

# Population Estimates for North Melbourne John Widmer

<http://scitech.net.au/population>

Resident,  
Barnett Street  
Kensington

## 2011 Census QuickStats

All people - usual residents



Australia | Victoria | Statistical Area Level 2

### North Melbourne

Code 209041123 (SA2)



#### People

Male	8,041
Female	7,457
Median age	29



#### Families

Average children per family	1.7
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#### All private dwellings

Average people per household	2.1
Median weekly household income	\$1,338
Median monthly mortgage repayments	\$2,134
Median weekly rent	\$369
Average motor vehicles per dwelling	0.9

15,498

8,041

7,457

29

3,012

1.7

7,714

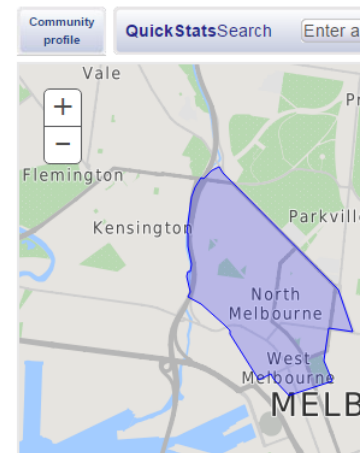
2.1

\$1,338

\$2,134

\$369

0.9



My quest for transparent population information dates back to the adoption by Council of the MSS (Municipal Strategic Statement) and the Arden-Macaulay Structure Plan 2012.

This Draft Vision for Arden, by the Victorian Planning Authority, presents another case in point.

Its population projections are based on a September 2015 document by SGS Economics and Planning, entitled "Central City Narrative". This document defines Arden-Macaulay geographically, fails to define an 'Arden' area.

Yet it argues, without a structure plan, that a floor space per dwelling of 112 square metres can be used to predict a population for Arden of 15,000 and (magically), 10,000 for Macaulay. No fuss, no structure plan!



Are the new Councillors of the City of Melbourne prepared to accept the ever-changing population estimates that appear with any planning discussion associated with the Moonee Ponds Creek valley?

# City of Melbourne's Capacity Study for Arden-Macaulay

## 7<sup>th</sup> January, 2011

TABLE9: RESIDENTIAL CAPACITY ON IDENTIFIED LOTS

	Dwellings				
	1	2	3	4	5
Residential	1,471	920	3,102	504	1,206

Total # dwellings (all precincts): 7,203

I presented these figures in August this year. Are we now to accept that this study was illusory? To these 7,203 dwellings, the study adds back dwellings that are recently built or under construction, or have planning permits, to arrive at the total capacity for the whole of Arden Macaulay of 14,000 residents.



FIGURE 1A: ARDEN-MACAULAY STUDY AREA AND PRECINCT BOUNDARIES

Estimated Population of Residents by 2040	14,000 residents
Estimated Dwellings	8,500

# Here's what the Council said later to residents and stakeholders:

Arden Macaulay urban renewal area (inclusive of Stages 1 & 2) has a capacity population of:

Document Where Cited	2011	2031	2040+
Draft A-M Structure Plan, May 2011			25, 000
Published A-M Structure Plan, June 2012	2,670	12,816	20,500

- Are we now to accept that a superior level of government can arbitrarily increase this by extending the “Hoddle Grid”?

August 2<sup>nd</sup> Future Melbourne Committee tabled reports suggesting that the MPA and MMRA independently arrived at estimates in the same order of magnitude as City of Melbourne. Guesstimate?

With regard to the employment and estimated resident population forecasts, these have recently been updated as follows:

Precinct	Employment			Change	
	2011	2031	2051	2011-2031	2031-2051
Arden	3,000	9,000	34,000	6,000	25,000
Macaulay	3,000	5,000	9,500	2,000	4,000

Precinct	ERP			Change	
	2011	2031	2051	2011-2031	2031-2051
Arden	500	5,000	15,000	4,500	10,000
Macaulay	3,000	5,000	10,000	2,500	5,000

What is the source of this data?

Agenda 6.3, Future Melbourne Committee 2nd Aug 2016	2011	2031	2051
Arden	500	5,000	15,000
Macaulay	3,000	5,000	10,000
Total for Arden-Macaulay		10,000	25,000

# My Analysis, street by street, per DDO for Area 4



FIGURE 1A: ARDEN-MACAULAY STUDY AREA AND PRECINCT BOUNDARIES

My analysis, provided to you, predicts that up to 5,180 apartment dwellings could be constructed, which could result in up to 8,800 residents for the north-west quadrant of Stage 1 (C190) of Arden Macaulay, labelled Precinct 4 (Refer diagram).

Precinct 4 represents approximately 15% of the whole of Arden-Macaulay, and is proposed under C190 to have a built form predominantly of 6-levels, with some streets that have a 'residential interface' being 3 – 4 levels, and a few sites on Racecourse Rd being 9-level s.



# Poor Population Estimates = Poor Planning

- City of Melbourne's Arden-Macaulay population estimates of a capacity population of 25,000 residents for the whole of Arden-Macaulay are at best, mistaken, or at worst, misleading.
- There continue to be NO public breakdowns or subtotals by precinct or DDO area. Are Councillors accepting of this methodology?
- An analysis based on the DDO for the north-west Quadrant of C190 (Stage 1) is provided to you and predicts 3 to 4 times the population you have allowed for. It is alleged that this "capacity" figure will not be reached, as there will be no demand for this housing!
- VPA's Draft Vision for Arden further appears to be similarly without foundation, and carelessly discards plans for the new Arden-Macaulay community by proposing a mini- CBD at Arden.
- A duty is owed by the new Councillors, that cannot be delegated, to ensure the transparent and diligent preparation of reports (including modelling) upon which residents, investors, indeed all stakeholders must rely to make informed decisions. Is this, yet again, what we see in the Arden station proposal?

Herald Sun

80% off for the first 2 months. ▶



Neighbours squabbling over vegetation. Picture: Thinkstock

VIC News

## Melbourne neighbourhood disputes that have divided streets

