



**10.1** **PARKING CONTROLS AND CAMPERVAN PARKING IN PORT MELBOURNE**

**EXECUTIVE MEMBER:** LILI ROSIC, GENERAL MANAGER, CITY STRATEGY AND SUSTAINABLE DEVELOPMENT

**PREPARED BY:** TED TEO, SENIOR TRAFFIC ENGINEER

**1. PURPOSE**

- 1.1 To provide a report on the matters endorsed by Council on 19 February 2020 regarding campervan parking on The Boulevard, The Bend, Cumberland Road and Batman Road in Port Melbourne.

**2. EXECUTIVE SUMMARY**

- 2.1 Council received a petition signed by four residents of The Boulevard, Port Melbourne on 4 February 2020. The petition requested that Council install permit parking along the residential side of The Boulevard to address campervan parking and high parking demand, especially over summer.
- 2.2 On 19 February 2020, Council passed a motion requesting officers to investigate issues relating to campervans being parked in the Port Melbourne area including The Boulevard, The Bend, Cumberland Road and Batman Road, and provide a report to Council on the following:
- The need for any changes to parking controls in this area by reviewing current parking restrictions and parking occupancy;
  - Measures currently in place to deter camping in these areas; and
  - Current management of complaints relating to campervans parking in the space, and any improvements required to this process.

**2.3 Parking controls and surveys**

- 2.3.1 Permit Zone parking restrictions (4pm-6am October-March) were installed in 2015 directly outside 231-243 The Boulevard. All other parking spaces on The Boulevard, The Bend, Cumberland Road, Batman Road and Todd Road have no parking restrictions in place.
- 2.3.2 Parking occupancy surveys were carried out on the above-mentioned streets between Friday, 13 March and Sunday, 15 March 2020 during peak times. The surveys indicate that at least 20 per cent of parking was available on the north (residential) side and 15 per cent was available on the south (foreshore) side of The Boulevard. The Bend, Cumberland Road, Batman Road and Todd Road regularly had at least 50 per cent available parking. Parking was readily available for residents and visitors.
- 2.3.3 During the survey period seven campervans and caravans were parked on The Boulevard across the weekend, with four vehicles still parked at midnight when surveys ended. These vehicles were parked outside reserves and not outside residential properties, which is consistent with observations by Local Laws officers during regular patrols of this area.



2.3.4 Parking availability for residents is in accordance with levels in Council's Parking Management Policy (2020). Parking restrictions are thereby not recommended along the residential side of The Boulevard, or on surrounding streets. Installing parking restrictions on the foreshore side to deter campers may cause campers to relocate to residential areas and reduce parking availability for visitors to the foreshore. Residents with parking permits would not be exempt from any restrictions that are adjacent to the foreshore in accordance with Council Policy.

## **2.4 Current measures to deter camping**

2.4.1 In accordance with Council's Local Law No.1 (53) a person must not camp in a vehicle on Council land throughout the City of Port Phillip.

2.4.2 Council's Local Laws Officers proactively undertake daily patrols in known 'hot spots' camping areas. Local Laws Officers conduct patrols from 6am during summer months and 6.30am during winter, wake up any people found sleeping in their vehicles and request they move on from the area immediately. Officers also attend to reports of campers made by local residents.

2.4.3 The Victorian Road Rules prohibit vehicles that are overlength (7.5 metres) or overweight (4.5 tonnes) to park more than one hour on residential streets. Council's Parking Enforcement officers enforce this rule on proactive patrols and in response to requests from the community.

## **2.5 Complaints management**

2.5.1 In the previous 12 months, 16 complaints were received relating to camping on The Boulevard. These complaints were responded to by either Council's Local Laws or Parking Enforcement Units depending on the time and nature of the complaint.

2.5.2 Parking Enforcement officers attend and request drivers of any overlength or overweight vehicles to move on from the area. If the vehicle is unoccupied the tyres are chalk marked and the officers return after one hour to check if the vehicle has moved. If the vehicle has not moved, an infringement is issued. Since March 2019, there have been 53 parking infringements issued on The Boulevard for overlength and overweight vehicles. Local Laws officers who identify people sleeping in their vehicles request drivers to move on from the area immediately and can issue infringements for non-compliance.

2.5.3 Many of the campervans and caravans parking in these locations park overnight while waiting to board the Spirit of Tasmania. Since the Council motion, the operator of the Spirit of Tasmania announced that they plan to relocate operations from Station Pier to Corio Quay, near Geelong. A timeframe for this move is not yet known, however it is expected to occur before the current lease expires in November 2022.

2.6 To further discourage campervan parking along The Boulevard, The Bend, Cumberland Road and Batman Road, Council Officers will:

- Arrange for "Camping Prohibited" signs to be installed along the foreshore side of The Boulevard, between Batman Road and Barak Road, and on the north side of The Boulevard, outside Ada Mary A'Beckett Reserve to ensure visitors are aware of the existing Local Law.



- Parking Enforcement Officers and Local Laws Officers will continue to monitor and enforce campervan parking, general parking and overnight camping along The Boulevard and surrounding streets in Port Melbourne.

### 3. RECOMMENDATION

That Council:

- 3.1 Notes that parking control changes are not required and implements the following actions to discourage parking of campervans along The Boulevard, The Bend, Cumberland Road and Batman Road:
  - 3.1.1 Installs “Camping Prohibited” signs along the foreshore side of The Boulevard, between Batman Road and Barak Road, and on the north side of The Boulevard, outside Ada Mary A’Beckett Reserve to make visitors aware of the existing Local Law prohibiting campervan parking.
  - 3.1.2 Parking Enforcement officers and Local Laws officers to continue to monitor and enforce campervan parking, general parking and overnight camping along The Boulevard and surrounding streets in Port Melbourne.
- 3.2 Notes that Council Officers will advise the organiser of the petition of Council’s actions and resolution related to this matter.

### 4. KEY POINTS/ISSUES

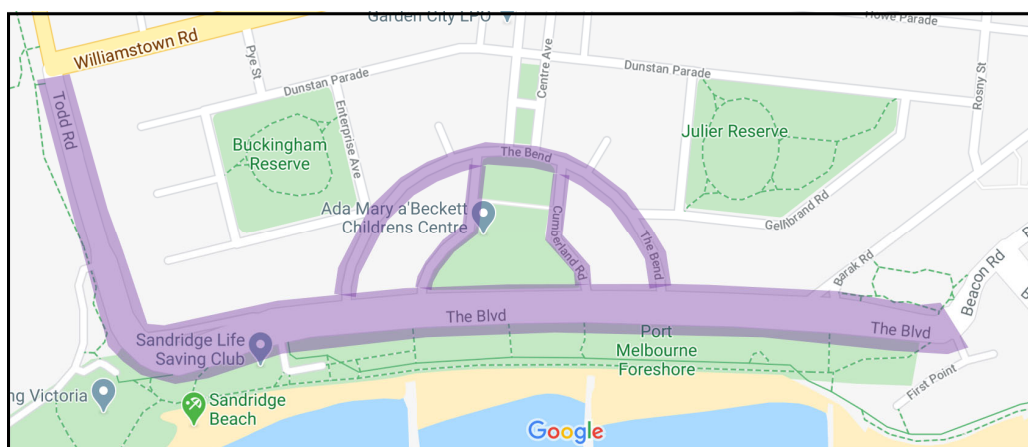
- 4.1 A petition signed by four residents of The Boulevard was received on 4 February 2020. The petition requested permit parking along the residential side of The Boulevard to address campervan parking and high parking demand, especially over summer.
- 4.2 On 19 February 2020, Council passed a motion requesting officers to investigate issues relating to campervans being parked in the Port Melbourne area including The Boulevard, The Bend, Cumberland Road and Batman Road, and provide a report to Council on the following:
  - The need for any changes to parking controls in this area by reviewing current parking restrictions and parking occupancy;
  - Measures currently in place to deter camping in these areas; and,
  - Current management of complaints relating to campervans parking in the space, and any improvements required to this process.
- 4.3 Council officers have now completed these investigations and the results are outlined below.

#### **Parking controls investigation**

- 4.4 In February 2015, in response to community concerns about overnight camping and anti-social behaviour, Council officers installed overnight parking bans in the Sandridge Beach carpark between 11pm and 5am and closed the car park to the public during these times.
- 4.5 Following consultation with residents, Permit Zone parking controls (4pm-6am October - March) were also installed in front of 231-241 The Boulevard, opposite the entrance to Sandridge Beach carpark, to prevent people camping in this location instead of

Sandridge Beach carpark. All other parking spaces on The Boulevard, The Bend, Cumberland Road and Batman Road have no parking restrictions in place.

- 4.6 Parking occupancy surveys were carried out between Friday 13 March and Sunday 15 March 2020. The surveys were undertaken hourly between 8am and midnight.
- 4.7 The streets surveyed included The Boulevard, The Bend, Cumberland Road, Batman Road and Todd Road, as highlighted in the map below. COVID-19 restrictions on gatherings, social distancing, and travel between Tasmania and Victoria were not in effect during this period. The Australian Grand Prix was planned to take place on Friday 13 March 2020 but was cancelled. The weather during the survey period was sunny to partly cloudy with temperatures between 13 - 27°C.



- 4.8 Parking occupancy along The Boulevard peaked during the daytime on weekends with greater availability overnight. During peak times at least 20 per cent of parking was available on the north (residential) side and 15 per cent was available on the south (foreshore) side of The Boulevard. A parking occupancy assessment for The Boulevard is included in Attachment 1.
- 4.9 The Bend, Cumberland Road, Batman Road and Todd Road generally had at least 50 per cent available parking. This indicates that parking is readily available for residents and visitors. A parking occupancy assessment for these streets is included in Attachment 2. This area is considered a premium destination as it is adjacent to the beach.
- 4.10 Council's Parking Management Policy (2020) specifies parking availability targets for premium long-term car parking (four hours or more) as 10 to 25 per cent of car spaces availability. All areas surveyed currently meet the parking availability target with at least 20 and 15 per cent of car spaces available during the survey period. As parking availability for residents is in accordance with levels in Council's Policy parking restrictions are not warranted at this time.
- 4.11 Campervan and caravan parking numbers were also recorded as part of the parking surveys. Seven campervans and caravans were recorded, all of which were on the Boulevard. Details of locations and times of the parked vehicles is provided below:
- Friday 13 March 2020
    - One parked campervan between 10am and 9pm on The Boulevard, north side outside reserve, between Batman Road and Cumberland Road.



- One parked campervan between 9pm and midnight (end of the survey time) on The Boulevard, south (foreshore) side, between Batman Road and Cumberland Road.
- One parked caravan between 11pm and midnight on The Boulevard, south (foreshore) side, between The Bend and Barak Road.
- Saturday 14 March 2020
  - One parked campervan between 8am and midnight on The Boulevard, south (foreshore) side, between Batman Road and Cumberland Road.
- Sunday 15 March 2020
  - One parked campervan at 11am on The Boulevard, south (foreshore) side, between Batman Road and Cumberland Road
  - One parked campervan between 11am and 4pm on The Boulevard, south (foreshore) side, between The Bend and Barak Road.
  - One parked campervan between 3pm and midnight on The Boulevard, north side outside reserve, between Batman Road and Cumberland Road.
- 4.12 All seven campervans and caravans were parked outside reserves and not outside residential properties, which is consistent with regular observations by Local Laws Officers during patrols of this area. Only four of these types of vehicles were still parked at midnight when the surveys ended.
- 4.13 Many of the campervans and caravans parking in these locations park overnight while waiting to board the Spirit of Tasmania. Since the Council motion, the operator of the Spirit of Tasmania announced that they plan to relocate operations from Station Pier to Corio Quay, near Geelong. A timeframe for this move is not yet known, however it is expected to occur before the current lease expires in November 2022.
- 4.14 Installing overnight parking restrictions on the residential side of The Boulevard or other residential streets in the vicinity is not recommended as:
  - The results of the parking surveys indicate that parking is readily available overnight.
  - During the survey period, campervans were not observed parking on the residential side of the street, which is consistent with Council officer's observations.
  - There may be opposition from residents to parking changes due to parking permit fees and inflexibility for residents and visitors.
  - Some properties in these areas are not eligible for parking permits, meaning they could not park on the street overnight. This is likely to increase in the future as properties are redeveloped.
- 4.15 Installing overnight parking restrictions on the foreshore side of The Boulevard is not recommended as:
  - There is a low incidence of overnight camping at these locations. This is also likely to reduce when the Spirit of Tasmania relocates operations from Station Pier.
  - It is likely to result in campers moving to surrounding residential streets without parking restrictions.





- Households with parking permits would not be exempt from any restrictions that are adjacent to non-residential properties, including the foreshore, so available parking for residents and visitors would decrease.

#### **Current measures to deter camping**

- 4.16 As outlined above, overnight parking bans are in place in the Sandridge Beach carpark between 11pm and 5am and the car park is closed to the public during these times. These measures were put in place in 2015 to deter people from camping in this carpark overnight.
- 4.17 Council's Local Law (53) Camping on Council Land states that a person must not camp in a vehicle. This applies in all areas of the City and there are currently no signs in place to inform visitors of this law in these areas.
- 4.18 Council's Local Laws Officers proactively undertake daily patrols in known 'hot spots' for camping. Council's Local Laws Officers are not rostered to work overnight, however conduct patrols from 6am during summer months and 6.30am during winter, wake up any people sleeping in their vehicle and request they move on from the area immediately. The majority of people comply with this request.
- 4.19 For the months of January-March 2020, Local Laws Officers recorded 48 caravans or campers being parked on The Boulevard during daily patrols. Twelve of these vehicles had people in the vehicle and these were asked to move on. This compares to 116 campervans recorded around the St Kilda Botanical Gardens in the same timeframe.
- 4.20 Local Laws Officers do not issue fines as those parked in their campers are interstate or overseas tourists and it is difficult to obtain details of vehicle ownership. Officers take an education approach that is successful in moving people from these locations quickly.
- 4.21 The Victorian Road Rules prohibit vehicles that are overlength (7.5 metres) or overweight (4.5 tonnes) to park more than one hour on residential streets. Council's Parking Enforcement officers enforce this rule on proactive patrols.
- 4.22 Council's Local Laws officers and Parking Enforcement officers also aim to deter campers by responding to individual complaints from community members as outlined below.

#### **Complaints management**

- 4.23 Complaints are allocated to either Council's Local Laws or Parking Enforcement officers depending on the time and nature of the alleged offence. Customer requests relating to camping in a vehicle are actioned by Council's Local Laws Unit and any requests received after 5pm or relating to overweight/overlength vehicles are allocated to Council's Parking Enforcement officers.
- 4.24 In the last 12 months, officers have received 16 complaints regarding illegal camping on The Boulevard. In all cases where people were found sleeping in the vehicle, officers requested that the driver moves the vehicle and all drivers complied with this request.
- 4.25 When Parking Enforcement Officers receive a complaint regarding overlength or overweight vehicles parked illegally, officers make the drivers aware of the rule and request that they move on. If the vehicle is unoccupied the tyres are chalk marked and the officers will return after one hour to check if the vehicle has moved. If the vehicle



has not moved an infringement is then issued. It is however noted that many campervans do not meet the definition of overlength or overweight and do not trigger parking enforcement.

- 4.26 Since March 2019, 53 parking infringements were issued on The Boulevard for overlength and overweight vehicles. The majority of these were issued to vehicles with caravans attached or trucks waiting to board the Spirit of Tasmania.

## **5. CONSULTATION AND STAKEHOLDERS**

- 5.1 Community consultation has not been undertaken as part of this report as the findings of the evidence-based assessment do not warrant parking changes at this time.
- 5.2 Following a Council resolution, relevant stakeholders including the petition organiser will be informed of Council's decision.

## **6. LEGAL AND RISK IMPLICATIONS**

- 6.1 There are no legal or risk implications associated with this report.

## **7. FINANCIAL IMPACT**

- 7.1 The parking occupancy surveys undertaken for the preparation of this report cost \$1,600.
- 7.2 The supply and installation of "Camping Prohibited" signs would cost approximately \$800, which can be funded through Council's endorsed budget.

## **8. ENVIRONMENTAL IMPACT**

- 8.1 There is no environmental impact associated with this report.

## **9. COMMUNITY IMPACT**

- 9.1 On-street parking is a public resource and it is essential that parking is shared in a fair and equitable manner among a variety of people, including residents, visitors, employees and tourists.

## **10. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY**

- 10.1 Strategic Direction 2 of the Council Plan 2017-27 – "We are connected and it's easy to move around", identified developing new policies for paid and time-controlled parking and on-street permits as a priority.
- 10.2 This item aligns to Council's Transport and Parking transformation detailed in Council's Move, Connect, Live: Integrated Transport Strategy 2018-28 (the Strategy) related to Council's commitment to make it easy for people to move around and connect with places in a way that suits them as our City grows.
- 10.3 Outcome 4 in the Strategy is that "Our community understands that parking is a limited and shared resource and works with Council to ensure fairest access". Parking management is conducted to improve the community's access to available car parking and to support the liveability and economic vitality of the City.
- 10.4 Council's Parking Management Policy (2020) specifies parking availability targets for premium long-term car parking (four hours or more) at 10 to 25 percent of car spaces availability. Premium car storage is required close to key destinations and facilities, and needs to be more available, due to the sporadic nature of peak demands (across the day, week and year).



## 11. IMPLEMENTATION STRATEGY

### 11.1 TIMELINE

1. Following a Council resolution, relevant stakeholders including the petition organiser will be informed of Council's decision.
2. Parking Enforcement Officers and Local Laws Officers will continue to monitor and enforce campervan parking, general parking and overnight camping along The Boulevard and surrounding streets in Port Melbourne.
3. By 30 June 2020, "Camping Prohibited" signs will be installed along the foreshore side of The Boulevard, between Batman Road and Barak Road, and on the north side of The Boulevard, outside Ada Mary A'Beckett Reserve to make visitors aware of Council's existing Local Law prohibiting camping at these locations.

### 11.2 COMMUNICATION

1. Following a Council resolution, relevant stakeholders including the petition organiser will be informed of Council's decision.

## 12. OFFICER DIRECT OR INDIRECT INTEREST

- 12.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.

**TRIM FILE NO:** 68/13/814

**ATTACHMENTS**

1. The Boulevard, Port Melbourne - parking occupancy results - March 2020
2. Port Melbourne parking occupancy summary - March 2020