

22.11 STUDENT ACCOMMODATION POLICY

11/08/2016
C134

This policy applies for the use of a building for student accommodation purposes, or for the development of a residential building or a dwelling that is specifically designed for student accommodation.

22.11-1 Policy basis

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C157

Having RMIT Brunswick campus within the municipality and some of the State's main university campuses in close proximity with very convenient public and private access to such facilities makes the City of Moreland a prime location for student accommodation.

Students prefer to live in close proximity to their institution or on convenient access routes thereby creating localised student populations. There is an increasing demand for high quality student accommodation.

22.11-2 Objectives

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- To encourage student accommodation to locate with convenient access to public transport and a range of commercial, retail, entertainment and social facilities.
- To encourage high quality, well designed student accommodation that respects existing neighbourhood character and responds to the desired future character of the area.
- To ensure that bulk, mass and height of new student accommodation does not visually overwhelm the scale of existing development, particularly in residential areas.
- To ensure adequate car parking and bicycle storage is provided on site to meet the needs of students and visitors.
- To identify acceptable standards of habitation for individual and communal rooms.

22.11-3 Policy

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It is policy to:

- Encourage the Preferred Location for student accommodation in one or more of the following criteria:-
 - within 1500 metres of a tertiary educational institution.
 - within 800 metres of a Railway Station.
 - within 800 metres of an Activity Centre.
 - within 400 metres of a bus route that provides access to a tertiary educational institution.
- Encourage development to a high standard and quality that enhances the streetscape and utilises environmental sustainable and green building design principles.
- Encourage a communal open space area with convenient access from the student amenities area.
- Require car parking provision that reflects the reduced car ownership pattern of students and the location of the student housing, i.e. close to the tertiary institution or good quality public transport.
- Take account of provision for car sharing among students as a means by which car ownership and dependence on cars can be reduced, whether located on the site or not.

- Ensure a sufficient number of bicycle parking spaces are provided in every development that will meet the needs of the students, having specific regard to the total number of students/bedrooms, any proposed car parking provision within the development, and proximity to good quality public transport.
- Require safe and accessible areas to be specifically set aside for bicycle parking in every development.
- Ensure that every habitable room in a building used for student accommodation is able to comfortably accommodate;
 - A bed accessible from at least one long side
 - A study area with a desk and bookshelf
 - A robe/drawer unit with ample storage space for clothing and personal items
 - Computer and TV
 - A table or bench to provide a space to eat separate from that used for study purposes
 - Where private kitchen facilities are provided, there should be adequate room for a microwave, stove top cooker, fridge, clear bench space, sink with both hot and cold running water, as well as storage space for food, crockery, utensils, cleaning equipment and designated space for garbage and recycling.
- In addition, each room should have access to direct sunlight and fresh air from an external window, not be unreasonably overlooked by another room in the same or an adjoining building, and should be designed and located to limit excessive noise and disruption from pedestrian and vehicle traffic from within or outside the complex.
- Ensure that any planning permit issued for a student accommodation facility should include a condition or conditions requiring that:
 - the development can only be used for the purpose of student accommodation.
 - a management plan for the student accommodation facility be prepared.
- Ensure that the planning permit contains a condition that if the land ceases to be used for student accommodation, then a new planning permit will be required for any alternative use.
- Ensure that the planning permit contains a condition requiring the preparation of a Management Plan. The Management Plan should detail the requirements necessary to enable the proper and appropriate use and operation of the student accommodation facility.

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Decision guidelines

The responsible authority will consider, as appropriate:

- The location of the site.
- Whether buildings have been designed to respect the predominant characteristics of the built form of the surrounding area.
- Whether adequate car parking and bicycle storage is provided on site to meet the needs of students and visitors.
- Whether a Traffic & Parking Impact Report is required providing evidence based on investigation of similar facilities with similar location characteristics to justify any reduction in on-site parking rates.
- Whether a communal open space proposed provides for a convenient, safe and well proportioned usable space which meets the recreational needs of the students.

- Whether the internal design of the student accommodation building provides adequate space and amenities to deliver an acceptable standard of habitation for students.
- Whether the ongoing use and management of the site will respond to the needs of the students and will not adversely impact on surrounding properties.