

22.10 STUDENT AND SHARED ACCOMMODATION POLICY

XX/XX/202X
C171mona

This policy applies to applications to use or develop land for 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.*

22.10-1
XX/XX/202X
C171mona

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 National Employment and Innovation Cluster and the distribution of local employment suggests there are also opportunities for rooming houses or shared accommodation to be an appropriate housing choice for people working in Monash.

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.

22.10-2
XX/XX/202X
C171mona

Policy 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, by being affordable, accessible, flexible, functional, well-located, with well-designed bedrooms, communal indoor and shared open spaces on site, and adequate bicycle storage to meet the needs of students and visitors.
- To ensure that student and shared accommodation is designed and managed to minimise the impact the use and development has on the amenity of the surrounding properties, particularly in terms of its car parking and waste collection.

22.10-3
XX/XX/202X
C171mona

Policy

Location strategy

- The development of student or shared accommodation that does not satisfy one or more of the location criteria below is strongly discouraged.

Preferred location policy guidelines

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.

Site layout and building design strategies

- Encourage site consolidation within the Monash National Employment and Innovations Cluster to support larger-scale student or shared accommodation development.
- Ensure buildings are designed to allow for passive surveillance of the street, while maximising internal amenity and solar access.
- Provide a simple layout without unnecessary modulation.
- Provide well-articulated entries that provide amenity and promote social interaction for residents.
- Minimise internal overlooking and direct views within the development through the careful design of windows and facades.
- Encourage the interaction of residents through the provision of high quality communal spaces.
- Ensure the location and layout of communal open space is integrated into the development.
- Site buildings to ensure the layout incorporates existing patterns of landscaping on the street.

Open space strategies

- Provide each resident with 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.
- 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.
- Strongly discourage student or shared accommodation that does not provide open space on the basis that residents' needs for open space can be wholly met offsite.

Open space policy guidelines

- Provide a minimum open space area of 75 sqm per building or 4 sqm per resident, whichever is the greater. This entire area should be a minimum of 3 metres wide and 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. Part of this area should be covered to provide shelter.

Landscaping strategy

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

Landscaping policy guideline

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

Internal amenity common areas strategies

Design internal common areas that:

- 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.

The size of internal communal living areas and the facilities provided is determined by:

- The proportion of rooms within the development that are either fully self-contained or rely on access to shared facilities. Where developments with more rooms that are not fully contained provide larger communal areas and more facilities.
- The number of residents.
- To ensure that functional and liveable layout of all common living areas is possible, plans must show room dimensions, square metre area and furniture placement.

To enhance student or resident interaction, health and wellbeing, ensure all student or shared accommodation developments provide internal communal living areas that can 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 rubbish, food waste and recycling.
- Dining area with table and chairs.
- Lounge area with seating and a television.

Development should provide the following common areas:

- A laundry, with clothes washing and drying facilities. The provision of outdoor drying facilities is encouraged.
- A secure, well lit, entrance and foyer area, with individual mailboxes for each residential room.
- Provide common bathroom facilities available for residents and visitor use.

Internal amenity common areas policy guidelines

- To ensure that internal communal indoor spaces adequately meet the needs of the residents, they should be a minimum of 15 square metres for every 12 residents. This can be achieved by providing an internal communal living area with a minimum area of 15 square metres in any development with up to 12 residents and an additional 15 square metres for every 12 additional residents.
- 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 do not contribute to the area of internal communal living areas.

- To ensure that communal living areas are functional and liveable spaces they should have a minimum width of 3.6 metres.
- To ensure all residents have easy access to a communal indoor space, for development above four storeys, indoor communal open space should be provided on every second level.
- For developments that do not provide bathrooms within every room, these facilities should be provided at a ratio of 1 bathroom for every 5 residents, along with separate toilets.

Internal amenity bedrooms strategies

To ensure that occupants have well designed and habitable bedrooms they should:

- Avoid narrow and deep room layouts to maximise access to daylight and natural ventilation.
- Provide an unobstructed outlook that avoids the need for highlight windows with a floor level above 1.7metres, screens or obscured glazing.
- Maximise the number of rooms with direct outlook to the street and communal open space.
- Have beds located on corners in rooms with more than one bed. This will provide better access to daylight and natural ventilation to all private and shared spaces within the room.
- Minimise the transfer of noise between rooms.

To ensure that all rooms meets the needs of the occupants, all room types should 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.
- To ensure that functional and liveable layout of all bedrooms is possible, plans must show room dimensions, square metre area and furniture placement.

Internal amenity bedrooms policy guidelines

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.
- Ensure all bedrooms are a minimum of 3 metres wide.
- Ensure each development has at least one unit that can accommodate a resident with a disability.

Bicycle storage strategies

Consider as relevant:

- 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 secure and located undercover. The landscaping setback should not be used for paved bicycle parking.

Bicycle storage policy guideline

Consider as relevant:

- Provide bicycle parking spaces at a rate of 1 bicycle space for every 2 residents.
- Charging points for electric bikes should be provided for 1 in every 10 bicycle parking spaces.

Car parking strategies

Site and design car spaces that:

- Are undercover
- Support passive surveillance
- Are located to the side or rear of properties to minimise their visibility from the street
- Are not located in the front setback area
- Do not visually dominate the front façade of the building
- Are not tandem spaces
- Support a reduction in the car parking rates below if a traffic and parking impact report prepared by a suitably qualified traffic engineer provides evidence based on an investigation of similar facilities with similar locational characteristics to justify any reduction in on-site parking rates.
- Support 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.
- Provide car spaces for management staff that are employed on site on a day-to-day basis.

Car parking policy guidelines

Consider as relevant:

- Providing on site car spaces at the rate of:
 - A minimum of 0.3 car spaces per bed for sites located within the preferred locations listed above.
 - A minimum of 0.4 car spaces per bed for sites located outside of the preferred locations listed above

Site services strategies

- Provide common bin storage that is integrated into the overall site layout and building design.
- Locate or screen the storage of general waste and recycling bins to ensure the bins are not visible from the street.

Waste management strategy

The waste management plan detailed below 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
- Ensure that details are provided that demonstrate the site will be managed in accordance with the requirements of the waste management plan.

Waste management policy guidelines

A waste management plan must 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

Land use strategies

Ensure that the details provided demonstrate the site will be used and managed in accordance with the requirements of the management plan.

Ensure that the use or development for student or shared accommodation:

- Is managed in a manner that supports its ongoing use for student or shared accommodation.
- Can be accommodated in the building whilst meeting 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. [[16.01-1L- Land Use- strategies](#)]

Management policy guidelines

Consider as relevant:

Implement management measures, which have been prepared in association with individual owners and administered by an owners' corporation or other legal entity including:

- 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 people 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 there is a change of tenancy.
- The permanent display of the management plan in a common area that is accessible to all residents.
- The provision of information to residents regarding public transport and other non-car-based transport modes.

- Using an agreement under section 173 of the *Planning and Environment Act 1987*, or an alternative arrangement, to:
 - Ensure all on-site car spaces are available for 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.

22.10-4
 XX/XX/202X
 C171mona

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