

22.08

05/12/2013
C161

STUDENT HOUSING POLICY

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 bona fide students while studying at tertiary institutions; or
- Accommodation that is modified or converted (for ten or more 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.

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Policy basis

The City of Stonnington has three large tertiary institutions within or very close to the municipality. These are:

- Holmesglen, Chadstone Campus.
- Monash, Caulfield Campus.
- Swinburne, Prahran Campus.

These cater for a large number of overseas students with specialised accommodation needs, a small percentage of whom seek purpose-built housing. This housing has specific requirements and impacts which need to be addressed at the planning permit application stage. The local student housing market is dominated by the Monash Caulfield campus.

Areas within the City of Stonnington that are close to these institutions also generally offer direct public transport access to other major tertiary institutions in central Melbourne or to Swinburne's Hawthorn campus.

Clause 21.05-5 of the Municipal Strategic Statement includes the following strategy for student housing: "*Support suitable student accommodation close to large tertiary institutions such as Swinburne, Holmesglen and Monash*".

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Objectives

- To channel purpose-built student housing into locations which have good access by foot or public transport to the tertiary institutions which generate the demand for this type of housing, and which offer high accessibility to relevant facilities such as shops, community facilities and appropriate services.
- To provide on-site car and bicycle parking to meet anticipated student needs.
- To ensure that the design, mass, scale, and character of student housing is appropriate to its location and sensitive to its impact on surrounding properties.
- To ensure that the layout, standards, and facilities for student housing provides a positive living experience for students.
- To ensure that the layout of the site and the design of buildings contributes to a high level of personal safety and security for student occupants.
- To ensure that appropriate management is in place to minimise negative impacts on surrounding properties, and to create a positive and safe living environment for students.
- To ensure that student housing is only occupied by bona fide tertiary students.

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It is policy to:

- Direct student housing uses and developments to identified *preferred student housing locations* being the following areas (as shown on Map 1 of this policy):
 - Areas within 800m of Monash University Caulfield Campus.
 - Areas within 400m of Swinburne UOT Prahran Campus, and Holmesglen Institute of TAFE and within 400m of tram-lines and railway stations which offer direct access to the Monash Caulfield campus.
- Within these areas, proposals will be expected to locate within:
 - Commercial and Mixed Use Zones, or
 - Land with immediate abuttal to a main road which is a tram or priority bus route or railway station, as shown on the Strategic Framework Plan, where higher density housing is directed, or
 - Land bounded by Burke/Waverley/Dandenong Roads adjacent to Monash University.
- Applications for student housing within *preferred student housing locations* will be supported, in principle, provided that they meet relevant planning scheme policy and requirements e.g. for parking, amenity, and design.
- Discourage student housing proposals outside the nominated *preferred student housing locations*.

Traffic and Parking

It is policy to:

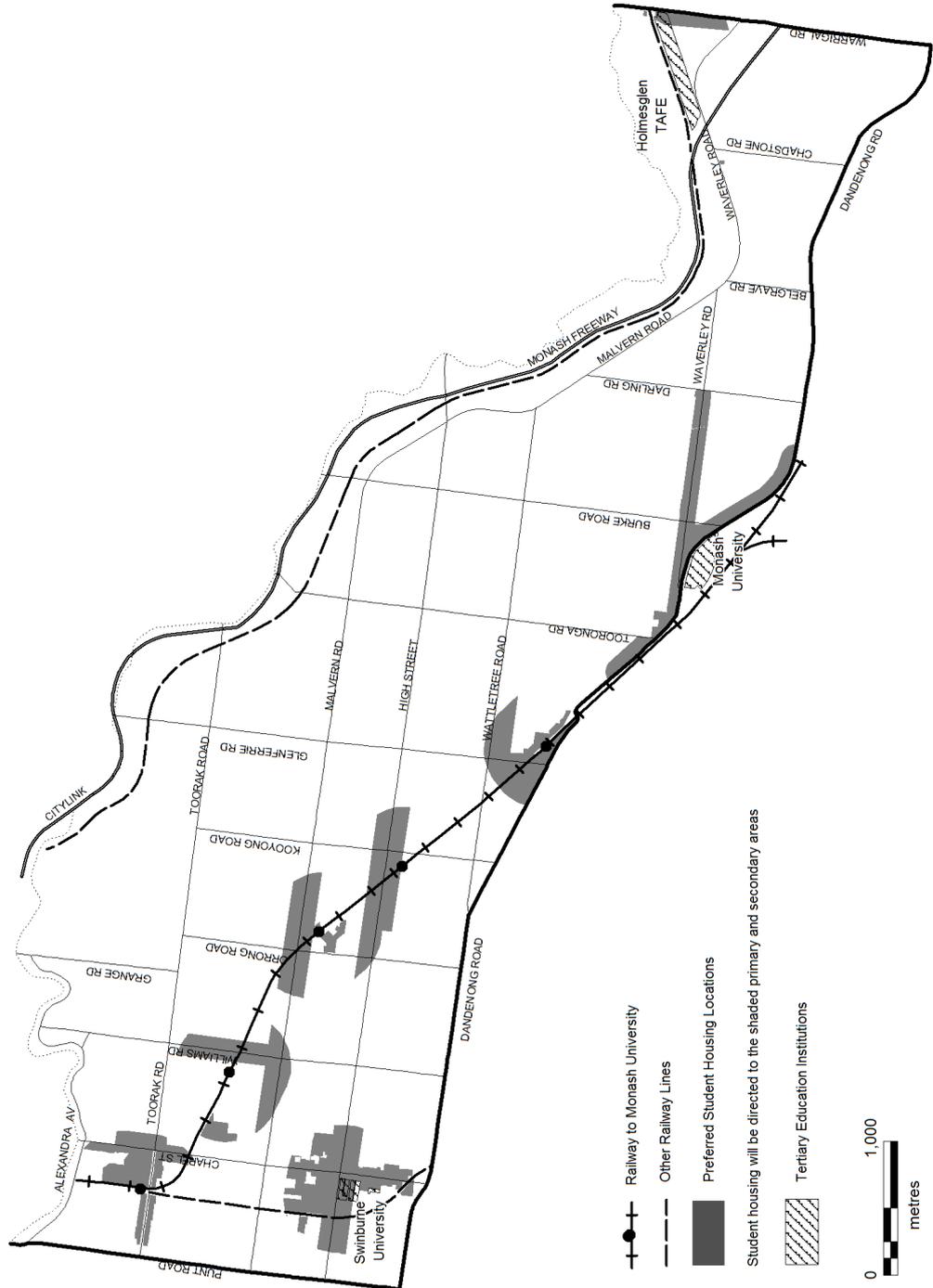
- Require any permit application for student housing to be accompanied by a Traffic & Parking Impact Report prepared by a qualified traffic engineer (unless deemed unnecessary by the responsible authority).

Car Parking

- Require car parking provision that reflects the reduced car ownership pattern of overseas students and the location of the student housing ie close to the tertiary institution or public transport.
- Take account of provision for car sharing among students as a means by which car ownership and dependence on cars can be reduced.

Note: Any alternative use must particularly address and comply with the Planning Scheme requirements for the proposed use and where applicable make provision on-site for any additional parking demand. Any dispensations for on-site car parking for the student housing will not be transferable for any proposed alternative use and any subsequent use will be assessed in accordance with planning scheme car parking requirements.

Preferred Student Housing Locations



Resident Parking Schemes

- Not issue Resident Parking Permits to occupants of student housing.

Bicycle Parking

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

Ways of complying with this policy would be by:

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

Internal Layout and Facilities

It is policy to:

- Require the provision of *facilities* that promote student interaction and a sense of community, such as a common lounge or recreation room.
- Ensure that the *internal common areas* provided are capable of being used for multiple functions to meet a range of study, social, cultural and religious needs of residents.
- Ensure *internal common areas* are located in ‘high movement areas’ to achieve passive surveillance.
- Encourage a direct relationship between *common outdoor and internal spaces* to enhance function and safety.
- Ensure that *lighting* of communal internal and external access areas is adequate.
- Ensure each resident has access to *communal or private open space* (as appropriate) that is well designed, safe, accessible and can be maintained appropriately.

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 in a maximum of two parcels, each parcel with a minimum dimension of 3m.

- Ensure adequate *solar access* into any communal open space area.

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 and the southern boundary of the open space is set back from any wall on the north of the space at least $(2+0.9h)$ metres, where ‘h’ is the height of the wall.

- Ensure that developments address potential *offsite impacts* such as noise, waste disposal, and neighbourhood character.
- Ensure each student resident enjoys a *private personal space* in a habitable room to sleep and study.
- Design each habitable room so that it is not excessively *overlooked* by another room, either in the same building or an adjoining property.
- Ensure that the internal design of the student housing enables every habitable room to have direct access to *daylight and fresh air*.

The preferred way to comply with this policy is that, as a general principle, all sources of light to study bedrooms must be from external walls open to the sky and not through highlight windows to corridors or through glazed internal light wells or atria.

- Require that each habitable room in student housing is *large enough* to include a desk, book shelves, ample storage space, and a freestanding table or bench to provide a space to eat.

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- Require each unit to include *kitchen facilities* such as a hot plate, microwave and / or oven, bench space, sink and fridge. Consideration will be given to ‘shared’ cooking facilities where proposals involve the conversion of existing buildings.
- Ensure the provision of *laundry and drying* facilities in appropriate locations.

Conversion of Existing Buildings

It is policy to:

- Consider the following issues when assessing applications for the conversion of an existing building to student housing:
 - The capacity of the building to meet the requirements of this policy, including; the provision of outdoor space, internal common areas, and self-contained units.
 - The value or significance of the building to be retained, in terms of heritage value and / or contribution to the existing streetscape and neighbourhood character.
 - The capacity of the development to retain valued garden and landscape elements which contribute to the existing streetscape and neighbourhood character.
 - In order to allow some flexibility in the reuse of existing buildings, shared cooking and dining facilities may be considered but shared bathroom facilities will not be supported.

Management

It is policy to:

- Ensure ongoing management arrangements are in place to enable the proper and appropriate use of student housing.

Section 173 Agreements

- The responsible authority may impose obligations pursuant to Section 173 of the *Planning and Environment Act 1987* on the land owner to the effect:
 - That no person may reside in the student housing unless that person is a bona fide student whether part-time, full-time or short-term, or resides there in a supervisory, management or caretaker capacity.
 - That the car spaces must only be used in association with the use of the student housing and must not be subdivided, or sold, or leased separately from the student housing.
 - That the number of students residing on-site who have cars shall not exceed the number of on-site car spaces provided by the development.

*Note: That if the land ceases to be used for student housing, a new planning permit will be required for an alternative use if so required by the Planning Scheme.
The owner of the property must pay all of the responsible authority's reasonable legal costs and expenses for this agreement including its preparation, execution and registration on title.*

Permit Conditions

- Impose permit conditions requiring the provision of a Management Plan to be submitted and approved to the satisfaction of the responsible authority, before the use of the student housing commences.
- Require the Management Plan to include any requirements of the responsible authority including but not limited to:
 - Permanent display of the Management Plan in a common area.
 - Employment of a suitably qualified manager or lead tenant who is accommodated on-site.

- The nature of the management of the complex and the contact details of the manager / lead tenant.
- Provision for at-call contact details to be displayed so they are clearly visible to any person outside the site for response 24 hours a day and seven days a week.
- 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 (e.g. information on facilities within walking distance, local public transport timetables, outlets for purchase of public transport tickets, car share services etc).
- Provision to ensure that the student housing does not cause negative impacts on the amenity of the surrounding area.
- House rules regarding occupancy and behaviour of students and visitors, and grievance procedures.
- The means by which car spaces are to be allocated and a register that documents allocation of these spaces.
- Resolution process for disputes between students.
- Critical Incident Management and Emergency & Evacuation Procedures.
- Management procedures over holiday periods.
- Details of rubbish bin storage and waste collection.
- Evidence that all occupants are bona fide students.

The inclusion of these or other additional requirements in the Management Plan will depend on the circumstances of the use or development and particularly whether it is located in a residential or commercial area.

Keeping Student Housing for Students

It is policy to:

- Include a requirement through the S173 Agreement that no person may reside in the student housing unless that person is a bona fide student, whether part-time, full-time or short-term, or resides there in a supervisory, management or caretaker capacity.

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Decision guidelines

In assessing applications the responsible authority will consider:

- The extent to which the use and development meets the objectives and requirements of this policy.
- Whether the use and development is appropriately located in relation to the preferred student housing locations as nominated in this policy.
- The potential of the proposal to ensure a safe, pleasant environment for students and to minimise negative off-site impacts.
- Whether the design and built form of the development meets the objectives relating to personal safety included in the Safer Design Guidelines for Victoria (CPV & DSE 2005) and the Design Guidelines for Higher Density Residential Development (DSE 2004) and other requirements in this planning scheme.
- Whether the development includes the provision of communal areas that promote social interaction, for instance through common rooms and open spaces.

- Whether there is adequate car parking provision.
- Any traffic impacts.

22.08-5

09/09/2010
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Reference Document

Student Housing Study, City of Stonnington, October 2006

Waverley Road Urban Design Framework Plan, 2008.