



3. DECLARATIONS OF CONFLICTS OF INTEREST

4. PUBLIC QUESTION TIME AND SUBMISSIONS

5. COUNCILLOR QUESTION TIME

6 SEALING SCHEDULE

Nil

7 PETITONS AND JOINT LETTERS

Item 7.1 Joint Letter from Owner/Residents of the Grace Community Living Facility for Retirees requesting to have Visitor Parking installed outside the front of the Facility at 114-128 Albert Road, South Melbourne.

A Joint Letter containing 21 signatures was received from the Owner/Residents of The Grace Community Living Facility for Retirees.

The Joint letter states the following: -

Having asked my friend for guidance regarding the best person to approach for assistance in the matter of resident/visitor permit-on street parking. You are most likely aware that Australian Unity have developed an exceptional facility designed for community living, for retirees. As residents, we are delighted to be living in such a wonderful location. 'The Grace' is designed so we the residents can enjoy an active, inner-city retirement. I understand that our building is in 'Gateway ward' and apart from being Mayor you are also one of the councillors who represent us.

Living in a green environment and cognisant of the need to encourage more usage of public transport and walking wherever possible, we understand restrictions on us, which result in having available one carpark per residence.

Having said this as you would readily agree, due to the age of the residents, in the main with



children and grandchildren who we would like to visit, however Monday to Friday between hours of 8 to 5 on street parking is limited. Add to this, some of us may wish to have cleaners come in on a regular basis and in some instances health professionals to attend to a minor matter.

Also, Australian Unity are in the process of redeveloping 114 Albert Road, which will be designated as a higher level of aged care.

In light of the above we would like to request the area which covers the frontage 114 to 128 Albert Road be designated as, 'Visitor Permit Parking' to facilitate when family/friends visit and/or trade/health professionals etc. are required.

- a) *Being resident/owners we anticipate we will all soon be ratepayers, and would be pleased if you could be our guest for morning tea to meet with some of the residents and advise us what avenues and requirements would be needed to advance our request.*

Thanking you in anticipation.

OFFICER COMMENT

Officers have contacted the lead signatory of this joint letter to discuss the request for visitor parking restrictions and on-street visitor parking opportunities nearby the Grace.

Parking restrictions on streets in the surrounding area offer a mix of short term (1P & 2P) parking restrictions and unrestricted parking to cater for visitor parking.

As the property was recently constructed, occupants are not entitled to Resident or Visitor parking permits.

Council Officers sent a letter on 28 December 2017, informing the applicant, Graeme Dickson Partners, that the property is not entitled to Resident or Visitor Parking Permits. This information is also made available to prospective owners of a property through the Land Information Certificate.

Additional information regarding the parking restrictions and the development is provided below.

- **Existing on-street parking restrictions**

The Grace is located at 114-128 Albert Road, between Stead Street and Kings Way, South Melbourne.

On-street parking restrictions in the surrounding area offer a mix of short term (1P & 2P) parking restrictions and unrestricted parking.

"1P Ticket 8am-6pm Monday-Friday" parking restrictions apply along the frontage of 114-128 Albert Road and are considered appropriate for visitor parking to the area.

Unrestricted paid parking (8am-6pm, Monday-Friday) is located on the south side of Albert Road, directly opposite The Grace, adjacent to Albert Park.

- **Parking Management Policy**

Council's Move, Connect, Live, Integrated Transport Strategy was adopted in September 2018 and recognises that parking in Port Phillip is a limited and shared resource. On-street parking is not linked to any private property and it is important that Council ensures fair access to public space.



Residential properties built after 1 October 2002 that have increased the number of properties on a block are ineligible to apply for Resident or Visitor Parking Permits. Businesses are not entitled to any parking permits. This Policy was developed in 2002 to minimise the on-street parking impact of new developments and is reiterated in the *Parking Management Policy 2020*, adopted by Council on 19 February 2020.

- **Planning application**

The Grace forms part of a recently-constructed development, which includes an aged-care facility, retirement village and associated commercial uses. The development consists of 99 retirement apartments, 164 aged care suites and an associated medical centre, retail and restaurant. There are 141 car parking spaces on site.

A traffic engineering assessment was submitted as part of the Planning Application for the development on 26 November 2015. This stated:

“The parking supply for the retirement apartments is expected to adequately accommodate the parking demand of residents and staff of that component. Visitors to the apartments are expected to park on-street where parking surveys indicate an adequate supply of parking is available.”

Surveys undertaken as part of the assessment identified a minimum of 41 available spaces on a typical Wednesday and 144 available spaces on a typical Saturday in the surrounding area.

Planning Permit 1294/2015 was issued on 28 July 2016. A number of conditions were placed to ensure that the development would not contribute to parking pressures to the surrounding area. These included that the applicant must:

- Submit a Car Park Management Plan with parking allocation numbers for each land use
- Submit a Green Travel Plan to encourage sustainable modes of travel

These documents outlined how parking for residents, visitors and staff would be managed and how other forms of travel would be encouraged.

OFFICER RECOMMENDATION

That Council:

1. Receives the Joint Letter and thanks the signatories for contacting Council.
2. Resolves not to support the request for a visitor permit parking area outside 114-128 Albert Road.
3. Advises the organiser of the joint letter of the outcome.

TRIM FILE NO: F20/1

ATTACHMENTS Nil