

22.10 STUDENT ACCOMMODATION POLICY

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This policy applies where a planning permit is required for:-

- the use of a Residential Building or a Dwelling where the building is to be used specifically for student accommodation purposes, or
- the development of a Residential Building, Dwelling or two or more Dwellings that are purposely designed and to be built specifically for student accommodation.

22.10-1 Policy basis

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Three large tertiary education institutions are located within or in close proximity to the City of Monash. They are: -

- Monash University (Clayton Campus), Blackburn Rd, Clayton.
- Holmesglen Institute of TAFE (Chadstone Campus), Warrigal Rd, Chadstone.
- Deakin University (Melbourne Campus), Burwood Hwy, Burwood.

Holmesglen Institute of TAFE (Waverley Campus) and a range of smaller privately operated tertiary education centers are also located within the municipality. Approximately 60,000 students were enrolled in all of these tertiary education institutions in 2007.

Monash University (Clayton Campus) had the largest number of international students enrolled out of all 56 tertiary institution campuses in Melbourne. In 2004 this was 11,000 students (approx.). Deakin University (Melbourne Campus) had the fourth largest enrolment with 5,000 international students (approx.).

The number of overseas student enrolments is expected to continue to increase in the future.

Students prefer to live in close proximity to their institution, creating significant localised student populations. It is evident that demand for quality student accommodation has outstripped the local supply in some areas of Monash.

Council’s strategic statement, Monash 2012, identifies that there is an increasing demand for a variety of different housing styles to cater for changing household sizes and structures. The Monash Housing Strategy 2004 provides strategic support for the provision of housing to meet the diverse needs of the community, including high quality student accommodation.

This policy supports the Strategies detailed in Clause 21.04-3, specifically to: -

“Encourage the provision of high quality student accommodation in preferred locations such as in proximity to education facilities, which minimises potential conflicts with neighbouring uses”.

22.10-2 Objectives

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- To encourage student accommodation to locate in reasonable proximity to tertiary institutions with convenient access to public transport and a range of commercial, retail, entertainment and social facilities.
- To encourage high quality, well designed student accommodation that respects existing neighbourhood character and responds to the desired future character of the relevant Urban Character Precinct as detailed in the Monash Urban Character Study.
- To ensure that bulk, mass and height of new student accommodation does not visually overwhelm the scale of existing development, particularly in residential areas.

- To ensure adequate car parking and bicycle storage is provided on site to meet the needs of students and visitors.
- To ensure that well proportioned, convenient and safe open space areas are integrated into the design which meet the recreational needs of student residents.
- To identify acceptable standards of habitation for individual and communal rooms.
- To ensure student accommodation facilities are used and developed in a manner which responds to the needs of the students and does not adversely impact on surrounding properties.
- To maintain and enhance the Garden City Character of Monash by preserving existing vegetation, and have new canopy trees planted.

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Policy

It is policy that:

Use and Management

Any planning permit issued for a student accommodation facility should include a condition or conditions requiring that:-

- the development can only be used for the purpose of student accommodation.
- a management plan for the student accommodation facility be prepared.

Should the land cease to be used for student accommodation, a new planning permit may be required for any alternative use. It should be noted that any dispensation for on-site car parking given to the student accommodation development might not be transferable to any alternative use of the land. The car parking requirements for any subsequent use will be assessed in accordance with the provisions of the Monash Planning Scheme.

The Management Plan, required by the planning permit condition, should detail the requirements necessary to enable the proper and appropriate use of the student accommodation facility. The requirements to be included in the Management Plan will depend on the individual circumstances of the use/development and whether the use/development is located within an existing residential or commercial area.

The Management Plan should include, but not be limited to, the following requirements: -

- The contact details of the responsible contact person displayed in a manner and location so that it is visible to any person entering the site. This information is to be updated as required immediately following any change to the nominated responsible contact person.
- Details of the terms of accommodation and the maximum number of persons to be accommodated onsite.
- Car parking spaces are only permitted to be used by the occupants of the units and their visitors and must not be subdivided, on-sold or leased to any other person.
- A register that documents the allocation of car spaces.
- Maintenance of buildings and grounds, including all landscaped areas.
- Waste Management Plan which details the method of refuse and recycled materials collection, including times and frequency and identifying sufficient bin storage areas.
- Provision of information to students on local public transport and amenities in the area.
- Permanent display of the Management Plan in a common area accessible to all residents of the student accommodation facility.

22.10-4 Criteria/Performance measures17/11/2011
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It is policy to assess proposals against the following criteria/performance measures:

Preferred Location

The Preferred Location for student accommodation should satisfy one or more of the following criteria:-

- within 1500 metres of a tertiary educational institution.
- within 800 metres of a Railway Station.
- within 800 metres of a Principal, Major or a larger Neighbourhood Activity Centre.
- within 400 metres of a bus route that provides access to a tertiary educational institution.

The development of student accommodation that does not satisfy one or more of the above criteria is discouraged.

Neighbourhood Character

New development should be designed to respond to the context of the site within its surrounds and to respect the predominant characteristics of the built form of the surrounding area including the preferred neighbourhood character of the area (where appropriate), as detailed in the Monash Urban Character Study.

Development should be designed to a high standard and quality to enhance the visual image of the streetscape. It should be resource and energy efficient using Australian best practice ecological sustainable and green building design principles.

The provision of student accommodation, particularly in predominantly residential areas, does not justify the development of buildings that have a greater built form, massing or scale than what would be accepted for any other form of development on the site.

Open Space

Student accommodation facilities should provide a communal open space area at ground level located to the side or rear of the building, with convenient access from the student amenities area, having a minimum area of: -

- 75m² or 4m² per student, whichever is the greater, designed with a minimum dimension of 3 metres, including one area to the side or rear of the building of 35m² with a minimum dimension of 5 metres.

Where student accommodation is located above a non-residential use, recreational open space should be provided by:-

- an open communal space located above the non-residential use of 75m² or 4m² per student, whichever is the greater, designed with a minimum dimension of 3 metres, including one area of 35m² with a minimum dimension of 5 metres; or
- each individual unit provided with a balcony having a minimum area of 8m² with a minimum width of 1.6 metres for development up to two storeys above a non-residential use; and/or
- an indoor communal space having a minimum area of 16m² or 4m² for each unit not provided with a balcony, which ever is the greater.

For student accommodation facilities, of three or more storeys, the total area of communal open space may be limited where exceptional circumstances exist if the recreational needs for the students are satisfied by other means.

Individual or private open space areas at ground level are encouraged in addition to the communal open space requirement.

Balconies to units above 3 storeys is discouraged.

Car Parking & Bicycle Storage

Car spaces should be provided on site at the rates of: -

- Min. 0.3 car spaces per bed for sites located within Preferred Locations.
- Min. 0.4 car spaces per bed for sites located outside of Preferred Locations.

A Traffic & Parking Impact Report prepared by a qualified traffic engineer should be submitted as part of any planning permit application that provides parking at a rate less than stated above. This report should provide evidence based on investigation of similar facilities with similar locational characteristics to justify any reduction in on-site parking rates.

Car spaces should be undercover, well lit and not located in the front setback area or visually dominate the front façade of the building.

Bicycle parking spaces should be provided at a rate of 1 bicycle space for every 2 students.

Bicycle space design must comply with the requirements of Clause 52.34 of the Monash Planning Scheme.

Amenities

A building to be used for student accommodation should incorporate the following minimum room sizes for each student accommodation unit: -

- Self contained accommodation: - minimum of 24 square metres floor area per unit.
- Non-self contained Accommodation: - minimum of 16 square metres floor area per unit.

An appropriate range of facilities should be incorporated into each self contained and non-self contained unit including separate sleeping area, study area with desk and seating, ensuite facilities, independent heating and cooling, inbuilt cupboards for storage of personal items, internet access, and for self contained units, individual kitchen facilities.

Communal facilities should include individual mailboxes and a dedicated waste storage area. Unless provided to individual units common facilities should also include laundry, kitchen and meals area facilities.

Landscaping

Existing trees which add to the character of an area should be retained where appropriate.

Landscaping of any new development should include the provision of at least one (1) new canopy tree with spreading crowns in every major open space areas on site.

New landscape planting should relate in terms of species, form and texture to that within abutting areas that function as public open space (or proposed Public Open Space).

Proposals that do not meet the above criteria/performance measures may still meet the objectives of this policy.

22.10-5 Decision guidelines

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The responsible authority will consider, as appropriate:

- Whether the proposal satisfies the outcomes and requirements of the ‘Guide to Student Accommodation in Monash, August 2009’.
- Whether the site is located in a ‘Preferred Location’.
- Whether buildings have been designed to respect the predominant characteristics of the built form of the surrounding area, particularly residential, or contributes to a preferred neighbourhood character.
- Whether adequate car parking and bicycle storage is provided on site to meet the needs of students and visitors.
- Whether open space proposed provides for a convenient, safe and well proportioned usable space which meet the recreational needs of the students.
- Whether the internal design of the student accommodation building provides adequate space and amenities to deliver an acceptable standard of habitation for students.
- Whether the ongoing use and management of the site will respond to the needs of the students and will not adversely impact on surrounding properties.
- Whether the proposal reinforces the Garden City Character of Monash through the retention and provision of significant vegetation.

22.10-6 Policy references

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City of Monash Accommodation Student Car Parking Study, O’Brien Traffic, July 2009

Monash Urban Character Study, Gerner Consulting Pty Ltd

- Volume 1 - Assessment Report, January 1997
- Volume 2 – Citations, January 1997

Monash Neighbourhood Character Guide, Gerner Consulting Pty Ltd

- Volume 3 - Private Development, January 1997
- Volume 4 - Public Infrastructure and Assets, January 1997
- Volume 5 - Medium Density Housing, June 1997

Monash Housing Strategy, Essential Environmental Services, 2004