

Comment register

38564 RSPCA - New facility northern site concept design report

No.	Department	Author	Section	Comment	Date		Priority	Discussion	Post Meeting Response	TCCS Status	GMB Revised status
3	TCCS	MY	Civil	The report notes a potential for a second driveway, to facilitate single entry and single exit, where would this be located ?	11/09/2024	Action Item	LOW	JGSPM: It could be beneficial to have a second interseciton to separate public and services vehicle. GMB to dash in the potential second driveway.	GMB: The potential second driveway is dashed in the drawing. However, this would reduce the parking by seven spaces and require additional tree removal. Driveway to the south would also be closer to the culvert. Moreover, having a second driveway would add additional security operation procedures for RSPCA.	Open	Closed
4	TCCS	MY	Civil	Could we consider moving the driveway entry to the south to reduce the length of Addison road that would need to be upgraded ?	12/09/2024	Action Item	LOW	GMB: This driveway option has been investigated in previous schemes. This would require a roundabout at the end of the road for fire truck turning.	Northrop: This may be possible but would require a redesign of the onsite carpark and would likely require a turning head to allow for the bus bay due to a dead-end aisle. This could be the location noted in item 4 and in the adjacent image GMB: Yes. However, this would reduce the parking by seven spaces and require additional tree removal. Driveway to the south would also be closer to the culvert.	Open	Closed
5	TCCS	MY	Architectural	Where is dog walking planned to take place ?	11/09/2024	Action Item	LOW	GMB: Dog walking is different from dog running and dog yard. It involves a more expansive perimeter walk on the premises.	GMB: Potential dog walking path is dashed in the drawing.	Open	Closed
37	RSPCA	MR	Architectural	Please move the education building closer to the adoption building		Action Item	MEDIUM	GMB: The current design keeps the visibility of cats from the adoption center. RSPCA: It would be good to have that relationship. But it's prefered that the education building as part of the front of house block.	GMB: Education center moved closer to adoption building.	Open	Closed
38	RSPCA	MR	Architectural	Please provide a breakdown of operational numbers that is being achieved by the design (IE capacity for 50 cats, 200 dogs etc)		Action Item	MEDIUM	RSPCA: Densify and reduce one cat modules only by reducing the number of cats and not compromise on the size of the cat holds. GMB to provide the capacity of cat holds	GMB: Operational number provided in the report: - Cat 140 (48*2m×2m, 92*2m×1.5m) - Dog 120 - Rabbit 18 - Pet 8 - Aviary 5 - Reptile 4 - Farm barn 2	Open	Closed

39	RSPCA	MR	Architectural	can the waiting areas in the modules have visibility of the animals.		Note	LOW	RSPCA: The public wanting to adopt animals come in to the office. It would be nice to have visibility of animals while they are waiting.	GMB: Positioning the education building and cat office closer to the admin block and obscuring the service corridor from public view makes it challenging to provide visibility of the animals in the waiting areas. A more detailed layout will be developed in the next stage.	Open	Closed
40	RSPCA	MR	Architectural	Can the dog modules be flexible, so if a larger enclosure is needed to house a large dog, the enclosure could be adjusted to be a larger area (IE there could be a gate/door between kennels so they can be opened to make 2 kennels into 1 large kennel)		Note	LOW	RSPCA: The current design shows dog kennels that accomodates 12 dogs. Can it be easily changed to accommodate 6 larger dogs within the same module? GMB: Yes	GMB: Yes, the dog modules could be flexible to accommodate larger dogs. Details to be developed in the next stage.	Open	Closed
41	RSPCA	MR	General	GMB report - Section 3.1.2 - The RSPCA also cater for wildlife. The "Requirements" and "Operations" sections need to include reference to wildlife		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
42	RSPCA	MR	General	GMB report - when referring to the "RSPCA" the accurate name is "Royal Society for the Prevention of Cruelty of Animals Limited" or "RSPCA ACT. NB ACT" in short		Action Item	LOW	GMB to revise report	GMB: Revised. In the following report, any mention of RSPCA specifically refers to RSPCA ACT.	Open	Closed
43	RSPCA	MR	General	GMB report - Section 3.2.3 Functional Relationships - Holding areas prior to general animal accommodation needs to be referenced/included.		Action Item	LOW	RSPCA: The animal intake in the vet clinic should have seperation between species because noise would have an impact on the consultations. Is the pre-op hold dedicated for that purpose? GMB: Require clarification from the specialist animal architect.	GMB: Noted in the report. The current design incorporates a large holding area within the reception of the adoption center. Animals will only be guided to the waiting area of the vet clinic when the consultation room becomes available. A more detailed layout to be developed with a specialized animal architect in the next phase.	Open	Closed
46	RSPCA	MR	General	GMB report - Section 3.4.5 Specific design requirements - Gates need to be secured to prevent animals escaping IE auto close etc. This should apply to doors in areas where animals may escape also		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
47	RSPCA	MR	General	GMB report - Section 3.4.5 Specific design requirements - Animal intake section needs to include reference to "Sound Proof Areas and separation of species"		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
48	RSPCA	MR	General	GMB report - Section 3.4.5 Specific design requirements - Locker space in clinic for individuals equipment needs to be included		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
49	RSPCA	MR	General	Section 3.4.5 Specific design requirements - bereavement areas need to be added		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
50	RSPCA	MR	General	GMB report - Section 3.4.5 Specific design requirements - more bench space needs to be included		Note	LOW	GMB to revise report	GMB: Revised	Consider	Closed
51	RSPCA	MR	General	GMB report - Section 3.4.5 Specific design requirements - external grass spaces for animal toileting needs to include poo flushing table with grates over sinks		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
52	RSPCA	MR	General	GMB report - Section 3.4.5 Specific design requirements - Medical disposal needs to be noted/consider, Surgical waste and PTS animals		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed

53	RSPCA	MR	General	GMB report - Section 3.4.8 items for further investigation development - surgery spaces - it is essential that there is a surgery capable of accommodating high volume desexing - this should be added to the specific design requirement section		Action Item	MEDIUM	RSPCA: The space is sufficient but require multiple tables.	GMB: Revised	Open	Closed
54	RSPCA	MR	General	GMB report - Section 3.4.8 items for further investigation development - vaccine fridges in consult areas needs to be added		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
55	RSPCA	MR	General	GMB report - Section 3.6.7 General Requirements - Note impact of indoor surfaces EG non slip floors		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
56	RSPCA	MR	General	GMB report - Section 3.6.6 specific servicing requirments - underfloor heating to be included		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
58	RSPCA	MR	General	GMB report - Section 5.1 Planning requirments - The greenstar approach should focus on mechanisms to reduce electrical and water dependancy.		Note	MEDIUM	RSPCA: Need efficiency for operations in the long run.	GMB: Revised	Consider	Closed
59	RSPCA	MR	General	GMB report - Section 3.6.11 dog requirments - Anti slip flooring to be included		Action Item	MEDIUM	GMB to revise report	GMB: Revised	Open	Closed
60	RSPCA	MR	General	GMB report - Section 3.6.22 Small Animals - Wombat Enclosures need to be noted		Action Item	LOW	GMB to revise report	GMB: Revised	Open	Closed
62	RSPCA	MR	General	GMB report - Section 4.3 Concept design summary - Landscape - the wording around DOG RUNS needs to be adjusted. There is a dog KENNEL with an adjoining YARD, and then a larger adjoining communal YARD. The external additional areas (like the SW easement zones) is additional space that could be developed into walking areas etc.		Note	LOW	GMB to revise report	GMB: Revised	Consider	Closed
63	RSPCA	MR	Planning	CTP report - when referring to the "RSPCA" the accurate name is "Royal Society for the Prevention of Cruelty of Animals Limited" or "RSPCA ACT. NB ACT" in short		Action Item	LOW	CTP to revise report	CTP: Revised	Open	Closed
64	RSPCA	MR	Planning	CTP report - Section 2.1 - Administrative and inspectorate facilities ass " and house the inspectorate team who enforce animal welfare laws"		Action Item	LOW	CTP to revise report	CTP: Revised	Open	Closed