

PAYNEHAM OVAL UNISEX CHANGEROOM EXTENSION



Project Scope: Payneham Oval Unisex Changeroom

After completing the \$880k internal clubroom refurbishment in 2019, Mykra was engaged to undertake a 170m2 extension at Payneham Oval to provide additional changerooms, each equipped with four toilets and three showers, providing enhanced facilities for players and staff. The project included adjacent landscaping; creating gardens, pathways, and outdoor seating areas to enhance the surroundings of the clubrooms. A highlight of the scope was the relocating of an existing memorial plaque originally laid in 1927, ensuring its preservation and appropriate placement within the revamped clubrooms.

"Site challenges were faced shortly after starting onsite as contaminated soil was discovered through site testing. We conducted multiple rounds of testing, collaborating with the Council striving to have the contamination reclassified to reduce dumping costs however the result was 480 tonnes of Low-Level Contaminated Waste was required to be excavated and disposed. A cost review was undertaken, and the team confirmed the best solution



was to reinstate the fill as uncompacted and add trenched piers to the footing design. Due to the bulk earthworks and stockpiling on the tight site area, additional rectification works were also undertaken across 730m2 of the cricket pitch in reinstating turf and redressing with loam.

In proximity to the designated work area, it came to our attention that the existing stone retaining wall had experienced considerable deterioration. This identification prompted the inclusion of supplementary tasks aimed at rectifying the condition of the wall. In response to the evolving project needs, the Council facilitated the incorporation of extra scope. This encompassed arrangements for lighting enhancements, painting, and the integration of fire services to the existing building.

Mykra's involvement in the Payneham Oval changeroom extension has resulted in a substantial enhancement of the facilities and surroundings for players and staff alike. Overcoming challenges showcased the team's resilience and commitment to finding practical solutions. The relocation and preservation of a historic memorial plaque added a meaningful touch, connecting the modern expansion to the club's longstanding history. The incorporation of additional scope by the Council further enhanced the project's overall impact. Mykra's comprehensive approach not only addressed immediate construction needs but also contributed to a more vibrant and functional environment at Payneham Oval. "

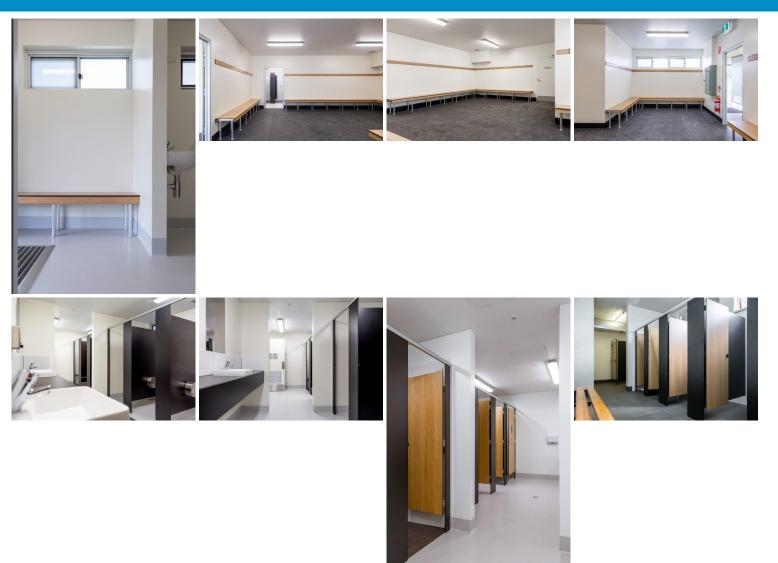
ADDITIONAL INFORMATION

| Project Value | \$1,250,000 |
|---------------|-------------|
| Completed | 2021 |
| Client | Flightpath |



PROJECT SUMMARY





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