

UWA STUDENT ACCOMMODATION

Stakeholder and community engagement

Executive Summary



Prepared by Creating Communities Australia Pty Ltd, December 2023

Background

Since 2021, the University has undertaken an extensive planning and community engagement process to determine the future uses of its assets, including the Nedlands site which is bordered by Stirling Highway, Hampden Road, Clifton Street and Gordon Street, Nedlands.

The provision of student accommodation was one of the big three ideas that was suggested for the site during Nedlands masterplan engagement. Subsequent engagement specifically for the student accommodation was then undertaken including the following:

- **Student Reference Group (SRG)** comprising 15 members who are residents at various purpose-built student accommodation facilities (PBSA's): two online meetings (2 hours each) where the rooms and amenity were discussed and SRG members provided feedback. Two SRG members were not able to attend the second SRG meeting.
- **Student Reference Group (SRG) survey:** A total of 17 students completed a survey where SRG members and/or those who applied for the SRG provided further feedback on rooms and amenity proposed for the accommodation.
- **UWA staff community focus group:** A total of 14 participants provided feedback on design aspects of two alternate investigations, presented at the focus group, which they felt were important to a successful outcome.
- **Local community focus groups (2):** A total of 27 (17 at session 1, 10 at session 2) participants provided feedback on design aspects of two alternate investigations, presented at the focus group, which they felt were important to a successful outcome.

This Executive Summary provides the findings of these engagement events.

Communications Overview



Throughout October 2023 a series of communications was provided to encourage people to register to be involved in the engagement activities. Those who registered were then invited to attend the engagement activities in the weeks prior to their occurrence.

The communications included:

- 1,500 letter/flyers dropped to all houses and businesses in the surrounding areas.
- Emails to stakeholder database which had previously registered as part of the Nedlands Masterplan engagement.
- Emails and newsletters accessed by University staff; students; alumni and Convocation.

Room Aspirations

Student Reference Group (SRG) feedback

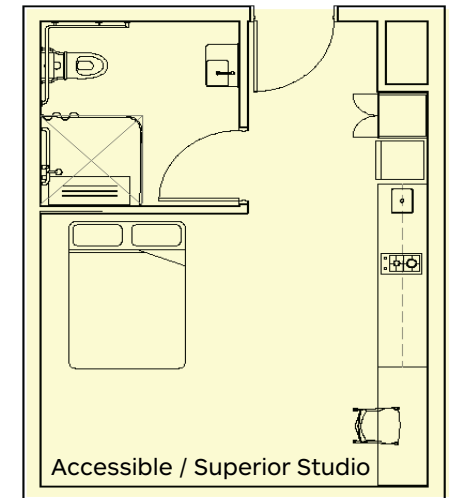
47% of the SRG preferred the accessible / superior studio room as compared to either a standard studio, a duplex studio or a four-bed cluster, as it offered more space.

The average amount students said they would be willing to pay for the types of accommodation presented

Standard Studio	Duplex Studio	Superior Studio	Four Bed Cluster
\$350.00 per week	\$315.50 per week	\$415.50 per week	\$275.00 per week

Other key considerations for SRG attendees were:

- A preference for a **double bed**, although king single and queen beds were also seen as favourable.
- Having the ability to **personalise the room space**.
- Being able to **manage the sensory environment** of the room, including lighting, noise and temperature.
- Having **sufficient storage** both in the living area and the bathroom.
- **Provision of kitchen amenities** in the room including an oven, induction hobs and a dining table separate from the study table.



Community and Staff feedback

While rooms were not a key topic for discussion when engaging with the UWA staff and general community, there was no disparity in the feedback from those groups to that provided by the SRG.

Room Aspirations

Student Reference Group (SRG) feedback

Additional Two Bed Share Feedback

During the second SRG second meeting, SRG Members were presented with updated room designs and concepts including a new room design of a two bed share option in which SRG members felt was well designed and liked this option.

A few concerns were raised including:

- Transfer of noise
- Light placement (noting it would be more useful in the living room)
- Width of the room looks narrow

Other key considerations for SRG attendees were:

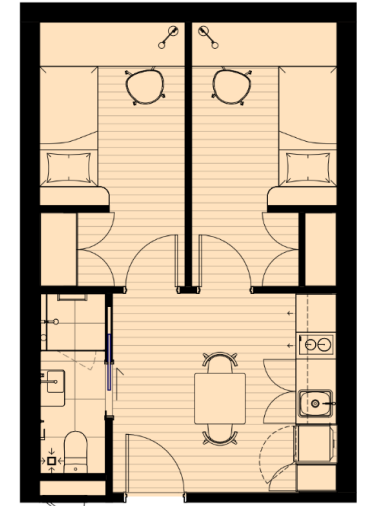
- Inclusion of features such as a TV and storage above and below the desk

Update room design feedback

When presented with the update on the rooms during the SRG second meeting, SRG members were predominantly positive about all rooms presented.

Key considerations overall included:

- Having sufficient storage including under the bed and above and below desks and above beds.
- Provision of more space by changing layouts of the rooms slightly



**TWO BED SHARED
STUDIO
35sqm**

Amenities aspirations

Students, staff and community feedback

Of the amenities options presented, **the SRG** felt the **most important amenities for students** were:

Roof Terrace that offers outdoor activity and study environment.

- **Parcel drop** and reception with 24 / 7 access.
- **Shared kitchen** space, as this provided an opportunity to socialise.
- **Informal learning spaces**, especially group pods, individual study spaces and casual study spaces.

Other **highly rated** amenities **by all groups** included:

Internal amenity, especially having multi-purpose spaces that could accommodate a games area, event space, and co-working spaces. Separate areas offering quite / relax spaces was also important as was access to Laundry facilities.

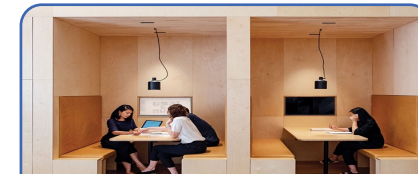
- **External amenity**, especially a biodiverse environment, retention of green/open spaces, avoiding an overly sterile landscape, and the inclusion of community gardens, BBQ's and picnic spaces.
- **Commercial and community spaces**; especially having access to a convenience store, casual dining, bar/student tavern and takeaway food as well as spaces providing access to open quiet areas and areas for gatherings / events.
- There was a strong desire among all groups that the accommodation was designed to be a sustainable space incorporating appropriate building materials, solar panels and offering recycling options.
- While most students (80%) indicated they would not have a requirement for car parking, there was concern from the staff and general community that the investigations presented did not include parking options.



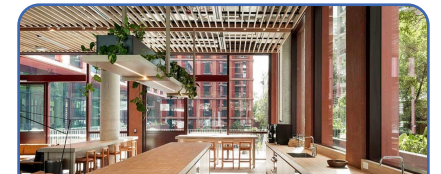
Roof Terrace



Parcel Drop



Informal learning spaces



Shared Kitchen

Amenities

SRG feedback only

SRG members were presented with an update concept of the amenity layout and their adjacencies.

SRG members found the layout of the amenity and their adjacencies to be a positive, they especially **were positive about:**

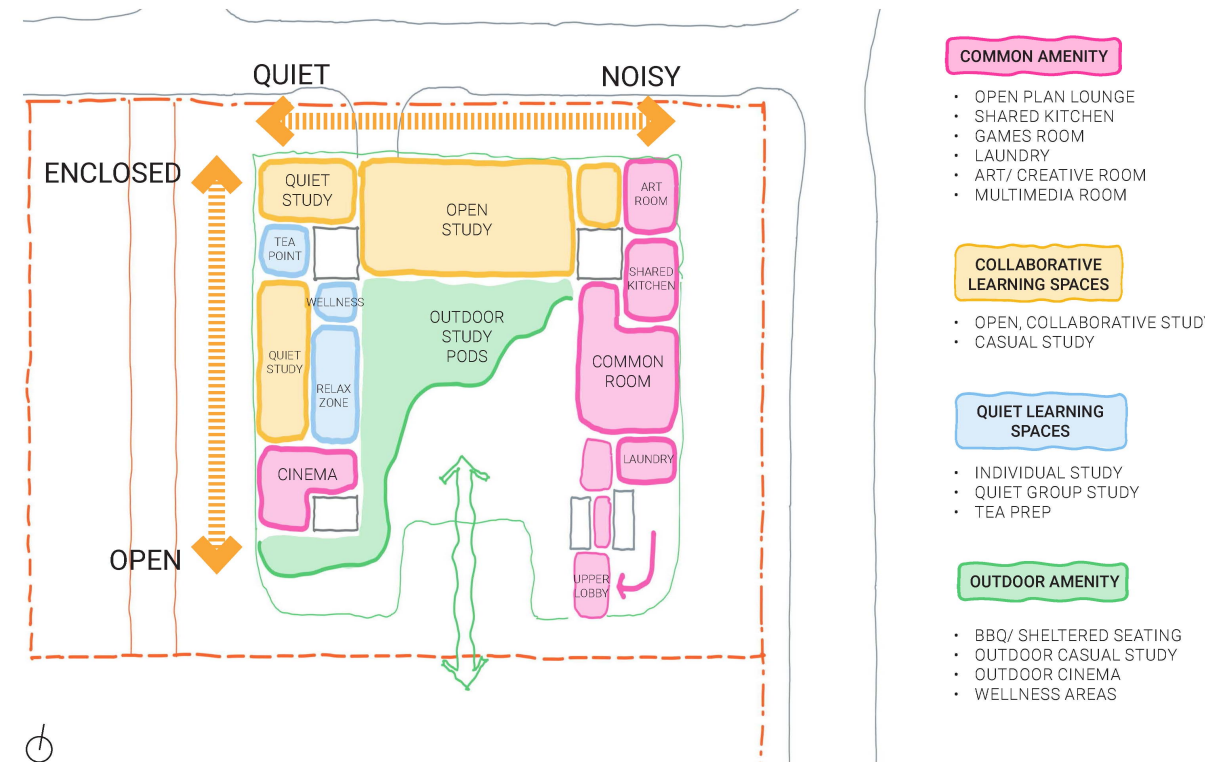
- The separation of noisy and quiet spaces and students liked the idea of having collaborative spaces
- The amenity available, especially the relax zone and tea prep area next to the study area
- The laundry and its location
- Some students noted that this was a similar layout to what they had experienced before in previous accommodation (excluding the Cinema)

SRG members **were concerned about** noise especially in relation to the locations of the open plan area, laundry, media room and cinema.

SRG members would like to ensure there is adequate soundproofing especially in the games room and media room.

SRG members would like to see a change in some of the layout especially noting:

- Move the common kitchen to cinema space
- Move the relax zone to where the laundry is
- Switch the multimedia room with the art room
- Moving the media room next to the collaborative study area may be a better location



Amenities

SRG feedback only (Cont.)



The most important aspects of each of the design elements identified by SRG members in the second meeting are listed below.

Area	Most Important to students for the design to deliver a positive experience
Common Amenity <ul style="list-style-type: none"> • Open Plan Lounge • Shared Kitchen • Games Room • Laundry • Art/Creative Room • Multimedia Room 	<ul style="list-style-type: none"> • Provision of specific features for the open plan lounge inclusive of comfortable sofa's TV's and large enough coffee tables to play games on. • Provision of equipment in the shared kitchen (i.e. air fryer, microwave, oven, toaster and steamer). • Provision of storage and space in the shared kitchen especially enough space for multiple people to cook next to each other and storage areas for utensils/equipment. • Provision of services and systems for the shared kitchen (i.e. booking system and regular cleaning services). • The focus/features of the games room should be arcade style games, dart boards, board games and gaming consoles • Provide sufficient storage for games. • Ensuring there is the ability to purchase washing powder through a vending machine and enough is supplied. • Provision of an ironing board space. • Provision of a large commercial sized washer and dryer to cater to larger items (i.e. bedding). • The provision of technology (i.e. printers, computers, digital items) for the multimedia room <p>NOTE: The art / creative room was not supported by the SRG. It was advised that this room would not be used, with some unsure of the purpose of this room.</p>
Collaborative Learning Spaces <ul style="list-style-type: none"> • Open, Collaborative Study • Casual Study 	<ul style="list-style-type: none"> • The open, collaborative study space should include specific features such as sufficient charging points/power outlets, plants, white boards (both fixed and moveable), plants and good lighting. • The casual study space should include specific features such as white boards (both fixed and moveable, screens, glass to write on, privacy / block out blinds. • The open, collaborative study space could be smaller and/or have more smaller group rooms, dividers and study pods. • The tea prep room should discourage food eating.

Amenities (Cont.)

SRG Only (Cont.)

Area	Most Important to students for the design to deliver a positive student experience
Quiet Learning Spaces <ul style="list-style-type: none">• Individual study• Quiet group study	<ul style="list-style-type: none">• Provision of screens and dividers between spaces.• Reduce the quiet group space and provide smaller rooms / pods.
Landscape / Outdoor Amenity <ul style="list-style-type: none">• BBQ / sheltered Area• Outdoor casual Area• Outdoor cinema• Wellness area	<ul style="list-style-type: none">• Features such as shaded trees, fruit trees, communal vegetable / herb gardens and ping pong tables should be included in the BBQ/ sheltered area.• Materials such as grass (not artificial) and natural stone (not grey concrete) should be used when designing the BBQ / sheltered area.• The provision of shelter and shade in the outdoor casual area is important.• The timing, operations, movies and noise will need to be considered for the outdoor cinema.• Students would like to see a tree and student garden in the wellbeing area.
Level 15 Amenity <ul style="list-style-type: none">• Rooftop internal amenity• Outdoor amenity	<ul style="list-style-type: none">• Various seating options (i.e. sofa, chairs, bean bags, hammocks, sun beds) were suggested for both amenity areas.• Inclusion of spaces to read in the rooftop internal amenity.
Waste amenity	<ul style="list-style-type: none">• There should be one general waste and one FOGO chute per floor• Provide education and inductions on how to use the recycling and FOGO bins.

Built Form

Staff and community feedback

UWA staff and community were provided with two design investigations. (See appendix 1)

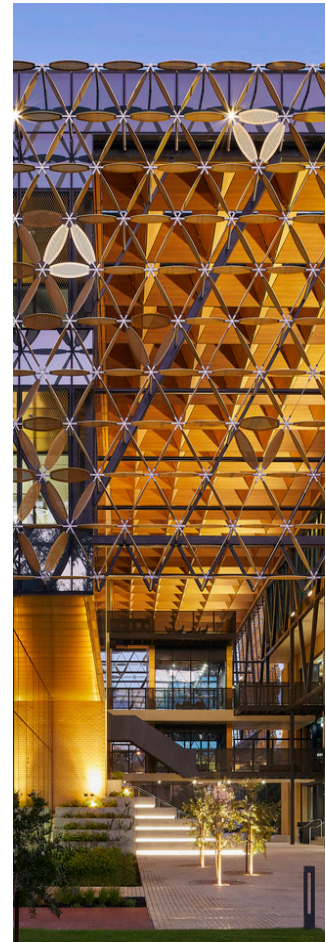
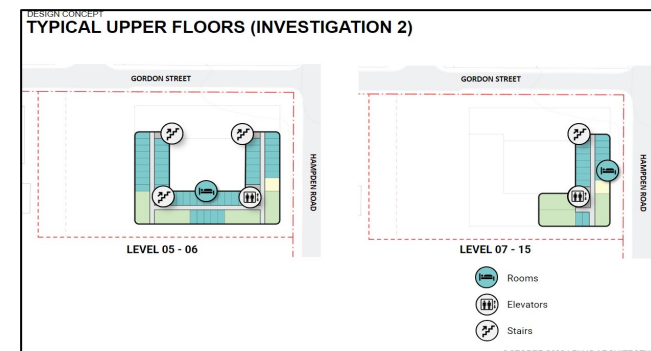
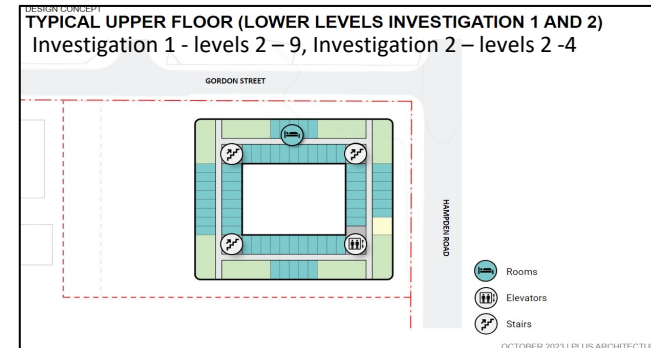
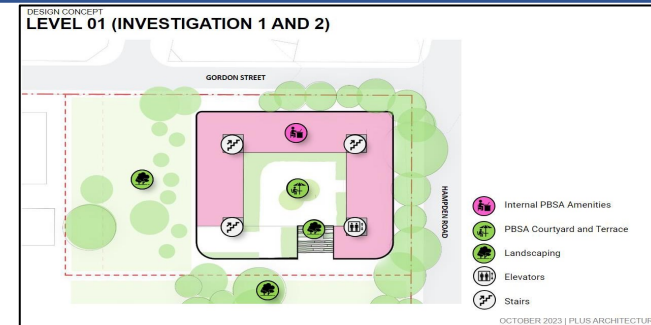
Investigation two was more favorable as it was less bulky and had greater articulation, however some attendees would like to see a combination of the two. Details of the two investigations are included in the attachment.

Key responses were:

- Ensuring there is **good articulation of the building, and ensuring the building is not too tall** relative to the site location.
- The design should **embody the character of the UWA campus** through use of natural materials such as limestone and sandstone, include contemporary aesthetics and columns, and reflect the color and shape of UWA.
- **Provide a safe environment** through ensuring existing underpasses are more visible and wider and having built-in security and surveillance to ensure building access is limited to students / residents.
- That the **building is sustainable** with the inclusion of sustainable technology (i.e. solar panels)

Key concerns raised were:

- **Lack of / No parking** both within the site and with the local area.
- **Building costs**, especially a curved and tiered building from construction and operational aspects.



Embodying the
Character of the UWA
Campus

Community Connection

Students, staff and community feedback

Having a **connection to community** was highly desired from all participants of the engagement. Of primary importance were the following:

- Providing a **safe and obvious connection** between Crawley, Nedlands and the river.
- Providing **pathways** that have an interesting interaction with buildings and natural landscapes.
- The **integration** of and accessibility to the commercial spaces by both the accommodation residents and the general community.
- Provision of amenities such as **community garden and event spaces**.
- Introduce **common amenities areas** at a mid-level of the built form.
- Design the accommodation to be inclusive, diverse and equitable through the inclusion of **culturally sensitive spaces** (e.g. prayer rooms) and amenities.

Other suggestions included:

- Introduction of multigenerational living
- Being disability friendly
- Having a cultural connection and increasing student exposure to First Nations / Indigenous culture and integrating this into their experience.



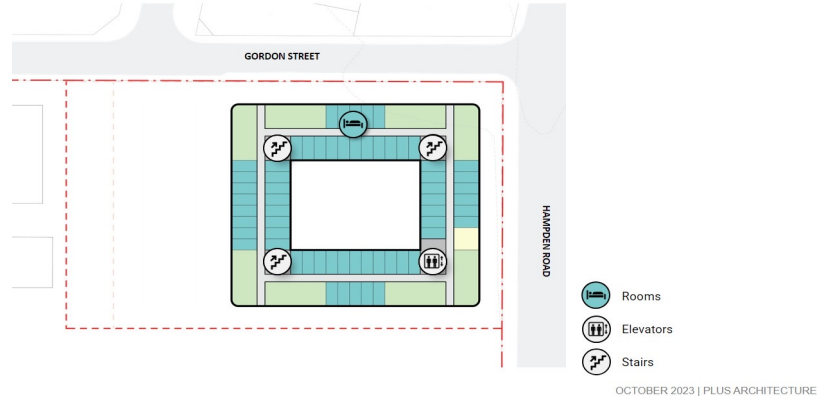
Appendix 1

Design Investigations

Design Investigation One

The below is images of design investigation one that was presented to participants.

DESIGN CONCEPT
TYPICAL UPPER FLOOR (LOWER LEVELS INVESTIGATION 1 AND 2)

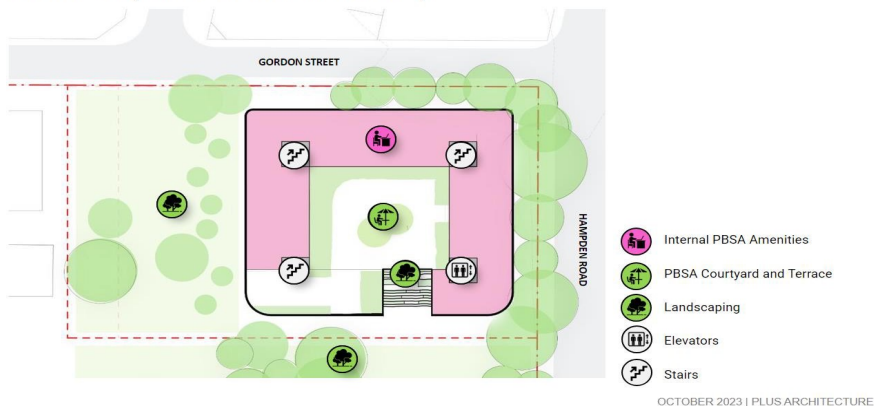


DESIGN CONCEPT
INVESTIGATION 1 GORDON STREET PRESENCE



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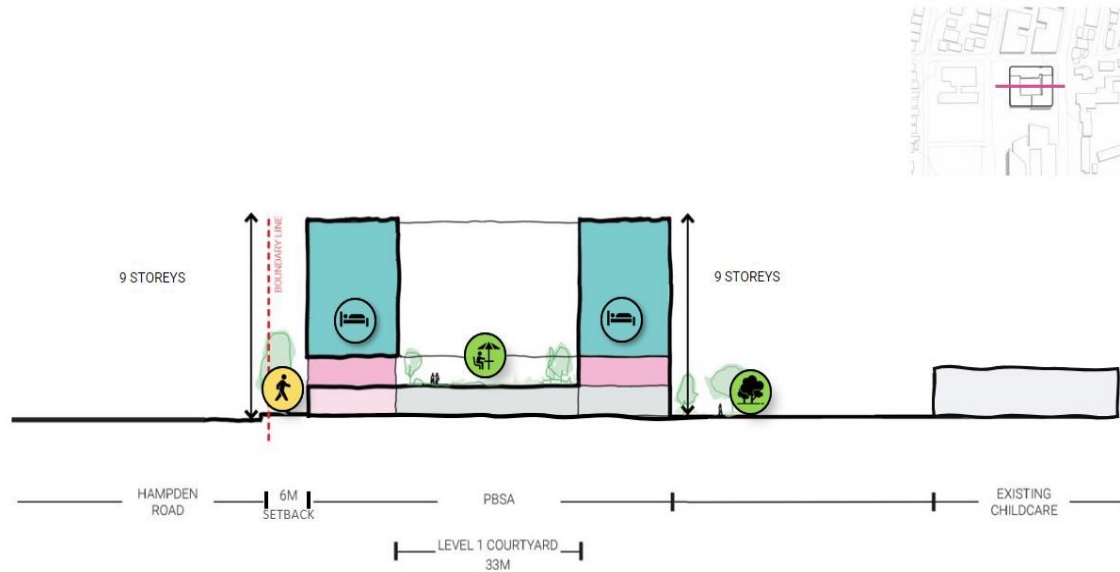
DESIGN CONCEPT
LEVEL 01 (INVESTIGATION 1 AND 2)



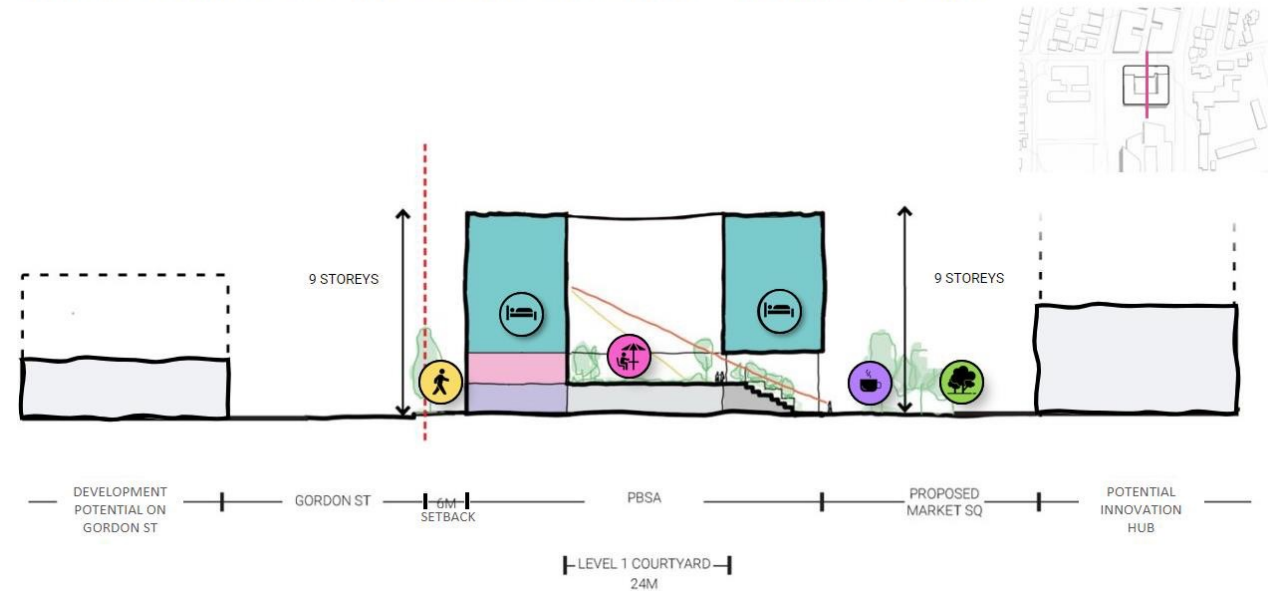
Design Investigation One

The below is images of design investigation one that was presented to participants.

DESIGN CONCEPT
INVESTIGATION 1 LONG SITE SECTION EAST-WEST



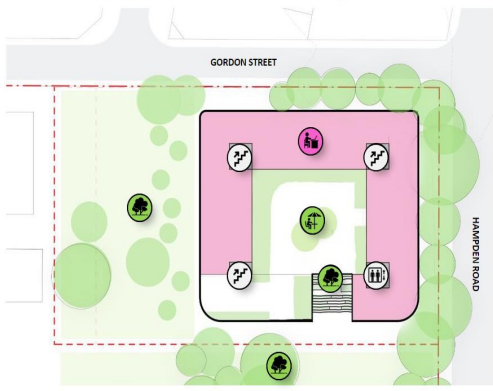
DESIGN CONCEPT
INVESTIGATION 1 CROSS SITE SECTION - NORTH-SOUTH



Design Investigation Two

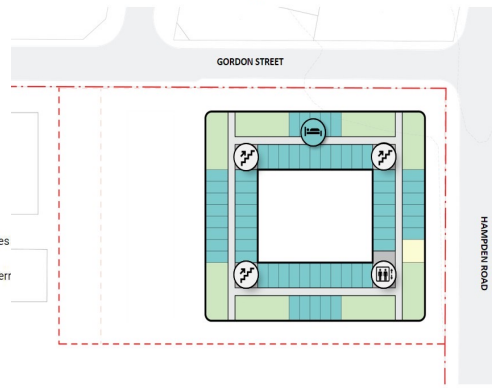
The below is images of design investigation two that was presented to participants.

DESIGN CONCEPT
LEVEL 01 (INVESTIGATION 1 AND 2)



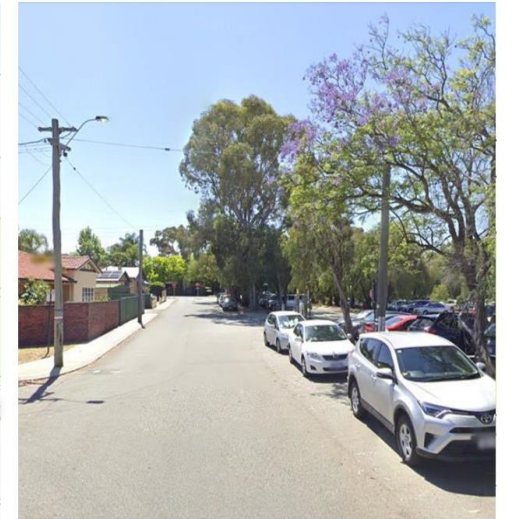
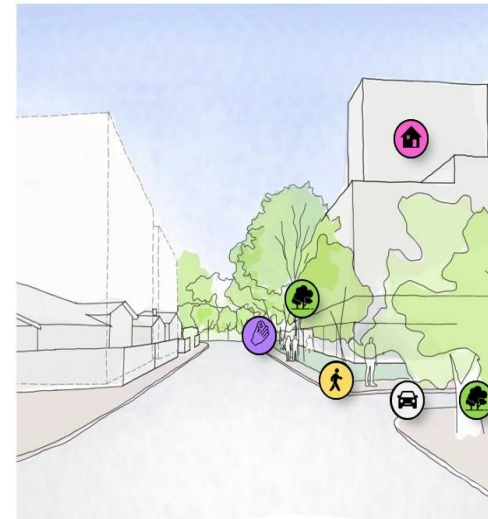
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DESIGN CONCEPT
TYPICAL UPPER FLOOR (LOWER LEVELS INVESTIGATION 1 AND 2)



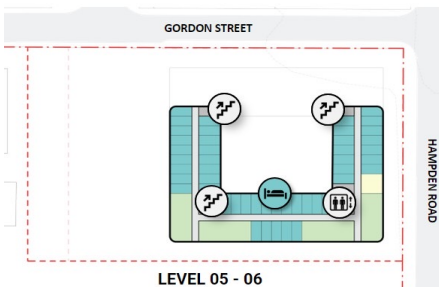
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DESIGN CONCEPT
INVESTIGATION 2 GORDON STREET PRESENCE

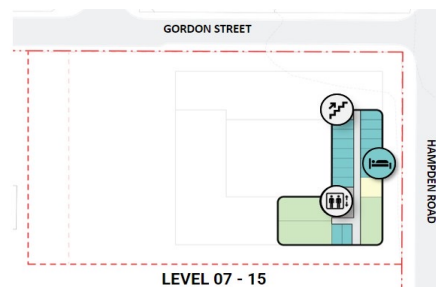


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DESIGN CONCEPT
TYPICAL UPPER FLOORS (INVESTIGATION 2)



LEVEL 05 - 06



LEVEL 07 - 15

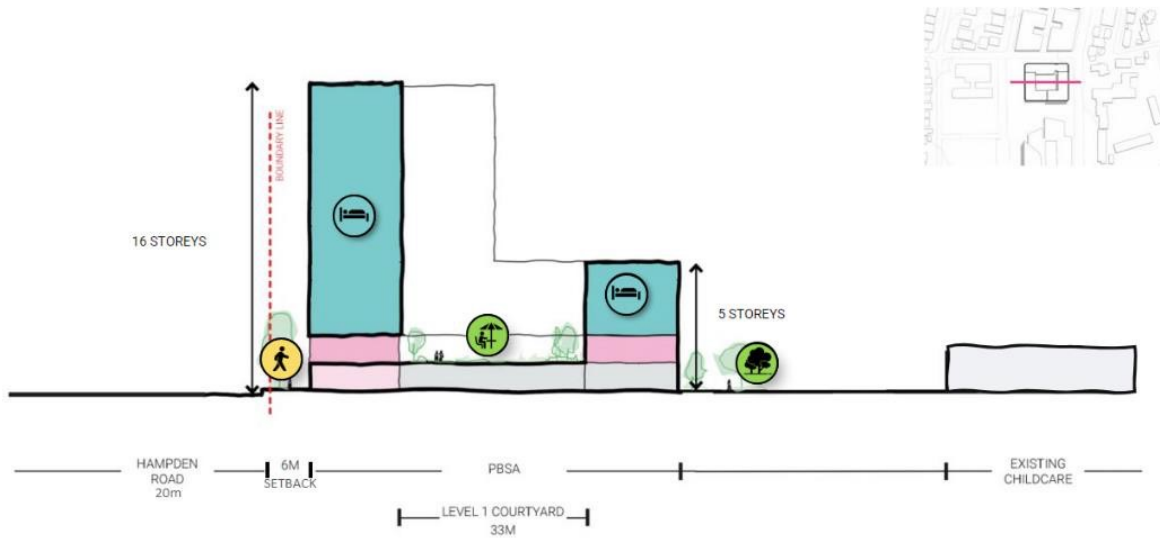
- Rooms
- Elevators
- Stairs

OCTOBER 2023 | PLUS ARCHITECTURE

Design Investigation Two

The below is images of design investigation two that was presented to participants.

DESIGN CONCEPT
INVESTIGATION 2 LONG SITE SECTION EAST-WEST



DESIGN CONCEPT
INVESTIGATION 2 CROSS SITE SECTION - NORTH-SOUTH

