority Works		22,950.00
		PR - PLANT ROOM	*$529,335.00*
BAL	BALANCE TANK		
BH	High Priority Works		163,500.00
BM	Medium Priority Works (No listed works)		0.00
BL	Low Priority Works (No listed works)		0.00
		BAL - BALANCE TANK	*$163,500.00*

Entrance Pavilion

The Entrance Pavilion is in relatively good condition but requires the conservation work and priority repair works to the box gutter and roof plumbing and flashing.

RLB/ Rider Levett Bucknall, quantity surveyors, *Maryborough Municipal Outdoor Pool Refurbishment Order of Costs November 2017*

EB	ENTRY BUILDING/CHANGEROOM PAVILION		
EH	High Priority Works		10,501.00
EM	Medium Priority Works		4,600.00
EL	Low Priority Works		217,925.00
		EB - ENTRY BUILDING/CHANGEROOM PAVILION	*$233,026.00*

7.4 Summary of Recommended Actions (Immediate, Essential and Preferred) by Location

Olympic Pool

Conservation Policy	Description of Works	Time Frame Action
Pool experience, ensure functioning of the pool in the best possible way for users. Risk preparedness ensure structural integrity, remove hazardous.	Prepare tender documents for the remedial repairs to the Olympic Pool, pool basin, scum gutters, plinth wall, access stairs. Renew filtration services accordingly Replace hexagonal tiles like with like	Essential Action Priority Works 2018-2019
Conserve original fabric. Retain historic signs.	Conserve hexagonal tiles to Olympic Pool for later re-use on the Octagonal Pool.	Essential Action Priority Works 2018-2019
Compliance with codes and Standards.	Repair access ladders. Repaint all signs and lane marks. Olympic Pool install Disability Access hoist.	Immediate Action 2019-2020 Preferred Action 2019-2022

Octagonal Pool

Conservation Policy	Description of Works	Time Frame Action
Pool experience, ensure functioning of the pool in the best possible way for users.	Octagonal Wade Pool repair cracks to basin and reline, renew filtration services. Repair plinth wall	Essential Action Priority Works 2018-2019
Preserve original fabric of highest significance. Conserve original fabric.	Repair, re-grout and conserve hexagonal tiles. Preserve tiles with former workers' initials. Replace damaged tiles with original.	Essential Action Priority Works 2018-2019
Risk preparedness	Erect shade structure over the Octagonal pool for users and to preserve tiles by reducing UV damage.	Preferred Action 2019-2022

Concourse

Conservation Policy	Priorities	Time Frame Action
Ensure pool experience, is maximized for users. Risk preparedness & compliance with codes and standards.	Repair cracks, replace concrete concourse to match the original in colour and texture. Repaint historic signs. Disable ramps for swimmer access.	

7.3 Summary of Recommended Actions (Immediate, Essential Preferred) by Location

Entrance Pavilion

Conservation Policy	Priorities	Time Frame Action
Ensure Pool Complex experience is maximized. Ensure Entrance Pavilion facilities including Changing Rooms are in the best possible condition for users.	Ensure good condition of original fabric. Repair roof plumbing, box gutters and replace damaged downpipes. Repair all exterior and interior wall and ceiling surfaces damaged by dirt, damp, crystal salts and efflorescence. Re grout repair decaying or missing mortar jointing in brickwork externally.	Immediate Action 2019-2020
Cyclic maintenance	Repair damaged shower heads. Repair, clean and repair tiles in shower areas. Ensure all services, lighting, fittings and fixings are in working order. Clean and re-paint exterior and interior.	Immediate Action 2019-2020

Filter and Tank Room

Conservation Policy	Priorities	Time Frame Action
Ensure Pool Complex experience is maximized. Risk preparedness & compliance with codes and standards.	Prepare tender documentations for renewal of partial roof and wall of the Filter and Plant room. Ensure all filtration equipment, plant machinery and storage facilities are in good working order.	Immediate Action 2019-2020

Pool Garden Setting

Conservation Policy	Priorities	Time Frame Action
Pool experience, ensure the 1930s garden setting and wider curtilage are managed well for users.	Preserve the high percentage of grass coverage and tree shade. Remove/demolition large rectangular shade shelter.	Immediate Action 2019-2020 Preferred Action.

Intermediate Pool

Conservation Policy	Priorities	Time Frame Action
Low heritage significance.	Prepare tender documentations for refurbishment.	Preferred Action

7.4 Cyclical Maintenance Plan

This Cyclical Maintenance Plan is designed to help identify and correct minor problems on the historic Entrance Pavilion, Olympic and Octagonal Pools, garden setting and Filter and Tank Rooms before neglect or deferred maintenance evolves into expensive restoration work.

It is the objective of this Maintenance Plan that all of the heritage fabric of the place be maintained so that it is kept in a good condition. Where the Chief Executive Officer of the Central Goldfields Shire reasonably determines that any heritage fabric is not in good condition, remediation works will be undertaken to make good that heritage fabric.

Part A Heritage fabric

The following list identifies the heritage fabric associated with the Maryborough Outdoor Municipal Swimming Pool complex which is the subject of this plan.

Fabric and elements identified as being of heritage value are as follows:

The surviving original external fabric of the Entrance Pavilion:

a) External rendered brick walls, face brick decorative detailing and ornamentation, rear verandah portico but excluding the Swimming Club Room extension.
b) Flat concrete roof and parapet, rendered decorative sculptural feature, including air vents.
c) Original signs, plaques, flagpoles and notices.
d) Metal Windows located on the Entrance Pavilion exterior walls excluding the Swimming Club Rooms.
e) Original Timber External Doors and door furniture.

The surviving original internal fabric;

a) Painted exposed brick and rendered walls and concrete floors. Two main entrance passages, the Ticket Office, First Aid Room, Male and Female Changing Rooms and Storage Room. The Ticket Hatch and Serving Hatch overlooking the Pools. All timber doors and original door handles. Decorative plaster cornices and moulded skirting. Window openings and frames as listed above. The shower cubicles and original tiles and sanitary fittings, hand basins and fittings, brass floor wastes. Fluorescent ceiling lights and decorative ceiling vents. Timber changing room benches and wall racks and timber benches and cupboards in the Ticket Office. All original signs and notice boards and original wall mounted clocks.

The surviving pools, concourse, Filter and Tank Rooms, garden and its setting

b) The surviving original external fabric of the Olympic Pool and Octagonal Pool:
c) The undamaged original hexagonal tiles, bullnose edge tiles and scum gutter pool tiles. The external finishes, painted and unpainted concrete, the painted signs and notices on the concourse and pool structures.
d) The painted concrete wall finishes, concrete floor, metal windows, and all original filter equipment and grates.
e) The surviving original Garden and concourse features and elements:
f) The original decorative garden features, drinking fountains, signs, metal turnpike pedestrian gate, concrete bike racks, the formal layout of the concrete paths and pool concourse.
g) The vegetation including the specimen trees, hedges and lawn areas,
h) The original stormwater drainage features, concrete concourse and design, spoon drains and sump pits.
i) The timber benches.

The surviving Filter and Tank Rooms

a) The surviving original filtration equipment and external fabric of the Filter Room and Tank Room:

Part B Maintenance of the heritage fabric

The following maintenance schedule requires ongoing checks of the heritage fabric and for the works prescribed below to be undertaken to ensure that the infrastructure is maintained in a good condition. The maintenance schedule for heritage fabric is divided into two programs: short term, and medium to long term required works.

All the **short term** (1 year), **medium term** (3-5 year) and **long term** (10 year) works must be overseen by a suitably qualified practitioner with recognised expertise in heritage conservation works.

All inspections and works must be undertaken in a manner that does not damage the heritage fabric.

Management Schedule for Short, Medium and Long Term Ongoing Works

From 1 June 2018, the following short term ongoing inspections and works must be undertaken to the 'Heritage Fabric – Pool and Building Structures, Exterior and Interior Components and Garden Setting' at the frequency specified below. From 1 June 2018, the following medium and long term ongoing inspections and works must be undertaken to the heritage fabric at not less than the frequency specified below.

REQUIREMENT
Entrance Pavilion and Filter and Tank Rooms.
A) Exterior
Masonry, Including Brickwork and painted or rendered Concrete Blockwork
Inspection Schedule: Once a year, spring or autumn.

OPERATION:

a) Check for moist areas, cracks, crumbling material, loose pieces, missing mortar, or efflorescence (white discoloration).
b) Check where moisture is entering masonry and repair any leaks in roofing, cornice, flashing, downspouts, and joints between masonry and other materials.
c) If significant cracks, surface spalling, or material deterioration is found, review condition of masonry with a registered architect, materials conservator, or restoration contractor experienced in evaluating masonry. A report on the findings and any proposed remedial actions should be made to Heritage Victoria.
d) Re-flash, re-caulk leaking joints as required.
e) Repoint joints with loose or crumbling mortar using mortar which matches original in colour, texture, constituent composition, and workmanship. Mortar should not have high Portland cement content and should be no harder than surrounding masonry or original mortar.
f) Repointing work should be performed only in accordance with the proposal submitted to Heritage Victoria. Repointing should be done as follows: Remove deteriorated or loose mortar to a minimum depth of 2.5 times joint width; clean joints; apply fresh mortar to wetted joints in layers not thicker than 6mm. Joints should maintain original width and be tooled to match original finish. Sample panels for both joint cleaning, repointing may be required prior to continuing with work.
g) Masonry should not be cleaned except in accord with a proposal submitted to and approved by Heritage Victoria. Cleaning should be done with materials and techniques, which will not damage the masonry. Sandblasting, wire brushes, grinders, sanding discs, or other abrasive methods should not be used. Nor should any harsh chemical, which weakens the masonry, be applied. Materials and techniques should be selected based on results of test patches. Any chemical cleaner should be chemically neutralized and thoroughly rinsed in order to remove residues. Low pressure water wash should not exceed 600 psi pressure at the nozzle, nor 4 gpm volume.
h) Masonry work should be patched to match the original in colour and texture using a low Portland-cement content patching material. All repairs should be well documented as to proportions of cement, lime, sand and other aggregates, and colouring used.
i) Pointing Mortar work to brick: use 1 lime 2 cement 9 sand for buildings 1920s – 1945**.**

Render And Concrete
Inspection Schedule: Once A Year, Spring Or Autumn

OPERATION:

a) Check for moist areas, cracks, loose pieces or crumbling stucco or concrete.
b) Repair using render or concrete patching material which matches the composition, colour, texture, and finish of existing using a low Portland-cement content patching material. Adequately bond patches to substrate and reinforce large patches with appropriate reinforcement materials.
c) Re-flash or re-caulk cracks and leaking joints as required.

Metals: E.G., Flashing, Valley gutters, Galvanized Metal Roof, other Metal Roofs
Inspection Schedule: Once A Year, Spring Or Autumn

OPERATION:

a) Check for cracks, warps, distortions or weak areas, loose or damaged seams, loose attachments, rust, holes, wear or deteriorated finishes.
b) Check for loose, damaged or missing sections. Check substrate underneath for moisture damage, especially at attachment points.
c) Replace damaged or missing sections to match existing sections using appropriate methods for specific metals. Repair leaks and weak areas.
d) Reattach loosened metals masonry or wood substrate.
e) Remove rust using materials and methods which will not accelerate pitting and corrosion of the metal. Where applicable, prime and paint according to section below.
f) Review bird guards, especially attachments made with Silicone.

Roof Plumbing Systems: Gutters, Downspouts, Drains, Sinks
Inspection Schedule: Three Times a Year, Spring, Autumn And Winter
OPERATION:

a) Test for leaks or blocked sections of plumbing systems.
b) Clean system of any blockages and repair leaks. Remove leaves and other debris in Spring and leaves three times a year.
c) Check for any loose or missing gutters, downspouts or other system components. Ensure fall is correct. Reattach or replace as necessary.
d) Inspect storm water drains connected to the pavilion and concourse gutters or underground drains every six months or more frequently if required. Clean out all blocked drains and replace all broken drains.
e) Any replacement sections shall match existing or be of a design, material, and installation similar to the historic era and architecture of the property.

Caulking Compound
Inspection Schedule: Twice A Year, Spring and Autumn. Replacement Schedule: As Required, About Every 6 Years
OPERATION:

a) Check caulking for brittle, cracked or missing pieces.
b) Remove any damaged area, clean, prime or seal according to manufacturer's specifications, provide backer rods and bond-breaker tape as required, replace caulk. Sealant should be factory mixed colour to match adjacent construction or shall be paintable.

Woodwork: Doors, Hatch Trims, Siding, Interior Benches, Wall Racks, Inspection Schedule: Twice A Year, Spring and Autumn
OPERATION:

a) Check for moisture damage, warping, splitting, and unsound joints. Check window putty for cracks or missing sections.
b) If wood is decayed, determine source of moisture, for leaks, and replace decayed wood to match original material. Repair unsound or loosened joints. Replace missing wooden elements to match original in dimensions, species, workmanship, and finish.
c) In painted woodwork seal fine cracks with wood filler. Check putty for cracks or missing pieces.
d) Paint and other finish coatings should be in accordance with Section 11 below.
e) Check for loose attachments of hardware. Reattach as necessary.
f) Examine alignment of fittings and railings, look for excessive wear, deterioration. Oil door hinges and other timber fittings.

Metalwork: Windows, frames and security screens.
Schedule: Twice A Year, Spring and Autumn
OPERATION:

Inspect window and door openings associated with heritage fabric for water egress every five years or more frequently if required. Implement corrective action where water egress is detected or advised within five days. The works undertaken in accordance with the medium and long term management schedule are to be described and detailed in the three yearly report required to the Chief Executive Officer.

Glass
Inspection Schedule: Twice A Year
OPERATION:

a) Check for cracked or broken panes of glass.
b) Where cracked glass is loose, replace. Replace all broken glass.

c) Replacement panes should be salvaged historic glass if applicable, and tempered or other safety glass where required.
d) Clean glass every three months.

Paint
Inspection Schedule: Twice A Year Replacement Schedule: Every 5 To 8 Years
OPERATION:

a) Check for worn or bare spots, blistering, peeling, and mildew.
b) Check where moisture is entering wood and stop leaks.
c) Wash mildew with fungicide.
d) Split blisters, scrape peeling areas, remove rust and sand rough
e) spots. Deteriorated paint finishes should not be removed using sandblasting, open-flame burning methods, or rotary mechanical tools.
f) Prime and paint (two finish coats) using products compatible with the surface material and according to manufacturer's specifications.
g) For ferrous metals, scrape and wire brush deteriorated paint and rust from metal. Repaint to match the woodwork colour based on historic models for the historic buildings.
h) Subject to inspection and assessment of condition, repaint all external painted surfaces every seven years. This includes, but is not limited to, painted render, all woodwork including to verandahs, doors and windows, and all iron work.

Exterior Light Fixtures (As Installed)
Inspection Schedule: Twice A Year
OPERATION:

a) Check for deteriorated paint, rust, corrosion, moisture damage, and wear.
b) Repair any loose joints, weak links, attachments or hardware.
c) When metal finish deteriorates, restore to match original.
d) When paint finish deteriorates, repaint according to Section 11 above.
e) Replace broken glass to match original.

Structural Checkpoints
Inspection Schedule: Once A Year And Every Three Years
OPERATION:

a) Check exposed exterior and interior surfaces of walls and foundations, with particular attention to areas of wall openings and downpipes, and changes in wall masonry material. Check for cracks, collapsing, leaning or bulging areas or other signs of uneven settlement, movement or structural deterioration.
b) Check interior wall surfaces at upper and lower levels. Check for cracks, crumbled plaster, gaps, or other signs of movement.
c) If deteriorated structural members, significant cracks or other signs of movement are observed, review structural condition of building with qualified engineer to ensure

adequate safety standards and precautions. A report on the findings and any remedial actions should be provided to Heritage Victoria.

d) Inspect heritage fabric for any evidence of structural movement or dampness every three years. Undertake rectification works as required.

B. EXTERIOR LANDSCAPE AND HARDSCAPE FEATURES

Landscape Structures: Walkways, Fences, Gates and Garden Structures Adjacent To Historic Buildings Inspection Schedule: Annual or more often as noted below
OPERATION:

a) Check irrigation system is operating efficiently, the sprinklers work, scheduled watering programme is relevant.
b) Protect and organic mulch new plantings and trees regularly each autumn.
c) Inspect fencing, gates, benches and path systems, exterior lighting systems and loud speaker systems.

C. INTERIOR

Masonry Interior Walls, Ceilings Including Brickwork and painted or rendered Concrete Blockwork
Inspection Schedule: Once a year, spring or autumn.
OPERATION:

a) Check materials for cracks, loose elements, and loose mortar joints, moist or bulging areas. Repair as necessary.
b) Check for loose spots, sagging, large cracks, and significant holes in plaster.
c) Check for efflorescence (visible salts) on render.
d) Where render is deteriorated use a compatible method of repair to match original. Match plaster type, colour, and quality for a compatible repair.

Mechanical Building Systems Inspection Schedule: Quarterly Or More Often As Specified Below
OPERATION:

a) Change and clean filters, vents, and condensation pans to control fungus, mould, and other organisms as often as needed.
b) Inspect for adequate ventilation, ensure that area is free of musty smell.
c) Check for visible signs of moisture damage from HVAC system (staining, wet patches, bubbling)
d) Ensure that a semi-annual inspection is performed by qualified HVAC professional prior to the start of heating and air conditioning seasons.

Plumbing (Water Heater, Plumbing Fixtures, Water Supply, Etc.)
Inspection Schedule: Twice A Year Or More Often As Noted Below
OPERATION:

a) Check water, waste and vent piping and fittings. Visually inspect for leaks, corrosion, damage and ease of operation. Check kitchen sinks and garbage disposal equipment.
b) Check for leaks in water heater, drain to reduce sediment build- up. Check temperature setting, and safety mechanisms.
c) Check metal ductwork for holes, loose connections. Keep air handlers clear of debris/exhaust. Ensure HVAC units are regularly inspected by a qualified professional at least annually. Change filters as needed.
d) Check spigots on exterior of buildings. Turn water on in the barn in spring, drain and shut off water in fall.

Electric (Lighting, Wiring, Vents, Security Monitoring)
Inspection Schedule: Twice A Year
OPERATION:

a) Check interior incandescent and florescent bulbs, replace if burned out. Check fittings and wall connections. Check electrical outlets for damage, secure plate connections. Check smoke detectors. Check wiring, sockets and fixtures. Visually inspect for sparks, frayed ends, loose connections, corrosion and other damage. Use a licensed electrical contractor to make repairs as needed. Check and clean vent hood in kitchen.
b) Check security monitoring, test annually, ensure regular inspection by licensed professional.

Fire Extinguishers
Inspection Schedule: Once A Year
OPERATION:

a) Check all fire extinguishers, test annually, ensure regular inspection by a licensed professional. Ensure that extinguishers are not blocked by equipment, coats or other objects that could interfere with access in an emergency.
b) Ensure extinguisher pressure is at the recommended level. On extinguishers equipped with a gauge, the needle should be in the green zone - not too high and not too low.
c) Note if the nozzle or other parts are damaged in any way, and if the pin and tamper seal are intact.
d) Check to see that there are no dents, leaks, rust, chemical deposits and/or other signs of abuse/wear. Wipe off any corrosive chemicals, oil, debris, etc. that may have deposited on the extinguisher.

REQUIREMENT

Part B Heritage fabric – reporting requirement

Every three years, commencing from 1 June 2018, a 'Maryborough Municipal Swimming Pool Management Report' ('Report') must be submitted to the Chief Executive Officer. The report will be produced by a suitably qualified person with recognised expertise in heritage conservation.

The Report must provide the following information:

a) Full details of what works have been done to all areas of the heritage fabric in the previous six months for the first report (30 December 2018); and in the previous three years for the subsequent reports (commencing 30 December 2021), as required by the Maintenance Plan in accordance with the Management Schedules described at Parts A and B of this Management Plan.
b) A full assessment must be made as to the current status of all heritage fabric. The assessment must rate the current condition of each item defined as heritage fabric as either 'Good', 'Fair' or 'Poor'. For any item not rated 'Good' a description of what works are required to be undertaken to make that item 'Good' and the proposed timing of the remedial works must be provided.
c) Identify the works programmed for the next 12 months.
d) Identify the works programmed for the next three years.
e) Identify any deficiencies of this Maintenance Plan.

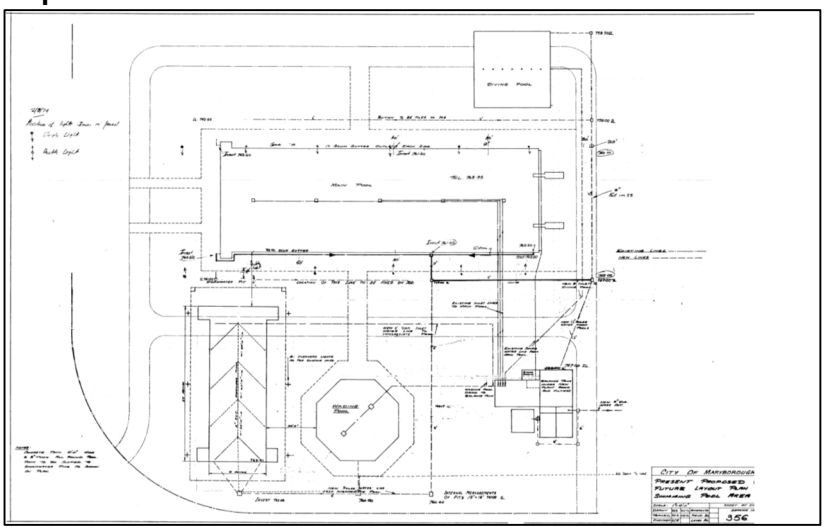
Upon receipt of the Report the Chief Executive Officer will make an assessment of the Report and will advise in writing as to whether the report is satisfactory.

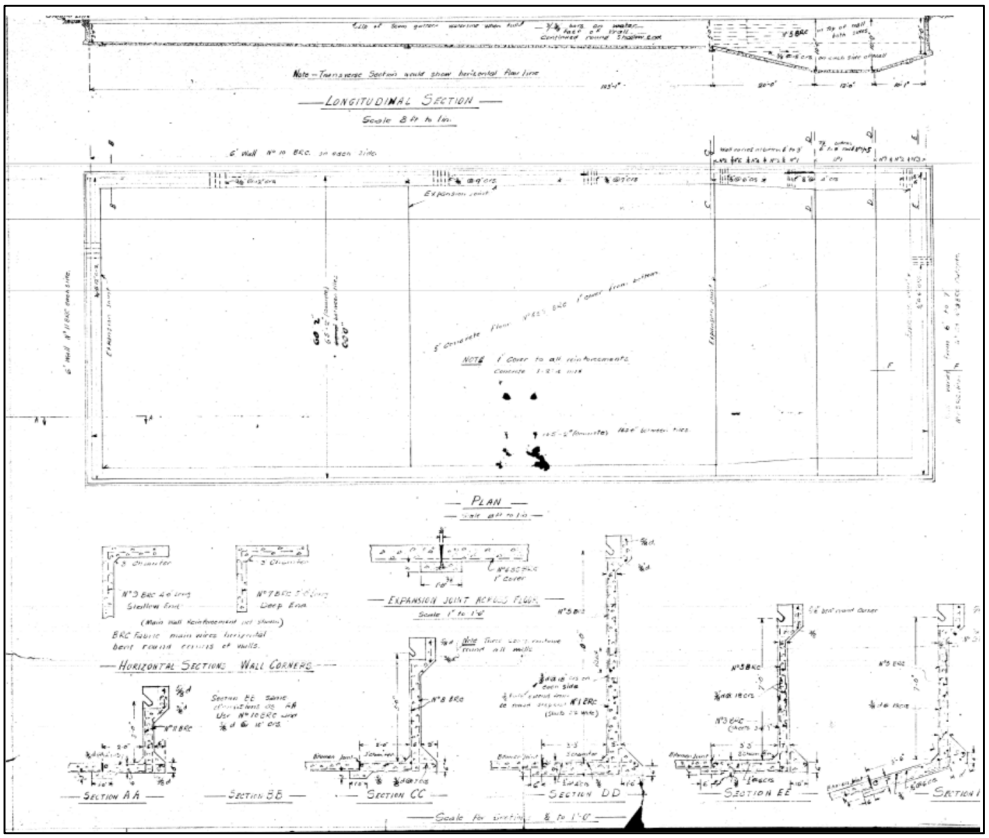
The Chief Executive Officer may reasonably request any additional information or inspect the site to determine whether the obligations required by this Management Plan have been met.

Determination as to whether heritage fabric is in 'Good' Condition

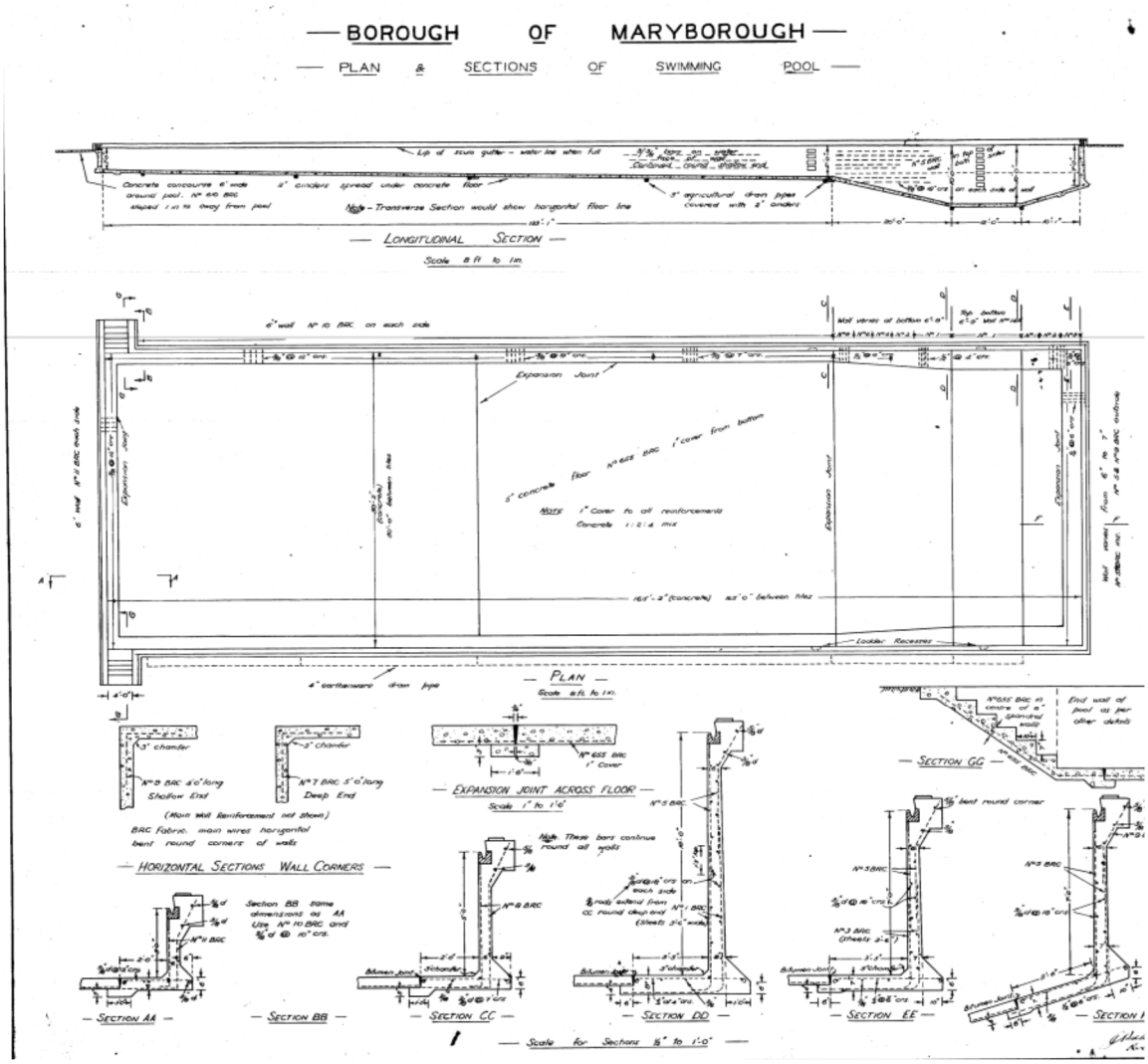
Where the Chief Executive Officer, on inspecting the heritage fabric, reasonably determines that any heritage fabric is not in 'Good' condition, remediation works must be undertaken to make good the heritage fabric.

Maps and Plans





Future Layout Plan of the Maryborough Swimming Pool Complex showing the proposed new Intermediate Pool 1972 drawn by the City of Maryborough Engineering Department.
The lower diagram is a plan of the Olympic Pool as existing in 1972.

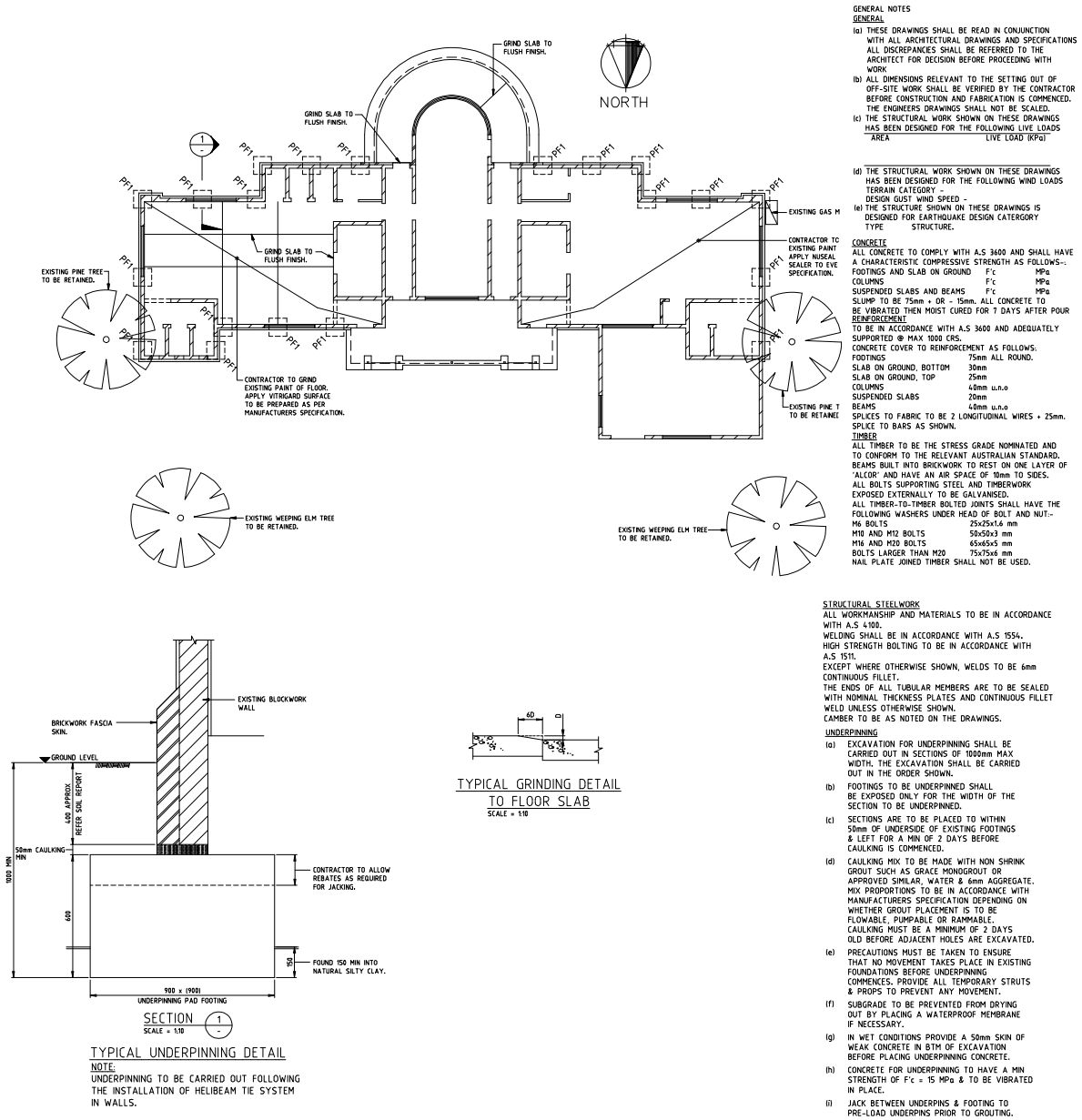


Previous Priority Works for Structural Remediation in the Olympic Pool in 1972.

Plan of the Maryborough Olympic Swimming Pool showing the remedial work to pool concrete basin and expansion joints in 1972 drawn by the City of Maryborough Engineering Department.

(Detailed plans held by the Central Goldfields Shire)

Previous Priority Remedial Works were carried out in 2000 for the Entrance Pavilion including gutters and stormwater drainage maintenance. The documentation should be used for a base plan for ongoing maintenance. (Detailed plans held by the Central Goldfields Shire).

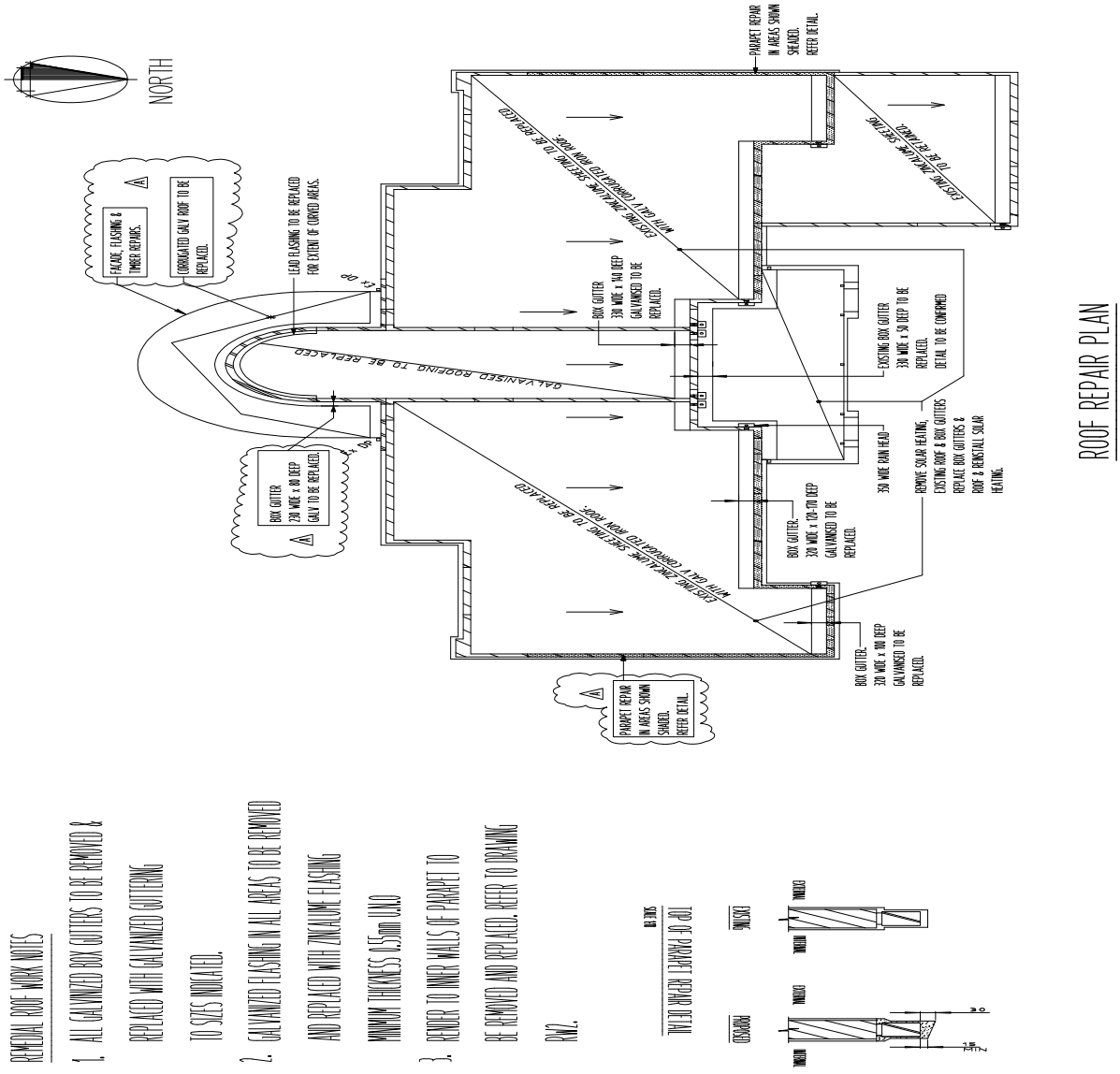


STRUCTURAL STEELWORK
ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH A.S 4100.
WELDING SHALL BE IN ACCORDANCE WITH A.S 1554.
HIGH STRENGTH BOLTING TO BE IN ACCORDANCE WITH A.S 1511.
EXCEPT WHERE OTHERWISE SHOWN, WELDS TO BE 6mm CONTINUOUS FILLET.
THE ENDS OF ALL TUBULAR MEMBERS ARE TO BE SEALED WITH NOMINAL THICKNESS PLATES AND CONTINUOUS FILLET WELD UNLESS OTHERWISE SHOWN.
CAMBER TO BE AS NOTED ON THE DRAWINGS.

UNDERPINNING
(a) EXCAVATION FOR UNDERPINNING SHALL BE CARRIED OUT IN SECTIONS OF 1000mm MAX WIDTH. THE EXCAVATION SHALL BE CARRIED OUT IN THE ORDER SHOWN.
(b) FOOTINGS TO BE UNDERPINNED SHALL BE EXPOSED ONLY FOR THE WIDTH OF THE SECTION TO BE UNDERPINNED.
(c) SECTIONS ARE TO BE PLACED TO WITHIN 50mm OF UNDERSIDE OF EXISTING FOOTINGS & LEFT FOR A MIN OF 2 DAYS BEFORE CAULKING IS COMMENCED.
(d) CAULKING MIX TO BE MADE WITH NON SHRINK GROUT SUCH AS GRACE MONOGROUT OR APPROVED SIMILAR, WATER & 6mm AGGREGATE. MIX PROPORTIONS TO BE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION DEPENDING ON WHETHER GROUT PLACEMENT IS TO BE FLOWABLE, PUMPABLE OR RAMMABLE. CAULKING MUST BE A MINIMUM OF 2 DAYS OLD BEFORE ADJACENT HOLES ARE EXCAVATED.
(e) PRECAUTIONS MUST BE TAKEN TO ENSURE THAT NO MOVEMENT TAKES PLACE IN EXISTING FOUNDATIONS BEFORE UNDERPINNING COMMENCES. PROVIDE ALL TEMPORARY STRUTS & PROPS TO PREVENT ANY MOVEMENT.
(f) SUBGRADE TO BE PREVENTED FROM DRYING OUT BY PLACING A WATERPROOF MEMBRANE IF NECESSARY.
(g) IN WET CONDITIONS PROVIDE A 50mm SKIN OF WEAK CONCRETE IN BTM OF EXCAVATION BEFORE PLACING UNDERPINNING CONCRETE.
(h) CONCRETE FOR UNDERPINNING TO HAVE A MIN STRENGTH OF F'c = 15 MPa & TO BE VIBRATED IN PLACE.
(i) JACK BETWEEN UNDERPINS & FOOTING TO PRE-LOAD UNDERPINS PRIOR TO GROUTING.

Plan of the Entrance Pavilion prepared by Beauchamp Hogg & Spano Pty Ltd., 2002
(Detailed plans held by the Central Goldfields Shire)

Roof Repair according to plans and specifications prepared by Beauchamp Hogg & Spano Pty Ltd., 2002 (detailed plans held by the Central Goldfields Shire)

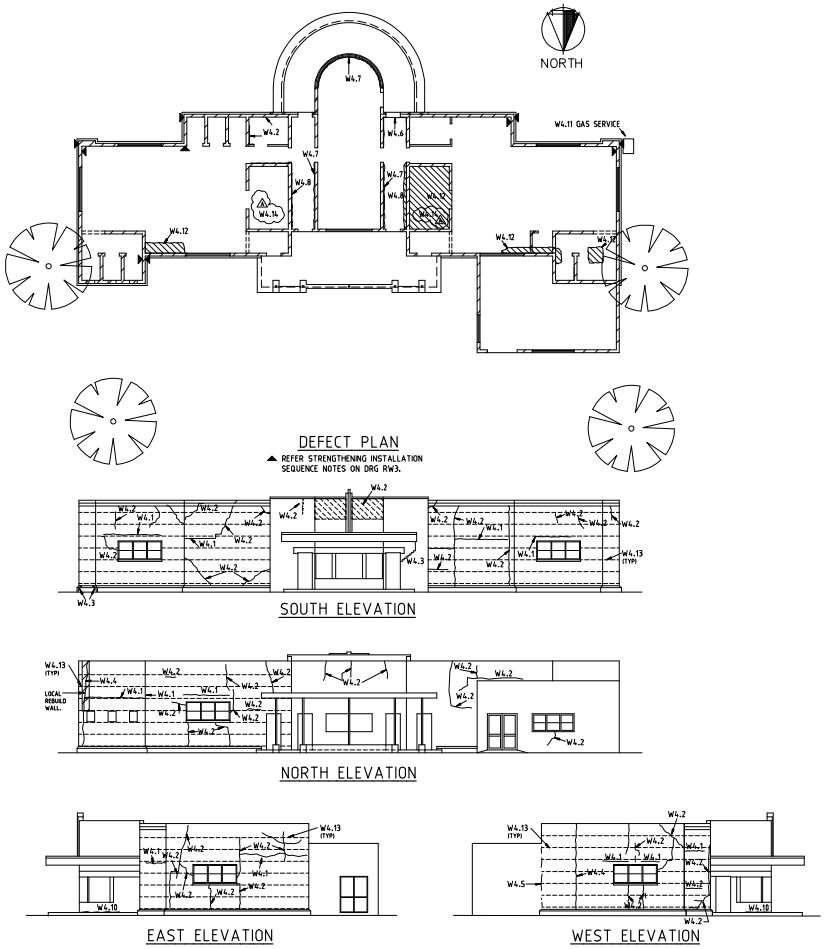


ROOF REPAIR PLAN

REMOVAL ROOF WORK NOTES

1. ALL GALVANIZED BOX GUTTERS TO BE REMOVED & REPLACED WITH GALVANIZED GUTTERING TO SIZES INDICATED.
2. GALVANIZED FLASHING IN ALL AREAS TO BE REMOVED AND REPLACED WITH ZINCALUME FLASHING MINIMUM THICKNESS 0.55mm B.M.D
3. RENDER TO INNER WALLS OF PARAPET TO BE REMOVED AND REPLACED. REFER TO DRAWING RW2.

TOP OF PARAPET REPAIR DETAIL



REMEDIAL WORKS		
ITEM	DESCRIPTION	DETAIL
EXTERNAL W4.1	REMOVE EXISTING RENDER AND REPOINT BLOCKWORK AT SUSPECTED BOND BEAM. REPLACE RENDER W/- 1:0.3 RENDER.	
EXTERNAL W4.2	REMOVE AND REPLACE RENDER EXTERNAL WALLS W/- 1:0.3 RENDER. INSIDE WALL OF PARAPET W/- 1:0.1:4 RENDER	REFER TO CRACK REPAIR DETAIL ON DRAWING RW3.
EXTERNAL W4.3	REPOINT CRACKED MORTAR IN BRICKWORK W/- 1:2:9 MORTAR	
EXTERNAL W4.4	STICH CRACKING IN BLOCKWORK WITH 6MM HELIFIX BARS	REFER TO CRACK STICHING DETAIL ON DRAWING RW3.
EXTERNAL W4.5	RAKE OUT SEALANT IN BUILDING JOINT BETWEEN ORIGINAL STRUCTURE AND EXTENSION AND REPLACE.	
INTERNAL W4.6	REMOVE EFFECTED INTERNAL RENDER TO 850mm BELOW CEILING LEVEL IN INDICATED AREAS AT START OF WORKS ON SITE AND ALLOW WALL TO DRY. REPLACE W/- 1:1:3 RENDER	
INTERNAL W4.7	REMOVE BOTTOM 500mm OF RENDER IN INDICATED AREAS AT TIME OF ARRIVAL ON SITE. ALLOW BLOCKWORK TO DRY. CONTRACTOR TO CONFIRM WITH THIS OFFICE PRIOR TO REPLACING W/- 1:1:3 RENDER.	
INTERNAL W4.8	REMOVE DAMP AFFECTED RENDER IN INDICATED AREAS AT TIME OF ARRIVAL ON SITE AND ALLOW BLOCKWORK TO DRY. REPLACE RENDER WITH 1:1:3 MIX ▲	
INTERNAL W4.9	REPLACE MISSING 500mm SECTION OF CORNICE TO MATCH EXISTING DETAIL.	
INTERNAL W4.10	REMOVE EXISTING D.P.C AND REPLACE WITH CHEMICAL INJECTED DPC AND REINSTATE	
EXTERNAL W4.11	TEMPORARILY RELOCATE GAS SERVICE.	
INTERNAL W4.12	SAND BACK PEELING PAINT ON MOISTURE AFFECTED CEILING REPAINT.	
EXTERNAL W4.13	INSTALL HELIBAR SYSTEM TO EVERY FOURTH BLOCKWORK COURSE TO MANUFACTURES SPECIFICATIONS. TWO 6mm S/LESS STEEL HELIBARS TO EVERY FOURTH COURSE.	
INTERNAL W4.14	SHOWER TILES TO BE STABILISED INSITU BY ARTCARE. REFER BHS MEMO 41 FOR SCOPE OF WORKS. ▲	

INSTALL DAMP PROOF COURSE FOR EXTENTS SHOWN ON PLAN.
THE PREFERRED METHOD OF INSTALLATION IS AS FOLLOWS.

(a) BY LOW PRESSURE GRAVITY FED POLYSILOXANE SOLUTION INTO HOLES DRILLED INTO WALLS AT CENTRES TO ALLOW THE SOLUTION TO DISPERSE INTO THE MORTAR COURSE & FORM A CONTINUOUS WATERPROOF MORTAR LAYER WHEN CURED. WALLS 140mm THICK. REQUIRE MULTIPLE DRILLING AT EACH LOCATION TO ACHIEVE PENETRATION.

(b) THE DAMP PROOF COURSE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO FLOOR LEVEL AS RECOMMENDED BY THE MANUFACTURER.

(c) THE DAMP PROOF COURSE SHALL BE INSTALLED BY APPROVED INSTALLERS. PREFERRED CONTRACTORS ARE. DAMP GUARD AUSTRALIA. (03) 9598 8220 TECH-DRY BUILDING PROTECTION SYSTEMS P/L. (03) 9699 8202

(d) CARRY OUT ALL WORKS NECESSARY TO ENSURE DAMP PROOF COURSE IS EFFECTIVELY INSTALLED & ENSURE NO BREACH OF WARRANTY IS MADE.

(e) REPAIR ALL DAMAGED RENDER & PLASTER BY DAMP PROOF COURSE INSTALLATION TO MATCH EXISTING.

(f) PROVIDE INSTALLER WARRANTY OF 25 YEARS ON MATERIALS & WORKMANSHIP.

(g) ALTERNATIVE METHODS OF INSTALLING THE DAMP PROOF COURSE MAY BE CONSIDERED. HOWEVER TENDERERS SHOULD PROVIDE PRICED PROPOSALS FOR BOTH THE PREFERRED METHOD & ANY ALTERNATIVE METHOD.

RENDER SPECIFICATION

(1) REMOVE ALL EXISTING RENDER & PLASTER FOR EXTENT INDICATED.

(2) CLEAN ALL SUBSTRATE BRICKWORK & RAKE OUT EVERY 4th JOINT TO 16mm DEEP FOR KEYING OF NEW RENDER COAT.

(3) DAMPEN EXISTING BRICKWORK SUBSTRATE PRIOR & DURING RENDERING.

(4) PROVIDE NEW RENDER TO MATCH THICKNESS OF EXISTING RENDER. NEW RENDER TO CONSIST OF CEMENT, HYDRATED LIME, SHARP WELL GRADED SAND. MIXED IN PROPORTION AS INDICATED IN REMEDIAL WORKS TABLE. THE RENDER COAT TO BE NO GREATER THAN 10mm THICK. IF THE EXISTING RENDER IS GREATER THAN 10mm, THEN 2 COATS WILL BE REQUIRED.

(5) WHERE 2 COATS ARE REQUIRED SCRATCH COMB EACH UNDERCOAT IN 2 DIRECTIONS WHEN IT HAS STIFFENED ENOUGH TO FORM A KEY.

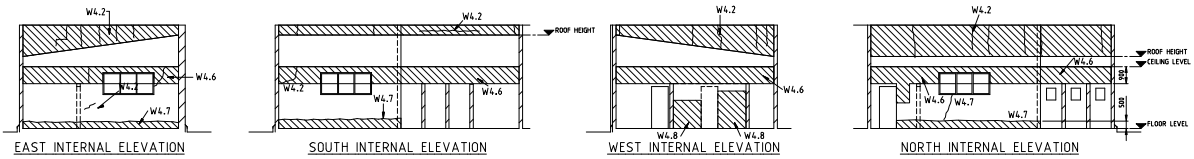
(6) ALL RENDER COATS TO BE CURED TO PREVENT RAPID OR UNEVEN DRYING OUT.

(7) THE FINAL FACE OF THE RENDER COAT TO BE COATED WITH 1 COAT OF KRYSTOL T1 FOLLOWED BY 1 COAT OF KRYSTOL T2 IN STRICT ACCORDANC WITH MANUFACTURERS SPECIFICATION C.

(8) PLASTERING TO RENDER TO BE PROVIDED TO MATCH EXISTING OR PROPOSED FINISHES-REFER ARCHITECT.

(9) PAINTING OF FINAL SURFACE TO BE WITH 1 COAT OF PURE ACRYLIC PAINT.

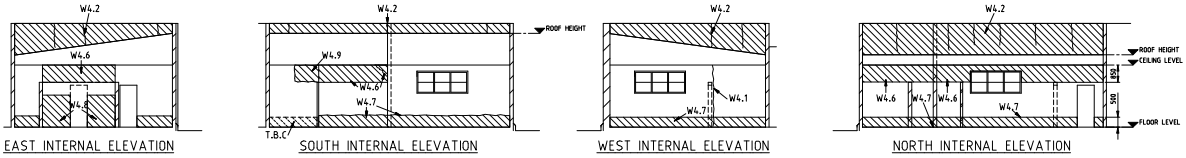
Wall Defect Diagram And Specifications For Crack Repairs.
Plan of the Entrance Pavilion prepared by Beauchamp Hogg & Spano Pty Ltd., 2002
(detailed plans held by the Central Goldfields Shire)



EAST INTERNAL ELEVATION | SOUTH INTERNAL ELEVATION | WEST INTERNAL ELEVATION | NORTH INTERNAL ELEVATION

FEMALE CHANGE ROOMS

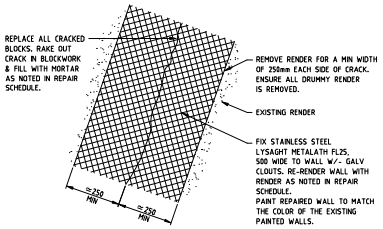
NOTE:
REMEDIAL WORKS SCHEDULE REFER TO DRAWING No S2



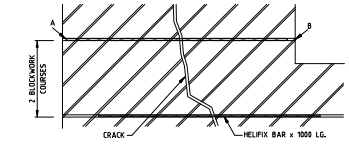
EAST INTERNAL ELEVATION | SOUTH INTERNAL ELEVATION | WEST INTERNAL ELEVATION | NORTH INTERNAL ELEVATION

MALE CHANGE ROOMS

NOTE:
REMEDIAL WORKS SCHEDULE REFER TO DRAWING No S2



TYPICAL REPAIR DETAIL TO CRACKED WALLS
(W4.2 DETAIL)

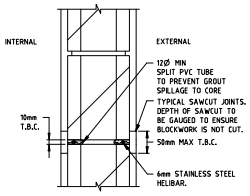


INSTALLATION PROCEDURE

(1) RAKE OUT OR CUT SLOTS INTO HORIZONTAL MORTAR JOINT TO SPECIFIED DEPTH AND AT REQUIRED VERTICAL SPACING.
(2) VACUUM OUT THE SLOTS AND THROUGHLY FLUSH WITH WATER.
(3) USING THE GROUT GUN INSERT A BEAD OF HELIBOND MM2 CEMENTITIOUS GROUT INTO THE BACK OF THE SLOT.
(4) PUSH THE HELIBAR 6 (GRADE 304 STAINLESS STEEL) ROD INTO THE GROUT TO OBTAIN GOOD COVERAGE.
(5) INSERT A BEAD OF HELIBOND MM2 CEMENTITIOUS GROUT OVER THE EXPOSED ROD & IRON INTO THE SLOT USING THE FINGER TROWEL.
(6) COVER WITH WET HESSION AND SOAK PERIODICALLY.
(7) REMOVE THE HESSION AND POINT UP OR FILL THE JOINT AND LEAVE READY FOR ANY DECORATION.

NOTE:
UNLESS SPECIFIED OTHERWISE THE FOLLOWING CRITERIA ARE TO BE USED.
(a) DEPTH OF SLOT TO BE 25 TO 35mm.
(b) HELIBAR TO EXTEND A MINIMUM OF 500mm EACH SIDE OF CRACK.
(c) NORMAL VERTICAL SPACING IS 330mm (2 BLOCK COURSES) U.N.O.
(d) WHERE A CRACK IS WITHIN 500mm OF THE END OF WALL (AS PER 'A' ABOVE) THE HELIBAR IS TO CONTINUE FOR AT LEAST 100mm AROUND THE CORNER AND FIXED INTO THE ADJOINING WALL.
(e) WHERE A CRACK IS WITHIN 500mm OF AN OPENING (AS PER 'B' ABOVE) THE HELIBAR IS TO BE BENT BACK AND FIXED INTO THE REVEAL.

CRACK STITCHING - GENERAL
(W4.4 DETAIL)

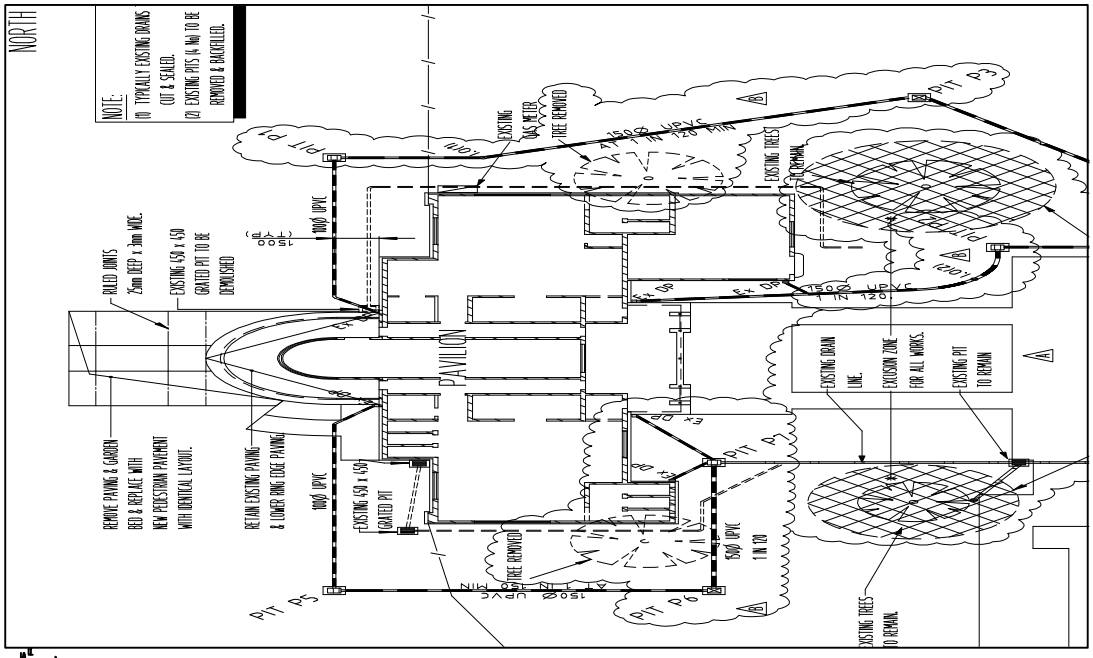


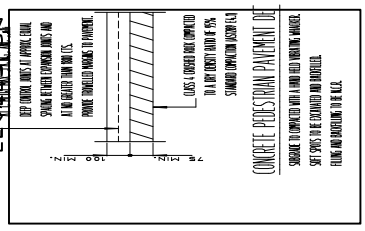
TYPICAL INDICATIVE SECTION FOR HELIBAR STRENGTHENING DETAIL
(W4.13 DETAIL)

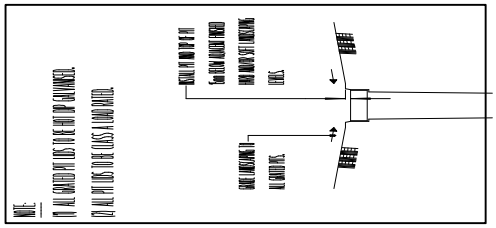
NOTE:
THIS WORKS TO BE CARRIED OUT PRIOR TO UNDERPINNING.

Wall Defect Diagram And Specifications For Crack Repairs.
Plan of the Entrance Pavilion prepared by Beauchamp Hogg & Spano Pty Ltd., 2002
(detailed plans held by the Central Goldfields Shire)

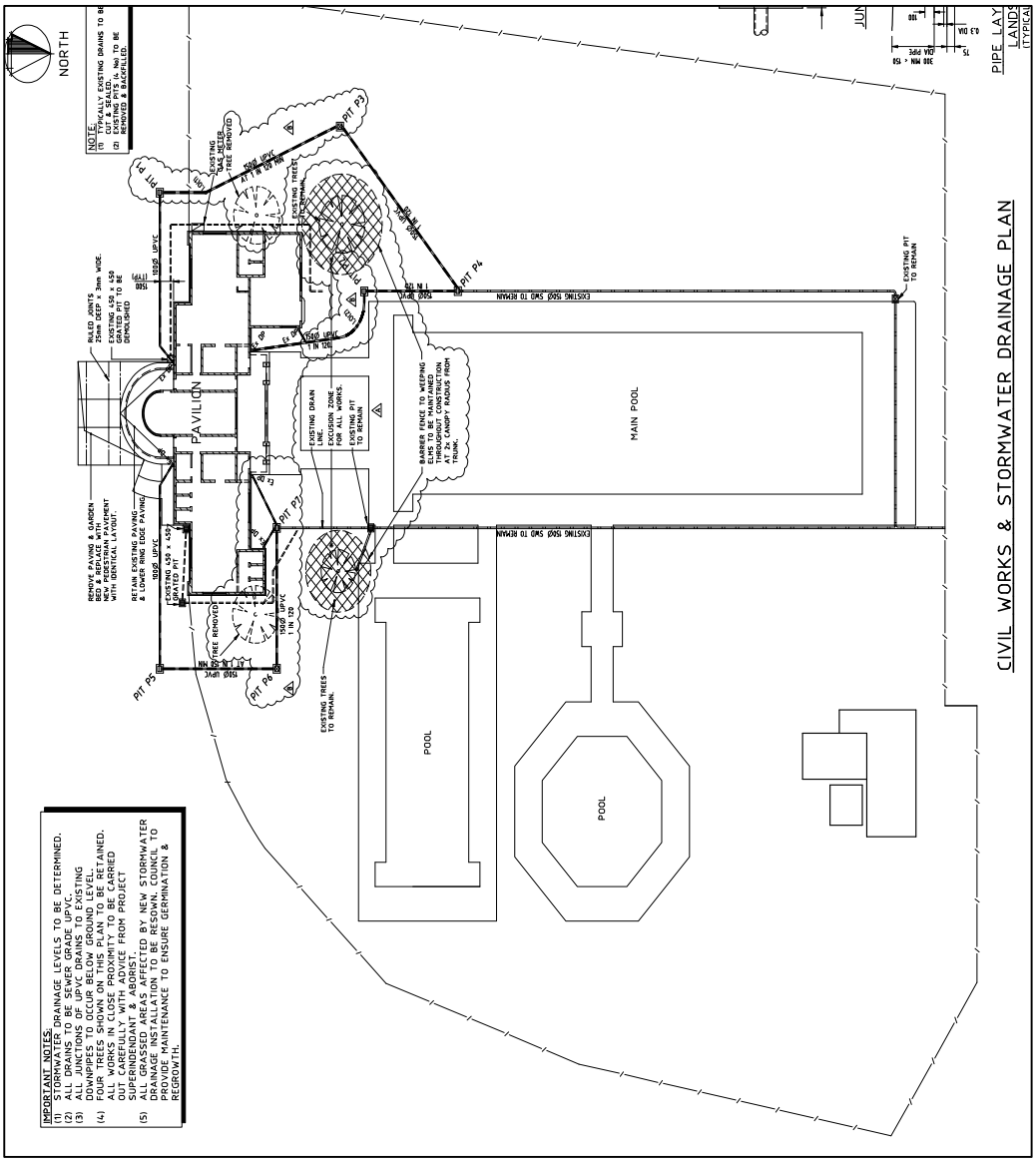
Stormwater drainage layout around the Entrance Pavilion prepared by Beauchamp Hogg & Spano Pty Ltd., 2002 (detailed plans held by the Central Goldfields Shire)







Repair of the Concourse to specifications and schedules previously prepared by Beauchamp Hogg & Spano Pty Ltd., 2002.

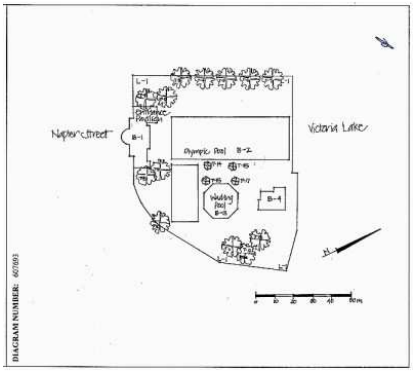


All to specifications and schedules previously prepared by Beauchamp Hogg & Spano Pty Ltd., 2002. The above works were carried out in 2000 for the repair of the stormwater and concrete concourse around the Pool area.

(Detailed plans held by the Central Goldfields Shire)

APPENDIX A HERITAGE LISTING

Victorian Heritage Database - Place Details



Maryborough Municipal Olympic Swimming Pool Complex
Location LAKE ROAD MARYBOROUGH, Central Goldfields Shire
Municipality CENTRAL GOLDFIELDS SHIRE

Level of significance Registered
Victorian Heritage Register (VHR) Number H1319
Heritage Overlay Numbers HO172
VHR Registration June 19, 1997
Heritage Listing Victorian Heritage Register

Statement of Significance
Last updated on - May 13, 1999

What is significant?

The Maryborough Municipal Olympic Swimming Complex was opened by Sir Frank Beaurepaire in 1940 and designed by local architect EJ Peck and city engineers EJ Muntz and J Hocking. As constructed, the complex comprised an entrance pavilion, an Olympic swimming pool, an octagonal wading pool, and service buildings all within a garden setting. The reinforced concrete and brick entrance pavilion was designed in a style strongly influenced by the aesthetics of European functionalism.

The Maryborough complex was contemporary with a number of other similar municipal council schemes providing modern, safe and hygienic swimming facilities, manifesting the changing public nature of bathing and swimming from chiefly a health related activity to a recreational pursuit. An intermediate pool was added to the Maryborough complex in 1973. The site remains remarkably intact, with the original pools, entrance pavilion and planting scheme retained in close to original condition.

How is it significant?

The Maryborough Municipal Olympic Swimming Complex is of architectural, aesthetic and historical significance to the State of Victoria.

Why is it significant?

The swimming complex is architecturally significant as a rare, intact example of a swimming pool complex designed in the late 1930s. The entrance pavilion is architecturally important as a recreational building employing the architectural language promoted by European functionalist architects of the 1920s and 1930s and symbolising a concern for modernity, safety and hygiene.

The complex has aesthetic significance as a well-planned recreational facility with an intact, late 1930s garden setting, all picturesquely set within and overlooking a nineteenth century municipal park.

The Maryborough Municipal Olympic Swimming Complex is historically significant as an example of a municipal pool complex illustrating the development of swimming in Victoria during the inter-war period. The pool complex has historical significance for its special association with Frank Beaurepaire, being one of the few surviving pools opened by him as part of his long commitment to swimming in Victoria and, particularly, associated with his fostering of building programmes encouraging the provision of municipal pools throughout the state.

Permit Exemptions CONDITIONS:

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1. Approved works or activities are to be planned and carried out in a manner which prevents damage to the registered place/object. However, if other previously hidden original or inaccessible details of the object or place are uncovered, any works that my affect such items shall immediately cease. The Executive Director shall be notified of the details immediately to enable Heritage Victoria representatives to inspect and record the items, and for discussion to take place on the possible retention of the items, or the issue of a modified approval.

2. If there is a Conservation Policy and Plan approved by the Heritage Council or Executive Director, all works and activities shall be carried out in accordance with the Policy and Plan.

3. Nothing in this Declaration prevents the Executive Director from amending or rescinding all or any of the permit exempt alterations provided work has not commenced on the alteration.

ALL ATTENTION OF THE APPLICANT AND/OR OWNER IS DRAWN TO THE NEED TO OBTAIN ALL OTHER RELEVANT PERMITS PRIOR TO THE COMMENCEMENT OF WORKS.

Construction dates Architect/Designer Heritage Act Categories Other Names Hermes Number Property Number

History
1940, Peck, EJ, Heritage place, SWIMMING POOL, 5091

Contextual History: History of Place:

The Maryborough Municipal Olympic Swimming Pool Complex was officially opened in December 1940 by the then Lord Mayor of Melbourne, Frank Beaurepaire. The complex was designed by local architect EJ Peck with engineering assistance from city engineers, EJ Muntz and J Hocking.

Swimming experienced a remarkable surge in popularity during the inter-war period; a result of social trends and Australian swimming successes at early twentieth century Olympic Games. Previously swimming was undertaken more as a health restoring activity, but during the 1920s it became a recreational pursuit, with swimming popularised at the sea-side and in swimming pools. Previously public bathing was carried out in natural water holes and public baths.

The first large municipal pool in Victoria, the Collingwood Baths now Melbourne City Baths opened in 1896. As popularity increased concern for the safety of bathers also increased and the increase in the number of swimming pools was seen to encourage safety. Swimming pools were a particularly important feature of many inland centres where access to the sea-side was restricted.

Manifesting the popularity of swimming during the inter-war years are the extant bathing pavilions and swimming pool pavilions constructed during this period and an important aspect of these buildings was the careful consideration of hygienic provisions. This concern affected the design of many types of other buildings during this period. Hospital design, theatre design high density low-cost housing, airport terminals and recreational buildings were subject to a new aesthetic, influenced by modernist functionalism and affirming, at least aesthetically, the high standards of hygiene and modernity in these new buildings.

Many swimming complexes were constructed throughout Victoria during this period the design of which employed the functionalist architectural idiom. In particular complexes constructed at Box Hill and Rutherglen.

The Maryborough pool complex in Maryborough was constructed in 1939-40 at a cost of £8700 to the design of architect, EJ Peck and city engineers, EJ Muntz and J Hocking. Proposals for the new pool began in the late 1930s and were advanced when the local councillors made a tour of northern Victoria inspecting various pool complexes to aid decision making with their own. Expense was a large issue and although charges were to be made for public use of the pool these would not defray the expense of construction causing much debate among the councillors.

However, it was decided to proceed with the plan and a site was chosen in a section of Princes Park Reserve, on the banks of Lake Victoria. Princes Park was set aside as a public reserve as early as September 1857 when the Maryborough Cricket Club requested flat land for their games. In the 1880s a section of the park was dug out and Lake Victoria was formed. Previously public swimming baths were located on the banks of this Lake.

When opened the new complex comprised two pools, the main pool and an octagonal wading pool, important in the swimming training of younger children. A formal tree planting scheme implemented at this time which included the Weeping Elms, Bhutan Cypresses, Himalayan and Blue Atlas Cedars, Southern Mahogany and Golden Glossy Privet. Frank Beaurepaire opened the Maryborough Municipal Olympic Swimming Complex on Saturday, 7 December 1940 in front of 2000 local residents. To commemorate the opening, a large front page report detailing the event was in the Monday edition of The Maryborough Advertiser.

Beaurepaire, a former Olympics swimming champion was instrumental in the establishment of swimming pools in Victoria after his fostering a state wide campaign in 1928 encouraging swimming training among the young. In his role on the Melbourne City Council, to which he was elected in 1928, he encouraged development of swimming and the establishment of swimming pools.

Among those pools constructed while he was on a municipal committee managing the construction of swimming facilities were Footscray, Brunswick, Carlton, North Melbourne and Batman Avenue. During 1929 Beaurepaire opened fifteen pools in regional Victoria and this keen interest in the construction of pools in regional centres continued for many years.

Maryborough Pool has continued in its use as a public swimming pool complex since its construction with very few changes. An intermediate pool was added to the complex in 1973. This maintained the aesthetic established by the first two pools, with a low plinth surrounding the pools edge clad with rectangular ceramic tiles. The two 1940s diving boards were replaced in the 1980s with a single board at the north-eastern end of the main pool. A reinforced concrete pump house has been extended since construction, though the original filtering system is still in use.

Associated People: Assoc. People BEAUREPAIRE, F

Extent of Registration

1. Part of land marked L1 on Diagram 607693 held by the Executive Director being part of the land described in Certificate of Title Vol. 2577 Folio 515357
2. All the buildings marked B1 pavilion; B2 Olympic pool; B3 wading pool; B4 plant room; on Diagram 607693 held by the Executive Director.
3. All the trees and plants on the above described land and marked T1 to T17 on Diagram 607693.