

22.24 STUDENT HOUSING POLICY

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C163

This policy applies where a planning permit is required for the use or development of *student housing*, typically under the definition of residential building or residential college.

For the purpose of this policy *Student housing* is defined as the use or development of land for:

- Accommodation that is purpose built to accommodate bona fide students while studying at tertiary institutions; or
- Accommodation that is modified or converted (for more than ten habitable rooms) to accommodate bona fide students while studying at tertiary institutions. This would include accommodation that was used in the past as a dwelling.

This policy does not apply:

- To informal student housing where students occupy dwellings as defined within the planning scheme. Dwellings can be used for shared housing without the need for a planning permit.
- If the accommodation comprises a number of fully self-contained units that meet the definition of a dwelling.

22.24-1 Policy basis

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The City of Melbourne is home to many tertiary educational institutions. The University of Melbourne and RMIT University are foremost amongst these.

These institutions cater for a large number of students who move to Melbourne to study from overseas, interstate and from regional Victoria. Some of these students seek specialist accommodation services that will support their period of study in Melbourne. The demand for this type of accommodation is projected to be ongoing.

Purpose built student housing has specific requirements compared to other types of dwellings which need to be addressed at the planning permit application stage.

This policy supports purpose built student housing which provides for pastoral care, reduces social isolation and which facilitates social interaction and communication among the students.

The location and design of purpose built student accommodation needs to be affordable, meet the practical requirements of students, and have convenient walking access to public transport and shops, and convenient access to educational and community facilities. The standards included in this policy are the minimum requirements for student life.

Collaboration between developers and universities is encouraged to achieve the objectives of this policy.

The Municipal Strategic Statement supports:

- *“the provision of affordable, safe and well designed and managed student housing in locations with good access to public transport, services and tertiary education facilities”*; and
- *“affordable accommodation options for students.”*

This policy is supported by the findings of *Transnational and temporary: Students, community and place-making in central Melbourne 2009*, a report prepared by the University of Melbourne.

22.24-2 Objectives

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- To ensure that the internal layout of rooms and communal facilities provide sufficient space and amenity for the reasonable requirements of an active social, work, and private life of the student while promoting social interaction.
- To provide a safe, healthy, secure and well managed living environment.

22.24-3 Policy

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Bicycle, Motorcycle, Scooter and Car Parking, and Loading and Unloading

It is policy to:

- Encourage at least one bicycle parking space per student
- Design and locate bicycle parking in accordance with the decision guidelines at Clause 52.34-4;
- Provide adequate space on the land for motorcycle and scooter parking;
- Design safe and efficient motorcycle and scooter parking;
- Provide car parking for the management and servicing needs of the building;
- Support applications that provide limited or no car parking for students;
- Design car spaces and accessways in accordance with Clause 52.06-3; and
- Provide adequate space on the land for loading and unloading vehicles and waste collection.

Layout, Students' rooms and Shared Spaces

Student rooms may comprise various levels of shared facilities including:

- Student rooms with all facilities except laundry facilities;
- Student rooms with en-suite bathrooms and shared laundry and cook facilities; or
- Hostel type facility where rooms are for sleeping and studying and shared laundry, cooking and bathroom facilities are provided.

Students' Rooms

It is policy that:

- Every room has a size, layout and design able to comfortably accommodate:
 - A bed accessible from a long side;
 - A study area with a desk and bookshelf;
 - A robe /drawer unit with ample storage space for clothing and personal items;
 - Computer and TV;
 - A table or bench to provide a space to eat separate from that used for study purposes;

One way to comply with this policy would be to provide a minimum floor space of 10.8m² for a room to be used as a basic single student bedroom. This does not include a kitchen or an en-suite.

- Every room has direct access to daylight and fresh air and an external window.
- That at least one source of light to study bedrooms be from external walls open to the sky.
- Each room is not unreasonably overlooked by another room, either in the same building or an adjoining property.
- Rooms should be designed and located to limit excessive noise and disruption from pedestrian or vehicle traffic from within or outside the complex.

- Where private kitchen facilities are provided there should be adequate room for a microwave, stove top cooker, fridge, clear bench space and sink with hot and cold running water, as well as storage space for food, crockery, utensils, cleaning equipment and a designated location for garbage and re-cycling.
- Adequate long term storage in a secure location is provided.

Shared Facilities

It is policy that:

- Shared laundries include the following:
 - A reasonably attractive design conducive to incidental socialising; and.
 - Appropriate provision of shared facilities including washing machines, clothes dryers, laundry tubs with hot and cold water and clotheslines.
- Shared cooking and dining facilities include the following:
 - A designated location for garbage and re-cycling bins; and
 - Appropriate provision of shared cooking and dining facilities including stove top cookers, sinks with running hot and cold water, refrigerators, freezers, bench space for food preparation and storage space for dry goods.
- The provision of storage areas for property manager's equipment and building maintenance is encouraged.
- The provision of appropriate waste management facilities is encouraged.
- Shared facilities are located in a safe and accessible location for all students.
- Corridors and stairways are healthy attractive spaces, with natural lighting and ventilation and are conducive to incidental social interaction.

Communal outdoor space and internal common areas

It is policy to:

- Ensure each student has access to communal outdoor space that is well designed, safe and accessible and can be maintained appropriately;

One way to comply with this policy would be to provide a ratio of 2.5m² of communal outdoor space per student, in a maximum of two parcels, each parcel with a minimum width of 3m;

- Ensure adequate solar access into any communal outdoor space;
- Ensure each student has access to internal common areas that are capable of being used for multiple functions to meet a range of study, social, cultural and religious needs of students;

One way to comply with this policy would be to provide a common living area or recreation room with a minimum of 15m² in area for the first 12 students, and a further 15m² for each additional 12 students thereafter;

- Ensure internal common areas are well located adjacent to high movement areas and doors to internal common areas contain glass to enable natural surveillance from circulation areas;
- Encourage a direct relationship between communal outdoor spaces and common internal spaces to enhance function and safety;
- Ensure that lighting of internal and external access areas is adequate;
- Ensure that all common areas promote student interaction and a sense of community;
- Require that all common areas remain the responsibility of the building management and not be sold off independently.

The floor area of bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors and the like are not counted when determining the area of internal communal living area. Dining areas may be included as communal living area.

Conversion of Existing Buildings

It is policy to:

- Consider the capacity of the building to meet the requirements of this policy, particularly the provision of communal open space when assessing applications for the conversion of an existing building to student housing.

22.24-4 Application Requirements

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The responsible authority may require a Management Plan to be submitted and approved before the use of the student housing commences.

The Management Plan should include, but is not limited to:

- Permanent display of the Management Plan in a common area.
- Provision for at-call contact details of a suitably responsible contact person for response 24 hours a day and seven days a week, to be displayed so they are clearly visible to any person entering the site.
- Provision of information on community and education services, including health, counselling and cultural services.
- Provision of information on local public transport and to encourage walking (eg. information on facilities within walking distance, local public transport timetables, outlets for purchase of Myki tickets, car share services etc).
- House rules regarding occupancy and behaviour of students and visitors.
- Resolution process for disputes between students and complaints from persons not residing on the site.
- Areas where washed clothes may be dried.
- Details of rubbish bin storage and waste collection.
- Employment of a suitably qualified manager or lead tenant who is accommodated on-site.
- Details of which unit is to be set aside for the resident manager and how this unit is to be managed.
- The nature of the management of the complex and the contact details of the manager/lead tenant.
- Critical Incident Management and Emergency & Evacuation Procedures.
- Management procedures over holiday periods.
- Information for students on how to use the building effectively, efficiently and responsibly.