

Attachment 1: 41 Drummond Street Chadstone

# Proposed Training Building

City of Monash Submission

24.06.19



holmesglen  
**GRIMSHAW**

# Neighbourhood Impact Considerations

The proposed new training facility will provide both practical and theoretical training to tertiary students visiting the campus, in the same manner to that which has been provided on the campus for many years. Hours of operation of the new facility will not extend beyond the current normal operating hours of the campus.

## Campus Population

At peak operating capacity the new facility will accommodate 80 students across its four training spaces. This figure is additional to the current campus student population. A current third-party tenant operating at the campus, Monash Technical School, will end their lease in May 2019, effectively reducing the current peak population on campus by 25 students.

## Siting of the New Facility

The footprint of the proposed single-storey building has been carefully located to be surrounded by the existing campus buildings on its south and east sides, which neighbouring houses in Drummond and Rae Streets are on. The front entrance of the building faces onto an internal grassed courtyard, which will be the main centre of pedestrian activity relating to the building's operation.

## Acoustic Impact

Acoustic Engineers have been engaged to provide design advice which will ensure that the new facility is sufficiently acoustically treated to conform to the EPA Noise Regulations for residential areas. Additionally, the proposed location of the building, nested amongst existing buildings, will result in the majority of any noise coming from the building to be directed toward the Monash Freeway and Warrigal Road. Air-conditioning equipment will be kept below the roofline of the building to further reduce the escape of noise.

## Visual Impact

Again, the location of the building at the western side of the campus, and overall height in relation to existing campus buildings, will result in minimal visual impact to residents in Rae Street and Drummond Street. The new building will have 94m and 63m setbacks from Rae and Drummond Street frontages respectively. The nearest neighbouring residence will be in excess of 87m from the proposed new building.

## Additional Parking

The campus currently has off-street parking provided which is beyond its current need, however the project will include the construction of 27 additional car-parking spaces within the campus grounds, to accommodate the peak capacity of the new facility, being 80 students. A considerable proportion of the students attending the new facility will be under 18 years of age, and will therefore utilise the adjacent Warrigal Road bus route, or be dropped off by car, somewhat reducing the increased parking demand. The campus also has a large number of existing bicycle parking facilities.

## Vehicle Movement around the Campus

A 4-month construction period is envisaged, during which time there will be a significant increase in traffic movement in and around the campus. Holmesglen will communicate with neighbouring residents about this, and specify routes to-from the campus for trucks which limit the impact on the neighbourhood. It is planned that the majority of excavated soil for the buildings footings will be reused on the site, which will mitigate the truck-traffic significantly. An existing student cafeteria on the campus, which has been closed for some years, will be re-opened prior to the new facility being completed. This will also reduce the amount of student traffic coming and going at lunch breaks.

## Emissions Trade Waste Water

The training activity in the new facility will not create any airborne emissions leaving the campus. Waste water from the facility will be treated in trade-waste pits, and recycled where possible. The new building will utilise on-site underground stormwater retention, particularly to ensure there is no impact to the adjacent Scotchmans Creek Reserve.

## Environmental Initiatives

A large array of PV solar panels is planned for the roof of the building. These will be located below a parapet line, and not visible from any neighbouring properties or public spaces. The building will utilise low greenhouse gas impact HVAC systems, and natural daylighting in the building, to reduce artificial lighting needs. A green-wall will be provided on the western face of the building (facing the Scotchmans Creek Reserve). A series of wires with climbing creepers covering the wall. This will considerably soften the appearance of the building, and reduce the heat gain from afternoon sun. Rainwater will be harvested from the rooftop of the new building and reused on the campus for toilet flushing, garden irrigation and any applicable training uses.

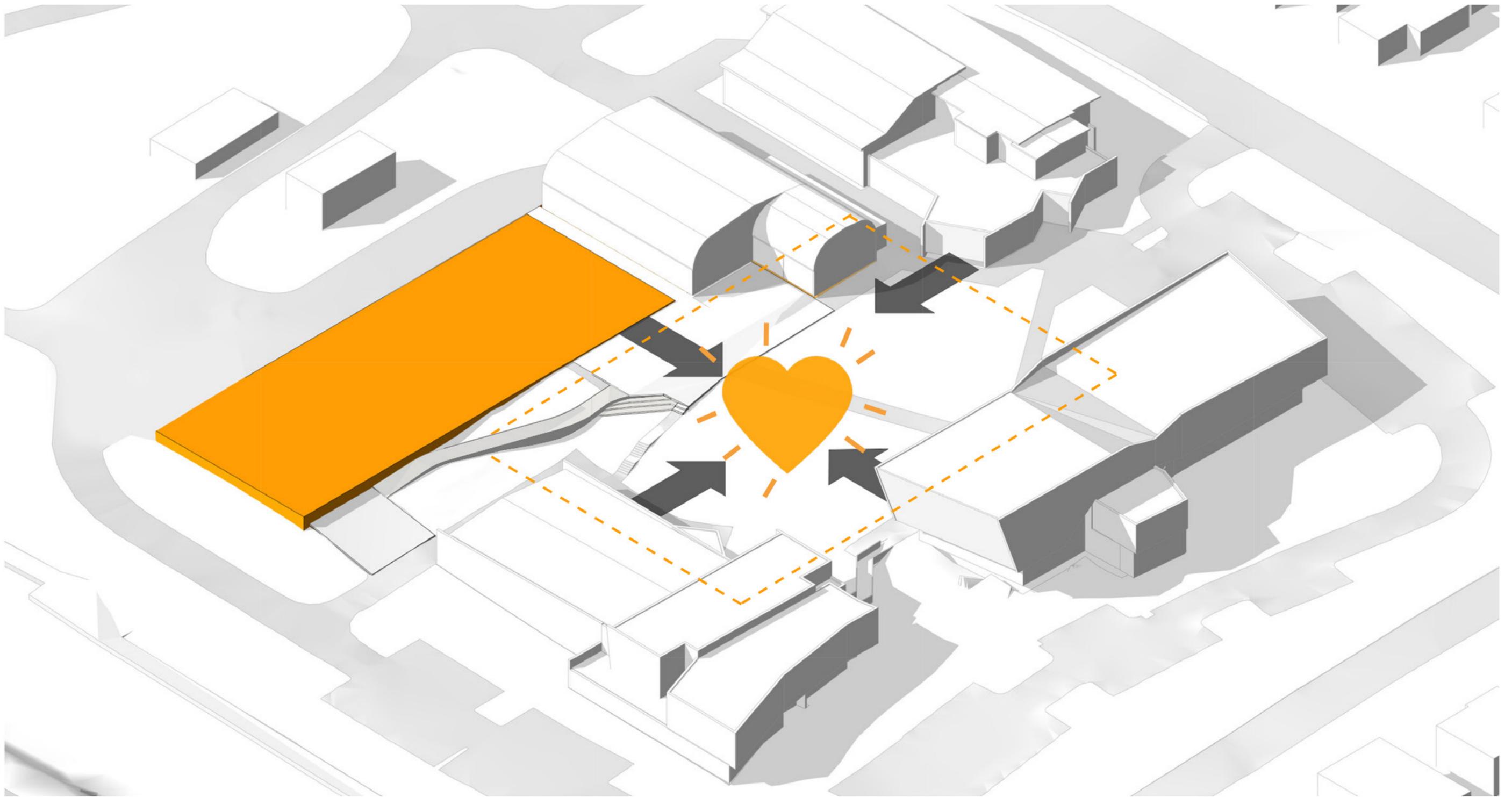
## Cultural

A Cultural Heritage Management Plan is currently being prepared by consultant archaeologists, to ensure that construction of the new facility has no impact on any aboriginal cultural heritage, or artefacts that may be present on the campus.

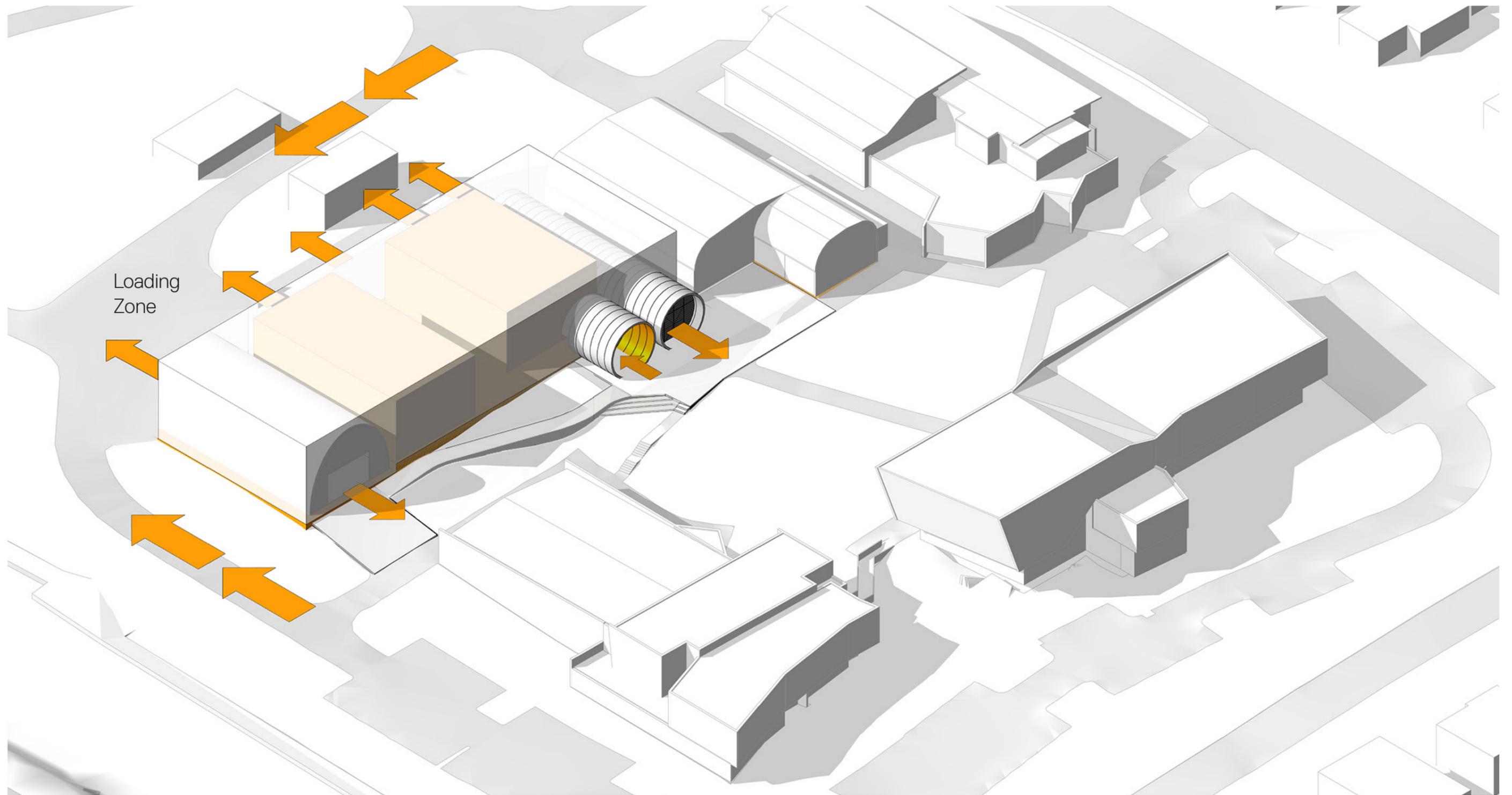
# Location



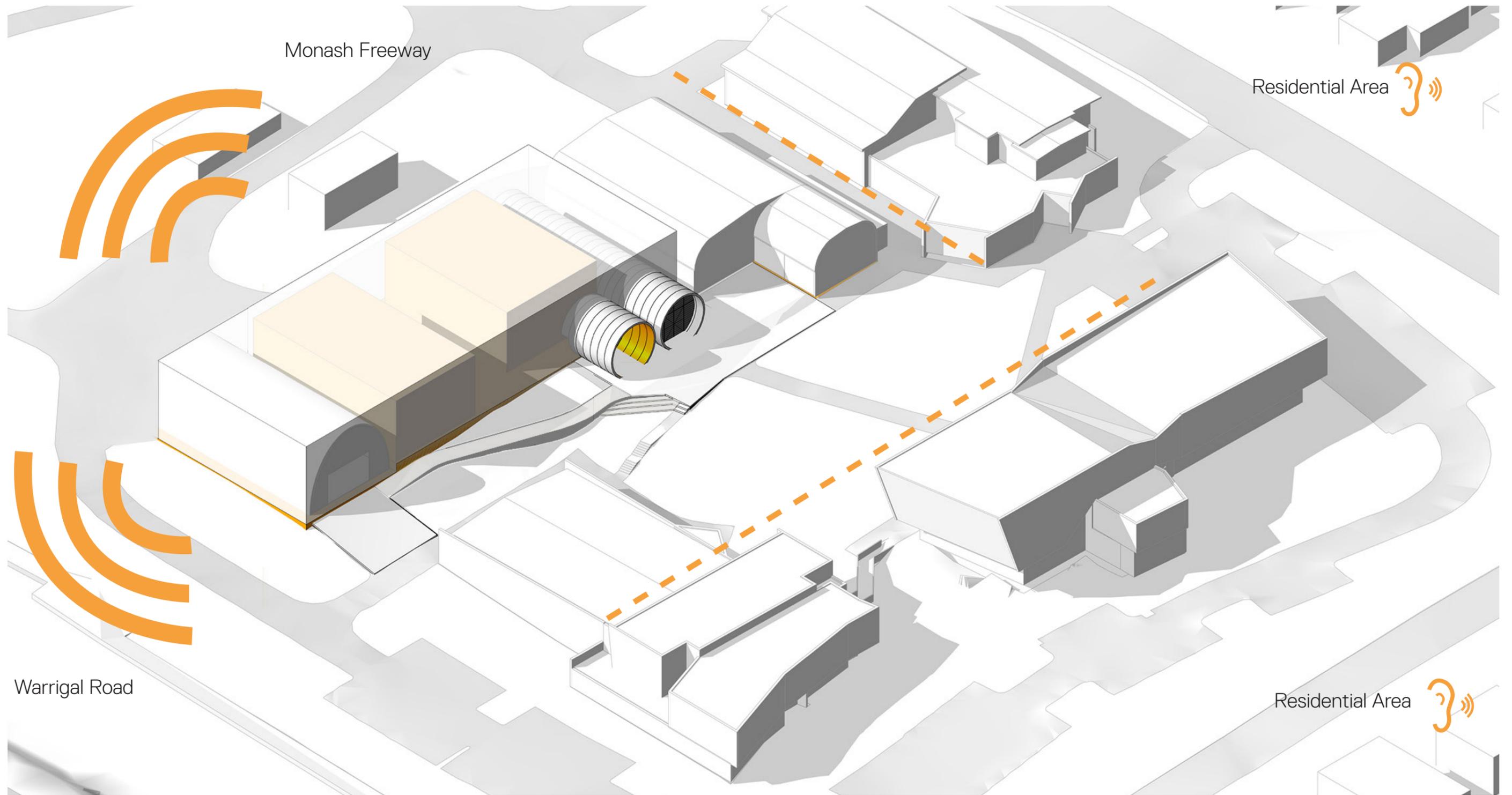
# Creating a Campus Heart



# Access and Loading



# Noise Impact



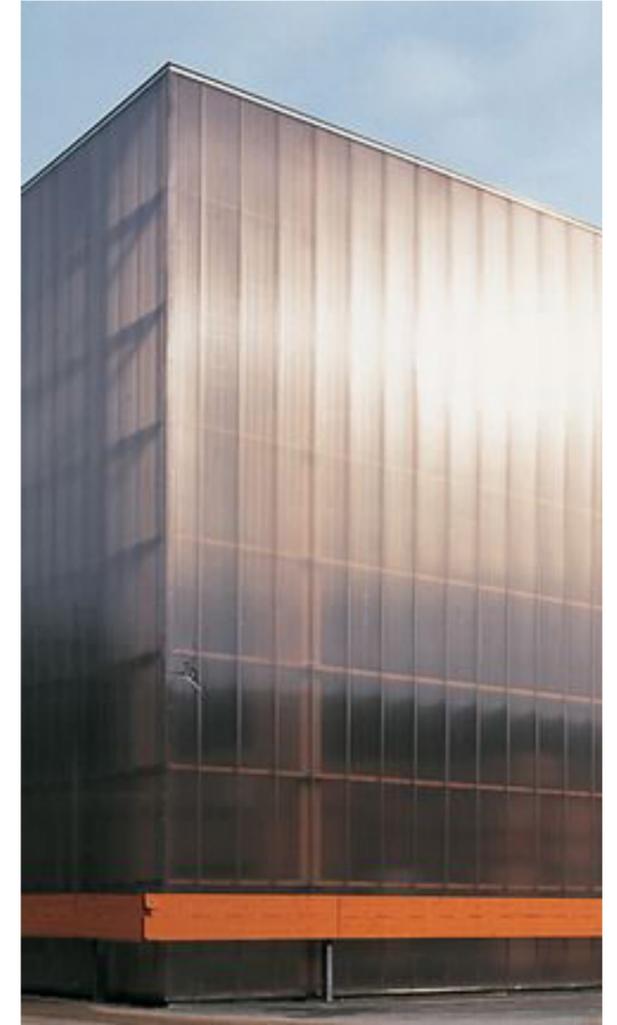
# Reference Projects

Modern, Crisp, Simple



# Reference Projects

## Entry, Showcase, Transparency



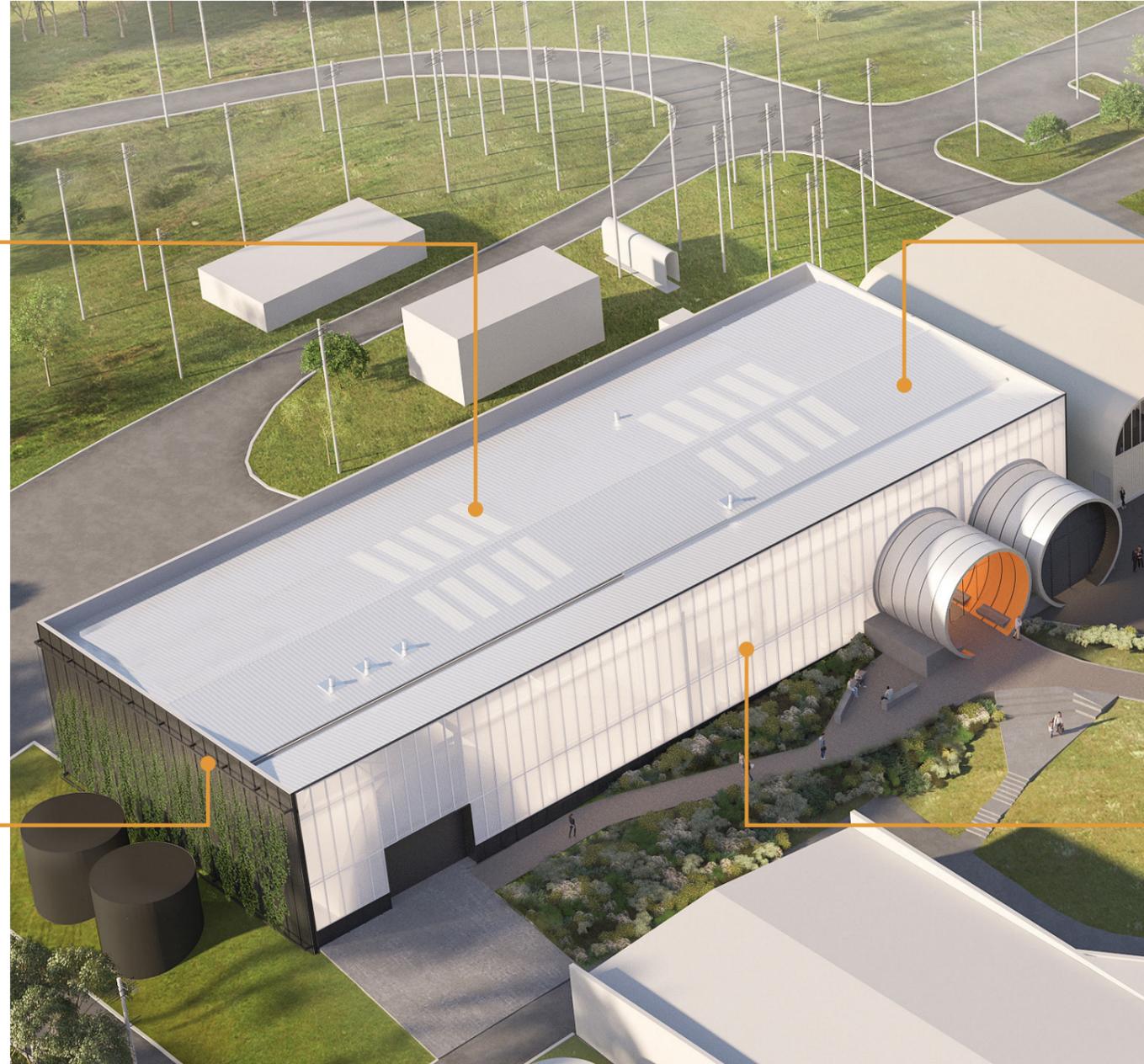
# Campus Aerial



# Materials



Linear Skylights



Insulated Roofing Panel

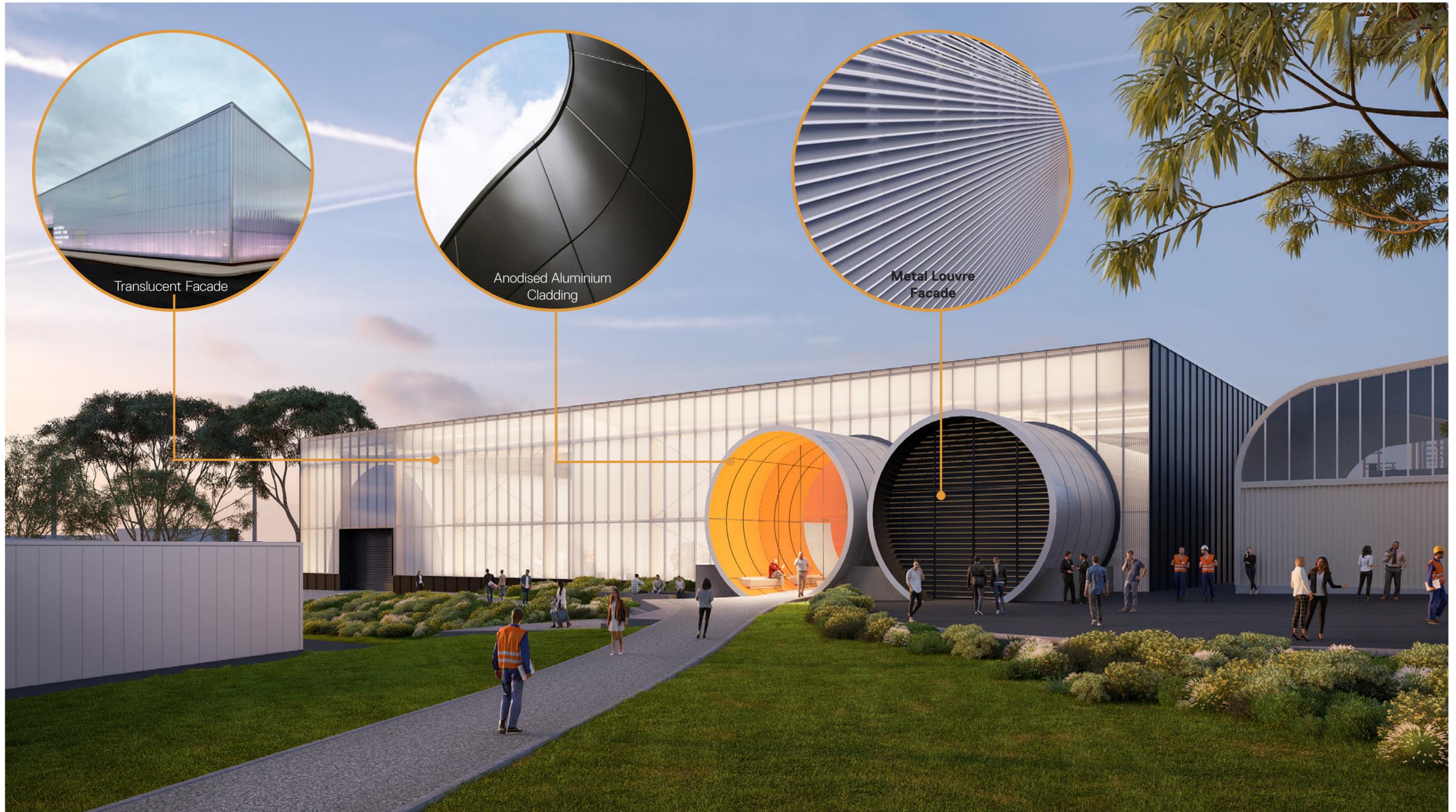


Metal Facade



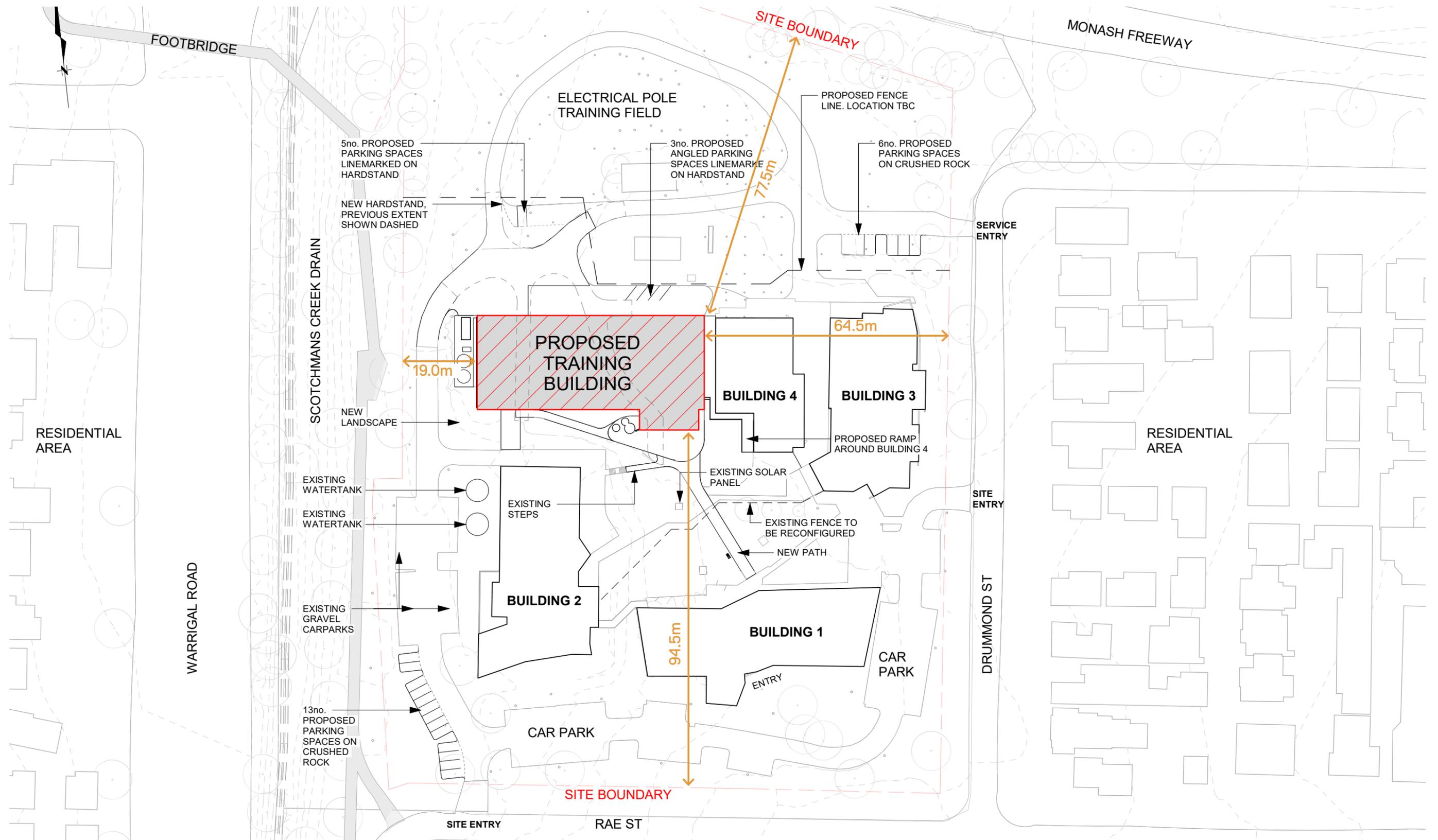
Translucent Facade

# Materials



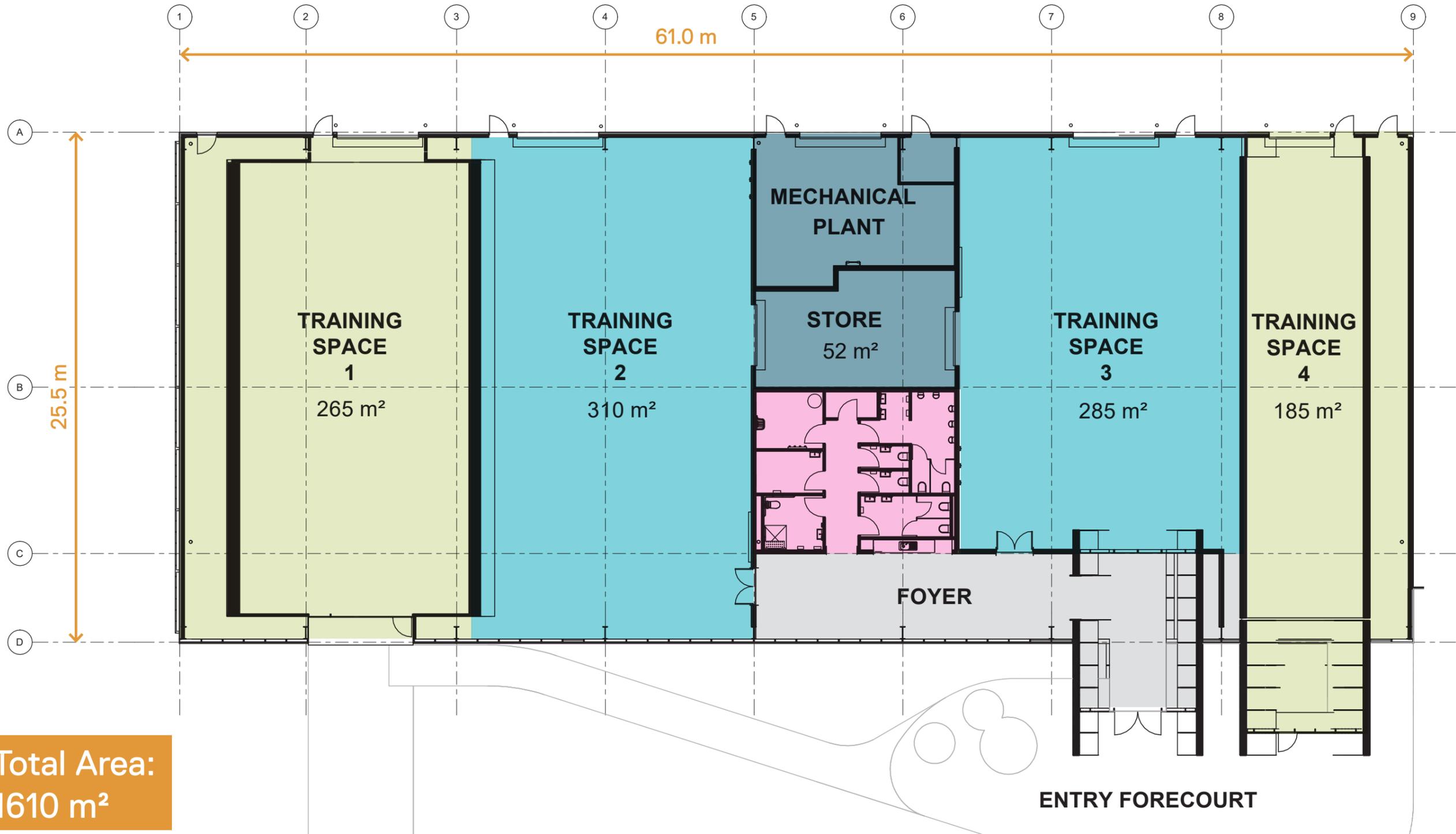
# Site Plan

Total Additional Carparks: 27



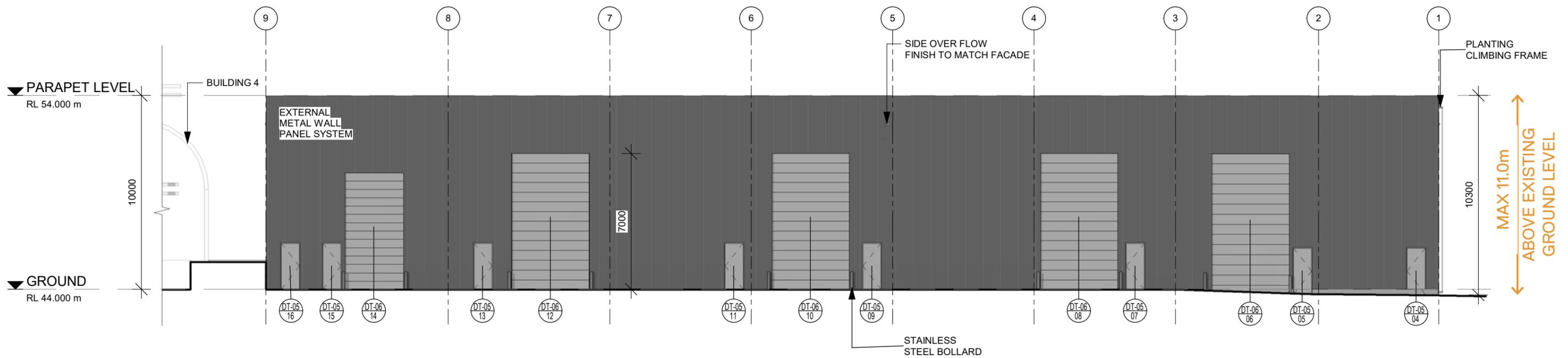
# Plan

Scale 1:200



# Elevations

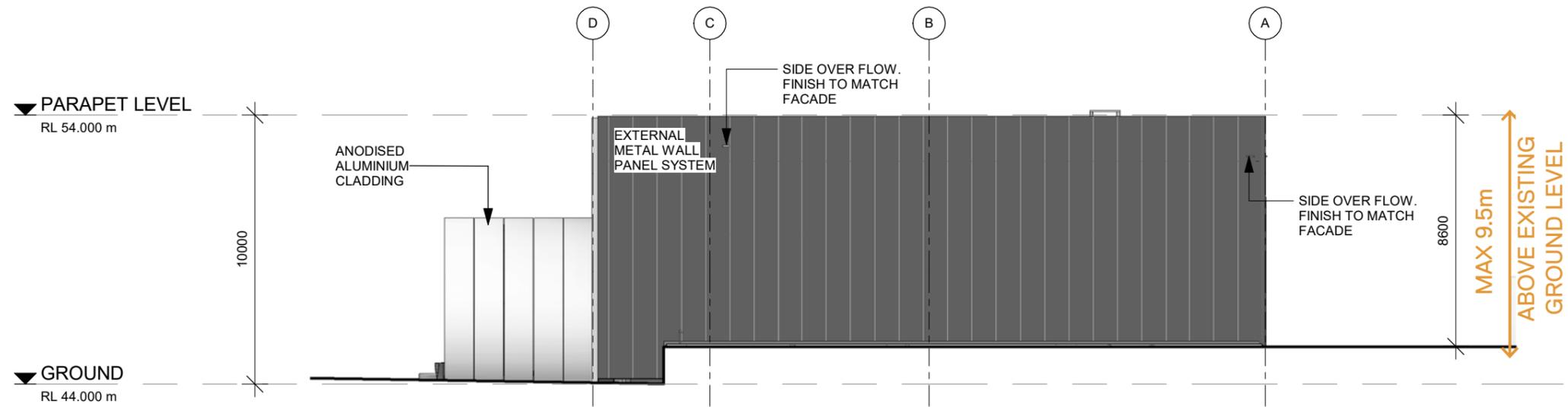
## Scale 1:200



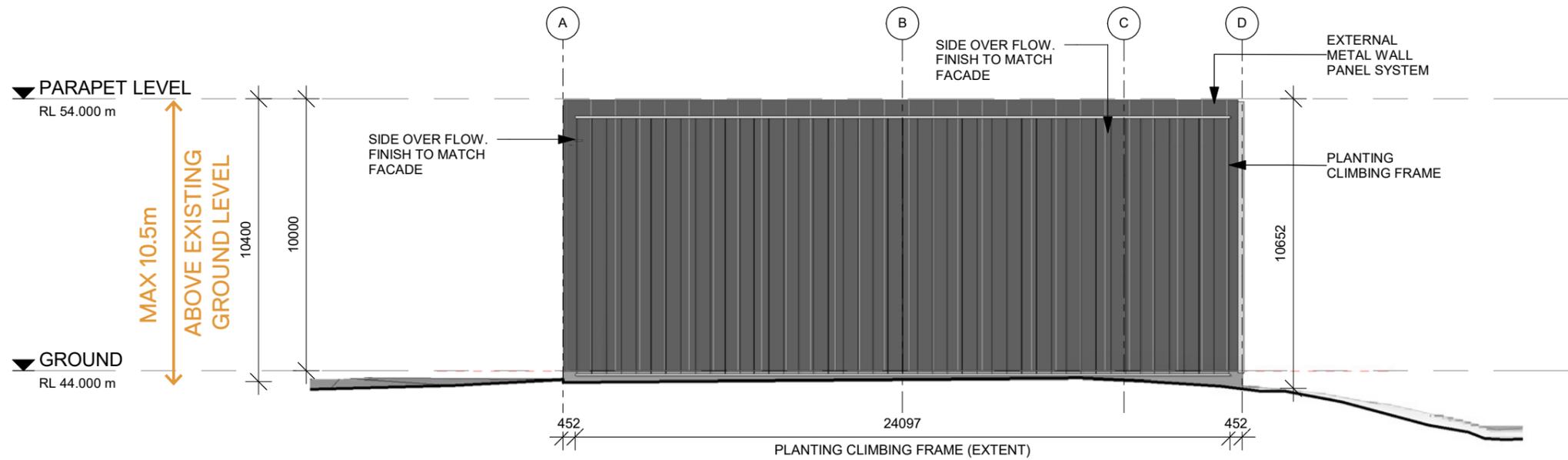
1 NORTH ELEVATION  
1 : 200

# Elevations

## Scale 1:200



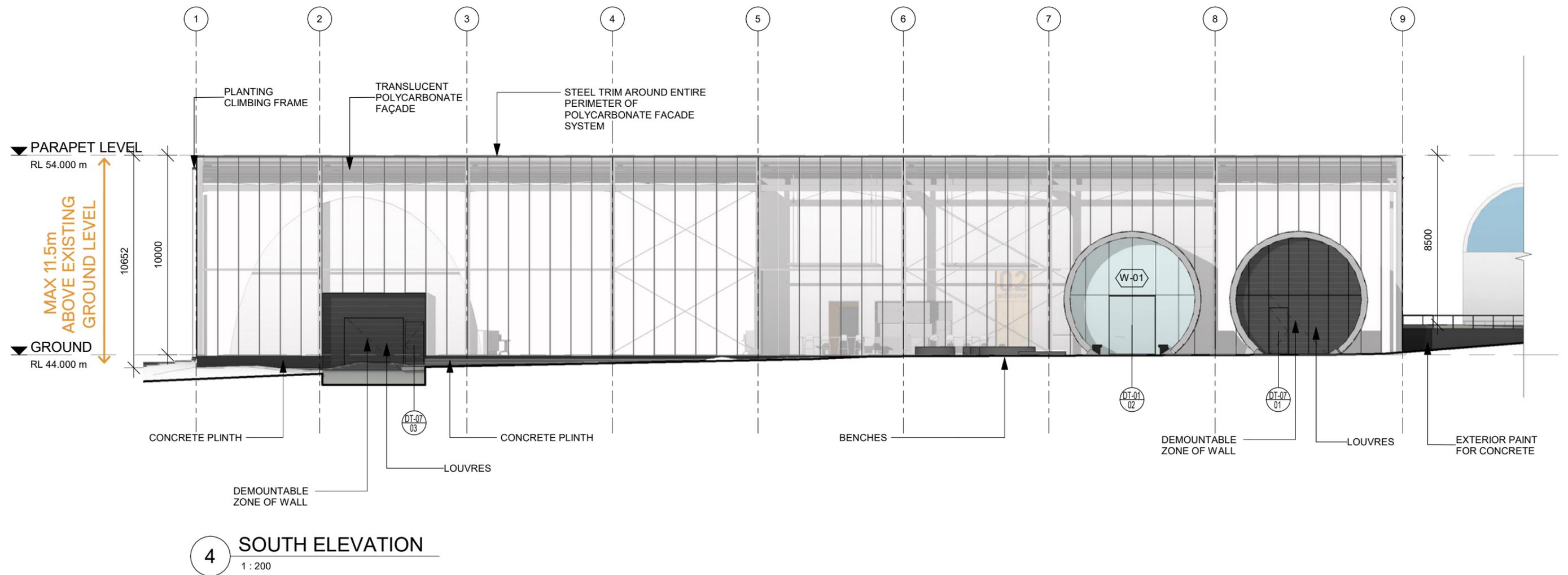
**2** EAST ELEVATION  
1:200



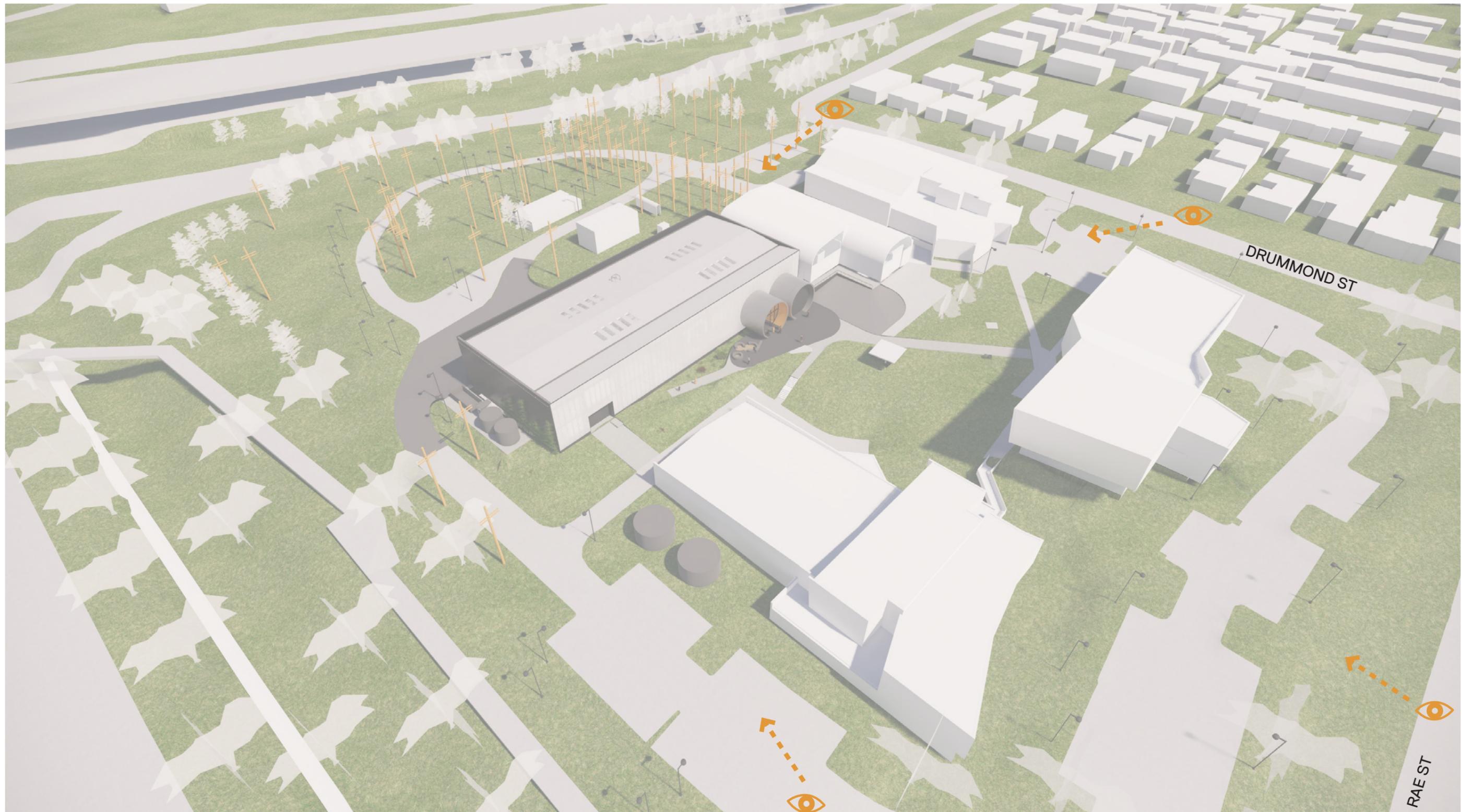
**3** WEST ELEVATION  
1:200

# Elevations

## Scale 1:200



# Aerial of Surrounding Views



# Views from surrounding areas

## Corner of Cole Cr and Rae St



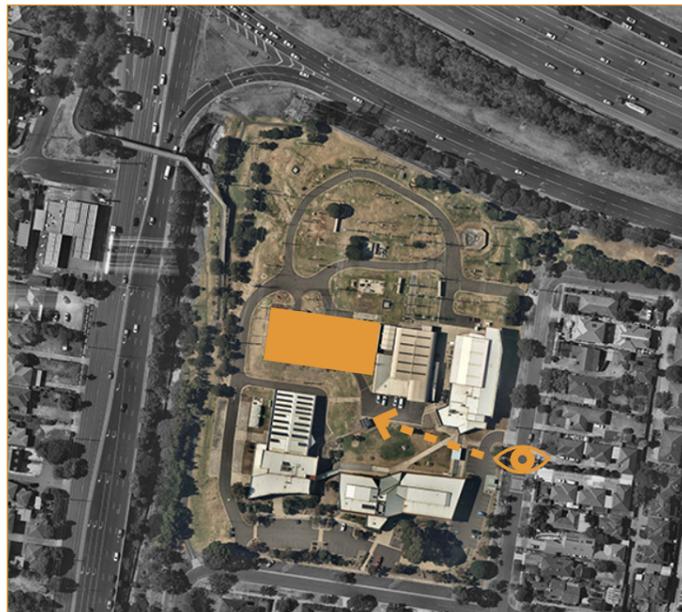
# Views from surrounding areas

## Corner of Drummond and Kelly St



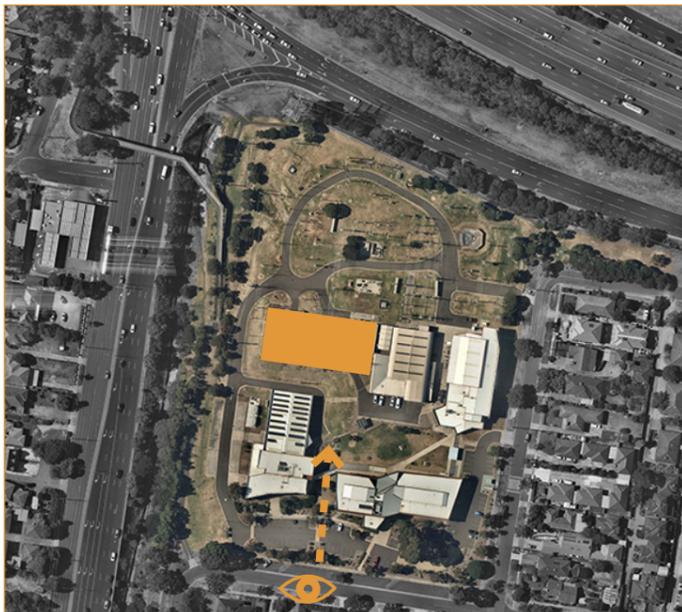
# Views from surrounding areas

## From 52 Drummond St



# Views from surrounding areas

## From 8 Rae St



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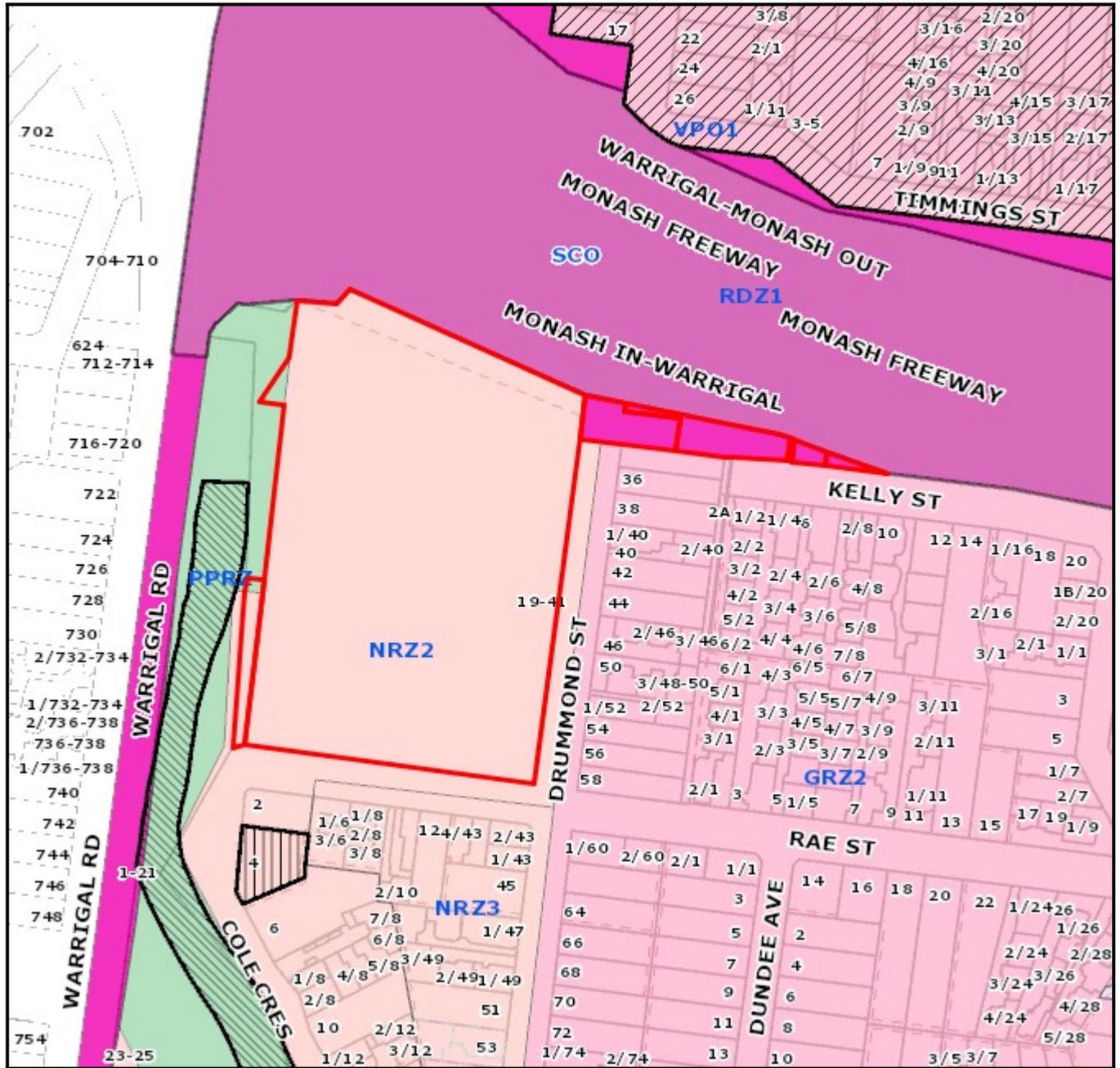
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# Planning Overlays and Zones



**Legend**

**Planning Zones**

C1Z	GRZ1	GRZ9	PCRZ	PUZ3	PUZ7	RGZ4	SUZ5
C2Z	GRZ2	IN1Z	PPRZ	PUZ4	RDZ1	SUZ2	SUZ6
CA	GRZ7	MUZ	PUZ1	PUZ5	RGZ1	SUZ3	UFZ
CDZ1	GRZ8	NRZ1	PUZ2	PUZ6	RGZ2	SUZ4	

**Planning Overlays**

LSIO / SBO	DDO	DPO
NCO	VPO	PO
PAO	HO	
EAO	IPO	



**Address:** 19-41 Drummond Street CHADSTONE VIC 3148

**Area:** null sqm

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The City of Monash endeavours to keep the information current, and welcomes notification of omissions or inaccuracies.