



# Macaulay Precinct

Crowded Kensington – What the Melbourne City Council Proposes

# The Impacts Of Crowding

- The rhetoric is – “Melbourne Liveable City”
- What does the data show about the suburb
- Kensington is not an easy place to live

**BADLY** behaved neighbours now rival fence disputes as the most complained-about backyard annoyances.

Disputes over the antics of neighbours umpired by Dispute Settlement Victoria jumped 40 per cent in two years, figures obtained from a Freedom of Information request reveal.

...for incidents ranging from vicious verbal abuse to dangerous hoons.

**Police called to more than 100 disputes every day**

Peter Mickelborough | Herald Sun | May 29, 2012 12:00AM

| Neighbourhood fights to which police were called |           |
|--|-----------|
| Area   | disputes* |
| MELBOURNE  | 1308      |
| DANDENONG  | 1146      |
| FRANKSTON  | 1041      |
| ST KILDA   | 708       |
| CORIO  | 693       |
| ST ALBANS  | 647       |
| RESERVOIR  | 607       |
| SUNSHINE   | 579       |
| PRESTON  | 545       |
| COBURG   | 539       |
| FOOTSCRAY  | 509       |
| CRANBOURNE                                       | 491       |
| HOPPERS CROSSING                                 | 447       |
| NOBLE PARK                                       | 444       |

Source: Emergency Services Telecommunications Authority \*2010

# What Does 2011 Census Show?

- Use the Australian Bureau of Statistics to establish the level of crowding.
- Kensington is already crowded - in comparison to the rest of the wider Melbourne area

| Location                         | 2011 ABS<br>Statistical Area | Population | Area ( ha ) | Density<br>(persons/hectare) | Density<br>(persons/km <sup>2</sup> ) | Density Factor above<br>Foch Street, Box Hill |
|----------------------------------|------------------------------|------------|-------------|------------------------------|---------------------------------------|---|
| Kavanagh Street, South Melbourne | 2112616                      | 407        | 0.29        | 1428                         | 142,807                               | 94  |
| The Kensington Apt, Kensington   | 2112804                      | 100        | 0.21        | 476                          | 47,619                                | 31  |
| 64 Barnett St ( house )          | 2112103                      | 2          | 0.02        | 100                          | 10,000                                | 7   |
| Barnett Street, Kensington       | 2112103                      | 463        | 7.8         | 59                           | 5,936                                 | 4   |
| The Ridgeway, Kensington         | 2112116                      | 292        | 5           | 58                           | 5,840                                 | 4   |
| Finlay Street, Albert Park       | 2112804                      | 426        | 7.6         | 56                           | 5,605                                 | 4   |
| Hardiman St, Kensington          | 2112102                      | 304        | 6           | 51                           | 5,067                                 | 3   |
| Page Street, Middle Park         | 2112826                      | 493        | 11          | 45                           | 4,482                                 | 3   |
| Ringwood Street, Ringwood        | 2126638                      | 559        | 18.3        | 31                           | 3,055                                 | 2   |
| Foch Street, Box Hill            | 2116328                      | 374        | 23.3        | 16                           | 1,605                                 | 1   |

# Crowded Kensington – Becomes Unliveable Kensington?

- The Macaulay Precinct comprises 3 Australian Statistical Units – AS1 ( 2112105, 2112104, 2112103 ) –
  - 498, 391 and 463 residents respectively.
  - These 1400 residents live in an area of approximately 32 hectares.
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- What discussion of crowding appears in the planning document?



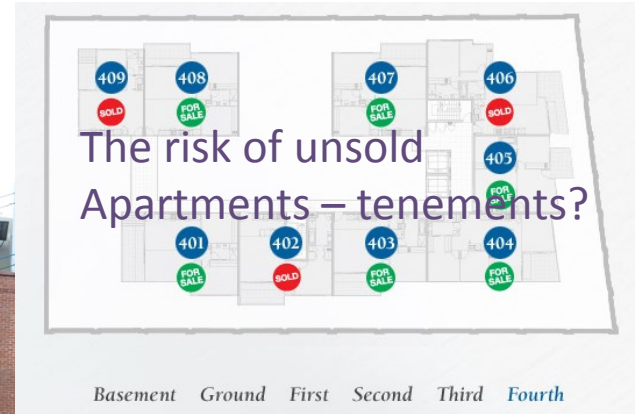
## 21.02-2 Melbourne's growth

The MSS envisages the continued intensive growth in the municipality. The residential population of 53,200 in 2001 has grown by 85 per cent to 98,200 in 2011. By 2030, this could reach 177,000 people. (ABS and COM City User forecasts)



# An Irrevocable Decision

- Have we really been advised about what “High Density” really is?
- What kind of reliability can we attach to the population estimates?
- The Council rejected an apartment proposal in Rankins Road. It was too large. How many apartments are being sold? – **1 less.**



Kensington residents have already squeezed up!