

The voice of Docklands | 道克蘭之音

# DOCKLANDS NEWS

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## Locals invited to join traffic fight

*The Docklands community has been invited to join neighbouring West Melbourne in a fight to change aspects of the West Gate Tunnel project.*

Despite the project already getting underway, resident group Western Connection says the state government can still modify the plan.

Speaking at the September 19 Docklands Community Forum (DCF), local activists called on Docklanders to let the government know that consequences of the project were unacceptable in their current form.

RMIT Urban Planning Associate Professor Andrew Butt said: "While it has been agreed, we think it's going to lead to such a poor outcome that we need to make sure the state government knows that this is something that we are not going to just walk away from."

"We genuinely have concerns and it will lead to genuine consequences for communities in West Melbourne and Docklands," Prof Butt said.

One of West Melbourne Connection's major concerns is the effect that the elevated Wurundjeri Way extension will have on future connections between West Melbourne and Docklands.

Prof Butt said the road extension seriously compromised any future development of E-Gate, particularly in terms of connections between the two suburbs via North Melbourne station.

"It's as though this site is up for grabs and there's really no cohesive thought given to it," he said. "E-Gate was a master-planned proposal which has simply become an up-for-grabs corridor for whatever development idea comes up."

The Wurundjeri Way Extension is designed to divert traffic out of West and North Melbourne around the CBD and into Docklands. Project traffic modelling predicts



Western Connections' proposed alternative. Road connections are marked in yellow and orange and cycle routes in aqua.

an extra 16,000 vehicles per day will use Wurundjeri Way.

Traffic consultancy GHD also predicts Harbour Esplanade will carry 16,000 vehicles every day by 2031.

And these numbers do not include the results of \$100 million worth of "traffic calming" in West and North Melbourne, which will see even more cars and trucks heading for Docklands.

Western Connection chairman Anthony McKee said his group had alternative road and bicycle options, which would achieve the same outcomes as the West Gate Tunnel without the negative local consequences.

"Western Connection believes you can get the same outcome if you build Footscray Rd in its existing form but you cut the roadway across the bottom corner of the E-Gate site with a soft left hand turn into



RMIT Urban Planning Associate Professor Andrew Butt makes a point to the Docklands Community Forum. Anthony McKee is behind him.

Dudley St and an overpass across the top of that into Wurundjeri Way," he said. "This would deliver a very similar outcome and would leave the E-Gate for a much better opportunity."

Mr McKee also proposed an alternative bicycle route which would also turn east at Dudley St, traverse along Wurundjeri Way and connect with LaTrobe and Collins streets.

"You're actually shifting cyclists closer to the

city where many of them are trying to get to anyway," he said.

He pointed out that the West Gate Tunnel project proposed to dump thousands of cyclists onto Harbour Esplanade.

"That bike traffic will continue down the esplanade which is quite sad because part of the problem you've got in Docklands is that interface between cyclists and pedestrians," he said.

Mr McKee asked the DCF to support a joint submission to government requesting changes to the project.

"What we need from you is your support," he said. "We'd like to go as a broader community because single voices aren't working. I think we need a louder voice and we can do that together."

A West Gate Tunnel Project spokesperson said: "The West Gate Tunnel Project has been shaped by two years of community consultation and construction is now underway."

"Significant changes were made to the Wurundjeri Way extension in response to the Environment Effects Statement process, to help get the full potential out of the E-Gate development site."

"The lowering of the Wurundjeri Way extension better facilitates connections between North Melbourne and Docklands."

"The lowered Wurundjeri Way extension will create a city bypass, taking traffic off Spencer and King streets, and provides the opportunity for future vehicle access for E-Gate directly from Wurundjeri Way."

Mr McKee can be contacted at [anthony@anthonymckee.com.au](mailto:anthony@anthonymckee.com.au)





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By David Schout

### Reflecting on eight years at the helm as general manager of O'Brien Group Arena, Paul Keisler has a lot to be proud of.

"It's a bit of a cliché, but time really does fly when you're having fun," the outgoing manager said on his final day.

Four months after the venue opened in February 2010, Mr Keisler received a phone call asking him to manage a place he sheepishly admitted he didn't know existed. As a passionate sports fan however, he was excited about the opportunity.

"There was nothing like it," he said, referring to an Australian venue with two ice rinks under one roof. "We were just making things up as it went. No one had ever done it before in Australia, in terms of one side being for sport and one for recreation."

Soon, they were welcoming in half a million visitors (both spectators and skaters) a year, a figure they've maintained until today.

The arena, previously known as The Icehouse, would go on to host international ice hockey and speed skating championships as its CV continued to grow.

"I think the intimacy of our rink plays to the advantage of ice hockey spectators ... yeah, we'd like to have 20,000 seats, but we can do



Paul Keisler - moving on, but staying in Docklands.

2200 where everyone has a 'front row' seat to the action."

Mr Keisler said that, despite overseeing those international events, his best achievement was creating a passionate workplace.

"Our achievements are underpinned by a strong culture," he said.

He said this was highlighted by the commitment of colleagues creating a venue that people return to.

"We don't want to be a 'tick the box' activity," he said. "We don't want people to go 'Oh I went to the arena, I went skating - tick'. We want them to say 'I went to the arena, had a really great time, got served by some bubbly people, someone gave me a free lesson and

I might go back and watch a hockey match! I want them to come back."

He derived a huge amount of pride in hearing stories of children whose passion for ice sports originated from skating for their first time at the rink.

"That's an achievement I don't own. That's an achievement of the venue," he said.

After five years on the executive committee of the Docklands Chamber of Commerce, Mr Keisler has also decided to step down.

His new role with a sports startup, however, is located in Docklands, and he assured Docklands News he won't be lost to the area.

"I'm a Docklander at heart," he said with a grin.



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# Encouraging start for new forum

By Shane Scanlan

*A fresh, new Docklands Representative Group (DRG) took its first tentative steps towards building a stronger local community at the September 19 Docklands Community Forum (DCF).*

The DCF is being reformed and renewed for the first time since 2012, and 20 new leaders were involved in their first forum last month.

The first impression was one of generational change. Teaming into pairs, the plan is for DRG members to chair the meetings as the City of Melbourne takes a back seat.

Youthful newcomers Dan Knaggs and Alixx Ackland took a while to get going but confidently managed to take on the role. They are obviously capable and committed to making a meaningful contribution.

The start of the meeting wasn't promising, with more of the uninspiring "sit and listen to us" format, which has plagued the forum in the past. But a later inversion of roles - where attendees were asked their aspirations for their suburb of choice - changed everything.

Suddenly, there was energy in the room. Locals told of their desire for real community in Docklands.

Social events were a strong theme, with plenty of suggestions about how and where these might take place. It was evident that Docklanders want to connect.

The outcome was very encouraging.

The next Docklands Community Forum is scheduled for Wednesday, December 5, 6pm - 8pm at Library at The Dock.



*Newcomers Alixx Ackland and Dan Knaggs host the September 19 Docklands Community Forum.*



*The forum broke into to small groups to express what locals wanted for their suburb.*

# Clues say Docklands is all growth

*The City of Melbourne's latest Census of Land Use and Employment (CLUE) data highlights Docklands as a growth hotspot - comparing data from 2007 to 2017.*

The data was collected last year and recorded growth essentially across the board in Docklands, while the CBD and Southbank show zigzagging in some top fields of employment.

The CLUE website describes the narrative behind the growth: "Docklands has undergone a major transformation since the beginning of its redevelopment in the early 2000s. The former dock and port area is now a major office and residential precinct."

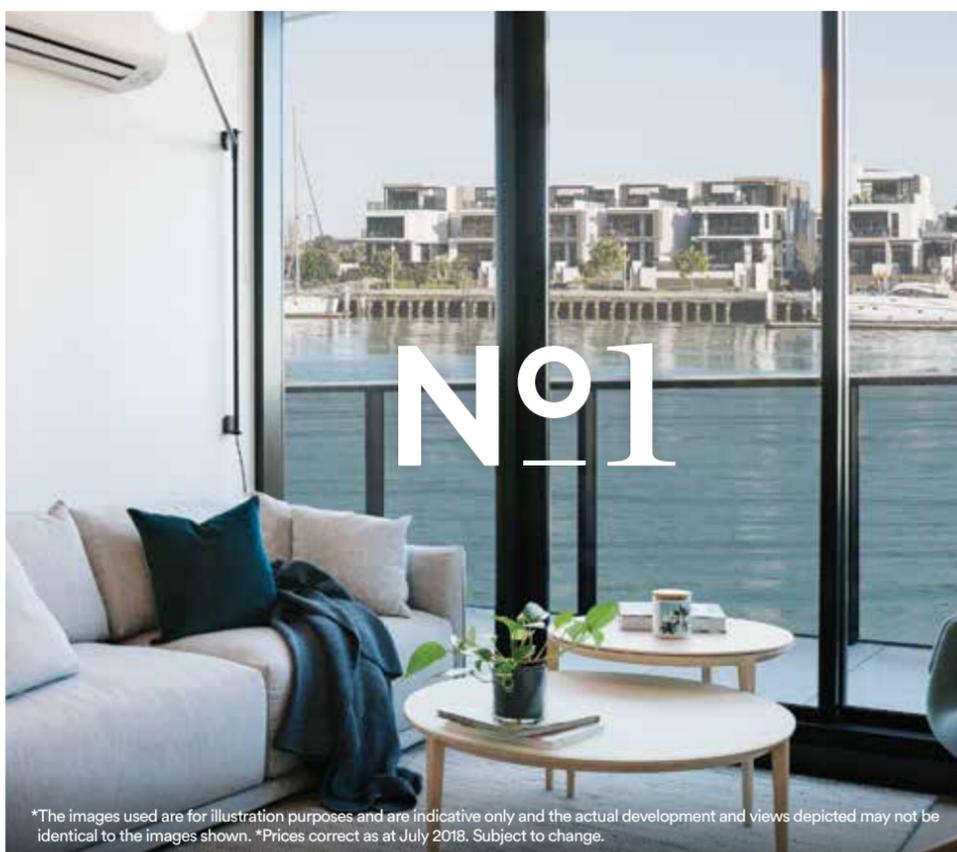
Over the past 10 years, floor space has increased by 15 million square metres.

All types of employment - full-time, casual, contractor, part-time - have grown. The top three employing industries - finance and insurance, public administration and safety, and business services - all recorded massive growth.

Full-time employment has grown by 176 per cent, contractor by 153 per cent, casual by 52 per cent and part-time by 338 per cent.

Breaking down the number of jobs provided in Docklands, finance and insurance has grown by 212 per cent, public administration and safety by almost 91 per cent, and business services by 444 per cent.

Office space has grown by 51 per cent, parking by 14 per cent and residential accommodation by 33 per cent.



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# Guide for migrant entrepreneurs

*Docklands co-working space Hatch Quarter continues to provide vital start-up support for migrants with the release of a “playbook”.*

The digital guide, created by brothers Aiman and Mo Hamdouna, aims to ease the stress on first-generation Australian entrepreneurs commencing their startup journeys.

The tool includes useful advice on things such as idea testing and local business laws, as well as key tips from industry experts.

The brothers understand the difficulties in starting a business in Australia as newcomers, and want to help others in the same position.

“It’s important for [migrants] because it’s a tool I wish I had access to when I started in the start-up ecosystem,” Aiman said.

“The start-up ecosystem in Victoria is thriving, it’s welcoming, it’s warm, and there’s a lot going on. However it’s very hard to find all the places that you can join and go to meet the right people if you are new to the country.”

The brothers founded Hatch Quarter in 2015, located off LaTrobe St, next door to Marvel Stadium.

The shared office environment welcomes a mix of freelancers, small business owners, creative professionals and tech start-ups.

Both Mo and Aiman know that the entrepreneurial sprit of newcomers is rooted in drive and resilience and they want to encourage that with the playbook.

“I do believe that the playbook will significantly shorten the time needed for an international entrepreneur to engage in the start-up industry,” Aiman said.

The playbook also includes stories from other migrants who started their businesses in Victoria.

In it, they detail what they learned when starting out, the unique challenges they faced and any advice they may have for budding entrepreneurs.

Available in English, Chinese, Hindi, Arabic and Spanish, the step-by-step advice aims to ease fears and ensure good ideas are acted upon and fostered.

The playbook was created as part of a \$70,000 grant from LaunchVic, a Victorian Government start-up initiative.

As part of the grant, Hatch Quarter has also run a series of events and community meet-ups.

Chair of Multicultural Business Ministerial Council Rohini Kappadath said the playbook addressed the problems faced by newly-arrived migrants who lacked visibility into relevant markets.

“It will compress the time to lift-off for so many and wipe away months, sometimes years, of struggle for our aspiring and hardworking migrants. Bring it on,” she said.



Aiman and Mo Hamdouna at the launch of the “playbook” for aspiring entrepreneurs.

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# New manager has history

By Shane Scanlan

***It appears that Development Victoria's new group head of precincts, Geoff Ward, just can't stay away from Docklands.***

The understated and quietly-spoken engineer puts it this way: "We've intersected a few times in my career."

The longer version is that he oversaw the conceptualisation and construction of the stadium from the mid-1990s; worked in the Middle East for a period; came back as a Docklands development manager; broadened his role with the government's development agency and, more recently, headed up the Fishermans Bend Taskforce for the state government.

His new position is within a new layer of management which appears to have been inserted between existing general managers and the CEO of Development Victoria. DV's general manager of precincts, Simon Wilson, is still in his role.

Having seen Docklands' maturation on-and-off for more than 20 years, Mr Ward is well positioned to lead the final few years until completion. And he's seen plenty of changes.

"It's quite interesting because, in one sense, it's quite familiar to me but, in another sense, it's a lot busier than I remember," he said. "There's a lot more hustle and bustle – particularly at street level, which is pretty exciting."

"And there's a lot more towers that have gone up. But it's still, in a way, quite familiar. I've spent a lot of time in this area, so there's a lot of little corners that I know."

Mr Ward acknowledges Docklands' poor public perception in times gone by, but, like most locals, doesn't understand it.

"I've always been a bit puzzled by some of that public perception. People like you and I and all the people who live here – we do it because we choose to," he said.

He said the real story was that Docklands had outperformed what was originally asked of it.

"I think it's certainly exceeded everybody's expectations, in terms of what everyone



*Development Victoria's new group head of precincts Geoff Ward.*

thought could be possible down here," he said. "In terms of buildings, but also in terms of public amenity, I think we've exceeded all of those."

Having been part of John Tabart's original Docklands Authority team, he has deep insight into how the suburb came about.

"I think the original formula was obviously pretty right. The market has embraced it. The residents have embraced it. The workers have embraced it and they want more, more, more," he said.

"It was always designed to be an extension of the city and it's getting much closer to that."

So, what so good about it?

"I think the fact that it's mixed use and that it's tried to strike that balance between being big and corporate but also responsive to the community," he said. "So there's that blend

between community open spaces, but also recognising that you've got to have those big commercials to make it all pay for itself. And, the waterfront. That's unique to the place."

Speaking of waterfront, and coming from the Fishermans Bend Taskforce, Mr Ward has a unique perspective on the bridges that threaten our waterways.

Three bridges were proposed in the draft Fishermans Bend framework document – and the recommendations of a planning panel appointed to adjudicate on them are yet to be released.

A Docklands community-led alternative proposal, in the form of an immersed tube, carries the hopes of our suburb for a potential future without maritime activity.

"I was at the planning panel a couple of months ago when Keith Sutherland

presented the immersed tube concept. I think the idea has certainly got merit and I think it needs to be seriously considered," Mr Ward said.

"It's one of those ideas that needs to be weighed up with all the others because there are some significant advantages in doing it. It just needs to be weighed up with the other options of going above ground."

Mr Ward said it was not too late for the government to consider the immersed tube, which conceptually would replace all three bridges proposed in the framework document.

"No [it's not too late], because what Transport Victoria said at the panel was that, whilst they have a preferred route, they've got to go back and review that and look at the detail and that's got to be one of the options. I don't think anything's locked in there," he said.

But all this is not to say that Mr Ward is not a "bridge man".

"Putting in bridges is an important part of joining up the precinct but you've got to do it in a way that recognises the fact that the water is part of the asset of what you're dealing with," he said.

"People come here because of the water and because of the activity on the water so, if you're going to do the bridges, you've got to find a way for it all to work together."

So it is possible to have bridges as well as open waterways?

"Is it possible? Probably," he said. "There's always a technical solution."

Mr Ward said he had two priorities for Docklands – getting the primary school underway and, more importantly, finally bringing Harbour Esplanade into its potential as the suburb's centrepiece.

"The government has announced the school. So I'm really keen to see some action on the site. I'm very keen to work with the Education Department to start getting some traction on that," Mr Ward said.

"They've got some money and they've got the land. So they can start. So I'm just really keen to see that they do – and they do so as quickly as practicable."

"The bigger thing for me will be starting to unlock the whole Harbour Esplanade, Central Pier – the whole waterfront."



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# Docklands' angel investor

By Shane Scanlan

*Johnson Zhang is a passionate Docklander ready to turn the long-suffering western end of NewQuay into a business dynamo.*

The energetic 37-year-old is "walking the walk" by succeeding where others have failed and now wants to help others as well.

The key to Mr Zhang's plan is to convince landlords with empty tenancies that having a solid-start-up at a reduced market rental is in everyone's best interests.

"The better the tenancy, the better the lease and the better their valuation is," he said. "I say to them, why not create a lease agreement that increases the value of the asset you are holding on to?"

"If you're a landlord of a cold shell without even any plasterboard on it, then the bank's not going to reach out and lend against that!"

He cited a recent example where he backed a new business to take two tenancies in the old Waterfront City Piazza which, he said, meant the landlord could use an increase in bank valuation to borrow against and invest elsewhere.

"I showed them their current valuation and then showed them the difference of having a secure 15-year lease in place," he said. "The landlord can top up a loan by more than \$1 million and go and invest in something else. Their net return jumps to 20 - 25 per cent."

He said he had accidentally become a kind of "specialist agent" who not only found tenants, but became part of those businesses himself (see page 25).

"We're kind of like an angel investor or venture capital," he said. "I'll go in there with a guarantee and say, I'll help you do this business. If, in one year's time, if you are not at the break-even point, we'll buy it back."

Mr Zhang is proposing a business incubator model where he provides a central business administration, advisory and marketing agency.

"There are so many people out there who



*Johnson Zhang. The local entrepreneur has big ideas for NewQuay Central.*

want to start a business but don't know what to do. We do the thinking for them," he said. "The business discipline is what we add. And it's not something you can gain by reading a book."

Mr Zhang said he had only recently become experienced enough in business to be able to make such a model work.

"I really believe that I can add value now. 10 years ago I thought I could add value but, looking back, I didn't have much value to add!" he said.

He's been in Docklands for more than 10 years - starting as the manager of the Bourke St Quest Apartment Hotel. Having worked elsewhere in hospitality and, more recently, investing in his own hotels and bars, Mr Zhang has done the hard yards.

"There's no one else who has stood up and put their money where their mouth is. I've invested in Docklands. I've sold assets in

Docklands. I know how difficult it is to sell," he said.

Mr Zhang is a contributing member of a number of Docklands owners' corporations and loves the place.

"It's a passion and I want to drive it because Docklands needs this," he said. "Docklands feels like it's the CBD and yet you don't have the noise. You don't have the interruptions."

"Docklands is beautiful because it has the water. It's really the local version of Darlinghurst or Rushcutters Bay in Sydney. It's really no less or more. Sure, we don't have an opera house, but so what? How many days do you go to an opera house?"

"I want to clean up my own backyard. I want to activate my own backyard. I can see a little café here, a little shoe repairer there. Maybe a little key-cutter too."

He said support from the City of Melbourne

was vital to the success of his plan to incubate new businesses here.

"I think Docklands has started to catch up to some of the fundamentals," he said.

"But I always thought if you were really trying to drive something, don't spend the money on fireworks. The City of Melbourne still hasn't got the strategy right."

"Why don't we create an incubator business model with smaller tenancies?"

"What happens if Docklands becomes known as the small business incubator, where you can go in there and share tenancies?"

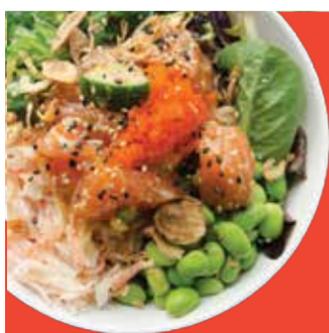
"If we're a business that creates businesses, and helps businesses to succeed, and we are essentially a shareholder of that business, and we are seeding these businesses - a little seed here, a little seed there - then, as Docklands grows, I'd rather have 10 per cent in 10 businesses that we've helped to activate rather than having 100 per cent in something that doesn't work."

The next steps for Mr Zhang are to connect with landlords who are sick of sitting on empty tenancies and to meet like-minded youngsters hoping to set out on a new business journey.

"The people we want to bring on board are the people who are already thinking about working on a business," he said. "There are an incredible number of ideas."

He said he had recently met some young people making t-shirts from home and moving them via social media.

"What happens if we have a proper studio? And new machines and new line items?" he said. "These places could be subdivided and 12 dreams could come true. It could become one central business hub."



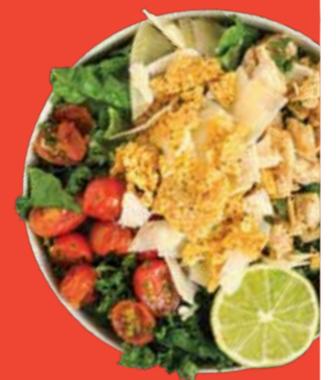
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# What a year for Stella Barber

**Docklander Stella Barber likes to challenge herself more than most of us.**

The 57-year-old has just returned from her second World Age Group Triathlon championships in as many years. And, if that's not enough, she also completed a PhD, had a new book published this year and won a scholarship to be able to deliver a paper at an international conference in the UK.

"We all need goals to keep us inspired, active and challenged," she said. "Ever since I got home from the World Age Group Triathlon champs at Rotterdam last year I was determined to give triathlon one more shot - before a planned retirement."

Held on Australia's Gold Coast this year, she wasn't about to let such an opportunity slip and qualified to be included in the 25-strong contingent chosen from each age group.

"Who wouldn't want to represent their country in their favourite sport in the optimal climate offered by Queensland's Gold Coast?" she asked.

Making the national squad was a just reward for a rugged training regime through a Docklands winter. But, while the wind can be bitter, the facilities are first class.

"We are blessed here to have a perfect 5km running loop with no traffic lights, be close



Stella nears the end of the "tri" in Queensland.

enough to ride Beach Rd on the weekend and also have places to swim nearby," Ms Barber said.

"I am able to train in my apartment pool, picking a time in pre-dawn hours when only crazy triathletes think it's a good idea to haul themselves out of bed and do their 50-plus laps."

"It was sometimes hard to brave the weather,

the famous Docklands winds and the occasional sub-zero morning temperature. But I made it to race day in relatively good shape and, despite the nerves, enjoyed the magic of being part of the team with an opening ceremony."

The event itself was tough and Stella didn't break any records or finish on the podium.

"But I know I did my best as my heart rate hit

173 at the finish," she said. "And what a joy to have my son, Kieren and his girlfriend Cin (both Docklanders), waiting at the finish line with a bouquet of flowers."

She said it was a delight to represent Australia and wear the green and gold.

"To me it was all about the journey, training, qualifying, being selected and making it to the start line in one piece and staying fit and well as a mature age athlete."

"Life is busy, challenging and always interesting. I try and balance my sport, study and work as a professional historian by singing with the Docklands Open Door Singers, chilling with my beautiful cat, Chloe, and supporting the Pies."

"2018 will be the perfect year if we are premiers," she said.

Stella also confided that she didn't think she will be retiring from triathlon this year!



Stella with son Kieren at the finish line.



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# Docklands family chooses citizenship

*The Thakkars, originally from India, became Docklands' newest Australian citizens at a City of Melbourne citizenship ceremony on August 29.*

The family - Payal (mum), Kartik (dad) and Tanush (son) - moved to Australia more than a decade ago.

"In 2005 we got married and both decided to move to Australia. We were in Brisbane for the first three years," Kartik said.

But Melbourne had more work and opportunities: "Since then, we haven't looked back."

It was for practicality at first, but now the Thakkars say they love Melbourne and particularly Docklands.

"We have a house in the suburbs but we rent it out because we don't feel like moving out of Docklands," Kartik said.

Payal has taught children at the Community Hub in maths, English and Hindi.

"There's a decent sized Indian community in Docklands," Payal said.

The family said diversity was a significant

factor in choosing to apply for citizenship.

Although seven-year-old Tanush was born in Australia, he didn't have citizenship as his parents were on a work visa when he was born.

They chose to apply for citizenship after working through a difficult decision: India doesn't allow dual citizenship - so it was one or the other. They believe it was the right decision.

Although they applied together in April last year, Payal was granted her citizenship first. But they were all together at Kartik and Tanush's ceremony on August 29 to celebrate as a family.

The ceremony celebrated the new citizenship of almost 100 people from 37 different nationalities.

Right: The Thakkars with Lord Mayor Sally Capp on August 29.



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# Living in the fast lane

*It seems the older Luke Di Biasi gets, the faster he runs.*

The ANZ property team worker has just returned from Malaga, Spain, where he won both a silver and a bronze medal at the World Masters Athletics meet.

While aimed more at participation than onerous pre-qualification, Luke says the biennial event is the "Olympics for mature athletes". But, for the participants, it's very serious business indeed. In Malaga, Luke competed against former Olympians.

Mr Di Biasi trains about 15 hours a week on the track and in the gym. He says he is blessed to have a world-class gymnasium in Push Fitness downstairs from where he has worked since the ANZ Centre opened about 10 years ago

And the results speak for themselves. In Spain he managed a silver medal and the seventh best time ever for someone in his 55-60 years age bracket in the 400m hurdles. He won a bronze in the long-jump.

And Luke isn't finished yet. He thinks he's got even more improvement in him and aims to join an elite group of just four who have run the 400m hurdles in under 60 seconds.

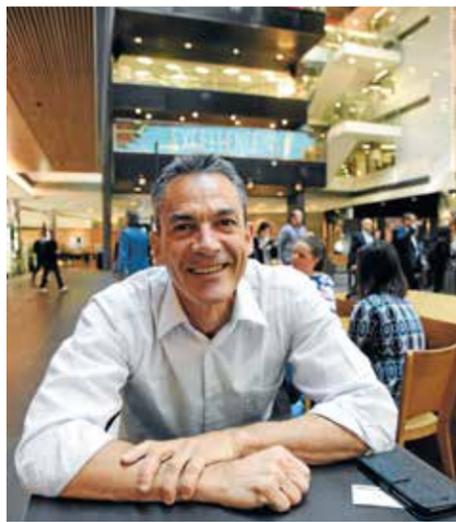
At Malaga he ran in 61.4 seconds to win the silver and smash the Australian record.

"There's a lot more work to be done," he said, saying he would sit down with his speed coach, Chris Brennan, to plan out the next 12 months.

"You need both a goal and a plan," he said. "Because a goal without a plan is just a wish."

Luke said power-to-weight ratio was very important in his events, so he does a lot of strength work four or five mornings in the gym before work.

"It's great to be able to take a lift up to my office," he said.



Luke at work at the ANZ Centre, Docklands.

He does track work closer to home in the northern suburbs after work on two nights and also on weekends.

He is his coach's oldest client and trains with the young guys – a great motivator for everyone. He doesn't want to be bested by the juniors and the young blokes certainly don't want to be beaten by an old guy!

Since returning about eight years ago to the sport he enjoyed as a junior, his times have been improving every year. And he and his coach think he is still to peak.

The 55-year-old started a family quite late and has two boys still in his care. But he is attracted to Docklands as a place to live in the future.

He said he was initially disappointed that ANZ chose Docklands over two other locations before deciding where to build its corporate headquarters. These days, he's a fan.

If he ever does "retire to Docklands", Luke hopes it will be as a world masters gold medallist. The next world masters in Canada in 2020 will determine that.



Luke competing in Spain.

## Sex crime at library

*Police are seeking to identify a man who is alleged to have acted inappropriately at Library at The Dock on June 8.*

The man visited the library before allegedly committing a sexual act in public around 2.30pm.

Police have released CCTV images of a man perceived to be Caucasian in appearance and aged in his early- to mid-20s with a slim build and brown hair.

The man was wearing black shoes, grey shorts, a dark printed t-shirt and a black backpack at the time of the alleged offence.

Anyone with information on the identity of the man described is urged to contact Crime Stoppers on **1800 333 000** (Reference No. CSV2895).



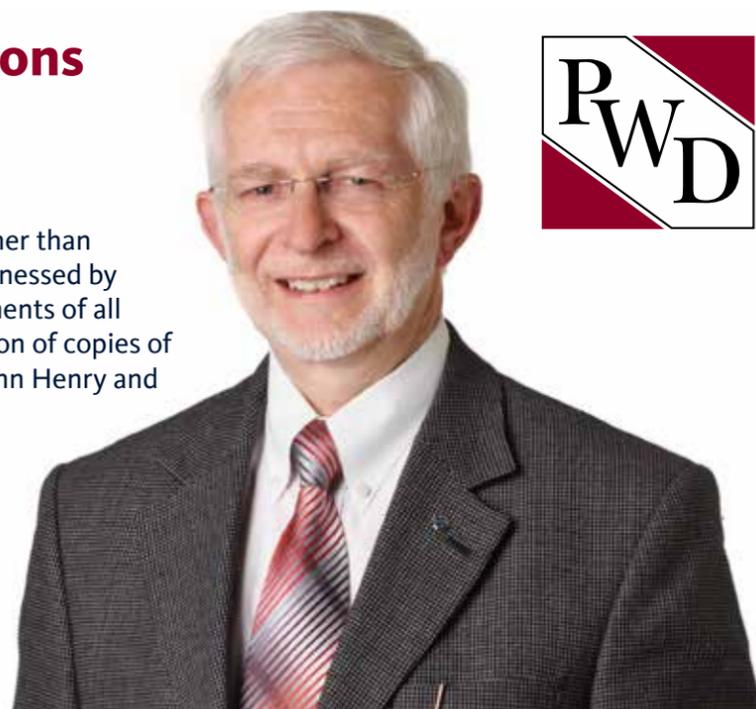
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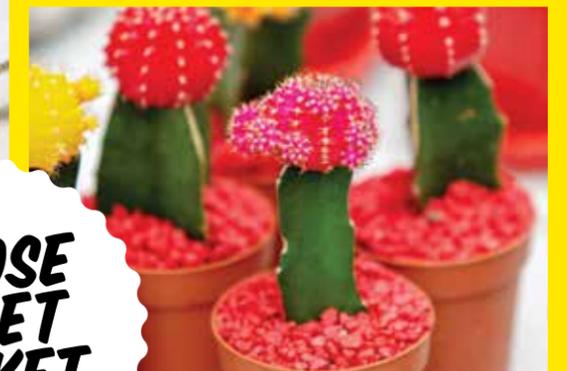
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# Welcome back Hue

**Former Harbour Town Hotel manager Hue Ejaz has returned to Docklands with the new Urban Alley Brewery at The District Docklands.**

Mr Ejaz was a fixture of the Harbour Town Hotel from 2008 until it closed in 2016 when work started on the adjoining, soon-to-open Hoyts cinema complex.

In the interim, Australian Hospitality Management (AHM) teamed up with boutique brewer Urban Alley to bring a new concept of hospitality to Docklands.

Mr Ejaz said Urban Alley started as a backyard enterprise but had grown to a point where it now supplied the nation's major retail liquor outlet.

He said it made sense for the brewery to base itself at Docklands and provided a unique drawcard for the precinct.

The 25-hectolitre production facility is separated from the brew-pub by only windows, which allows Urban Alley Brewery patrons to see their brew being made while they enjoy their drinks and food.

The new brewhouse opened for business on September 7 and Mr Ejaz says local response to the concept has been great.

He said it was fantastic to be back in Docklands with a new hospitality offering.

"Even in that short time, everything has changed," he said. "We've had an amazing start so it's onwards and upwards from here."



Urban Alley Brewery manager Hue Ejaz with his new staff at The District Docklands.

Mr Ejaz congratulated AsheMorgan for the investment in the old centre and said its faith was being repaid with a strong group of new retailers moving in.

"They're doing an amazing job," he said.

In the 18 months that the business was

closed, Mr Ejaz worked at other AHM outlets – including an eight-month stint in South Australia.

He has been onsite in Docklands since May preparing Urban Alley for business. Now, with the business disruption behind him, he said: "The future is bright".

## Who makes the big decisions?

**City of Melbourne staff recently "advised" councillors that the city would be spending \$50 million on revitalising local roads and space in West Melbourne.**

The money is a matching contribution from the state following negotiations about the impact of the West Gate Tunnel.

Asked by *Docklands News* on September 18 whether the decision to allocate \$50 million had been agreed by the council, CEO Ben Rimmer said: "The future capital works budget of the city of the next five or six years is likely to be some \$700 million or \$800 million at least and, within that context, many of the works that may be relevant in the future of that area of Melbourne, from a traffic mitigation perspective, are already things that are being considered within the council's forward capital works program, with no particular decisions as yet about them."

"So, from that perspective, we were confident in advising council that it would be a relatively straight forward matter to make sure that council could meet its matching obligations under the agreement with the state government within existing and likely future capital works budgets."



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# Alma turns 115 this month

By Bill Reid

*Come on a behind-the-scenes tour of the Alma Doepel restoration during Seniors Week.*

Shed 2 will open to all ages between 11am and 4pm, Monday, October 8 until Thursday, October 11 and again on Saturday and Sunday, October 13 and 14.

Alma turns 115 years old on Wednesday, October 10. We recommend reserving your place via the Eventbrite website and searching for "Alma Doepel".

We also invite the community to come to the Alma Birthday Dinner on Friday, October 12 at the Royal Yacht Club Victoria. The cost is \$75. Please email [adsc@almadoepel.com.au](mailto:adsc@almadoepel.com.au) for more details and payment options.

The Alma Doepel is located along North Wharf Rd, past the Library at The Dock down the end near the Bolte Bridge. It is a lovely walk, if you haven't been that way.

The Alma Doepel restoration is a community project right here in Docklands. She was launched in 1903 and was built in Bellingen, NSW, by trader, boat builder and shipping entrepreneur, Frederick Doepel.



Rob Horner outlines his vision to the Docklands Community Forum.

# Push for Bolte punt

By Niccola Anthony

*A bicycle punt between South Wharf and New Quay at the Bolte Bridge has been proposed by the operator of the Westgate Punt.*

Westgate Punt managing director Rob Horner presented his plan to the September 19 Docklands Community Forum.

He says a Bolte punt could ease commuter congestion around Melbourne's inner south and inner west areas.

The Bolte punt route would run from Lorimer St under the Bolte Bridge across

the river to a low landing at Ron Barassi Snr Park, with an option for a stopover at another landing at the end of North Wharf Rd.

Mr Horner has been working on the idea for a Bolte punt for about five years.

Westgate Punt already provides a cyclist-and-pedestrian ferry across the Yarra under the Westgate Bridge between Spotswood and Fishermans Bend and attracts around 35,000 passengers a year.

"A Bolte punt would connect the entire Docklands community. At the moment, everywhere you go, you've got to turn around and walk back," Mr Horner said.

"By putting in a little pedestrian ferry that takes passengers between Ron Barassi Park and South Wharf, it could create a link between all of those points."

# Candidates night

*The We Live Here lobby group is organising a "meet the candidates" night in Docklands in the lead-up to the November state election.*

It will be held at Library at The Dock from 6pm on Wednesday, October 24.

But, unlike other such local events in the past, this evening will be open to candidates from all over inner-Melbourne.

We Live Here spokesperson Barbara Francis said candidates would be invited from both upper and lower house seats and from electorates as far away as Northcote and Brunswick.

She said it was hoped to form a panel and furnish candidates with questions in advance of the forum.

Ms Francis said Melbourne MLA Ellen Sandell had agreed to attend and she would also invite the Member for Albert Park, Martin Foley. Upper House member Fiona Patten would also be asked to outline her Reason Party policies.

Ms Francis said further information would be provided closer to the night at [www.welivehere.net](http://www.welivehere.net)

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# Big Apple in Docklands?

By Niccola Anthony

*Protests against the new Apple flagship store at Fed Square have unearthed an unlikely alternative candidate for the store – Docklands.*

Colleen Peterson, town planner and CEO of Ratio Consulting, spoke at the September 19 rally protesting the state government's plans to build the Apple flagship store.

Ms Peterson raised the idea of Docklands as an alternative location for the store, saying that Apple should look into going to Docklands instead.

"Having the Apple Store in Fed Square does nothing to complement the civic and public function of the space. The location of Apple has the potential to change the nature of the square with people coming to shop rather than enjoy the public space," Ms Peterson said.

"However, Docklands would benefit from a strong retail tenant. It would bring additional foot traffic into the area and help support existing retail and other land uses in the precinct."

The Docklands Apple store proposal has support from Greens Melbourne councillor Rohan Leppert, a co-guest-speaker to Ms Peterson at the rally.



Colleen Peterson speaks at the rally.

"It would be wonderful if a new Apple Flagship store found its way to somewhere like Docklands. Federation Square is the wrong place and Docklands would be a much better fit," Cr Leppert said.

"There are certain parts of Docklands where it would obviously be inappropriate. Existing public open space needs to be respected and celebrated, not completely dominated by new commercial interests."

"But there are shopping destinations in Docklands already that would get a massive boost from having an Apple store located nearby. Government is always thinking about what new destination drivers could be placed in Docklands."

"We are frequently contacted by restaurants, cafes and other businesses around Victoria Harbour about winter visitation, through-traffic and how to get more attractors into the area to drive-up numbers and, maybe, an Apple store would contribute to that greatly."

# Strata dwellers face solar discrimination

*While the major political parties are setting out to woo voters with solar subsidies, these policies do little for strata dwellers such as Docklanders.*

In fact, with hundreds of millions of dollars promised for suburban free-standing retrofits, it can be argued that apartment dwellers will, in fact, fund the subsidies.

This issue came to the fore at a recent "Chairs Lounge" function hosted by the We Live Here lobby group on September 26.

Strata lawyer Tom Bacon opened formalities by pointing out that the state Labor Party's recent \$1 billion solar subsidy election pitch excluded apartment dwellers.

"Drill down into the detail and you'll find the policy extends to 670,000 freestanding homes, and excludes apartment buildings," Mr Bacon said.

Mr Bacon also said any cuts in the retail price of electricity to households were unlikely to benefit owners' corporations (OCs) which face massive power bills for the maintenance of common areas.

"They'll be able to offer this to voters, because they will have given assurances

behind closed doors that existing coal powered stations will have their operating lives extended by some years. In return, power companies will put a cap on power prices, and will lower prices for some homeowners," Mr Bacon said.

"The price drops will not extend to larger OCs and businesses because these are likely [to be] on different rates. The short answer is that those living in OCs will not see the lower prices that freestanding homeowners shall receive."

"And if you're on an embedded network, there is double pain, as those companies that run these networks will likely not pass on the full discounts on offer," Mr Bacon said.

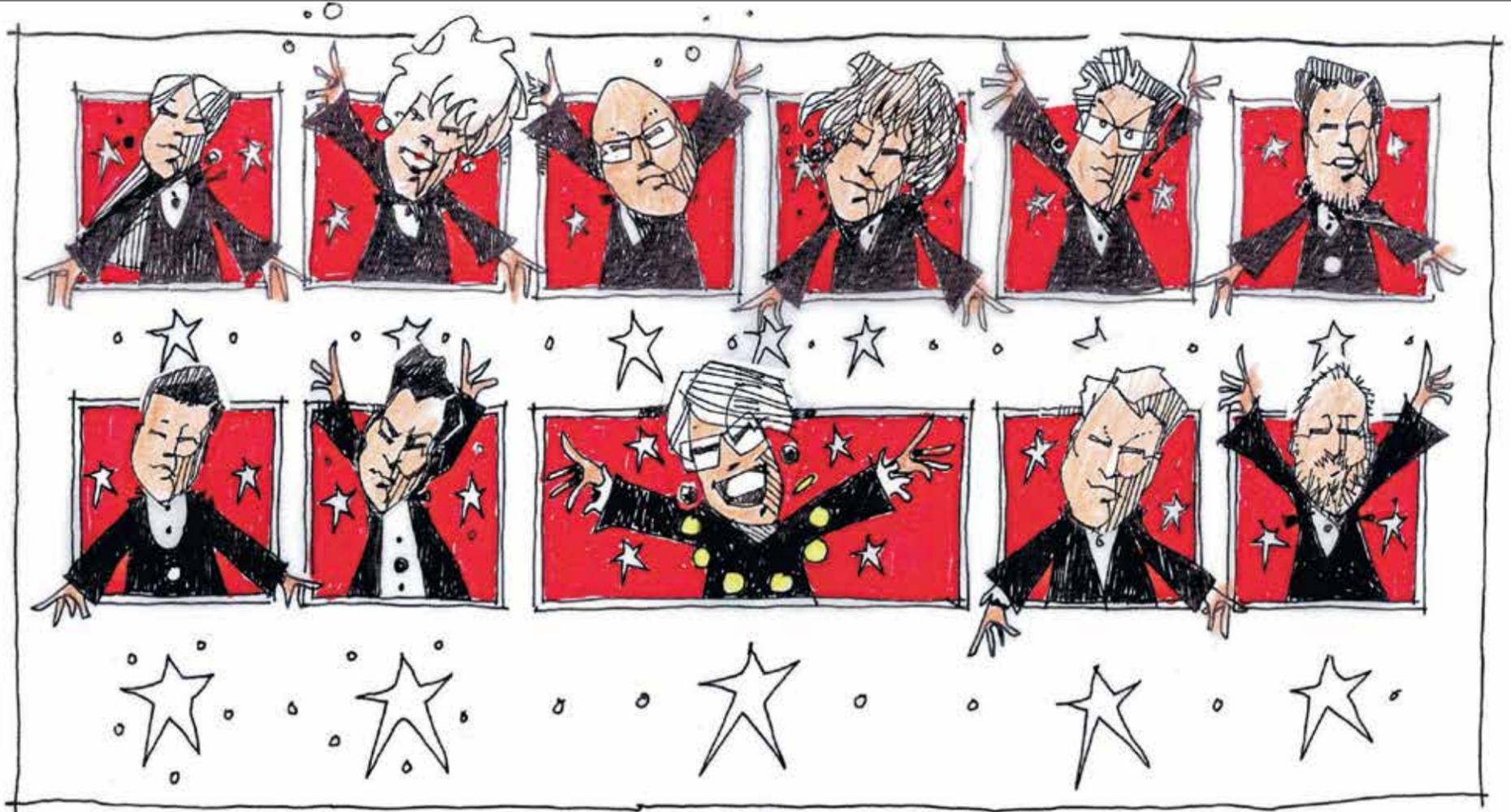
Local MP Ellen Sandell also spoke at the forum, reinforcing the message that strata-dwellers are being left out in the cold.

And, she said, more generally, renters would also miss out under the government's plan to reward free-standing home-owners.

She there was no incentive for landlords to invest in solar or renewables, as it was the responsibility of tenants to pay for utilities.

# Councillor second term report card

At the end of year two of the current council, CBD News assesses the performance of Melbourne's 11 councillors.



## Lord Mayor Sally Capp

Brand new to local government, Cr Capp is “learning on the job” but is covering deficiencies with sheer enthusiasm and hard work. Exhausting to watch, she hasn’t stopped running. And, being approachable, energetic, charming, open and welcoming, what’s not to like? Cr Capp wanted the job more than her election rivals and is now using her incumbency to work towards the 2020 election (tensions emerging on this).

## Deputy Lord Mayor Arron Wood

Cr Wood impressed during the immediate post-Doyle era – rising to the challenge and steering an unsteady ship into calmer waters. Has grown in confidence and stature and is becoming more measured in response and when under pressure. Is increasingly assuming the role of the wise old head within the chamber – a mean feat for a young man.

## Cr Nicholas Frances Gilley

Is taking the role more seriously now that he knows more about how it all works. Has embraced the role of chair of transport and contributes welcomed and considered insights to debates.

## Cr Philip Le Liu

Hard to read on policy matters. Sometimes fickle but attempts to represent business interests. Needs to work on his verbal communication.

## Cr Rohan Leppert

Far more relaxed since the Doyle exit now that policy positioning has become fluid. Was bruised by a poor showing in the lord mayoral election and has adopted a more politically mercenary approach. Still the preeminent intellect in the council chamber.

## Cr Kevin Louey

Nothing to report (but that doesn’t necessarily mean nothing’s happening).

## Cr Cathy Oke

Steady in the job. Is loving her international leadership role on climate mitigation. Some constituents would prefer she spent more time on roads, rates and rubbish.

## Cr Beverley Pinder

Has returned without the constraints of having to answer to Robert Doyle. Confidence is up and is enjoying the job. Working hard on “the people” portfolio.

## Cr Nicholas Reece

The planning chair is also enjoying the freedom that a post-Team Doyle world offers. Now has a good understanding of planning.

Has become a mainstream media star. Still to reveal why he wanted to be a councillor in the first place – assume training for greener pastures? Is closely aligned with the new lord mayor.

## Cr Susan Riley

Another Team Doyle refugee relishing her independence. Is less afraid to contribute to debates.

## Cr Jackie Watts

Has gained the most from the realignment of the council in the post-Doyle era. Still remembers past injustices, but is more likely to be collegiate these days. From flying solo in the not-too-recent past, has had a majority of councillors come around to her thinking on the Queen Victoria Market – a remarkable change within 12 months. The renaissance councillor.

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# Photography for human rights

By Niccola Anthony

*The cause of human rights has been strengthened following the opening last month of Magnet@Docklands gallery's latest exhibition "Wolfgang Sievers – 50 Years (1930s – 1980s)".*

Prominent human rights barrister Julian Burnside QC donated a number of Wolfgang Sievers prints from his own personal collection, gifted to him by the artist with the intention that they be sold to raise money for human rights causes.

All proceeds from the sale of Sievers' prints in the exhibition will be donated to the Human Rights Law Centre (HRLC), an independent not-for-profit organisation that promotes and protects human rights in Australia.

Wolfgang Sievers was one of Australia's pre-eminent architectural and industrial photographers in the 20<sup>th</sup> century, noted for his extraordinary talent at capturing often monotonous and utilitarian manufacturing sites with an artlike quality.

Sievers' most famous work *Gears for Mining Industry* (1967), taken at the former Vickers Ruwolt factory in Burnley, was used for a



Magnet Gallery's Michael Silver, Julian Burnside QC and Keren Adams at the exhibition opening.

1994 Australia Post stamp.

Sievers, a German Jew, migrated to Australia in 1938 to escape persecution from the Nazis. His personal history informed the bulk of his human rights and anti-war activism throughout his lifetime.

Mr Burnside and Sievers became friends in 2005, a couple of years before Sievers' death, after Sievers took an interest in Burnside's legal work for human rights causes.

The interest in one another's professional achievements was mutually reciprocated by Mr Burnside – he had purchased a collection of Sievers prints around a year before their friendship was solidified.

"To be able to raise so much money,

without any costs over the top, is fantastic," Mr Burnside said of Magnet@Docklands' hospitality in hosting the exhibition.

"We always need to be on the look out for abuses of human rights and the HRLC has done a very good job of pulling up instances of real human rights abuses. If we don't have organisations like them we will descend into a society that's not worth living in."

Keren Adams, director for legal advocacy at the HRLC, said it intended to use the funds to continue its work in promoting human rights causes, not just in Australia, but also overseas as in the case of offshore detention centres on Manus Island and Nauru.

"Fundraisers like this make up a big part

of our work and we are also very reliant on philanthropic organisations and private individuals giving their money," Ms Adams said.

"I think many people in Australia recognise that the HRLC has come to play an incredibly important role in providing that safety net and protection against some of the worst abuses we've seen in recent years."

"We're incredibly grateful for the support of the Australian community."

A social enterprise, Magnet@Docklands will continue to house socially-important exhibitions that bring together people with an interest in photography.

Magnet's unspoken motto, "photography that works", emphasises the gallery's commitment to go beyond mere exhibition and instead use photography to spark social conversations within the wider community.

Gallery owner Michael Silver shares his own unique connection to Sievers. When Mr Silver was in his 20s, he was invited by the photographer to work as his apprentice.

However Mr Silver, sporting an unkempt hairstyle that was typical of the time, declined the offer of work when he was asked by Sievers to go and get a haircut.

Magnet@Docklands is located at Level 1, 1 Wharf St and is open to the public between 12pm – 4pm, Thursday to Sunday. Find out more about Magnet Galleries at [www.magnet.org.au](http://www.magnet.org.au)

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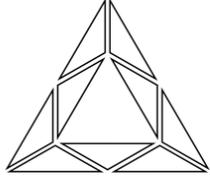
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**SESSION DETAILS**

**Thursday 18th October at The District Docklands, Shop NW G05 Star Crescent (Next to Le Cirque Coffee Shop)**

Informal viewing	11.00am – 1.00pm
Capital Alliance Q&A	5.00pm – 7.00pm

If you would like to submit feedback, get more information, or receive a fact sheet on the proposed masterplan amendment, please contact [info@capitalalliance.com.au](mailto:info@capitalalliance.com.au)



*Caroline* by Komal Lakhanpal, Hannah Mei Tak Li, Awnili Shabnam, Minghui Guo, Akshal Krishna Kumar, Dyan Mae Cai and Mohammadalmas Surti

## Excellence in student design

By Niccola Anthony

**RMIT students from *The Exchange at Knowledge Market* are leading the future of design with a strong showing at the Victorian Premier's Design Awards.**

The awards, which have been running since 1996, recognise and reward designers who display excellence design. This year, three of out of the 12 finalists in the student design category were from students whose work can be linked to *The Exchange*. The featured pieces were *Caroline*, *Parrot* and *UMI*.

Both *Parrot* and *UMI* were developed at *The Exchange* as student major projects, while *Caroline* was designed by a team of RMIT students and tutors to serve as urban

furniture around Victoria Harbour.

*The Exchange* at Knowledge Market is a year-long collaboration between RMIT University and Lendlease that aims to create a communal space for a series of public workshops, exhibitions, forums and events.

The Premier's Design Awards and *The Exchange* share common values - to spark conversation in the community about hot topics facing cities in the future and the role that design can play in shaping a better environment and society.

*Caroline* by Komal Lakhanpal, Hannah Mei Tak Li, Awnili Shabnam, Minghui Guo, Akshal Krishna Kumar, Dyan Mae Cai and Mohammadalmas Surti is a series of 3-D printed high resolution benches made from transparent PETG plastic, which reflect light to give-off a rainbow chromatic effect. The design is part-furniture item, part-art installation - intended to provide aesthetic pleasure at the same time as serving functional utility.

## The artist is not present

By Meg Hill

**Over September Docklands hosted elusive street artist Sunfigo's first ever gallery exhibition.**

Sunfigo is behind the large-scale fence art installations - usually in the shape of different animals - around Melbourne.

The public knows almost nothing about the artist as he declines interviews and anything else that could undermine his anonymity.

The exhibition, hosted by Blender Studios and The Dark Horse Experiment, featured Sunfigo's stencil work - characterised by a more political style than his fence installations.

"Anti-capitalism is a major one. Anti-government. There's a lot of stuff about Donald Trump. Anti-consumerism," Dark Horse gallery manager Judy Griffiths said, listing some of the artist's themes.

Some works depict different governments and leaders as puppets.

There is a recurring theme of the "99 per cent" and the "1 per cent" - the latter superimposed onto Amazon CEO Jeff Bezos's jacket. The terms refer to unequal wealth distribution and were popularised during the Occupy movement.

None of the team from Dark Horse and Blender has met Sunfigo except for Piya Suksodsai.



A Sunfigo piece in Harbour Esplanade.

"Piya met him on the street one night at about midnight. He was putting up work and she realised it was him," said Ms Griffiths "We had been trying to track him down for a while but we hadn't heard anything back from him."

On the street that night, Piya convinced Sunfigo to do a show. Since then, all communication has been through email, and all the artwork was couriered to Docklands. "Everyone has seen this guy's work, so we've had a lot of interest in this show," Ms Griffiths said.

While Sunfigo's fence installations are rebellious in a sense - they're essentially illegal, done secretly in the middle of the night - most people would be surprised by the sharp political tone of the exhibition.



### 2018 Maritime Art Prize & Exhibition

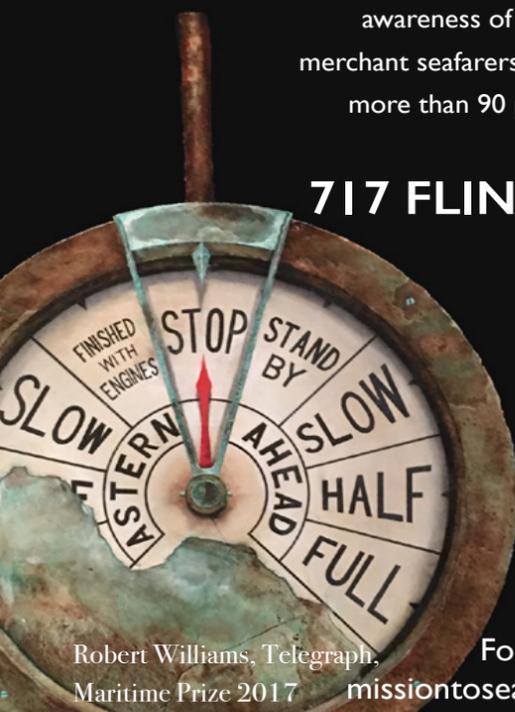
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# Historic crane's face-lift begins

**Restoration of a 70-year-old wharf crane at the heritage-listed Goods Shed 5 has started.**

The 1948 electric travelling crane and its disused industrial waterfront site are recognised as the most intact cargo berth in the Port of Melbourne remaining from the pre-containerisation era.

The crane is set to undergo structural reinforcement and cosmetic restoration by developer Riverlee before being relocated to the eastern end of the shed.

The works are part of Riverlee's \$450 million redevelopment of the Northbank Goods



Shed and surrounding land, where it hopes to retain "the unique character and history of the site".

It purchased the land, located between Spencer St and Charles Grimes Bridge, for \$28.5 million from the state government in 2015.

The new site, set to be called Seafarers Place, will comprise 150 luxurious residences, a

5-star hotel with 280 rooms and a 1000-seat function centre, alongside retail amenity.

Riverlee's development director David Lee said in August it would remain sympathetic to Shed 5's industrial past.

"We are committed to rebuilding connections between people and places by delivering a master-planned precinct that is rich in history, adding to Melbourne's vibrant culture," Mr Lee said.

"The open spaces and public park are designed to give the waterfront back to the community and celebrate the unique character and history of the site."

The crane's retention over the years is described by the Heritage Council as both "unusual" and "important" as it

demonstrates the cargo-handling methods used before shipping containers became commonplace around the world.

The shed's operational period, however, significantly predates the crane's inception in 1948.

The site itself has operated as a wharf since 1855.

The berth became largely disused after 1975 when the river above the Charles Grimes Bridge was closed to large vessels.

It was recognised in 2002 for its historical and scientific significance to Victoria.

Crane and wharf restoration works are expected to be complete later this year with hotel construction slated for mid-2019.



Kinji Matsumoto, Kristian Häggblom and Sakae Hamaguchi at the launch of the exhibition.

## Capturing the culture clash

By Niccola Anthony

**Students from the Photography Studies College (PSC) have joined their Japanese counterparts in an exhibition at Library at The Dock's gallery.**

The exhibition, launched on September 12, features images of Melbourne taken by PSC

students alongside images of Osaka, taken by students from The Japanese Institute of Photography and Film (Shasen).

A "twin" exhibition was launched in Osaka on September 10, exhibiting the same photographic prints.

The City of Melbourne and Osaka City Government have thrown their support behind the two colleges, providing gallery space as a way of celebrating the 40-year "Sister City" relationship between the two cities.

## Come to "sea" relationship

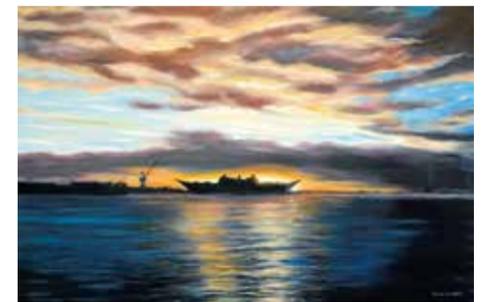
**The ANL Arts Awards and Exhibition is on again, with a collection of 88 inspiring works on display at the Mission to Seafarers in Flinders St, Docklands until October 26.**

This year, some 330 entries were received, with winners to be announced at the opening on October 5. The prestigious award explores and celebrates the relationship between humanity and the sea.

The maritime awards, sponsored by shipping company ANL, has since 2002 awarded more than \$180,000 in prize money.

It is also the major fund-raising activity for Mission to Seafarers Victoria, to date raising more than \$400,000 toward the provision of seafarers' welfare services in Victoria.

Mission to Seafarers Victoria is a not-for-profit organisation established in 1857 to provide practical, social and spiritual welfare



Jack Woods - Williamstown Dockyards 2014

services to visiting merchant seafarers.

Mission chief manager Sue Dight said: "The funds raised through the ANL Maritime Prize are essential to help us ensure that we can deliver core services, such as chaplaincy, on-shore transport and a safe place of retreat."

"All of the art on display is also available for purchase by the public on a first-in basis," Ms Dight said. "This is a unique opportunity to purchase works by established and emerging artists, from all around Australia."

The exhibition is open daily, 10am to 10pm, October 5 - 26. Bookings are not required.

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# Join the local community on Instragram

*Docklanders may have noticed a new Instragram page presented by Docklands News (docklands\_news). It's being looked after by John Tadigiri, a young photographer who lives and works in Docklands. These are his stories ...*

Simply put, I love people! I find them more fascinating, more relatable, more complex, more intense, more risky and yet needing more love and hope than any other passion one can set their mind upon.

Everyone is unique and beautiful in their own sense, perfect in their imperfections.

Often, as a person outside the frame, I get to see and admire the beauty one adds to a scene, be it on a breathtaking mountain view, right among strangers buzzing around on a street or a seemingly lonely person sitting by themselves trying to remain unnoticed.

Photography, like other skills I've been blessed with, remains just a tool to connect with what I'm really passionate about - people!

Growing up I was an introvert, but now, I can hardly let a stranger pass by if I have the slightest inclination to know them or their story.

For the past five years, having worked and lived and done many photo shoots here, I have grown to be a part of Docklands and can't imagine moving away!

I consider this opportunity to partner with *Docklands News* as my own giving back to the community that I am grateful to God for.



John Tadigiri.

If you ever see me on the streets, please don't hesitate to beckon me for a chat. Who knows? You might even get a free photo shoot or even be lucky to have your story/photo in the next *Docklands News*.

This Instragram page surely needs more love and attention like many of us ... if you are willing to promote this project of reaching and connecting with locals or visitors please "follow" or, even better, "share" it with your friends.



*Above right: I met these three kids (brothers), Leon, Sommy and Greta in The District Docklands on one of those lazy Sunday afternoons. Their playful side is what drew my attention to them more than their vibrant coloured outfits. Having asked their parents' (Daniel and Rebecca) permission and only after taking the first couple of shots did I notice the uniqueness that each of these kids carried.*



*I saw this enthusiastically cheerful girl (Eden) with what I thought was a great facial make up. Her dad gave permission and, after a few shots, I couldn't resist but ask: "Who did the blush/make up?" His reply made me thank God, the designer of humans. "She's natural!" This is one of the best photos I took on that weekend. Thank you @Goldsmith.Michele (Eden's mother) for connecting.*



*Working for NAB, I find it a privilege to often witness these beautiful sunsets just when I would be finishing my day's work. On this day I was struck with a idea that these pillars of Bolte Bridge might as well be called the Twin Towers of Melbourne. They stand, tall and strong, as an icon representing Docklands. These pillars represent home, my hood.*

## ELLEN SANDELL

### STATE MP FOR MELBOURNE

**Hi, I'm Ellen** – I'd love to hear your ideas and concerns.

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# 115th

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Alan Edenborough "Restoration Report"  
 David Isom "Round the World Sailing Adventures"

Docklander

# Docklander – Neil Croker

By Meg Hill

Neil Croker took over the lease of the Palais Theatre 12 years ago. Before that, he'd had a career touring managing bands including AC/DC, Eric Clapton, Dire Straights and Wet Wet Wet. He'd been living out of a suitcase for decades.

Nine years ago he bought an apartment in Docklands – a suburb many see as antithetical to the arts. The slick, corporate buildings, the shadow of the Bolte, and the monopoly of apartments over other residential options all seem uncreative.

But Neil thinks otherwise.

"If you're working in the arts you've got to know what people are thinking about and doing, so Docklands is this great little microcosm," he says.

"If I lived in suburbia I'd have to walk around and knock on doors for six blocks to try and get the same type of feeling of what people are thinking and doing with their lives."

*Docklands News* met Neil at the rehearsals for *Madiba The Musical*, of which he is the producer. He's softly spoken and relaxed, while emitting a sense of excitement – it seems he's struck the balance that most people strive for.

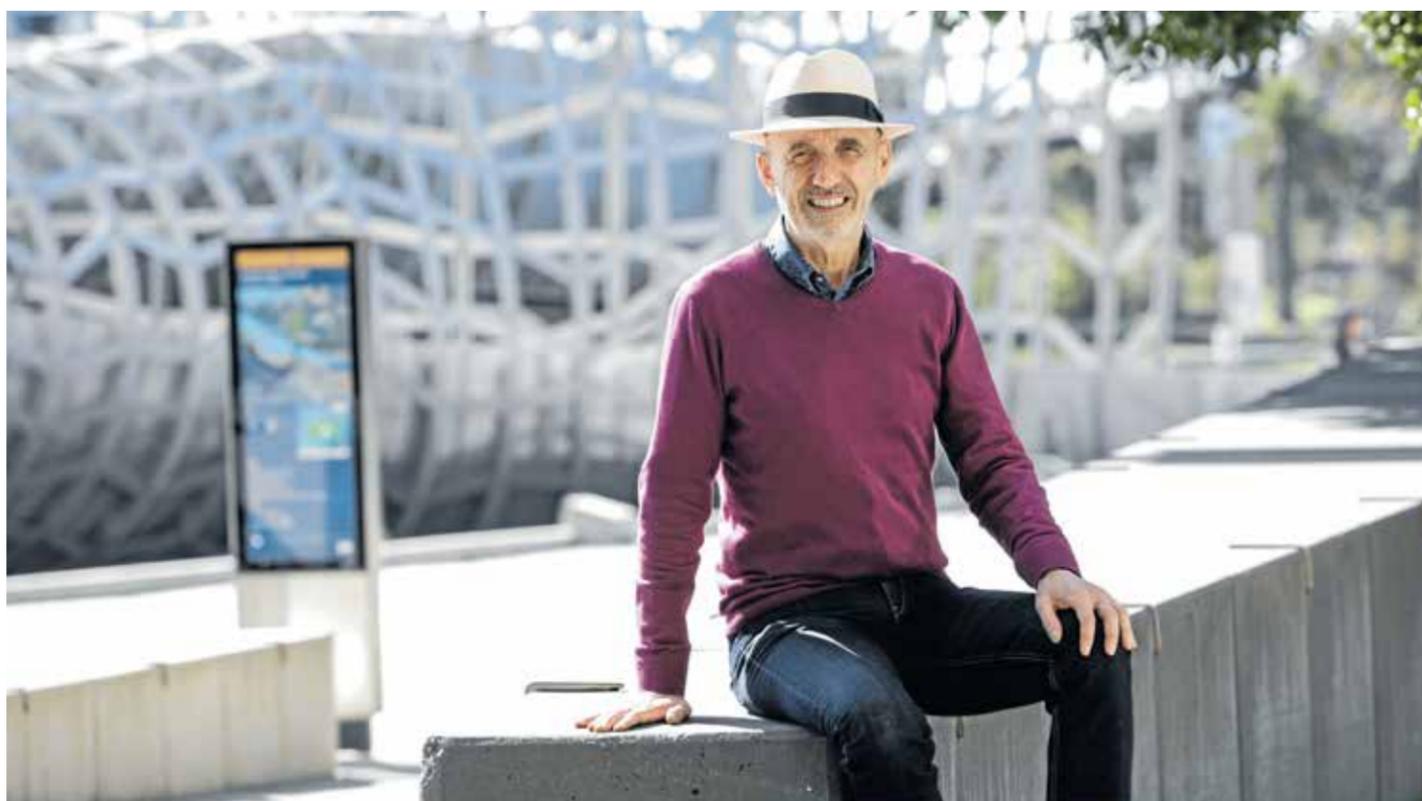
He hasn't a hint of jadedness, after more than 30 years in the industry and at least one big betrayal. After a decade running the Palais, lifting its reputation and bottom line in leaps, he lost the tender.

"When I took it over it was quite run down," Neil says.

"It was incredibly rewarding because we were able to turn it from a leaky, run-down theatre with probably 30,000 people visiting a year, to a quarter of a million people coming."

"Unfortunately we lost the last round of tenders to an American corporation with a big cheque book."

But Neil possesses enthusiasm and a calm,



Neil Croker.

happy demeanour – even while declaring "I'm an old man now". In fact, it's as if he's still got a Wet Wet Wet song rotating in his head.

And all this from someone who says they're intrinsically an urbanite.

"I've always been an inner-city person," he said. And during his nine years in Docklands he's only enjoyed the development.

"I'm really loving the changes, I'm a city person. I like things happening and bubbling, that's why I like to live in the city."

"I'm close to theatres, close to music and to South Wharf, which is developing with all the restaurants happening there."

"The more people promenading out the front when I look out the window just adds to the joy of living there."

And the people walking past outside are probably a nice reminder of the day Neil decided he wanted to move to Docklands.

"I lived in Southbank and I didn't even know that Yarra's Edge existed. I went for a walk down there one day and saw a property for sale and that was it."

## Owners' Corporation Law

# Electric vehicle charging and the rise of the machines

Australia lags behind the rest of the world in the uptake of new electric vehicles.

We even lag behind our southern cousins in New Zealand, who now boast more electric vehicles per capita than Australia, despite having only a fifth of the population base. Despite this statistic, by 2030 it is reported that 50 per cent of new car sales in Australia will be for an electric vehicle.

With the massive surge in demand for electric vehicles corresponding with high petrol prices and road tax user charges, there shall be a corresponding surge in demand for apartment complexes to retrofit its basement car parks to provide the necessary charging stations.

This brings a myriad of issues and challenges for owners' corporations (OCs)

to overcome in managing the costs of installation. The most obvious challenge is this: not all owners have carpark spaces, and not all owners even own cars or will own cars in 10 years time.

This might mean that simply raising levies on a lot entitlement basis to install basement charging stations will be inequitable and unreasonable.

Conversely, common property infrastructure in the form of meters and supply boards shall need to be upgraded in order to meet the surge in capacity for electricity supply. So at least on some level, even if all owners don't have a car parking space (or a car) the OC itself will need to bear some of the upgrade costs for its electricity infrastructure.

A user-pays system has merit. Under this model, owners who wish to keep an electric car shall pay the costs of installing the charging station within their basement parking space, and should pay a fee to

the OC (to be held in escrow as a form of differential levy) to fund the costs of the upgrades of the common property power supply boards (when these are required).

There are also the issues about where the meters are located. Some apartment buildings have their meters installed on the floor of where their apartment is located. Now, if an owner resides on the 27th floor of a building, it is going to cost a fortune to run cabling and conduit from the basement to connect to their meter.

Again, technology is going to have to intervene to resolve this "barrier to entry" issue. Separate meters are going to have to be installed in the basement (perhaps on common property, if space permits) in order to allow for charging stations and meters to flourish.

Alternatively, OCs could partner with renewable energy companies to install charging stations which can effectively be plugged into a separate meter, but are

activated by way of an account login.

This way, the electricity costs are charged directly to the owner (perhaps by way of direct debit each month).

OC committees should start planning now for these upgrades. The simple message is that the technology has arrived and the technology is cheap, so long as it is rolled out in large scale and is able to penetrate the mass market.

The times, they are a changin' ...



Tom Bacon

Tom Bacon is the principal lawyer of Strata Title Lawyers.  
Tom@stratatitlelawyers.com.au



# DOCKLANDS FASHION



## Fashion on the streets of Docklands

### Rufaro Govere, 36

**LOCATION:** Central Pier.

**DESCRIBE WHAT YOU'RE**

**WEARING:** I'm wearing a CREW top, both my jeans and bag are from Tk Maxx and my Nike sneakers - very harbour style!

**WHAT IS YOUR FAVOURITE PIECE**

**OF CLOTHING:** My hats. They're my go-to because they go really well with my short hair.

**WHAT BRINGS YOU TO**

**DOCKLANDS:** I'm on holiday here with my daughter and I thought the weather today is perfect to go shopping.

**DESCRIBE YOUR STYLE:** I have to say very casual but I do dress for the occasion.

**WHAT DO YOU THINK MAKES A**

**GOOD OUTFIT:** A good shade of lipstick and a good pair of shoes!

### Paris Govere, 12

**LOCATION:** Central Pier.

**DESCRIBE WHAT YOU'RE**

**WEARING:** I'm wearing a pair of jeans from Seven. I think my sweater's from Tk Maxx, a GAP jacket and Nike shoes. My hat and bag are both from H&M.

**WHAT IS YOUR FAVOURITE PIECE**

**OF CLOTHING:** The jeans I'm wearing - they're my favourite.

**WHAT BRINGS YOU TO**

**DOCKLANDS:** My mum and I thought it was a really nice day so we decided to take a walk around here as well as go shopping.

**DESCRIBE YOUR STYLE:** Casual, anything that looks good.

**WHAT DO YOU THINK MAKES A**

**GOOD OUTFIT:** I think everything should match in a certain way, although it doesn't necessarily have to be the same colours.

### Liufu Chen, 23, Docklands

**LOCATION:** NewQuay.

**DESCRIBE WHAT YOU'RE**

**WEARING:** Carhartt T-shirt, Stüssy jacke. I don't remember where I got my pants, but my shoes are from Adidas.

**WHAT IS YOUR FAVOURITE PIECE**

**OF CLOTHING:** Definitely my shoe collection.

**WHAT BRINGS YOU TO**

**DOCKLANDS:** I live here, I just ran out to grab some groceries from Coles.

**DESCRIBE YOUR STYLE:** Relaxed.

I find myself edging towards skater-style.

**WHAT DO YOU THINK MAKES A**

**GOOD OUTFIT:** I think co-ordinating colours is the most important for a great outfit.

10 Years On

October 2008 Issue 36

## Water levels warning for Docklands

Rising sea levels resulting from global warming have not been adequately prepared for in waterfront developments, including Docklands area warns ex-Victorian planning and environment minister, Tom Roper.

A minister from 1987-1990 and now a board member of the Climate Institute in Washington, Mr Roper made the comments during the recent World Sustainable Building Conference held in Melbourne at which he was also a guest speaker.

"I'm not just pointing my finger at Docklands and Melbourne, as not much has been done anywhere. Recently VCAT (Victorian Civil and Administrative Tribunal) has started knocking back some coastal developments, but we started looking at the coastal impacts of sea level rises in 89-90, and it hasn't been taken that far since then."

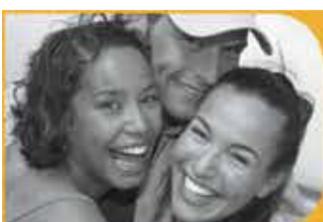
Until recently most studies on the impact of sea level rises were predicted to be up to one metre by 2100, but according to Mr Roper, "The best European and US research has now made it clear that the estimates in most of these reports are underestimates ... most recent research now predicts two metres by the end of the century, and of course, it will keep on coming after that."

"We can't be certain (of the actual rise) until it occurs but there are increasing concerns as we learn more about the polar arctic regions. They are melting more rapidly than we previously thought, especially the Greenland ice shelf."

As with most coastal cities including New York and London, Mr Roper believes we need to prepare for climate change and sea level rises now.

"It will affect all our coast line, and we're seeing the changes now," he said.

"Although Port Phillip Bay doesn't get the same level of storm activity as say Queensland, in April there were some big storms and there are predictions that there will be a significant increase in hailstorms... we've got to look at how future systems operate and our infrastructure. Governments all around the world are starting to pay attention," said Mr Roper.



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Street Art



Left: Maha Fantasy mural, centre: Jack and the Bean Stalk mural, right: Be Free mural.

# New murals popping up everywhere

Fresh murals have been popping up all around The District Docklands for the past month, bringing lots of colour and life to the complex.

Elusive Melbourne artist Be Free came down to The District in September and painted the biggest wall he/she had ever done near the East Carpark.

Ruskidd has been jamming downstairs next to Loose Print and Maha has been working tirelessly on his fantasy Mad Hatter's garden piece while also beginning his largest mural to date on the East Carpark wall.

Hancock painted a giant Jack and the Bean Stalk artwork and Frosk rocked out a great mural dedicated to his nephew Tyson.

The carpark wall is now becoming one of the largest evolving street art walls in Australia as more artists add to it weekly. Commissioned by The District Docklands, these murals are bringing new life to the area.

Things are really happening down at The

District, there is now a lot more than just shops to look at, even our gallery space has been particularly busy over the past month.

Next time you're down here check out these awesome murals and pop into the gallery to say hi.

Cheers guys, I will let the photos do the talking, a picture tells a thousand words, 'til next month.

Doyle

Artist  
Instagram: *doylesart*



**Adrian Doyle**  
Street Artist  
Blender Studios founder and director

Chamber Update

## Visit Docklands – our brand-new website

Our members have really taken to our new website with several being extremely active in getting their messages out. You get out of your chamber membership what you put in and some are achieving some wonderful results by being proactive.

### Annual general meeting

The chamber's annual general meeting will be held at Oscar's Table (50 New Quay Promenade) at 6.30pm on Tuesday, November 13. Nominations are open for the executive committee and to fill the board positions. Please RSVP your attendance by close of business on Monday, November 5.

### What works in social media?

We get so many questions regarding what our members should be posting and building. It's pretty simple really. You need to keep pace with current trends. For social media that is high quality images, short texts and 8-15 second videos. For websites, that is secure hosting, mobile responsive sites and a minimum of words.

### Chamber continues to produce

Stay informed and get involved – our Facebook profile has over 169 000 followers and always has the latest information regarding events and offers – [www.fb.me/MelbDock](http://www.fb.me/MelbDock). It's also available to advertise on as is our website. In the past month we have had over 100k engagements and 10,000 click throughs to member websites. Contact us at [admin@docklandsc.com.au](mailto:admin@docklandsc.com.au)



**Shane Wylie**  
Media Director  
[www.docklandsc.com.au](http://www.docklandsc.com.au)



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We Live Here

# Cladding – remove now, pay later?

Apartment buildings across Melbourne are finding that it can cost hundreds of thousands or even millions of dollars to remove combustible cladding.

We await feedback from owners who are tempted by the state government's offer of cladding "rectification" loans that can be paid off through council rates.

Planning Minister, Richard Wynne, has been reported as saying "these financing agreements allow cladding to be removed quickly, without affecting property prices".

While we can hope these loans will be readily accessible and not tangled in red tape, the property prices have already been affected, Mr Wynne!

On top of that, We Live Here is hearing that builders are charging a pretty premium for any project related to the C-word – with abashed building companies that installed the cladding in the first place now finding the word "cladding" oddly ineffable.

Speaking of premiums, ignored by all governments is the devastating effect that cladding has had on insurance premiums, with eye-watering increases just adding to the already huge financial burden on owners.

Perhaps we need a royal commission on cladding gouging, inviting builders and insurance companies to "rectify" themselves?

## Cladding in the courts

With \$24 million at stake, Lacrosse apartment owners have instituted legal action against some heavy hitters in the building industry. Four years after a major fire ravaged their building, owners are still seeking to have cladding removal paid for by the parties responsible. Just who is responsible is the big question.

The legal action by Lacrosse owners is

against eight parties including the builder, building surveyors, architects, and fire engineers.

Notably absent from the invitation list is the developer (a \$2 holding company) and perhaps for obvious reasons, the state government.

The legal action has spawned a flurry of accusations and counter-accusations in the media as the targeted parties position themselves for a lengthy, expensive legal stoush.

Meanwhile the hapless owners pick up the tab, with apartment values having reportedly dropped at least 30 per cent and some lenders calling in debts on the basis of diminished loan to value ratio.

## We Live Here - representing owners and residents

We Live Here has been successful in giving a voice to owners and residents. We have developed ongoing and cordial relationships with politicians across the spectrum with the aim of making sure that owners and residents are heard.

We Live Here also offers support in this column to business interest groups where we believe they may help the cause of apartment residents and owners.

Recently one such business group, Strata Community Australia (Vic) (SCA), started a campaign to influence political policy in the lead up to the state election.

Since news of the SCA campaign started circulating We Live Here has received many enquiries from those wanting to know what our position is on this issue.

What we can tell you is this:

Strata Community Australia (Vic) (SCA) is the peak industry body for owners' corporation managers in Victoria, i.e. SCA represents businesses that manage the apartment buildings in which 1.6 million Victorians live.

We Live Here was created in 2015 to give a voice to residents who live in these apartment buildings, and for whom it is their home.

There will be some but obviously not complete alignment between We Live Here, representing residents and a group that represents management businesses.

For example, We Live Here is in complete agreement with two of the three issues in the SCA campaign:

The long-overdue reforms to the Owners Corporation Act 2006 which commenced in 2015 by the Department of Consumer Affairs as part of its Property Law Review, but still has not surfaced despite being promised in early 2018; and

The vexed issue of combustible cladding, and who should take responsibility for paying to replace defective material.

Short-term letting, however, is where we do have a very different view from SCA. It is the issue where the impact on owners and residents – those who live in strata communities on a day-to-day basis with the consequences of short-term letting – is most pronounced.

The solution is not simply having laws to address wild short-stay parties – the focus of the SCA's campaign. It is a far bigger issue than that and one which we have written about many times.

The SCA has also said that the recent

passage through Parliament of the unamended Owners Corporation Amendment (Short-Stay Accommodation Bill) 2006, which We Live Here opposed for more than two years, was a big step forward, which, in our view, it clearly is not – otherwise we wouldn't have opposed it in the first place!

So, while we support SCA in its campaign to put the political leaders on notice about the need for reforms in the strata industry, we would like it to correct the misconception that SCA speaks for the 1.6 million Victorians living in residential apartment buildings, when it is the strata management businesses for these buildings that it represents. This would dispel any confusion.

In the meantime, We Live Here will continue working actively to see that the out-of-control short-stay industry is regulated.

## Campaign donations

As a not-for-profit organisation, donations from individuals and buildings keep our campaigns going. To register as a supporter of We Live Here or to make a donation please visit our website at [welfare.net](http://welfare.net)

We Live Here does not accept donations from commercial tourism interests.

We welcome your comments and feedback and invite suggestions for topics you would like us to address in this column.



[www.welfare.net](http://www.welfare.net)  
emails to [campaign@welfare.net](mailto:campaign@welfare.net)

What Women Want

# Fight the voice of doubt

Waiting is a virtue, and anticipation is the purest form of pleasure ... So waiting and anticipating are surely great places to be.

The mind can run with delicious thoughts as to what the future may hold, while waiting for events to unfold can show us how dedicated or committed we are to a certain path ahead – after all, we live in a world where instant satisfaction is readily found and there is little need for patience or anticipation of anything less than something incredibly special.

Perhaps it's the time of year – the anticipation of long warm evenings, the flowers blooming as the bitter winter defrosts – that is contributing to these wonderful thoughts of what the future holds.

Perhaps it's the point in our life where we reach an epiphany and really have clarity of what is important to us, that we reach a place where we know finally what it is we long for.

Perhaps these are all factors that come together, that can have us in a place where we know when we have found something

worth waiting for, and the pleasure of anticipation is one that delights rather than deters us.

Perhaps, simply, it's just time for some dreams to come true.

As always though, nothing is straightforward, and I find that when you do realise that something is incredibly special and you are eagerly waiting and delightfully anticipating – well, you've still got your work cut out for you.

Life experience teaches you to be more pragmatic than ever, there's the evidence of past things just not being what they seemed, there's the fear of failure that can prevent us from even trying and then there's the bloody scary realisation that if you don't succeed with what you really truly feel is special and worth waiting for, then it's going hurt your pride and soul.

Yet, when you brush the negative devil off

one shoulder and disregard the warnings, you know that you want to give everything you can to creating the opportunity for your future to be everything you've dreamt of.

Dreams are what makes life beautiful and amazing – a dream, vision and belief that your future can hold all that is dear to you should be something that is nurtured, protected and fought for. And if you have a sense that part of that dream is coming, then waiting and anticipating is truly a delightful place to be.

So keep dreaming, keep anticipating, keep waiting for something truly special to happen – fight the voice of doubt, overcome the warnings from fear, and just hang on to what is important. Remember it costs you nothing to dream and everything not to.

What a woman wants is to hold her dreams close to her heart, but what a woman needs to trust is that reality can sometimes

be better than anything she's dreamt of.

Trust your instincts, wait for what you believe is right, anticipate with joy the delivery of that which you deserve and have faith that something as good as what you have imagined can actually exist. After all, isn't that what life is all about?

May all your dreams come true this month.

With much love  
Abby

Thank you for your messages xx



**Abby Crawford**  
[life@docklandsnews.com.au](mailto:life@docklandsnews.com.au)

## Vertical Living

# Ageing in vertical place

With the announcement of a Royal Commission into Aged Care Quality and Safety, the option of ageing in our vertical villages seems all the more appealing.

By 2056, Australia's 65-and-over population is projected to reach 8.7 million – with many expected to “stay put” in their homes rather than enter purpose-built facilities.

Referred to as ageing in place, this describes a person's decision to continue to live in their home while they grow older. Pragmatically, it also requires that their lifestyle choice supports their continued wellbeing, meaning that if living at home sees them isolated or experiencing great physical or financial hardship, then this is not ageing in place.

In terms of our vertical villages, it would seem that we have it “all over” our house-bound counterparts when choosing to age in place. Our high-rise apartments require less maintenance than the typical house and looking after common property is, by definition, a shared responsibility. And we are usually quite centrally located, meaning we are already close to transport, shops and amenities.

However, it is well known that our needs change as we age and different services and levels of support are required.

So, is more required of our vertical villages if we choose to age in place?

One way of considering this is in terms of four questions - what is needed as regards:

- Our own apartment?

- Specialist support services?

- Building facilities? and

- “Future proofing”?

Regarding modifications to our own apartments, many recommended changes are under our control (if we own our apartment). Included here are features such as accessible switches (e.g. multiple locations and at convenient heights), non-skid flooring, etc.

In addition to these, technology can enable ageing in place, especially in supporting health and safety. Take the example described by Dr MariLyn J. Rantz of the University of Missouri, where a group of residents volunteered to live with environmentally-embedded sensors in their homes. This included bed sensors (which monitored heart rate, respiratory rate and night time restlessness) and non-wearable motion sensors (to monitor activity in rooms). Care co-ordinators received health alerts and conducted early assessments and interventions to resolve potential health changes. The upshot was that living with embedded sensors greatly increased how long people lived independently in their own homes.

This then leads onto the second question as to what additional services might be needed (or possible) for vertical villagers.

Once again the usual suspects include

home-delivered meals (maybe Uber Eats could have a special range?), transport services (with dedicated vehicles) and, in particular, specialist care givers.

Possibilities here include building-based service agreements with pre-approved care providers, supported by a careful integration into the building's monitoring systems to provide a reassuring second level checks and balances (i.e. two sets of eyes).

Moving onto the third question which concerns required building facilities, already apparent is the need for: dedicated pickup and drop-off zones for mobility-challenged residents with (perhaps) communal wheel chairs to provide ad hoc assistance; scooter parking with recharging facilities; and regular access-audits (e.g. Do doors stay open long enough? Are corridors and lifts sufficiently wide? etc). And enabling all this are the skills of those who manage our vertical villages.

In the United States there is growing concern about how property management professionals are addressing ageing in place within their profession, and there is debate regarding the need for greater specialisation within the property management field so that the specialised needs of ageing in place residents can best addressed.

The final question concerns future-proofing and looks to the evolution of the

vertical living sector. Current discussions posit a future where our generally generic towers develop distinct identities or “personas”.

Already, some buildings have well known reputations, but these are mostly due to negatives (e.g. short-stay proliferation). What might eventuate are identities based on how buildings operate – a combination of management style (owners' corporation committee and building management) and their operating “philosophies”.

This refers to the thousands of individual decisions taken over time, and which together, shape the nature of the building – and so, too, who is attracted to live there, and for how long. It may well become part of a vertical village's strategic plan to consider the benefits of providing ageing in place services (e.g. reduced resident turnover) with the costs of providing these additional services.

Something to consider if we wish to age in “vertical peace”.



**Janette Corcoran**  
Apartment living expert  
<https://www.facebook.com/SkyPadLiving/>

## Health and Wellbeing

# Running and walking for health and fitness

Both walking and running are great ways to exercise your cardiovascular and respiratory systems.

The cardiovascular system is made up of the heart, blood vessels and the blood. The respiratory system is made up of the lungs, the vessels that transport oxygen/carbon dioxide, respiratory muscles and the nose and mouth.

The Department of Health recommends that adults accumulate 150 minutes of vigorous or 300 minutes of moderate activity per week. This works out to be 30-60 minutes per day, every day.

Generally speaking, walking would be considered a moderate intensity activity, and running would most often be vigorous.

Health, fitness and wellbeing results will come sooner if you can gradually increase exercise intensity over time. If you are just starting out your aim should be to build on your strength and endurance so your body can eventually handle training at higher levels of intensity.

Don't start out too fast as you may end up

back where you started! As the saying goes, “learn to walk before you run”.

Running is a high-impact activity so make sure your knees, ankles and hips are up to the challenge. One definite upside of running versus walking is the latent effect of higher intensity exercise.

Not only will you burn (slightly) more calories while running versus walking, your real benefit actually comes after you stop. Your body and its increased metabolic functioning will consume 30-40 per cent more calories for two to four hours after your workout if you run rather than walk! That should be a great motivator to get out tomorrow for a run!

## Staying fuelled up and hydrated

Unlike camels, we humans cannot store water within our body. Our fluid levels must be continually be topped up and replenished daily.

We can only survive a few days without water, but last for weeks without food so it's really important we ensure our fluid levels are maintained to avoid dehydration.

Very generally speaking, children need about one litre of water per day – women need two litres and men about 2.5 litres.

This amount of course varies depending on

the body type and size, the environment and how much exercise and activity you are engaged in.

Now spring is here and with summer fast approaching, many people launch back into seasonal exercise routines, while often not paying enough attention to their nutritional and fluid intake.

With the popularity of high-intensity training, the outcomes for poor nutrition and low fluid levels prior to exercise can be critical. Heat stress, dizziness, dehydration, fainting and collapse, even unconsciousness are real concerns that can all be avoided with some increased awareness and planning.

You wouldn't drive your car without fuel in the tank and water in the radiator, so apply the same principles to your body.

## 12 great reasons everyone should lift weights

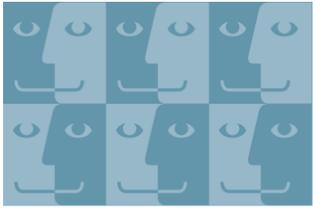
- Helps increase lean body mass;
- Helps control and reduce body fat;
- Builds stronger bones and joints;
- Will boost and increase your metabolism;
- Helps you will sleep better;
- Completing daily tasks and routines will be easier;
- Will improve posture, balance and reduce back pain;



- Will improve confidence and mental health – sense of wellbeing;
- You will perform better in your chosen sports;
- Your heart and lungs will be healthier and stronger;
- Helps you avoid sedentary diseases like obesity and diabetes; and
- You will be physically stronger and more able as an individual.



**Andrew Ward**  
Andrew Ward from Push! Fitness.  
[www.push-fitness.com.au](http://www.push-fitness.com.au)



# DOCKLANDS FACES OF

## Question: What do you think about the recent “needle in strawberries” crisis in Australia?



MARK HANNA, 37, SURF COAST, ANALYST

I was shocked and I didn't realise that the case was so widespread with the copycats involved.



RUBY NASH, 25, PRESTON, ADMIN

It is really disappointing to hear. The copycats should really grow up. I would personally prefer to vent through complaining instead of doing something like this.



TOM HILL, 20, SOUTH EAST MELBOURNE, APPLICATION DEVELOPER

There's going to be excess in supply of strawberries as people look for other alternatives, this will cause the biggest impact on farmers.



UWU AMARATHUUYA, 20, GLEN WAVERLEY, IT SUPPORT ENGINEER

It's weird that this is happening in Australia. The supermarket should probably change their supplier.



YESIN ESAT, 50, KING'S PARK, ADMIN MANAGER

I think this is unacceptable. All fruits should go under a scanner to make sure that it's safe to be consumed.



CHARLIE MCCLEAN, 29, DOCKLANDS, FULL-TIME MUM

This is a bit crazy. Now I would just cut the fruit up just to be safe.

### Pet's Corner

## Whippet, whippet good!

By Niccola Anthony

Gregory the three-year-old whippet is a Dockland local who is equal parts fiercely independent and a loveable “baby boy”.

Owner Lei Pei, 29, runs an online fashion retail business called Singularity Social that sells women's clothing.

Lei designs all of the brand's clothing herself from the comfort of her Docklands apartment and then has each item manufactured either locally or overseas.

Working from home carries the threat of an unrefined work-life balance, so Lei loves to get out on her skateboard and skate around Docklands during the day with Gregory.

One might say that Gregory has assumed the role of personal assistant in Lei's hectic life, as well as occupying the role of loveable canine companion.

He regularly checks in on his owner during busy periods of work, just to make sure that Ms Pei is, you know, “still breathing”, she told me while holding back fits of laughter.

“He's very independent. It actually feels more like having a cat around home, because he's so curious,” Lei said.

“Everything in the house is his. I'm just a random person in the house now.”



However, Gregory lets up on his independent act every now-and-then. He loves to share a bed with Lei and bundle-up in a blanket like a baby.

Overall, Lei highly recommends whippets to inner-city dwellers interested in getting a dog, but who are concerned about how a dog may adapt to the unique demands and lifestyle constraints of apartment living.

“I think whippets are really good for apartments because they don't bark, so there are no disturbances for neighbours,” Lei said.

“They're very patient dogs. Some can be quite timid, but Gregory seems to love people!”

You can find Lei's designs online at [www.singularitysocial.com](http://www.singularitysocial.com) or on Instagram at @singularitysocial



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## Business

# Feel the vibe with great music

Music has come to Docklands – in a very big way.

“Hidden” among the retail wreckage of the old Waterfront City Piazza is JZ Centre Stage. Perhaps you’ve walked past it? Perhaps you’ve seen through the window the beautiful white piano and an abundance of “Pokemon” soft toys and thought “What the ...?”

Next time you’re walking by, step inside. It’s amazing.

There are some 11 separate studios dedicated to the teaching and the production of a range of instruments. Some 350 students visit regularly and have created a dynamic musical community.

The fit-out is luxurious and no expense has been spared. This business is definitely here for the long-term.

The studio is the brain-child of musician and businesswoman Joanna Zhong who has teamed up with well-regarded vocalist Shine Yuan to create Shine Music Studio by JZ Centre Stage.

Joanna started the business in April 2017 and joined with Shine to merge their talents into a single entity late last year.

When taking her international baccalaureate in Hobart eight years ago, she had to introduce her chosen instrument to her teacher. She has now reached full mastery of the traditional, stringed guqin.

She explained that when she arrived in Australia, she had language difficulties.

“But, when I play music, everyone understands,” she said. “I feel music is the universal language which connects all of us, no matter where you are from.”

Shine is very well known and respected in the music community. At just 29, he has won and judged just about everything there is to win.

He told *Docklands News* he’d had many offers of business partnerships but only a conversation with Joanna convinced him to join forces.



Joanna Zhong (front) and Shine Yuan.

“I started to judge competitions and I met Joanna at one of the competitions,” he said. “She was in the audience and I was the judge. I got a message from her.”

“She asked to sit down and have a chat and we didn’t talk about money at all. We talked about education, goals, dreams and the future.”

“I believe education is not about money. Education is more about responsibility to the students and the teaching quality,” he said.

Joanna said: “As a music school, we focus on two very important things. One, of course, is the professional skills of our teachers – the educational part.”

“At the same time, interest is very important. When our students come in, we tell them: You’ve got to love music first.

You’ve got to feel the music. You’ve got to love the teachers and make the connection to what music is really about.”

The studio teaches piano, guitar and violin as well as traditional Chinese instruments guzheng, erhu, pipa and guqin.

Joanna is in a unique position to have studied music as well as finance at university.

“I used finance as a tool to start up my company. I feel university is something to guide you towards what you want,” she said.

Shine started learning to sing when he was just seven years old. Until graduating from university, he’d been immersed in classical western techniques.

Nowadays, he’s following a more contemporary style.

“Now I use a combination. It’s very challenging to combine the technical classical with emotional contemporary style,” he said.

Both business partners are loving Docklands.

Joanna said: “The moment I saw Docklands, I thought, this is the area. It’s next to water and that’s calming and peaceful but it’s next to the CBD as well.”

“I’ve always said, if this place was in China, it’s crazy – people would fight to come to this place,” she said.

“The District now is happening and Hoyts cinemas are coming and more and more people are visiting. Personally, I just love it.”

She has lived in the CBD for the past three years but was very familiar with Docklands long before establishing her business here with the help of Johnson Zhang (see our story on page 6).

“I’ve always had lots of friends here. All my friends love it here. It’s a perfect place for living,” she said.

Shine said Chinese people saw water as fortune. He still lives in Abbotsford but is considering a move close to the studio.

The studio is presenting its end-of-year concert at the Camberwell Girls Grammar auditorium on October 20. Joanna said it would be helpful for people considering lessons to attend.

She said both serious students and those wanting to develop a hobby were welcome at Shine Music Studio.

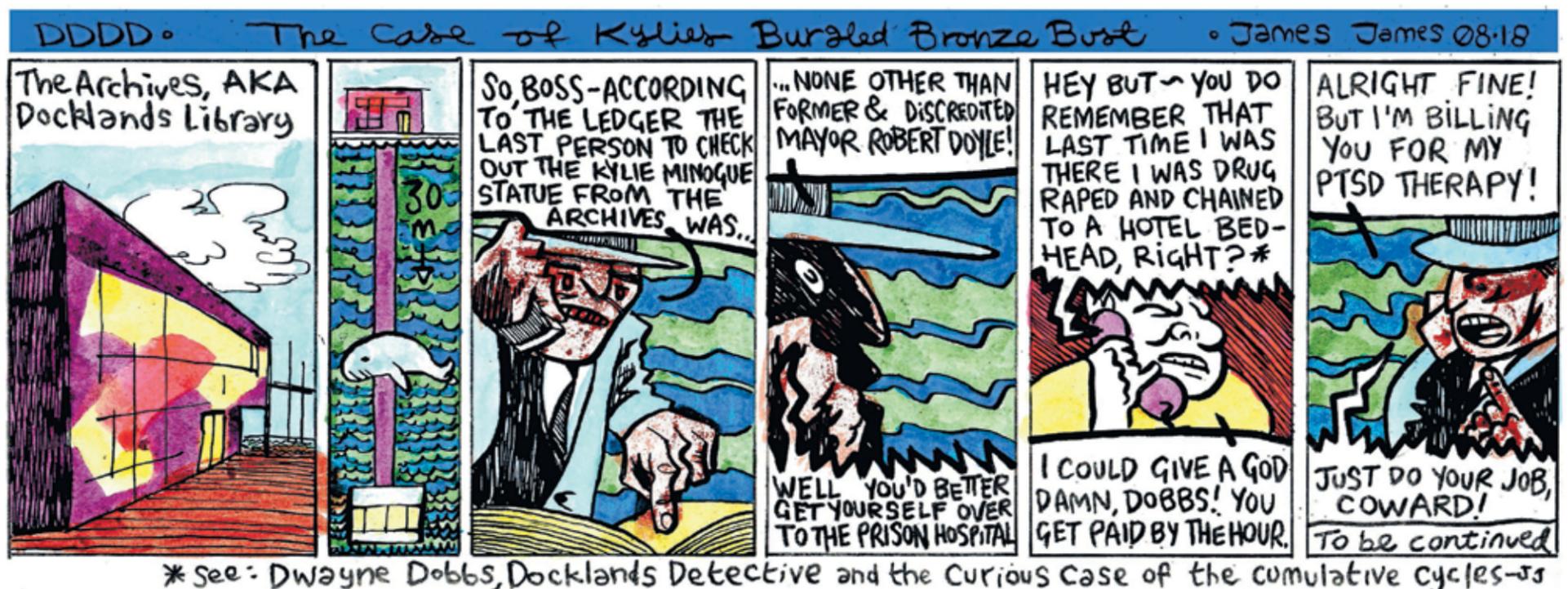
“If you want to do examinations, we have professional teachers or if you want to have music as a hobby we can help with that too,” she said.

“We are a music company, and music education is a major part of that. We also do music production, performance and music therapy.”

“Music is the start of something. It is never the end.”

“It’s a huge investment, but our passion is here. And we love Docklands. We want to make some movement – create a vibe.”

Docklands-based businesses wishing to be profiled in this section should email: [advertising@docklandsnews.com.au](mailto:advertising@docklandsnews.com.au)



\* See: Dwayne Dobbs, Docklands Detective and the Curious Case of the Cumulative Cycles - 33

# WHAT'S ON

## COMMUNITY CALENDAR

JAN | FEB | MAR | APR | MAY | JUN | JUL | AUG | SEP | **OCT** | NOV | DEC

**TUESDAYS-WEDN-THURSDAYS AT THE HUB - 12-2PM (1H CLASS) COME AND LEARN FRENCH**  
Share your lunchtime with colleagues and friends and learn something new. It's a lot of fun!  
**Contact Amanda on 0405 086 480 or at frenchlyspeaking@gmail.com**

**FIRST THURSDAY OF THE MONTH, 9.30AM – 12PM LIBRARY AT THE DOCK CHINESE BOOK CLUB**  
Come along for morning tea and a look at the new Chinese books at the Library at The Dock. Meet other readers, have a chat and find some new Chinese books, magazines or DVDs to borrow. **FREE**

**7 AND 7.30 AM ON FRIDAYS AT THE HUB BASKETBALL COURTS EARLY MORNING FITNESS**  
\$10 per class after the first month. 30 minute high intensity classes designed to fire the metabolism and burn fat.  
**Call Bill on 0438 628 301**

**11AM EVERY SUNDAY SUNDAY WORSHIP**  
City Light Methodist Church at St Peter the Mariner's Chapel. Mission to Seafarers, 717 Flinders St. English and Chinese service  
中文

**EVERY SUNDAY, 10AM-5PM NEWQUAY PROMENADE DOCKLANDS SUNDAY MARKET**  
A variety market featuring arts and crafts, books and more. For more info, ring **0412 910 496**

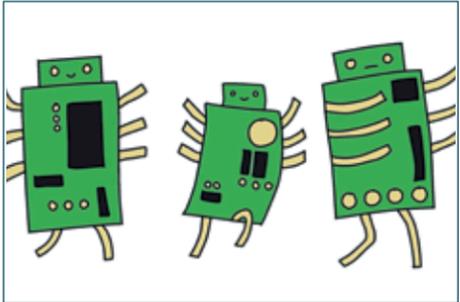


**TUESDAYS AND FRIDAYS, 3PM TO 6.30PM, UNTIL FRIDAY 14 DECEMBER LIBRARY AT THE DOCK MAKERHANGOUT**  
This Hangout is an open session dedicated to using our 3D printers, electronics and robotic kits. Bring your own project for advice or join in on a project. 15+ years. **FREE**

**EVERY WEEKDAY 6.30AM, CORNER OF SOUTH WHARF DR AND POINT PARK CRES, YARRA'S EDGE LIVE LIFE GET ACTIVE**  
Free outdoor fitness classes, including X-training, boxing and yoga. Register at **lifelifegetactive.com**

**EVERY SUNDAY, 1-2PM RON BARASSI SNR PARK ULTIMATE FRISBEE**  
Fun, friendship, leadership.  
**www.ultimatevictoria.com.au**

**EVERY 1ST & 3RD SATURDAY, 10.30-11AM, LIBRARY AT THE DOCK CODE CLUB**  
A fortnightly workshop that teaches children to code and improve their problem solving skills and logical thinking. For 9-11 year olds. Book via Eventbrite. **9658 9379** or **makerspace@melbourne.vic.gov.au**



**2- 4PM, EVERY TUESDAY, SASSONE, 70 LORIMER ST YARRA'S EDGE SOCIAL CLUB**  
Come along to connect with your neighbours, and/or join one of our mini-clubs. Casual & friendly.  
**www.facebook/YarrasEdgeSocialClub**

**11AM- 2PM LAST FRIDAY OF THE MONTH UNTIL NOVEMBER 30 LIBRARY AT THE DOCK SOCIETY OF WOMEN WRITERS VICTORIA**  
Sharpen your writing skills, get feedback on your work and meet new people? **FREE**

**6.30 PM TO 8.30 PM 1ST, 3RD & 5TH MONDAY OF THE MONTH, LIBRARY AT THE DOCK - COMMUNITY ROOM MIGHTY DOCKLANDS TOASTMASTERS**  
Boost your public speaking and leadership skills.  
**http://mightydocklands.easy-speak.org/**

**2ND FRIDAY OF THE MONTH, 4-5.15PM, LIBRARY AT THE DOCK JAZZ BREW CAFE**  
A monthly Docklands Jazz lounge at Library at The Dock's foyer. Sip some coffee while enjoying the diverse Jazz tunes.  
**FREE**

**EVERY OTHER SUNDAY 11AM-4PM DOCKLANDS YACHT CLUB COMMUNITY SAILING DAY**  
Come and try sailing with the community. No age limit and no fitness requirements. People with disabilities are welcome.  
**\$20. docklands.yachting.org.au**

**2ND SATURDAY OF THE MONTH, 2-4PM, LIBRARY AT THE DOCK ADHD SUPPORT GROUP**  
Peer-support meetings or Q&A sessions with expert about ADHD in adults. Adults affected by ADHD and their families and friends are encouraged to attend. \$2.  
**Facebook @AdultADHDMelbourne**

**WEDNESDAYS 5.45-7PM LIBRARY AT THE DOCK OPEN DOOR SINGERS DOCKLANDS**  
Find your voice, experience the joy of singing in a choir and meet new friends.  
**www.opendoorsingers.org.au**

**MONDAYS AND WEDNESDAYS 9AM TO 12PM LIBRARY AT THE DOCK WESTJUSTICE**  
(TAAP) provides specialist advice, casework and representation to vulnerable and disadvantaged people who are having residential tenancy issues and is funded by Consumer Affairs Victoria. **9749 7720.**

**FIRST THURSDAY OF THE MONTH, 10AM, LIBRARY AT THE DOCK SUNRISE PROBUS CLUB**  
Probus Clubs for men and women over 50. Meet new friends, share interests and enjoy activities.  
Contact **mshpc.docklands@gmail.com**

**EVERY SATURDAY, 9.30AM, COMMUNITY HUB AT THE DOCK CYSM SEA DRAGONS**  
Three free dragon boating sessions. Contact Vicky at **cysm.seadragons@gmail.com**.  
**www.cysm.org/dragonboat**

**LIBRARY AT THE DOCK - WEEKLY PROGRAMS**

**STOMPERS MONDAYS AT 10.30AM**  
Encourage your child to have a life-long love of books by coming along to Stompers, Melbourne Library Services weekly program for toddlers aged 18 months to three years.

**SONGBIRDS WEDNESDAYS AT 10.30AM**  
Come along for songs, rhymes and stories to engage your budding book worm's mind and introduce them to the fun and rhythm of language. Suitable for babies and toddlers aged up to 18 months old.

**CREATIVE KIDS AFTER SCHOOL CLUB WEDNESDAYS 4.30PM TO 5.30PM.**  
Ever wanted to 3D print your own superhero figurine? At the Creative Kids After School Club you can. Come hang out and create in our maker's space. Projects will include jewellery making, game design, paper crafts, comics and more.

**EVENING TABLE TENNIS EVERY THURSDAY 7-9PM**  
Challenge yourself with friends at this regular catch up of ping-pong enthusiasts.

**TAI CHI AT THE DOCK EVERY THURSDAY 7.30-8.30AM**  
Come along to find your inner peace and power at this weekly community Tai Chi session that is open to people from all walks of life. The ancient Chinese martial art is a tranquil and graceful way to keep fit. Beginners welcome. **FREE**

**PRESCHOOL STORYTIME FRIDAYS AT 10.30AM**  
Come and share the wonder of books with us. Enjoy 40-50 minutes of fun stories, songs, rhymes and activities with your three to five year olds.

**WEDNESDAYS AT 5.30PM, SATURDAYS AT 8.30AM SHED 2, NORTH WHARF RD DRAGON MASTERS DRAGON BOATING**  
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# DOCKLANDS SPORTS PAGE

## The Mighty Dragons

By Julie Cantrill

*In 1922, the first interstate women's ice hockey tournament was held in Melbourne and the inaugural Gower Cup was won by Victoria against New South Wales.*

Nearly 100 years later, Victoria once again won the Gower Cup at the Australian Women's Ice Hockey Tier 2 Showcase Series Finals Tournament here at O'Brien Group Arena, Docklands on September 22 and 23.

Five interstate teams, Valkyries from South Australia, Bombers from New South Wales, Pirates from Canberra, Southern Stars from Queensland and Melbourne Dragons from Victoria competed in an intense, competitive but friendly 12-hour women-only event.

On the first day of the tournament, Melbourne Dragons convincingly defeated Aussie Jets (4-0) and Valkyries (5-2) but lost against the favourites, Pirates (0-3). On Sunday, they lost to Southern Stars (1-3) but had enough points from the two previous 2018 tournaments in Canberra and Adelaide to secure a place in the grand final game which they won against Pirates (4-1).

Three members of the Melbourne Dragons were involved in the tournament, Emma, the team manager, Nat, a player in the team and Dana, who is currently injured but is usually a player and also helps to organise the event.



Dana in action before her injury.

Emma highlighted the importance of having a second tier for women's ice hockey: "The Australian Women's Ice Hockey Tier 2 Showcase Series has been an enormous stepping stone to bridging the gap between the players' local club hockey to the national Australian Women's Ice Hockey League (AWIHL)."

Inspired by the movie, *The Mighty Ducks*, Dana has been playing ice hockey since she was 13 years old.

"My mum and dad would drive me twice a week to the Ringwood ice rink to train and play with the Dolphins until we mustered up enough girls to start playing in Oakleigh and the Oakleigh Angels were born in 1999," she said.

Natalie started when: "A friend invited me to a learn to ice skate class, which actually

turned out to be an intro to ice hockey class. I had heaps of fun and got more involved from there."

"Ice hockey is a complex sport that requires a lot of co-ordination," Dana said. "I love the camaraderie (I have made life-long friends), the feeling the cool air on your face as your skating, the adrenaline and intensity to fight the puck and the sweet taste of a bit of body contact."

How do Natalie and Dana prepare for a national tournament?

Natalie said: "I am following a hockey fitness and strength program from **hockeytraining.com**. I plan to keep training, keep improving and keep playing for as long as I can."

Natalie is really passionate about this sport: "... I love getting better and better at ice

hockey over time. Like many other team sports, ice hockey is really fun to play. Meeting other people who also love ice hockey is also great. My advice to everyone is give it a go and keep at it!"

Dana's motto is "practice makes perfect". She goes on: "Practice, practice, practice - get to as many drop-ins and training sessions as you can. Ice hockey is addictive. Once you start playing, you will forever want to play and be part of the coolest and fastest sport on earth."

"Travelling and playing with a team is a great experience and many of the girls make lifelong friends. We learn to be disciplined, how to be a team player (obviously), get to know each other's weaknesses and strengths on the ice and have each other's backs."



Natalie anticipates the next play.



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