

# OUR NEIGHBOURHOODS AT A GLANCE

# KENSINGTON

## Overview of Kensington

Kensington is a mostly residential area in the west of the municipality. Kensington is bounded by Flemington Racecourse and Melbourne Showgrounds to the west, the rail corridor to the south, Racecourse Road to the north, and the Arden and Macaulay renewal precincts to the east.

Kensington has a distinct heritage character, an active local community and village-like shopping hub around Kensington Station. Housing ranges from small heritage cottages, public housing, and new townhouses in Kensington Banks. There are some industrial and commercial uses in the south east.

Almost 11,000\* people live in Kensington, with family households comprising 57 per cent of dwellings - one of the highest in our municipality. People aged between 20-34 make up the largest age demographic.

Kensington's major recreation area is JJ Holland Park, which features a skate park, BMX track, swimming pool, recreation centre and sports ovals.

The renewal precincts of Arden and Macaulay to the east of Kensington are expected to undergo significant change over the coming decades.

\*Based on pre-covid data.

## Kensington in the City of Melbourne



## Features of Kensington

### Population



Residential population

**9,312**



Number of businesses

**246**

Data was sourced from the 2016 Australian Bureau of Statistics (ABS) Census of Population and Housing. To learn more about this data, including definitions, visit: [abs.gov.au/census/guide-census-data](https://abs.gov.au/census/guide-census-data)

### Residents



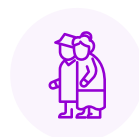
Age (median years)

**33**



Youth (12-25 years)

**15%**



Older (60+ years)

**10%**



Born overseas

**33%**



Main overseas country  
of birth: China

**4%**



Speaks a language  
other than English  
(LOTE) at home

**28%**



Main non-English  
language spoken:  
Mandarin

**5%**



Attending a tertiary  
education institution

**12%**



Main occupation:  
Professionals

**47%**



Main work travel  
method: Car as driver

**38%**

Data was sourced from the 2016 Australian Bureau of Statistics (ABS) Census of Population and Housing. To learn more about this data, including definitions, visit: [abs.gov.au/census/guide-census-data](https://abs.gov.au/census/guide-census-data)

## Households



Occupied private dwellings

**3,851**



Average household size (persons)

**2.3**



Weekly household income (median)

**\$1,907**



Low income households (less than \$650 p.w.)

**18%**



High income households (more than \$2,500 p.w.)

**32%**



Family households

**57%**



Lone person households

**31%**



Renting

**53%**



Living in a flat or apartment

**34%**

Data was sourced from the 2016 Australian Bureau of Statistics (ABS) Census of Population and Housing. To learn more about this data, including definitions, visit: [abs.gov.au/census/guide-census-data](https://abs.gov.au/census/guide-census-data)

## Top Three Employment Types



Health Care and Social Assistance

**303**  
**13.8%**



Food and Beverage Services

**272**  
**12.4%**



Wholesale Trade

**246**  
**11.2%**

Data was sourced from the 2019 City of Melbourne Census of Land Use and Employment (CLUE). To learn more about this data, including definitions, visit: [melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue.aspx](https://melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue.aspx)

## Jobs by Status



Full time  
**1,480**  
**67.3%**



Part time  
**413**  
**18.8%**



Casual  
**252**  
**11.5%**



Contract  
**53**  
**2.4%**

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## Land Use (Percentage of total neighbourhood – list not exhaustive)



Office  
**0.7%**



Residential  
apartment  
**11.6%**



Parking - Commercial  
and Private  
**2%**



Public  
Open Space  
**15.6%**



Sports and  
Recreation - Outdoor  
**0%**



Indoor  
Entertainment  
**0.7%**



Retail  
**0.7%**



Commercial  
Accommodation  
**0%**



Educational /  
Research  
**0.7%**



Storage /  
Wholesale  
**1.4%**



Performances, Conferences,  
Ceremonies  
**0%**

Data was sourced from the 2019 City of Melbourne Census of Land Use and Employment (CLUE). To learn more about this data, including definitions, visit: [melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue.aspx](https://melbourne.vic.gov.au/about-melbourne/research-and-statistics/city-economy/census-land-use-employment/Pages/clue.aspx)

## Development Activity (major new commercial and residential property development)

### Under construction



Developments

0



Residential dwellings

0



Student accommodation

0



Hotel/serviced apartments

0

### Approved



Developments

3



Residential dwellings

115



Student accommodation

0



Hotel/serviced apartments

0

### Under construction (Area sqm)



Office space

0



Retail space

0

### Approved (Area sqm)



Office space

0



Retail space

520

Data was sourced from the November 2020 City of Melbourne's Development Activity Monitor (DAM).  
To learn more about this data, including definitions, visit: [developmentactivity.melbourne.vic.gov.au/](https://developmentactivity.melbourne.vic.gov.au/)

# Services in Kensington

## Community Facilities and Local Amenities (list not exhaustive)

### Childcare services

Kensington Community Children's Co-Operative

### Libraries and Community Spaces

Kensington Town Hall  
Kensington Neighbourhood Centre (Senior Citizens)  
The Venny Adventure Playground

### Recreation Parks and Open Spaces

Bayswater Road Park  
The Crescent Council Reserve  
Cuffe Walk Council Reserve  
Mercantile Parade Council Reserve  
Cornish Lane Council Reserve  
McAllister Mews Council Reserve  
Kensington Community Garden  
Kensington Hall Reserve  
Peppercorn Park  
Rankins Road Reserve  
Woodruff Street Reserve  
Stock Route Reserve  
Women's Peace Garden  
Holland Park

### Primary Healthcare Facilities

CoHealth Kensington  
Kensington Maternal & Child Health Centre

### Educational Institutions

Holy Rosary Catholic Primary School  
Kensington Primary School  
Kensington Community High School

### Sporting and Physical Recreation Venues

Kensington Community Recreation Center including swimming pool  
Childers Street skatepark and BMX track  
Newmarket Reserve  
JJ Holland sport ovals  
Flemington Bowls Club  
Kensington Bowls Club  
Kensington Banks Tennis Courts

### Transport links

Kensington Train Station  
South Kensington Train Station  
Tram route 57  
Bus route 402, 404

# Council investments in Kensington

## Recently completed

- Kensington Community Recreation Centre redevelopment - community consultation and development of draft concept design
- JJ Holland skate park - community consultation
- Holland play space - community consultation on concept design

## Coming soon

- JJ Holland Park - oval 2 and playground redevelopment
- Kensington Community Recreation Centre redevelopment

## Further information

Maribyrnong Waterfront: A Way Forward: [melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/Maribyrnong-Waterfront-A-Way-Forward.aspx](https://melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/Maribyrnong-Waterfront-A-Way-Forward.aspx)

Macaulay Structure Plan Refresh: [melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/macaulay-structure-plan-refresh.aspx](https://melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/macaulay-structure-plan-refresh.aspx)

Moonee Ponds Creek Strategic Opportunities Plan: [melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/moonee-ponds-creek-strategic-opportunities-plan.aspx](https://melbourne.vic.gov.au/building-and-development/urban-planning/local-area-planning/Pages/moonee-ponds-creek-strategic-opportunities-plan.aspx)

*Please note this profile contains information that was collected prior to the COVID-19 event and may not represent the current situation. The information does, however, provide a baseline which shows where the population was at the time it was collected. Refer to each category to see the source of the data and when the information presented was collected.*