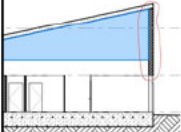
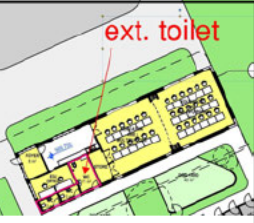


Project		12631998 RSPCA Peer Review Feedback Register					
Package		Review the RSPCA Majura facility PSP design					
Discipline		General					
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
1	Architectural Concept Design Report, June 23 Page 6	7/02/2024	Major	Design	Potential impact of development on native fauna - Striped Legless Lizard and Golden Sun Moth.	Further investigation to determine impact	
2					External works and lanscaping has a cost estimate of \$5,588,652	Consider stripping the works down to the essentials. Community activies could be used to fund the remaining works such as street furniture, artwork and additional planting	
3	RSPCA_ Bushfire RSPCA _ Lanscape dwgs	7/02/2024	Major	Design	The current design doesn't meet the Bushfire Hazard Assessment. Tree canopies shown touching and overhanging the building. Tree canopies shown not separated by 2 to 5m.	Design to be updated to comply with BAL12.5 AS3959 and the Bushfire Assessment.	
4	RSPCA_Flood 2023-12 21	7/02/2024	Major	Design	Landscaped wall as per flood management measures of 0.6m not shown on drawing. Could not see on civil plan but maybe indicatively shown on the architectural plan.	Confirm wall shown on plans.	

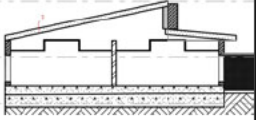
Project			12631998 RSPCA Peer Review Feedback Register				
Package			Review the RSPCA Majura facility PSP design				
Discipline			Architecture				
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
General comments							
1	Architectural Concept Design Report RSPCA_Architectural 2023-12-21	14/02/2024	Major		Multiple information discrepancies exist between the disciplines and further between the Concept Report and the drawings. We understand this is due to the different submission timings. We reviewed the drawings as the latest design information for this exercise.	Correct discrepancies	
2	Architectural Concept Design Report, June 23 Page 7, 24	14/02/2024	Moderate		The project is noted in the report to achieve both reducing net emissions to zero and a certified Greenstar design and as built rating of 5 stars in line with the ACT Governments procurement policies. Greenstar pathway provided is only fo a 4 star building with 20 point target.	Correct discrepancy Note: high costs to incorporate 5 star buildings.	
Overall Spatial planning Comments							
3	General comment	14/02/2024	Major		Room Data Sheets (RDS) are not provided to document the stakeholder's agreed room requirements in the next stage. This is typically completed at PSP stage. Not providing the specific room requirements may have an impact on the cost estimates for increased requirements	Room Data Sheets (RDS) to be workshopped with stakeholders to form the basis of the detailed design early in next phase.	
4	Architectural Concept Design Report, June 23 Page 7, 63	14/02/2024	Moderate		Repetition of animal care modules to allow for flexibility during future and fluctuating capacity - suggested in Report - innovation opportunities	Modular design not only allows for expansion but also the reduction of numbers shown in the design. This maybe a way to reduce costs until it's feasible to reach the desired numbers.	
5	Architectural Concept Design Report, June 23 Page 7, 63	14/02/2024	Minor		Noted - Briefed requirements and current RSPCA cat accommodation varies for the animal care industry best practise in terms of size per cat, contruction and access. - discussed in innovation opportunities	Note only	
6	Architectural Concept Design Report, June 23 Page 7, 63	14/02/2024	Moderate		Core spaces such as adpotion centre, veterancy clinic, administration and support facilities have no space for future expansion - as discussed in innovation opportunities. Ability for expansion opportunities may not be feasible due to the site constraints such as overland flows and soil conditions in other parts of the site.	Site suitability	
	PSP - RPH - AR - 0104	14/02/2024			The Cattery wing has a sense of order and planning logic. The module design will simplify the structure and building services designs.	Note only	
General site comments							
7	Architectural Concept Design Report, June 23 Page 16	14/02/2024	Moderate		Development in Bush Fire Prone Area. Required Asset Protection Zone (APZ) BAL12.5	Site suitability Noting increased construction costs due to increased bush fire protection measures to comply with BCA and AS3959 standards for BAL12.5	
8	Architectural Concept Design Report, June 23 Page 6	14/02/2024	Major		Potenital soil contamination from plane crash recorded in southwest corner of site. An on-site intrusive investigation is pending.	Intrusive investigations to be understand to understand issues. Site suitability	
9	Architectural Concept Design Report, June 23 Page 6	14/02/2024	Major		Potenital unexploded ordnance on site. Civilian death from UXO in 1954.	Intrusive investigations to be understand to understand issues. Site suitability	
10	Architectural Concept Design Report, June 23 Page 7	14/02/2024	Moderate		No footpath connections back to any existing public transport stops and other infrastrustructure to service site	Site suitability	

11	Architectural Concept Design Report, June 23 Page 11	14/02/2024	Moderate		Development within flight path and high aircraft generated sound. Potential sound disturbance for not only to staff but the animals	Acoustic engineer to provide design measures to limit impact of noise eg direction on roof and external wall insulation and construction details Site suitability	
12	Architectural Concept Design Report, June 23 Page 7, 13	14/02/2024	Moderate		Traffic noise - sound disturbance not only to staff but animals.	Acoustic engineer to provide design measures to limit impact of noise eg direction on roof and external wall insulation and construction details Incorporation of sound barriers such as non-perforated screens. Trees will not provide a sound barrier. Site suitability	
13	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		Although there is no scale bar to calibrate the measurements, the parking spaces are generally 2.5m wide. Considering special passengers with often a large crates is expected, it may require a wider parking width such as 2.7m than the standard parking bay.	Incorporate loading parking bays (nom. 2.7m min) close to the entrance to allow for unloading crates	
14	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		The main entry from Addison Road may be confusing as there is no physical delineation to direct the traffic towards the main building entry. Since the main entrance faces away from the public view along Fairbairn Avenue, it is essential to have an architectural gesture to direct the flow naturally. The current reliance on signage and line marking is a little weak, particularly since it faces the back of the Cattery wing.	Test-fit design of main entry along Addison Road	
Detailed External Design and Internal Layout Comments							
General form							
16	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		At multiple locations, the roof design suggests no building eaves to provide shadings to the windows below effectively.		
17	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		Some of the buildings seem to have an excess amount of ceiling cavities. Due to the premature mechanical design and no specific drawing suggesting nominal mechanical plant room locations and sizes, GHD cannot examine this in detail.	This may be an opportunity to reduce the cost by reviewing the roof form and lowering the roof angle to minimise the empty cavity spaces and external wall areas.	
18	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		There are no roof fall directions and angles on the roof plans, so we are unable to determine the hierarchy of roof forms, particularly the Admin and Kennel wings. It's difficult to understand if the roof forms are designed to allow for daylight or simply for aesthetics.	Simplifying the roof forms with simple clerestory arrangements for example, will allow daylight to enter the building and reduce structural complexities and subsequent costs.	
	RSPCA_Architectural 2023-12-21		Moderate		Hatches shown in the section drawings don't reflect the external materials that have been costed. The material for the roof could be represented as concrete. Blockwork walls assumed to full height but there are structural limitations on masonry heights. Roofs and walls do not show insulation.	Colorbond steel would be the ideal roof cladding and brick/block veneer suggested for the walls to provide space for insulation and reduce costs. The high roof and subsequent high external walls would limit the extent of brickwork or blockwork – drawings show blockwork to full height. The remainder of the wall (at high-level) could be a lightweight steel structure with steel cladding.	
Entry							
19	PSP - RPH - AR - 0251	14/02/2024			An excellent architectural gesture to express the main facility entry that naturally invites visitors into the building.	Nil	
20	PSP - RPH - AR - 0104	14/02/2024	Minor		The corridor space is not essential for the space to work if cost savings are required. One full length internal corridor is already provided.	This space could be a modified to a covered external walkway	
Cattery and other							

[illegible]

26	PSP - RPH - AR - 0104	14/02/2024	Major		Complex layout arrangement possibly leading to complex structure. Walls don't seem to be aligned to a consistent grid. Awkward circulation spaces leading to possible issues with wayfinding and egress. Rooms have awkward arrangements that may impact functionality eg surgical prep and treatment rooms. Doesn't seem to have general and sterile storage spaces for medical supplies. I can't see a sterile store. Any storage areas should be close to the main rear access door for convenience. Offices in centre of building with no outlook and natural light. No break-out spaces with kitchenette or general collaboration area for staff - only isolated offices. Is there an external area just for staff - vet and vet staff? Corridors seem tight (1.6m) for movement - especially if trolleys are used.	GHD understands this is the outcome of a series of stakeholder consultations. However, there may be further opportunities to rationalise the layout and create a regular structural grid for VE. This may allow for better wayfinding and enhancement of work environment. Spaces that require daylight moved to the exterior of building eg offices. Consider more staff retreat areas to enhance work environment - presumed high stress environment - for staff to relax, unwind, recharge and collaborate. The closest staff retreat area is the kitchen/lunch room in the administration building assumed only for admin staff? Consider breaking up the wide floor plate to create some more open space to create a buffer between different functional areas.	
Admin and Education Buildings							
27	PSP - RPH - AR - 0104	14/02/2024	Moderate		We assume that separation is required between the two administration areas - internal (RSPCA) and external services. Access from one corridor/area to the next is through the archive and printer, or kitchen areas. Offices - Voluteer and Chief Inspector rooms - in the centre of the building have no access to daylight (highlighted in yellow)	GHD understands this is the outcome of a series of stakeholder consultations. However, there may be further opportunities to rationalise the layout. Do these spaces need to be isolated? Would the connection between the two areas, from one corridor to the next be better with a corridor rather than going through rooms? If security zoning is required, this corridor could have access controls. Consider relocation of offices - Voluteer and Chief Inspector rooms - to the external perimeter for access to daylight.	
28	PSP - RPH - AR - 0104	14/02/2024	Moderate		Enclosed courtyard space with acute angle is not usable and possible issue for maintenance.	Consider including the space internally to form a decent corner	
Bulk Store and Voluteer Building							
29	PSP - RPH - AR - 0104	14/02/2024	Moderate		The change in direction/orientation of the building forms is creating useable spaces	Consider re-orientation of the external wall as shown in image	
29	PSP - RPH - AR - 0104	14/02/2024	Moderate		Storerooms in the Vet Clinic is minimal. We assumed the bulk store provides storage space for the Vet Clinic. Movement of goods externally to the Vet clinic is not convenient and risk of damage to goods.	Rationalise location of this storage area and storeroom requirements of the Vet Clinic - including requirement for sterile stores.	
Education Building							
30	PSP - RPH - AR - 0104	14/02/2024	Moderate		Staff in the administration building will need to use the toilets in the separate public/entry building or walk externally to these toilets/ Also, occupants within the education building have only external access to these toilets.	Propose separate toilets (2) for staff within the Administration building for convenient access. Proposed both internal and external access to be toilets in the Education building	

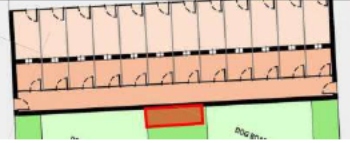
Dog kennels and runs							
31	PSP - RPH - AR - 0104	14/02/2024	Moderate		The ground level outside this door to the kennel is 400mm below the adjacent ramp landing. Retaining walls don't seem to be allowed for in the cost plan.	Level changes to be assessed in detail in next phase. Stair access will be required from this door to the ramp landing. Retaining walls on the site to be considered for ground level changes and stormwater drainage.	
32	PSP - RPH - AR - 0104	14/02/2024	Major		No building separation from dog kennel and run from carpark. Risk to both dog and handler if exiting on carpark side. Position limits natural ventilation opportunities. No air intake natural or mechanical allowed adjacent to car park side. Risk of damage to building from vehicles. The heat from hardscape might affect internal temperatures and increase energy required to condition the space. Possible noise trigger for dogs Reduced visual amenity - kennel in a carpark. Risk of negative publicity	Relocate kennel or relocate 4 car spaces to provide 'green'/buffer area designated for this kennel.	
33	PSP - RPH - AR - 0104 Architectural Concept Design Report, June 23 Page 67	14/02/2024	Moderate		The opening from the kennel to the covered run seems insufficient and not to the width as shown in Architectural Concept Design Report, June 23, page 67	Increase width. Will the kennel be conditioned and if so, will the access for the dog to the yard be via a door to reduce loss of heat/cooling?	
General VM Comments							
34	General comment	14/02/2024			Unable to provide VM comments regarding the selection of external and internal materials due to insufficient information. Generally, metal roof and cladding are proposed for the main buildings, blockwork walls and metal roof for dog runs	Nil	
35	RSPCA _ Cost Plan R1	14/02/2024	Minor		Tiled flooring shown in cost plan for wet areas	Consider changing from tile to vinyl for cost savings and ease of cleaning. Also, vinyl (seamless) flooring in the accessible toilet is required for compliance with AS1428.1	
General Drafting/Drawing Comments							
36	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		Discrepancies between Architectural roof plan, the 3D rendering on cover page and structural drawings for the Kennel	Review all drawings for co-ordination and update drawings	
37	PSP - RPH - AR - 1201	14/02/2024	Moderate		Elevations are cropped and unable to view the full roof form and possible plantrooms	Update drawings	
38	PSP - RPH - AR - 0151 TO 0153	14/02/2024	Moderate		Roof plans do not show fall directions, sloping angles and indication of gutters	Update drawings	
39	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		Discrepancies between Architecture and Structure showing number of clashes	Review all drawings for co-ordination and update drawings	
40	PSP - RPH - AR - 0104	14/02/2024	Moderate		Sally Port's plan drawing suggests there is an upper floor, but no relevant plan drawing found	Update drawings	
41	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		No exterior or interior material selections shown	Commence selection and design using Greenstar for guidance. Consider ESD principals and sustainability targets. Consider cost implications	
42	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		There is no scale bar to check the dimensions.	Update drawings	
43	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		The full elevation of the Admin wing is missing to suggest plantrooms and the entire roof form.	Update drawings	
44	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		It appears to be a multiple-section marker without actual drawings.	Update drawings	
45	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		Section and elevation markers with no reference to drawings. Difficult to navigate set of drawings.	Update drawings	

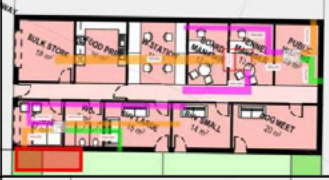
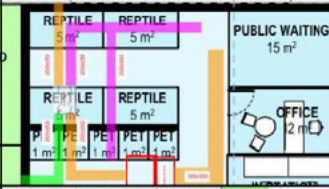
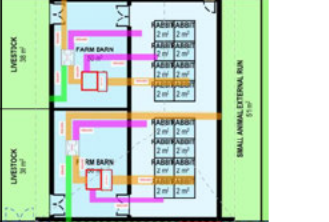
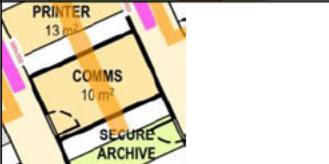
46	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		No external perspectives. Difficult to understand roof and form of buildings to analyse ESD.	Update drawings	
47	RSPCA_Architectural 2023-12-21	14/02/2024	Moderate		The Kennel wing module building roof form seems too complex for a small 25m x 8m building. Again, there is not enough information on building services.	This could be a simple roof to minimise the structural complexity and VE.	
48	PSP - RPH - AR - 0301	14/02/2024	Minor		Material hatches in section drawings do not match the materials costed.	Update drawings	

Project		12631998 RSPCA Peer Review Feedback Register					
Package		Review the RSPCA Majura facility PSP design					
Discipline		Structural					
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
1	RSPCA_Architectural 2023-12-21	15/02/2024	Major	Design	The structural drawings are not coordinated to this architectural set. This will have significant impact all roof designs.	ACOR to update all structural sketches to suit the architectural intent.	Refer to attached structural sketch 12631998-GHD-SK-ST-0001
2	AC220265_RSPCA New Facility Pialligo STR	15/02/2024	Major	Design	The structural drawings note that there is no geotechnical report for the site and the foundation design is based on assumptions made by the engineer.	Geotechnical study to be undertaken to assess the local site conditions. This shall be the basis of the design of the structure's footings. A more reactive site will require larger foundations.	202 DENOTES 120 THICK RAFT SLAB, 40 MPa, SLUG TOP 40 COVER OVER 0.2mm POLYTHENE DAMP PROOF MEMBRANE OVER 50 NOMINAL SAND BLINDING OVER PROOF ROLLED SUBGRADE. PROVIDE ADDITIONAL LAYER OF SLUG TOP WHERE EXPOSED CONCRETE IS ON BITUMEN. FINISHES ARE SPECIFIED. ANY SOFTENED OR LOOSE AREAS THAT DO NOT RESPOND TO PRODDING/ROLLING SHOULD BE REMOVED AND REPLACED WITH A SUITABLY COMPACTED GRANULAR MATERIAL. INTERNAL BEAMS TO BE 300 WIDE X 600 DEEP AT 4000 CTS WITH 30X13 BOTTOM BARS EW 50 COVER AND EDGE BEAMS TO BE 400 WIDE X 500 DEEP WITH 30X13 BOTTOM BARS EW 50 COVER. GROUND BEAMS HAVE BEEN PROPORTIONED IN ACCORDANCE WITH AUSTO FOR AN ARTICULATED MASONRY VENEER CONSTRUCTION ON SLAB MISC. TO BE CONFIRMED UPON RECEIPT OF THE GEOTECHNICAL REPORT. REFER TO ARCHITECT 450270 RAFT SLAB INDICATIVE CONSTRUCTION SEQUENCE: -STRIP SITE TO REQUIRED LEVEL, NOMINALLY 150 BELOW PROPOSED FSL -CONDUCT PRODDING/ROLLING -EXCAVATE FOOTINGS TO REQUIRED DEPTH -CONSTRUCT FOOTINGS AND SLAB NOTES: SEE CIVIL DOCUMENTATION FOR EXTERNAL COVERWAY PAVEMENT DETAIL.
3	AC220265_RSPCA New Facility Pialligo STR	15/02/2024	Moderate	Design	ACOR roof structure comprises of rafters and purlins. Because of large ceiling spaces, GHD recommends that a truss option is explored. Propriety trusses are economically for the spans of the project and have the advantage of supporting both the roof and ceiling + providing lateral restraint to the external walls.	Truss option to be priced for comparison, not that the trusses can support the ceiling and provide adequate lateral restraint to external walls.	Refer to attached structural sketch 12631998-GHD-SK-ST-0001
4	RSPCA_Architectural 2023-12-21	15/02/2024	Minor	Functionality	The overall intent of the roofs is leading to high walls (+5m) we recommend the roof falls are simplified to reduce external wall area and façade cost.	Review architectural intent and coordinate roof fall directions with the structural engineer.	Refer to attached structural sketch 12631998-GHD-SK-ST-0001
5	RSPCA_Architectural 2023-12-21	15/02/2024	Minor	Functionality	Some parts of the administration buildings do not have a clear location for structural support. This is to be coordinated with structures to achieve an efficient roof structure.	Review architectural layout and accommodate columns/walls with structural engineer input.	Refer to attached structural sketch 12631998-GHD-SK-ST-0001
6	RSPCA_Architectural 2023-12-21	15/02/2024	Moderate	Design	The Kennel buildings have complex roof falls that make the structural framing complicated and inefficient.	Review architectural intent and coordinate roof fall directions with the structural engineer.	Refer to attached structural sketch 12631998-GHD-SK-ST-0001

Project		12631998 RSPCA Peer Review Feedback Register					
Package		Review the RSPCA Majura facility PSP design					
Discipline		Civil and Landscape					
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
1	Architectural Concept Design Report, June 23				Potential soil contamination from plane wreckage buried onsite. Unknown extent and location. Potential unexploded ordinance on site. Civilian death from UXO in 1954. Poor soil conditions and bearing capacity	Further investigation in detailed design - advice from geotech required on how to treat the ground before constructing any building structures, pavements, underground tanks and/or retaining walls	
2	Flood Impact Assessment, December 2023				Stormwater catchment from Mt Ainslie converges on the site and overland flow expected over parking areas. Civil engineer design is an initial response from one visual inspection and desktop review.	Further flood studies and intrusive site investigation required following UXO remediation. Further flood studies and investigations are required as the provided ones does not look at the impact of the overland flow path upstream from the proposed development. By creating additional ponding areas, as is proposed, the overland flow upstream can be affected especially through the existing culvert under Addison Rd.	
3	Architectural Concept Design Report, June 23 Civil Engineering Report, December 2023				No footpath connections back to any existing public transport stops. A footpath connection is shown to a proposed bus stop but this location is noted as not being confirmed by TCCS	TCCs to provide comment if future bus stop is to be provided or if new footpath connections are required to closest existing public transport stop	
4	Civil Drawing C160, Rev 2				Swale has note referring to a swale section for details but said section does not exist on the drawings. Swale details are needed to understand how overland flows will affect surrounding area	More information is required to shoe that the proposed diversion of the overland flow path will be able to handle flows and not flood the proposed development	
5	Civil Drawing C160, Rev 2				Retaining wall has limited explanation - only note referencing the retaining wall looks to be an internal design comment and is not finalised and questions about a batter not a retaining wall (see image).	More details about the retaining walls are required for costing and information about how it will be affected during flooding or high flow overland flow	
6	Civil Drawing C160, Rev 2				The stormwater underground pipe and pit system is located very close to the back of the retaining wall on the fill side.	It is not recommended to have the stormwater pits too close to the retaining wall on the fill side as this can affect the pressures on the retaining wall which can cause sliding or tipping of the wall and footing. Constructability wise this is also difficult to build and it is recommended to move the stormwater away from the retaining wall influence zone	
7	Civil Drawing C100, Rev 2				It is noted that the path connection from the proposed bus stop to the internal road and building is to be accessible (max grade 7.14%), however the grade shwon on the contours is approx. 25%. The extent of earthworks in the area is not a true representation of what is required and additional soil may be required	Update design to include accessible path of travel and show realistic extent of earthworks. Alternatively a similar structure to a boardwalk	
8	Civil Engineering Report, December 23				Levels between architectural and civil drawings are not coordinated. Civil drawings do not include any levels inside the ring road.	Site grading and earthworks internal to the ring road need to be included in the design scope so that earthworks and costing of the site can be more true to design	
9	Civil Drawings C160-C163, Decemeber 23				Quite a number of bio retention basins are proposed. These require lots of maintenance to perform to required specifications.	Maintenance costs could be reduced (depending on systems installed) to have a small number of larger bioretention systems instead of a large number of small bioretention systems spread over the entire site	

Project		12631998 RSPCA Peer Review Feedback Register					
Package		Review the RSPCA Majura facility PSP design					
Discipline		Mechanical					
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
1	Services Return Brief - R01	14/02/2024			The mechanical section of the return brief is silent upon how the HVAC systems are intended to operate in bush fire prone areas. Required Asset Protection Zone (APZ) BAL12.5	Mechanical engineer to provide commentary on how HVAC system operate in bushfire conditions to provide suitable quality air to animals in holding yards. Also consider effects of ember mesh on intakes/discharges in accordance with BAL 12.5 mesh size requirements.	
2	Services Return Brief - R01	14/02/2024			Section 2, Design Criteria is silent with regards to references to RSPCA policies, position papers and guides, which should also inform the mechanical design for the new facilities.	Mechanical Engineer to review current RSPCA policies and position papers and reference in the design Criteria where these are applicable to the mechanical systems and design intent.	
3	Services Return Brief - R01	14/02/2024			Section 2, Design Criteria should also reference standards pertaining to air filtration: AS1324, microbial control: AS/NZS 3666.1, Refrigeration Systems: AS5149 etc, as these are pertinent to the design conveyed. Additionally, confirm if we need to consider AS1170.4 for any seismic restraints required as a function of building importance level.	Mechanical engineer to populate section with relevant standards which inform the design.	
4	Services Return Brief - R01	14/02/2024			The services return brief notes the exclusion of central medical gas, however does not disclose how medical gases are provided to surgery and dental areas. This needs to be addressed in the report, so that adequate provisions are provided in the detailed design stages of the project	Mechanical engineer to disclose how medical gases are provided to surgery and dental areas. Consideration to be given to bottle stores and additional cylinders required to guarantee source of supply in-between bottle refills. Also confirm which gases are required, as ventilation requirements may need to be considered for specialist gases.	
5	Services Return Brief - R01	14/02/2024			Page 8 of the services return brief appears to show a reduced outside air rate for occupancy, indicating increased filtration efficiency will be adopted. The proposed filtration grades should be noted, so that compliance against the relevant standards can be checked.	Mechanical engineer to add a column with proposed filtration efficiencies to validate reduced O/A rates.	
6	Services Return Brief - R01	14/02/2024			The mechanical section of the return brief is silent in terms of mechanical/electrical power distribution for mechanical services	Mechanical engineer to provide commentary on proposed mech/elec scheme, i.e. will there be dedicated MSSB's, or will power be provided from electrical DB's?	
7	Services Return Brief - R01	14/02/2024			The mechanical section of the return brief is silent in terms of BMS/Controls	Mechanical engineer to provide commentary on whether a BMS is being implemented with interfaces to other services (metering ect.) or otherwise, are local proprietary control systems proposed?	
8	Services Return Brief - R01	14/02/2024			Section 2.5 notes Greenstar credits being considered, however no commentary is provided as to how these will be incorporated into the mechanical scheme. These items should ideally be expanded upon so the audience can consider what is proposed and how this may be achieved in eth design (and any potential cost implications).	Mechanical engineer to provide additional supporting commentary to support noted credit claims.	

9	Services Return Brief - R01	14/02/2024			Section 2.2.1 - Suggest adding temperature criteria for ultrasound, laboratory and imaging rooms, as these often have specialist equipment which require close temperature and humidity control.	Mechanical engineer to consult with stakeholders to ascertain any specialist equipment and required local temperature/humidity conditions.	
10	Services Return Brief - R01	14/02/2024			The code of practice for the management of dogs and cats in shelters and pounds notes temperatures in totally enclosed areas to be maintained in the range of 15-27°C. Can the designer confirm how this will be achieved in kennel areas where air to air HEX systems are provided (in conjunction with in-slab hydronics systems) without any active heating/cooling coils in the ductwork?	Mechanical engineer to confirm temperature strategy for kennels and air to air HEX's	
11	Services Return Brief - R01	14/02/2024			The mechanical section of the services return brief is silent in terms of duct and insulation materials in terms of hygiene and infection control. How does the designer proposed ductwork be cleaned for regular disinfection and hygiene and what materials are proposed.	Mechanical engineer to confirm infection control measures for ductwork cleaning and maintenance.	
12	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			Mechanical plant is located local to kennels/cattery - has the designer considered noise from the mechanical plant in relation to the close proximity of animal holding areas?	Mechanical engineer to consider acoustic affects of plant in close proximity of animal holding areas	
13	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			Mechanical plant is noted scattered across the facility. Has the designer considered centralised mechanical plant areas which 'star' out to the various animal holding areas? This may mitigate any acoustics issues and also maximise usable space in the yards, where mechanical plant is removed.	Mechanical engineer to consider centralised plant in lieu of scattered plant approach. DX pipework may be reticulated at H/L in the covered walkways, to mitigate trenching.	
14	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			Mechanical plant appears to have been located in preliminary egress path, as noted in section 5 of the fire engineering report.	Reference the FER for egress paths and ensure mechanical plant and equipment are clear of these paths.	
15	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			Mechanical HVAC scheme is not shown for waste enclosure, bulk store, laundry, maintenance and WS areas.	Mechanical engineer to confirm mechanical HVAC scheme to the noted areas to ensure compliant design intent is provided.	

16	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			The Services return brief notes a proposed hydronic system for the kennels. Supporting plant was noted as a heat-pump, buffer vessel and associated pumps and manifolds. This is assumed to be a centralised system, in lieu of individual systems due to cost and spatial constraints. Can the designer indicate the location of this plant and if any trenching is proposed to inform the cost plan.	Mechanical Engineer to nominate hydronic system plant location to inform cost planning	
17	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			From a zoning perspective, utilising a single ducted unit for multiple enclosures of different usage profile will not provide good temperature control. Has the designer considered multiple units to provide conditions as required by the clients brief?	Mechanical designer to provide additional commentary on zoning methodology.	
18	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			The Services return brief does not state any conditions for the reptile holding areas and the layouts indicate this will be an air-conditioned area. Careful consideration and stakeholder consultation needs to be undertaken for this area, as reptiles are sensitive to temperatures as well as the rate of change of temperatures. Multiple systems may be required for this area to achieve the close controls required to achieve satisfactory holding conditions.	Mechanical Engineer to confirm design basis for reptile area, including allowable rate of change in temperatures.	
19	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			The mechanical designer needs to confirm the ventilation basis for the farm barn area. 8ACH will most likely not be adequate to dissipate/dilute odours and provide the required level of fresh air for larger type livestock.	Mechanical designer to confirm the basis of design for farm/barn areas.	
20	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			The comms room should have its own A/C system for 24/7 operation. Additionally, the return brief does not note any required system redundancy. If the room has any UPS, exhaust will be required.	Mechanical designer to confirm requirements for the comms room, in addition to temperature.	
21	AC220265 Preliminary Mechanical Spatial Requirements Sketch 02	14/02/2024			Has the designer considered pressure regimes for sterile areas (surgeries, surgery prep, laboratories, scrubs and the like) to mitigate infection spread? The return brief and drawings do not convey enough content to ascertain if this has been a consideration in the mechanical design.	Mechanical designer to confirm methodology undertaken to mitigate infection control in sterile areas.	

Project		12631998 RSPCA Peer Review Feedback Register					
Package		Review the RSPCA Majura facility PSP design					
Discipline		Hydraulics					
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
1	Architectural Concept Design Report, June 23 Page 6				The site has an existing ICON water connection that is utilised by the ACT horse agistees for the filling of horse water troughs variously located around the larger site context.	It is recommended to coordinate the building water connection to ICON water to ensure approval and know the pressure and flow rates on the main water supply.	
2	Architectural Concept Design Report, June 23 Page 7				No sewer connections on the site and the extended distance off site to the nearest sewer tie is known and ongoing project risk.	It is recommended to coordinate the sewer tie to ICON water to ensure approval and sewer tie have adequate pipe invert level.	
3	Hydraulic services site water services				The sheet title is hydraulic site water services but the drawings shows drainage services	Change the sheet title to hydraulic services site drainage services	
4	Hydraulic services site water services				Notes shows that trade waste pipework typically to be 100 HDPE	Change the 100 HDPE to 110 HDPE. 100 HDPE is not commercially available	
5	Hydraulic services site water services				Trade waste pretreatment chamber not connected to sewer pipe	It is recommended to connect the pretreatment chamber to sewer pipe	
6	Hydraulic services site water services				Downpipe quantities have been based off 100 ARI storm and 5 deg roof pitch	Ensure this is coordinated with the architectural roof layout	
7	Hydraulic services site water services				Ensure all linetypes are shown on the legend are clearly defined . New water tie line type is different from the legend - Authority water service	Ensure hydraulic legend is 100% accurate to prevent confusion. Update linetypes.	
8	Hydraulic services site water services				Some of the hydrants are near the building.	Ensure hydrants are 10 m away from the protected building as per AS 2419.1 or have the appropriate hydrant protection measures to be within 10m in accordance with AS2419.1	
9	Hydraulic services site water services				Portable fire extinguisher design layout or note is not provided	Provide portable fire extinguisher design layout or note on the drawing to satisfy BCA Assessment report	
10	Hydraulic services site water services				Provide hydrant ring main stop valves as per code.	Provide hydrant ring main stop valves as per code.	
11	Hydraulic services site water services				Ensure a back flow prevention arrangement is provided as per ICON water requirements	Ensure a back flow prevention arrangement is provided as per ICON water requirements	
12	Hydraulic services site water services				A fire brigade booster assembly is shown in the legend but not shown in the layout	Ensure fire brigade booster assessmbly is provided in the layout to comply with AS 2419.1.	

13	Hydraulic services site water services				The drawing note "it is assumed that the authority watermain has sufficient pressure and flow for the development. IE. Tanks and pumps are not required for domestic or fire services.	We recommend that the consultant carries out a water pressure enquiry to ICON water to determine whether the town main alone can provide the operating system duty for the hydrant system, without the use of pumps and tanks, this is a standard consultant scoping requirements.	
----	--	--	--	--	--	--	--

Project			12631998 RSPCA Peer Review Feedback Register				
Package			Review the RSPCA Majura facility PSP design				
Discipline			Electrical				
Item	Reference	Comment Date	Comment Type		GHD Observations	Recommended Action	Image
			Criticality	Issue Type			
1	Design risk register	14/02/2024		Design	It is noted that within the design risk register that design delays associated with Evoenergy liaison are noted, but there appears to be no evidence of any initial discussion being undertaken. There appears to be an overhead service which runs across the site, but nothing is mentioned in the return brief on if this is to be modified to accommodate the new facility.	Review the existing DBYD information and provide an inactive recommendation of any overhead realignments which need to occur to clear the site.	
2	ACOR Electrical Preliminary Sketch Plans (Page 1 of 4)	14/02/2024		Design	There has been an attempt to spatially plan for a new pad mount substation to support the new facility. However, the basis of design of the size of the substation, proposed MSB or any of distribution board locations or sizes could not be located. No preliminary single line diagram or high level estimated maximum demand could be located in the documentation provided	Undertake a high level estimated maximum demand for the site to better refine the expected size of the new substation. Further develop the single line, showing interconnections between site MSB and downstream DB's. Recommend showing on a layout what boards are to services what zones in the campus.	
3	Services Return Brief - R01 Section 3.2.5.	14/02/2024		Design	With respect to backup power generation, the design report highlights Tier 1 and Tier 2 priority loads but doesn't outline how these are to be protected. A location for temporary mobile generator is proposed in the carpark, but how this connects to the Low Voltage system and management of critical and essential supplies is not clear.	Properly identify critical and essential power supplies, proposed methods of backup (whole of site UPS and generator, localised protection etc), and rightsize the expected temporary generator connection and how it connects into the LV distribution system.	
4	Services Return Brief - R01 Section 3.2.5.	14/02/2024		Design	From an exit and emergency lighting perspective, a compliant design to codes and Australian Standards is proposed, but no commentary as to how this is to be implemented, with elements such as: -Testing and monitoring systems, -Any consideration to provide emergency lighting to link pathways between buildings. -Proposed lighting types in different areas.	Provide additional information on how the exit and emergency lighting system is to operate across the campus.	
5	Services Return Brief - R01 Section 4.4.	14/02/2024		Design	It is noted that there is no NBN service currently to site. There appears to have been no assessment done however on where NBN is to be provisioned from.	Review available DBYD information and provide guidance on indicative connection point for NBNCo connectivity. Also identify type of NBNCo connection.	
6	Services Return Brief - R01 Section 4.4.	14/02/2024		Design	Section 4.4 of the services return brief talks to use of Cat 6A / Class Ea cabling for all horizontal cabling. It does not consider the large physical distances between buildings.	Develop a high level communications services schematic showing how buildings are provided communications and MATV services across the campus.	
7	Services Return Brief - R01 Section 4.4.	14/02/2024		Design	There appears to be no consideration for a campus communications infrastructure, such as links between comms racks in adjoining buildings and connection of comms services to the education building.	Develop a high level communications services schematic showing how buildings are provided communications and MATV services across the campus.	
8	Services Return Brief - R01	14/02/2024		Design	Fire detection and occupant warning system perspective, the design response is completely silent. The fire engineering report focuses on passive fire only, and there is no reference to the proposed design for these services across the campus at all. Namely: - Location of the main fire panel for the campus. - Is there to be sub panels for other buildings, and what is the proposed communication pathways between them. - Is there to be any form of occupancy warning for staff located outside the main buildings, for example within animal housing areas, or within external links between buildings.	Develop a fire detection and occupant warning system preliminary design and plan, nominating how each building is to be protected, how fire services communicate between buildings, what standards it is to be designed to etc.	