


## Summary of Site Location Investigations - LM240.1 Modular Changeroom Specifications

Site Location	Images of location	Site and findings
<p>1. Decommissioned canteen and toilet block previously servicing lower Briggs oval.</p> <p>Scope would include demolishing the existing masonry building, and realigning/extending the current building footprint.</p>		<ul style="list-style-type: none"> <li>• Utility services require further investigation. Electricity and water were previously connected, however as these have been decommissioned the condition of pre-existing infrastructure is unknown.</li> <li>• Gradient and level of the site to be addressed through design process.</li> <li>• Connectivity between Oval and BMX required to maximise functionality of the Changerooms.</li> <li>• Creation of formalised parking at this location would put additional pressure on BMX facility users, who currently have access to informal parking at this location.</li> </ul>

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2. Behind Serpentine Jarrahdale Community Recreation Centre Basketball Courts and Group fitness room.

Scope would include removal of decommissioned waste system.



- Utility services are available in close proximity.
- Existing septic tanks and associated infrastructure is to be removed and the Sewer may need pumping
- Pedestrian access and delivery road needs to be built from new carpark. This will provide good access to the proposed facility however will incur additional cost.
- Changeroom will be close to Rec centre and could potentially be repurposed when permanent changeroom are available at the future Briggs park pavilion building.
- There are some existing levels around the area such as emergency door exists from Recreation centre that would limit the height that the site can be raised to be of similar height to playing oval. This would need to be considered in the detail design process.
- This option is more complex than others due to the sight works that would be required, removal of old septic tanks and associated infrastructure.
- Existing infrastructure attached to the Rec Centre such as air con units and CCTV units may need to be relocated, as well as Emergency exits.

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		<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles would require careful consideration in order to minimise antisocial behaviours between the buildings.</li> </ul>
<p>3. Current storage/ canteen and toilets that services lower Briggs Oval and BMX track</p>		<ul style="list-style-type: none"> <li>• Facility is currently utilized by BMX Club for the BMX track. This option would require relocation of BMX track first.</li> <li>• Ability to add on to the modular to include pavilion and canteen modular's at later stage would have to be explored.</li> <li>• Utility services are available in close proximity.</li> <li>• Generally in good condition and serviceable</li> <li>• If the ability to add on modular is not possible this may effect the footprint available for the future Briggs Park pavilion project</li> </ul>

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