

# Kensington's Macaulay Precinct

## North of Macaulay Rd and East of Eastwood St



MSS stated vision for this area is for limited growth

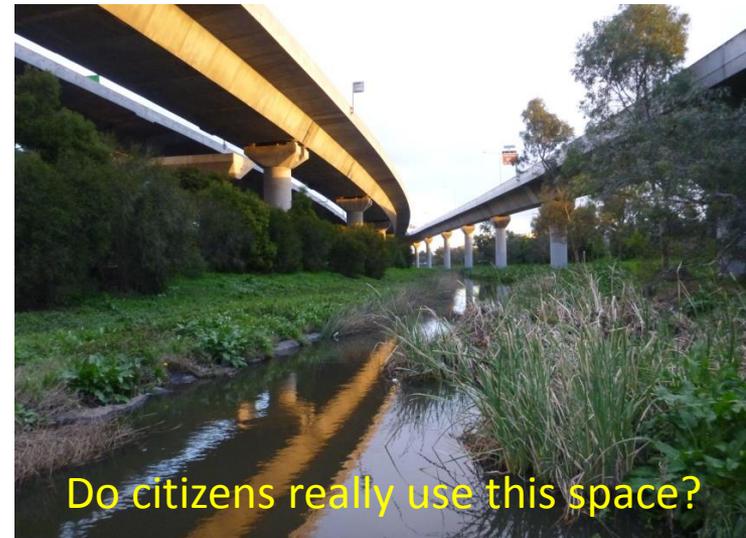
“These residential areas are valued for their existing character and the important contribution this makes to the city. In these areas limited change such as in-fill development and alterations and additions, will continue to occur so that new land use or development fits in with the existing valued character.”

# Australian National Census 2011

- Census data shows the number of citizens in the precinct
- Mapping data allows a density analysis of the area where people actually live
- Density calculations *must exclude* railways, toll ways, main roads, private businesses, drains, levee banks *indeed* any space not shared with residents.



North Macaulay Precinct Street



Do citizens really use this space?

# What does the Census 2011 show?

- Macaulay Precinct is 4 times the population density of a Box Hill “Quarter Acre” Precinct

Location	2011 ABS Statistical Area	Population	Area ( ha )	Density (persons/hectare)	Density (persons/km <sup>2</sup> )	Density Factor above 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

# Neighbourhood Residential Zone would support the MSS vision for Kensington

- What consideration has been given by the Planning Division to the impact of increasing residential density on neighbourhood 'health' measures such as neighbourhood disputes?
- Have Council Officers been impacted by neighbourhood disputes in going about their work for Council?
- Does the City have any plan or study in place to handle areas of neighbourhood friction caused by increasing numbers of dogs, traffic, demand for on-street car parking, noise, and conflicting uses of the limited public open space?
- The Arden-Macaulay C190 Structure plan provides for increased density. Opportunities for increased density in Kensington's oldest residential precinct is limited by the historically small allotment size and lack of public open space.
- Council has the option to revise C190, given the delays surrounding East West Link proposal from State Government, and target areas of Arden-Macaulay for the General Residential Zone or Residential Growth Zone.