

RSPCA Workshop

Step 1: Site Investigation

7 JUNE 2021



Landscape Architecture, Urban Design & Place Making

Studio 7, 14 Kendall Lane
Canberra ACT 2601
Australia

+61 402 706 162
www.placelaboratory.com
ourplace@placelaboratory.com

Document Control

PROJECT NAME	RSPCA PROJECT HOME
PROJECT NO.	2028
DOCUMENT REFERENCE	C:\Users\greg\Place Laboratory\Intranet - Files\Projects\2128 RSPCA Project Home\04 Drawings & Reports\A-Site\Adobe Sheets\RSPCA Workshop.indd

Agenda

Project Background

Project Methodology

Workshop Purpose

Functional Comparison

Spatial Comparison

Operational Requirements

RSPCA Vision for the facility

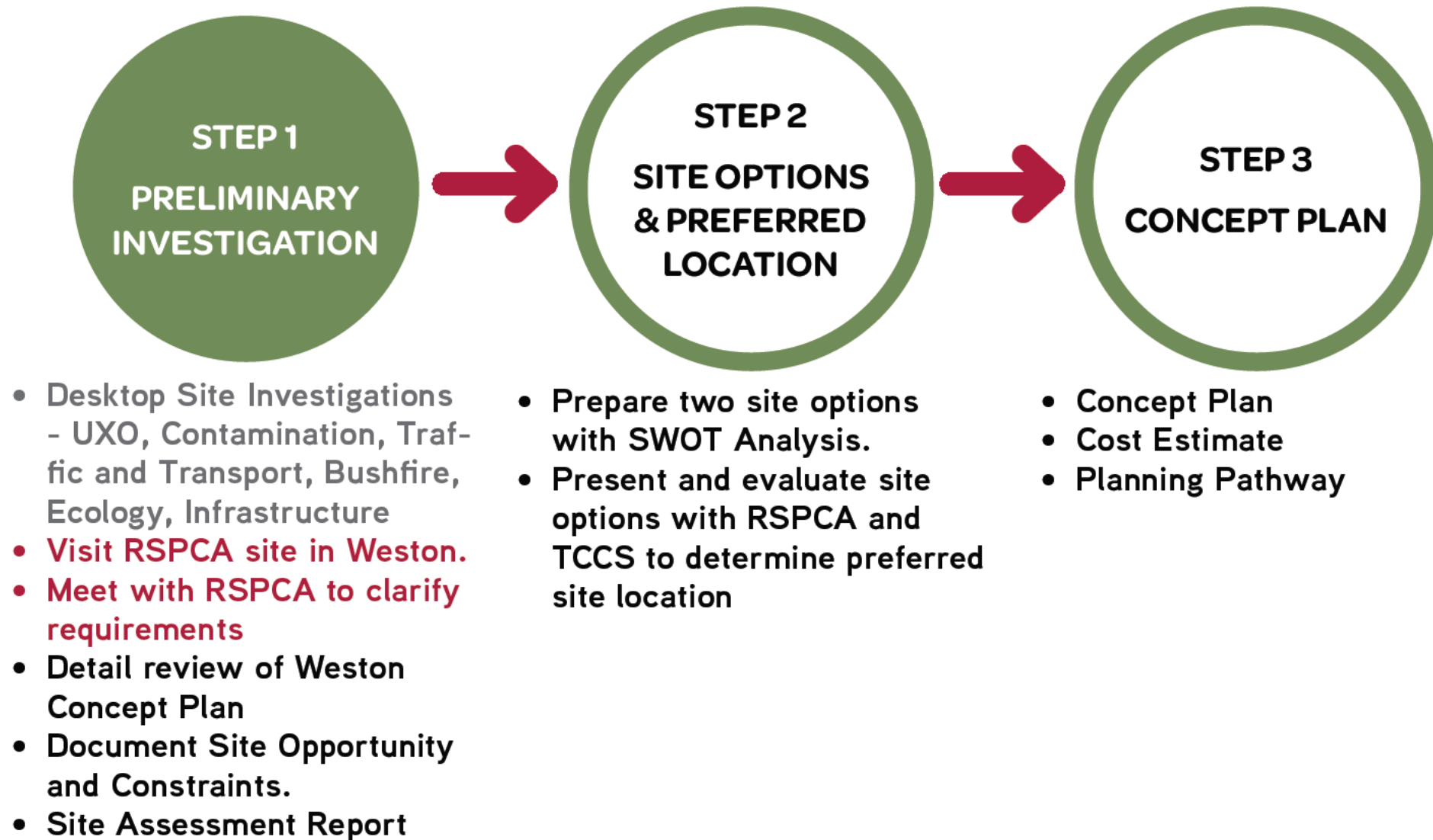
Project Objectives

To support the RSPCA to undertake successful delivery of Animal Welfare.

Key objectives of this project include:

- **Confirming suitability of the Pialligo site as the location for the RSPCA facility.**
- **Identifying approval requirements**
- **Providing the basis for the future delivery of detailed design and construction of a new RSPCA facility,**

Project Methodology



Workshop Purpose

Discussion to identify any requirements and risks which will impact site selection for the new RSPCA ACT Home including:

- **proposed facilities and their functions**
- **spatial requirements**
- **operational requirements**

Comparison & Reference

WESTON RSPC MASTERPLAN



WACOL RSPC, Brisbane, QLD

139 Wacol Station Rd,
Wacol 4076 QLD



Yagoona RSPC, Sydney, NSW

201 Rookwood Rd, Yagoona



Epping RSPC, Melbourne VIC

20 Companion Place
Epping, VIC 3076



Functional Comparison

	WESTON RSPCA MASTERPLAN	WACOL RSPCA	YAGOONA RSCPA	EPPING RSPCA	PIALLIGO
Staff No	60				
Volunteers No	40				
Animals No	250				
Welcome & Adoption					
Vet Clinic		not public	hospital		
Workplace (staff & volunteers)					
Education					
Laundry and Storage					
Cattery					
Dogs					
FFS Boarding					
Grooming					
Native/Domestic Small Animals		wildlife hospital			
Stray Quarantine					
Assessment, Enrichment & Behaviour Management					
Welping Yards					
Barns and yards					
Call Centre					
Cafe					
Op Shop					
Pet Supplies		Pet World			
Pet Cremation					
Other					

Spatial Comparison

	WESTON RSPCA MASTERPLAN	WACOL RSPCA	YAGOONA RSCPA	EPPING RSPCA
Site Area	Block 4, Section 122 - 8018m ² Block 3, Section 122 - 4082m ² Block 1173 - 14465m ² Block 1174 - 1255m ² TOTAL: 27,820m²	Frontage: 452.3 m TOTAL: 46,690m²	Frontage: 247.3m TOTAL: 28,822m²	Frontage: 171.1 m TOTAL: 18,582m²
Building Area	3,053m ²	13,500m ²	10,000m ²	3,400m ²
Outdoor Area (Excludes car-parking and roads)	2,177m ²	10,800m ²	3,100m ²	6,650m ²
Carparking	Approx 70 bays	Approx 170 bays	Approx 100 bays	Approx 35 bays

Weston

-  CADASTRAL SITE BOUNDARY
-  PROGRAMMED EXTERIOR SPACE
-  PROGRAMMED INTERIOR SPACE



Wacol

-  CADASTRAL SITE BOUNDARY
-  PROGRAMMED EXTERIOR SPACE
-  PROGRAMMED INTERIOR SPACE



Yagoona

-  CADASTRAL SITE BOUNDARY
-  PROGRAMMED EXTERIOR SPACE
-  PROGRAMMED INTERIOR SPACE



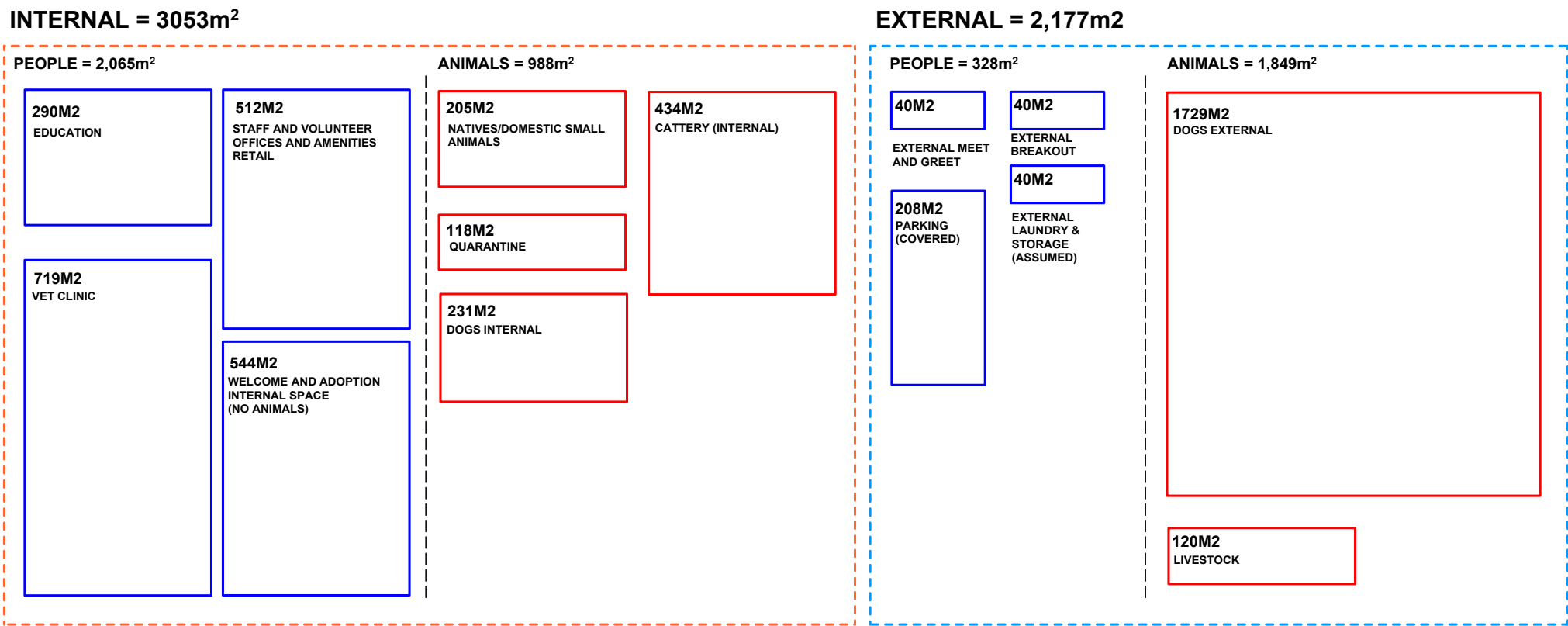
Epping

-  CADASTRAL SITE BOUNDARY
-  PROGRAMMED EXTERIOR SPACE
-  PROGRAMMED INTERIOR SPACE



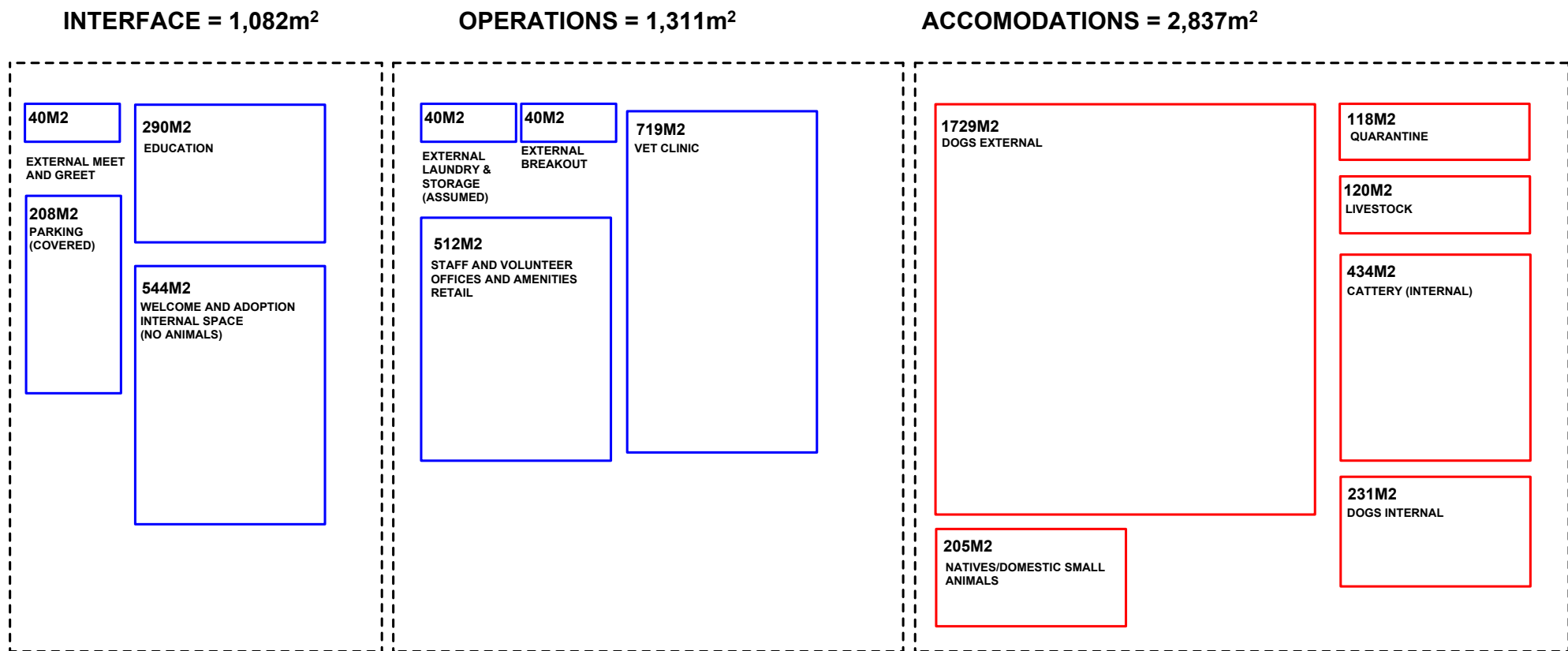
Weston Masterplan - Spacial Diagrams

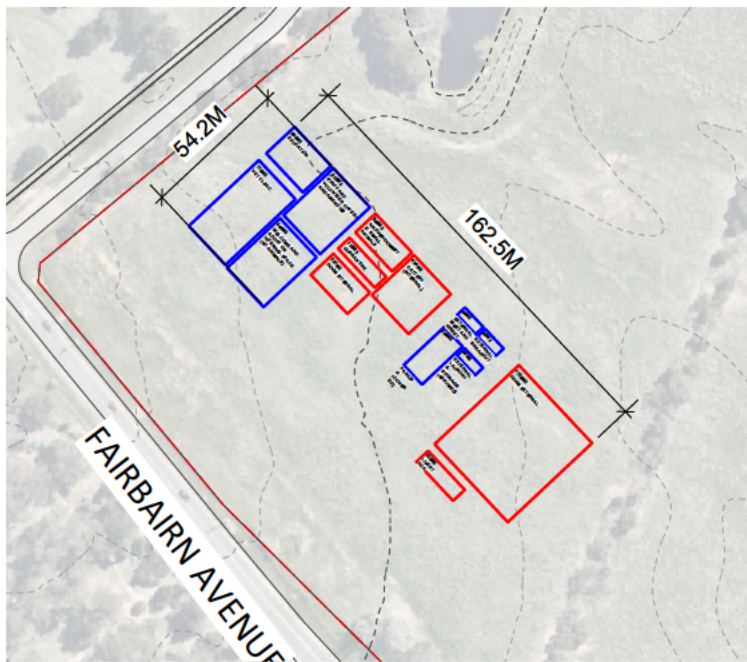
Internal / External



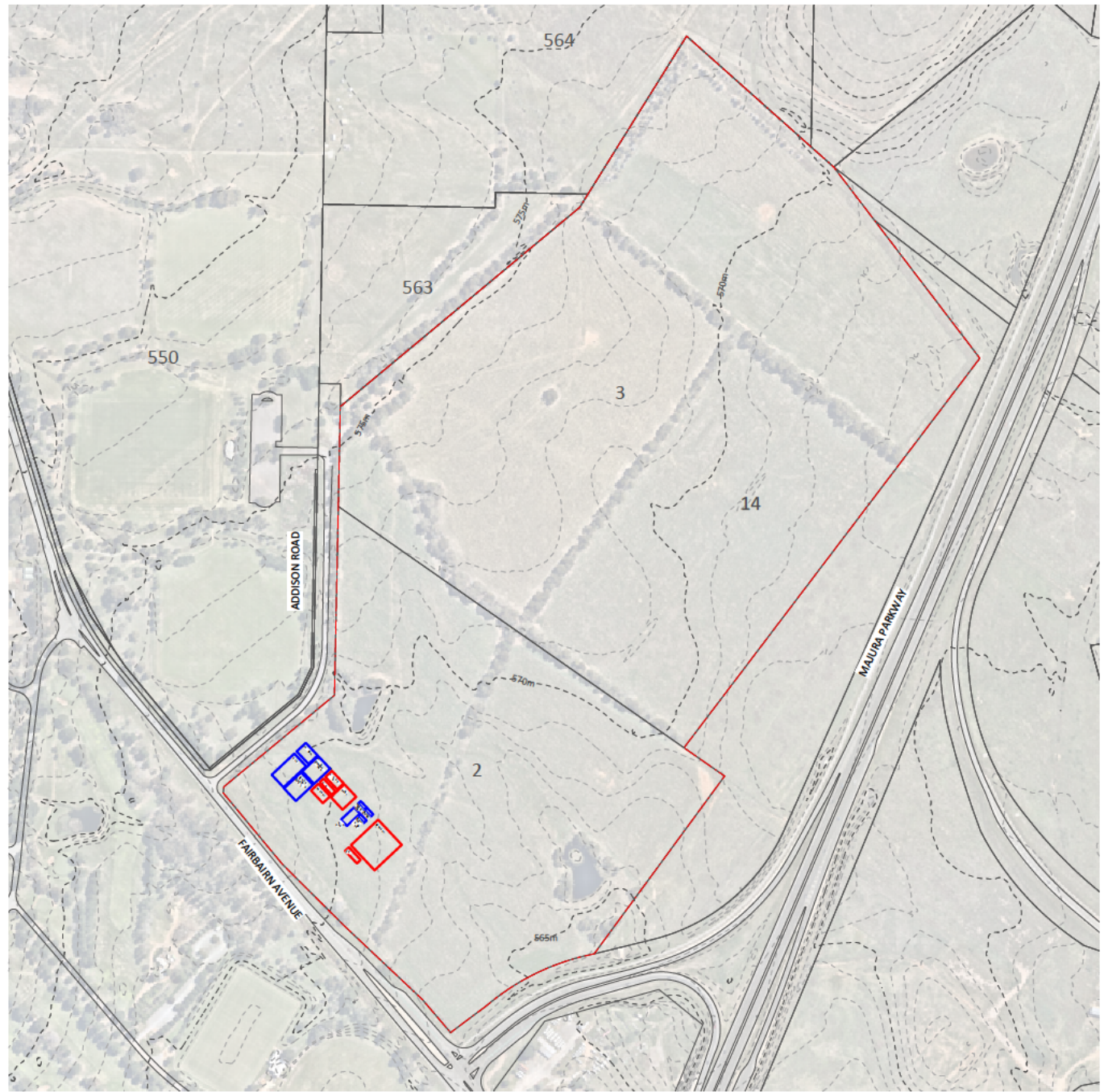
Weston Masterplan - Spacial Diagrams

Function

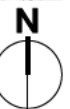




1 SPACIAL PLAN - ZOOM
Scale: 1:2000



2 SPACIAL PLAN
Scale: 1:5000

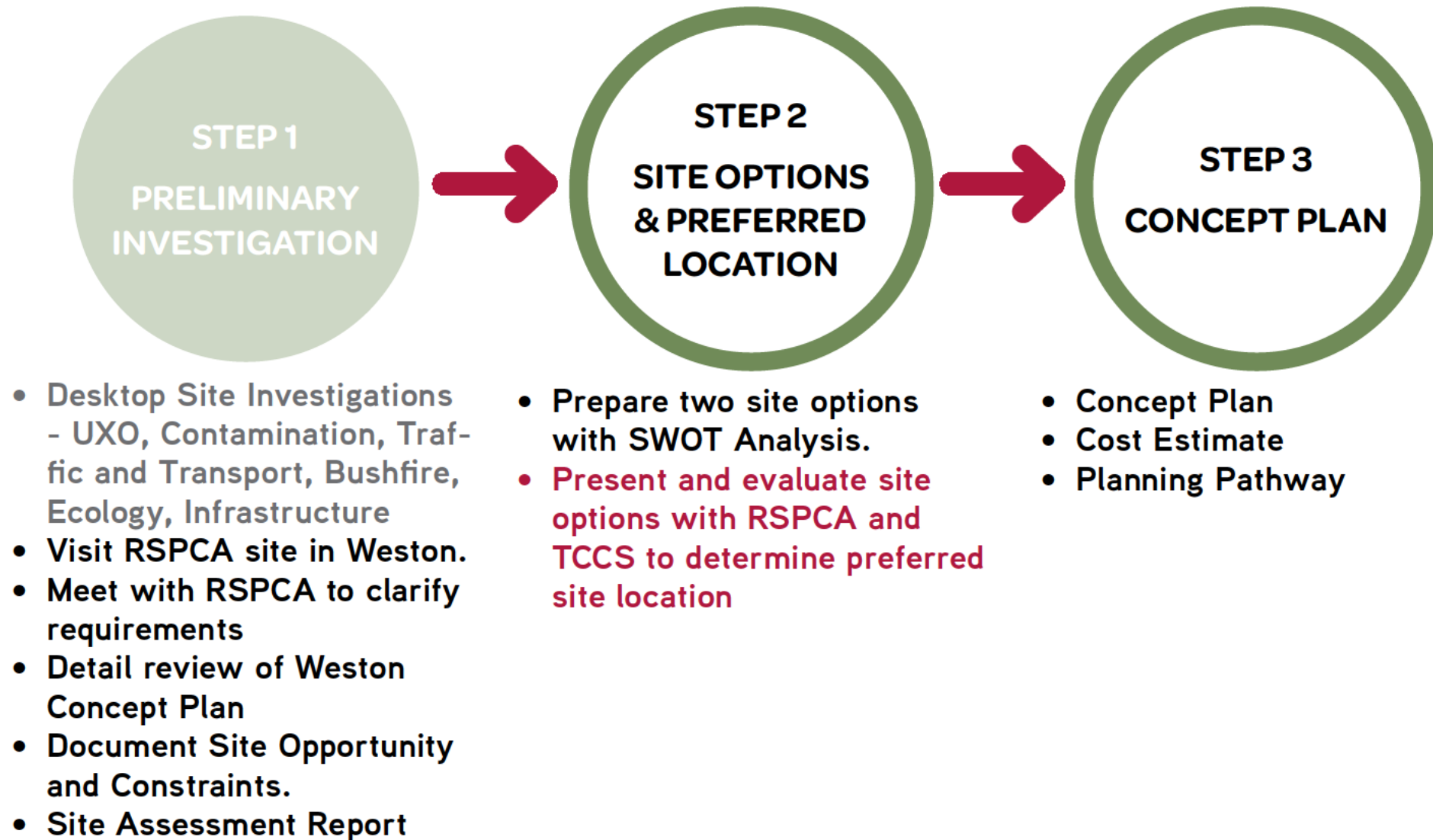


Functional Requirements

Consideration	Impact	Description of impact	OPPORTUNITY	CONSTRAINT
Horse Agistment	Noise	Dog barking upset horses		
	Size of the facility	Loss of horse paddock		
	Proximity	Possible benefits		
Airport	Building Heights	Restricted to 20m		
	Noise	Airplane noise on animals		
	Lights	Low level/ downwards		
	Avoid attracting birds	Manage feed		
Proximity to Duntroon	Noise	Dog barking/ residential		
Access & Movement	Public Transport	Access to public transport		
	Alternative Transport (bike)	Access to cycle path network		
	Intersection at Fairbairn	Safe entry and exit		
	Addison Road	Increased traffic		
Public Interface	Parking	How many bays?		
	Visitor Vehicular Access and Circulation	Separated		
	User Experience	Sequencing		
	Special events	Overflow parking Space		
Staff	Parking	How many bays		
	Vehicular Access and Circulation	Separated		
	Workplace zones			

Consideration	Impact	Description of impact	OPPORTUNITY	CONSTRAINT
Animal Wellbeing	Access to nature	Preferred outlook		
	Noise	Plane and traffic noise		
	Proximity of horses	Agitate?		
	Accommodation	Special considerations		
	Separation	Distances		
Infrastructure	Power/ Solar	Preferences		
	Water - Irrigation	utilise dams and water collection on site.		
	Other			
Growth	Provision for the future	Considerations		

Next Steps



Next Steps

TASK	DUE DATE
• Visit RSPCA site in Weston.	7 June 2012
• Meet with RSPCA to clarify requirements	7 June 2021
• Detail review of Weston Concept Plan	17 June 2021
• Document Site Opportunity and Constraints.	17 June 2021
• Site Assessment Report	17 June 2021
• Prepare two site options with SWOT Analysis.	17 June 2021
• Pialligo site walk around and Option Evaluation Workshop with RSPCA and TCCS to determine preferred site location.	17 June 2021
• Meeting with Canberra Airport	18 June 2021
• Draft Concept Plan	30 June 2021
• Cost Estimate	30 June 2021
• Planning Pathway	9 July 2021
• Final Report	16 July 2021