

*The voice of Docklands* | 道克蘭之音

# DOCKLANDS NEWS

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Chaya James meets Zoologist Chris Humfrey and Caramello the Koala.

## Kids go wild during holidays

**Zoologist Chris Humfrey gave his audience a rare opportunity to get up close and personal with some unique and exciting animals during July.**

An array of native Australian animals came to meet the kids in the Spiegel tent at Docklands' Wonderland Fun Park. Snakes, turtles, wallabies, echidnas and dingoes were all a part of the show and a blue-and-yellow Macaw parrot stood out as the spectacular international star.

But the crowd favourite was Caramello the Koala, who clung tight to her keeper Chris as the audience came up to give her a pat.

All the animals and zookeepers stuck around after the show to get their photos taken with the kids, which gave the audience the chance to get closer to the animals they had learnt about during the show.

The fun continues at Wonderland Fun Park during August as they celebrate "Bestie" Month. Every Saturday during August all unlimited ride wristbands are two for one, so you can bring your "bestie" for free!

## Worship plan has gone to god

**After a three-year bid-process, Places Victoria has admitted defeat over plans for a Docklands place of worship.**

The State Government's urban renewal authority last month confirmed it had terminated the lengthy bid process for a local place of worship, which started in 2012.

"Places Victoria acts commercially to revitalise neighbourhoods and despite our best efforts and those of the preferred bidder for a place of worship in Docklands, an agreement could not be reached," Places Victoria general manager Simon Wilson said. "As a result, we have terminated the formal bid process."

"We are committed to securing the best outcome for the Docklands community and will continue to progress opportunities for projects that contribute to the vibrancy of the area."

It's understood Places Victoria had been negotiating with CityLife Church for at least two years to build a place of worship at a site on the corner of Footscray Rd and Little Docklands Drive.

The Pentecostal mega-church is based in Melbourne's eastern suburbs, with multiple sites across the Knox, Casey and Manningham areas.

However, the two parties were unable to come to an agreement.

CityLife Church declined to comment when contacted by *Docklands News*.

Former Planning Minister and current

leader of the opposition Matthew Guy first announced plans for a Docklands place of worship in 2012, to honour a Liberal Party election promise.

Mr Guy did not answer phone calls from *Docklands News* and his office declined to provide comment from the Opposition Leader.

Planning shadow minister David Davis said Docklands needed a "broader range of local facilities to strengthen the community".

"It is time Daniel Andrews and Richard Wynne made sure that a full-range of community facilities, including opportunities for religious observance, was available in Docklands," Mr Davis said.

When the bid process for a Docklands place of worship was launched in 2012 interested parties were required to submit proposals that would also offer a community benefit, such as co-sharing premises with other denominations or providing education and training facilities.

At the time it was anticipated the project would be well underway by 2015 and two other religious agencies were initially short-listed during the bid process.

The Faith Communities Council of Victoria (FCCV), a Victorian multifaith organisation, withdrew its bid for the site in early 2013.

Chairperson Murray Davies declined to comment on this story.

Pentecostal Christian church Planetshakers had also been keen to develop a place of worship in Docklands, but by 2013 was out of the running for the project.

Spokesperson Darryn Keneally also declined to comment.

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By Alana Beitz

*The Minister for Planning Richard Wynne has appointed a team of community representatives to advise him on the development of the Fishermans Bend precinct.*

The Fishermans Bend Ministerial Advisory Committee comprises 11 members with a variety of expertise in areas such as architecture, transport, business and government.

Mr Wynne believes the committee will lead to a more transparent, insightful and community-focused development of the precinct.

"I've chosen a committee which brings together the best in planning experts and community members, giving locals a direct voice in the process," he said.

The Fishermans Bend precinct covers an area of 450 hectares to be divided into five distinct neighborhoods, making it the largest urban renewal project in Australia.

While approvals for residential developments have already been made, there has been resounding concern from the community that services such as schools, transportation and public spaces are being sidelined.

One of the major obstacles in the development of Fishermans Bend is that most of the land is privately owned, minimising the potential for open spaces and shared community facilities.

Docklands local Phil Spender is one of three community representatives elected to the committee, and is looking forward to a more open and inclusive approach to the development of Fishermans Bend.

Mr Spender says that there needs to be a "watering down of political power" in new urban development, after the previous government rezoned land without community consultation.

Mr Spender hopes this Government will take a more transparent approach to the development of the precinct, notifying residents to changes, and opening avenues



Pic: (left to right) Janet Bolitho, Minister for Planning Richard Wynne, Meredith Sussex, Albert Park MP Martin Foley, Helen Halliday at proposed Ferrars St School site.

for community members to appeal decisions.

"The key to Fishermans Bend's success will be sensible and sustainable development," he said.

"If this can be achieved, the area will grow into an attractive location for a diversity of people."

The other two community representatives joining Mr Spender on the committee are former Port Phillip mayor Janet Bolitho and Fishermans Bend Network member Helen Halliday.

Public administration leader Meredith Sussex has been appointed as the chair of the committee and says the success of Fishermans Bend will come down to planning and timing.

"It is unusual for a major urban renewal project to be undertaken when most of the land is privately owned," she said. "But that provides us with the opportunity to develop new planning models."

"The timing of delivery of new infrastructure, including transport, schools and community facilities has been an issue in new neighbourhoods across the world. Fishermans Bend provides an opportunity to do a better job of this."

Ms Sussex believes any planning that involves the community is positive.

"Decisions made with community input are simply better decisions than those made without that input," she said.

Other committee members include Lord Mayor Robert Doyle, Port Phillip Mayor Amanda Stevens, and a number of experts in design and planning: Lucinda Hartley (urban renewal), Michelle Howard (social infrastructure) Eric Keys (integrated transport), Rob McGauran (architecture and housing) and Tania Quick (business and local industry).

The committee is expected to have its first meeting this month and the first stage of strategic planning is expected to be finished by early 2016.

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From left: Campbell Walker, Michael Ibbott, Matthew Reid and Michael Aladjem

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# Celebrating Docklands' waterways

*Docklands waterways will be on show next month during a major celebration of Melbourne's heritage.*

The Melbourne Regatta and Blessing of the Fleet coincides with Melbourne Day on August 30 and, as in previous years, will see a flotilla of boats fill Victoria Harbour.

Organised by the Melbourne Passenger Boat Association, the regatta aims to celebrate and recognise the waterways and those who work on and around them.

"We want to celebrate the waterways, the people who work on the waterways and those who have arrived in Melbourne via the waterways," Melbourne Passenger Boat Association president Jeff Gordon said.

"In particular, we want to acknowledge those who have lost their lives on the sea."

It's sure to make for a grand celebration, with Melbourne Day celebrations also taking place in Docklands on the day. This year marks the 180<sup>th</sup> anniversary of the arrival of Melbourne's settlers in 1835 onboard the Enterprize.

Melbourne Regatta and Blessing of the Fleet event co-ordinator Bill Reid said there was sure to be plenty happening in Docklands, including a free ferry service in Victoria Harbour.

"The official part of the day will commence with a welcome to country ceremony and Father Bob will then preside over the blessing of the fleet," Mr Reid said.

"Visitors will enjoy live entertainment from Daryl Braithwaite and Russell Morris and you can shop at the Docklands Sunday Market, sample from food stalls and local cafes and listen to mass choirs singing sailors hymns."

Many charter boats will also be running paid trips into the port.

This year is the third time the regatta has been held in Docklands in recent years. The first ever Melbourne Day Regatta was held on August 30, 1838.

"Docklands has the waterways, which are

a great asset for Melbourne and largely underutilised. We feel that an annual regatta and blessing of the fleet is appropriate for a harbour city," Mr Reid said.

According to Mr Reid, the event continues to grow year on year.

"In 2014 we estimated between 3000 and 4000 people in attendance and this year we hope to see as many as 5000 people flocking to see the rich entertainment," Mr Reid said.

Mr Gordon said organisers aimed to attract boats moored in Port Phillip Bay to the regatta through a lead-in event on the Saturday afternoon.

He encouraged people of all ages to come along to the Regatta, Blessing of the Fleet and Melbourne Day celebrations.

"It's a free family day out with plenty of activities," Mr Gordon said.

Event organisers also encourage attendees to use public transport to travel to and from the event.



	<b>EVENT SCHEDULE</b> SUNDAY AUG 30	<b>10.45 AM</b> Entertainment begins with the Enterprize Shanty Band	<b>11.00 AM</b> Free Victoria Harbour ferry service commences	<b>11.50 AM</b> Official ceremony – Welcome to Country, Blessing of the Fleet by Father Bob Maguire, speeches, mass singing by choirs
		<b>12.45 PM</b> Vessels form a flotilla and, led by the Enterprize, sail out of Victoria Harbour into the Port of Melbourne	<b>02.00 PM</b> Vessels return to home berths and patrons disembark to enjoy entertainment from Russell Morris and Darryl Braithwaite.	<b>04.30 PM</b> Free ferry service finishes and regatta closes



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# Take the "Voyage of a Lifetime"

**A major fundraising event will be held in Docklands this month in the hope of boosting funds for the continued restoration of historic topsail schooner, the Alma Doepel.**

The "Voyage of a Lifetime" Gala Luncheon at Etihad Stadium on August 28 is set to be a distinguished event.

Organised by the Alma's owner Sail and Adventure, with the support of the Docklands Chamber of Commerce, it's hoped the luncheon will raise \$50,000 for the restoration project.

Channel 9's Peter Hitchener will MC the event, which will also include a fundraising auction featuring a range of unique items.

Auction items include a cruise on the restored Kookaburra yacht, sitting with the driver on the Sorrento to Queenscliff ferry and a restored chest of drawers made by a company founded in the UK in 1903 - the same year the Alma was built.

Sail and Adventure director Sally Shepherdson said: "We'd like to raise \$50,000 from the luncheon but we also hope that by getting the message out there on the day we do have additional private benefactors and corporate sponsors emerge."

According to Sail and Adventure and restoration director Peter Harris, a figure of \$50,000 would provide the security needed to book professional shipwrights.

"We're preparing things to go back on the ship but we don't do the rebuilding part because that needs to be done to a professional and heritage approved standard," Mr Harris said.

With at least \$1.7 million needed to complete the restoration, there's plenty more fundraising still to be done.

The organisation is currently receiving donations totalling around \$5000 each month, but Mr Harris says the target was closer to \$100,000 per month.

"Even if we were raising \$100,000 a year, it would still take 17 years," Mr Harris said.

"That's a sobering message for us to bear in mind. We have to raise the scale of



Sail and Adventure director Sally Shepherdson and restoration director Peter Harris.

the fundraising from the passers by and enthusiasts to find the people who care enough about this to make it happen."

And with the ship exposed to the elements, the longer it takes to raise funds to complete the restoration, the more it will cost, due to continued deterioration.

Apart from funding pressure, time is ticking away, with the Alma Doepel's future at Shed 2 uncertain.

The ship has been undergoing restoration at Shed 2 since 2009, but time is running out, with Lend Lease currently firming up its plans for its Collins Wharf development.

"They've got an eight-year plan to complete this wharf, but we don't know when they will want this shed," Mr Harris said.

"What keeps me awake at night is knowing we have a facility that is effectively being underutilised because we can't pay professional shipwrights to be here."

"We really need a team of six to eight people five days a week, with volunteers on three of those days to back them up."

According to Mr Harris, if the organisation had \$1.7 million in the bank now, the restoration project could be finished in two years.

And, as Ms Shepherdson points out, the sooner Alma is back in the water, the sooner she can be used for youth development programs.

"Even assuming we can actually get the restoration completed before the developer wants this land, the longer she is out of the water and not being used as a youth sail training vessel, we're not able to deliver as

many youth programs," Ms Shepherdson said.

"When you look at the issues with youth in Victoria and other parts of the world, imagine if we could be having an impact on their lives now."

Mr Harris encouraged anyone interested to purchase tickets to the Gala Luncheon and learn more about the Alma Doepel and the significant contribution she will make to Docklands.

"It's not only about the money on the day, which is of course very important, but it's also about meeting people and raising our profile and letting people know what we bring to Docklands," Mr Harris said.

"We're not expecting to get anything for nothing. We're expecting to deliver on being a community asset for Docklands," he said.

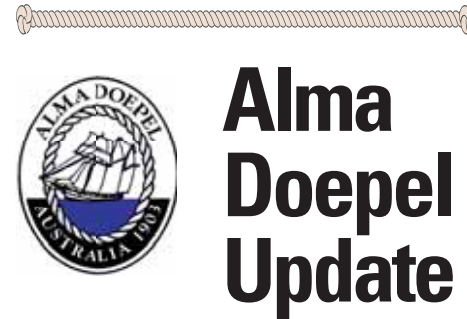
"There's a community out there, the community is growing and people are looking for things that will make Docklands work."

"Of all the things that are being looked at, we are at the lower end of the price range," Mr Harris said. "So I would argue that we are very good value."

The *Voyage of a Lifetime* Gala Luncheon will be held at Etihad Stadium on August 28 from 12 - 2 pm.

Individual tickets are available for \$220 and you can purchase a table of 10 for \$2000.

For more information and to purchase tickets visit <http://www.trybooking.com/Booking/BookingEventSummary.aspx?eid=133850>



**The Alma Doepel fundraising gala luncheon is fast approaching and the team behind the event hope it will provide a major funding boost for the Alma's restoration.**

In the meantime, the restoration team continue to fundraise through other avenues including a crowd-funding campaign to raise the \$5000 needed to replace Alma's "knees" (the structural bracings for the boat's hull).

More than 80 per cent of the \$5000 target has been pledged, with a total of \$4156 committed to the project so far.

To pledge a donation visit <https://letsact.com.au/projects/alma-needs-new-knees/>

Around \$1.7 million is needed to complete the restoration of the historic top-sail schooner and return it to Docklands waters as a youth sail training vessel.

The total fundraising tally for July is \$4200.  
J Morley: \$50  
Kristina Parish: \$150  
ADSC: \$2000  
Alma Doepel Fundraising Luncheon: \$2000





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# Tram bridge concept reappears

*Yarra's Edge residents have been granted a reprieve over a soaring tower proposal, but not without disappointment over the reappearance of the tram bridge concept.*

Planning Minister Richard Wynne last month approved a proposal for a 47-storey and 49-storey tower in place of a single 74-storey tower at 85 Lorimer St.

Yarra's Edge residents had been up in arms about the proposed Little Projects tower at neighbouring Fishermans Bend, which would have towered over their buildings.

While locals are happy to see the height reduction, there are still concerns about the density of the buildings, rapid population growth and the provision of a tram corridor.

Yarra's Edge resident Phil Spender said the new plan was an improvement but there were still plenty of unresolved issues and the community's reaction to the new proposal was a "cautious" one.

"We are happy to see the height limit changed although we would have preferred to see it below the new limit of 40-storeys," Mr Spender said.

The new design was created in response to Planning Minister Richard Wynne's new height limits for the precinct, despite the proposal having been submitted before the new height limits were introduced.

Mr Wynne introduced interim mandatory height controls across Fishermans Bend in April when he announced a broader review of the Fishermans Bend project.

These controls included height limits of 40-storeys in the Lorimer precinct where the Little Projects development is planned.

However, existing permit applications, including the 85 Lorimer St proposal would be considered under the old rules, which did not include mandatory height limits.

Mr Spender said the new development would be high-density, comprising 940 apartments - the equivalent of six Yarra's Edge towers, which took 15 years to develop.

He said the development would create a rapid influx of people, which raised major concerns about congestion in the area.

Mr Spender said he was also puzzled by the land set aside for a tram corridor.

"There's no requirement for anything like

this in the planning permit so we are very suspicious of the motives behind this and want to explore it further," he said.

He said so far Little Projects had not agreed to any community consultation or engagement on the project, which was being sought by the Yarra's Edge community.

The Yarra's Edge community has been vocal in its opposition to plans for a tram line running from Collins St, across the Yarra's Edge marina and through to Fishermans Bend since it appeared in the Fishermans Bend Urban Renewal Area draft vision in 2013.

While in opposition, the Labor Party said it would not support the proposed tram bridge if elected.

A spokesperson for Planning Minister Richard Wynne said the development application for 85 Lorimer St was submitted under the previous government, well before the current government announced detailed planning work for Fishermans Bend.

"Fishermans Bend development applications are assessed under the rules which applied at the time the application was made," the spokesperson said.

"There was no permit condition for a tram corridor. Work is underway for a transport and infrastructure strategy for Fishermans Bend."

A press release from Little Projects confirmed there had been conversations with various authorities including land for a tram corridor in the development.

The press release stated: "Following extensive negotiation with the Metropolitan Planning Authority, Melbourne City Council and Department of Environment, Land, Water and Planning, Little Projects will build a 2100sqm park at the site and set aside land for a potential future tram corridor."

Little Projects managing director Michael Fox said, to his knowledge, no decisions had been made about public transport for the precinct and the land has been reserved as an option.

"We've set aside the land there as a future



An artist's impression of the new design for 85 Lorimer St.

tram corridor," Mr Fox said.

He said at a simpler level, the land would form the entry to the building.

The \$300 million redesigned development will feature 940 apartments and, according to Mr Fox, will transform multi-residential living.

"The re-submission of our plans for the South Wharf site has given us the ability to design a development that will contribute to Melbourne's dynamic skyline," Mr Fox said.

The twin towers will feature retail space on

the ground floor and two floors of communal facilities including a gymnasium, dining and business areas, steam rooms, pools, a cinema, games room, library, pavilion, karaoke room, sky terrace and conservatory.

Little Projects will also deliver a 2100sqm park as part of the development.

"This parkland consideration has inspired our revised design plans and presents an opportunity to thoughtfully link our apartment residents to the wider community and leave a legacy for this emerging suburb," Mr Fox said.



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# Short-stay decision to change the face of Docklands

By Bethany Williams

## *It's the battle that has divided Docklands.*

After four years the Watergate short-stay matter drew to an apparent close in June.

VCAT member Linda Rowlands found that the Watergate Owners' Corporation (OC) did not have the power to make a rule prohibiting stays of less than 30 days and, by doing so, effectively opened the door to short-stay operators across Docklands and Victoria.

Member Rowlands is yet to make her final orders and the Watergate OC is yet to decide whether it will appeal the decision, but if the decision stands it is likely to have major consequences in Docklands.

Watergate OC chair Barbara Francis said the committee would decide whether or not to appeal the decision after Member Rowlands hands down her final orders at a VCAT hearing at the end of August.

"The question now is where does this decision leave us and other OCs in terms of our ability to make rules?" Ms Francis said.

The Watergate OC rules, including the 30-day minimum stay rule, were established by the building's developer and were inherited by the lot owners.

Ms Francis said she was now looking to the State Government to intervene.

Pending an appeal from the Watergate OC, it appears the matter has reached its conclusion as far as the legal system goes, having been tested by the Building Appeals Board, the Supreme Court, the Court of Appeals and VCAT.

After unsuccessfully attempting to curb short-stays at the Watergate building, the

City of Melbourne appears to have stepped back from the issue, leaving any further intervention to the State Government.

Prior to last year's election the Labor Party promised better regulation of short-stays.

In February, Consumer Affairs Minister Jane Garrett appointed a panel to look at the impact of short-stays in residential buildings and to make recommendations to herself and Planning Minister Richard Wynne.

The two main recommendations of the panel were:

- to make providers of short-stay accommodation responsible, to a limited extent, for such parties in apartments they let; and
- to empower owners' corporations to deal with the problem using existing powers, prescriptions and processes under the OC Act.

Ministers Garrett and Wynne are expected to announce regulatory changes in the coming months. See the full story on the short-stay panel's recommendations on page 11.

In the meantime, the VCAT decision is expected to have far-reaching consequences in Docklands, and, depending on your point of view, these changes could be positive or negative.

According to Strata Title Lawyers CEO and Watergate OC solicitor Tom Bacon, Member Rowlands was clear that rules restricting the length of stay were invalid under both old and new OC rules.

"If the (Watergate) OC doesn't appeal, and if the decision stands, then it's the final blow for OCs that have one of these types of rules for short-stays," Mr Bacon said.

No NewQuay OC has rules restricting short-stays and, given the recent decision,



NewQuay has a significant number of short-stay apartments.

its unlikely any would attempt the difficult process of achieving a special resolution to change its rules.

Former Conder resident Sally Hewitt sold her NewQuay apartment earlier this year due to the prevalence of short-stays and says the VCAT decision will see property values diminish and buildings degrade quickly.

"I can see that some of those buildings in NewQuay will become predominantly short-stay," Ms Hewitt said. "They'll become totally devalued and destroyed and the community will disintegrate."

Ms Hewitt said as a consequence of the decision the Government would have to see that the current situation was "ludicrous" and step in.

Watergate building manager Marshall Delves said he expected there to be an increase in short-stays at the Watergate building following the VCAT decision.

Mr Delves said there had been an increase in people posting Watergate apartments on AirBnB and Docklands Executive Apartment operator Paul Salter had increased his apartments from 9 to 14 in the past 12 months.

He also said he was concerned the building would regain the "party" reputation it previously had due to short-stay accommodation in the building.

The building was dubbed "partygate" while short-stay business Grand Harbour Accommodation was operating in the building. The business closed in 2012.

"The biggest concern for owners is the impact on the value of their properties," Mr Delves said.

At the same time, Docklands buildings that don't currently have any problems with short-stay accommodation, such as Dock 5 in Victoria Harbour, are also fearful of what

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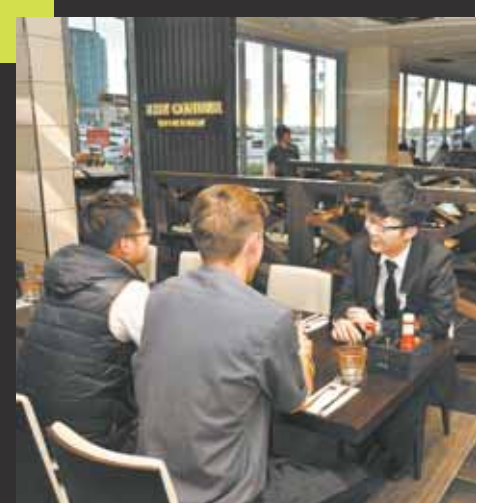
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the VCAT decision could mean for them.

Dock 5 OC chair Stan Ham said the committee was greatly concerned about the outcome of the VCAT case.

The building is currently around 60 per cent owner-occupied and has a policy of six-month minimum stay. Mr Ham said the committee was worried about the potential impact of the decision on the building.

“We are a community here at Dock 5, we pride ourselves on knowing our neighbours,” Mr Ham said.

However, Yarra’s Edge, which so far has remained untouched by short-stays, is likely to remain so due to a restrictive covenant that applies to all lots in the precinct.

The covenant, established by developer Mirvac, is registered on all Yarra’s Edge titles and prevents owners from granting a lease or licence to occupy for less than three months or allowing anyone else to do so on their behalf.

This highlights the different approach towards short-stays taken by developers across Docklands. At the other end of the spectrum is MAB Corporation, which many residents say fostered the short-stay industry at NewQuay through its Grand Mercure business.

According to Mirvac, the covenant was instigated “to protect the amenity and quiet enjoyment of the residential community” and is also included in its other developments outside Docklands where there are OCs.

Mr Bacon said it was unusual for developers to pass restrictive covenants, however it

benefited Yarra’s Edge by acting as a private treaty between all owners.

“The restrictive covenant is not subject to extinguishment in the same manner as a rule and is not subject to the Owners Corporation Act 2006, and the recent VCAT decision would have little application to Yarra’s Edge.”

“Covenants may be modified or extinguished, but only upon application to the Supreme Court or through a planning permit process, both of which would no doubt be opposed by the Owners’ Corporation,” Mr Bacon said.

Watergate short-stay operator and president of the Victorian Accommodation Industry Association Paul Salter said he would like to see an increase in short-stays in Docklands and elsewhere, because it would provide owners with greater flexibility in how they choose to deal with their property investment.

“A free market that is driven by customer reviews will provide consumers with high quality, value for money choices,” Mr Salter said.

“The value to the Victorian economy in terms of employment, tourism and investment is substantial and it will keep us in line with the other major cities of the world that embrace change.”

Mr Salter also said the VCAT decision would positively impact on local businesses.

“Shop owners, restaurant owners, café owners and anyone who operates a small business in the Docklands will now breathe a sigh of relief because they benefit substantially from the spending by short-term guests who visit their businesses.”

“It is the short-term guests from interstate and overseas spending their money at our local businesses that ensures they can survive and be there to provide their services to the local community.”

He said stopping short-term accommodation would have caused investors to leave the market, property prices to fall, increased unemployment, declining tourism and local businesses to close.

Mr Salter also said the suggestion that the behaviour of short-term guests was different to long-term residents was “utterly ridiculous”.

The Docklands Chamber of Commerce, of which Mr Salter is an executive committee member, says it will continue to support short-stay businesses in Docklands, but only those that are “run professionally”.

“We understand that businesses who are members of the Victorian Accommodation Industry Association actually follow a national ‘Code of Conduct,’ Chamber president Joh Maxwell said.

“It is these businesses that have strong processes, effective management and are conducted in a professional manner that the Chamber will continue to support.”

“The Chamber recognises that there should be no support for rogue operators who disadvantage the local community.”

“The employment created and the additional spend with Docklands is an important aspect of shared business success within our precinct, particularly for members of the Docklands Chamber of Commerce,” Mrs Maxwell said.

While small businesses might benefit from the increase in short-stays, what about the bigger hotels? Will the anticipated increase in short-stays affect their viability?

Docklands already has a number of hotel-style accommodation options and there are a number of others currently under construction or proposed.

Singaporean developer Hiap Hoe has begun construction of a hotel at NewQuay, Digital Harbour’s The Altus will also include a hotel component and Lend Lease has proposed a waterfront hotel in Victoria Harbour.

The M Docklands building currently under construction on LaTrobe St will also include a Peppers hotel.

Mr Salter says Tourism Victoria actively supports the benefits to the consumer from increased accommodation choice, but the organisation declined to comment when contacted by *Docklands News*.

However, Tourism Accommodation Australia (TAA), the industry body for the accommodation industry, says government at all levels need to formulate new regulations to protect interests of both guests and property owners due to the growth of the “share economy”.

Whatever side of the argument you’re on, it’s clear that this decision and practice will continue to divide Docklands.

However, with some form of government action expected following the recommendations of the short-stay ministerial advisory committee and a possible appeal on the cards, the Docklands short-stay saga certainly isn’t over yet.

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New Docklands workers Pauline Ciarma, David Grilli, Jon Goh, Nicole Lyons, Melanie Hailey, Jack Canim and Liam Woods.

## Docklands welcomes new neighbours

*Docklands welcomed 1500 new workers last month when staff moved into the new AGI building at 699 Bourke St.*

The office, which is uniquely located on an elevated platform above Southern Cross Station was officially opened on July 28.

# Learning about our waterways

By Sarah Price

*Docklands educational and day care centre Gowrie has collaborated with Yarra Riverkeeper Association to teach the children about the importance of the Yarra River.*

Children as young as two have grouped together with their fellow students and teachers to learn about the Yarra and the damage harmful substances such as plastic bottles can cause to its environment.

Qualified teacher and early years leader at Gowrie Karen Bonson has been facilitating the river project with the children to help them become aware of rubbish and its effects on waterways.

“The children were unhappy with the amount of litter they found in the Docklands waterways while out and about on local excursions,” said Karen Bonson, educator and leader of the two to four-year-old room at Docklands.

The children started to discuss the unclean state of the waterways, and this led to drawings and research to vocalise their feelings.

“This project on learning about the Yarra and the Docklands extended into their home life and communities, because many of the children now look for rubbish on the way home with their parents,” Ms Bonson said.

Ms Bonson also said the children’s learning about the environment was “crucial” because it gave them a sense of community and responsibility.

“It’s crucial because at this time of their lives their brains are developing and therefore absorbing everything they see around them ... it is empowering for them at such a young age, becoming advocates for the environment,” she said.

Yarra Riverkeeper Andrew Kelly has been working closely with the children over the past three months to increase their awareness of how vital the Yarra River is to



Yarra Riverkeeper Andrew Kelly with children from Gowrie Docklands.

Docklands and “understanding the world around them”.

After the children noticed how much litter accumulated down the Docklands waterways, the class contacted Mr Kelly to discuss their concerns with the environment.

Mr Kelly is a “hero” to the children who have enjoyed meeting with him at the Docklands wharf near his boat.

“The river is everything to Melbourne. It’s almost like an artery that gives life to the Docklands which is what makes Melbourne, Melbourne,” Mr Kelly said.

“They know a lot more than what most adults do, because the children know if you throw rubbish on the streets it ends up in the river,” he said.

The riverkeeper believes the “world around us is a community” and therefore needs to be preserved in the best possible way.

“It’s all connected and our storm water system leads straight to the river because it’s a different system and not a filtered one. Therefore everything gets washed in,” he said.

According to Mr Kelly, environmental studies focusing on microplastics are being conducted in Port Phillip Bay. Microplastics are an issue in the bay because of the vast amount building up.

“The birds are mistaking the plastics for food and then starve to death,” Mr Kelly said.

“We are evaluating how much of a problem this is on the bay and whether it is an issue on the river too.”

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# Melbourne councillors compromised by developer donation

*City of Melbourne councillors were unable to assess a Docklands planning application last month because too many of them had received election campaign donations from the developer.*

The Asset 1 WTC and HANZ proposal for the former Melbourne Convention and Exhibition Centre site was listed for consideration at the July 7 Future Melbourne Committee Meeting.

However, the quorum was lost when five councillors declared an indirect conflict of interest, having received election campaign donations from Asset 1.

The Docklands matter was just one of three planning applications that Councillors were unable to consider at the meeting due to conflicts of interest over election campaign donations.

It's not the first time councillors have been unable to reach quorum due to conflicts of interest relating to election donations.

The council was unable to consider Central Equity proposals in December 2014 and May this year.

And in May, Minister for Local Government, Natalie Hutchins gave six councillors an exemption to vote on its Melbourne Open Space Strategy, after they were unable to vote due to conflicts of interest over campaign donations.

Cr Rohan Leppert estimated there had been at least 10 incidents of failing to reach quorum on planning matters due to conflicts of interest.

Lord Mayor Robert Doyle, Deputy Lord Mayor Susan Riley, Cr Arron Wood, Cr Kevin Louey and Cr Ken Ong all declared indirect conflicts of interest over the Docklands application.

As a result council officers will now provide a recommendation on the application to Planning Minister Richard Wynne under delegation.

Council officer's report to the Future Melbourne Committee recommended supporting the proposal, subject to almost 11 pages of conditions.

Councillor Kevin Louey said by declaring conflicts councillors avoided any issues of bias. "It (accepting donations) is allowable and it was declared as per the legislation," Cr Louey said.

Cr Louey said the failure to reach quorum didn't stifle public debate around planning matters because written submissions were still accepted and taken into account by planning officers who would make the recommendation under delegation.

The quorum was also lost at the July 7 meeting in relation to two CBD planning applications due to indirect conflicts of interest.

Cr Doyle, Cr Riley, Cr Wood and Cr Louey declared indirect conflicts of interests because a company employed by the owner of the subject properties had made election campaign donations to Team Doyle.

Cr Rohan Leppert said he felt frustrated every time the council was unable to reach quorum due to conflicts of interest over donations.

"It stops us from being able to express an opinion, even as councillors without a conflict," he said.

"We're unable to fulfil the duties we were elected to fulfil."

Cr Leppert said none of the conflicted councillors had done anything wrong and, in his opinion, it was the Act itself that needed to change.



*An artist's impression of the Asset 1 and HANZ proposal councillors were unable to consider at the July 7 meeting.*

According to Cr Leppert, Victoria should follow NSW's lead and ban developer donations altogether.

"If the State Government needs proof of why the Act needs to change then this is the perfect example," he said.

However, Cr Stephen Mayne said it was "not the end of the world" when quorum wasn't reached on planning matters where council isn't the responsible authority, as was the case at the July 7 meeting.

"It's far better to have a good conflict of interest regime than to have councillors voting on donor matters," Cr Mayne said.

According to Cr Mayne, the fact a quorum wasn't achieved at the July 7 meeting "hasn't stopped the wheels of government or stopped the process of council".

He said the outcome would have been the same in terms of the recommendation made to the planning minister whether a quorum had been reached or not, as 99 per cent of the time councillors agree with officer

recommendations.

Cr Stephen Mayne said while he agreed it would be better if developer donations were banned, criminalising donations from one category would be difficult and had caused issues in NSW.

Cr Mayne noted that quorum would have been achieved for the two CBD applications had Cr Foster not been overseas at the time.

The Docklands planning application related to plans to construct a residential precinct at the corner of Spencer and Flinders streets at North Wharf.

Asset 1 WTC and Hanz's application proposes two 20-storey residential towers joined by a podium and a 26-storey tower. The shorter of the towers would be situated closer to the river, while the taller tower would be closer to Flinders St.

The towers would accommodate 1076 apartments, 1278sqm of ground floor retail space and 447 car parks.

## Paul Webster answers your legal questions.

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**A** Buying into a retirement village is very different from any other property purchase. Essentially, this is a lifestyle choice and not an investment. In many cases, purchasers do not "own" their unit, but acquire the right to live in the property and utilise the services and amenities provided. Retirement village contracts vary markedly and require expert legal review. Before they sign any documentation it is crucial that they seek our advice.

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# Government releases short-stay panel report

*The State Government has released recommendations made by an independent panel examining short-stay residential apartment letting, but is yet to announce any reforms.*

Under the panel's recommendations, short-stay operators would be held responsible for parties held in apartments they let.

The majority of the seven-person panel agreed that the appropriate regulatory approach would be to:

- Make providers of short-stay accommodation responsible, to a limited extent, for such parties in the apartments they let; and
- Empower owners' corporations (OC) to deal with the problem using existing powers, prescriptions and processes under the OC Act.

According to the report prepared by the panel, the five members who supported this approach recommended that:

- OCs be empowered to serve a "notice to rectify breach" on providers of short-stay accommodation regarding breaches of the OC rules by occupants; and
- In determining disputes based on such breach notices, VCAT be given the power to prohibit the use of apartments for short-stay accommodation for a specified period or until the apartment is sold.

The panel also recommended that this regulatory action be complemented by self-regulation through the implementation of the Holiday Rental Industry Association's *Holiday Rental Code of Conduct*.

The short-stay ministerial advisory committee was formed in February by Consumer Affairs Minister Jane Garret and was asked to make recommendations to herself and Planning Minister Richard Wynne.

The group comprised various stakeholders from the City of Melbourne, the Victorian Tourism Industry Council, the Holiday Rental Industry Association and Strata Community Australia's Victorian division.

Docklands Community Association president Roger Gardner was also on the panel, along with Docklands short-stay operator and president of the Victorian Accommodation Industry Association, Paul Salter.

Under its terms of reference, the panel was required to examine the short-stay accommodation issue in residential apartment buildings and recommend ways to improve regulation to protect properties from "unruly" parties.

Meeting six times between March and May, the group considered 13 options for reform.

It was required to identify and examine options for addressing the issues that maximised the amenity of apartment buildings but minimised divisiveness within OCs, interference with property rights and negative impacts of Victoria's tourism industry and the Victorian economy.

Research included in the panel's report revealed that a January 2014 report prepared by BIS Shrapnel estimated there were 169,073 short-stay properties in Victoria (27.12 per cent of the national total) and the industry supported \$31.4 billion in economic activity and 238,000 jobs nationally.

Accordingly, the panel estimated the short-stay accommodation industry in Victoria represented a multi-billion industry and supported over 500,000 jobs.

Options for reform considered by the panel included:

- Prohibiting short-stay accommodation (stays of less than 30 days) in apartment buildings under the Building Act 1993 or the Planning and Environment Act 1987;
- Self-regulation by the industry through implementation of the Holiday Rental Industry Association's Hotel Rental Code of Conduct;
- Alternative dispute resolution and

mediation options to manage tensions between residents and short-stay apartment owners;

- Strengthening the powers of OCs under the OC Act 2006 to deal with the conduct of short-stay occupants;
- Amending the OC Act 2006 to allow OCs to make rules prohibiting or restricting short-stays; and
- Amending the OC Act 2006 to make apartment owners liable for the conduct of their short-stay occupants.

Not all panel members agreed with the final recommendation.

According to the panel's report, Mr Gardner considered banning short-stay accommodation in residential apartment buildings to be the best approach.

In contrast, the director of the Holiday Rental Industry Association, Justin Butterworth, believed that a regulatory approach was unnecessary and recommended industry self-regulation.

The panel's report noted the difficulty in forming a recommendation that met all criteria in the terms of reference. It recommended further consultation with industry and residents before any regulatory change occurs.

According to a spokesperson for Ms Garret, both ministers are currently considering the recommendations made by the panel and will be consulting further with the industry before announcing changes.

Ms Garrett said the Government was working to introduce a common-sense, long-term solution to the problem, that fostered tourism but also protected neighbouring residents.

"We have to find the right balance," Ms Garrett said. "Short-stay accommodation is a popular option for travellers coming to Melbourne, but it shouldn't impact on people's quiet enjoyment of their homes."

Mr Wynne said: "Our thriving apartment market means we have to make sure policy and legislation keeps pace with the changing ways people live and use their homes."



## Melt away in Docklands

*Chocolate lovers will flock to Docklands this month during the Melt Away Chocolate Festival.*

Kicking off on Friday, August 7 and spanning the weekend, the inaugural event will get your tastebuds tingling, with a range of chocolate experiences on offer.

With activities taking place at the NewQuay Piazza and the Library at the Dock, the festival will stretch across the harbour, with a ferry service offering easy access to all aspects of the event.

Festival activities include chocolate tours, workshops and master classes, tastings and children's activities.

Visit the chocolate lounge at the NewQuay Piazza and enjoy offerings from the chocolate drink bar and chocolate fountains.

Tasting bars will also offer adults the chance to enjoy a one-hour chocolate pairing session with a choice of Belgian beer, champagne, whisky or cognac.

Or why not take a workshop with some of the best chocolatiers in the business – learn how to make Mexican day of the dead chocolate skulls or discover more about the process of making dipped and moulded truffles.

The Meltaway Chocolate Festival is on in Docklands from Friday, August 7 to Sunday, August 9.

Tickets can be purchased at [www.meltawaymelbourne.com](http://www.meltawaymelbourne.com)

General admission tickets grant access to all non-ticketed features of the festival including an unlimited ferry service and goodie bag for the first 5000 attendees.

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# Docklands has the highest wage earners in the state

*Docklands workers are the highest paid in the state, according to a new Federal Government report.*

The *State of Australian Cities 2014-2014* report, which was published in July and includes a map showing the highest hourly rates in the state are being paid in postcodes 3008, 3000 and 3006 (Southbank).

It reports that between 2011 and 2012 Docklands' workers are paid more than \$90 per hour, while the figure in the CBD was between \$80 and \$90 per hour. Southbank workers earned between \$70 and \$80 per hour.

The report concludes that these small but high-performing areas need to be protected because they are so important to the national economy.

"Ensuring that Australia's most productive regions - the inner areas of its cities - remain unconstrained, efficient and productive is critical," it concluded. "With such dense economic activity occurring within these relatively small areas, even minor inefficiencies can have a major impact on Australia's national economy and remedying those inefficiencies can reap large economic benefits."

Population growth in inner Melbourne is also occurring at a faster rate than in other capital cities. The report says: "Between 2012 and 2013, the two inner city areas in Australia with the largest population increases were both in inner Melbourne: the SA2 areas of Melbourne and Southbank grew by 5400 and 2100 additional people respectively over the year."

But inner city growth and wealth has a flipside - a growing social divide between the inner and the outer metropolitan areas.

As the local economy evolves from a largely manufacturing base to business and other



The map of Melbourne shows the economic activity per capita by suburb between 2011 and 2012. It uses different shades to identify dollar wages per hour, the highest above \$90 followed by \$80 to \$90 and \$70 to \$80 continuously down to \$40 to \$50 which is followed by under \$40. Docklands has the highest wages above \$90, followed by the CBD with average wages between \$80 and \$90 per hour.

service industries, the inner city is thriving at the expense of the suburbs.

Housing affordability is another measure of growing social inequality, with the report publishing a telling map charting the affordability of housing across Melbourne between 1981 and 2006.

In 1981, most housing across Melbourne was affordable to low to moderate income earners. By 2006, this phenomenon had been turned on its head with only the outer extremities remaining affordable.

"In terms of the built form of cities, this price premium is having ramifications for the type of urban development that is occurring," the report says. "Marked increases in density are occurring where price premiums are highest. This price premium is also facilitating substantial changes in the type of dwellings that are being provided."

"Australia's cities are now increasingly characterised by the significant spatial divide between areas of highly productive jobs and the areas of population based services, reflected through the price premiums associated with houses that have better

access to the city centre."

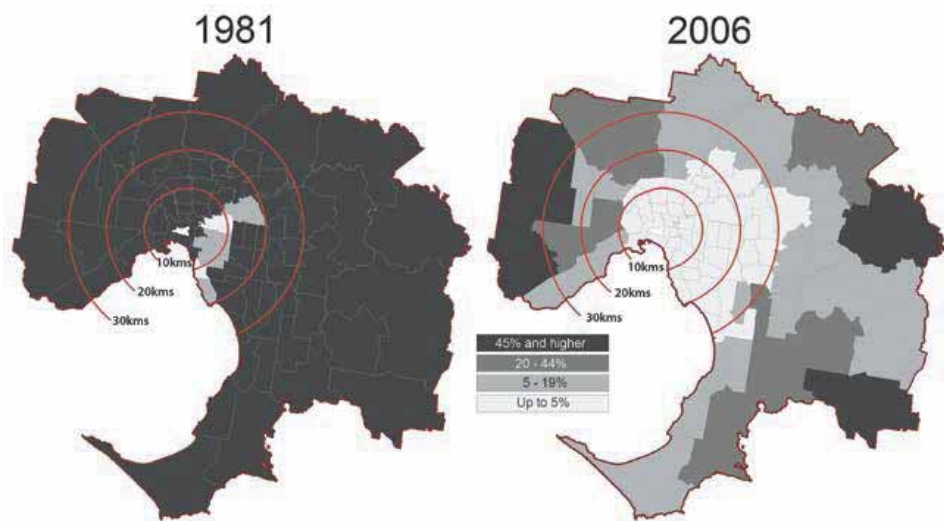
The same inequities show up in a study of distance between home and work, with the outer suburban dwellers facing significantly longer times in traffic.

While not advocating any suggested solutions, the report notes growing concern of the

consequences of the growing social divide.

"There are concerns held by researchers, state governments and local councils that while land release on the urban fringe may have once been a valid strategy for boosting the supply of affordable housing, this approach may be increasingly problematic," the report says.

"Recent research undertaken by the Australian Housing and Urban Research Institute (AHURI) concluded for those cities under study, Sydney, Brisbane and Melbourne, that clusters of social disadvantage were increasingly being pushed further towards city peripheries over the period 2001-11. The report notes that the outward movement of social disadvantage is being driven by housing affordability factors and it poses new challenges, because these areas are already poorly resourced in terms of accessible jobs, transport, facilities and services."



In 1981 almost all of Melbourne was affordable to low and moderate income earners. The landscape had changed drastically by 2006. The dark areas on the city's edge remained affordable.



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# Council treads softly on apartment standards

*The City of Melbourne has made a high-level response to the State Government's Better Apartments discussion paper, without making any specific recommendations.*

The council's response, which was endorsed by its Future Melbourne Committee on July 7, outlines a number of principles it considers important but couches its ideas in neutral language.

The strongest recommendation is that the standards which apply in NSW could be "considered" as a starting point for Victoria.

In NSW one-bedroom apartments are mandated to be at least 50sqm but in Melbourne, some 40 per cent of apartments are said to be smaller than this.

"We recommend consideration be given to the performance criteria in the NSW Apartment Design Guide as a starting point to develop relevant performance criteria/objectives for the Melbourne context," the council's submission says.

The council's submission suggest responses "could include" separation distances between buildings, communal space requirements, minimum apartment sizes, maximum building/apartment depths, ceiling heights and required levels of sunlight.

But the submission fails to quantify its claims. Rather, it talks about "appropriate" residential densities, "adequate" separation between buildings, "well designed" common areas, "appropriate" sunlight, "efficient" environmental design and "functional" outdoor space.

The council also calls for flexibility in the application of any apartment standards. It recommends that, in "limited circumstances" the Government could provide "deemed-to-comply standards".

The council notes that Victoria has no density controls and suggests that each apartment should be considered in a wider context.

"In light of the lack of density controls, consideration should be given to provisions which directly relate to the amenity of each apartment and contextual factors which significantly impact the amenity of apartments such as site layout and building orientation, separation and built form," the submission says.

On the question of affordability, the council argues that bigger does not necessarily mean more costly. And, in any event, it says standards should not be compromised.

"The quality of new residential development, however, should not be reduced to the lowest common denominator in pursuit of affordability," it says.

It admits that some very small apartments are good but says they are rare in the current market.

"Very small apartments which offer good levels of amenity can and do exist, but they rely on clever, integrated and often bespoke design and tend to be the exception in the current market," the submission says.

"Affordability is not necessarily improved by building smaller homes. The conjunction of increasing sale prices with decreasing apartment sizes is now evident within the municipality with the price of the apartments remaining the same or even increasing despite size."



Construction of Ron Barassi Snr Park is nearing completion.

## Keep off the grass

*Construction of the new Ron Barassi Snr Park is almost complete, but the park won't be ready to use for a few more months.*

"Ron Barassi Snr Park will reach practical completion within months, with the turf requiring a few more months to establish before it can be used," Places Victoria general manager Simon Wilson said.

"The park is anticipated to open to the public in October, provided the turf is ready for use. A community event is planned to celebrate the opening."

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Designed by multi-award winning Moul Murray Architects, The Altus is to be strategically located on an island site, at the Western gateway to the Melbourne CBD and Docklands. The Altus offers 360 degrees floor to ceiling views of Melbourne's city centre, first class marinas and the Victoria Harbour.

Only metres away from a myriad of waterfront cafes and restaurants, residents can marvel at the elegance of the sail boats on the harbour by day and relax by the reflection of the city lights by night. At the weekend, they can run, boat or rollerblade their way along the seven kilometres of sparkling waterfront or explore Harbour Town Shopping Centre and its 1,500 brands. All of these, just a few minutes walk.

Offering an array of spectacular affordable private apartments for sale from level 18 to the top floor, level 36, nearly all of them will boast amazing water or city views and with access to amenities second to none.

Internal flexibility has been created with large sliding glass doors to open up the bedrooms into the living room or into the unique winter gardens which are a functional indoor / outdoor space that allow residents to take advantage of any weather conditions and use the sun drenched space all year around.

The Altus is encapsulated by two landscaped parks, which by day provide a tranquil urban retreat from the buzz of daily life. At night the sky lounge / deck, café, restaurant or bar become the residents very own dining room and allows for endless evenings of entertainment and views of the city and beyond.

The Altus apartments have the unique privilege of being located above the international hotel chain, Park Royal, designed for a seamless, unforgettable stay. From the valet parking to the European design, luxury and excellence are paramount and everywhere at the Park Royal. Resident can meet and greet colleagues at the hotels impressive conference facilities or wine and dine at the in-house restaurant, bar and café. Living in The Altus can only be compared to living at the Ritz.

Melbourne's newest, multi million dollar public transport infrastructure is at the door step of The Altus in the form of the free CBD and Docklands tram zone, whilst the CBD and Victoria's largest train station, the Southern Cross are only a few minutes walk.

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For further information, interested parties should visit The Altus website at [www.thealtus.com.au](http://www.thealtus.com.au), contact Mr. Valentino Spyriadis on 0416 002 865 or visit the sales suite situated at shop 10, 198 Harbour Esplanade, Docklands, open Saturdays 11:30AM – 3:30PM

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Community garden volunteers Greg Wise, Julie Wise and Bevan Leviston accept a cheque from Grill'd's Thomas Lapenas.

## Grant for Docklands community garden

*Docklands Community Garden received a \$300 donation from local restaurant Grill'd last month.*

According to garden volunteer Greg Wise the donation from the Southern Cross Station restaurant will be used to ensure the success of the spring and summer planting.

"This generosity allows us to make this community facility a better place for people to enjoy," Mr Wise said.

The donation was received through Grill'd's "Local Matters" program, which allows customers to vote for local community groups to receive donations.

"We are very grateful to Grill'd and to all the customers who helped us to achieve this," Mr Wise said.



## Library nominated for major award

*Docklands' own Library at the Dock could be named the world's best public library this month.*

The Danish Agency for Culture last month announced the Docklands library was in the running to win the Systematic Public Library of the Year Award 2015.

Libraries in New Zealand, Sweden, Kenya and Spain are also in the running for the award, which comes with \$5000 worth of prize money.

A council spokesperson said the City of Melbourne was delighted that the Library at the Dock and been shortlisted for the prize.

"It has been a wonderful year for Library at the Dock so far, with the building also winning two awards at the Victorian Architecture Awards in June," the spokesperson said.

According to the Danish Agency for Culture, the Library at the Dock was nominated for the award because of its diverse range of learning opportunities, which are incorporated in a flexible layout and supported by technology.

The agency also said the library reflected the industrial heritage of the area, blended into the surrounding high-rise development and construction had taken sustainable solutions into consideration.

The City of Melbourne spokesperson said the library was situated in a spectacular setting and offered an extensive traditional collection alongside the latest technology in digital content, creative editing suites, music and sound recording facilities, digital gaming and a fully equipped performance space.

"The library also pays homage to Docklands' rich maritime heritage with dedicated research facilities, exhibition spaces and reclaimed hardwood from the waterfront used throughout the building," the spokesperson said.

"Library at the Dock is certainly a place that all Melburnians should feel proud of."

Libraries eligible for the Public Library of the Year award must be newly built or refurbished buildings that haven't previously been used as libraries.

The Library at the Dock opened to the public in May 2014.

The Danish Agency for Culture will announce the winner of the award at the annual meeting of the International Federation of Library Associations and Institutions in Cape Town, South Africa on August 16.

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# Sign up for Docklands relay

*The Docklands Relay for Life is back again this September and Docklands residents, workers and businesses are urged to get involved.*

The annual event has raised \$200,000 for the Cancer Council since the inaugural relay in 2013.

With less than two months to go until the 2015 Docklands Relay for Life, organisers are encouraging teams to get involved and sign up for the event now.

The 2015 Docklands Relay for Life will be held at Etihad Stadium on Monday, September 14 from 1pm – 9pm.

The event involves an eight hour relay including a candlelight ceremony, where participants can reflect and pay tribute to loved ones affected by cancer.

With 17 teams registered so far, and less than two months until the event, relay organisers are looking for more participants and are aiming to have 30 teams take part.

According to organisers, the event offers a great opportunity for Docklands businesses to form teams or contribute in other ways to a local fundraising event for cancer research, prevention and support programs.

For more information about the 2015 Docklands Relay for Life email [docklands@relayforlife.org.au](mailto:docklands@relayforlife.org.au)

# Rotary launch event next month

*Docklanders are invited to join the Rotary Club of Docklands at the launch of the 2015 Festival of Giving next month.*

The second annual Festival of Giving will be held at NewQuay on Sunday, December 6 and the Rotary Club is busy gearing up for the major event.

The event was first held in November last year, and the organising committee hope it will be even more successful this year.

Rotary member Loryn Clark encouraged locals to come along to the free launch event at the Library at the Dock on September 8.

“Rotary Docklands would also like to attract volunteers to be involved in the process and planning as well as support on December 6,” Ms Clark said.

“Encouraged by the support and interest last year, Rotary Docklands has decided to add a new angle to the festival this year and are including a Christmas Market and a Giving Tree.”

Proceeds from the event will be donated to the Royal Children’s Hospital Bioethics Centre and attendees at the September launch event will hear from Associate Professor Jill Sewell from the centre.

The event will be held at the Library at the Dock on September 8 from 6pm – 7pm.



*Entertainment at the inaugural Festival of Giving.*

Professor Sewell will speak on the topic of “Who listens to seriously ill children and their families?”

To book for the free event contact Loryn Clark on **0418 390 334** or [loryn@ssbee.com.au](mailto:loryn@ssbee.com.au)





# Police complex officially opens

*The \$230 million Victoria Police complex on Spencer St was officially opened last month.*

Docklands' local police, from Melbourne West Police Station, moved into the new station in May and have since been joined by employees from the Crime and Intelligence commands, North West Metropolitan Headquarters and Forensic Services.

The new complex is now home to more than 1500 Victoria Police staff and major crime and intelligence functions have been centralised in the building.

Chief Commissioner Graham Ashton joined Police Minister Wade Noonan on July 14 to officially open the building at the corner of Spencer and Latrobe streets.

Mr Noonan said the station would help Victoria Police fight crime and build a sense of community safety.

"The state-of-the-art police station will be a symbol of community safety, for years to come," Mr Noonan said.

Planning for the building began in 2009 and construction began in 2012, before concluding earlier this year.

"After six years of planning and construction, we're pleased to see the end result, with our

1500 staff moving in over the past few weeks," Mr Ashton said.

"It's the first purpose-built police property in the CBD since the Russell St police headquarters, which was built in 1943."

"The policing landscape and environment in which we operate is very different these days, and we need the facilities and technology to support us in our work."

The building houses an e-crime laboratory for digital evidence analysis and a dedicated floor permanently set-up to enable taskforces to start work at short notice.

It also contains witness and victim interview rooms, waiting areas for family members and a range of staff facilities including an outdoor terrace, gym, parent facilities, a multi-faith space and sleeping quarters.

Mr Ashton said the new complex would improve Victoria Police's service to the community.

"It's a modern complex for the next generation of policing," Mr Ashton said.



# Local real estate agency awarded

*Docklands real estate agency Lucas Real Estate has been named Australia's best property management team.*

The company was named the Property Management Business of the Year (Multiple offices) at the 2015 Real Estate Business Awards last month in Sydney.

This award recognises the most successful property management business (multiple offices) in Australia.

Lucas Real Estate's property management team was also named Australasia's Property Management Team of the Year at the Real Estate Results Awards earlier in 2015.

Lucas Real Estate's director of property management, Dylan Emmett was recognised

as the 2015 Property Manager of the Year by the Real Estate Institute of Australia, the Real Estate Institute of Victoria and the Real Estate Results Network.

Dylan said the awards were a great recognition of the hard work of his team during the past year and the ongoing support from clients.

"It is an amazing achievement and fantastic to be acknowledged for the hard work of our team over the past 12 months. Our team has worked incredibly hard over the past year to really elevate our level of service for our clients."



Lucas Real Estate's Nicole Roberts, Cameron Smith, Dylan Emmett, Gareth Chan, Jenna Hilton, Emma Racky, Esther Kamien, Gayle King and Renee Harrison with award presenter Yolanda Webster (third from left).

## Join in the networking fun

*Local stakeholders are invited to join in the fun at the next Docklands Networking Lunch.*

The next networking lunch is on September 18 at Berth restaurant on NewQuay Promenade.

The menu for the September lunch is:

Entrée: Crumbed calamari served with homemade tartare sauce and a salad of rocket, capers and red onion.

Main: Lamb shanks served with creamy garlic mash potato and garden salad. (Vegetarian and other dietary requirements available).

Dessert: Berth's pavlova, homemade meringue served with berries, whipped cream and finished with fresh passion fruit.

Beverages: White, red and sparkling wine, tap beers and non-alcoholic beverages.

As always the lunch is \$60 and must be paid in advance. Contact *Docklands News* via [lunch@docklandsnews.com.au](mailto:lunch@docklandsnews.com.au) or call the office on **8689 7979** to book.

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# Melbourne Quarter gains momentum

*Lend Lease's Melbourne Quarter project is steadily gaining momentum, with the developer last month submitting planning applications for three residential towers.*

Comprising around 1600 apartments, the application proposes two 40-storey towers on Flinders St and an 18-storey mid-rise tower fronting a new public square.

Lend Lease secured development rights for the Batman's Hill site in 2013 and in May submitted plans for the first of its commercial towers along Collins St.

Overall, the developer plans to construct seven towers on the site, comprising four commercial buildings and three residential buildings.

According to the national head of Lend

Lease's apartments business Ben Christie, Melbourne Quarter's residential offering will represent urban living at its best.

"The new neighbourhood will be positioned next to a thriving commercial district and will present an opportunity for Melburnians to live next to work, which is becoming increasingly appealing for young professional owner-occupiers and investors with a keen eye on the leasing market," Mr Christie said.

Architect Karl Fender agreed, saying: "Melbourne Quarter is a prime residential location which is enriched by the pageantry

of city life and the convenience of public transport, most notably the Southern Cross Railway station."

The proposed apartments will include a mix of one, two and three-bedroom apartments, with an overall average size of 62sqm.

However, one of the buildings will also reportedly include a number of "micro-apartments" as small as 25sqm.

Alongside residential amenities including a pool, gym, sauna, spa, library, theatre and bicycle hub, the proposal also includes the development of two new public spaces

Under the plan, a 1300sqm public plaza named Flinders Plaza and a 1500sqm public park would both be built on Flinders St.

"The public park designed for the heart of the residential neighbourhood of Melbourne Quarter will include both passive and active uses and is set to create a green oasis in the city," Mr Christie said.

Minister for Planning Richard Wynne is the responsible authority for the proposal and is yet to make a decision on Lend Lease's commercial or residential proposals for Melbourne Quarter.



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# Paddlers compete on world stage

*Local dragon boat paddlers will compete on the world stage this month when they take part in the World Dragon Boat Championships in Canada.*

Paddlers from a number of Docklands-based clubs will compete in the event, which will see teams from over 20 countries meet at the Welland International Flatwater Centre in Ontario from August 18 to August 23.

The Australian team, known as the Auroras, includes 41 Docklands representatives from local clubs the Yarra River Dragons,

Melbourne Flames and Dragon Masters.

Flames Coach Serghei Cusca will also head to the championships this month as head coach of the Australian team.

Docklanders got the chance to witness the team's sporting prowess last month, when the Aurora's held an open day on July 26.



Some of the Australian dragon boat team at the Docklands open day last month - Georgina Wakim, David Abel, Desma Smith, Melissa O'Brien, Michelle Van Niekerk and Serghei Cusca. Photo by Bing Ren.



A photograph captured by Michael Hall in China and featured in *The Story of Our Planet Unfolds* exhibition.

## Capturing climate change

*Docklands' Library at the Dock is currently hosting a photographic exhibition capturing humanity's response to climate change.*

Debating at Sydney Customs House in 2014, *The Story of Our Planet Unfolds* showcases the work of acclaimed photographer Michael Hall and opened at the library at the beginning of July.

The exhibition features a range of images including complex development and food security issues in Bangladesh, devastated communities in the wake of Typhoon Haiyan in the Philippines and, closer to home, the aftermath of bushfires.

*The Story of Our Planet Unfolds* can be viewed at the Library at the Dock until September 21.

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**Ahoy there me hearties! The Melbourne Regatta and Blessing of the Fleet returns to Docklands to celebrate Melbourne Day!**

Thanks to the City of Melbourne, Lend Lease, Melbourne Day Committee, Docklands Chamber of Commerce, MAB, GPT Group and the Melbourne Passenger Boating Association who once again have made this event possible.

Sunday, August 30 is Melbourne Day for those who are unaware. That's right, Melbourne's 180th birthday. We are one of the few cities in the world which can pin-point the time, date and the people who founded their city. The Melbourne Regatta was first held on August 30, 1838, making it the first regatta ever held in Australia.

Australia is "girt by sea" and settlers have arrived by sea for centuries. In recent times - 180 years recent - settlers from Tasmania arrived by sea on board the Enterprize to open up new pastures and effectively squatted on Crown Land in 1835. Three years later a regatta was held to commemorate the event. And again, 180 years later we will celebrate in style!

These days we not only want to remember Melbourne's rich maritime heritage and

celebrate our seafarers but we also want to recognise the traditional owners of the land. So there will be a formal Welcome to Country by the Wurundjeri people to acknowledge their significance.

Scotch College Pipes and Drums will march in from Harbour Esplanade, supporting the arrival of VIPs including City of Melbourne councillors and representatives of the Wurundjeri people. This will be followed by the annual colourful spectacle of the Melbourne Regatta and Blessing of the Fleet presided over by the incomparable Father Bob Maguire and concluded by a colourful sail-by of a flotilla of vessels dressed especially for the occasion. Sing along with the mass choirs, including our very own Docklands choir.

At the conclusion of the Regatta, Melbourne Day celebrations will kick on with a variety of events including a free concert featuring Daryl Braithwaite and Russell Morris. The day will be supported by Gold FM outside broadcast and local bars and restaurants open for the afternoon. All this is well supported by a variety of roving entertainment, arts, crafts

and food stalls along Harbour Esplanade and NAB forecourt.

The Melbourne Regatta free ferry service will once again operate between Melbourne City Marina over at NewQuay, stopping off at Shed 2 for a tour of the Alma Doepel and arriving at Water Plaza, Victoria Harbour. Make sure you use the opportunity to discover all of Docklands and do it by water!

For those who wish to be a part of the Melbourne Regatta, the Mission to Seafarers is operating a cruise from its premises leaving around 11am and joining in the blessing sail-by before going on a cruise of Melbourne's port to see mighty ships up close.

There will be other cruise options available on the day including the Enterprize and the recently-arrived Alexander Stewart. Details of the mission cruise and other cruises are on the Melbourne Regatta website.

All charter boat operators who wish to offer a cruise package should contact Melbourne Regatta through the website.

Also all yachties wishing to be a part of the Poker Prologue event leading into the

regatta, well first, you are most welcome. Sign up for the Poker Prologue, a high seas, high stakes competition for yachties to take part on Saturday, August 29 as a lead-in to the main Melbourne Regatta event. Contact City of Melbourne Marina and book your overnight berth. More details on the website [www.melbourneregatta.com.au](http://www.melbourneregatta.com.au)

Don't forget the Alma Doepel *Voyage of a Lifetime* Gala Lunch on Friday, August 28 at Etihad Stadium. Seats and tables can be booked at [www.almadoepel.com.au/gala-lunch](http://www.almadoepel.com.au/gala-lunch). Join Peter Hitchener from Channel 9 and other distinguished guests from Melbourne's business community to rally behind this unique and worthy cause. Play your part in raising money to continue providing youth sailing programs and restore the Alma Doepel. Etihad Stadium has generously provided the Medallion Club as a great setting for this exciting event.

August is a great month to be in Docklands. Make sure you enjoy all that is on offer in this great city of ours. You can't say you have not been told! Talk to you next month.



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# Friendship and fireworks



with Mike Cairnduff

## What do you get when you combine friendship and fireworks? Good times!

Last Friday night, I really did get away from the desk.

After a long slog at the office, I power-walked to one of my favourite places in Docklands – Costco. It was there I met my dear friend, Joy, and her cute daughter, Nicole.

As I'm a bit of a cheapskate and don't have my own Costco membership, my lovely ladies were waiting for me out the front. A hug and a kiss later, we headed inside together and made a beeline straight for the food court.

Ahhh, the Costco food court! Let me tell you – if you're on a budget and enjoy the odd fast-food treat, and have membership-card-wielding friends like I do, this place is heaven on earth. Where else in Melbourne can you get a hotdog and unlimited soft drinks for \$1.99?

Anyway, back to my story. We loaded our plates with all the good stuff – hotdogs, pizza and drinks. As I started to chow down on my wiener, I noticed a little boy break away from his unsuspecting parents who, like me, were focusing on their cheaper-than-the-1980s meal deal.

The boy seemed to find great pleasure in touching every square millimetre of the nearby rubbish bin. He then moved on to the self-serve drinks machine, making sure he handled every drink cup lid in procession. Finally, just to make sure his germs spread as far as they possibly could, he wiped his hands all over the self-serve sauce dispensers. Lovely.

I suddenly lost my appetite and put down my hotdog.

We decided to make our way to the Waterfront City piazza. The place was buzzing with kids and families, all waiting excitedly for the fireworks show to begin.



Illustration by Dave&Tam.

At 7.30pm on the dot – fireworks erupt, smiles everywhere. In the background, the Bolte Bridge had never looked so good.

As I tapped my feet to the pop songs blaring through the speakers, I started to forget about the grotty little boy. The fireworks had, errr, worked.

Back to Costco. It was time to shop. I loaded Joy's trolley with cheap imported alcohol and chocolates – the antidotes to pretty much everything. It was turning out to be a great night!

Enthusiasm turned to self-pity, however, when my portion of the shop tallied \$289. Maybe I went a little bit overboard on the alcohol, I thought, so I considered putting the coffee-flavoured tequila back on the shelf. But then I thought about how nice it would taste, which spelled the end of that silly thought bubble. Out with the credit card.

Our 'last stop' involved eating ice-cream under the Melbourne Star Observation

Wheel. Deciding which flavours would work best together, and how many nuts and other yummy things should be 'smashed' into it, proved quite difficult. It was a classic case of – dare I say it – a first world problem. On a more serious and pleasing note though, the grotty little boy was nowhere to be seen.

As we shared stories and laughed under the wheel, it dawned on me that Joy and Nicole mean so much to me. Although we'd seen spectacular fireworks, devoured tasty treats and shopped 'til we dropped, it was the company I was with that made the night so special. I realised how lucky I was to have such wonderful friends.

Looking back, we managed to cover a fair bit of ground that night: Costco (check), Waterfront City piazza (check), observation wheel (check). But the night was much more than just ticking things off a list; it was about good old-fashioned friendship. And that has to be worth its weight in hotdogs, ice-cream, alcohol ...

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Letters to  
the Editor

Send your letters to [news@docklandsnews.com.au](mailto:news@docklandsnews.com.au)

# Disappointment over short-stay decision

Re: *Victory for short-stays* by Bethany Williams; July 2015, issue 110.

It was with disappointment, sadness and fear for the future that I read your article, which may as well have been titled "Devastating loss to current and future apartment owner-occupiers".

My husband and I purchased an apartment within the Watergate Apartments late last year with complete ignorance to the issue of short-stays. We have been adapting to, and predominantly enjoying, our lifestyle change while trying to integrate into our new community and culture. We are not wealthy people, working three jobs between us, including shift work. We paid a substantial amount for our apartment and continue to pay notable amounts for our body corporate, council rates, etc. I don't understand how it can be okay for opportunists to let, or even sublet apartments (yes some of those available for short-stays are rented for the purpose), out of pure drive for profit if those representing the owners/residents don't want it and clearly state that it is not allowable. If the legislation allows this then why doesn't it protect me and my investment by at least requiring them to pay extra for the building wear and tear? I wasn't allowed to use the gym or pool without an induction for my safety and preservation of the equipment, but I've known short-stay people

to roll up with no respect or consideration. Though Mr Salter's website clearly states this is not a hotel his guests obviously consider it as one and come here to use it as such. We didn't purchase our property to live in a hotel! We knew the rules before we purchased (that stays less than 30 days are not allowable) along with all the other rules and that's what we chose to buy into. What other loop holes will be exploited? Will they next decide to put bunk beds in and operate a backpackers? Thanks for nothing VCAT!

And how ridiculous that the Consumer Affairs Minister appointed seven member panel to look at the impact of short-stay accommodation in residential buildings includes Mr Salter? Surely as a short-stay operator and president of the VAIA there is an obvious bias and conflict of interest. Did the panel include anyone who the public would assume to be clearly against short-stays? Clearly Mr Salter would be in favour of short-stays and recommending/influencing others in their favour! Mr Salter thanked Ms Rowland for her decision and then commented on the tourist benefits - NOTHING for the owner-occupier or residents! What rubbish about enhancing the fabric of the Melbourne community. The people coming here for short-stays are not

joining the community!

The State Government seriously needs to look at this issue. My husband has already had several negative experiences with short-stay guests treating our 'home' poorly and behaving inappropriately and I've had several suitcase injury near-misses and inability to use the lift due to crowding. Now the apartment across from us is also to become a 'hotel' room so that owner gets a greater return from their investment while my body corporate fees subsidise it. Thanks again VCAT and the State Government for allowing me to buy into feeling uncomfortable walking in or out of my own front door, using the gym, elevator, etc; and having to contend with noise and disruptions.

Under the current legislation, any person who is considering purchasing an apartment in Docklands or other areas should seriously reconsider unless they would also like to live in a hotel!

Yours truly

Kelly Mercer



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# DOCKLANDS FACES OF



**JULIANO HUI**  
Bank worker

"I would like to fly, because I travel a lot anyway so it would be easier for me to get from point A to point B. Plus I would save a fortune on flights."



**ANDREW DUNK**  
Bank worker

"I think mindreading would be really cool. Then you would know what people are thinking as you are talking to them, and be able to understand them better."



**SEAN KOLDERS**  
Hypnotherapist

"I'd want to be able to fly. Birds are my favourite animals and I'd love to see the world from their perspective. It would be amazing to view the world from the air."

## If you could have any superpower, what would it be and why?



**SCOTT REYNOLDS**  
Retail assistant

"I would want to teleport, because then I could disappear and reappear whenever and wherever I wanted. Then I would be able to rob a bank and get away with it. I would use my powers for evil instead of good."



**NAVODITA PUROHIT**  
Bank worker

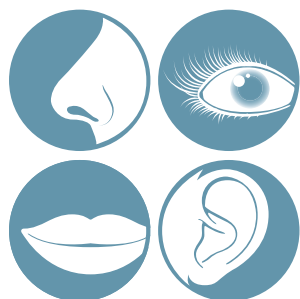
"I would want the power of invisibility. Then I could rescue people and save the day without them knowing who I am. If I was a superhero I would want to be anonymous."



**DANNY COAKER**  
Farmer

I would have healing powers, that way I could save people with cancer and other illnesses. There are so many sick people in the world and I would like to change that.

# DOCKLANDS SECRETS



## The case of the missing dinosaur

*It's long stood guard over the northwest end of Harbour Town, but Docklands' own tyrannosaurus rex is no more.*

The statue was removed in June, with Harbour Town owner Ashe Morgan citing deterioration and damage as the reason behind the removal.

"It's returned to Jurassic Park," a Harbour Town spokesperson joked.

The statue was a relic from a "Dinosaurs Alive" exhibition held at the Waterfront City Pavilion in 2006.

Interestingly, an article published in *The Age* on June 24 drew attention to the statue, with writer Oslo Davis stating "... a nearby life-size T-Rex (not listed on the public art map) is partially falling apart. Someone's put an empty bottle of Bundy in its mouth."

But having pulled down the T-Rex prior to the story being published, Ashe Morgan said the decision to remove the statue was not at all related to the article.



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# DOCKLANDS FASHION



## The best free events at MSFW

by Laura Timberlake

*Melbourne Spring Fashion Week (MSFW) has rolled around again. We might still be shivering in our coats, but it's time to start planning our spring/summer wardrobes.*

MSFW has a variety of events on between August 28 - September 4. And plenty of them are free!

A lot of designers and retailers are holding free runway events to show their new collections. Here are some that are open to the public:

**David Jones Runway to Raceday**

MSFW: Hub  
August 31, 12pm - 12.30pm  
August 31, 1pm - 1.30pm

**Forever New Runway**

MSFW: Hub  
September 1, 5pm - 5.30pm  
September 1, 6pm - 6.30pm

**Ted Baker Runway**

MSFW: Hub  
September 2, 5.45pm - 6.15pm

**OnceWas Runway**

MSFW: Hub  
September 4, 5pm - 5.30pm  
September 4, 6pm - 6.30pm

**Emporium Runway**

Located at 279 Little Bourke St  
August 28, 6.30pm - 7pm

There are also free events for those who prefer hair and make up:

**Kevin Murphy Style Bar**

This will be available throughout MSFW at the Hub - visit [thatsmelbourne.com.au/msfw](http://thatsmelbourne.com.au/msfw) for times.

### Yaseen Chowdhury

**LOCATION:** Harbour Town.

**DESCRIBE WHAT YOU ARE WEARING:** Camo jacket, leather panel shirt, Timberland boots and a quartz watch.

**WHAT IS YOUR FAVOURITE PIECE OF CLOTHING:** My Ralph Lauren shirt.

**WHAT BRINGS YOU TO DOCKLANDS:** We are shopping for new outfits for Eid festival (end of Ramadan)

**WHAT MAKES A GOOD OUTFIT:** Wearing clothes that are simple and classy, and most importantly fit you well.

### Hollie Johnson

**LOCATION:** NewQuay Promenade.

**DESCRIBE WHAT YOU'RE WEARING:** I'm wearing docs [Dr Martens], jeans, top with an awesome cut out and a jacket. Oh, and these sunglasses from New Zealand with a Rastafarian pattern on the sides.

**WHAT IS YOUR FAVOURITE ITEM OF CLOTHING:** I love my jacket, it cost a lot of money and it's from General Pants.

**WHAT BRINGS YOU TO DOCKLANDS:** I'm here for lunch with some friends.

**WHAT MAKES A GOOD OUTFIT:** Accessories. Also, a statement item definitely makes an outfit.

### Sky Thomas

**LOCATION:** NewQuay Promenade.

**DESCRIBE WHAT YOU'RE WEARING:** Dr Martens, pale corduroys, mustard coloured sweater, mesh shirt and a NASA backpack.

**WHAT IS YOUR FAVOURITE ITEM OF CLOTHING:** Depends. Something that suits somebody ... whether it would be a really nice fitting shirt or beautiful shoes. They should also have confidence and know how to wear the outfit!

**WHAT BRINGS YOU TO DOCKLANDS?** Lunch with friends and I also have a job interview.

**WHAT MAKES A GOOD OUTFIT:** The person! If you can't wear your outfit, it wears you.



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## DOCKLANDS DAZE

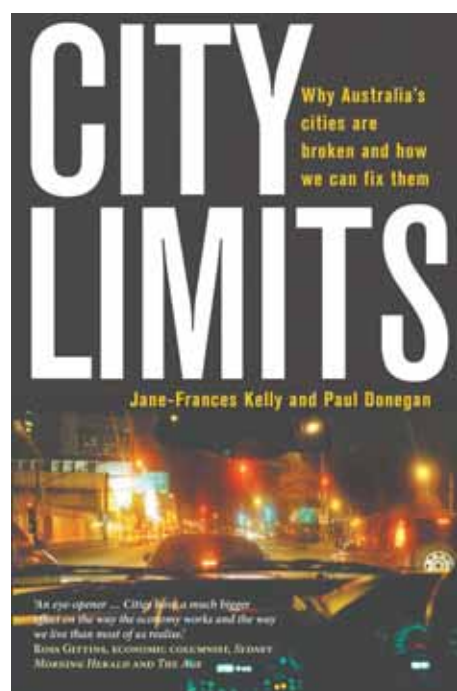
by Michelle Commandeur



# 'City Limits', a missed opportunity

Book review by Shane Scanlan

*As residents of inner-city urban renewal areas, we are generally ahead in our understanding of how big cities like Melbourne work and how they don't work.*



## City Limits

*Why Australia's Cities Are Broken and How We Can Fix Them*

By Jane-Frances Kelly & Paul Donegan

RRP Print: \$32.99

Melbourne University Publishing

After all, we have already made the decision to locate ourselves in the centre, ditch the car, and generally leverage the other available benefits.

So looking for greater wisdom as promised in a new book by Grattan Institute academics Jane-Frances Kelly and Paul Donegan is a disappointing experience.

*City Limits* holds out the promise on its cover: "Why Australia's cities are broken and how we can fix them".

Kelly and Donegan are good at describing the dysfunction but not so good at suggesting solutions.

They rightly point out the fragmented decision-making, political resistance to change and a resulting public failure to see and engage in the wider context.

They do offer some piecemeal solutions such as central changes to negative gearing, capital gains taxation and the introduction of congestion taxes.

And they correctly resist calling for wholesale organisational restructure, saying: "There is no single kind of structural change that would work for all Australian cities".

Instead, they call for genuine, widespread and serious community engagement as our best chance of fixing our dysfunctional cities. They point to some North American examples where proper public consultation has achieved outcomes.

And, given the democratic political structures (restrictions) we are working within in this country, perhaps this suggestion is the best we can hope for?

But you would have to have an extremely optimistic (naïve?) faith in society to expect this is going to happen.

In somewhat of a contradiction, the authors point out the flaws of letting communities preserve their self-interest in planning and transport matters. But they then go on to recommend an extension of community involvement as the solution to political paralysis.

"All of the overseas cities in the study had a

different story to tell. But a recurring theme was early, sophisticated, sustained and deep engagement with the community. This was especially the case in cities that seem to make hard decisions and did so successfully. Engagement seems to make tough decisions possible and to make them stick," the book says.

The authors go on to acknowledge that: "Too often in Australia, governments 'consult' residents to provide a veneer of respectability to a pre-determined outcome, rather than genuinely respond to residents' priorities."

In my view, this is certainly the case here in the City of Melbourne where council officers have become more and more sophisticated at claiming public support for their pre-determined outcomes (and, sadly, being recognised as leaders in their field for such manipulation!).

The authors say engagement has to happen early, before decision-makers' minds are made up. Further, they advocate that such engagement needs to be conducted by an "organisation" which operates at arm's length from government itself.

"The organisation need not be completely outside government, but should at least be at arm's length from the political process, not subject to direction from a government minister," they say.

They say government should be happy to accept "results they wouldn't have favoured".

As I said earlier, this is a very optimistic position to be taking.

In my view, the book misses an opportunity to put forward a more realistic way forward.

It dances around the fact that our cities are our new national economic engine-rooms but never quite nails the argument. It even points out how lucky we are to be so urbanised compared with other countries.

"The future of our cities will shape everything from national prosperity to the quality of everyday life. Yet, there is little appreciation of the hard choices we face. The fate of cities barely registers on the agendas of our politicians. This book seeks to change that,

in order to give cities their rightful place in the Australian story," the authors say in their opening chapter.

But it fails to go and suggest how to get the debate onto the national agenda. It fails to suggest how the politicians can be educated.

And it fails to point out the reality of our global competition with the other cities of the world and how they are operating to their advantage.

As Melburnians we are acutely aware of the Chinese money flooding into our property market. We see its affects all too clearly, but we fail to reflect on how this wealth was generated in the first place.

If we stopped and reflected, we would see how the cities of Asia have become the engine-rooms of the world economy. The Chinese understand the purpose of urbanisation. But, by and large, we don't.


The publication of *City Limits* helps us understand cities better. But this greater understanding has happened almost by accident. It fails to capitalise on the opportunity to suggest ways of educating our political classes and the wider community about the new economic forces.

The Emirate of Dubai has generated eye-watering wealth for its citizens in the blink of an eye simply by building a city. It is obvious more complicated than this, but they had no oil reserves and no exports to start with. They had a barren desert to work with but had a strategic location.

They have created wealth simply via political policy settings and an unrestricted ability to make those policy settings.

Would I prefer to live in Melbourne rather than Beijing or Dubai? Absolutely. And is our flawed democracy better than the alternative? Of course.

Even if Kelly and Donegan are right in saying that community engagement is the way forward, let's get to the heart of the matter and start talking about how cities work and why we need them rather than tinkering with planning codes and taxation settings.



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# Matilda the fashionista

*Matilda the kelpie cross could be the best-dressed dog on the waterfront.*

She and her owner Anton were spotted on their daily jog around the harbour. The furry fashionista was sporting a blue and red checkered doggy shirt with a smart collar, rolled-up sleeves and a line of buttons down her back.

Anton said that Matilda loved to dress up for her walks, and she clearly has impeccable taste. The shirt she was wearing came all the way from Paris, the fashion capital of the world.

Anton and Matilda live in the CBD, and Anton makes sure that both he and Matilda go for a run everyday. Fitness is something that is important to both him and his pooch.

"We live in an apartment in the middle of the city," he said. "And because it is small, it is very important that Matilda gets outside for some exercise on a daily basis."

Matilda is seven years old, but Anton says she still has as much energy as a puppy. After getting her photo taken, Matilda was eager to start running again. She and Anton set off at a cracking pace to finish their circuit of the harbour.



*Matilda and Anton during their daily jog around Docklands.*



## OPEN MORNING MELBOURNE GIRLS GRAMMAR

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# CHAMBER UPDATE

BY JOHANNA MAXWELL,  
PRESIDENT DOCKLANDS CHAMBER OF COMMERCE

## Chamber funding confirmed

**Congratulations to all committee members and Chamber of Commerce members. The City of Melbourne has confirmed that the Docklands Chamber of Commerce will receive funding under the Precincts Program for 2015-2016.**

This funding is the foundation for your Chamber of Commerce and allows us to participate in events, support programs, training offers and network events throughout the next financial year. This also allows the membership fees to remain at a level that is affordable for all business operators within the Docklands Precinct.

The Docklands Chamber of Commerce currently has two vacant positions within the executive and is looking for insightful, passionate members to hold their hand up to join. You would work with us to shape and foster the Docklands business environment through leadership, advocacy, co-ordination and promotion of Docklands' business interests.

You would be looking for commitment of at least one to two hours per week, attendance at the monthly executive meeting, chamber functions and support for programs such as Seniors Festival and Australia Day.

If this excites you and you are passionate about Docklands thriving please contact Johanna Maxwell - [president@docklandsc.com.au](mailto:president@docklandsc.com.au) or Stefanie Schultz - [admin@docklandsc.com.au](mailto:admin@docklandsc.com.au) for further information.

As a business owner/operator within

Docklands are you ready to participate in the festivities in August?

Friday night fireworks in Docklands are again attracting visitors to the delights of Docklands, so make sure you have your lights on and are ready to welcome the additional visitors. The City of Melbourne continues to support Docklands through the delivery of these spectacular fireworks and brings a smile to the face of all who sit back and enjoy the show. Make sure you share this information with your friends and encourage them to make the trip to Docklands. The fireworks are at 7.30pm every Friday in August.

Friday, August 7 to Sunday, August 9 will see Docklands welcome chocolate lovers.

Melt Away is Melbourne's most tasteful chocolate event ever. Supported by your Chamber of Commerce this is another opportunity for our business community to showcase our offerings to the many visitors.

Enjoy the delights of chocolate-inspired drinks, chocoholic tours, tasting bars, children's entertainment and the chocolate fair at NewQuay Piazza, workshops and master classes at the Library at the Dock. More information available at [www.meltawaymelbourne.com](http://www.meltawaymelbourne.com)

Celebrate Melbourne Day and Blessing of the Fleet by Father Bob on August 30. This celebration will see the waterways of Docklands come alive with a flotilla of vessels, flares, whistles, pipe bands and a display of water cannons from emergency service vessels.

Ferry services will again give visitors to Docklands an opportunity to enjoy the waterways. See the schooner Enterprize perform a re-enactment of the first landing in period costume. Bands, vans and local venues will bedazzle Docklands.

Discover Docklands as part of the Seniors Festival 2015.

The Docklands Chamber of Commerce, in partnership with Victorian Seniors Festival and the City of Melbourne, are proud to deliver a two-day Seniors Festival on October 10 and 11 between 11.30am and 5.00pm.

A free ferry service for Seniors Card holders will be provided, with two ferries making the trip across Victoria Harbour linking Victoria Harbour Promenade to NewQuay and Harbour Town. The Library at the Dock will be hosting activities throughout the week prior. Life Activities Club Victoria will be running orienteering and the Spiegletent will be hosting an afternoon of music and

dance. Cruise the waters on board the Lady Cutler and enjoy high tea. Visit the Alma Doepel and discover the wonders of the refurbishment of this magnificent vessel. Shop at Harbour Town and visit the Mission to Seafarers.

Your Chamber of Commerce will be marketing this great event through the Seniors Festival program guide - with 250,000 copies being distributed through Coles supermarkets and social media, with assistance from Destination Docklands for further marketing.

Is your business keen to be involved in the excitement of this weekend? Docklands is an Age-Friendly Precinct and this program runs throughout the year and is sponsored by your Chamber of Commerce.

Contact the Docklands Chamber of Commerce at [admin@docklandsc.com.au](mailto:admin@docklandsc.com.au)

This is another busy time for Docklands. Be part of the Docklands Chamber of Commerce to benefit from the initiatives and learn about upcoming opportunities, marketing and support for business.

Docklands is a great place now and will continue to grow. As a business, make sure you stay involved.

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### Winter warmers

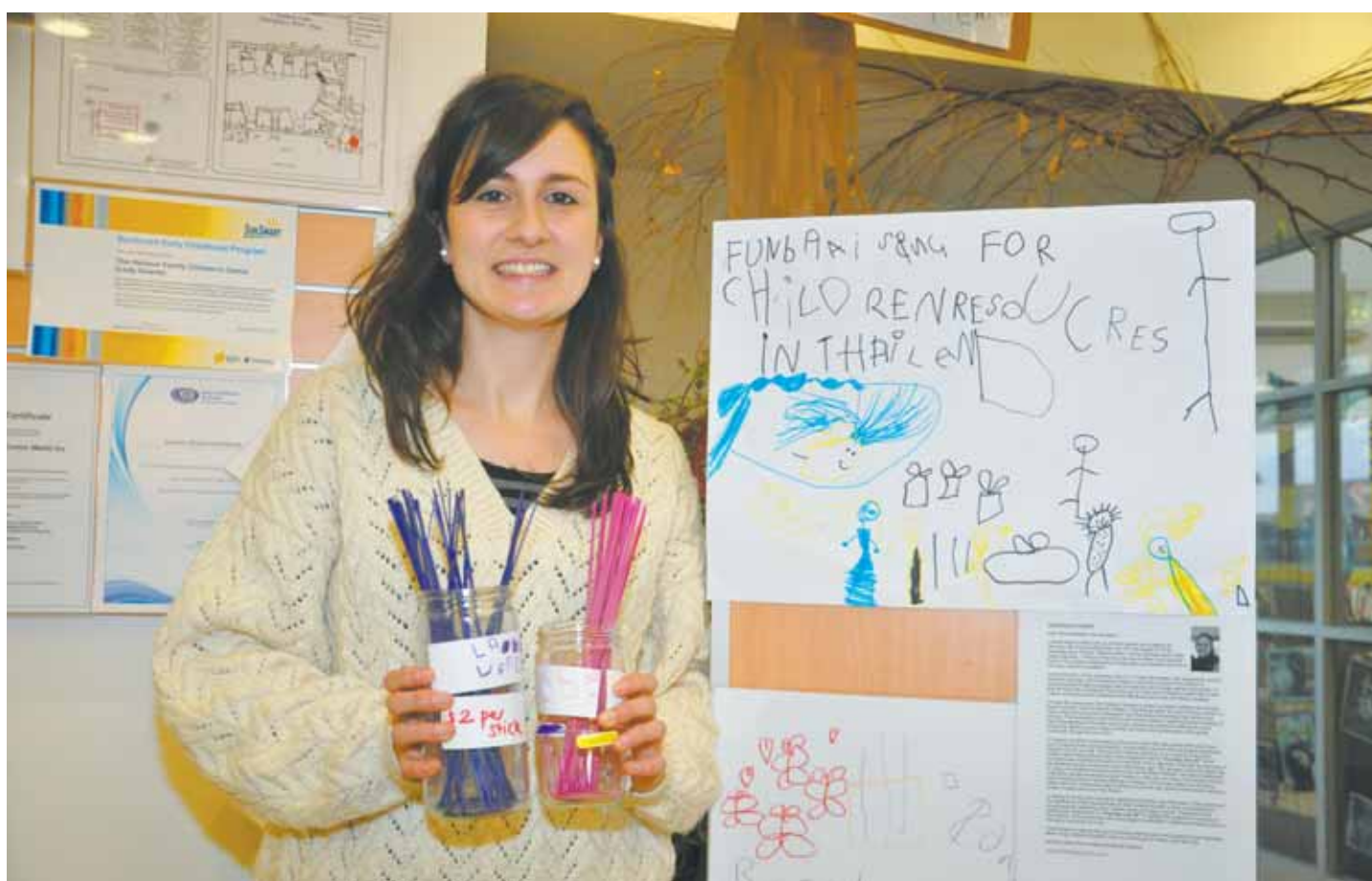
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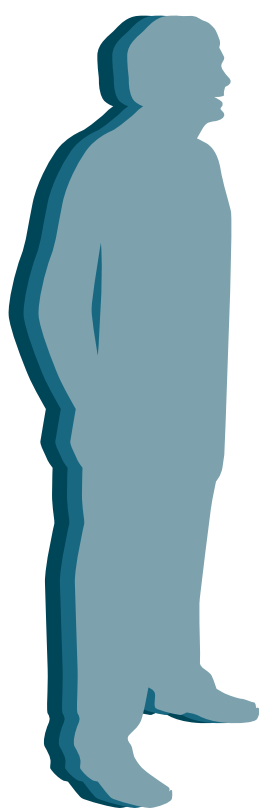
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Rebecca Sabo pictured with the fundraising incense sticks and posters created by the Docklands children.

# A new perspective

*It's not every day you experience what your job is like in a different culture.*



## DOCKLANDER

Profile by  
Bethany Williams

But that's exactly what Docklands worker Rebecca Sabo will experience during her time volunteering in Krabi, Thailand.

The Gowrie Harbour Family and Children's Centre kindergarten educator travelled to the Baan Tung Daycare Centre in Krabi late last month and will spend three weeks volunteering.

"It's always been a passion and dream of mine to volunteer overseas and contribute my skills somewhere they may be needed," Ms Sabo said.

Speaking with *Docklands News* before she departed, Ms Sabo said her volunteer role would involve supervising and playing with the children and supporting them in learning English.

She also hopes to establish links between Gowrie Harbour Family and Children's Centre and Baan Tung Daycare Centre.

"Depending on the level of technology that's available at the service I'm visiting, my aims are to create a global community for my kindergarten children by creating a connection with the kindergarten children in Krabi," Ms Sabo said.

"Whether its through a pen pal system or email, it would develop their ideas of a wider community and develop engagement of the global community, other cultures, and other ways of being."

According to Ms Sabo, the Docklands children were already excited about the project even before she left, encouraged by a fundraising initiative.

Ms Sabo had been selling incense sticks at the Gowrie Harbour Family and Children's Centre in order to purchase resources for Baan Tung Daycare Centre.

"The whole fundraising aspect is teaching the children about thinking outside

themselves and about those who may be less fortunate and could benefit from the donations," Ms Sabo said.

The use of incense sticks links to a national Thai public holiday called "Asahna Bucha Day" which occurs while Ms Sabo is in Thailand.

Gowrie Harbour Family and Children's Centre will also participate in the holiday by lighting incense sticks on the day.

"The children have been so excited and enthusiastic about this project," Ms Sabo said.

Having worked in Docklands for four years, Ms Sabo said she thought the area was a great place to work. Outside of work she doesn't mind visiting the Icehouse or enjoying the local shopping.

"It's definitely an up-and-coming, developing suburb," she said.

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# What *With* Women *Abby* Want *Crawford*

*Through my lounge room window, I can see a vivid, scarlet, magnificent hibiscus flower. It is extraordinary.*

It is extraordinary, as not only is it winter (clearly my hibiscus is perennial), but we have just come through that freezing couple of weeks that swept up the coast bringing snow and the coldest days in literally years.

The flower is extraordinary, as the tree itself has dropped most of its foliage. Gnarly, weathered twigs try to support the snap-frozen remnants of leaves, and yet this magnificent flower is in full bloom.

Its vivid colouring is quite startling against such a grey and barren background and I have been looking at this flower and feeling an overwhelming sense of hope.

If this flower can bloom, and be as beautiful and startling as it is, in the conditions in which it has been living, well, damn it, so can I.

So you've probably gathered that the tidal wave of cosmic good fortune and amazingness that I was pretty sure was on its way, hasn't arrived.

Oh, I've still cloaked myself in positivity each morning and embraced whatever "hiccup" the universe has thrown my way, but I have

to say it's getting a little tedious.

Perhaps it's because each day I've been so hopeful that maybe THIS will be the day the magic happens - and then I chastise myself before falling asleep at the end of very long days that I shouldn't have such high expectations. But what is life, if not to dream, and to long for a little bit of magic?

Don't get me wrong, I wouldn't dare sit back and just WAIT for something good to come along - I've followed all my own platitudes - for example: "When opportunity knocks, open the door".

I did just that. I had a new enquiry for one of my businesses in an as-yet-unopened market for me, it came after three previous similar enquiries, but this one was a massive event. It was worthwhile.

Right, I thought, that's the opportunity knocking, let's open that door.

I spent hours working out how to afford the new stock I'd need in a new city, staff to recruit, storage to consider, travel implications - all the while confirming our quoting and booking with our client. All was

locked in, ready for the big launch.

So I thought, well, perhaps my immediate path wasn't to be united with my soulmate (as was my greatest wish and desire), but to grow my business.

Fabulous - until the client called and cancelled the event. And the universe didn't even have the courtesy to quickly bring my soulmate across my path as compensation.

Sometimes it just feels that despite doing your best to open promising doors, they are just slamming in your face. I mean you'd be forgiven for sitting down and just giving up hope, wouldn't you?

But we mustn't. My resolve is the same - no matter what gets thrown at me, no matter how tough things get, no matter how much hope seems to have forsaken me, I will not be defeated.

We have to believe that good things are coming, we have to know that magic can happen, and we have to believe that we are worthy of love, happiness and success. As a single, working mother, it is not easy to find balance, it is not easy to find support, it is not

easy to always face the battles with a smile.

I read a Mexican proverb just yesterday, and it resonated with me "They tried to bury us - they did not know we were seeds ...."

What a woman wants is for her greatest desires to come to fruition, but what a woman needs to believe is that sometimes dreams lie dormant for a reason, waiting for the perfect time to bloom into a spectacular and breathtaking reality. Be patient my darlings, and believe that you will bloom when the time is right.

Until next month,

Abby x

Don't forget you can write to me [life@docklandsnews.com.au](mailto:life@docklandsnews.com.au)

Please join me on my new FB page AbbyJaneCrawford and Instagram @abbyjanecrawford and let's share some inspiration, motivation and good old chats. Xx

## DOCKLANDS SUDOKU

Welcome to the first installment of Docklands Sudoku.

This Sudoku is medium difficulty.

In order to solve the puzzle each column, row and block must contain the numbers 1 to 9, with no numbers repeating in each column, row and block.

Good Luck!

1					5			4
	2	3	4		6		5	
							6	
9		4					7	
			5	6	7			
	5					8		3
	4							
	3		7		1	9	8	
2			8					7

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## OWNERS CORPORATION LAW

With Tom Bacon

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

# Off-the-plan is fraught with potential issues

*There are still a large number of multi-storey high rise developments being marketed and sold "off-the-plan" in the Melbourne metropolitan area.*

As compared with buying an existing property, there are many potential benefits such as good pricing offered by developers needing to satisfy finance requirements, a potential capital gain during the period between signing the contract and settlement, the flexibility and choice regarding layout and floor plan size, and more time to arrange your financial affairs before moving.

However, it is well-reported that a large number of these newer developments are being financed and project-managed by cashed-up Chinese and Malaysian property syndicates (with Australian developers acting as the fronts) and with less and less reliance on the major Australian banks.

As a result, the developers are benefitting from the less-restrictive requirements imposed by the lending conditions of the traditional financiers and this can, in and of itself, lead to more risks for the eventual owners of these apartments.

Some of the most important things for intending buyers to consider are:

(1) The profile and track record of the builder and developer. For instance, do they have a history of doing good work in Australia and around the world? Do they stand behind their developments? Do they return to their developments to fix any defects? Are they financially solvent? These matters can be checked via online enquiries. If the developer runs into trouble during the intervening period between the sales contract being entered into and settlement, then there is the risk of the deposit being lost, or the project being cancelled or at least substantially delayed;

(2) Has the developer provided sufficient information to understand what is being purchased? For instance, are the architectural plans of the building and common areas no more than generic images? Have the internal furnishings been specified?

(3) Have the running costs of the building been properly specified? Some owners' corporations have had nasty surprises after settlement when it has been discovered that the budget and levies had been overwhelmingly under-estimated;

(4) Will the building be completed in stages and which stage will the unit be completed within? There can be instances of disruption and loss of amenity for owners that settle early, as they have to move in while the upper levels of the towers are still being built, with workmen and construction noise continuing for several months after settlement;

(5) Will the building be independently managed by reputable owners' corporation management companies and caretaking companies or does the sales contract provide the developer with the discretion to appoint whomever they like and lock the owners' corporation into contracts of varying lengths?

(6) Do the proposed rules suit your needs in terms of your personal attitude towards subject matters such as pets, smoking, the ability to short-term let and the ability to carry out your own renovations? and

(7) Do you know whether the apartment will have an obstructed or unobstructed view when completed?

There are always risks implicit with any investment, but with a large choice of apartments currently on the market, potential purchasers can afford to shop around and be picky about whom they choose to invest their money with. Reputable developers with a good track record will do well out of the Melbourne market, while those developers who do not have a good reputation or are new to the market may struggle to get their developments sold quickly, unless they market the building overseas and sell to overseas owners.



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## GREETINGS FROM THE DOCKLANDS COMMUNITY ASSOCIATION



### Greetings Everybody.

Trust you are well. Some of these winter viruses take a while to get over as I've recently experienced.

#### Short Stays/ Serviced Apartments

The Watergate management must be feeling a bit down after VCAT refused their application to stop the short stay operator from continuing the practice. As I understand it this was on the basis that they didn't have the power. This came after the Courts decreed that the renting of an apartment could not be limited on the length of stay, which brought in the definition of a 'dwelling'. As to whether the case for limitation was based on the right grounds can be debated.

The Watergate action has been a first in Victoria.

On the other hand there has been a different outcome in NSW where in April the Land and Environment Court ordered the cessation of weekend rentals immediately and holiday rentals from October in the Bridgeport building in central Sydney. The building management were ordered to pay the costs of the City of Sydney who had brought the action.

As I reported earlier, the panel appointed by the State Government, of which I was a member, to review the Short Stay issue

in CBD residential apartment buildings completed the review in May. I, as the only resident representative, was outnumbered by industry interests who put forward ineffectual whitewash recommendations. I then put in a dissenting submission. Minister for Planning Richard Wynne replied in writing that the issue is under consideration and confirmed this in a meeting on July 21. Perhaps there could be further consultation.

#### Better Apartments Discussion Paper

Minister Wynne recently released a discussion paper for review of design of apartments. It listed fourteen elements affecting apartment amenity including daylight, sunlight, space, outlook, natural ventilation, noise, outdoor space, landscape, energy, waste and carparking. Included in these are overshadowing, building separation; wind tunnel effects should be added, which we will mention.

Council approved its submission on July 7, stating the purpose being to develop Victorian Apartment Design Standards to achieve reasonable quality.

The Council submission includes some interesting and telling facts concerning widespread deficiencies in previous building quality. Quote: "only 16% of new developments between 2006 and 2012 were assessed as good. In the high-rise category none were assessed as good. Future Living research also identified that Melbourne

has the narrowest and least rigorous policy guidance on housing quality for medium and high density developments compared to like cities. There has been a trend in the City of Melbourne for increasingly small apartments, with 40 per cent having less than 50 square metres of floor space, the minimum size for one bedroom apartments in Sydney, Adelaide and London. There were a significant proportion of bedrooms with no windows which 'borrow' light from neighbouring rooms, or saddlebag rooms which provide a window but often with a long narrow window corridor. Many of these issues can be attributed to poorly configured site layouts."

The DCA supports the comprehensive submission by the City of Melbourne.

#### Meeting with Minister Wynne

I was one of five representatives of various Community Groups who met with Planning Minister Richard Wynne on July 21. Various matters relating to both suburban and inner city planning issues were raised including control over apartment developments alongside existing housing, tighter design guidelines and adherence and short stay rentals.

#### Rubbish on Harbour Edges

Earlier in the year Places Victoria stated they were implementing a method for clearing rubbish from the waterfront edges. This is separate from the Council managed traps.

Unfortunately rubbish still accumulates along the waterfront and does not appear to be cleared regularly, particularly in corners. It looks most unsightly. We trust Places Victoria will give additional attention to the matter.

#### Events

The Council sponsored fireworks are continuing every Friday night in Victoria Harbour during July and August. These have been drawing good crowds. Other coming events include the annual Regatta and Blessing of the Fleet on Sunday, August 30. This celebrates Melbourne's waterways with an assembly of vessels and commemorates Melbourne with a re-enactment of the arrival of Melbourne's first settlers. The event activity is centred on the Victoria Harbour Promenade and NAB forecourt.

If any reader would like to become a member of the DCA or has any suggestions they wish to put forward regarding activities or issues, they are welcome to contact us on [docklandscommunityassociation@gmail.com](mailto:docklandscommunityassociation@gmail.com). We're also on Facebook.

If you would like to contact me about any aspect or becoming a committee member you are welcome to email as above.

Regards to All

Roger Gardner

President DCA

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# WHAT'S ON COMMUNITY CALENDAR

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

**FOURTH THURSDAY OF THE MONTH  
6PM - 7PM  
LIBRARY AT THE DOCK**

**DOCKLANDS HISTORY GROUP**  
Share a cuppa and stories with other local history enthusiasts and learn about people, places and industries from times gone by.

**EVERY FRIDAY AND SUNDAY  
THE JAMES HOTEL**

**LIVE MUSIC**  
Live music at The James Hotel every Friday and Sunday night - free entry.  
Every Friday (starting June 19): Shameless  
Every Sunday: Stand and Deliver 80s tribute band, from 7.30pm

**SUNDAY, AUGUST 30**

**MELBOURNE REGATTA AND BLESSING OF THE FLEET**  
Watch the spectacle on the harbour, see the Blessing of the Fleet with Father Bob and enjoy entertainment from Daryl Braithwaite and Russell Morris.

**SUNDAY WORSHIP**  
City Light Methodist Church at St Peter the Mariner's Chapel.  
Mission to Seafarers, 717 Flinders St.

11am English service  
5pm Chinese service 中文

**EVERY SUNDAY FROM 10AM UNTIL 5PM  
NEWQUAY PROMENADE**

**DOCKLANDS SUNDAY MARKET**  
A variety market featuring arts and crafts, books and more. More info, ring **0412 910 496**



**TUESDAY 7.30PM - 9.30 PM  
WEDNESDAY - FRIDAY 12PM - 2PM**

**LIBRARY AT THE DOCK**

**TABLE TENNIS**  
Join in a free and social game of table tennis at the library. Bookings are essential.



**TUESDAYS 6PM - 7PM  
MEETING ROOM  
LIBRARY AT THE DOCK**

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**MONDAYS 11AM  
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**WEDNESDAYS 6.30PM TO 7.30PM  
THE LIBRARY AT THE DOCK**

**ALCOHOLICS ANONYMOUS**  
Docklands Daily Reflections group meets in meeting rooms two and three on level two.  
**VISIT AATIMES.ORG.AU FOR MORE INFORMATION.**

**WEDNESDAYS 5.45PM-7PM  
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**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 5.30 pm.  
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.

**BABY BYTES**  
Last Thursday of the month 10.30am to 11.15am. Ground floor activity room.  
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# DOCKLANDS SPORTS PAGE

## Renegades launch women's team

**Docklands now has its own women's cricket team, with the Melbourne Renegades last month announcing Sarah Elliot as its first signing for the Women's Big Bash League (WBBL).**

This year is the first time women will compete in the BBL, with the new format replacing the previous state-based women's T20 competition. The WBBL was officially launched last month in Sydney.

Ms Elliot made her test debut for the Southern Stars in 2011 and has played 22 One Day Internationals (ODIs) and 13 T20 matches for Australia.

The 33-year-old's domestic career spans 15 seasons with the VicSpirit women's team.

"I'm really looking forward to the WBBL season and everything that comes with the expectations of the Women's Big Bash League," Ms Elliot said.

"I'm proud to have signed for the Melbourne Renegades - particularly in this first season of the new league and to be able to wear red and compete for a club which had such strong support across Melbourne."

"The men's Big Bash League is a proven success and I'm really pleased to see Australia's elite female players get the opportunity to compete in our own league with televised matches and all the additional

exposure that goes with that."

Eight of the WBBL matches, including the final on January 24, will be broadcast on Channel Ten. The televised matches will be played before the men's BBL matches.

The WBBL will take on the same format as the men's BBL, with eight teams competing in 59 matches over 51 days.

Melbourne Renegades CEO Stuart Coventry said the WBBL team heralded a new era for the club.

"It's an exciting time for women's cricket in Australia," Mr Coventry said.

"This new league is a natural progression from the success of the Big Bash League and we're now giving girls and young women a clear path to follow their own sporting dreams and potentially play for the Melbourne Renegades WBBL team in the future."

"We're looking forward to what the inaugural season has in store and can't wait to see our WBBL side, in red, in the thick of the action and winning games for the club."

Melbourne Renegades also announced the fixture for the upcoming season last month, with four matches scheduled at Etihad Stadium.

Local fans will have two opportunities to watch the Melbourne Renegades play before the year ends.

The Renegades will take on the Sydney Sixers at Etihad Stadium on December 23, before tackling the Perth Scorchers on December 30.

The hometown rivalry between local teams the Melbourne Renegades and Melbourne Stars will be on show Etihad Stadium on January 11.



Renegades recruit Sarah Elliot.

Photo by Getty.

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