



Draft Student and Shared Accommodation Guideline

Prepared for Monash City Council

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Hodyl & Co



Hodyl & Co

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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

Offices in Canberra, Hobart, Melbourne, and Sydney, on Ngunnawal, Muwinina, Wurundjeri, and Gadigal Country.

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Executive summary

This guideline contains information about the use and development of land for student and shared accommodation in the City of Monash. It sets out Council's expectations in terms of building design, amenity, and student welfare outcomes. It contains information about how to interpret the City of Monash's *Student and Shared Accommodation Policy* in the Monash Planning Scheme.

This document

This guideline has been prepared to support the use and development of land for student and shared accommodation in the Monash local government area (LGA). It is intended to facilitate affordable and high quality development that is well-located so that residents have good access to the things they need on a daily basis, while also being compatible with the surrounding neighbourhood.

What is student and shared accommodation?

Generally, shared accommodation is a living arrangement where people share the use of a kitchen, living areas, bedroom, or bathroom with one or more persons. There are several rental arrangements where this may apply on the open market, for example:

- Co-renting: When several people rent a property together, such as in a share house.
- Sub-letting: Where some people are renting from a head renter rather than directly from the provider or owner.
- Boarding: Where someone rents a room in a home and lives with the homeowners.

Student accommodation and some forms of shared accommodation such as rooming houses, are not considered to be part of open market housing. This is because the management arrangements and tenant eligibility may differ, and is determined by the accommodation manager, or operator.

Student accommodation can be defined as:

Accommodation that is purpose-built, or has been modified, to house students studying at tertiary institutions.

Shared accommodation can be defined as:

Accommodation with four or more bedrooms that is intended to house tenants (including students) in rented rooms, some of which may be shared. This includes rooming house, which is a building where four or more people can live in rented rooms, some of which might be shared.

Previously, the following policies applied to student accommodation applications and some forms of shared accommodation (rooming houses) in the Monash LGA:

- Clause 22.10 Student accommodation
- Clause 52.23 Rooming house.

Clause 22.10 has recently been updated to cover different forms of shared accommodation, including student accommodation. This update was required because the issues and benefits associated with both types of accommodation have many overlaps. The new Clause 22.10 (Student and Shared Accommodation Policy) encompasses a wider range of land uses, addressing this policy gap.

Key considerations for student and shared accommodation

- There is no State-wide legislation to address the complexity of responding to multiple local government policies for student and shared accommodation, including in different jurisdictions; each have their own requirements. As a result, there is no consistent definition for student and shared accommodation that applies at a state level.
- Policy needs to reflect contemporary approaches to student housing design and delivery, and needs to address affordability issues particularly for students. It is important to ensure that student and shared accommodation remains affordable while making a positive contribution to the amenity of the future occupants and surrounding neighbourhood.
- The planning and development sector is interested in tangible metrics that provide a normative standard. These are considered helpful as they provide technical guidance for architects and planners which then informs building feasibility assessments. Having these measures for a wider range of spaces and uses as well as practice notes that outline the intended function of these different spaces in student housing developments was considered useful.
- Research demonstrates that bedrooms are a highly important space for students to mediate the boundary between their private and public selves, while the ability to personalise private space has been linked to positive student wellbeing outcomes.
- Compared with other councils in Greater Melbourne, the City of Monash has a preference for a larger room size requirement, which developers consider challenging for the design and layout of studio accommodation.
- It is important to note that student housing dwellings are already significantly smaller than non-student dwellings and this is intended to reflect student's access to high quality communal open space. There is a significant risk that providing flexibility in minimum room size would lead to an unreasonable reduction in room size in order to maximise development yields at a cost to student wellbeing.
- Car parking issues require some further investigation in the specific Monash LGA context, as there is also great variation in demand for car parking between different kinds of shared (including rooming house) and student accommodation developments. That further investigation would be required before any substantial alterations are made to car parking requirements under Clause 22.10, or across the Monash NEIC/Clayton Activity Centre precinct in particular.
- The design of indoor communal spaces is key for student housing as these spaces encourage interaction with others and the development of a sense of community and belonging for students.

- Communal space design and function is important, with students favouring social spaces over dedicated study spaces in shared areas. There was a preference for visibility into communal spaces (for example, windows) so that people could see who was already using a space and how, before deciding to enter.
- The importance of access to open space for socialising and exercise were of key concern to students, who often spend long periods studying in small spaces. Access to open space was seen as essential to students' mental and physical health. In contrast, the provision of open space within student housing developments was primarily seen by developers as unnecessary. Their learnings from market studies suggested that students use open space on campus and therefore do not need open space in their home environment.
- Conflict between current neighbourhood character and proposed neighbourhood character in different residential zones, particularly relating to building heights, was raised as a key issue for the planning and development sector. However, the zones and local character policy were recently updated following implementation of the *Monash Housing Strategy (2014)* into the Monash Planning Scheme under Planning Scheme Amendment C125 (2019).
- Discussions with education providers emphasised that Management Plans are an essential component of student housing provision.
- Rooming house regulations offer a particular challenge for management, due to the differential legislative context in which this housing typology sits. The Monash LGA has the largest number of registered rooming houses of all Greater Melbourne LGAs.
- Education providers primarily carry the financial responsibility for dealing with the impacts of students' poor housing experiences, including the cost of providing mental health support to students. Negative housing experiences are a reputational risk for councils, individual universities, and the international education industry as a whole.

A new student and shared accommodation policy for the City of Monash

The findings from targeted stakeholder consultation, market analysis, a review of student accommodation supply and demand, and policy comparison have been used to develop the following recommendations.

- The purpose of this policy is to achieve improved design and amenity outcomes for residents in student and shared accommodation, and the neighbourhoods where these developments occur. It is also to provide greater clarity to proponents of student and shared accommodation in the municipality.
- Design guidelines should explicitly outline minimum design standards as a benchmark for developers to build upon, these design standards need to be adaptable to different types of building typologies. Design Guidelines should incorporate a maximum occupancy requirement into standards as well as floor-area requirements to discourage overcrowding.
- Design Guidelines should consider both the immediate environment of the home and the connections to campus to ensure student safety when transitioning from one environment to the other.

- The supported locations for student and shared accommodation will be reviewed to ensure that students are able to access public transport and high-quality amenities within close proximity to their place of residence. Assessments should take into consideration the demand location for students and consider policy improvements that would support amenity enhancements given the pull factors of Monash University for student accommodation.
- Improved housing affordability is a key consideration of the policy, which delivers fit for purpose student and shared accommodation options in locations close to tertiary education institutions, public transport and services, and increases choice in housing type and tenure that meets the needs of households as they move through life cycle changes.
- Compulsory Management Plans with clear guidelines for information to be provided should be included in the Policy and Guidelines, with a method for how these documents are to be assessed by Council officers.
- In addition, consider a range of standard permit conditions to avoid Section 173 Agreements and ensure land use management requirements are ongoing and enforceable.

Policy application

This policy applies to all proposals to **use or develop land for student or shared accommodation in the City of Monash**. This covers buildings to be used specifically for student accommodation, and buildings to be used as rooming houses.

Principles underpinning the new policy

The policy is underpinned by the following principles:

- To provide high quality, affordable, accessible and well-located student and shared accommodation that meets the needs of its residents.
- To ensure new student and shared accommodation development reinforces and enhances the preferred future employment and residential character of the Monash NEIC.
- In other residential places, to ensure new student and shared accommodation development reinforces the preferred future residential character identified in Clause 22.01.
- To direct student and shared accommodation to locations where residents have walking access to:
 - high quality and frequent public transport options connecting them to employment and education institutions, and
 - activity centres with a range of local services and facilities to meet their daily needs.
- To provide flexible, functional, well-located, and well-designed communal indoor and shared outdoor open spaces on site.
- To manage onsite car parking and waste collection so that these do not have adverse effects on the amenity of adjoining properties.
- To encourage the reuse of furniture and other household items, to avoid illegal rubbish dumping during tenant changeover.

- To ensure residents and neighbouring residents have access to clear information on site to seek help or report complaints to building management.

Key elements of the new policy

The new policy makes the following changes to the current Clause 22.10 (Student accommodation) in the Monash Planning Scheme:

- Expands the policy's application to include rooming houses.
- Update the preferred location for student and shared accommodation buildings.
- Update references to new development's neighbourhood character response, based on whether a building is located within or outside the Monash NEIC.
- Update and add greater guidance on the design and location of open space.
- Introduce a recommended 12 square metre area for rooms without a self-contained kitchen and bathroom.
- Update requirements for internal common areas.
- Update application requirements meaning applicants must provide plans with room dimensions, square metre area and furniture to indicate that a functional layout can be achieved.
- Requires a waste management plan to be submitted with an application.

How to read this guideline

This guideline contains information about the rationale and interpretation of each provision in the updated Student and Shared Accommodation Policy for Monash City Council. It sets out best-practice examples of how to achieve each standard and explains the rationale behind each component of the policy.

The policy has been developed following background research that involved consultation with student residents, student housing providers, the local development industry, Council officers and Monash University.

1. Student and shared accommodation in the Monash municipality

This guideline contains information about the use and development of land for student and shared accommodation in the City of Monash. It sets out Council's expectations in terms of building design, amenity, and student welfare outcomes. It contains information about how to interpret the City of Monash's *Student and Shared Accommodation Policy* in the Monash Planning Scheme.

1.1 About this guideline

This guideline has been prepared to support the use and development of land for student and shared accommodation in the Monash local government area (LGA). The guide is intended to facilitate high quality development that is well-located, accessible and affordable so that residents have good access to the things they need on a daily basis, while also being compatible with the surrounding neighbourhood.

Previously, the following policies applied to student accommodation applications and some forms of shared accommodation (rooming houses) in the Monash LGA:

- Clause 22.10 Student accommodation
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1.2 What is student and shared accommodation?

Generally, *shared* accommodation is a living arrangement where people share the use of a kitchen, living areas, bedroom, or bathroom with one or more persons. There are several rental arrangements where this may apply on the open market, for example:

- Co-renting: When several people rent a property together, such as in a share house.
- Sub-letting: Where some people are renting from a head renter rather than directly from the provider or owner.

- Boarding: Where someone rents a room in a home and lives with the homeowners.¹

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Housing diversity in the City of Monash

Diverse housing options are required to meet the current and future needs of a municipality's population. Demographic factors such as family size, being a student, being an elderly person, or being a low-income earner, all influence people's housing preferences – which may also change over the course of someone's life. To address this, Monash City Council has a housing strategy which considers the whole population's needs and identifies the preferred location and type of any new housing that might be built in the municipality over the next 15 years. Diverse housing options are important so that places can be equitable and accessible, allowing people to live in a place that suits their lifestyle and needs, without needing to necessarily move away from their community and local area if those needs change.

Student housing and shared accommodation are types of housing that fit within a broader picture sometimes referred to as the 'housing continuum'.

¹ Consumer Affairs Victoria, *Different rental agreements*, 2021. Available from URL: <https://www.consumer.vic.gov.au/housing/renting/starting-and-changing-rental-agreements/different-rental-agreements>.

FIGURE 1: THE HOUSING CONTINUUM



Source: Based on AHURI, *Understanding the experience of social housing pathways*, 2020.

The purpose of student and shared accommodation guideline is to offer rental housing which is affordable, accessible and fit for purpose to people while they are studying, working away from home, or transitioning from other forms of accommodation into the private rental or homeowner market.

Different types of housing suit different locations within a municipality. For student accommodation, dwellings should be:

- within walkable distance to their education institution, or within walkable distance to transport that connects them to their institution, and
- near activity centres that offer shops and services to meet people's daily needs.

In many ways, student accommodation has similar locational attributes to where apartment buildings would typically be concentrated.

Recent developments in the municipality show that there is high demand for student and shared accommodation near Monash University and the Monash Medical Centre, to the west and south of the university, especially in Clayton.

1.3 Different types of student and shared accommodation

The housing continuum above highlights the wide range of housing tenures and types that are required to support a population. Within that spectrum, student and shared accommodation also have a range of typologies, as set out in Table 1.

Each typology has slightly different built form features, and management requirements. Some aspects of these buildings require planning permission under the Monash Planning Scheme, while others require involvement of other parts of Council (such as the Building, Public Health or Community Development teams), the relevant education institution, or other regulatory bodies.

TABLE 1: TYPES OF STUDENT AND SHARED ACCOMMODATION

Typology	Key elements of built form	Management considerations
<p>On-campus purpose-built student accommodation (PBSA)</p>	<ul style="list-style-type: none"> - Located on university campus. - Larger buildings, with significant shared facilities, including communal cooking, laundry, large common areas. - Each dwelling unit generally smaller with individual bathrooms but no cooking facilities within the dwelling. - Integrated with the campus and allows for the wider use of specialised facilities and easy access to the campus facilities. 	<ul style="list-style-type: none"> - Available exclusively to students. - Provides extensive pastoral care programs and social activities linked to the layout of the buildings. - Car parking arrangements managed by the university/education institution/contractor and usually provided on site. - Activities like students moving in and out, waste management, etc. managed by the university/education institution/contractor. - Student welfare and complaints managed by the university/education institution/contractor. - Exempt from planning permit requirements.
<p>Off-campus PBSA</p>	<ul style="list-style-type: none"> - Apartment style buildings, usually smaller than on campus (e.g., 20 to 30 units). Some newer developments are larger (up to 200 units), depending on location and local policies. - Typically constructed between two and four storeys could be larger, if allowed by policy. - Generally located near campuses, transport nodes or activity centres. - Units (floor area) slightly larger than on-campus accommodation. - May include self-contained units (with kitchen and bathroom) or bedrooms with shared facilities, or a combination of these in the same building. - The quality of common areas varies greatly but generally smaller than on-campus accommodation. 	<ul style="list-style-type: none"> - Integrated into residential areas, or in and around activity centres. - Available exclusively to students. - Some offer pastoral care programs and social activities, depending on the operator/management. - Car parking and waste management arrangements usually listed on planning permit and follow Planning Scheme requirements for the local area. - Current regulations require a building manager/operator to be listed as a point of contact on the permit. - Activities like students moving in and out, waste management, etc. managed by the housing provider. - Land use and development (including car parking and waste management) regulated by Council’s planning, building, traffic, and waste management divisions. - Other concerns (such as student welfare) either directed to the education institution or building manager.

Typology	Key elements of built form	Management considerations
Rooming houses	<ul style="list-style-type: none"> - Typically configured as a large house, or sometimes adapted from an older suburban house. - Residents may have exclusive possession of their room with shared access to communal facilities, such as kitchens, bathrooms, laundries and living areas. In some instances, bedrooms may also be shared. <p>Current regulations generally result in:</p> <ul style="list-style-type: none"> - A building where four or more people can live in rented rooms, some of which might be shared. - Should be no more than 12 people (but can be larger). - Rooms are generally smaller (potentially only a bedroom, with no private study area). - Shared facilities are very limited (often kitchen/dining, bathroom, and laundry only). 	<ul style="list-style-type: none"> - Managed by an operator, and residents usually have separate agreements with that operator. - The operator can decide who can live in the property, without consulting the residents. - Available to students and non-students. - Car parking and waste management arrangements may be listed on a planning permit. - Land use and development (including car parking and waste management) regulated by Council's planning, building, traffic, and waste management divisions (depending on scale). - Buildings registered with Council's Public Health division, as well as Consumer Affairs Victoria. - Current regulations require a building manager/operator to be listed as a point of contact on the permit.
Open market housing	<ul style="list-style-type: none"> - Looks like a typical dwelling but leasing arrangements may vary: from a lease agreement between a group of students and a real estate agency/landlord or may involve individuals leasing their bedrooms (sometimes self-contained with kitchenettes and ensuites) from a private landlord. - Shared facilities generally limited – a kitchen/dining, laundry, and bathroom only (scale of a typical dwelling). 	<ul style="list-style-type: none"> - Available to students and non-students. - May be a shared rental. - Where rooms are for rent in a private house, there should be no more than 12 people but these can be larger (unlawfully). - Distributed across residential areas, standalone houses, apartments, townhouses. - Activities like students moving in and out, waste management, etc. managed by the landlord in a rental agreement. - Building is not required to be registered with Council's Public Health division. - Land use and development (including car parking and waste management) regulated by Council's planning, building, traffic, and waste management divisions (depending on scale).

Typology	Key elements of built form	Management considerations
Informal housing	<ul style="list-style-type: none"> - Garages or other structures converted to living quarters. - No shared facilities (may be sharing facilities/ services with main dwelling on an allotment). 	<ul style="list-style-type: none"> - This form of housing is illegal and does not meet safe or appropriate planning or building regulations. - This type of development may require enforcement action from Council's building or public health departments.

1.4 Student and shared accommodation in the City of Monash

Recent population growth and change

The City of Monash has a population of around 203,501 people and is forecast to grow to 249,287 by 2041 (+22.5 percent).

Before COVID, Clayton (the area around the Monash NEIC) was forecast to grow by 35.96 percent from 2021 to 2041, from 22,689 to 30,848 people (1.8 percent average annual growth rate). The age groups forecast to grow the most were:

- Tertiary education and independence (18 to 24): +2,163 (or 30 percent of all student growth in the LGA), and
- Young workforce (25 to 34): +2,000 (or 22 percent of all young workforce growth in the LGA).

Student population growth

The tertiary and further education (including TAFE) student resident population in the City of Monash grew from 19,282 in 2011 to 24,621 in 2016. This represents a total of 5.5 percent growth per annum, meaning student population growth was historically triple the 1.8 percent total annual population growth forecast.

The forecast student population growth (based on pre-COVID data) shows that anticipated student population growth to 41,471 by 2041, comprised largely of university students. As the student population grows, demand for student (and open market) housing will also increase. While the share of student population growth from international students (around 50 percent of students) is likely to stall in the short-term while borders are closed, the domestic student population in Monash is still forecast to grow from 13,280 to almost 21,000 students in 2041.

Other demographic groups of interest

While most rooming houses appear to be occupied by students (especially in Clayton and near Monash University), this form of housing also provides an affordable housing option for:

- Key workers employed in the Monash NEIC including at the Monash Medical Centre and other important teaching and research institutions.

- Lower income residents or those seeking temporary affordable rental accommodation due to changes in their circumstances.

Housing profile in Monash

In the City of Monash, the predominant dwelling type is a separate house, with more than 70 percent of all dwellings being a separate house. For the City of Monash, on average 640 dwellings were constructed per annum from 2005 to 2016, with Clayton seeing the largest increase. In 2016, there were an estimated total of 70,188 dwellings in Monash. The majority of new dwellings in the Monash LGA were the result of:

- Infill development projects comprising less than 10 dwellings (53 per cent)
- Urban renewal projects located in rezoned or non-residential areas (32 per cent)
- High density infill projects comprising 10 or more dwellings (15 per cent).

Infill development is defined as redevelopment in residential zones that usually replaces older dwellings with new dwellings. Of the approximately 1,400 new dwellings constructed in Clayton between 2005 and 2016, almost half were projects consisting of 10 or more dwellings, and a very small proportion were single dwellings. This highlights a shift in the type of dwellings being provided.

Meeting the housing needs of students

The City of Monash plays an important role in accommodating students in the metropolitan context. Compared to other LGAs across Greater Melbourne that have a high student population, the Monash LGA is/has:

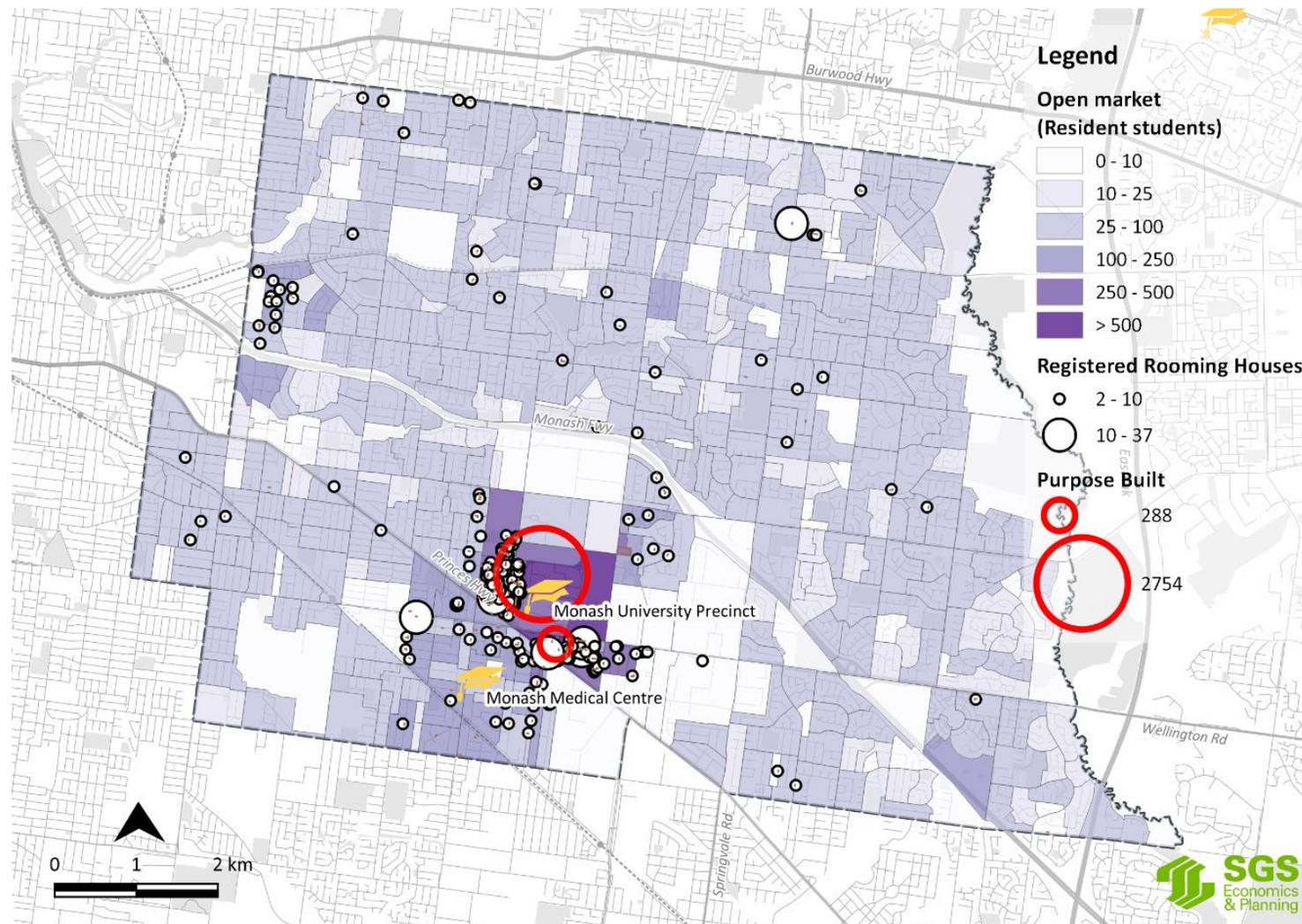
- The largest municipality by population
- The second highest count of students (second only to the City of Melbourne)
- Is fifth-ranked in percentage of student population.

In effect, the Monash LGA has the second largest student market across Greater Melbourne.

Students live in a range of dwelling types. They can be categorised according to the extent to which they are managed, with housing typologies ranging from on-campus purpose-built student accommodation to informal and unmanaged housing. These also include variations in location, design quality, provision of facilities, planning controls and built-form outcomes. These typologies are set out below, highlighting those most relevant to the Monash LGA's context.

Almost half of students living in open market housing are living in a household with only family members present. The next largest cohort are those living in group households (share housing), representing 30 percent of students. Around 16 percent of students living in the LGA occupy other student housing types: on-campus purpose-built student accommodation (PBSA) (9 percent), off-campus PBSA (1 percent) and rooming houses (6 percent).

FIGURE 2: DISTRIBUTION OF STUDENT ACCOMMODATION BY TYPE



Source: SGS Economics and Planning, 2021, based on various datasets.

The Monash National Employment and Innovation Cluster (NEIC)

Monash University is located within the Monash National Employment and Innovation Cluster (NEIC), as identified in Plan Melbourne. The Monash NEIC covers Monash University and Monash Medical Centre, most of Clayton, and extends south towards Springvale, into the Cities of Greater Dandenong and Kingston. The State Government, and Monash, Greater Dandenong and Kingston City Councils all have planning policies which will determine housing, employment, economic and research and outcomes in the NEIC. A draft framework plan was prepared by the Victorian Planning Authority (VPA) in 2017 but it has not been finalised or endorsed. The 2017 draft plan is also under review to understand what the planning implications from the Suburban Rail Loop Project will be, which was announced after the draft plan was prepared.

The draft framework plan does suggest a vision for the NEIC as follows:

The Monash National Employment and Innovation Cluster will transform and modernise over the next three decades as a connected and exciting place for employment, education, innovation, leading-edge technology and research. It will be positioned as a globally competitive value-creating economy.²

Plans for the Monash NEIC include a doubling of jobs over the next 35 years, and a focus on the education, research, health, science and technology sectors and housing. Future development of the Monash NEIC will impact housing demand in and around the precinct as students, key workers and employees seek housing close to their workplaces.

Design and amenity outcomes for student and shared accommodation today

The predominant form of student and shared accommodation in Monash's residential areas resembles conventional dwellings. These developments differ from conventional multi-unit or townhouse developments in that they offer many more bedrooms than conventional dwellings. The most common number of bedrooms for this typology is eight, although among registered rooming houses it ranges from five to 14 bedrooms per dwelling.

Based on consultation with housing providers, student residents, Council officers and developers, there is a range of design and amenity issues associated with student and shared accommodation today, summarised in Table 2.

² Victorian Planning Authority (VPA), *Monash NEIC Framework Plan*, March 2017. Available from URL: https://vpa-web.s3.amazonaws.com/wp-content/uploads/2017/03/Monash-NEIC-framework-plan_March2017_WEB.pdf.

TABLE 2: SUMMARY OF DESIGN AND AMENITY ISSUES

Element	Key findings
Room size	<ul style="list-style-type: none"> - Bedrooms are a highly important space for students to mediate the boundary between their private and public selves, while the ability to personalise private space has been linked to positive student wellbeing outcomes. - Minimum room sizes are related to the functionality of a student’s private space and not necessarily related to the overall scale of the building. - Based on a review of recently approved applications and VCAT cases, student and shared accommodation has often receive dispensation in terms of the size and functionality of communal open space. There is a significant risk that providing additional flexibility in minimum room size would lead to an unreasonable reduction in room size in order to maximise development yields.
Car parking	<ul style="list-style-type: none"> - The planning and development sector representatives consulted universally reported that the car-parking ratio of 0.3 per student is too high and needs a reduction. - This claim was based on market research with existing student housing operators in the local area who suggest only one-third to one-fourth of their car parking spaces are being utilised. Developers viewed this as a waste of space that could otherwise be used to provide student facilities for students (i.e., laundry space or study areas). - Compared with other Greater Melbourne council policies, Monash City Council has a higher car parking requirement, with only one other Council (City of Whitehorse) requiring carparking to be incorporated into student accommodation. - Other councils have no carparking requirement but refer to the need to provide adequate parking and have requirements around the provision of bike parking. - While other councils require student accommodation to be located in areas well serviced by public transport, Monash City Council has a much broader catchment in which the delivery of student accommodation is supported - Proximity of housing to public transport networks is a major consideration for students, who prefer housing located in areas with easy access to public transport with direct connections to campus. - The supply of affordable housing near campus is ideal to enable students to walk or cycle to university, reducing car-reliance and amenity impacts in the Monash NEIC.
Communal indoor spaces	<ul style="list-style-type: none"> - The design of communal spaces is key for student housing as these spaces encourage interaction with others and the development of a sense of community and belonging for students. - Communal open space requirements need to be flexible so they can be adapted for different building typologies. - The relationship between communal areas and other spaces within a building influence the function and use of these spaces. - A review of VCAT cases found the size of these spaces is often reduced based on a dwelling’s proximity to nearby amenities such as activity centres. There is a need for the policy to strengthen the design and provision requirements to ensure residents have adequate communal indoor spaces to support their wellbeing and quality of life at home.

Element	Key findings
Communal outdoor open space	<ul style="list-style-type: none"> - The importance of access to communal outdoor open space for socialising and exercise were of key concern to students, who often spend long periods studying in small spaces. Access to open space was seen as essential to students’ mental and physical health. - Education providers consulted felt similarly that the benefits of access to high-quality open space had a positive impact on student wellbeing. - The spatial layout of outdoor areas is an essential consideration for designers as it influences students’ perceptions of opportunities for social interaction and casual exchange. - As with indoor spaces, VCAT often varied the private open space requirement on the basis that public open space is provided nearby, or available on campus. Research and interviews conducted for this study found that well designed and located private open space is an essential factor supporting residents’ wellbeing. - The provision of large and functional areas of private open space also allows for tree planting and garden areas that respond positively to the highly valued garden character in Monash.
Sustainability	<ul style="list-style-type: none"> - Conversations around sustainability focused on temperature control within dwellings. Students reported wanting in-built fans or temperature control systems to manage their own environment, while developers reported problems with energy waste in larger apartments which require more energy to heat and cool. - Questions were also raised as to the opportunity for trade-offs within ESD frameworks through innovation. Planning and development sector representatives felt that innovations in building materials and technologies could more effectively mitigate negative environmental outcomes than existing ESD requirements which can act as a limitation to good design. - There was no evidence base provided as to why sustainability requirements should not apply to student housing, given they apply to all other types of housing within Monash City Council.
Neighbourhood character	<ul style="list-style-type: none"> - Conflict between current neighbourhood character and proposed neighbourhood character in different residential zones, particularly related to building heights, was raised as a key issue for the planning and development sector. - Local policy was recently updated (as part of the Housing Strategy implementation) to identify appropriate locations for medium density development and substantial change, outlining Council’s expectations regarding how new development in these locations should be designed to respect existing neighbourhood character. - Since the local policy and zones were updated (Planning Scheme Amendment C125), the Residential Growth Zone (RGZ3) around Monash University now provide greater certainty for developers, due to higher levels of policy guidance on built-form controls.
Waste management	<ul style="list-style-type: none"> - Amenity issues relating to insufficient and inappropriate location of bin storage, insufficient provision of bins and the disposal of litter on or surrounding the student or shared accommodation. This includes the disposal of disused furniture on nature strips.

1.5 The need for a new student and shared accommodation policy

Given the forecast population growth, and planned employment growth and directions for the Monash NEIC, a more detailed policy and guideline to manage student and shared accommodation provision across the municipality is required. The policy will have a particular focus on how student and shared accommodation outcomes can reinforce the MNEIC vision in appropriate locations, and not undermine future opportunities for the precinct to develop into a nationally significant education, research, science, and technology precinct.

The key challenges and opportunities to be addressed in the new policy and in this guideline, are outlined below.

Key considerations for student and shared accommodation

- There is no State-wide legislation, so this creates complexity when responding to multiple local-government policies for student and shared accommodation, including in different jurisdictions as each have their own requirements. As a result, there is no consistent definition for student accommodation that applies at a state level.
- Policy needs to reflect contemporary approaches to student housing design and delivery.
- The planning and development sector is interested in tangible metrics that provide a normative standard. These are considered helpful as they provide technical guidance for architects and planners which then informs building feasibility assessments. Having these measures for a wider range of spaces and uses as well as practice notes that outline the intended function of these different spaces in student housing developments was considered useful.
- Research demonstrates that bedrooms are a highly important space for students to mediate the boundary between their private and public selves, while the ability to personalise private space has been linked to positive student wellbeing outcomes.
- Compared with other councils in Greater Melbourne, the City of Monash has a larger preferred room size requirement, which developers consider challenging for the design and layout of studio accommodation.
- Despite the above, it is important to note that student housing dwellings are already significantly smaller than non-student dwellings and this is intended to reflect student's access to high quality communal open space. There is a significant risk that providing flexibility in minimum room size would lead to an unreasonable reduction in room size in order to maximise development yields at a cost to student wellbeing.
- Compared with other Greater Melbourne council policies, Monash City Council has a higher car parking requirement. Only one other Council (City of Whitehorse) requires car parking to be incorporated into student accommodation. Developers consulted referred to existing market research of local student housing operators that found only one-third to one-fourth of their car parking spaces are being utilised. Car parking issues require some further investigation in the specific Monash LGA context, as there is also great variation in demand for car parking between different kinds of shared (including rooming house) and student accommodation developments. That further investigation would be required before any substantial alterations are made to car

parking requirements under Clause 22.10, or across the Monash NEIC/Clayton Activity Centre precinct in particular.

- The design of indoor communal spaces is key for student housing as these spaces encourage interaction with others and the development of a sense of community and belonging for students.
- There are market challenges providing communal open space on all levels of smaller student housing developments. Communal indoor space on all levels is only appropriate for developments with large footprints, as in smaller developments this requirement reduces feasibility and results in communal space becoming a tokenistic rather than purposeful provision.
- Communal space design and function is important, with students favouring social spaces over dedicated study spaces in shared areas. There was a preference for visibility into communal spaces (for example, windows) so that people could see who was already using a space and how, before deciding to enter.
- The importance of access to open space for socialising and exercise were of key concern to students, who often spend long periods studying in small spaces. Access to open space was seen as essential to students' mental and physical health. In contrast, the provision of open space within student housing developments was primarily seen by developers as unnecessary. Their learnings from market studies suggested that students use open space on campus and therefore do not need open space in their home environment.
- Some councils' policies distinguish between the need to provide open space or indoor space, while others refer only to the provision of communal space.
- Conflict between current neighbourhood character and proposed neighbourhood character in different residential zones, particularly relating to building heights, was raised as a key issue for the planning and development sector. However, the zones and local character policy were recently updated following implementation of the *Monash Housing Strategy (2014)* into the Monash Planning Scheme under Planning Scheme Amendment C125 (2019).
- Discussions with education providers emphasised that Management Plans are an essential component of student housing provision.
- Rooming house regulations offer a particular challenge for management, due to the differential legislative context in which this housing typology sits. The Monash LGA has the largest number of registered rooming houses of all Greater Melbourne LGAs.
- Education providers primarily carry the financial responsibility for dealing with the impacts of students' poor housing experiences, including the cost of providing mental health support to students. Negative housing experiences are a reputational risk for councils, individual universities, and the international education industry as a whole.

Managing internal and external amenity issues

As highlighted above, there are several internal (quality of life based on the design of spaces within a building) and external (impacts on adjoining properties) amenity considerations associated with student and shared accommodation. These elements are partly addressed in Clause 22.10, as well as in other parts of the planning scheme such as Clause 54 (One dwelling on a lot), Clause 55 (Two or more dwellings on a lot and residential buildings), and Clause 58 (Better apartment design guidelines).

Any planning permit application for student or shared accommodation in a residential zone will need to be assessed against one of the Clause 54, 55 or 58 policies, therefore amenity considerations that affect adjoining properties are not repeated in Clause 22.10. Those are:

TABLE 3: DEALING WITH EXTERNAL AMENITY IMPACTS IN THE PLANNING SCHEME

Theme	Objective	Clause 54	Clause 55	Clause 58
Side and rear setbacks	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓	✓	✓
Walls on boundaries	To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	✓	✓	
Daylight to existing windows	To allow adequate daylight into existing habitable room windows.	✓	✓	✓
North-facing windows	To allow adequate solar access to existing north-facing habitable room windows.	✓	✓	✓
Overshadowing open space	To ensure buildings do not significantly overshadow existing secluded private open space.	✓	✓	
Overlooking	To limit views into existing secluded private open space and habitable room windows.	✓	✓	
Internal views	To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.		✓	✓
Noise impacts	To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.		✓	✓
Site services (bin and recycling enclosures, mailboxes, etc.)	To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.		✓	
Waste and recycling	To ensure dwellings are designed to encourage waste recycling. To ensure that waste and recycling facilities are accessible, adequate and attractive. To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity, health and the public realm.		✓ *	✓

Source: Victoria Planning Provisions and the Monash Planning Scheme, 2021. *Note: Applies to apartment buildings.

Regarding amenity impacts on the neighbourhood based on car parking, Clause 52.06 (Car parking) requires any planning permit application that proposes to reduce the requirement for on-site car parking involve an assessment of the following (related to neighbourhood amenity):

- 'The anticipated car ownership rates of likely or proposed visitors to or occupants (residents or employees) of the land.
- On street parking in residential zones in the locality of the land that is intended to be for residential use.
- Local traffic management in the locality of the land.
- The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.
- The need to create safe, functional and attractive parking areas.'

In addition to the above, a range of on-site and off-site amenity impacts are managed by the standards in Clause 54, 55 and 58. Clause 22.10 stipulates additional internal amenity requirements specific to student accommodation that are fit for purpose.

Recommended approach: A new policy for student and shared accommodation

The findings from targeted stakeholder consultation, market analysis, a review of student accommodation supply and demand, and policy comparison have been used to develop the following recommendations.

The purpose of this policy is to achieve improved design and amenity outcomes for residents in student and shared accommodation, and the neighbourhoods where these developments occur. It is also to provide greater clarity to proponents of student and shared accommodation in the municipality.

- Design guidelines should explicitly outline minimum design standards as a benchmark for developers to build upon, these design standards need to be adaptable to different types of building typologies. Design Guidelines should incorporate a maximum occupancy requirement into standards as well as floor-area requirements to discourage overcrowding.
- Design Guidelines should consider both the immediate environment of the home and the connections to campus to ensure student safety when transitioning from one environment to the other.
- The supported locations for student and shared accommodation will be reviewed to ensure that students are able to access high quality public transport and amenities within close proximity to their place of residence. Assessments should take into consideration the demand location for students and consider policy improvements that would support amenity enhancements given the gravitational pull of Monash University for student accommodation.
- Compulsory Management Plans with clear guidelines for information to be provided should be included in the Policy and Guidelines, with a method for how these documents are to be assessed by Council officers.
- In addition, consider a range of standard permit conditions to avoid Section 173 Agreements and ensure land use management requirements are ongoing and enforceable.

1.6 A new student and shared accommodation policy for the City of Monash

This policy applies to all proposals to **use or develop land for student or shared accommodation in the City of Monash**. This covers buildings to be used specifically for student accommodation, and buildings to be used as shared accommodation.

For the purposes of this policy, student accommodation is defined as the use or development of land for accommodation, including a residential building, with more than four bedrooms, that is purpose-built, or has been modified, to house students studying at tertiary institutions.

Shared accommodation is defined as accommodation, including a residential building and rooming house, with four or more bedrooms that is intended to house tenants (including students) in rented rooms, some of which may be shared.

Rooming houses will be assessed under the new Clause 22.10, only where they do not meet the use and buildings and works permit exemptions of Clause 52.23 (Rooming house) of the Monash Planning Scheme. This means when:

- The total floor area of the buildings on the land, measured from the outside of external walls or the centre of party walls, is less than 300 square metres, excluding outbuildings.
- Fewer than 12 people are to be accommodated.
- Fewer than 9 bedrooms are to be developed on the land.

Principles underpinning the new policy

The policy is underpinned by the following principles:

- To provide high quality, affordable, accessible and well-located student and shared accommodation that meets the needs of its residents.
- To ensure new student and shared accommodation development reinforces and enhances the preferred future employment and residential character of the Monash NEIC.
- In other residential places, to ensure new student and shared accommodation development reinforces the preferred future residential character identified in Clause 22.01.
- To direct student and shared accommodation to locations where residents have walking access to:
 - high quality and frequent public transport options connecting them to employment and education institutions, and
 - activity centres with a range of local services and facilities to meet their daily needs.
- To provide flexible, functional, well-located, and well-designed communal indoor and shared outdoor open spaces on site.
- To manage onsite car parking and waste collection so that these do not have adverse effects on the amenity of adjoining properties.
- To encourage the reuse of furniture and other household items, to avoid illegal rubbish dumping during tenant changeover.

- To ensure residents and neighbouring residents have access to clear information to seek help or report complaints to building management.

Key elements of the new policy

The new policy makes the following changes to the current Clause 22.10 (Student accommodation) in the Monash Planning Scheme:

- Expands the policy's application to include rooming houses.
- Update the preferred location for student and shared accommodation buildings.
- Update references to new development's neighbourhood character response, based on whether a building is located within or outside the Monash NEIC.
- Update and add greater guidance on the design and location of open space.
- Introduce a recommended 12 square metre area for rooms without a self-contained kitchen and bathroom.
- Update requirements for internal common areas.
- Update application requirements meaning applicants must provide plans with room dimensions, square metre area and furniture to indicate that a functional layout can be achieved.
- Requires a waste management plan to be submitted with an application.

1.7 How to read this guideline

This guideline contains information about the rationale and interpretation of each provision in the updated Student and Shared Accommodation Policy for Monash City Council. It sets out best-practice examples of how to achieve each standard and explains the rationale behind each component of the policy.

The policy has been developed following background research that involved consultation with student residents, student housing providers, the local development industry, Council officers and Monash University.

2. Design guidelines for student and shared accommodation

This section sets out the design guidelines for student and shared accommodation. It explains the purpose of each policy requirement and includes examples of best-practice approaches to meeting the standards.

2.1 A new student and shared accommodation policy

A draft of the new Student and Shared Accommodation Policy is included at Appendix A of this document. It is structured as follows:

- Definition of student and shared accommodation
- Policy basis (why is this policy required and what is the evidence base?)
- Policy objectives (what is this policy trying to achieve?)
- Policy for student and shared accommodation, covering the following themes:
 - Buildings and works for student or shared accommodation
 - Preferred location
 - Neighbourhood character
 - Site and building design
 - Open space
 - Landscaping
 - Safety and lighting
 - Internal amenity: Common areas
 - Internal amenity: Bedrooms
 - Bicycle storage
 - Car parking
 - Site services
 - Waste management plan
 - Use of land for student or shared accommodation
 - Land use management plan
- Application requirements
- Decision guidelines (the things Council will consider when it assesses a planning permit application)

- Policy references (any background documents that provide the evidence-base for the policy).

2.2 Design objectives for student and shared accommodation

The following policy objectives have been developed, based on the principles set out for student and shared accommodation in Section 1.6 of this guideline:

- To locate student and shared accommodation that is convenient to tertiary institutions, local services, and public transport.
- To provide student and shared accommodation that meets the needs of its residents, including by being affordable and accessible for people with a disability.
- To direct student and shared accommodation to locations where residents have walking access to:
 - high quality and frequent public transport options connecting them to employment and education institutions, and
 - activity centres with a range of local services and facilities to meet their daily needs.
- To provide flexible, functional, well-located, and well-designed communal indoor and shared open spaces on site.
- To provide landscaping within the front setback to protect and enhance the garden city character in Monash.
- To encourage the retention of existing canopy trees.
- To ensure that student and shared accommodation is designed to minimise the impact the development has on the amenity of the surrounding properties.
- To ensure adequate bicycle storage is provided on site to meet the needs of students and visitors.
- To manage onsite car parking and waste collection so that these do not have adverse effects on the amenity of adjoining properties.
- To ensure new student and shared accommodation development reinforces the preferred future employment and residential character of the Monash NEIC and Clayton Major Activity Centre.
- In other residential places, to ensure new student and shared accommodation development reinforces the preferred future residential character identified in Clause 22.01-4.

This section of the guideline steps through each policy requirement and explains a best-practice or preferred approach to achieving the desired design and amenity outcomes set out in the policy objectives.

2.3 Preferred location of student and shared accommodation

Strategic planning for the Monash NEIC and Clayton Major Activity Centre encourages a transition from conventional residential densities to higher density commensurate with the vision of these locations that will support nationally significant research and employment.

Given the above, the student and shared accommodation policy will encourage higher density development in specific locations, identified in the *Monash Housing Strategy 2014* and *Clause 22.01-4 (Future character statements)*:

TABLE 4: PREFERRED LOCATIONS FOR HIGHER DENSITY STUDENT AND SHARED ACCOMMODATION

Character area	Future character statement
Housing Growth Area – Clayton Activity Centre and Monash National Employment Cluster	<p>The scale of new residential development will generally comprise larger footprint apartment development of a high-quality design and finish. Some infill town house and unit development will also occur.</p> <p>Where possible on larger sites, developments will be multi-level, and set in open gardens. Although setbacks from all boundaries will be less than is common in other parts of Monash, the developments will ensure the incorporation of well-maintained landscaping to address the garden city character, albeit in a more urban form.</p>
Monash National Employment Cluster and Clayton Activity Centre – Housing Diversity Area	<p>The Clayton Activity Centre and the cluster more broadly are expected to experience major redevelopment, as one of the key areas for employment growth within Melbourne. As such, the core of the Clayton activity centre and the residential parts of the cluster are anticipated to accommodate growth and more diverse housing needs. This area also forms an interface to the surrounding garden city suburbs. New development should provide a transition between these areas.</p> <p>New housing will generally comprise multi dwelling developments such as units and, where appropriate, low rise apartments. Front and rear setbacks will be less than those preferred in the garden city areas, however, will still provide the opportunity for landscaping. Landscaping and open space within developments will remain an important feature for this character area. Canopy trees within developments and separation between buildings will provide visual and environmental amenity for occupants and the residents of existing dwellings.</p>

Source: Monash Planning Scheme, Clause 22.01-4.

To capitalise on this transition opportunity, lot consolidation is strongly encouraged as it will:

- Offer greater opportunities to pursue a purpose-built student accommodation following an apartment building typology.
- Achieve more generous side and rear setbacks where significant canopy tree and garden planting can be provided.
- Provide greater flexibility at ground level to provide open spaces that are well-connected to communal indoor living areas.

Elsewhere, across the municipality, student and shared accommodation should be directed to locations that are:

- Within a safe walking distance to an education institution, a major employment destination (such as Monash Medical Centre), or a neighbourhood or major activity centre, and
- Directly served by public transport.
- where residents are able to enjoy the benefits of the 20-minute neighbourhood concept, as set out in *Plan Melbourne 2017-2050*: ‘people have the ability to meet most of their everyday needs within a 20-minute walk, cycle, or local public transport trip of their home.’³

FIGURE 3: HALLMARKS OF 20-MINUTE NEIGHBOURHOODS



Source: Plan Melbourne 2017-2051.

Preferred Location Policy

The Preferred Location for student and shared accommodation is:

- Within the Monash National Employment and Innovation Cluster and Clayton Activity Centre Housing Growth Area and Housing Diversity Area.
- Up to 800 metres from Holmesglen Institute Chadstone.

Any student or shared accommodation located elsewhere should satisfy one or more of the following criteria:

- Up to 800 metres from a tertiary education institution.
- Within 800 metres of a Railway Station or Principal, Major or larger Neighbourhood Activity Centre which has public transport that connects to a tertiary education institution.

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

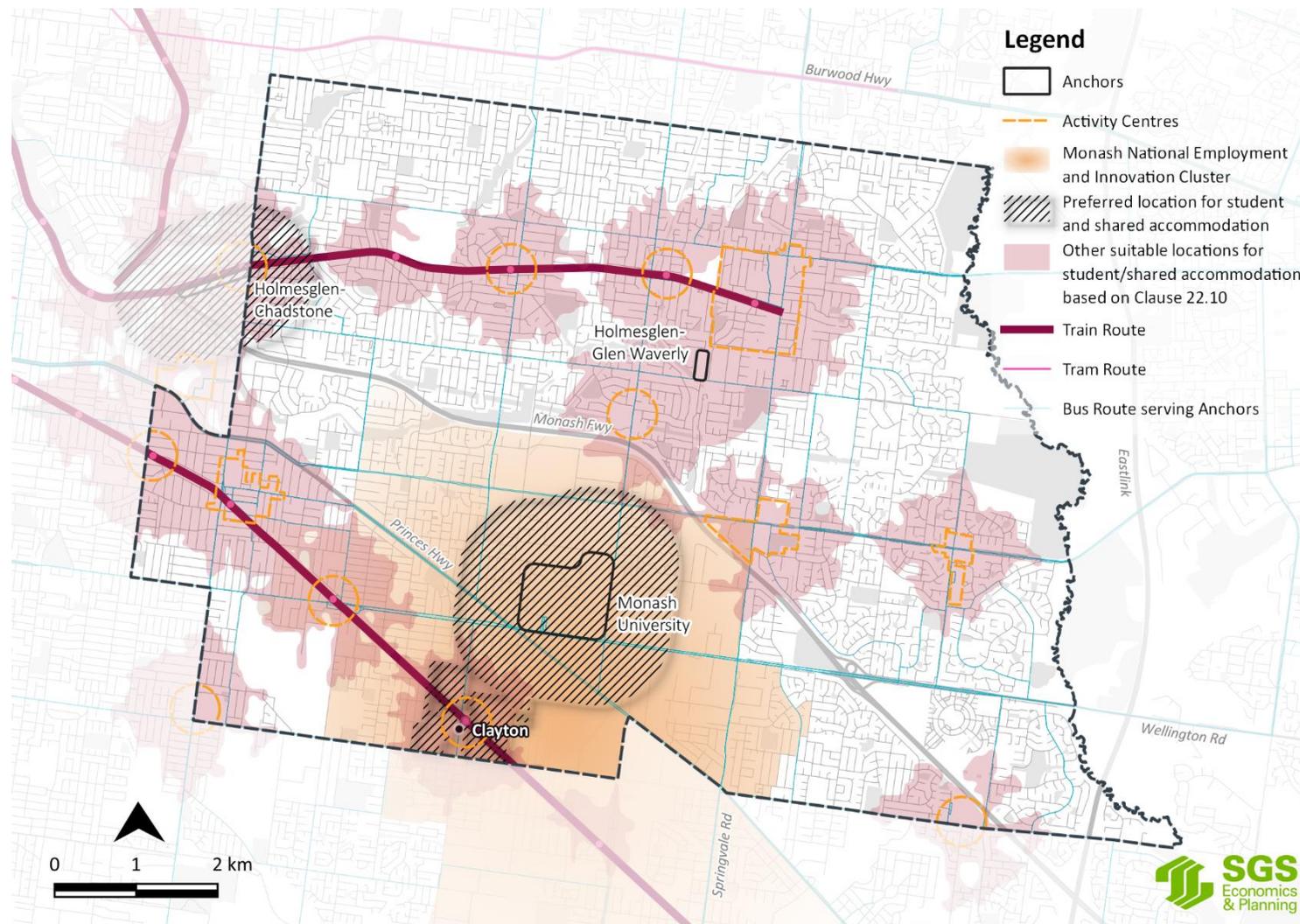
Neighbourhood Character Policy

New development within the Monash National Employment and Innovation Cluster and Clayton Activity Centre Housing Growth Area and Housing Diversity Areas should respond to the preferred future character of the area. Within these areas, site consolidation is encouraged to support larger-scale student or shared accommodation.

Any student or shared accommodation located elsewhere should respond to the preferred neighbourhood character of the area, as set out at Clause 22.01-4.

Where a zone directly abuts a different zone or is located on the interface between two character areas, buildings must be designed to transition sensitively to a lower density or more restrictive character requirements.

FIGURE 4: PREFERRED LOCATION FOR STUDENT AND SHARED ACCOMMODATION



Source: SGS Economics and Planning, 2021.

2.4 Site and building design

Site design refers to the overall organisation of the buildings, access, and connectivity of the site in terms of the layout, orientation, massing, and landscaped areas. It also considers how the development responds to the context in terms of built form through site access and hierarchy of streets.

Public realm interface refers to how the building interacts with the public realm including streets, laneways, parks, etc. The interface of the development contributes to the character, safety, and quality of the public realm. The design of the interface can influence the real and perceived safety and security of residents, opportunities for social interaction and the identity of the development when viewed from the public realm.

Building layout and design refers to the internal layout of the building. Internal layout and design of the building has a huge impact on the amenity of the residents and on adjoining properties. It covers various sections like natural light, ventilation, storage, circulation, and layout and positioning of communal open space.

Site and Building Design Policy

- Ensure building layout balances the requirement for passive surveillance on the street, internal amenity, and solar access.
- Ensure the site layout retains the existing rhythm of built form on the street.
- Ensure the layout incorporates existing patterns of landscaping on the street.
- Explore site consolidation.
- Provide a simple layout without unnecessary modulation.
- Provide well-articulated dwelling entries to provide amenity and promote social interaction.
- Ensure main doors for dwellings along the street are facing the street.
- Minimise internal overlooking and direct views through careful design of windows and facades.
- Provide high quality shared and communal spaces to promote local interaction.
- Ensure the location and layout of communal open space is integrated in the development.
- Ensure developments are designed to minimise amenity impacts to adjoining properties including minimising overlooking, overshadowing and excess on-street car parking.
- Ensure each development has at least one unit that can accommodate a resident with a disability.

2.5 Open space

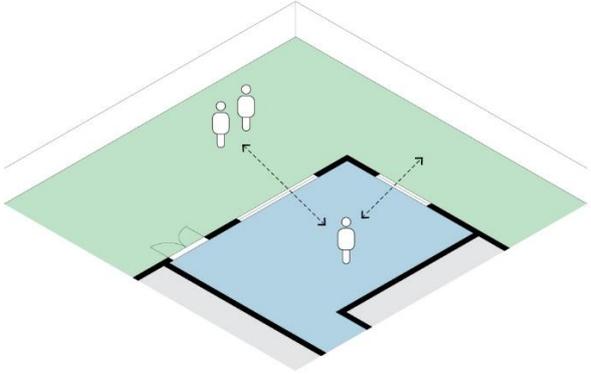
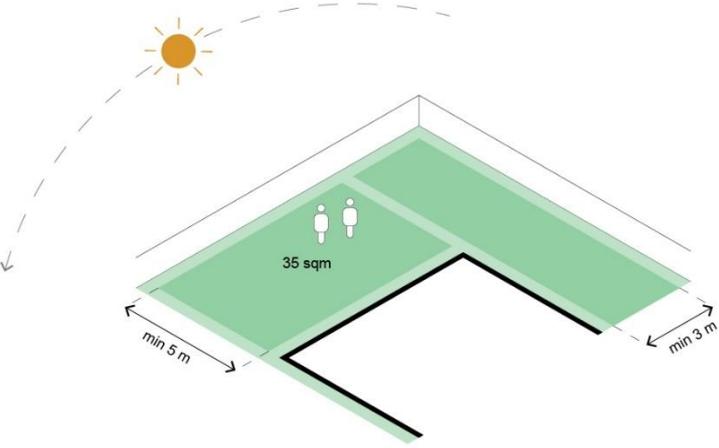
Access to communal outdoor open space for socialising and exercise are of key concern to students, who often spend long periods studying in small spaces. Access to open space is essential to residents' mental and physical health.

The benefits of access to high-quality open space have a positive impact on residents' wellbeing. The spatial layout of outdoor areas is therefore an essential consideration for designers. The design and layout of open spaces influences residents' perceptions of opportunities for social interaction and casual exchange.

Open Space Policy

- Ensure each resident has access to communal outdoor open space that is well designed and proportioned, accessible, safe, incorporates shelter, is orientated to maximise access to sunlight and can be maintained appropriately.
- Provide a direct relationship between communal open space and internal communal areas to enhance function and support passive surveillance.
- Provide a minimum open space area of 75 sqm per building or 4 sqm per resident, whichever is the greater. This entire area must be a minimum of 3 metres wide and be located to the side or rear of the building.
- Provide a minimum of 35 sqm of the open space detailed above with a minimum dimension of 5 metres. To avoid overshadowing, this area should not be located to the south of the site. Part of this area should be covered to provide shelter.
- Ensure open spaces are well lit and that the building is designed to support passive surveillance to these spaces.
- Provide outdoor furniture including a table or tables and seating to promote social interaction.
- Encourage direct access to communal open space from ground floor resident rooms.
- Accommodation that does not provide open space on the basis that residents' needs can be wholly met offsite is unacceptable.

TABLE 5: COMMUNAL OUTDOOR OPEN SPACE

Policy	Suggested approach
<p>Provide a direct relationship between communal open space and internal communal areas to enhance function and support passive surveillance.</p>	
<p>Provide a minimum open space area of 75 sqm per building or 4 sqm per student, whichever is the greater, designed with a minimum dimension of 3 metres located to the side or rear of the building.</p> <p>A minimum of 35 sqm of the open space detailed above must be a minimum of 5 metres wide. To avoid overshadowing, this area should not be located to the south of the site. Part of this area should be covered to provide shelter.</p>	

Source: Hodyl&Co, 2021.

2.6 Landscaping

Landscaping can be used in myriad ways to enhance buildings and create safe and appealing built form outcomes by designing with nature. Providing a quality landscape design response ensures that buildings and their surrounding landscape, act as an integrated system and achieve greater sustainability, water-efficiency, urban cooling, amenity and visual quality for occupants and people in the public domain.

The City of Monash has a highly valued garden city character, as set out in its preferred neighbourhood character policy in the Monash Planning Scheme. New student and shared accommodation developments should be designed to integrate significant landscaping and canopy tree planting, to reinforce those valued aspects of neighbourhood amenity. Where possible, existing canopy trees should be retained.

Landscaping Policy

- Landscaping and significant (canopy) tree planting should respond to the preferred neighbourhood character statement and reinforce the Monash LGA garden city character.
- Existing trees which add to the character of an area should be retained where appropriate, to preserve the garden city character.
- Provide canopy trees and in-ground planting in front and rear yards; this adds softness to the streetscape and enhances amenity for residents and neighbours.
- Landscaping of any new development should include the provision of at least one (1) new canopy tree with spreading crowns in the front setback and in every communal open space area on the site, to enhance the garden city character.
- 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).
- Prioritise sight lines with greenery – Provide greenery and landscaping at the end of the driveway to create an inviting development and reduce the dominance of car parking.
- Provide permeable ground surfaces allow water to penetrate the ground, reducing stormwater runoff and reduce urban heat island effects.

2.7 Safety and lighting

The interface of a development contributes to the character, safety and quality of the public realm. The layout, location and design (layout) of entryways and communal open spaces, and provision of lighting also has an impact on the real and perceived safety of residents. The design of internal and public realm interfaces can enhance the safety and security of residents, opportunities for social interaction and the identity of the development from the public realm.

Safety and Lighting Policy

- Entrances to dwellings and residential buildings should be visible, well-lit, and integrated with adjoining streets, laneways, parks and other public spaces, to enhance the real and perceived safety of residents.
- Design developments to provide good lighting, visibility and surveillance of car parks and internal accessways.
- Protect private spaces within developments from inappropriate use as public thoroughfares.

2.8 Internal amenity: Common areas

The design of communal indoor spaces is key for student housing as these spaces encourage interaction with others and the development of a sense of community and belonging for students. Accommodation that provides communal indoor spaces at a range of scales and on every level of the building to encourage different types of uses and activities for all residents, as well as informal spaces for interaction (i.e., communal corridors and lift lobbies) is understood to be a better design outcome.

Internal Amenity: Common Areas Policy

To promote student or resident interaction, health, and wellbeing, it is policy that all student or shared accommodation developments provide internal communal living areas able to accommodate:

- Kitchen facilities with adequate room for stove top cooker, microwave, 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, food waste and recycling.
- Dining area with table and chairs.
- Lounge area with seating and television.

The size of internal communal indoor spaces and the number of facilities provided should be determined by:

- The extent of rooms within the development that are either fully self-contained or rely on access to shared facilities.
- Larger areas and more facilities are provided in developments that do not have fully self-contained rooms.
- The number of residents.

Internal communal indoor spaces should be a minimum of 15 sqm in area for every 12 residents.

One way to comply with this policy would be to provide an internal communal living area with a minimum area of 15sqm in any development with up to 12 residents and an additional 15sqm for every 12 additional residents.

Communal living areas should have a minimum width of 3.6 metres.

For developments above four storeys, indoor communal open space should be provided on every second level.

The floor area of bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors, hallways, passageways, waste management areas and the like are not counted when determining the area of internal communal living area.

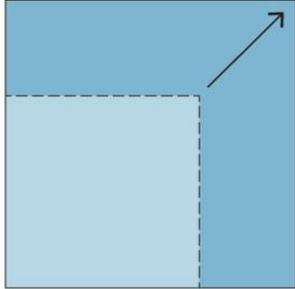
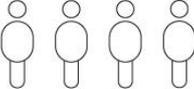
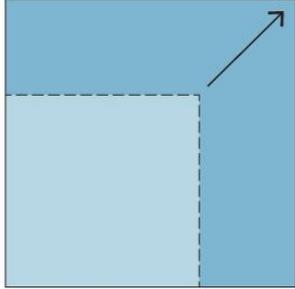
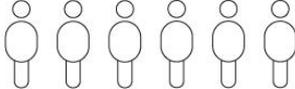
It is policy that the design of other internal common areas provides:

- Common bathroom facilities available for residents and visitor use. Where dorm type developments do not provide bathrooms within rooms, these facilities should be provided at a ratio of 1 bathroom for every 5 residents, along with separate toilets.
- A laundry, with clothes washing and drying facilities. The provision of outdoor drying facilities is encouraged.
- Secure, well lit, entrance and foyer area with individual mailboxes for each residential room.
- Waste management is to occur off street with designated storage locations for general waste and recycling. Residential bins should not be visible from the street.

In the design of internal common areas, it is policy to:

- Encourage interconnectivity between communal open space and internal communal living areas to enhance function and safety.
- Reduce noise transmission to resident rooms through the location and design of internal common areas.
- Ensure that internal common areas are visible upon approach from the exterior and interior of the building through the inclusion of windows or the use of glass doors to support passive surveillance.
- Provide access to daylight, natural ventilation, and unobstructed outlook.
- Encourage the provision of internal common areas on different levels in taller developments that are located in high traffic areas such as adjacent to lift cores.

TABLE 6: INTERNAL COMMON AREAS

Policy	Suggested approach
<p>The size of internal communal living areas and the number of facilities provided should be determined by:</p> <ul style="list-style-type: none"> - The extent of rooms within the development that are either fully self-contained or rely on access to shared facilities. - Larger areas and more facilities are provided in developments that do not have fully self-contained rooms. - The number of residents. 	<p>Increase the area of communal indoor space in student accommodation with non-self contained rooms</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Self contained rooms</p> </div> <div style="text-align: center;">  <p>Non-self contained rooms</p> </div> </div> <p>Increase the area of communal indoor space in student accommodation with higher numbers of students</p> <div style="display: flex; justify-content: space-around; align-items: flex-start;"> <div style="text-align: center;">  <p>Less students</p>  </div> <div style="text-align: center;">  <p>More students</p>  </div> </div>

Application requirements

Council requires plans to be submitted that show the following:

- Room dimensions, square metre area, and furniture, to demonstrate a functional and liveable layout is achievable.

2.9 Internal amenity: Bedrooms

Bedrooms are a highly important space for students to mediate the boundary between their private and public selves, while the ability to personalise private space has been linked to positive student wellbeing outcomes.

Internal Amenity: Bedrooms Policy

Student or shared accommodation rooms may be fully self-contained or comprise various levels of shared facilities including kitchens and bathrooms:

- For self-contained rooms with a kitchen and bathroom, a minimum area of 24 sqm is recommended.
- For rooms with a bathroom in which the kitchen is separately located as a shared facility, a minimum area of 16 sqm is recommended. For rooms in which the kitchen and bathroom are separately located as shared facilities, a minimum area of 12 sqm is recommended.

It is policy that the design and arrangement of rooms:

- Avoid narrow and deep room layouts to maximise access to daylight and natural ventilation.
- Provide for bedrooms that are a minimum of 3 metres wide.
- Provide unobstructed outlook that avoids the need for highlight windows with a floor level above 1.7metres, screens or obscured glazing (minimise the use of screening).
- Maximise the number of rooms with direct outlook to the street and main open space.
- Locate rooms with more than one bed on corners to provide better access to daylight and natural ventilation to all private and shared spaces within the room.
- Minimises the transfer of noise between rooms.

It is policy for all room types to have a size, layout, and design to be able to comfortably accommodate:

- A bed accessible from a long side.
- A study area with a desk, bookshelf, and chair.
- An inbuilt double robe unit with ample storage space for hanging and storing clothing and personal items.
- A table or bench with an additional chair to provide a space to eat separate from that used for study and sleeping purposes.
- Direct and unobstructed access to an operable window.

Where student or shared accommodation rooms include kitchen facilities, there should be adequate room for a stove top cooker, microwave, fridge, clear bench space, sink with hot and cold running water, as well as storage space for food, crockery, utensils, cleaning equipment and a designated location for rubbish, food waste and recycling.

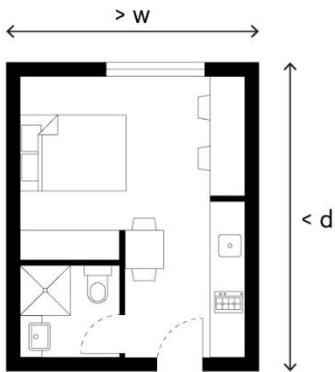
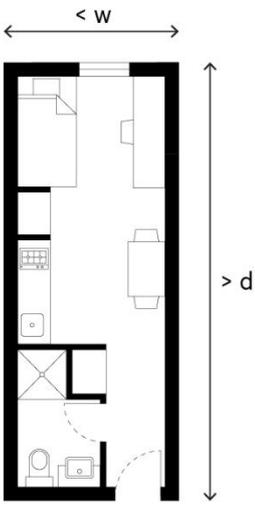
For bathrooms shared between two or more rooms, the toilet should be in a separate room to the bathroom.

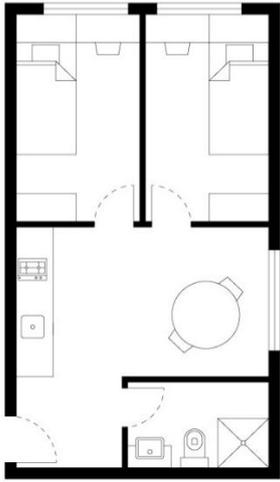
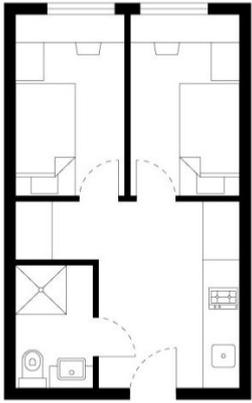
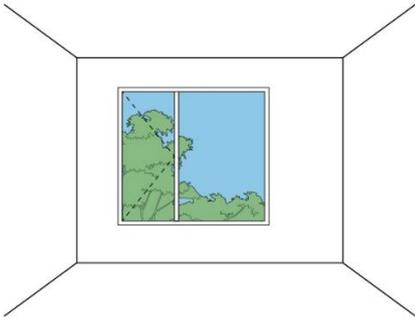
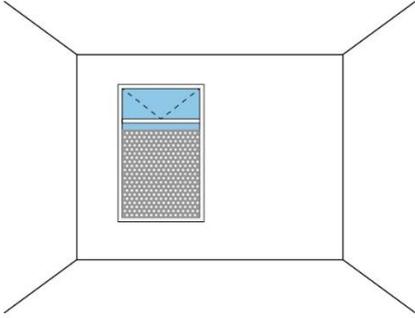
Where rooms include bathroom facilities, there should be adequate room for a shower, toilet, hand basin, towel rail, mirror, and storage.

The size of the bathroom and kitchen area and facilities should be increased in rooms that accommodate more than one bed to meet the functional requirements of residents sharing the facilities.

To ensure equity of access, provide at least one room that can accommodate residents with a disability. On larger developments, provide additional rooms that can accommodate residents with a disability.

TABLE 7: BEDROOMS

Policy	Suggested approach	
<p>Avoid narrow and deep room layouts to maximise access to daylight and natural ventilation.</p>	<p style="text-align: center;">✓</p> 	<p style="text-align: center;">✗</p> 

Policy	Suggested approach
<p>Maximise the number of rooms with direct outlook to the street and main open space.</p> <p>Locate rooms with more than one bed on corners to provide better access to daylight and natural ventilation to all private and shared spaces within the room.</p> <p>Minimise the transfer of noise between rooms.</p>	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="text-align: center;">  </div> <div style="text-align: center;">  </div> </div> <div style="display: flex; justify-content: space-around; align-items: center; margin-top: 20px;">   </div>
<p>Provide unobstructed outlook that avoids the requirements for screens or obscured glazing.</p>	<div style="display: flex; flex-direction: column; align-items: center; justify-content: center;"> <div style="display: flex; align-items: center; margin-bottom: 40px;">  <div style="margin-left: 20px;">  </div> </div> <div style="display: flex; align-items: center;">  <div style="margin-left: 20px;">  </div> </div> </div>

Source: Hodyl&Co, 2021.

2.10 Car parking and bicycle storage

There are opportunities for the student and shared accommodation policy to progress outcomes related to integrated transport planning and active and sustainable transport use in the City of Monash.

Student and shared accommodation must be located in areas with excellent access to public transport and amenities if they are to live comfortably without a car. Proximity of housing to public transport networks is a major consideration for residents and especially students, who prefer housing located in areas with easy access to public transport with direct connections to campus. The supply of affordable housing near campus is ideal to enable students to walk or cycle to university, reducing car-reliance and amenity impacts in the Monash NEIC.

Bicycle Storage Policy

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

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

Floor mounted bicycle racks are encouraged to allow for easier parking of E-bikes. The provision of parking spaces for motorcycles and scooters is encouraged.

Bicycle spaces should be accessible, located undercover, secure and well lit. The landscaping setback should not be used for paved bicycle parking.

Charging points for electric bikes should be provided for 1 in every 10 bicycle parking spaces.

Car Parking Policy

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 and 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, support passive surveillance and be located to the side or rear of properties with visibility from the street minimised. Car spaces should not be located in the front setback area or visually dominate the front façade of the building.

Tandem spaces should not be provided.

Car spaces should be provided for management staff that are employed on site on a day-to-day basis.

It is policy to:

- Consider applications for car parking reductions for development in a Preferred Location, where alternative transport measures are strongly supported by the design (for example, offer on site car share, exceed the bicycle parking and storage requirements, are close to high quality and frequent public transport connections or in safe walking distance to an activity centre, Monash University or Holmesglen TAFE).
- A condition on permit may remove residents' entitlement to an on-street car parking permit, to encourage use of active and public transport in Preferred Locations (applies where on-street parking permits are required).

Application requirements

Applications seeking to reduce or waive the car parking requirement will need to be accompanied by a *Traffic and Parking Impact Report*. The report must:

- Be prepared by a qualified traffic engineer.
- Provide evidence justifying a reduction or waiver of car parking requirements based on investigation of similar facilities with similar locational characteristics.

2.11 Site services

Site services are an important part of any development, and their location and design can have a huge impact on the amenity of the residents and public realm. It is important to ensure that site services like fire hydrants, gas meters, electric meters, mail boxes, etc are integrated in the overall design of the development.

Site Services Policy

- Integrate site services and meters in the built form and landscaping.
- Integrate common bin storage in the overall site layout and building design.
- Locate or screen the storage of bins so they are not visible from the street.
- Ensure mailboxes and intercoms are located for the convenience of residents and visitors.

2.12 Waste management

Waste collection needs to be managed to limit any impacts on neighbourhood amenity. In addition, sites need to be managed to avoid rubbish and furniture dumping at the end of lease periods (for example, end of semester). Accordingly, applications will need to be accompanied by a waste management plan that will form part of the planning approval.

Waste Management Policy

A waste management plan should be provided as part of an application and approved as part of the planning permit.

The waste management plan should satisfy the requirements of the City of Monash's Multi-Unit and Commercial Developments Waste Management Plan Guide for Applicants, including that it:

- Maximises recycling
- Includes food recycling as a standard service
- Manages special waste categories such as e-waste, clothing/ textiles and glass collections
- Supports residents to use the waste systems correctly
- Monitors the waste system performance

Application requirements

An application must be accompanied by a waste management plan which sets out:

- Land use type
- Waste generation
- Bin quantity, size, and colour
- Collection frequency
- Bin storage location
- Collection location

- Collection contractors
- Additional waste requirements
- Signage
- How bins will be screened from the street

2.13 Land use management

Appropriate site management is an important aspect of supporting residents' welfare and ensuring that neighbourhood amenity is not impacted by student or shared accommodation land uses. Management Plans ensure transparent policies around lease arrangements, emergency management, resident wellbeing and safety, and dispute resolution.

Residents' feelings of safety relate to the spaces within their accommodation (both private and communal), the immediate areas around their accommodation and the location of the housing within the wider neighbourhood area including connectivity networks to campus or their workplace.

Land Use Management Policy

It is policy that:

- An application be accompanied by a land use management plan. Alternatively, a condition should be included on any permit issued that requires a land use management plan which sets out the operational requirements of the student or shared accommodation facility be prepared to the satisfaction of the Responsible Authority.
- The management plan, prepared in association with individual owners and administered by an owners' corporation or other legal entity should include:
 - The contact details of a suitably responsible person who is available 24 hours per day, seven days per week, that are displayed in a manner that is visible to any person entering the site.
 - Arrangements for providing international, interstate or country students with access to welfare support.
 - The means by which car spaces are allocated to residents and a register that documents the allocation of these spaces.
 - Rules regarding the behaviour of residents and visitors.
 - A procedure for dealing with complaints from residents and from persons not residing on the site.

- Protocols relating to rubbish bin storage and collection. Bins should be stored so they are not visible from the street.
- Protocols to address waste being dumped on the street once tenants have vacated.
- The re-use of furniture and other domestic items, and provisions for the collection of hard waste when tenants change.
- The permanent display of the management plan in a common area that is accessible to residents.
- The provision of information to residents regarding public transport and other non-car-based transport modes.
- Use an agreement under section 173 of the *Planning and Environment Act 1987*, or an alternative arrangement, to:
 - Ensure on-site car spaces are associated with the use of student or shared accommodation and not subdivided, sold or used for any other purpose.
 - Limit the number of residents who own cars to the number of on-site car spaces provided.
 - Require the student or shared accommodation to be managed in accordance with an approved management plan.

3. Key terms used in this document

TABLE 8: GLOSSARY

Term or initialism	Definition
Accessibility	The ease of reaching destinations. In a highly accessible location, a person, regardless of age, ability or income, can reach many activities or destinations quickly, whereas people in places with low accessibility can reach fewer places in the same amount of time.
Amenity	The features of an area, street or building, that provide facilities and services that contribute to physical or material comfort and benefit, and are valued by users. An amenity can be either tangible, such as open space, seating, a swimming pool or gym; or intangible, such as pleasant views, air quality, or proximity to a local school or supermarket.
BADS	The Better Apartment and Design Standards are performance criteria stipulated in Clause 58 of the Victorian Planning Schemes. It applies to planning applications for residential apartment developments of more than five storeys.
Built form	The height, volume and overall shape of a building as well as its surface appearance.
Communal open space	An area within a private site providing for informal recreation activities for common use by building occupants and, in some cases, visitors. It is distinct from private open space.
Dwelling	Accommodation that contains fully self-contained units (including kitchen, bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it.
Frontage	The property boundary that abuts the street. If a property abuts two or more streets, it is the boundary the building or proposed building faces.
Garden city character	Monash LGA is known for its garden city character, which is characterised by green leafy streetscapes with landscaping and canopy trees.
Informal housing	Garages or other structures converted to living quarters.
Land use	The purpose for which the land has been or is being or may be developed. The activity on the land.
Neighbourhood character	Neighbourhood character is essentially the combination of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small. It is the cumulative impact of all these contributions that establishes neighbourhood character.

PBSA	Purpose-built student accommodation – residential accommodation available exclusively to students, which may be located on university campus or off campus.
Permeability	The extent to which the urban structure permits, or restricts, movement of people or vehicles through an area, and the capacity of the area network to carry people or vehicles.
Private open space	An open area or place that is privately owned and exclusively occupied. Private open space is usually attached to a private dwelling.
Public open space	Under the Subdivision Act 1988 – SECT 18, public open space is intended as a place of public resort or recreation. A public open space may be provided as a plaza, park and square.
Public realm interface	The interaction of the building (private land) with the public realm, which comprises spaces and places that are open and freely accessible to everyone, including streets, laneways, parks, etc.
ResCode	The performance criteria stipulated in Clause 54 or 55 of the Victorian Planning Schemes. It applies to planning applications for residential developments of five or less storeys.
Residential bins	Includes waste storage for general, recycling, and green organics waste materials.
Rooming house	Shared accommodation that is managed by an operator, where individual residents usually have separate agreements with that operator. Rooming houses are typically configured as a large house, and sometimes adapted from an older suburban house. Residents may have exclusive possession of their room with shared access to communal facilities, such as kitchens, bathrooms, laundries and living areas. In some instances, bedrooms may also be shared. It includes boarding houses.
Setback	The distance of a building wall from any lot boundary. A building front setback can add to the perceived width of the street, provide additional public or private space, and allow space for landscaping.
Shared accommodation	Accommodation, including a Residential Building, with four or more bedrooms that is intended to house tenants (including students) in rented rooms, some of which may be shared. It includes rooming houses.
Student Accommodation	Accommodation, including a Residential Building with more than four bedrooms, that is purpose-built, or has been modified, to house students studying at tertiary institutions.
Walkability	The extent to which the built environment supports walking for transport and for recreation, where the walking environment is safe, connected, accessible and pleasant.

Appendix A: Proposed student and shared accommodation policy

Proposed student and shared accommodation policy

When does the student and shared accommodation policy apply?

This policy applies where a planning permit is required for the use or development of student or shared accommodation, typically under the definition of a Dwelling, Residential Building or Rooming House.

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

- *Accommodation, including a Residential Building, with more than four bedrooms, that is purpose-built, or has been modified, to house students studying at tertiary institutions.*

Shared accommodation is defined as the use or development of land for:

- *Accommodation, including a Residential Building and Rooming House, with four or more bedrooms that is intended to house tenants (including students) in rented rooms, some of which may be shared.*

The use or development of land for a Rooming House will be assessed under Clause 22.10, only where they do not meet the use and buildings and works permit exemptions of Clause 52.23 (Rooming house) of the Monash Planning Scheme.

This policy does not apply to:

- Informal student housing where students occupy Dwellings as defined within the planning scheme. Dwellings may be used for shared housing without the need for a planning permit.
- Accommodation that contains a number of fully self-contained units that meet the definition of a Dwelling.

Policy basis

The City of Monash has the second largest resident student population in Victoria after the City of Melbourne. It also has the largest number of registered rooming houses for any local government area in Victoria. The location of these rooming houses and the distribution of the resident student population in the City of Monash, shows most rooming houses are being used by students. The position of the Monash NEIC and the distribution of local employment suggests there are also opportunities for rooming houses or shared accommodation to be an appropriate housing choice for key workers, for example, those studying in or working at Monash Medical Centre or elsewhere within the NEIC.

The population in the City of Monash has been growing steadily, and the student population has been growing rapidly, well above forecast rates. The City of Monash is home to Monash University and Holmesglen TAFE. Deakin University Burwood is also very close to the municipality, directly north in the City of Whitehorse. These institutions cater for a large number of students who move to the

municipality from overseas, interstate and from regional Victoria. Given the established residential nature of the City of Monash, many students are also people who grew up in the area and continue to live at home or find a share house locally to further their studies. The demand for student accommodation is therefore forecast to be ongoing.

Given the strength and relative certainty of demand for student housing, past trends involving replacement of conventional dwellings with large student accommodation and rooming house developments is likely to continue. This policy supports purpose-built student accommodation, and high quality shared accommodation, which provides for pastoral care, reduces social isolation and which facilitates social interaction and communication among its residents.

The location, design, affordability and amenity of student and shared accommodation plays an important role in residents' wellbeing and quality of life. It is important that accommodation also provides convenient access to education institutions and other employment locations it serves; and to a wide range of local services and facilities, including public transport.

In the Monash NEIC and Clayton Activity Centre, student and shared accommodation should support the precincts' transition to employment destinations of national and regional significance. In appropriate locations (set out in the *Monash Housing Strategy 2014* and the *Clayton Activity Centre Precinct Plan 2020*), this includes 'a transition to accommodate growth and more diverse housing needs.' Student and shared accommodation development in the Housing Diversity Areas should respond to policy direction at Clause 22.01, comprising 'multi dwelling developments such as units, and where appropriate, low rise apartments.' In Housing Growth Areas, the scale of new developments is expected to include multi-level developments (on larger sites) set in open gardens. In both cases, openness between buildings, landscaping, and canopy tree planting remain important features.

In other appropriate locations, student and shared accommodation should respect the relevant future character statement set out in Clause 22.01-4.

Objectives

- To locate student and shared accommodation where there is convenient access to tertiary institutions, local services, employment and public transport.
- To provide student and shared accommodation that meets the needs of its residents, that it is affordable, accessible, flexible, functional, well-located, and well-designed communal indoor and shared open spaces on site, and adequate bicycle storage to meet the needs of students and visitors.
- In existing residential areas, to ensure new student and shared accommodation development reinforces the preferred future residential character identified in Clause 22.01-4.
- To provide for landscaping within the front setback to protect and enhance the garden city character in Monash and encourage the retention of existing canopy trees.
- To ensure that student and shared accommodation is designed and managed to minimise the impact the development has on the amenity of the surrounding properties, including onsite car parking and waste collection.

Policy: Buildings and works for student or shared accommodation

Preferred location

The Preferred Location for student and shared accommodation is:

- Within the Monash National Employment and Innovation Cluster and Clayton Activity Centre Housing Growth Area and Housing Diversity Area.
- Up to 800 metres from Holmesglen Institute Chadstone.

Any student or shared accommodation located elsewhere should satisfy one or more of the following criteria:

- Up to 800 metres from a tertiary education institution.
- Within 800 metres of a Railway Station or Principal, Major or larger Neighbourhood Activity Centre which has public transport that connects to a tertiary education institution.

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

Neighbourhood character

New development within the Monash National Employment and Innovation Cluster and Clayton Activity Centre Housing Growth Area and Housing Diversity Areas should respond to the preferred future character of the area. Within these areas, site consolidation is encouraged to support larger-scale student or shared accommodation.

Any student or shared accommodation located elsewhere should respond to the preferred neighbourhood character of the area, as set out at Clause 22.01-4.

Where a zone directly abuts a different zone or is located on the interface between two character areas, buildings must be designed to transition sensitively to a lower density or more restrictive character requirements.

Site and building design

It is policy to:

- Ensure building layout balances the requirement for passive surveillance on the street, internal amenity, and solar access.
- Ensure the site layout retains the existing rhythm of built form on the street.
- Ensure the layout incorporates existing patterns of landscaping on the street.
- Explore site consolidation.
- Provide a simple layout without unnecessary modulation.
- Provide well-articulated dwelling entries to provide amenity and promote social interaction.
- Ensure main doors for dwellings along the street are facing the street.
- Minimise internal overlooking and direct views through careful design of windows and facades.

- Provide high quality shared and communal spaces to promote local interaction.
- Ensure the location and layout of communal open space is integrated in the development.
- Ensure developments are designed to minimise amenity impacts to adjoining properties including minimising overlooking, overshadowing and excess on-street car parking.
- Ensure each development has at least one unit that can accommodate a resident with a disability.

Open space

It is policy to:

- Ensure each resident has access to communal open space that is well designed and proportioned, accessible, safe, incorporates shelter, is orientated to maximise access to sunlight and can be maintained appropriately.
- Provide a direct relationship between communal open space and internal communal areas to enhance function and support passive surveillance.
- Provide a minimum open space area of 75 sqm per building or 4 sqm per resident, whichever is the greater. This entire area must be a minimum of 3 metres wide and be located to the side or rear of the building.
- Provide a minimum of 35 sqm of the open space detailed above with a minimum dimension of 5 metres. To avoid overshadowing, this area should not be located to the south of the site. Part of this area should be covered to provide shelter.
- Ensure open spaces are well lit and that the building is designed to support passive surveillance to these spaces.
- Provide outdoor furniture including a table or tables and seating to promote social interaction.
- Encourage direct access to communal open space from ground floor resident rooms.

Accommodation that does not provide open space on the basis that residents' needs can be wholly met offsite is unacceptable.

Landscaping

Landscaping and significant (canopy) tree planting should respond to the preferred neighbourhood character statement and reinforce the Monash LGA garden city character.

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

Provide canopy trees and in-ground planting in front and rear yards; this adds softness to the streetscape and enhances amenity for residents and neighbours.

Landscaping of any new development should include the provision of at least one (1) new canopy tree with spreading crowns in the front setback and in every communal open space area on the site, to enhance the garden city character.

New landscape planting should relate with abutting areas that function as existing (or proposed) public open space in terms of species, form, and texture.

Prioritise sight lines with greenery – provide greenery and landscaping at the end of the driveway to create an inviting development and reduce the dominance of car parking.

Provide permeable ground surfaces allow water to penetrate the ground, reducing stormwater runoff and reduce urban heat island effects.

Safety and lighting

Entrances to dwellings and residential buildings should be visible, well-lit, and integrated with adjoining streets, laneways, parks and other public spaces, to enhance the real and perceived safety of residents.

Design developments to provide good lighting, visibility and surveillance of car parks and internal accessways.

Protect private spaces within developments from inappropriate use as public thoroughfares.

Internal amenity: Common areas

To promote student or resident interaction, health, and wellbeing, it is policy that all student or shared accommodation developments provide internal communal living areas able to accommodate:

- Kitchen facilities with adequate room for stove top cooker, microwave, 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, food waste and recycling.
- Dining area with table and chairs.
- Lounge area with seating and television.

The size of internal communal living areas and the number of facilities provided should be determined by:

- The extent of rooms within the development that are either fully self-contained or rely on access to shared facilities.
- The provision of larger areas and more facilities in developments that do not have fully self-contained rooms.
- The number of residents.

Internal communal indoor spaces should be a minimum of 15 sqm in area for every 12 residents.

One way to comply with this policy would be to provide an internal communal living area with a minimum area of 15sqm in any development with up to 12 residents and an additional 15sqm for every 12 additional residents.

Communal living areas should have a minimum width of 3.6 metres.

For development above four storeys, indoor communal open space should be provided on every second level.

The floor area of bedrooms, bathrooms, laundries, reception area, storage, kitchens, car parking, loading docks, driveways, clothes drying areas, corridors, hallways, passageways, waste management areas, and the like are not counted when determining the area of internal communal living area.

It is policy that the design of other internal common areas provides:

- Common bathroom facilities available for residents and visitor use. Where dorm type developments do not provide bathrooms within rooms, these facilities should be provided at a ratio of 1 bathroom for every 5 residents, along with separate toilets.
- A laundry, with clothes washing and drying facilities. The provision of outdoor drying facilities is encouraged.
- Secure, well lit, entrance and foyer area with individual mailboxes for each residential room.
- Waste management is to occur off street with designated storage locations for general waste and recycling. Residential bins should not be visible from the street.

In the design of internal common areas, it is policy to:

- Encourage interconnectivity between communal open space and internal communal living areas to enhance function and safety.
- Reduce noise transmission to resident rooms through the location and design of internal common areas.
- Ensure that internal common areas are visible upon approach from the exterior and interior of the building through the inclusion of windows or the use of glass doors to support passive surveillance.
- Provide access to daylight, natural ventilation, and unobstructed outlook.
- Encourage the provision of internal common areas on different levels in taller developments that are located in high traffic areas such as adjacent to lift cores.

Internal amenity: Bedrooms

Student or shared accommodation rooms may be fully self-contained or comprise various levels of shared facilities including kitchens and bathrooms:

- For self-contained rooms with a kitchen and bathroom, a minimum area of 24 sqm is recommended.
- For rooms with a bathroom in which the kitchen is separately located as a shared facility, a minimum area of 16 sqm is recommended.
- For rooms in which the kitchen and bathroom are separately located as shared facilities, a minimum area of 12 sqm is recommended.

It is policy that the design and arrangement of rooms:

- Avoid narrow and deep room layouts to maximise access to daylight and natural ventilation.
- Provide for bedrooms that are a minimum of 3 metres wide.
- Provide unobstructed outlook that avoids the need for highlight windows with a floor level above 1.7metres, screens or obscured glazing (minimise the use of screening).
- Maximise the number of rooms with direct outlook to the street and main open space.
- Locate rooms with more than one bed on corners to provide better access to daylight and natural ventilation to all private and shared spaces within the room.
- Minimises the transfer of noise between rooms.

It is policy for all room types to have a size, layout, and design to be able to comfortably accommodate:

- A bed accessible from a long side.
- A study area with a desk, bookshelf, and chair.
- An inbuilt double robe unit with ample storage space for hanging and storing clothing and personal items.
- A table or bench with an additional chair to provide a space to eat separate from that used for study and sleeping purposes.
- Direct and unobstructed access to an operable window.

Where student or shared accommodation rooms include kitchen facilities, there should be adequate room for a stove top cooker, microwave, fridge, clear bench space, sink with hot and cold running water, as well as storage space for food, crockery, utensils, cleaning equipment and a designated location for rubbish, food waste and recycling.

For bathrooms shared between two or more rooms, the toilet should be in a separate room to the bathroom.

Where rooms include bathroom facilities, there should be adequate room for a shower, toilet, hand basin, towel rail, mirror, and storage.

The size of the bathroom and kitchen area and facilities should be increased in rooms that accommodate more than one bed to meet the functional requirements of residents sharing the facilities.

To ensure equity of access, provide at least one room that can accommodate residents with a disability. On larger developments, provide additional rooms that can accommodate residents with a disability.

Bicycle storage

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

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

Floor mounted bicycle racks are encouraged to allow for easier parking of E-bikes. The provision of parking spaces for motorcycles and scooters is encouraged.

Bicycle spaces should be accessible, located undercover, secure and well lit. The landscaping setback should not be used for paved bicycle parking.

Charging points for electric bikes should be provided for 1 in every 10 bicycle parking spaces.

Car parking

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 and 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, support passive surveillance and be located to the side or rear of properties with visibility from the street minimised. Car spaces should not be located in the front setback area or visually dominate the front façade of the building.

Tandem spaces should not be provided.

Car spaces should be provided for management staff that are employed on site on a day-to-day basis.

It is policy to:

- Consider applications for car parking reductions for development in a Preferred Location, where alternative transport measures are strongly supported by the design (for example, offer on site car share, exceed the bicycle parking and storage requirements, are close to high quality and frequent public transport connections or in safe walking distance to an activity centre, Monash University or Holmesglen TAFE).
- A condition on permit may remove residents' entitlement to an on-street car parking permit, to encourage use of active and public transport in Preferred Locations (applies where on-street parking permits are required).

Site services

It is policy to:

- Integrate site services and meters in the built form and landscaping.
- Integrate common bin storage in the overall site layout and building design.
- Locate or screen the storage of bins so they are not visible from the street.
- Ensure mailboxes and intercoms are located for the convenience of residents and visitors.

Waste management plan

A waste management plan should be provided as part of an application and approved as part of the planning permit. The plan must set out:

- Land use type
- Waste generation
- Bin quantity, size, and colour
- Collection frequency
- Bin storage location
- Collection location
- Collection contractors

- Additional waste requirements
- Signage
- How bins will be screened from the street

The waste management plan should satisfy the requirements of the City of Monash's Multi-Unit and Commercial Developments Waste Management Plan Guide for Applicants, including that it:

- Maximises recycling
- Includes food recycling as a standard service
- Manages special waste categories such as e-waste, clothing/ textiles and glass collections
- Supports residents to use the waste systems correctly
- Monitors the waste system performance

Policy: Use of land for student or shared accommodation

It is policy to ensure that a development intended for student or shared accommodation:

- Is managed in a manner that supports its ongoing use for student or shared accommodation.
- Consider the capacity of the building to meet the requirements of this policy, particularly the provision of communal open space and internal common areas, when assessing applications for the conversion of an existing building to student or shared accommodation.

Land use management

It is policy that:

- An application be accompanied by a land use management plan. Alternatively, a condition should be included on any permit issued that requires a land use management plan which sets out the operational requirements of the student or shared accommodation facility be prepared to the satisfaction of the Responsible Authority.
- The management plan, prepared in association with individual owners and administered by an owners' corporation or other legal entity should include:
 - The contact details of a suitably responsible person who is available 24 hours per day, seven days per week, that are displayed in a manner that is visible to any person entering the site.
 - Arrangements for providing international, interstate or country students with access to welfare support.
 - The means by which car spaces are allocated to residents and a register that documents the allocation of these spaces.
 - Rules regarding the behaviour of residents and visitors.
 - A procedure for dealing with complaints from residents and from persons not residing on the site.

- Protocols relating to rubbish bin storage and collection. Bins should be stored so they are not visible from the street.
- Protocols to address waste being dumped on the street once tenants have vacated.
- The re-use of furniture and other domestic items, and provisions for the collection of hard waste when tenants change.
- The permanent display of the management plan in a common area that is accessible to residents.
- The provision of information to residents regarding public transport and other non-car-based transport modes.
- Use an agreement under section 173 of the *Planning and Environment Act 1987*, or an alternative arrangement, to:
 - Ensure on-site car spaces are associated with the use of student or shared accommodation and not subdivided, sold or used for any other purpose.
 - Limit the number of residents who own cars to the number of on-site car spaces provided.
 - Require the student or shared accommodation to be managed in accordance with an approved management plan.

Application requirements

To assess the size, layout and design of rooms, the applicant should provide:

- Plans with room dimensions, square metre area, and furniture, to demonstrate a functional and liveable layout is achievable.

The responsible authority may require the following to be submitted and approved before the use of land for student or shared accommodation commences:

- Details of how the site will be managed in accordance with the *Land use management* requirements set out in this policy.
- Details of how waste will be managed in accordance with the *Waste management* requirements set out in this policy.

Decision guidelines

The responsible authority will consider, as appropriate:

- Whether the proposal satisfies the outcomes of the *Student and Shared Accommodation Policy Guideline, 2021*.
- Whether buildings have been designed to respect the preferred future character statement set out in Clause 22.01-4.
- Whether adequate car parking and bicycle storage is provided on site to meet the needs of residents and visitors.
- Whether open space provides for a convenient, safe and well-proportioned usable space which meet the recreational needs of residents.
- Whether the internal design of the student accommodation building provides adequate space and amenities to deliver an acceptable standard of habitation for residents.
- Whether the ongoing use and management of the site will respond to the needs of residents and will not adversely impact on surrounding properties.
- Whether the proposal protects and enhances the garden city character of Monash through the retention and provision of significant vegetation.
- Whether the application is in accordance with the City of Monash's Multi-Unit and Commercial Waste Management Plan Guide for Applicants.

Policy References

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, Planisphere 2014

Monash Urban Landscape and Canopy Vegetation Strategy, *Thompson Berrill Landscape Design*, 2018

Multi-Unit and Commercial Waste Management Plan Guide for Applicants, Monash City Council

Monash Student and Shared Accommodation Study Background Report and Policy Guideline, SGS Economics and Planning and Hodyl&Co, 2021.

MELBOURNE

Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

CANBERRA

Level 2, 28-36 Ainslie Avenue
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

SYDNEY

209/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

