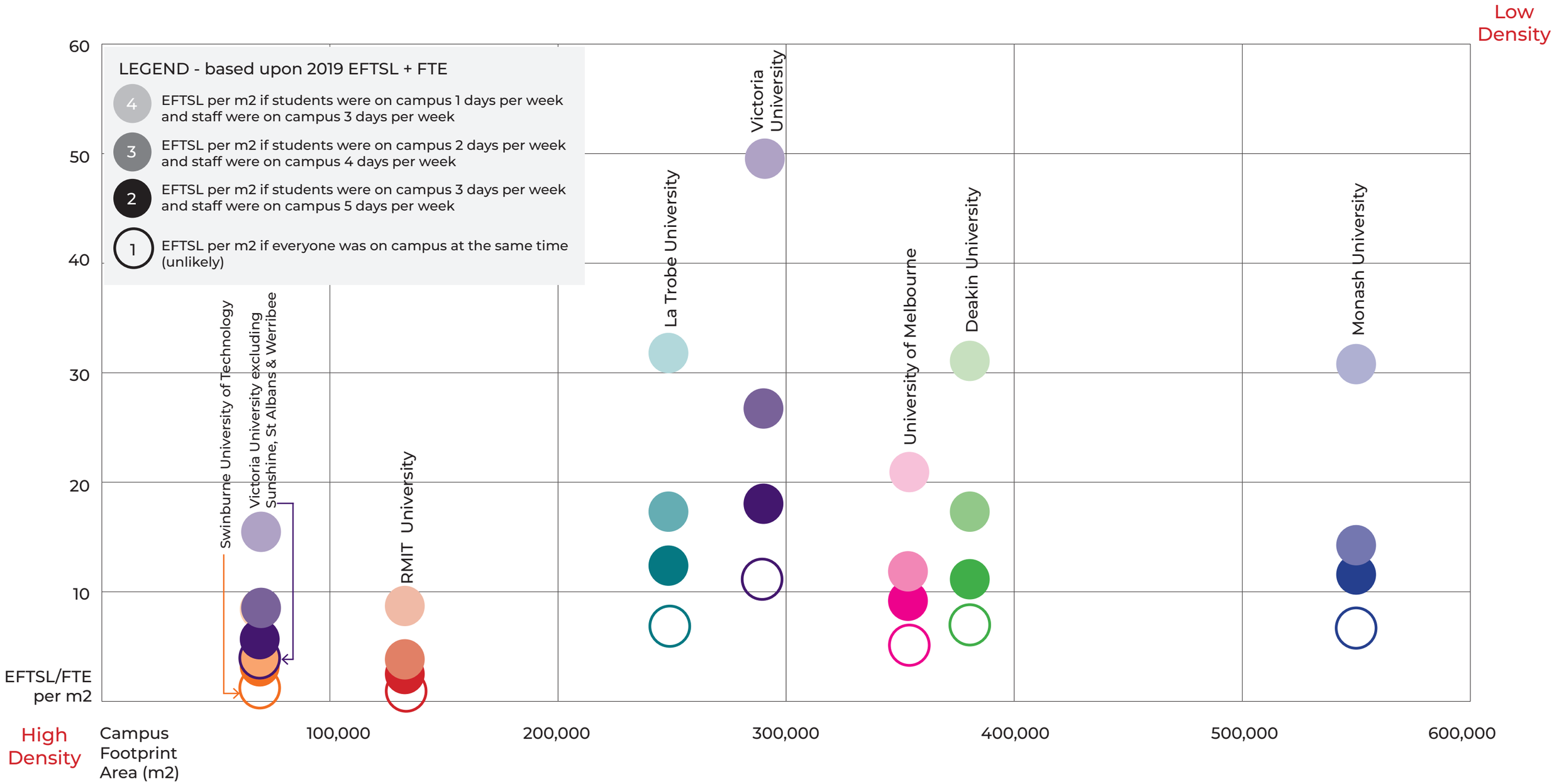

VICTORIAN UNIVERSITY CAMPUS DENSITY STUDY: EFTSL/FTE PER M2

refer notes following

METHODOLOGY

Campus Footprint area (m2) has been approximately calculated using Google Earth. It excludes student residences, sports grounds and major carparking infrastructure. It includes some outdoor space, spaces between buildings, courtyards, plazas, etc.

Multi-story buildings have not been calculated. Gross Floor Area was unavailable.

All EFTSL and FTE data was extracted from each University's 2019 Annual Report, university statistics and government published statistics. Staff data includes casual staff.

For the purposes of this study,
Density = Campus Footprint Area (m2) divided by (EFSTL + FTE)

MODELLING

1. All students and staff are all on campus at the same time (obviously unlikely).
2. Students are on campus an average of 3 days per week. Staff are on campus 5 days per week. Possibly the closest model to the pre-covid campus normal.
3. With the possibility of lectures being delivered online and the increase in hybrid learning and hybrid working, this model speculates that students may be on campus an average of 2 days per week and staff on campus an average of 4 days per week (conservative).
4. What if students came to campus an average of 1 day per week and staff worked on campus an average of 3 days per week (realistic).

	Model 1 Everyone on campus at once	Model 2 Students: 3d/week Staff: 5d/week	Model 3 Students: 2d/week	% diff	Model 4 Students: 1d/week Staff: 3d/week	% diff
University of Melbourne (excl Southbank)	4.92	7.48	10.74	44%	19.05	155%
University of Melbourne (incl Southbank)	5.66	8.60	12.35	44%	21.90	155%
Monash University	7.91	12.11	17.45	44%	31.24	158%
Deakin University	7.52	11.68	16.94	45%	30.84	164%
Swinburne University	1.80	2.88	4.22	47%	7.93	176%
RMIT	1.87	3.00	4.41	47%	8.34	178%
Victoria University (incl St Albans, Sunshine & Werr)	11.76	18.55	27.11	46%	50.27	171%
Victoria University (excl St Albans, Sunshine & Werr)	3.87	5.98	8.65	45%	15.63	161%
La Trobe University	7.91	12.33	17.92	45%	32.78	166%

NOTES

University of Melbourne
- Area calculations include Parkville and options including and excluding Southbank
- Area calculations exclude Dookie, Werribee and Burnley campuses (specialist campuses)

Monash University
- Clayton campus measurement excludes student accommodation and carparking
- Caulfield campus measurement excludes carparking
- Peninsula campus measurement excludes most carparking
- Parkville campus has been included

Deakin University
- Total enrolled students at Deakin in 2019 equalled 64,036
- 25% of enrolled students study 100% online
- Therefore, 25% of 64,036 = 48,027 EFTSL
- EFTSL data is for 2020 (enrolled student data is similar to 2019): https://www.deakin.edu.au/__data/assets/pdf_file/0005/2018048/Deakin-stats_2020-Final-300821.pdf
- Area calculation for Burwood includes Elgar campus
- Area calculation for Waurn Ponds excludes student housing, car parking and property facilities (includes Institute for Frontier Materials)
- Area calculation for the Geelong Waterfront campus has been included
- Area calculation for Warrnambool campus excludes student housing and carparking

Swinburne University of Technology
- Area calculations include the Hawthorn campus only
- Area calculation for Hawthorn excludes carparking and standalone student housing
- Area calculation for Hawthorn excludes 500m2 for trainline
- Area calculation for Hawthorn excludes the Henry Street buildings
- Staff FTE excludes NICA and SSAA

RMIT
- EFTSL data is for HE students plus an estimated EFTSL for vocational education students
- EFTSL data includes offshore students (separate data unavailable; marginal impact)
- Area measurement includes City and Bundoora Campuses

Victoria University
- Student EFTSL data excludes offshore and VU Sydney
- Student EFTSL data includes vocational education students
- Staff FTE data includes offshore and VU Sydney staff, but excludes casual staff
- Area calculation include two options: 1) City Tower, Footscray Park, Footscray Nicholson, St Albans, Sunshine and Werribee; and 2) City Tower, Footscray Park and Footscray Nicholson

La Trobe University
- Bundoora area calculation excludes car parking and residential colleges
- Bundoora area calculation excludes AgriBio and Medical Centre
- Staff data includes Bendigo and city campuses
- Area calculation includes Bundoora and Bendigo. Excludes city campus.

CONCLUSIONS / INSIGHTS

- Campus density is important for achieving a sense of campus occupancy, energy and a good student experience. You should be able to see people walking across campus, using outdoor infrastructure, in classes/laboratories, accessing student services, studying informally, accessing retail services, attending events, meeting people etc. The visibility of people on campus is fundamental to the sense of experience.

- Low campus density results in a lack of visibility of people on campus, empty classrooms, poor utilisation of campus spaces. It leads to a 'ghost town' effect and seriously impacts the desirable characteristics associated with a good campus experience.

- Universities with primary city/inner Melb campuses - that is RMIT, Swinburne and Victoria University - make effective use of multi-storey buildings within a tight campus footprint, and as such have the highest density.

- The universities with the largest footprints (Melbourne Uni, Monash, La Trobe and Deakin), are estimated to have had pre-covid densities of between 10 - 20m2 per EFTSL/FTE.

- If students were to attend campus for only 1 day per week and staff attend campus for 3 days per week, the population density of larger campuses reduces by between 155 - 180% compared to the estimated population density in 2019.

- Victoria University is likely to have the lowest density of students when factoring in all of their campuses. However, when St Albans, Sunshine and Werribee are separated, VU's campus density is commensurate with the highest density universities, RMIT and Swinburne

- There is cause for concern that the campus density of a number of universities is likely to reduce significantly, meaning that the campus experience is in danger of diminishing. This will impact demand for campus-based services, retail, social and informal learning experiences.

RECOMMENDATIONS / ACTIONS

1. Collect occupancy data of people on campus, using WIFI data, to determine the numbers of staff and students on campus at any one time. Establish peaks and troughs and understand patterns of use.

2. Survey staff and students to understand their intended patterns of campus attendance.

3. Consider future campus density as part of campus masterplanning, in order to identify centres of activity that can be the focus of great campus experiences.

4. Undertake utilisation studies of all campus buildings - not just lecture theatres and classrooms - to identify opportunities for consolidation of campus activities.

5. Discuss / debate within the higher education sector and with industry.