

22.09 STUDENT HOUSING POLICY

27/02/2014
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Where does this policy apply?

This policy applies:

- Where a planning permit is required for the use or development of “student housing”.

“Student housing” is the use or development of land for:

- Accommodation, whether it be dormitory, hostel or apartment, that is purpose built to accommodate students while studying at tertiary institutions; or
- Accommodation that is modified or converted to accommodate students while studying at tertiary institutions. This would include accommodation that was used in the past as a dwelling.

The purpose of this policy is to establish reasonable location, design, amenity, car parking and management standards that apply to student housing use and developments within Glen Eira.

- This policy must be read in conjunction with the following local policies:
- The Urban Villages Policy at Clause 22.05 of the planning scheme.
- The Phoenix Precinct Policy at Clause 22.06 of the planning scheme.
- The Housing Diversity Areas Policy at Clause 22.07 of the planning scheme.

22.09-1 Policy basis

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A key objective of Council’s Municipal Strategic Statement (MSS) is to recognise that the Glen Eira population needs certain forms of housing. More specifically, the MSS aims to direct the provision of new housing types, particularly student housing to locations where the land is close to Monash University, Caulfield Campus.

Council’s MSS identifies the Phoenix Precinct, which is centred around Monash University in Sir John Monash Drive and the Melbourne Racing Club landholdings, as a major opportunity for the provision of student housing within the municipality.

In addition, the Housing Diversity Areas Policy at Clause 22.07 identifies specifically, through the Suburb Framework Plans, the areas where housing diversity will be directed in Glen Eira.

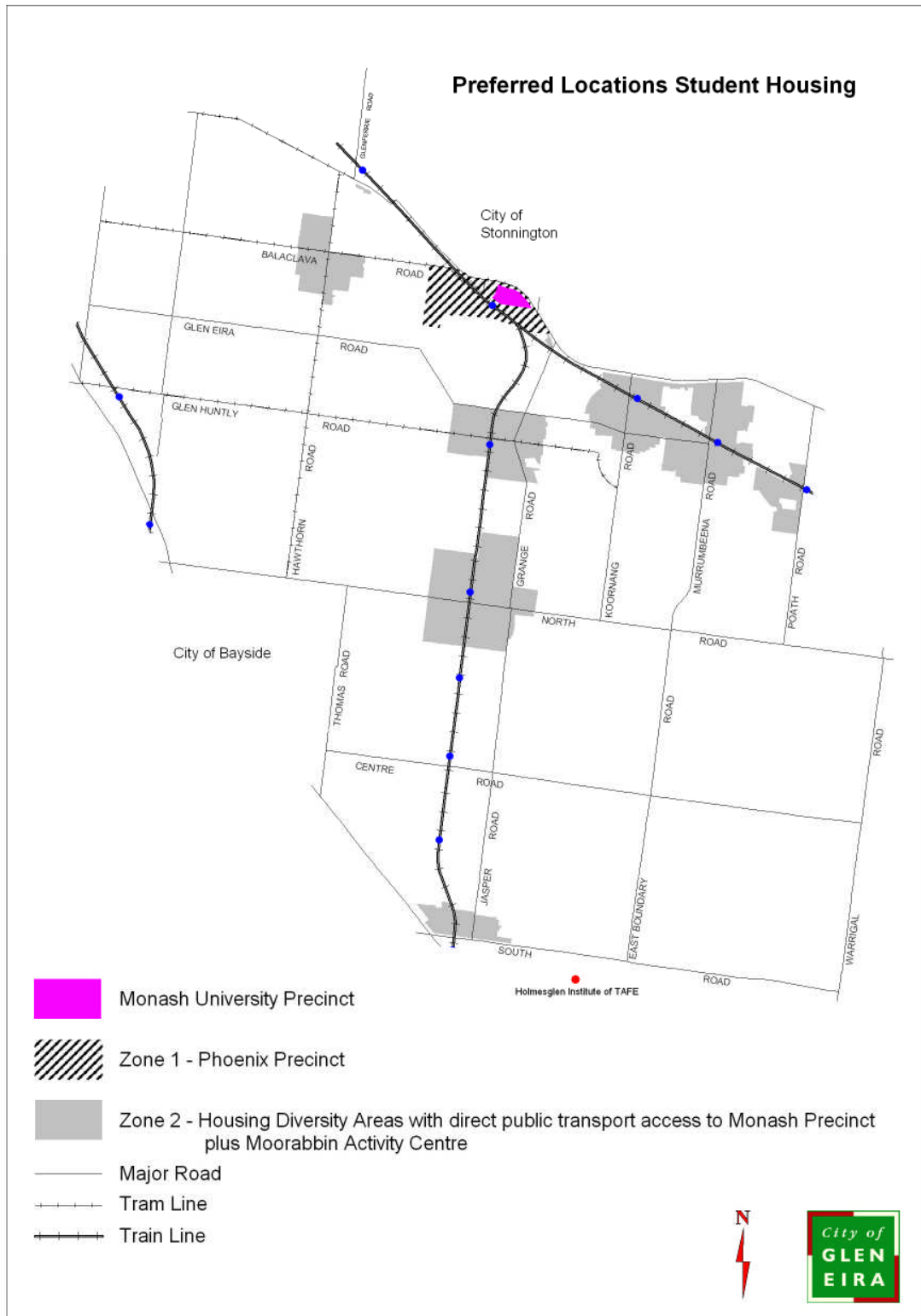
This policy seeks to prioritise some of the Housing Diversity Areas into two zones, within which student housing will be channelled based on proximity to Monash University, Holmesglen Institute of TAFE (Moorabbin Campus) and public transport. The zones are as follows (Refer Figure 1):

- Zone 1. -Within the Phoenix Precinct.
- Zone 2.
 - Within Housing Diversity Areas with direct public transport access to Monash University, Caulfield campus and;
 - Moorabbin Neighbourhood Centre in close proximity to Holmesglen Institute of TAFE on South Road.

Student housing in the remaining Housing Diversity Areas is less appropriate due to distance from Monash University, Caulfield campus and the need for multiple modes of public transport to access the campus.

Student housing is discouraged within the remainder of the municipality, namely within the Minimal Change Areas identified in the Minimal Change Areas Policy at Clause 22.08 of the planning scheme.

Figure 1



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Objectives

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- To channel student housing to locations in close proximity to Monash University, Caulfield Campus and Holmesglen Institute of TAFE, with good access to public transport, commercial, community, educational and recreational facilities.
- To meet the housing needs of the future student population within the City of Glen Eira.
- To require student housing development to deliver a good living experience and foster a sense of community among the residents.
- To ensure that the density, mass, scale and character of student housing developments is appropriate to the location.
- To ensure that the design and siting of new student housing development is sensitive to and respectful of the scale of existing residential development on adjoining sites, and to the neighbourhood character.
- To ensure that the design and siting of the development is respectful to the amenity of the adjoining properties.
- To ensure that student housing developments are appropriately managed and used for the purpose for which they were constructed and that off-site amenity impacts are minimised.
- To ensure the renovation or re-use of buildings for the accommodation of students provides a suitable living environment for students and has limited amenity impacts on the adjoining properties.

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Policy

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Location

It is policy to:

- Direct student housing uses and developments in the following locations:
 - Zone 1. Within The Phoenix Precinct identified in Clause 22.06 of the planning scheme.
 - Zone 2. Within selected Housing Diversity Areas (identified in Clause 22.07 of the planning scheme) generally with direct public transport to Monash University, Caulfield campus. These include:
 - Carnegie Urban Village.
 - Murrumbeena Neighbourhood Centre.
 - Hughesdale Neighbourhood Centre.
 - Caulfield North Neighbourhood Centre.
 - Glen Huntly Neighbourhood Centre.
 - Ormond Neighbourhood Centre.
 - Moorabbin Neighbourhood Centre on South Road is also included in Zone 2 due to its proximity to Holmesglen Institute of TAFE.
- Give preference to locating student housing, in order of priority, in Zone 1 and then Zone 2.
- Not give preference to locating student housing in all remaining Housing Diversity Areas (identified in Clause 22.07 of the planning scheme).
- Discourage the location of student housing in Minimal Change Areas identified in Clause 22.08 of the planning scheme.

Internal amenity

It is policy to:

- Ensure that the internal design and layout of student housing (in particular the design of bathroom and toilet facilities) takes into account any social, cultural and religious requirements that student residents may have.
- Ensure each student resident enjoys a private personal space in a habitable room to sleep and study.
- Ensure that lighting of communal internal and external access areas is adequate.
- Ensure each student resident has access to either a centrally located communal open space area and/or a private open space area that is well designed, safe, available, accessible, useful and can be efficiently maintained. The provision of a reduced requirement of private open space per bedroom will be considered.

One way to comply with this policy would be by providing an area, preferably at ground level, of communal open space:

- at a ratio of 2.5m² per bed; and
- in a maximum of two parcels, each parcel with a minimum dimension of 3 metres.
- that is orientated to allow solar access.

One way to comply with this policy would be by ensuring that:

- the communal open space is located on the north side of the building, if practicable; and
- the southern boundary of the communal open space is set back from any wall to the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.
- Design each habitable room in a student housing use or development so that it is not excessively overlooked by another room in the same building or by adjoining properties.
- Require the student housing to address potential offsite impacts including noise attenuation; waste disposal; parking requirements and neighbourhood character.
- Ensure that the internal design of the student housing enables every habitable room to have direct access to natural light and ventilation.
- Ensure that each habitable room in student housing is large enough for a desk, computer, bed, book shelves, wardrobe, and other storage space and pin board.
- Ensure the provision of laundry and drying facilities.
- Encourage the provision of facilities in student housing (e.g. shared kitchen, dining area, sitting room, common/recreation room, exercise room) that promote student interaction and provide for community extension.
- Encourage larger developments to provide a range of facilities including student services such as pastoral care, recreational, communal activities and where possible, integration of commercial and publicly accessible facilities.

Design and siting

It is policy to:

- Apply the design and siting parameters in the following local policies to student housing developments in the following locations:
 - The Urban Villages Policy (Clause 22.05) within, Carnegie Urban Village;
 - The Phoenix Precinct Policy (Clause 22.06) within the Phoenix Precinct;

- The Housing Diversity Areas Policy (Clause 22.07) within the Housing Diversity Areas.

Bicycle facilities and car parking

It is policy to:

- Require safe and accessible areas to be specifically set aside for bicycle parking in every development.

Ways of complying with this policy would be by:

- Providing bicycle storage facilities at the rate of one bicycle storage for every three beds.
- Locating bicycle storage facilities to avoid access via steps and to be accessible to pedestrian entrances.
- Locating bicycle storage away from areas of high pedestrian use and vehicle traffic for maximum safety.

Bicycle spaces must comply with the requirements of Clause 52.34-4 and 52.34-5.

It is policy to:

- Require any permit application for student housing which requests a reduction in car parking to be accompanied by a Traffic and Parking Impact Report prepared by a qualified traffic engineer (unless deemed unnecessary by the responsible authority).
- Require a number of car parking spaces that is commensurate with the reduced car ownership pattern of students and the strategic location of the proposed student housing (i.e. close to the tertiary institution or public transport). Where applicable, this policy may be met by providing the minimum number of car parking spaces specified for Student housing in a schedule to the Parking Overlay.

Management

It is policy to:

- Ensure ongoing management arrangements are in place to enable the proper and appropriate use of a student housing facility.
- Require the landowner to enter into an Agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 that includes but is not limited to the following:
 - That no person may reside in the student housing unless that person is a student, whether part time, full time or short term, or resides at the student housing in a supervisory, management or caretaker capacity.
 - That the car spaces must be associated with the use of the student housing and not subdivided or sold separate from the student housing.
 - That the number of students residing on site who own cars shall not exceed the number of on-site car spaces provided by the development.
 - A Management Plan approved by the responsible authority. Such plan must make provision for, amongst other matters, a suitably qualified full time manager to be available to the site, 24 hours per day, 7 days per week (manager's contact details to be displayed in a manner that is visible to any person entering the site).
 - Should the land cease to be used for student housing that a new planning permit may be required for an alternative use. It is noted that any dispensations for on site car parking given to the student housing development are not transferable to any proposed alternative use of the land. Any subsequent use will be assessed in accordance with planning scheme car parking requirements.

- The owner of the property to be developed and/or used as student housing must pay all of the responsible authority's reasonable legal costs and expenses of this agreement, including preparation, execution and registration on title.
- Require a Management Plan be submitted and to form part of the Section 173 Agreement, before the use of the student housing commences.

The Management Plan should include any requirements of the responsible authority including but not limited to:

- A standard lease for the student dwellings.
- The nature of the management of the complex and contact details and experience of the caretaker/live in manager.
- The means by which car spaces are to be allocated and a register that documents allocation of these spaces.
- Rules regarding occupancy and behaviour of residents and visitors and grievance procedures.
- Inter resident disputes resolution process.
- Social activity/community engagement protocols.
- Cultural awareness procedures.
- Room allocation process (if more than one student is sharing room/apartment).
- Critical Incident Management Protocols.
- Emergency and evacuation procedures.
- Maintenance and cleaning schedules.
- Details of management procedures over holiday periods.
- Details of rubbish bin storage and collection.

The inclusion of these or other additional requirements in the Management Plan will depend on the individual circumstances of the use/development and in particular whether the use/development is located within an existing residential or commercial area.

- Require the approved Management Plan to be permanently displayed in a common area of the student housing building.
- Require that in developments exceeding 20 beds, a caretaker or live-in manager be employed, whose role will include ensuring that the student housing does not cause or contribute to detrimental amenity impacts on the surrounding area.
- Require the permit applicant to submit details of any previous experience in constructing or managing student accommodation.

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Decision Guidelines

In assessing applications the responsible authority will consider:

- The extent to which use and developments meet the objectives of this policy.
- Whether the development is appropriately located in relation to the prioritised list of preferred locations in the policy.
- The adequacy of the management plan to ensure a safe, pleasant environment for residents and minimise negative off site impacts.
- Whether there is adequate car parking provision.
- Whether the development includes the provision of indoor and outdoor social interaction areas such as common rooms and open spaces.
- The provision, safety and security of bicycle parking facilities.

- Any traffic impacts.
- Whether the development provides adequate support services to assist students.

22.09 -5 Reference documents

19/01/2006
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Housing and Residential Development Strategy, Glen Eira City Council, 2002