STUDENT ACCOMMODATION GUIDELINES
Introduction

This guide has been prepared by the City of Whitehorse in conjunction with MGS Architects to provide developers with an illustrated guide of adequate examples and interpretations of the Student Accommodation Policy detailed in the city's planning Scheme.

This document supports the policy objectives and provides illustrative guidelines for development; whether it is a new building or an adaptation of an existing one. It should be read in conjunction with the Student Accommodation Policy specified in the Whitehorse Planning Scheme, and the pertinent documents specified in it.

The City of Whitehorse has a thriving student population and demand for student accommodation is expected to continue its increase in the future. Therefore it is important for the city to support and guide development to avoid negative impacts on the character and amenity of its neighbourhoods.
Students have different needs to many other residents, and these need to be taken into consideration when designing student accommodation. These following guidelines focus on providing a facility that is supportive of students' practical, social and emotional needs.

Function. Development should provide student with a bright and light room, either with sufficient space within their rooms to cook and eat, to meet, to socialises and to relax, or rooms that are smaller and designed merely for studying and sleeping, with the provision of shared spaces within the development that accommodate those other needs.

Interaction. Development should provide a quiet and studious environment, but also one that provides a collegiate atmosphere with the opportunity for student to meet with others and to avoid social isolation and exclusion.

Satisfaction. Development should always provide a safe and secure environment (within as well as in its surroundings).
Objective

DEVELOPMENT SHOULD BE DESIGNED SO IT CONTRIBUTES TO THE SAFETY AND AMENITY OF ITS NEIGHBOURHOOD AND IMMEDIATE SURROUNDINGS
Provide an attractive interface of habitable rooms, balconies and terraces with adjacent street frontages.

Encourage ground floor uses that generate activity and surveillance; such as retail or hospitality uses or entry lobbies in business and mixed use zones.

Organize units so they maintain visibility and surveillance of public space. Good security is provided by passers-by in streets and neighbours across the street.

Provide clear links and access to and from private and public spaces.
Objective

DEVELOPMENT SHOULD BE CONVENIENTLY AND APPROPRIATELY LOCATED
» Locate development within walking distance of tertiary institutions or principal, major or specialised activity centres

» Consider locating development on Main Roads which are part of the Principal Public Transport Network.
Objective

DEVELOPMENT SHOULD CONSIDER PRIVACY AND AMENITY OF ADJACENT NEighbours AND SURROUNDING STREETS
» Provide an appropriate setback and screening to private open space of adjoining properties.

» Development should incorporate canopy screening trees or similar landscape protection along boundaries and interfaces.
DEVELOPMENT SHOULD BE FLEXIBLE, ACCESSIBLE AND ALLOW FOR FUTURE ADAPTATIONS
Guidelines

- Student accommodation should be adaptable to other compatible user groups such as single parent households, social housing and/or specialist housing. Design should demonstrate this ability to change and adapt to functions such as single person households, affordable housing or specialist housing such as nurses accommodation.

- Services in the building are vertically aligned to allow for the potential future provision of passenger lifts and the upgrading of electrical, data and security systems.
PROPOSALS SHOULD INCLUDE PRACTICAL LANDSCAPED SOLUTIONS THAT COMPLEMENT THE VALUED CHARACTER OF THE NEIGHBOURHOOD AND SUPPORT DSE PRINCIPLES.
Proposals should incorporate a sustainable landscaping design solution
- Include high quality private and shared open spaces, rooftop or terraces.
- Landscape treatments in streetscape should enhance and compliment character of the area
- Maximize permeability of external ground surfaces
- Minimize exposed at grade car parking
Objective

DEVELOPMENT SHOULD BE AFFORDABLE, COST EFFECTIVE AND ENVIRONMENTALLY SUSTAINABLE

Adaptive reuse of existing building
Hayball Leonard Stent Architects
Provide short term and secure bike storage

Development should follow principles of passive solar design, providing the harvesting of storm water and the provision of a minimum 5-star green rating.

Encourage the use of high performance glazing, low water use bathroom and kitchen fittings, energy efficient appliances and light fittings of gas boosted solar hot water and heating.

Development should support the intensification of uses by encouraging shared study and recreational spaces, between Education Providers and Student Accommodation providers, when located within walking distance of each other.
PROJECTS SHOULD ENSURE GOOD URBAN DESIGN, SUSTAINABILITY AND DURABILITY

High quality contemporary design with durable high quality materials and refined details employed. Image provided by MGS Architects
» Development should provide a high degree of articulation and varied massing, depth and relief in building surfaces.

» Avoid dominant car parking areas in the design

» Use durable, high quality and low maintenance materials.

» Provide common storage facilities as well as high level of storage in the units with hanging storage, drawers and picture rails to prevent wall damage.
Objective

DEVELOPMENT SHOULD MEET THE LIVING REQUIREMENTS OF TERTIARY STUDENTS, BOTH PHYSICAL AND SOCIAL
Proposed units should be a minimum of 16sqm and should include a bathroom with shower hand basin and WC, a separate sleeping area, a cooking area with dual hotplate / gas stove, sink, microwave and fridge and a study area with appropriate joinery and seating provision, a robe / drawer unit for storage of clothing and personal items, internet and TV connection and power points, direct natural light and ventilation in the form of operable windows, provide access to areas of private open space such as a small balconette or terrace a minimum of 8 square metres in area.

Development should incorporate a range of room types including bed-sitter, one bedroom and where possible one or more disability accessible and two bedroom units.

Development should also include common areas such as terrace, common room, foyer, mail collection areas, waste management facilities, storage lockers, laundry and washing and drying facilities, bike lockers and parking.

For further detail and examples refer to the City of Melbourne Student Housing guidelines.