

The voice of Docklands | 道克蘭之音

# DOCKLANDS NEWS

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Docklands' Australia Day celebrations offered fun for all ages.

## Big crowd on Australia Day

*Docklands was the place to be on Australia Day, with some 25,000 people making their way to the waterfront.*

Roving performers entertained, while musicians took to the stage at NewQuay, pumping up the crowd before the two tonnes of fireworks lit up the sky at 9.45pm.

A twilight market offered some creative wares along the NewQuay Promenade and a Food Truck Festival offered tasty treats.

Many visitors also took advantage of a free ferry service running from Federation Square to Melbourne City Marina.

# E-Gate threatened by road plan

By Bethany Williams

**The State Government stands to lose around \$200 million and will irrevocably change the future of E-Gate if it proceeds with a proposed road through the planned suburb.**

The road would be one of three CBD exits from Transurban's Western Distributor, which the government confirmed in December it would help fund.

In its business case for the Western Distributor project, the Government says its preferred alignment at the CBD end of the road was multiple off ramps linking to Dynon Rd, Wurundjeri Way and Footscray Rd.

The Wurundjeri Way exit would cut through the 20-hectare E-Gate site to Docklands

north, which is poised for urban renewal, effectively halving the available land.

By halving the available land, the Government will also halve the value of the site.

Local developer David Napier estimates the E-Gate site is worth around \$400 million to the Government in land sales to developers.

However, around 50 per cent of the land would be negated if an exit ramp were built through the middle of it, accordingly reducing

the value of the land to \$200 million.

Major Projects Victoria, the Government department set to deliver E-Gate, said the site was expected to generate \$3-4 billion worth of investment to the state. Accordingly, it's expected this figure would also halve if the road proposal proceeds.

And, while E-Gate was originally planned to be a home to 10,000 new residents, under the Western Distributor exit ramp proposal the new suburb would only have room for 5000.

A major road running through the precinct would also inevitably have a significant impact on the amenity and environment of E-Gate, potentially making it a much less attractive place to live and visit.

A Major Projects spokesperson said the department couldn't comment on the implications of the Western Distributor on the E-Gate site while the design of the road was being finalised.

*Continued on page 4.*





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# Flawed Docklands vacancy rate theory exposed

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## Prosper Australia's flawed analysis of Docklands' vacancy rate was exposed in December when it published its 2015 "Speculative Vacancies" report.

In a major turn around, Prosper Australia now says the "speculative vacancy" rate in Docklands is around 8.5 per cent after claiming just a year earlier that up to 27 per cent of Docklands apartments were empty.

Prosper Australia calculates vacancy rates by examining how many residences use zero litres of water per day (lpd) over a 12-month period. In addition, residences using less than 50lpd are considered to most likely be vacant and therefore are "speculative vacancies".

The significantly lower vacancy rate in the 2015 report follows *Docklands News's* close scrutiny of the 2014 report, which claimed the 27 per cent figure.

The investigation raised questions about whether water usage figures provided by City West Water to Prosper Australia for the report related only to residential properties or also included commercial properties.

*Docklands News* also found discrepancies between the number of residences analysed in the report and the actual number of residences in Docklands.

Report author Catherine Cashmore maintains there has been no change in Prosper Australia's methodology between the two reports.

"It is not unusual for the speculative vacancy rate to vary quite significantly in a minority of suburbs in a 12-month period. This most frequently happens where there has been a heightened level of building activity," Ms Cashmore said.

Ms Cashmore said Prosper Australia had seen this occur in inner city suburbs and some outer growth areas such as Cardinia, which she said halved its speculative vacancy rate between reports on one occasion.

In the case of Docklands, the number of residences using zero lpd decreased markedly from 489, or 17 per cent, in the

2014 report, to just 27, or 0.7 per cent, in the 2015 report.

In terms of speculative vacancies (properties using less than 50lpd), the number dropped from 779 (27 per cent) to 318 (8.5 per cent).

Following the release of the 2014 report, a City West Water spokesperson told *Docklands News* that the properties using less than 50lpd in 2013 were not limited to residences.

City West Water provided most of the Docklands data for the report and the spokesperson said the company's data couldn't distinguish whether properties using no water were residential or non-residential.

However, the spokesperson later back-flipped, saying he had been incorrect, and that the data provided to Prosper Australia related only to residential properties.

Prosper Australia also maintained at the time that it did not combine residential and commercial water usage figures in the report.

There are other discrepancies in both reports, including the number of properties assessed.

The 2014 report (which looks at water usage in 2014) only examined 2883 residences when, according to Places Victoria data, there were about 4058 residences in Docklands at the time.

Similarly, the 2015 report (which examines 2014 water usage) only analyses 3762 properties when according to Places Victoria there were approximately 4772 residences at the time.

In addition, the reports miss many properties in Docklands due to many towers sharing a single water meter.

Local real estate agents, who were up in arms about the 27 per cent vacancy figure publicised in 2014, maintain that the



The 2015 "Speculative Vacancies" report suggests up to 8.5 per cent of Docklands apartments are empty.

8.5 vacancy rate reported in 2015 is also inaccurate.

While the vacancy figure is markedly reduced in the most recent report, local agents maintain it is still not low enough to reflect the reality in Docklands.

Lucas Real Estate managing director Glen Lucas said claim that up to 8.5 per cent of Docklands apartments were empty based on water usage was a "ridiculous assumption".

Lucas Real Estate's vacancy rate for Docklands rental properties is currently sitting at 1.9 per cent.

"Many factors could influence low water usage, particularly in Docklands where many people don't live full-time in their properties, instead using them as a city base," Mr Lucas said.

City Residential Glenn Donnelly said the Docklands rental vacancy rate was closer to two per cent, based on his experience.

"My experience is when an apartment is available for lease it is occupied almost straight away," Mr Donnelly said.

Mr Donnelly said low water usage rates in Docklands could be put down to a range of lifestyle factors.

"A lot of owners in Docklands have apartments they may only use six months of the year," Mr Donnelly said.

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

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An artist's impressions of Community Green at Collins Wharf and the health and wellbeing centre at Collins Wharf.

# Collins Wharf plan awaiting approval

**Victoria Harbour is set to grow, with Lend Lease's plans for Collins Wharf revealing new mid-rise residential, low-rise commercial and a range of community facilities and parks.**

Lend Lease's latest master plan proposal for the six-hectare Collins Wharf site is currently awaiting government approval.

In recent years the peninsula, which extends from Victoria Harbour, has been home to an eclectic collection of people and projects, including the Alma Doepel restoration, local boating clubs, a costume workshop and berth to the Enterprize.

But, under Lend Lease's plan, the wharf is set to become a residential hub, which will be home to around 2700 people.

The development plan proposes mid-rise residential towers ranging from 76 to 85 metres high on the river side of the peninsula.

On the harbour side of the site, low-rise commercial and community buildings will range from eight to 12 metres tall.

Collins St would continue along the peninsula from Victoria Harbour, serving as a main traffic route through the site. The road would be limited to two lanes of traffic and two lanes of parking.

Two major pedestrian thoroughfares would

also extend the length of the site, providing waterfront public space along both sides of Collins Wharf. The wharf will have 1.2 km of water frontage to both the harbour and river.

The Northern Promenade along Victoria Harbour will continue from Buluk Park to a new "Eco Park" at the western tip of the wharf.

The promenade will be at least 6.5 metres wide and Lend Lease plans to retain the existing concrete deck and its "strong industrial character" where possible, along with the railway tracks embedded in its surface.

On the other side, Yarra Walk will provide a 5.5 metre wide over water experience along the entire southern side of the wharf.

With the residential buildings to be constructed right to edge of the wharf, an over water board walk will be constructed, providing pedestrian and cyclist access.

Under the proposed development plan, Collins Wharf will also be home to a range of new public facilities and parks.

A health and wellbeing centre would be

constructed about halfway down the wharf on the harbour side offering aquatic and gym facilities to the public.

Further pool, health and wellness facilities would be provided for exclusive use of residents.

Another community facility will also be available on the harbour side, further along the wharf, with boat building facility proposed as a potential use.

New parks will also be created for residents, workers and the wider community.

According to the proposed development plan, the Eco Park at the western tip will "provide a green environmental oasis with varieties of native grasses, large specimen trees and access to the water's edge".

Promenade Park, located halfway down the wharf and facing the harbour, will feature "water stairs" extending down to water level, providing opportunities for interaction with the water.

Behind Promenade Park, Community Green will form the central green open space of the wharf and will provide a green connection

between Northern Promenade and Yarra Walk.

Also on the harbour side of the wharf you'll find an Activity Hub adjacent to the health and wellbeing centre, envisaged for health and wellbeing recreation. Pocket parks will also be scattered along the Northern Promenade.

Lend Lease is currently awaiting planning approval for the Collins Wharf development plan.

Victoria Harbour project director Tim Campbell said: "Our proposed plans for Collins Wharf take advantage of Victoria Harbour's existing infrastructure, including Library at The Dock and more than 80 retail stores, while adding new and diverse public spaces like community parks, a health and wellbeing centre and an Eco Park."

"The proposed design of this precinct allows for all apartments to offer panoramic views, maximising the unique waterfront location. Our vision for Collins Wharf means people will be able to walk, cycle or run all the way around the entire Victoria Harbour precinct," Mr Campbell said.



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# E-Gate threatened by road plan

Continued from page 1.

Both Transurban and Roads Minister Luke Donnellan also maintained that the project's design was yet to be finalised and that the community would be consulted.

"The design is still being finalised through the statutory planning process and in consultation with communities and local councils, including the Docklands community and the City of Melbourne," Mr Donnellan said.

"The EES (Environmental Effects Statement) process will provide a rigorous framework through which the project's environmental, social and technical impacts will be thoroughly assessed, based on technical studies and reports."

"Creating a vital alternative river crossing of the Maribyrnong, it will also better distribute traffic that currently enters the city, reducing traffic on Spencer St and King St in particular," Mr Donnellan said.

Providing further connections between the west and the CBD is only a small aspect of the Western Distributor proposal, with the key aims being easing pressure on the M1 corridor, taking trucks off inner-west roads and providing an alternative to the West Gate Bridge.

With the proposed Wurundjeri Way exit expected to have a major impact on the future of E-Gate, what is worse is that it appears to have no real value.

The aim of multiple CBD exits is to disperse traffic travelling into central Melbourne, however the same amount of cars will still be accessing various arterial roads.

In the case of Wurundjeri Way, the proposed exit ramp through E-Gate would certainly get cars from the Western Distributor to Wurundjeri Way quicker, but it won't speed up the rate cars are able to move along the road once they get there.

Even the Government admits the Western Distributor is likely to impact on traffic in the CBD's north.

"Once operating, traffic patterns on other roads throughout the inner west will change, particularly from the eastern end of Footscray Rd. This has implications for the



The original plan for E-Gate stands to be destroyed.

performance of arterial roads such as Dynon Rd, Dudley St and Wurundjeri Way," the business case states.

The alternative option, of cars exiting onto Footscray Rd and travelling via Dudley St to Wurundjeri Way would certainly take longer, but this slower movement of traffic could potentially assist with traffic flow through Wurundjeri Way.

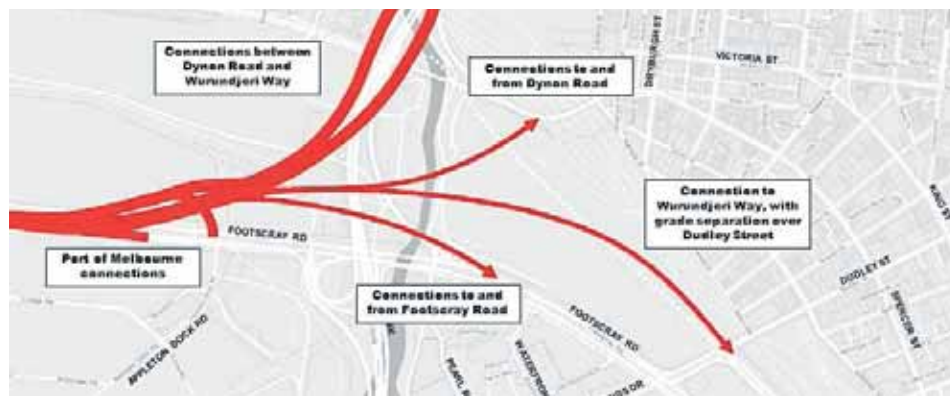
It appears any public benefit of a road through E-Gate is negligible, leading to a loss of value and amenity at the E-Gate site and no apparent improvement to traffic flow through Wurundjeri Way.

The only apparent benefit would be to toll road operator Transurban, which will cash-in on commuters exiting via the CBD off-ramps.

Under the preferred tolling structure in the Government's business case, cars would pay \$2.77 to use the Western Distributor and an additional \$4.43 to exit at the CBD ramps during the morning peak.

A Transurban spokesperson said the Western Distributor would provide another route to Melbourne from the west and "would better distribute the traffic that currently enters the city via the M1 at Montague St, Kings Way and Power St or via Footscray and Dynon roads from the West."

"Transurban's proposal includes city access. The details of how key improvements are designed and built, including how the new section of road connects with existing roads will be explored further as we work with Government, stakeholders and communities to develop the project further."



A diagram in the Government's business case illustrates the preferred city exits.

## E-Gate could be sacrificed for no benefit

*The State Government is facing a crucial decision about the future of the proposed E-Gate urban redevelopment on 20 ha it owns to the north of Docklands.*

Long-mooted as the new home for 10,000 residents, the location of one of three "off-ramps" from the proposed Western Distributor road project is threatening to halve the potential of the project.

E-Gate is a model urban renewal proposal. The southern end features Docklands-style high-rise. But the middle and northern ends are proposed to be low-rise residences surrounded by parkland and connected closely with North Melbourne Station.

As reported elsewhere in this edition, a decision in favour of an off-ramp through the length of the disused rail yards would effectively halve the land available for urban redevelopment.

As a consequence of such a decision, the suburb would support only 5000 new residents and the loss to the state treasury is estimated at \$200 million because the Government would have only half its land to sell to developers.

While the published "business case" for the Western Distributor mischievously spins the controversial off-ramp as improved "access" for the new suburb, developers confirm that the road would halve the available land.

So far, the public commentary on this issue has been confined to the effect on inner city

### Comment

Shane Scanlan



traffic congestion. No one, except perhaps Transurban, which stands to reap lucrative tolls, thinks that pumping more cars into the CBD is a good idea.

This is particularly pertinent when you consider that a direct link between the Western Distributor and Wurundjeri Way would not actually deliver any more traffic than a Footscray Rd off-ramp.

The effect would be to deliver the same amount of traffic, but it would just get to this intersection faster. And then it would stop.

Traffic would become gridlocked here as it continued south on Wurundjeri Way.

Wurundjeri Way doesn't flow because of the bottle-neck where it meets the M1 Freeway at Montague St. Putting more traffic into this area is pointless.

The idea of the Western Distributor is to get trucks off the West Gate Bridge and into the port. This can be done without an off-ramp through the e-Gate precinct.

Major Projects Victoria has been prevented from proceeding with the E-Gate project while transport decisions are made about the Western Distributor.

When it finally comes time to make a decision, it is hoped that the left hand of Government knows what its right hand is doing.

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# Alma barge for sale

By Eva Garnes

*The Alma Doepel restoration team is looking for a buyer for its floating barge.*

In December, the City of Melbourne decided against purchasing the barge, allowing the Alma's owner, Sail and Adventure, to look elsewhere for a buyer.

The council's option to purchase the floating barge before it was put on the general market was part of its agreement with Sail and Adventure to provide \$300,000 worth of restoration funding.

The council had the option of purchasing the barge at \$300,000 less than the market price, however the Future Melbourne Committee agreed not to purchase the barge as the council did not currently have any plans for its use.

Sail and Adventure now faces the task of finding a buyer willing to purchase the barge for the \$900,000 market price, but allow them to continue using the barge until the boat is back in the water.

Restoration director Peter Harris said he didn't believe this would be too difficult.

"We have already had some written and oral expressions of interest, and hopefully more will come. The market price is non-negotiable, due to the need to hit the fundraising target after we have paid the broker and all fees surrounding the sale. If we cannot hit the target, we will not have enough funds to get the ship off the floating barge, and hand it over to its new owner," Mr Harris explained.

He is not concerned about the fact that S&A will have to retain the floating barge after the initial purchase for around 12 months before the buyer can take possession of it.

"Whoever is going to buy it will need to get the necessary permits from the council in order to use it. We had no obstacles to our application, but it still took 13 months to get our permits in order. So this waiting period will be a perfect time to finish off the necessary work before she goes back into the water," Mr Harris said.

The sale of the barge will allow the continued restoration of the Alma Doepel.

"Our progress depends on our fundraising, and we are now finding it necessary to sell the floating barge in order to reach our fundraising targets," Mr Harris said. "The longer she is out of the water, the more damage is done to the planks. At one stage we will reach the point of no return on the damage done, so we need to act now in order to get the Alma Doepel back in the water as soon as possible. If we can sell the floating barge at the market price of \$900,000, we should be able to get her back in by the end of 2016," he continued.

The Alma Doepel remains a great community asset to the Docklands and will continue to serve young Melburnians once the restoration is finished.

"When you see the young faces filled with joy and achievement as they leave the ship after a day out sailing, it makes it all worth it," Mr Harris concluded.



Alma Doepel restoration director Peter Harris.



The first "We Live Here" meeting was held in Docklands in December.

# New resident advocacy group

*A new Docklands-founded advocacy group aims to tackle issues facing inner-city residential apartment dwellers.*

Known as "We Live Here", the group was established at a meeting in Docklands in December.

Group convener Barbara Francis is also the owners' corporation chair at the Watergate apartment complex, which has been leading the fight against short-stay apartments in residential buildings.

Ms Francis said that, while short-stays was an urgent and pressing issue, the group would advocate for reforms in other areas too.

"Our motivation was to reclaim our building as our home," Ms Francis said. "It's time our voices were heard."

Ms Francis told the December 14 meeting that she hoped that a "united and effective lobby group" would be formed.

Speakers at the meeting included Melbourne MLA Ellen Sandell, ALP federal candidate Sophie Ismail, Cr Rohan Leppert, Opposition planning spokesman David Davis and academic Prof. Michael Buxton.

The meeting's moderator lawyer Tom Bacon said the potential for the new group was the 90,000 owners' corporations and the 1.3 Victorians who lived in apartments.

"Even if we get 10 per cent of these people, we'll have a huge supporter base," Mr Bacon said.

He said We Live Here would also concern itself with the safety of building materials, amenity and privacy issues and the practice of developers setting up owners' corporations and subsequently awarding lucrative, long-term contracts to affiliates.

Mr Davis spoke sympathetically about the issues that high-density dwellers faced, but he did not pledge any Opposition policy support to address the problems.

Ms Ismail said she would take the concerns expressed at the meeting back to Planning Minister Richard Wynne. She said that, while there was a certain inevitability about the sharing economy, regulators needed to ensure that private interests did not benefit at the expense of public amenity.

Cr Leppert congratulated the group on its formation. "It's been a long time coming," he said, pointing out that the apartment boom in central Melbourne was unprecedented and was taking place within a flawed regulatory regime.

He said VCAT too often forced responsible planning authorities to make bad decisions.

But he also pointed out that only three of the 88 state parliamentary seats were affected by high-density development issues and warned the new group of the enormity of its challenge to influence State Parliament.

Ms Sandell predicted that the short-stay issue was a "sleeping giant".

Prof. Buxton used the occasion to denigrate high-rise living, a curious perspective considering he was talking to a group of people who obviously enjoyed such a lifestyle.

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# Classical music on the waterfront

*Get ready to be immersed in the harmonies of Bach, Mozart, Faure and Wagner when Inventi Ensemble arrives in Docklands this month.*

In partnership with Library at the Dock, the orchestral group is creating a free lunchtime concert series, starting in February.

This month you can enjoy a performance by internationally-acclaimed harpist Marshall McGuire, who will be joined by Inventi Ensemble artistic director Ben Opie on the oboe.

Mr Opie and fellow artistic director Melissa Doecke are both professional musicians and say the aim of the concert series, and of Inventi Ensemble itself, is to make classical music accessible to a wider audience.

“Our dream was to have a platform to make good music and bring good music to as many different people as possible,” Mr Opie said. “Finding where there’s a lack of live music and then doing whatever we can do to present it.”

According to Ms Doecke, Inventi Ensemble has toured and performed larger concerts on a professional scale, but also has a significant focus on community projects.

The group has performed concert series in Bayswater, Knox and Box Hill,



*Inventi Ensemble artistic directors Melissa Doecke and Ben Opie.*

children’s programs, interactive workshops in immigration detention centres in Maribyrnong and Dandenong and projects with Vision Australia and Scope.

“The community music side of it is so much fun, we get to program what we like and engage with the audience as well,” she said.

In Docklands, the monthly concert series is scheduled through to July, with the intention of continuing to the end of the year.

Thanks to a grant from the City of

Melbourne, the concerts will be free to attend and audience members will also have the opportunity to speak with the musicians following the performance.

“It’s such a different experience to a concert hall,” Ms Doecke said of the community concert series. “One of the biggest comments we have is that the audience love being so close. They can see a full concert harp. They can see the musicians looking at each other and connecting, see the expressions on their faces.”

The first Inventi Ensemble: Lunchtime Classics concert is Wednesday, February 11 at 1.30pm. The concerts will run for 45 minutes, making them ideal for local workers during lunch breaks.

Keep an eye on the Docklands Community Calendar each month for future concert dates.

For more information about Inventi Ensemble visit [www.inventiensemble.com](http://www.inventiensemble.com)

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# Learn something new

*Ever wanted to learn to belly dance? Perhaps yoga is more your thing? Or are you interested in the science behind cycling?*

If any of those topics sparked your interest you might be interested in Laneway Learning's pop-up series at Hortus on Harbour Esplanade.

Beginning in January and continuing through February, Laneway Learning is offering two different classes each Wednesday night.

Topics covered so far at the Docklands pop-up include Italian language and culture, hula hoop dancing and traditional yoga, among others.

Laneway Learning started in Melbourne four years ago and offers a range of classes at a variety of venues each week.

According to Laneway Learning co-founder Mark Gregory, the idea behind the initiative is to make education accessible to people in terms of both cost and time commitment.

According to Mr Gregory, many opportunities for learning require long-term commitments and can be quite expensive. Laneway Learning differs in that it provides a low-cost learning opportunity with no commitment.



Mark Gregory invites locals to take part in a Laneway Learning class this month.

Most classes cost around \$14 and run for about an hour and 15 minutes. Topics range from craft, food and physical activity through to science, humanities and general life skills. Classes are limited to around 25 people, allowing plenty of interaction and discussion.

"Laneway Learning is the first stepping stone to learning something new," Mr Gregory said.

"If you're really inspired and something sparks then you can go on to sign-up for a ten week course elsewhere," Mr Gregory said.

Laneway Learning also focuses on working with the local community, with the teachers primarily being local small business owners,

academics or amateur enthusiasts.

The classes are also quite social according to Mr Gregory, with the aim being to get everyone involved and learning together.

"We're trying to make learning an accessible, interactive, social opportunity to meet other people interested in the same topic," he said.

Upcoming Laneway Learning classes at Hortus include:

- First steps towards a zero waste household: Wednesday, February 17 6.15pm – 7.30pm
- Science of cycling: Like riding a bike: Wednesday, February 17 8pm – 9.15pm



## First 2016 lunch

*Don't forget to book your seat at the first Docklands Networking Lunch of the year.*

The March lunch will be held on Friday, March 18 at TAP831 at 831 Bourke St.

Hosted by *Docklands News* and the Docklands Chamber of Commerce, the quarterly networking lunches offer an opportunity for local business people and stakeholders to get to know one another.

The menu for the March lunch is:

Entrée: Scallops  
Mains: Lemon pepper calamari or Chicken saltimbocca  
Dessert: Victorian cheese plate  
Beverages: Tap beer, house red, house white and non-alcoholic beverages

As always, the networking lunch is \$60 per person and bookings can be made by contacting *Docklands News* via [lunch@docklandsnews.com.au](mailto:lunch@docklandsnews.com.au) or on 8689 7979.

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# United approach to Chinese New Year

*As the first step towards putting Melbourne on the world's Chinese New Year map, the city's many Chinese community players have this year united under a single brand and have significantly expanded the celebrations.*

The 2016 celebrations will go for longer and will be found in a continuum from Chinatown, through Federation Square and down the river via Southbank to Docklands.

The chair of Chinese New Year United (CNY United), Jane Nathan, hopes that the number of Chinese visitors to Melbourne will double to two million as a result of the City of Melbourne initiative.

"We're aspiring to build this as an international event. We want Melbourne to be recognised as having one of the most significant Chinese New Year events in the world," Ms Nathan said.

"Chinese visitation is now over a million people per year and we know we can grow that even more if we give easy access to information about what is occurring. A unified approach is needed so people can understand they can come and have a whole-of-Melbourne experience."

Federation of Chinese Associations president Junxi Su supports the initiative and applauds that the event aims to include the wider community.

"The united approach has given us more chance to work with more partners in



(From left): Junxi Su, Jane Nathan and En Lim ... working together for the greater good.

different areas," Ms Su said. "It's no longer just Chinese looking after Chinese New Year. It has become more integrated."

Ms Su's organisation is this year expanding its activities beyond Chinatown to Federation Square, Southbank and Docklands.

"The benefits are that the cultural aspects will be widely promoted and there will be more involvement from the Chinese community. And the standard of the activities will be lifted by working together," she said.

Melbourne Dai Loong Association president En Lim is adopting a "wait and see" attitude before declaring full support for the united approach. She views her association as the custodian of Chinese culture and she is less enthusiastic about working with outsiders.

"The united approach is supposed to be in marketing and branding, so we will leave it to them to do that," she said. "We are very much on the cultural side."

Nevertheless, the Dai Loong Association is co-operating with CNY United.

"We will all have our individual things to do. Each area has their own celebration," Miss Lim said.

Asked whether she thought the new approach would deliver more people to the Chinatown festivities, Miss Lim said: "I can only comment on that after the new year to see the results."

Ms Nathan praised the co-operative approach of all participants in the new incorporated venture.

"The response to the idea of marketing the

whole city has been really positive," she said. "It's a credit to everyone involved that it has moved to this level in such a short time. We started in July but were not incorporated until November. Everybody has been working very, very hard."

Ms Nathan said the co-operative approach would deliver benefits to city as a whole as well as the individual participating organisations.

"There are a number of motivators [for the establishment of CNY United]. Certainly economic return is one of them. But it's also about the promotion and profile of Melbourne as an active and multicultural city," she said.

"The sky is the limit with this. But we'll be evaluating carefully not only what occurs, but also the potential that can come from it. You have to have the product and you have to allow for participation."

"I think a lot of people might wander right through. They might start at Chinatown and then they'll head for Federation Square and wander down the river following the lights."

"There are opportunities for them to come not just one night or one day, but to enjoy all the activities. I'm hoping we can grow the visitation from China to two million tourists and they choose to do a lot more during the Chinese New Year."

City of Melbourne marketing portfolio chair, Cr Beverley Pinder-Mortimer said: "The Chinese New Year Melbourne Festival is an opportunity for all of Melbourne to celebrate this age-old culture and I am personally proud to have been a part of the unified festivities bringing the whole city together for a major celebration."



# Doing development differently

*There's a new player in town and he's shaking up Docklands' development scene.*

Mohan Du, 28, is managing director and founder of Capital Alliance and he's not afraid to do things differently.

"I think that development, not just in Docklands, but in Melbourne generally over the last 20 years has been quite vanilla," Mr Du said. "It's been quite bland."

Starting his career in real estate, Mr Du sold off-the-plan apartments across Melbourne, including in Docklands.

"When we started selling these properties I realised all of them were very similar, there wasn't anything spectacular," he said.

"Sure they were in different locations, whether it be in Southbank, South Yarra, the CBD or Docklands but, putting location aside, the products were very similar."

"I just thought there had to be something else out there."

So, at just 25, he founded Capital Alliance, with the aim of doing development a bit differently.

"The disadvantage we have, which in some ways is also an advantage, is that we're a very young start-up in a mature industry," Mr Du said.

"Where the advantage sits is, because we are young, we have a tenacity to do things and our outlook is fresh. I think that sets us apart as a business within the property industry."

"We're one of the smallest but we're making some splashes."

One of those splashes is M Docklands, a mixed-use building featuring Docklands' first five-star hotel, along with residential apartments, which is set to officially open this month.

The other is a second mixed-use hotel and residential building on Waterfront Way, to be located above Harbour Town, which is currently awaiting planning approval.

Capital Alliance recently signed a deal with



Capital Alliance director and founder Mohan Du.

Marriott for the hotel component of the tower. See our story on page 16.

The company has also purchased a site on Pearl River Road, is an investor and partner in an apartment development at Kings Domain in Southbank and has built a boutique apartment development in Box Hill.

Evident in his approach in Docklands, mixed-use developments are something Mr Du is passionate about, but only when they are what he calls "true mixed-use".

"If you look at places like Singapore, Hong Kong, Shanghai, even New York, the lifestyle

amenities they have there are very different to ours."

"Their buildings are all very unique, there's not many solely residential towers, and a lot of it is mixed-use."

"Over here there isn't really any true mixed-use, although people say it does exist because of serviced apartments."

Mr Du said he personally wasn't a fan of serviced apartments and had experienced their impact in the Southbank apartment building where he currently lives.

"For us, when we got into Docklands, we wanted to have a point of difference and do

a proper and true mixed-use development," Mr Du said.

"We will have separate lift cores so the residents have their own private lift and the hotel has its own lift so there's no crossover."

Mr Du said the buildings would also have hotel amenities open to both residents and guests.

"If you're living in a building that's been segregated already, what I would define as a true mixed-use development, the residences should have access to hotel amenities like housekeeping, guest services, valet parking, concierge. You have that overseas but you don't have that here."

"We don't want to create just another building," Mr Du said. "We want it to stand apart."

With one Docklands project almost complete, another in the pipeline and a third planned, it's clear Capital Alliance and Mr Du see a lot of potential in Docklands.

"I think Docklands will become one of the most vibrant parts of the state," Mr Du said.

"I think the Docklands I knew when I started working here is different to the Docklands we know today and, in another three years time, it will be different again," Mr Du said. "There's constant growth and improvement."

"If we could glimpse into the future, in 30 years time it will be very different."

As for his own company, Mr Du said he was excited by what lay ahead.

"Moving forward, my career's so young and the company's so young, it really excites me where we could end up."

"Our main goal is to make sure everything we do is a win-win situation for everyone. For ourselves, our stakeholders and for the people who live in these buildings in the future."

## Peter Weller answers your legal questions.

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# Wonderland flies high in Docklands

*The Wonderland Fun Park is here to stay and will be moving to a new home in Docklands.*

The park closed on January 26 in preparation for the move to its new home below the Melbourne Star Observation Wheel.

Operated and owned by Melissa Head and Colin Davis, Wonderland Fun Park has been based at its Harbour Town Shopping Centre site for the past six years.

It will reopen on March 25 at its new location under the name Wonderland under the Melbourne Star.

The new entertainment destination will feature festival stages, children's attractions and amusement areas, its Spiegelent, event space, a garden and a retail store.

Wonderland began looking for a new home at the start of 2015 after the park was offered a short-term lease, rather than the long-term agreement hoped for.

The park had been located on a site at the rear of Harbour Town owned by Ashe Morgan, which will eventually become the site of Hoyts Cinemas.

"We began looking for alternative locations for Wonderland and that's basically it," Ms Head said.

"The Melbourne Star has been wanting to activate its piazza. We started talking and the rest is history."

While the new site is just a stone's throw



Melbourne Star Observation Wheel general manager Garren Cox with Wonderland's Melissa Head and Colin Davis.

away from the old Wonderland site, the move requires the Spiegelent to be dismantled and rebuilt.

Knockout Events, which Ms Head also manages, recently won a tender to coordinate and event-manage Port Douglas Carnivale in May. The tent will travel to northern Queensland and then return to Docklands in time for The Australian Burlesque Festival.

Melbourne Star Observation Wheel general manager Garren Cox said his team was pleased with the opportunity to work even more closely with Wonderland.

"Wonderland's move over to the Melbourne Star Piazza strengthens an already rewarding relationship for both parties," Mr Cox said.

"The Wonderland product complements the experience that we offer at Melbourne

Star and builds upon the growth and development taking place in the Docklands precinct."

Mr Davis agreed that the new site offered some great opportunities for Wonderland.

"The Melbourne Star Observation Wheel is a great centrepiece for our guest entertainment experience," Mr Davis said. "Our partnership with a fellow visitor attraction is a great synergy and supports driving new and repeat guests to Docklands."

Ms Head said she saw a wonderful future for Wonderland under the Melbourne Star.

She said the move would result in some changes to the format of the existing business with a greater focus on events to add to the already successful Docklands Blues Music Festival and "bigger, high profile" shows at the Spiegelent.

"We will have ride activations on the weekend and larger activations during school holidays," Ms Head said.

She said Wonderland would be offering packages with the Melbourne Star.

"We're both visitor attractions and partnering up with a major destination attraction for Melbourne is amazing," Ms Head said.

"It's a match made in heaven."



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# Docklands' G.O.D. Squad

By Ella Gibson

*Don't let the name fool you – this isn't a religious group.*

In this case, 'GOD' stands for Gentlemen Of Docklands, a group of men that originated from the need for a community at Yarra's Edge.

"It's very easy for facilities like this to become very isolated," said Shaun Bassett, one of the co-founders of the group. It was something he and Trevor Rowe, another co-founder, wanted to change.

The squad originated as a small Friday night drinks group. Purely through word of mouth it began to grow.

"Every time we saw someone walk past in the morning when we were having coffee we'd invite them, when we saw new faces we'd start a conversation," Mr Bassett said.

"It all happened organically. We didn't have a preconceived idea as to what we wanted to achieve. It was literally just about community," he said.

For the most part it's a men-only affair, specifically retirees who have become isolated and at risk of severe loneliness.

"It's focused around men. These guys lose their routine, and the loss of routine loses motivation – where's the drive? That's why G.O.D. Squad exists," he said.



The Gentlemen of Docklands gathered for their annual Christmas lunch in December.

Now, every Friday night the group meets at The Common Man in South Wharf where they have a regular table. It still runs on word of mouth, so the group could be anything from three to 55 people on any given night.

Eventually the group decided to organise a Christmas lunch. They had 17 people turn up and it grew from that.

Now, the group's Christmas lunches help to raise money for local non-for-profit group STREAT. Together with the organisation, the G.O.D. Squad sets the seat price to cover the food and alcohol costs, their profit margin and then a donation amount suitable for the event.

In 2014, the squad managed to raise \$5000 for STREAT. They decided they wanted to "step it up" the following year.

"We changed the structure, we changed the location, we still had STREAT do all of the food and the alcohol, we had a burlesque

performer come in and do a non-reveal routine, we had an auction, and we had a gallery space with an exhibition," Mr Bassett said.

The change paid off, and the squad managed to raise over \$7000. Most of the auction items were things donated from inside the group. It was Mr Bassett's proudest moment for the squad.

From the original group, smaller groups and events have formed including cycling, horse racing, car events, golf and movie nights.

"It started out as something very relaxed and easy, just two guys, that grew into this group," Mr Bassett said. When asked if he could describe the group in a sentence, there's no hesitation.

"Welcoming – I can describe it in a word. We have a very strong community here now," he said.

## Wait on school news

*Local parents are waiting to hear if the State Government believes Docklands needs its own school.*

The Department of Education is currently assessing school needs in Docklands and surrounding areas and is expected to publish its findings early in the year.

The department's review began last year and involved the formation of a Community Reference Group (CRG) comprising 17 members, including 10 Docklands residents.

According to a department spokesperson, stage one of the review included a detailed needs assessment of Docklands and surrounding areas. It also explored current and forecast government school enrolments, as well as current and planned school network capacities, gaps in provision and trends behind school choices.

"A draft version of stage one of the review was shared with the Community Reference Group as part of ongoing consultation," the spokesperson said.

"The final version of this review is being considered by the (education) Minister and is expected to be published in early 2016."

"In the event that it finds there is a need for school provision in the area, stage two will assess how this can be best delivered."

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# Outrage over private use of public park

**Flinders Wharf residents are outraged by the use of Seafarers Rest as the venue for a pop-up bar.**

The FT.W. Mutiny on the Bay pop-up venue opened in December, as part of Asset1 WTH's pre-activation plan for the North Wharf site after purchasing it from the government for \$28.5 million in November.

Seafarers Rest Park is on Crown land and remains a public park and recreation zone under the planning scheme. The site will remain public open space after redevelopment of North Wharf.

Although it is on public land, neither the Department of Treasury and Finance (DTF) or the City of Melbourne objected to the pop-up venue.

According to a DTF spokesperson the pop-up bar was licenced as part of an initiative to activate a neglected part of Docklands.

The spokesperson said the activation of the site formed part of the contractual arrangements for the redevelopment of the North Wharf precinct and said City of Melbourne also approved the activation.

A council spokesperson confirmed the City of Melbourne did not object to the application for the pop-up venue, but said it was not the responsible authority for the site.

The DTF spokesperson also maintained the site remained open to the public and the current activation was designed to encourage people to visit the park.

"In the long-term the park will be significantly updated by Asset1 to look less like an industrial eyesore and more like a park," the spokesperson said.

"The pop-up stall only occupies a small part of the park and we understand the community are able to access the park including the small area where there are trees."

However, Flinders Wharf residents say they are bemused by the suggestion that residents had access to the park and said it was now entirely inaccessible.

One resident, who asked to remain anonymous, said DTF was oblivious to the

community impacts of the use of the site.

"From my perspective 'activation' of the site has not considered resident or community requirements. Rather a view to make short-term returns on public land without reference to impacts on neighbouring residents nor consideration of the compounding effect of noise impacts, which we have already voiced with respect to alcohol serving venues across the river," the resident said.

The resident said the public land could have been better activated in the interests of local residents and their children and that Asset1 had failed to consider the community or residents.

Riverlee (of which Asset 1 WTH is part of) development manager Gabriel Kok said since purchasing the North Wharf land from the State Government last year the company also had a licence over the park, requiring it to secure the premises when unoccupied for safety and security reasons.

"However, since we have learnt how important access to the park is to local residents, we have opened up two access points and are also in the middle of putting in an additional access door," Mr Kok said.

"While we consider the design and use of the site long-term we are activating the space in the short-term to allow for a mix of community uses that will allow for local residents to engage with the space and the otherwise inactive waterfront."

He said two Flinders Wharf residents had contacted Asset 1 to express concerns about the "short-term pre-activation".

"We openly shared our plans with both residents and advised the pop-up operators to put procedures in place to proactively mitigate any concerns and appease the residents," Mr Kok said.

The FT.W. Mutiny on the Bay is expected to operate at Seafarers Rest Park until the end of April.



New Docklands Chamber of Commerce executive officer Shane Wylie.

## New chamber officer

By Eva Garnes

**Docklands Chamber of Commerce has appointed a new executive officer.**

Shane Wylie returned to Docklands in December, after having worked as a CEO and executive officer overseas, and is now ready to take on the task at hand.

"My aim is to continue the evolution of the Docklands. It is such a beautiful, cosmopolitan area with a bright future ahead. I want to be part of helping the entrepreneurialism of the Docklands as it moves forward," Mr Wylie told *Docklands News*.

This is not the first time Mr Wylie has lived in Docklands. Before leaving Melbourne to move overseas, he was a resident for 10 years.

"The best part of the area is that it is so close to the CBD, but yet it offers something that no other part of Melbourne does," he said.

"I don't have to travel anywhere to accomplish something, because all I need is right here."

"There is the social aspect, the business aspect and all the events that are on. If I need to get into the city due to work, I can get there with a five minute walk," he continued.

Before taking on the role as the chamber's executive officer, Mr Wylie has an impressive track record. He says he started university in Queensland at the age of 15 and finished his first degree at 18. Shortly

afterwards, at the age of 21, he received his masters.

In addition to his academic excellence, Mr Wylie has represented Australia overseas in both athletics, as a javelin thrower and in golf. He still plays golf around six to 10 times a year when his schedule allows.

"Although I have no previous experience working in a chamber of commerce, my experience as a CEO and executive officer in other businesses have allowed me to develop a skill-set that is beneficial for this role," Mr. Wylie explained.

"When representing businesses, I had to meet new people and instantly build a connection. In addition to this, I have experience in building networks with influential organisations and leading business development. These are all skills I am sure will benefit me as the new executive officer," he continued.

There is no doubt that Mr Wylie will represent the Docklands Chamber of Commerce with a wide range of important skills to help promote the Docklands.

"It is great working here in Docklands, as the people here are very open. They accept entrepreneurial ideas straight away and this is a part of what I am looking forward to working with; an area where new ideas and open-minded people can come together," he concluded.

## New park is music to our ears

**Local kids have a new place to play after a unique, musical playground opened at Yarra's Edge in December.**

Harmony Garden at Point Park features 16 gongs, 19 instrumental bells and three percussion drums.

The wider park also includes swings, slides, a carousel, a sand pit and water features.

Yarra's Edge developer Mirvac officially

opened the playground on December 1, allowing families to enjoy the new park over the summer.

Mirvac's head of residential John Carfi said Harmony Garden was a fun and unique way to bring children and adults together.







## Cargo spreads Christmas cheer

*New Quay restaurant Cargo spread some Christmas cheer in December when it hosted the Salvation Army Christmas Day brunch.*

Some 250 under privileged guests visited the restaurant on the day, enjoying great food and wonderful company.

Santa Claus was there, along with a group of Carlton footballers and boxer Sam Soliman.

"The atmosphere was fantastic, we had a great vibe throughout the day," Cargo events

coordinator Lisa Pham said.

More than 40 staff members, along with their families and friends, gave their time to help out on the day.

"Everyone really got involved on the day to engage with our guests and ensure they enjoyed their time at Cargo," Ms Pham said.

# Office burglaries in Docklands

*A Docklands office building was targeted in a series of break-ins and burglaries last month.*

The break-ins, at the Life.Lab building in Digital Harbour, began in the early morning of Monday, January 11, when a man gained entry to the *Docklands News* office by using a device to unlock the door but fled empty-handed when challenged.

The next night at least five offices in the building were targeted, with items including laptops, cameras and teeth-whitening equipment stolen.

Following the incident building management evicted a group of people staying in a short-stay apartment in the building due to an unrelated matter.

Det Sen Constable Andrew Ghidetti said there was no evidence linking the group to the burglaries.

Det Sen Constable Ghidetti said there was no camera footage, no witnesses and no evidence left at the scene.

After the short-stay group was evicted from the building on January 13, it's understood members of the group returned asking to gain access to the apartment to retrieve a forgotten item. Life.Lab building

management denied this request.

It's understood that later that night a number of unknown individuals gained access to the car park. The individuals broke through a door to access the stairwell and then broke into the short-stay apartment where the group had been staying.

Det Sen Constable Ghidetti said the only security footage from December 12 was of the car park and the footage did not capture anyone breaking into the building.

"I'm following up a number of leads and am hopeful of making some arrests soon," Det Sen Constable Ghidetti said.

Life.Lab building management said the incident highlighted how important it was for tenants to share information with building managers and police if they saw suspicious behaviour.

"The important thing is to share information is you see something that you don't think is right," Life.Lab building management said.

"Police are better able to do their job and investigate when they have information."



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# Sharing the 'Cariad'

**Melbourne's own Welsh Church hopes to offer Docklanders the chance to get out on the water onboard its rowing skiff, "Cariad".**

The boat's name is the Welsh word for love and the church community built the vessel in its own hall in LaTrobe St during 2013.

Last month members of the Welsh Church rowed the skiff from Williamstown to Docklands where it set up for three days to give locals the opportunity to try out the skiff.

While bad weather meant it was difficult to get out on the water, Reverend Jim Barr is hopeful of bringing the boat back to Docklands, where it can be used more widely.

"In an environment like Docklands it has such an enormous potential for putting people back in touch with the water in a way that doesn't cost the earth," Rev. Barr said. "It's community based and non-competitive."

"We've got a boat that spends a lot of time locked in a shed and I'd like to see people using it."

"The water and the harbour will become something people can really participate in and enjoy," he said.



Rev. Jim Barr with Chris Holding in Docklands.

As Rev. Barr explained, Cariad is part of a global movement of community boat-building and boat racing of vessels called St Ayles skiffs.

Australian boat designer Iain Oughtred was commissioned to design the boats and they are manufactured in a pre-cut plywood kit that can be built by amateurs, Rev. Barr explained.

The first skiff was launched in Scotland in 2009 and there are now more than 200 boats constructed or launched worldwide.

"Worldwide, the whole pattern is people buy them and build them, they are essentially just glued together," Rev. Barr said.

The Melbourne Welsh Church spent about one day per week building the boat in 2013.

The church itself is located at 320 LaTrobe St and was founded in 1853 during the gold rush to cater to the influx of Welsh people immigrating to Melbourne.

"It (Cariad) was built in the church hall and had to be manhandled out," Rev. Barr said. "We borrowed about 20 construction workers from a nearby site and had to demolish part of the church to get it out."

Cariad was one of the first St Ayle's skiffs to be launched in Australia, making its debut at Elwood beach on Australia Day in 2014.

"We had about 50 people lined up to row it off the beach at Elwood," Rev. Barr said. "Our youngest rower was five and the eldest was in her eighties."

The boats seat four rowers and a coxswain. Weighing around 150 kg, the boats can be moved by a crew of adults.

So far, the church has used Cariad for community rowing activities, has participated in the first Australian St Ayles Skiff Regatta in 2015 and will attend the Geelong Wooden Boat Festival this March.

# Community Hub to open

**Docklands' newest community facility, the Community Hub at The Dock, will be officially opened this month.**

The new two-storey community building is home to Docklands boating clubs along with family services including playgroups and maternal and child health support.

Local boating clubs have already moved into the new facility, while family services started operating out of the building late last year.

Minister for Planning Richard Wynne and Lord Mayor Robert Doyle will officially open the Community Hub at The Dock on February 20 at 10am.

The celebrations will continue through to 1pm with family entertainment, "come and try" dragon boating and sailing, a sausage sizzle, coffee cart and tours of the building.

For more information visit [www.melbourne.vic.gov.au/communityhub](http://www.melbourne.vic.gov.au/communityhub)

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An artist's impression of the proposed rooftop infinity pool.

# New hotel for Docklands

**Docklands' hotel game is heating up with local developer Capital Alliance signing Marriott for its latest project.**

The \$250 million development, which remains subject to government approval, will include around 200 hotel rooms and 260 residential apartments across 36 levels.

The mixed-use tower will be built at Waterfront Way on top of Harbour Town Shopping Centre. It will feature a resort facility complete with rooftop infinity pool, bar area and dining open to the public.

The new hotel and residential tower will be

the second Capital Alliance has delivered in Docklands, with M Docklands, including a five-star Peppers Hotel, set to open this month.

"Our vision is to deliver a hotel and apartment project that will be celebrated and draw tourists both internationally and locally to the area," Capital Alliance managing director and founder Mohan Du said.

"We envisage the rooftop amenities will

provide a unique experience and complement a range of amenities in the building that will be open to both residents, guests and the general public."

Meanwhile, Singaporean developer Hiap Hoe's Marina Tower project, which will include a Four Points by Sheraton hotel, is underway, Digital Harbour's The Altus will also include a hotel component and Lend Lease has proposed a 280-room hotel for Victoria Harbour.

## February social club

**Get out of your apartment and meet your neighbours this month at the Docklands Social Club.**

Locals will gather at Platform 28 from 7pm on Wednesday, February 10.

The monthly Docklands Social Club offers locals an opportunity to get to know one another in a relaxed, informal setting.

The social club is steadily gaining a regular crowd, with around 40 people attending the December gathering and 20 people coming along in January.

Come along for a drink or sit down for a meal. Everyone is welcome.



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# Lifestyle Working building gives back

*Owners at Docklands' Lifestyle Working Collins St building gave back to the community in a big way at their end of year function in December.*

As part of the festivities, donations totalling \$10,000 were distributed to five charities and community groups.

Under the building's OC constitution, owners of the strata office complex have agreed to donate a percentage of their fees to deserving charities and not-for-profit organisations each year.

In 2015, the donation recipients included Berry Street, Centre for Sustainable Leadership, Docklands Community Garden, Domestic Violence Victoria and Good Cycles.

OC chair Steve Jones said he was delighted to present the donations on behalf of the Lifestyle Working OC.

"We hope these donations contribute in some small way to the outstanding contribution these organisations are making to the community," Mr Jones said.

"We want to play an active role in the local and greater community," he said. "This



Melinda Octigan from Berry Street, Fiona McCormack from Domestic Violence Victoria, Lifestyle Working chair Steve Jones, Jaison Hoernel from Good Cycles and Greg Wise from the Docklands Community Gardens.

annual donation event will allow us to contribute in a meaningful way, by providing financial assistance where it is needed. So once again we are setting new benchmarks and challenging other owners' corporations to follow our lead."

# Pedestrians seek diverse spaces

By Eva Garnes

*Docklands has increased the amount of public space available in inner-Melbourne, but its lack of diversity fails to cater to pedestrians, a recent report has found.*

The latest *Places for People* report by the City of Melbourne claims that if these public spaces are not diversified, Docklands will struggle to attract and retain walkers as they will be attracted to areas where the selection is better.

The authors of the report have divided Docklands into four "mini-cities", where a pedestrian should be able to reach all the amenities required for living or working within a five-minute walk (or approximately 400 metres).

Another problem, especially highlighted in newly-developed areas of Melbourne such as Docklands and Southbank, is the lack of active street levels. Surveys found that pedestrians felt safer when the street level contained shops or residential suites.

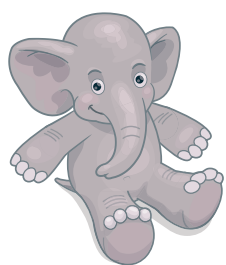
In some areas of Melbourne there will often be street-level parking lots or several floors

of parking garages before residential units begin.

According to the report, this lack of active street fronts can make pedestrians feel unsafe and accordingly they will shy away from the area and become disengaged with their local community.

As reported in the December/January edition of *Docklands News*, the redevelopment of Harbour Esplanade will see the building of new structures, providing a new and active street level. This new development could help create a more engaging space for residents and workers alike.

This could lead to the development of the environment the report asks for, where a strong and engaged community acts as the backbone of a resilient city.



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**DOCKLANDS**  
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**Question: What is your best memory from this summer?**



**WEERA SRIJAMSANG, 22, CHEF**  
From: Thailand

I went to St. Kilda Beach with a group of friends. We just hung out and relaxed on the beach, as the water was a bit too cold for a swim. It was a lovely, social day, which is what summer should be all about.



**IAN CLARK, 66, REAL ESTATE MAINTENANCE**  
From: Albury

I went on a big family holiday to Narooma. All the kids and grandkids came along, and we enjoyed a relaxed holiday where everyone got together.



**SAVITA KARAGUPPI, 25, RETAIL SALES ASSISTANT**  
From: Docklands

It must be going to the beach and enjoying the warm weather with friends. I also went to the Iskcon Temple in Albert Park, which was a great experience.



**KAREN PEARSON, 50, ADMINISTRATOR**  
From: Cowra

It would be my trip to Tasmania, and my first ever trip to Melbourne. It is a lovely city, and everyone here has been so friendly.



**DREW TUDOR, 24, NAB WORKER**  
From: Thornbury

That is very difficult to say. I have worked most of it. However, I have booked a holiday to Japan next week, so that will be very exciting.



**DENNY FILES, 44, CONSTRUCTION WORKER**  
From: Greensborough

It has to be the Christmas holiday. I went camping down by Warrnambool with the family. So it was all nice and relaxing.

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# Businesses in Docklands

DOCKLANDS-BASED BUSINESSES WISHING TO BE PROFILED IN THIS SECTION SHOULD EMAIL: [ADVERTISING@DOCKLANDSNEWS.COM.AU](mailto:ADVERTISING@DOCKLANDSNEWS.COM.AU)

## A GREAT START TO 2016

*It's been a great start to the year for Glenn Donnelly and Lina D'Ambrosio from City Residential in Bourke St, Docklands.*

The pair recently decided to branch out on their own following an eight-year business relationship with a business partner from City Residential Lorimer St, Docklands.

They are now the proud owners of City Residential Bourke St and began trading from their new office at 818 Bourke St in Docklands in mid-December.

According to Lina, they've had an amazing start to their new venture.

"Being located in such a busy hub, we are constantly getting walk-in business," Lina said.

"There is a daily stream of people coming in to lease apartments, including corporate clients from ANZ, NAB and the Ericsson building, along with interstate clients looking to secure a new home."

"We've leased so many furnished and unfurnished properties that we need more to keep up with the demand," she said.

With a combined experience of more than 18 years in the real estate industry, Glenn and Lina have a wealth of knowledge about the industry.

"We've also lived in Docklands for 10 years now and really enjoy the spoils of living and working in the area," Glenn said.

With their considerable knowledge of the Docklands and inner-city area, Glenn and Lina describe themselves as the consummate real estate professionals.

The duo prides themselves on their negotiation skills, with hundreds of successful transactions to their credit, not to mention hundreds of happy landlords, vendors and tenants.

Glenn and Lina say their work ethic and level-headed approach means their clients enjoy effective service and excellent outcomes. The pair has set several records in the area, and say consequently they receive most of their business through personal referrals.

"If you desire a team that genuinely cares about your needs to handle the sale or leasing of your investment, call us today," Glenn said.

City Residential is currently seeking furnished and unfurnished properties for their many clients, including relocations consultants whom Lina deals with regularly.



Glenn Donnelly and Lina D'Ambrosio from City Residential in Bourke St, Docklands.

"I will take clients for private inspections so I can get to know them and ensure I am getting the right fit for the client and the landlord," Lina said.

Glenn said he was currently seeking properties to sell to his ever-growing database of buyers.

You can visit the City Residential Bourke St team at 818 Bourke St, Docklands. To speak with one of the team call Glenn on 0419 998 235 or Lina on 0430 929 851.

## A FAMILY BUSINESS

*At Pizze Societe, the focus is on family.*

For the past eight months, husband and wife team Rob and Ariana Virgona have been serving up classic and gourmet pizzas to local residents and workers from their Yarra's Edge store.

With Rob and Ariana at the helm, and both Rob's mum and sister working in the pizza shop, it's truly a family business.

"We think that sets us apart from other pizza shops, because we're very hands on," Ariana said.

"Our customers want to come back because they see we're a family-run business and we really care about what we do."

For Rob in particular, pizza has always been a big part of his life.

"I've been doing it all my life, I was born into the pizza industry," he said.

His parents had their own pizza shop while he was growing up, and at 19 he took over the store.

Since then he has run five different pizza shops across suburban Melbourne.

Pizze Societe in Docklands is the pair's first inner-city store.

"We were looking for a change of scenery after always working in suburban pizza shops," Rob said.

"It's a great spot here because we're close to the city, but not right in the middle of it. We're out of the hustle and bustle."

The store is located at the base of the Yarra Point tower, overlooking a patch of green space.

Pizze Societe offers all the pizzas you would expect to find at a local pizza shop, but you'll also find pastas, risottos and parmigiana on the menu.

And for the sweet tooth, why not try the dessert pizza, tiramisu or choose from a range of cakes. Customers can choose to dine-in in a casual setting or takeaway.

Pizze Societe also delivers to Melbourne CBD, East Melbourne, North Melbourne, South Melbourne, West Melbourne, Port Melbourne, Southbank and of course Docklands.

Pizze Societe is open 11.30am - 2pm Tuesday to Friday, 5pm - 10pm Tuesday - Thursday and Sunday and 5pm - 11pm Friday and Saturday. The shop is closed on Mondays.

You can find Pizze Societe at 2 South Wharf Drive, Docklands.



Rob and Ariana Virgona welcome visitors to Pizze Societe at Yarra's Edge.



## NEW 'DYNAMIC' PILATES

### Local workers and residents have a new way to work out after KX Pilates Docklands opened at the beginning of February.

If you've tried standard pilates you may be in for a surprise. The KX style is a ramped up version of the traditional exercises.

Studio owner Eli Censor described KX Pilates as a "dynamic" style of pilates.

"We use traditional pilates exercises but we do everything a bit faster to get the heart rate up, to get the blood pumping and burn more calories," Ms Censor said. "We incorporate external weights to challenge stability and give you a full body workout."

The new Docklands studio is the first KX Pilates studio in the inner city and is Ms Censor's sixth studio.

Opening a Docklands-based studio made a lot of sense to Ms Censor after watching the area grow.

"I have always loved the area and have watched it grow with more and more offices and apartments over the last six years," Ms Censor said.

"We currently have a lot of clients at other studios who work in Docklands so having a studio there will also make classes more accessible to them."

Ms Censor began working with KX Pilates five years ago as a trainer and within three months had signed a lease to open her own studio.

"I love the KX work out, the clients, the team. It's such a great place to train and everyone walks out with a smile," Ms Censor said.

But if that's not enough to convince you to give it a try, how about the guarantee of results?

"We get results," Ms Censor said. "KX transforms bodies. It is an efficient and fun way of exercising."

KX Pilates Docklands also offers more than 45 classes per week, making it easy to fit in a class before or after work or even during your lunch break.

It's also suitable for most people, catering for all fitness levels from beginner to advances.

However, Ms Censor recommended resolving any injuries with a physiotherapist or in private sessions before joining a class.



KX Pilates Studio owner Eli Censor

KX Pilates Docklands is currently offering an opening special of five classes for \$50. You can buy the special and find out more about KX Pilates at [www.kxpilates.com.au](http://www.kxpilates.com.au)

Otherwise, pop into the studio, located at the base of the Watergate building, at 6/16 Waterview Walk. Contact the studio on 9972 2179.



## CHAMBER UPDATE

BY PAUL SALTER  
EXECUTIVE COMMITTEE MEMBER



# Welcome to 2016

*Welcome to 2016, one month has already finished. Have you set some goals for the year? Have you made a start? We have been active over the break and have high expectations for the chamber and its members over the coming year.*

"Progress is impossible without change, and those who cannot change their minds cannot change anything," said George Bernard Shaw

Do you remember Kodak? They could not embrace change. They kept focusing on film even though they invented digital photography. They lost sight of the future and became another relic to old thinking. If you cannot embrace change, you will become irrelevant.

The new executive committee has embraced change and we are excited to confirm that we have a new executive officer.

### Meet Shane Wylie, chamber executive officer

Thanks are due to Joh Maxwell, Paul Keisler and Josephine Tan. It was their efforts that helped us find Shane. In their words, he ticks all the boxes.

Tony Bailo commented on the fact that Shane has led some of Australia's largest private colleges with workforces of over 200 people with as many as 66 sites. He said that would be a great goal, to have 200 chamber members by the end of 2016.

The fact that Shane has represented Australia on various trade missions and spoken

internationally on behalf of the Federal Government will add valuable skills to the executive, said Glenn Donnelly.

We all agree with Yvonne Zhou-Grundy that it is Shane's numerous website and database skills that will add real value for members during 2016 as we enhance our profile and communication.

### Chinese New Year

The launch is Wednesday, January 3 and will set the scene for 16 days of vibrant festivities, linking events and activations across the city for the first time in Melbourne.

Visit our website for more details.

### Embrace change - Join the chamber today!

Make 2016 your year. Join the Docklands Chamber of Commerce and connect your business to the resources we have in our local business community.

If you have anything you wish to share, or you are seeking help as a member, simply email: [admin@docklandsc.com.au](mailto:admin@docklandsc.com.au) or visit our web site [www.docklandsc.com.au](http://www.docklandsc.com.au)





# Letters to the Editor

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

## Tower 4 cheer

At Tower 4 of Yarra's Edge, 80 Lorimer St, we have been having two socials a year for at least a decade – in July and December.

We always have a good turn out of between 40 and 70 people. We meet in the lobby, bringing all sorts of drinks to share and having yummy catered finger food.

We provide labels for name tags to help us remember our neighbours' names.

Decorations have varied from multiple balloons to flowers to candles to wall banners. We have played games and listened to poetry, usually read by our building's poet laureate, Dally Messenger.

Now at holiday time, we have a beautiful Christmas tree decorated by Carol and Emilio Bortignon.



Our owners' corp committee led by Helina Marshall has recently added singing to the party agenda.

Peter Knol, our building manager, has become our not-so-secret Santa to everyone's delight.

No one is ever coerced to participate so you can sit back and watch or jump into the fun.

Two years ago, another tradition seemed to take hold with great enthusiasm – residents leaving wrapped presents under the tree to be donated to children of struggling families.

This year exceeded expectations. All in all, 153 gifts were put under the tree, marked with age and whether for a boy or a girl or both. What an open-hearted response!

The gifts were delivered by Peter Knol and members of the committee, to the Salvation Army's Kids In Crisis Centre in St.Kilda.

Each building is like a neighbourhood. Perhaps other buildings might take up this tradition of donations. (Maybe some already do?) It adds a dimension of good feeling and a generosity of spirit to the clamorous activities of our December lives and seems even to add to the community spirit all year round.

*Remi Messenger*

## Fix Harbour Esplanade now

Harbour Esplanade and Central Pier, two defining elements of Docklands that should be the main draw-cards, are the very two things that pull the area down. Harbour Esplanade, the main link between the developing precincts of Victoria Harbour and NewQuay, is an ugly eyesore of redundant tram tracks and crumbling mismatched surfaces.

Central Pier, with a few "heritage" sheds of no architectural significance that provide no tangible link to the maritime past, seems to exist primarily to house noisy parties and scar the beauty of the harbour with the stained concrete car park at its western extremity.

If these third-rate places are the main event, it's little wonder that Docklands residents and estate agents are constantly having to talk the area up.

I know that after many years of dithering by Places Victoria and the City of Melbourne, a master plan has been developed. But it's going to take 10 to 15 years to implement! That is ridiculous.

It's necessary to start the work immediately, because without that essential piece of infrastructure in place, the future of the quality of development in the area is in jeopardy. Nobody is going to build a palace in a pig-sty.

If a person unfamiliar to Melbourne looked at the map of the inner city I'm sure he or she would look at the location of Docklands and assume that this must be the best bit of real estate in Victoria.

I don't regard Docklands as a suburb, I see it as the western edge of the CBD. The part of the CBD that sits on the harbour. How good is that?

I think the stranger would be very disappointed, however, on seeing the reality of the area's main spine.

Seeing the mistakes of the past laid out before them, the hideous multi-coloured paving in all its garish glory crudely patched with bitumen. The incongruous 3D yellow numerals, the abandoned tram tracks and the rotting white-capped piles that are the remnants of the old wharfs. Too many decaying hard surfaces and too little greenery. And too few people walking because it's desolate and not a very pleasant place to walk.

Docklands has an enormous potential. That's why I chose to move here two years ago. Victoria Harbour and NewQuay are developing very nicely. The quality of architecture is very high and the landscaping on both sides of the harbour is exceptional but Harbour Esplanade and Central Pier are pulling the whole Docklands area down.

It doesn't need to be like this. Approval for new buildings in the area could be made dependent on paying towards improving the infrastructure. The present hotch-potch of paving and tram tracks could be torn up and turfed over in the short-term and the works required for completing the master plan could be started as soon as possible.

What should be the jewel in Melbourne's crown is in desperate need of repair.

*Cliff and Penny Steele*

## Out-of-hours ruckus

I have lived above the Harbour Town Shopping Centre for the past two-and-a-half years and there seems to be a reoccurring problem that is overlooked.

I'm talking about the incessant out-of-regulatory-hours music, construction and cleaning works that goes on here.

I don't know how many times I've tossed and turned or woken to these sounds in the night AND morning. I have

lost count of how many times I've had to reluctantly call the police to have to physically come down here to make it stop. This is such a waste of police time and I'm sure others will agree with me.

In the past, prior to calling police, I would try to speak to the workers and their managers to try and break the cycle but to no avail.

I've had the owners of these companies laugh at me, tell me where to go or that I should even move home. But, hang on a second – what happened to the law here?

It seems that the police and I are powerless to do anything. I'm writing to Docklands News to inform others and plea for help so that we can shut down this out-of-hours ruckus once and for all.

*Mat Oliver*

## Dear Ms Scott

In response to your letter accusing the OC of a building in Docklands leading a vendetta against short-stay accommodation, I think you are missing a few important points.

Buildings are classified as residential and have been sold as such and not as "hotel apartment". So, in my opinion, it is breaking the contract to use them as a hotel-type, short-stay business.

We all know the negative impacts of renting out short-term. It is clearly more difficult to control the security, safety and behaviour in a building with a bigger turnover of people – not to mention the added wear and tear of the building and its amenities, which owners have to pay for as well.

Everyone knows owners take more pride and care in their home, I am sure you would agree. We had friends staying in short-stay accommodation in Docklands recently, giving us their remark: "they would never rent there again. It was noisy and too much partying going on".

I agree you can have long-term renters causing trouble too, but it would be much easier to control problems, as anyone wanting to stay longer would be more careful not to misbehave.

Now, to some of your remarks.

The cases against short-stay accommodation being taken to the BAB and the Supreme Court were not by the OC but by the City of Melbourne.

Watergate OC took the case to VCAT and the Member dismissed the case, claiming that the OC did not have the power to set a 30-day minimum stay.

The Member was not correct with that judgement, as the OC had not set that timing originally, it was set by the developer.

The OC is elected by the owners of a building at an AGM. Their job is to represent the owners, make sure that everything is running to schedule and create a budget, which needs to be approved.

In cases like the one you are referring to, a special resolution form was sent to the owners, a special owners meeting was held and a very large number of owners attended and your informant was outvoted substantively.

I hope this gives a much clearer picture of what happened and why owners, not only at Watergate but in other buildings as well, are totally dissatisfied with the current situation. We all hope that the State Government will soon handle this situation with satisfactory legislation.

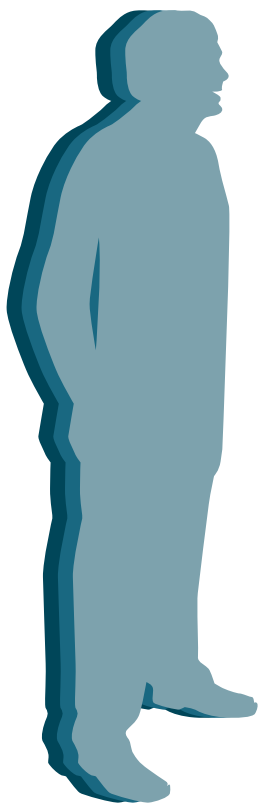
*K. Berberich*





# Play it again Sam

*If you've ever walked through Harbour Town Shopping Centre, then chances are you've heard Sam Kristy's piano tunes.*



## DOCKLANDER

Profile by  
Bethany Williams

A regular fixture at a cafe there, Sam has become a local identity in Docklands after more than two years of performing.

"I really enjoy connecting with the audience and passers by," Mr Kristy said. "My aim is to touch their hearts."

With no formal training and unable to read music, it may come as a surprise to you that Mr Kristy has a repertoire of more than 6000 songs, ranging from Mozart to Lady Gaga, all played by memory.

"Music is instinctive with me," Mr Kristy said. "I have a really good ear for hearing stuff and repeating it."

He first began to tap the keys as a 10-year-old when he came across a piano while visiting friends.

Starting out with nursery rhymes, Mr Kristy said: "It was an automatic thing, I just realised I could pick up a tune."

His father, who had immigrated to Australia from Cyprus looking for a better life for his family, didn't support musical pursuits, believing they would never lead to a steady job.

"My father, being a newly-arrived migrant, the last thing he wanted was for his boys to be musicians," Mr Kristy said.

However, when Sam was 15, his father bought a piano - a decision he quickly came to regret.

"When we got it home, I started to really madly play it," Mr Kristy said. "But three weeks later he took it away."

With the piano locked in a spare room, Mr Kristy's mother used to sneak him the key so he could practise when his father was out of the house.

"Whenever I heard the car door close, the piano lid would open."

Having performed in hotels and other venues throughout university, the final crossroads came when Sam completed his studies.

After studying law and aiming to work as a mediator, his father offered to support him to establish his own business, but only if he gave up the piano.

It was at this point Mr Kristy decided to continue to pursue his love for music and performing, despite the costs.

While he understands his father's reasoning, having grown up in poverty in Cyprus, for Sam the love of music was too strong.

He continued to perform and now describes himself as a professional pianist, composer, director and producer. He's currently working on a musical.

And of course, for three days a week, from Friday to Sunday, Mr Kristy is resident pianist in Docklands.

"This has been great for me," Mr Kristy said of performing in Docklands. "I've built up a huge following and have many repeat returns."

While he enjoys performing in Docklands, Sam said he would love to see a greater arts presence in the area.

"That's how Docklands will connect with people's minds and hearts," he said.



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# First 'We Live Here' column

*This is the first column of the We Live Here movement. We hope it will become a regular feature of CBD News, Docklands News and Southbank Local News. We would welcome suggestions for topics for future editions.*

The aim of this column is to highlight issues affecting high-density owners and residents living in Melbourne.

The We Live Here movement has been created because apartment owners and residents have unique problems that are not being adequately addressed by laws and regulations.

In the space of a few weeks since our very well-attended launch last December, a total of 60 apartment buildings have thrown their support behind the movement.

The movement originated from the long drawn-out and ongoing efforts of the Watergate building's owners' corporation to regulate short-stays in its residential building. Increasing numbers of residents and owners across Melbourne are getting in touch wanting to become involved. It has become apparent there is widespread community frustration and anger about issues of high-density living that are not being adequately addressed.

The main purpose of the We Live Here movement is to give a voice to owners and residents and to focus energy towards achieving lasting change.

We will be initiating a number of activities including conducting social media and lobbying campaigns to bring about the changes. We need to:

- Support owners and residents on issues affecting apartment living;
- Maintain residential apartment buildings for long-term residential accommodation; and



- Enhance a sense of community in residential apartment buildings.

Some of the issues not being adequately addressed by authorities relate to town planning, short-stays in residential buildings, health and safety, fire safety, disability access, parking, equitable levies, insurance, serious building defects, shortage of schools and much more.

We are beginning with a campaign directed towards the proper regulation of short-stay apartments. In the

first instance we will focus on the Independent Panel on Short-Stays set up by the State Government last year, with recommendations due to be handed down shortly.

We believe the process was seriously flawed because:

- The terms of reference for the panel were too narrow;
- The selection of panel members was not rigorous enough and allowed for conflicts of interest;
- There was inadequate representation of owners and residents;
- No opportunity was provided for non-panel members to make submissions directly to the panel; and
- Additional consultations conducted by the Government following release of the panel report were with panel members only.

This is just the beginning and who knows what we shall be tackling in the months ahead!

If you would like to become involved in the We Live Here movement you can register your support at [www.welivehere.net](http://www.welivehere.net)

The website will be continually updated with information about forthcoming events and milestones, and there will be regular direct communications with supporters.

Please send any suggestions or enquiries to [campaign@welivehere.net](mailto:campaign@welivehere.net)

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# One twelfth of the way through 2016 already!

*NewQuay Piazza was abuzz on Australia Day with perfect weather once again in Docklands. The spectacle was brought to Docklands by the City of Melbourne, Nova 100 and Channel 9 News.*

Thousands of people came to see the spectacle and enjoyed the amazing fireworks display from Victoria Harbour. Local bars and restaurants made the most of the crowd! The occasion presented another perfect opportunity for a free ferry service bringing visitors to Docklands. Thanks must go to the local vessels Grower, Yarra Duchess and Yarra Explorer for helping out and to Destination Docklands for sponsoring the service.

For the first time the Chinese New Year celebrations will create a trail of illuminations taking in a number of key Chinese New Year Festival precincts around Melbourne - from Federation Square, along the Yarra River to Southgate, Eureka Skydeck

plaza, Sandridge Bridge, Queensbridge Square, Docklands, back up to the Queen Victoria Market and across to the Hotel Windsor. The celebrations will span a fortnight from February 6-21.

Within Docklands' part of this trail of illumination will see the Age Lunar Markets pop-up Asian food stalls. Visitors can enjoy the reflections on the water from the many local bars and restaurants located along Docklands' waterfront. The celebrations will include red lanterns, boy and girl lanterns, a corridor of moons and stars, pandas, opera masks, and the giant Phoenix installation.

This is the year of the Monkey and, on Monday, February 8, Docklands takes

its turn to celebrate with roving lion and dragon dances, children's activities and face painting.

During the fortnight of celebrations Collins Square is holding an intimate progressive dinner on Wednesday, February 10 hosted by the executive and head chefs from a number of local venues. The evening begins with canapés on the link bridge before moving to Chiara for entree, Bar Nacional for share style mains and finishing at the Long Shot "pop-up" for dessert.

Then along comes Valentine's Day, and a great time to plan your special date in Docklands. The ongoing celebrations present an opportunity to treat your loved one to

something really special. Select a romantic setting from one of Docklands' unique water-side dining venues. There are a number of great venues at NewQuay Promenade, Victoria Harbour and Yarra's Edge.

Perhaps you might prefer a Valentine's Day cruise aboard one of Docklands' passenger vessels and enjoy a romantic sunset cruise out into the bay.

February is going to be a great time in Docklands.

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# Docklands' own bolt of energy

*In the newly re-opened part of Docklands Park, a flash of white can be seen against the contrast of the green grass.*

Corby, a two-year-old Maltese cross, is joyfully running around, while owner Danielle Marke watches on.

"He is used to running around a lot and he is quite energetic," Danielle explained as Corby ran over to say hello.

When asked which of Corby's habits was her favourite, Danielle thought for a moment before answering. "When he is shy, or knows he has done something wrong, he will lift

his paw over his nose. It is a very adorable habit," she said.

When they are not staying in Docklands, Danielle and Corby go to Danielle's parents' farm in country Victoria.

"There he can run around as much as he likes. However, with all the nice, open spaces here in Docklands it is the perfect place to have a dog like Corby near the city centre," she said.



# Working out in Docklands is a heavenly exercise

*I recently decided it was time. Finally. I would get my butt into gear and join the gym.*

I had no excuse, really. The gym – technically a personal training studio – had just opened up near my work!

Head honcho Bryan was keen to discuss my personal needs in detail, a warm-and-fuzzy approach that's hard to come by these days. Unusually, I wasn't really up for a chat. All I wanted to do was hand over my money and find out when I could start. I was worried that I would pull out if I didn't commit then and there.

Bryan's imposing physique made it all the more easy to sign up. I mean, who wouldn't want to be trained by someone who looks like he could lift a truck?

My first session was enjoyable, even though I was completely unfit (God knows how long it had been since I'd exercised last). I felt comfortable and safe thanks to the cosy and private environment – something that big gyms lack.

When I woke up the next day, I could really feel the workout had done wonders. It was a "good pain" that made me feel alive. I had let my body down for far too long.

The second session was equally as good. Pleasingly, the good pain the following day wasn't as intense as after the first session.

My body was learning to cope with exercise again. Go me!

The "view" from the studio really cracks me up. While I work out, I see people leave Woollies with all sorts of goodies – chocolate, donuts, alcohol. Not that I'm judging – I love all three of those things – it just keeps things in perspective for me the next time I go in for a shop.

As Bryan cleverly pointed out, everything you need is in the first section once you walk in – fresh fruit and veg. That's it. However, it's a shame that so many of us (me included) are drawn to the other aisles full of processed, sugar-laden products.

One day, Bryan spotted me duck into Woollies for an afternoon pick-me-up. Like a good conscience with heavenly wings, he was quick to inspect my shopping bag as I hurried back to the office.

"Potato chips and a can of Coke!?" he cried. Yep, I was sprung. Caught red-handed.

Fast forward a couple of months and I'm still going strong, so to speak. My diet? Well, that's another story, but I'm working on it.

Here's to a happy and healthy 2016!



Illustration by Dave&Tam.



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### High-speed internet thrills are just a special resolution away...

Technology is advancing so quickly these days. That television set and that stereo that we bought just three years ago (which still work just fine by the way) are all too quickly consigned to the obsolete pile, as consumer electronic brands compete to bring out the next biggest thing.

In fact, we don't just need an iPhone to keep in touch, nowadays we need an iWatch for when we walk out the front door and forget our iPhones.

In order to keep us connected to the world around us, the networks and cabling and telecommunication towers that line our cities and streets are becoming more numerous, as our desire and demand grows for faster and faster download speeds to power our handsets.

The problem for telecommunications network and service providers is where to place all of this cabling and infrastructure without it

becoming an obtrusive eyesore for the public, and there is only so much cabling that can be buried under the footpaths and streets of this city. The answer is to utilize the MDF rooms and the rooftops of many of our high-rise apartment buildings.

In addition, fitting out the common property corridors and hallways with receivers and access points can boost residents' access to high-speed cable and wireless internet and if its one thing that every apartment resident loves, its lightning-quick internet speeds. In some buildings, this can become a selling-point to increase the weekly rental value of units.

The challenge for committees is to let the right service provider in. There are dozens of telecommunication companies that offer services in this area, and the owners' corporation could decide to enter into an access agreement that is mutually beneficial for both parties and at no cost to the OC.

As always, there are things to look out for, such as:

- Will the service provider promote open access to competing service providers in the building, so that residents are free to choose their own provider?
- Is the service provider installing the latest technology into the building, or are they simply installing left-over stock of old technology that will become obsolete in 12 months time?
- Is the service provider requiring rooftop access to install equipment and if so, do you know what is being installed and for what purpose? Rooftop installations can be quite lucrative for network providers, as the bandwidth and frequency can then be utilised to add to the existing network and therefore generate income from third party service providers that need to connect and host from these networks. Owners' corporations should always look to maximise the opportunities to defray levy costs and earning income from leasing rooftop space that is seldom used to network providers is a handy way to keep

levies low. But roofspace should never be given away for nothing.

Some of the lower-end service providers are now aggressively seeking to expand their business share by serving buildings with installation notices under the Telecommunications Act and are then forcing their way into buildings around Melbourne.

These installation notices should in most cases be objected to strongly by the owners' corporation, and within seven days, otherwise the OC risks the prospect of accepting these service providers to enter the building.

However, any installations or additions to common property by these service providers shall require the owners' corporation to first pass a special resolution, and especially if rooftop antennas are proposed to be installed.

In summary, these types of service upgrades and the adoption of this technology ought to be welcomed by committees, but the devil is always in the fine print and care should be taken to ensure that the building is not getting fleeced.



## GREETINGS FROM THE DOCKLANDS COMMUNITY ASSOCIATION



### Australia Day celebrations – Development to close Waterfront City

NewQuay seemed to be the place for celebrations. It was difficult to get through the crowds on the promenade. There were market stalls along the eastern end and of course the major concert on the Waterfront City end, with food stalls behind backing towards Docklands Drive.

As we know only too well, MAB developers have approval to build a multi-storey building on the site facing the water, which will destroy the open area, block the water view and prevent further concerts. A couple of years ago a public meeting of over 100 people was highly critical and opposed the planned development but to no avail, as council, Places Victoria and the Minister all approved it.

When the plans went before council last year, the public meeting and criticisms were not mentioned. But I was happy to remind them. What else is new?!

### Poor construction materials – Lacrosse building

After the Lacrosse building fire over a year ago,

council asked for our views regarding how to avoid recurrence in terms of balcony use. I said that OC rules, of which there are a number, are rarely enforced; building managers are impeded by not having access to apartments without approval and not being able to see infringements. Of course in any event this does not address shoddy building materials. Whilst there was a lot of talk the issue seems to have died down and I don't recall seeing anything further from council. We'll follow-up.

### Fisherman's Bend Forum

A meeting attended by a large number of residents was held in the library on December 8. It was addressed by departmental officers who went through the current planning stages of the Fisherman's development. Hopefully the experience gained from Docklands and Southbank will encourage the State Government to adopt a stronger control over developments in Fisherman's Bend.

### We Live Here forum

A meeting of a large number of Southbank and Docklands residents was held in the Medibank building on December 14 to voice displeasure with serviced apartments. It was organised by Watergate interests who are still fighting the issue in the courts. The meeting was addressed by State Government members who were sympathetic.

### Better Apartments Review

The State Government has announced this review will continue during 2016. A public engagement [input] process ran during 2015. Submissions included one from ourselves.

Findings showed the primary issues regarding apartment design were adequate sunlight, adequate functional apartment space, good natural ventilation, internal and external noise and energy and resource efficiency. The input will help the formation of apartment design guidelines.

### Consumer Property Law Review

The State Government has issued its first discussion paper entitled Conduct and Institutional Arrangements for Estate Agents, Conveyancers and Owners' Corporation Managers. Two issues papers will be released in coming months including owners' corporation management. The OCNV was recently asked by the SCA (Strata Managers Association Victoria) to comment on their proposed submission. It covers interesting topics including maintenance programs, termination (destruction of) buildings at end of life cycle and short stays.

In essence we are proposing that maintenance programs should apply for all size buildings with funds provision over a certain size. Regarding termination/destruction,

we believe in tight voting controls with considerable majority votes required, and regarding short stays we propose repeating our position re requiring minimum seven day bans. Further details will be provided to members and on the net.

### Age article - poor publicity

At the December Police and Community Co-ordination meeting, I raised the poor publicity in *The Age* article of October 18, headed 'Ganglands, not Docklands: new high-rises harbour the gang land crowd' which we said was highly exaggerated. It was generally agreed that it was over the top, considering the relatively low figures provided by the police on crime in the area.

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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# DOCKLANDS FASHION

## Festival Fashion101

By Kara Bertoncini

In preparation for the Laneway Festival coming up this month, I thought it necessary to share a bit of insight as to what to wear to such an event.

It may seem intimidating seeing photos posted on various social media platforms of everyone looking super fashionable, but let me assure you, it's not as hard as it looks.

Here are my top five tips for all you guys and gals looking to make a fashion statement during this music festival season.

Ladies, this summer it's all about the crop top. Whether you're sporting washboard abs or not, there is always room to show a little flesh, so have some fun with it. Tight-fitted or loose-fitted crops are interchangeable but pair it with a contrastingly fitted bottom.

Colours and patterns! Ladies and gents, it is absolutely okay to go wild with the colour palette during festival season. Guys in particular, think about your shirts and tees; step outside of your comfort zone and play with colours and patterns you haven't necessarily worn before. After all, if there's ever a time to experiment with fashion, it's at a music festival. And ladies, we've always loved a bit of colour in the wardrobe so you know what to do!

One can never own enough denim and during festival season, it is almost essential that you incorporate some denim into your look. Of course denim shorts are a staple but girls, why not play around with a denim skirt? These are well and truly making a comeback. And guys, a classic denim short never goes astray, but if you're feeling quite daring, see if you can make that Canadian Tuxedo work for you.

Hats in all their forms are so on trend right now. Caps, snap backs, trilbies, fedoras, Panamas, bucket hats ... you name it! They are all acceptable. Hats are also one of those accessories that you can wear year round so why not create a summer look and at the same time protect your face from the sun.

Now to complete a festival outfit, you really have to know what shoes to wear – not only for comfort but, of course, for the aesthetic. Us Melburnians love our boots and you know what, I give you permission to rock your favourite pair while dancing the day away. They bring both comfort and cool factor. Speaking of cool factor, ladies it is definitely okay to don sandals. Just prepare for a serious foot scrub when you get home!

Ultimately, it's an extension of your personality so always stay true to yourself.



Photo: Jayden Ostwald



## Fashion on the streets of Docklands

### Natashya Fernando, 29

Production management at NAB

**LOCATION:** Victoria Point

**DESCRIBE WHAT YOU ARE**

**WEARING:** Today I opted for a midi-length skirt and a white top. I knew it was going to be a very hot day, so I wanted something that was cool and flowy.

**WHAT IS YOUR FAVOURITE**

**PIECE OF CLOTHING:** I really like the designs from Goldman. It is always funky, colourful and a bit off-centre.

**WHAT BRINGS YOU TO THE**

**DOCKLANDS:** Work. I am currently just moving between buildings.

**HOW WOULD YOU DESCRIBE**

**YOUR STYLE:** That is a difficult one. I would say comfy, but stylish at the same time.

**WHAT MAKES A GOOD OUTFIT:** I guess, something that you can "own" if you know what I mean. It makes an outfit if you can wear it with confidence and pride, and if your personality is showing through what you are wearing then even better.

### Milana Vaseo, 24

Marketing manager

**LOCATION:** Victoria Point

**DESCRIBE WHAT YOU ARE**

**WEARING:** Today I am just wearing a casual outfit with espadrilles, jeans and a striped shirt.

**WHAT IS YOUR FAVOURITE**

**PIECE OF CLOTHING:** It must be my Saba jeans, like the ones I am wearing today. I have around six or seven pairs. They are just incredibly comfy.

**WHAT BRINGS YOU TO THE**

**DOCKLANDS:** I live here.

**HOW WOULD YOU DESCRIBE**

**YOUR STYLE:** I tend to go for a casual style. However, I always add something a bit different to my outfits, such as the shirt today.

**WHAT MAKES A GOOD OUTFIT:**

When you wear something that doesn't make it look like you are trying too hard. I think you can very easily spot those who try too hard, and I think it is important to look relaxed and natural.

### Alexis Scarlett, 20

Works at NAB

**LOCATION:** Captains Walk

**DESCRIBE WHAT YOU ARE**

**WEARING:** I am wearing a jacket from an op-shop, a dress from a lovely little boutique in Fitzroy and my shoes today are from Cotton On.

**WHAT IS YOUR FAVOURITE**

**PIECE OF CLOTHING:** It has to be the full-length camel jacket I bought in an op-shop. It just goes with everything, and during the winters it is the only jacket I wear.

**WHAT BRINGS YOU TO THE**

**DOCKLANDS:** I work in one of the NAB-buildings here.

**HOW WOULD YOU DESCRIBE**

**YOUR STYLE:** I won't say I have a particular style. It depends on how I feel in the morning. I will wear casual if I feel like it, but like today I felt like dressing up a bit more which is why I went for the dress.

**WHAT MAKES A GOOD OUTFIT:**

I think it is all down to confidence. If you are happy and feel good in what you are wearing, then it doesn't matter what anyone else thinks.











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# DOCKLANDS SPORTS PAGE

## Auroras take to the harbour

*Chances are you saw some fast and furious dragon boat action in Victoria Harbour last month.*

National dragon boat team the Auroras held two training camps out of the new boating and community hub in Docklands in January, ahead of the Asian Dragon Boat Championships.

Local paddler and assistant coach of Docklands club the Yarra River Dragons, Jarrod Whitwell, was named co-captain of the national team at the first training camp.

He described the camps as intense, particularly the first camp, which saw the team paddling 100km in 12 sessions over four days.

The Asian Championships are Mr Whitwell's second campaign for Australia, having previously represented the country at the World Dragon Boat Championships in Canada in 2015.

"Being able to represent my country is such a great honour, to do that as team captain and on home soil is something I never dreamed possible," Mr Whitwell said.

"The paddlers have entrusted us to lead them and we will do everything we can to create a great team environment that will deliver."

Mr Whitwell shares his captaincy with Darwin-based paddler Inga Davis.

Ms Davis said it was currently her fifth dragon boat season and her third campaign with the Auroras.

She said she would like to see dragon boating eventually become a professional sport in Australia.

"At the moment it's an amateur sport. We do this for fun and it's all on our own expense and time," Ms Davis said. "You do it for the love of the sport for sure, but it's also the ultimate team sport."

She credited Auroras' coach Serghei Cusca, who also coaches Docklands club the Melbourne Flames, with bringing the team together.

"It's amazing how Serg, as our coach, is able to bring people together and get people working together when sometimes we've only got two weeks total time training together. It's incredible what we can achieve in that time," Ms Davis said.

The Auroras will compete at the Asian Dragon Boat Championships in Adelaide on March 29 and 30.



Auroras captains Inga Davis and Jarrod Whitwell in Docklands last month.

恭喜发财

We wish you luck in the Year of the Monkey  
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