



Let's Get Dense

The Case for Higher Density Campuses

EDUCOLOGY

education environment strategy

The Hypothesis

Increasing the density of campuses and buildings is better for the student experience and staff engagement.

People attract people.

What is campus density?

In 2009, TEFMA Space Planning Guidelines reported a “broad rule of thumb planning parameter of 14 – 15m² GFA/EFTSL would be considered an Australasian average for University...”

RANGE OF SIZES OF INSTITUTIONS GROSS FLOOR AREA (GFA)			
	LOW	MID	UPPER
GFA/EFTSL (Ref 1)	< 12m ² / EFTSL	12 to 17m ² / EFTSL	> 17m ² / EFTSL
% of University campus in range	33%	46%	21%

2007 TEFMA Benchmark Data

What is campus density?

In 2009, TEFMA Space Planning Guidelines reported a “broad rule of thumb planning parameter of 14 – 15m² GFA/EFTSL would be considered an Australasian average for University...”

RANGE OF SIZES OF INSTITUTIONS GROSS FLOOR AREA (GFA)			
	LOW	MID	UPPER
GFA/EFTSL (Ref 1)	< 12m ² / EFTSL	12 to 17m ² / EFTSL	> 17m ² / EFTSL
% of University campus in range	33%	46%	21%

2007 TEFMA Benchmark Data

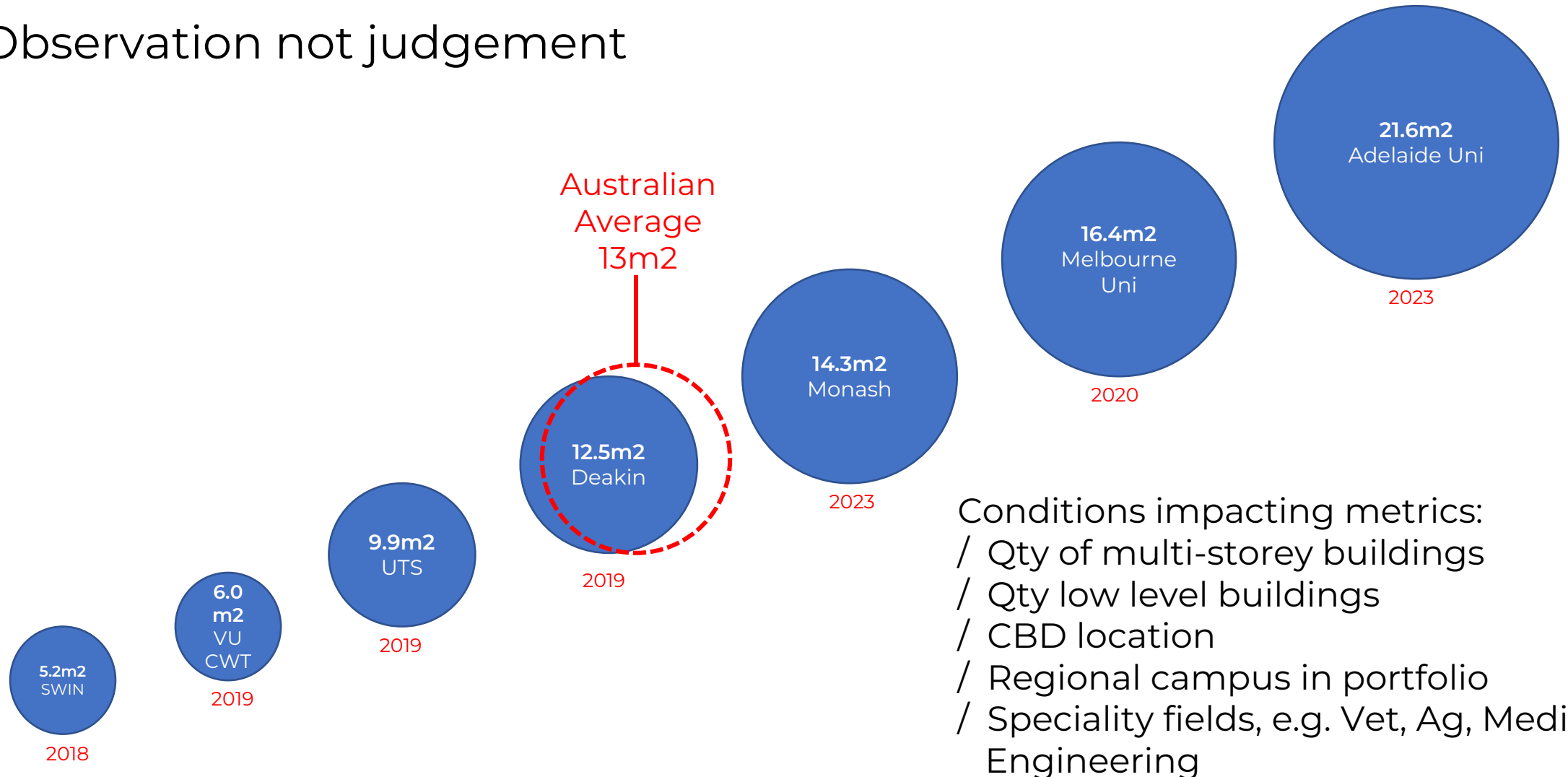
NB. Excludes student accommodation & outdoor space

What were the assumptions to be drawn here?

- / Were students assumed to be on campus every day?
- / What were the conditions that contributed to 'low' versus 'upper' unis?
- / Was there a perceived best practice target?

Current examples of GFA/EFTSL

Observation not judgement



**What happens to the campus if
students and staff spend
less time on campus?**

Victorian Universities by Campus Footprint



What has changed for students?

Students are spending less time on campus

- Lectures online
- Hybrid learning models
- Students have work commitments
- AWSCH on campus is reducing
- Can connect with teachers online

What has changed for staff?

Staff are spending less time on campus

- WFH / hybrid working
- Staff don't want to come to work if nobody else is there
- Academic staff able to teach online and connect with students online
- Following trend in commercial sector

**Changes in behaviours are
killing utilisation**



RED DOG
SALOON

RED DOG
SALOON

WINDY
CORNER
ICE CREAM
PARLOR



People attract people

Why do we love high density spaces?



Noisy
Great coffee
Sustenance



Quiet
Sense of community
Supported



WEWORK Fidi
NEW YORK CITY

012015

Busy
Networking/mentoring
Innovations



Learning in action
Engaging
Noisy



Curiosity
Wonder
Critical thinking



Exchange
Culture
Vibrant

Let's change our thinking...

- Increase density, relevant to each uni's context
- Reduce campus footprint
- Creation of hub-type accommodation on campus
Staff (and PhD) hubs would promote access not ownership
- Sublease space to industry
- Bring back the uni bar!
- Community events (Farmer's Markets, craft expo, live performances)



Invest in people

Activate the campus 24/7/52

- Accommodation on campus (students +++)
- Retail precincts on campus
- Encourage and welcome the public
- Program of events
- Tenants/Partnerships



Discussion

EDUCOLOGY
education environment strategy